

TO: MUNICIPAL MANAGER 1991 October 23
FROM: DIRECTOR PLANNING AND BUILDING Our File: 10.430.3
SUBJECT: CONCEPTUAL PLANS FOR NEW NO. 3 FIRE HALL AT LOBLEY PARK

PURPOSE: To bring forward a Capital Reserve Expenditure Bylaw for the preparation of conceptual plans and cost estimates for a new No. 3 Fire Hall.

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RECOMMENDATIONS:

1. THAT a Capital Reserve Expenditure Bylaw in the amount of \$60,000 be brought forward for the retention of a consulting architect to prepare conceptual plans and cost estimates for a new No. 3 Fire Hall.
2. THAT a copy of this report be forwarded to the Parks and Recreation Commission.

R E P O R T

1.0 BACKGROUND

At its meeting on 1991 September 23, Council adopted the following recommendations:

1. THAT Council support, in principle, the redevelopment of No. 3 Fire Hall at its present location at Lobley Park.
2. THAT Council authorize staff to prepare the terms of reference for proposals from architects for the preparation of more detailed conceptual designs and costing for the new No. 3 Fire Hall on the basis of Options A and D as outlined in the report.
3. THAT a copy of the report be forwarded to the Parks and Recreation Commission.

2.0 SCOPE OF WORK

The terms of reference for the consulting architect will be prepared by the Major Civic Buildings Coordination Committee and will incorporate the following general areas:

- familiarization with the specific needs of the Fire Department and the Parks and Recreation Department;

preparation of detailed concept plans and cost estimates associated with the designated design options that will seek to minimize the use of adjacent park space; ensure the feasibility of the options and recommend the built form configuration of the fire hall;

preparation of a conceptual landscape plan for the fire hall to assist its integration within the park setting; provide any other recommendations on possible themes/approaches to complement the park; Identify measures to ensure the survival of the trees;

provide recommendations on the location of visitor parking;

examine the feasibility/desirability of locating a temporary fire hall facility (with trailers and a covered concrete pad for the trucks) on a portion of the park during the construction phase, or other possible solutions.

Following completion of this work, the consultant will be expected to evaluate the options and various design considerations and work with the Major Civic Buildings Coordination Committee in preparing a recommendation for the consideration of Council and the Parks and Recreation Commission. Preparation of detailed architectural plans would follow approval of the selected design plan for the site.

Normally, the development of this type of facility requires five different phases for an architect. These include the schematic design, design development, construction documentation, tendering and construction supervision phases. The work proposed to be undertaken under this commission will involve the first two phases, with a comparative review of the two principal options previously presented to Council.

3.0 FUNDING BYLAW

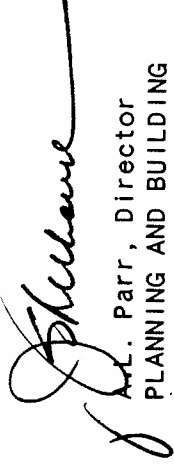
The estimated cost for the retention of a consulting architect to prepare the detailed conceptual plans and cost estimates leading to the selection of the favoured design is \$60,000. It is recommended that a Capital Reserve Expenditure Bylaw in that amount be brought forward. The Bylaw appears elsewhere in this Agenda for Three Readings.

Planning and Building
re: No. 3 Fire Hall

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Funds for this work are included in the 1991-1995 Capital Budget. Furthermore, the projected expenditure of \$60,000 is in conformance with the objectives established in the capital program expenditure review.


W.L. Parr, Director
PLANNING AND BUILDING

Apd.
SL:JSB/mm

cc: Director Administrative and Community Services
Director Recreation and Cultural Services
Director Finance
Director Engineering
Municipal Solicitor
Chief Building Inspector
Fire Chief

