



Corporate Report

NO: R269

COUNCIL DATE: November 1,

2004

REGULAR

TO: Mayor & Council DATE: October 27,
2004

FROM: General Manager,
Planning and Development FILE: 0800-20 (City
Hall)

SUBJECT Tendering of the Expansion and Renovation of City
Hall

RECOMMENDATION

It is recommended that Council:

1. Receive this report as information; and
2. Authorize staff to proceed with tendering of the expansion/renovation to City Hall, including the construction of new office space and the renovations to the existing City Hall tower and podium structure and to the Council Chambers, based on the budget and funding sources documented in this report.

BACKGROUND

At a Council in Committee meeting on December 1, 2003, Council considered a Corporate Report No. C012, entitled "Expansion to and Renovation of City Hall", from the City Manager and General Manager of Planning and Development that outlined options for providing additional office space at City Hall and for upgrading the existing tower building and the Council Chambers. Council adopted the recommendations of that report, which authorized staff to proceed with detailed design, tendering and construction of new office space, renovations to the existing tower and podium structure and renovations to the existing Council Chambers with a budget of \$9.0 million, based on Option 3, as documented in that report. Option 3 was for the new office space to be constructed as a new west wing to the existing City Hall.

When the expansion/renovation project is complete it will allow for the repatriation of City staff to City Hall that are currently at satellite locations, including the staff at City Hall West and Purchasing and Traffic Operations staff currently located at the Engineering Works Yard. This relocation will bring with it efficiencies and enhanced customer service.

DISCUSSION

In January 2004, Busby Perkins and Will Architects were retained by the City to prepare the detailed design and tendering documents to deliver this project. As Council is aware, there has been significant construction and materials price escalation within the construction industry throughout North America over the last year. To assist in mitigating the effects of this price escalation, staff has hired Ledcor Construction as a project advisor in an effort to find all available means to deliver the project within the available funding.

However, it appears that it is not possible to deliver all the components of the project approved by Council in December of 2003, within the approved funding of \$9.0 million. The project architect and construction manager have undertaken a value analysis of the project and have confirmed that a budget of \$10.4 million will be necessary to

complete the project, assuming that tendering takes place in the next month.

The \$9.0 million of funding, as approved by Council in December 2003, remains available for the project. The additional \$1.4 million that is now necessary to complete the project is available from two sources. The 2004 maintenance funding for City Hall in the amount of \$400,000 is available to apply to this renovation project. The sale of City land required for the widening of Highway 10 along the frontage of the City Hall site is expected to generate \$1.0 million. Staff proposes to use these land sale proceeds in the expansion to City Hall. In essence it would be repositioning of the City's property assets from land to a building on the same site.

Council has recently approved the Development Permit for the project. The Development Permit drawings are attached as Appendix I to this report as information.

Project Schedule

The following is a schedule for implementation of the project:

Activity	Timeframe
Tender Call and Contract Award	November 2004
Commence Construction	December 2004
Council Chamber Renovation*	Mid-December 2004 to mid-April 2005
Construction completion	Late September 2005
Occupy new space	November-December 2005

*Council meetings will be held at an alternate location during this part of the project.

Proposed Civic Plaza

In consideration of the central location of the City Hall property within the City and in consideration of the need, from time to time, to hold large public gatherings at or near City Hall, staff will be examining the construction of a civic plaza, to the east of the tower building on the City Hall grounds, during 2005. This plaza will be able to accommodate gatherings of up to 500 people. It is estimated that such a plaza will cost approximately \$300,000 to construct.

CONCLUSION

Based on the above discussion, it is recommended that Council authorize staff to proceed with tendering of the expansion/renovation to City Hall, including the construction of new office space and the renovations to the existing City Hall tower and podium structure and to the Council Chambers, based on the budget and funding sources documented in this report.

Original signed by

Murray Dinwoodie
General Manager
Planning and Development

JLL:saw

Attachment:

Appendix I – Development Permit Drawings

j:\park-rec\wpcentre\corprpts\tendering - expansion of city hall.doc
SAW 11/1/04 9:57 AM