



INFORMATION ONLY COUNCIL REPORT

To: Paul Gipps, CAO

Date: March 9, 2021

From: Mark Roberts, Special Projects Manager

Subject: **West Kelowna's City Hall Update – March 2021**

STRATEGIC AREA(S) OF FOCUS

As part of Council's Strategic Priorities, the City Hall Project meets the objectives set out in Council's *Invest in Infrastructure* and *Strengthen our Community* pillars.

BACKGROUND

Progress Update Since January 2021

In order for West Kelowna to eventually build its first City Hall, funds were transferred annually into a reserve to reduce the future borrowing amount. Now that the City has enough reserve funds and approved a borrowing model, and Council has awarded the Design contract to Johnston Davidson Architecture, the project is transitioning from a concept design into the Preliminary Design phase.

At the January 26 Regular Council Meeting, it was announced that the City Hall location is at 3731 Old Okanagan Hwy, near the City's Johnson Bentley Memorial Aquatic Centre (JBMAC). Staff have now initiated the Preliminary Design phase with the design consultants on the space needs assessment and initial program reporting.

Concurrently, the Okanagan Regional Library (ORL) as an equity partner in the building, as the ORL was exploring options for a larger and new space as they look toward their lease expiring in 2022. The ORL is actively engaged in the design process of the City Hall/Library building.

Council's Strategic Priorities also include the importance to strengthen relationships with Westbank First Nation (WFN). Staff are collaborating on area and site opportunities with WFN, including incorporating Indigenous art and culture as we look to the future.

At the February 9 Regular Council Meeting, Council awarded the Construction Management contract to Bird Stuart Olson. Engaging early with the construction manager will integrate their expertise into the integrated design team to ensure that, based on market conditions and availability, the building is as efficient and cost effective from a

constructability perspective. As the project moves into the construction phase, Bird Stuart Olson will review tender packages, assist with points of clarification and award recommendations, and act as the Prime Contractor who directly supports the City to deliver the project through their project management expertise, coordinating sub trades, site health and safety, etc.

Skatepark Update

Since the beginning of February, the City Hall Design Team has been working on building siting and massing on site. The result has identified that the building and landscaping will have an impact on the existing skateboard park. Council endorsed this concept, and have directed staff to make a non-farm use application to the Agricultural Land Commission for consideration. The application was submitted at the end of February.

Council and staff have assured the community that no impacts to the existing skateboard park will occur until a newly transformed skateboard park is operational. Key stakeholder consultations have guided the development of a concept design based on the existing features of the skateboard park, and wider public consultations will occur once the enhanced design drawings are created in conjunction with the Preliminary Design consultation for the City Hall/Library building this spring.

This conceptual skatepark plan aims to:

- Replace the existing park with something that is of similar size and nature
- Be mindful of grades and minimizing earthworks to save on base construction costs so that money can be invested in skatepark features, rather than subbase preparation
- Improve the flow of the street area
- Retain the bowls
- Improve access to the surrounding areas (benches/grassy areas/shade trees/relaxing areas for parents/etc.)
- Maintain the challenging features, but respects that this is a family park, and that a variety of abilities will be using it
- Keep access for maintenance and other park users
- Maintain some parking
- Keep user safety as a top priority

As Council has committed that a new skateboard park will be constructed before the existing skateboard park is decommissioned, staff have also released a Pre-Qualification for the construction of this new skateboard park. This process shortlists contractors with the required skateboard park construction experience, and will expedite the final tender process so as limit any impacts from one project on the other, without tying the City to any contractual commitments at this time.

City Hall/Library Update

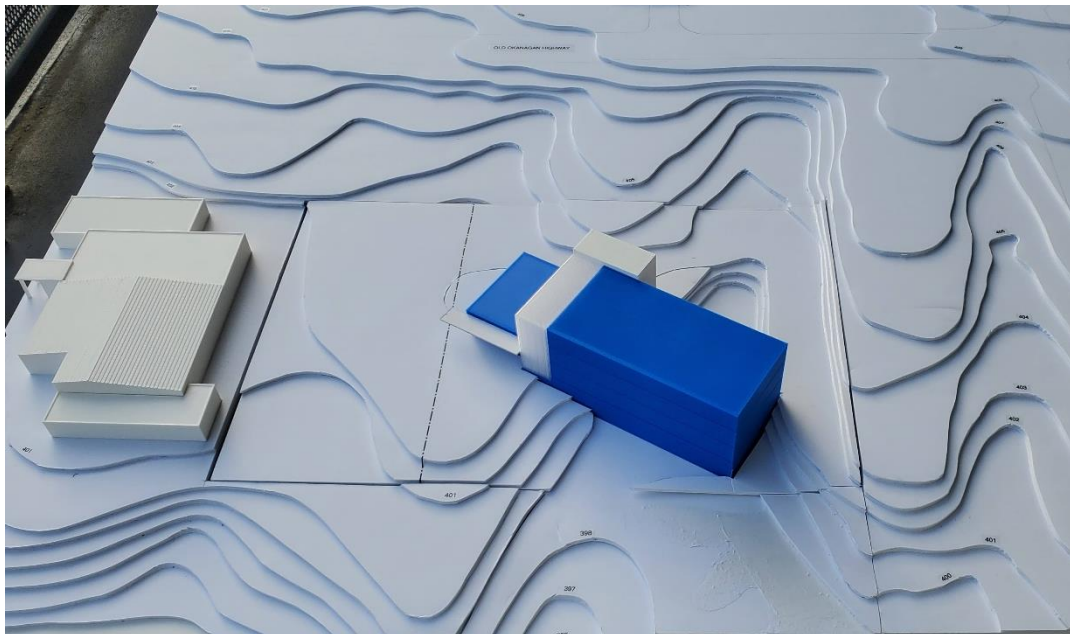
The project team has hosted multiple integration team meetings together to address conceptual designs and associated constructability opportunities and challenges.

Generally speaking, two design options are starting to take shape as outlined in the images below (slight variations between the Purple and Blue building structure), and 3D printed concepts have been printed to show the interaction of the building with the surrounding topography onsite.

Purple
Concept



Blue
Concept



As the design team works through the detail of each concept, additional information will be brought forward to Council, and the Okanagan Regional Library for their consideration and input.

FINANCIAL IMPLICATIONS

The City Hall project remains on-time and within the City's operational budget.

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
February 9, 2021	THAT Council award the City Hall/Library Construction Management Services contract in the total amount of \$988,985 (excluding GST) to Bird Stuart Olson Construction Ltd. <u>CARRIED UNANIMOUSLY</u>	C078/21
January 26, 2021	THAT Council award the City Hall/Library Building Design Services contract in the total amount of \$953,120 (excluding GST) to Johnston Davidson Architecture. <u>CARRIED UNANIMOUSLY</u>	C066/21
October 6, 2020	THAT Council adopt the "City of West Kelowna City Hall Loan Authorization Bylaw No. 0272, 2020." <u>CARRIED UNANIMOUSLY</u>	C246/20
February 11, 2020	THAT Council give first, second and third reading to "City of West Kelowna City Hall Loan Authorization Bylaw No. 0272, 2020". <u>CARRIED UNANIMOUSLY</u>	C051/20

REVIEWED BY

Shelley Schnitzler, Legislative Services Manager/Corporate Officer

Sandy Webster, Director of Corporate Initiatives

APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

PowerPoint: Yes ☒ No ☐