



INFORMATION ONLY COUNCIL REPORT

To: Paul Gipps, CAO

Date: April 20, 2021

From: Mark Roberts, Special Projects Manager

File No: City Hall

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

The Integrated Project Team have continue to have regular updates with staff and the rest of the design, construction management, sub consultant and skatepark design teams to achieve the following:

Skatepark Update

- Prequalification of qualified contractors for construction of the skatepark closed in mid-March. Two submissions were received by skatepark contractors who have the necessary experience and expertise to complete this type of construction.
- Public consultation for the preliminary design of skatepark will run from April 6 through April 18, and will inform the final design of the park.
- Construction of the skatepark is anticipated to start later this spring.

City Hall Update

- Staff have continued to work with the Design Team to develop the building massing and site plans that work within the constraints of the site, capitalize on the opportunities and compliment the surrounding amenities for consideration of Council in the coming weeks and months.
- Staff engaged with Westbank First Nation and a 3rd party consultant who completed an Archeological Overview Assessment and Preliminary Field Reconnaissance.

- The Design and Construction Management Teams have been reaching out the various different manufacturers within the market to discuss availability, price, and viability of various different structural elements of the building. This will help inform Council when selecting different types of major construction materials for City Hall.
 - Generally speaking, the building is starting to take shape, where the City will occupy approx. 30,000 sq.ft. and the Okanagan Regional Library approx. 15,000 sq.ft.
 - Based on the structural loads within the shape of the building, it is proposed to be approx. 18m wide, with an entrance and elevator shaft on the east and west sides respectively.
 - The Okanagan Regional Library will be located on the ground level, with Council Chambers and the lobby on the main level. Staff, administration and day to day operations are proposed on the upper floors.
- The design team are approaching a completed utility servicing design, and anticipate releasing this Tender Package to the market this spring.
- Bird Stuart Olson have been completing ongoing market analyses from different suppliers and manufacturers to help determine the availability, pricing, viability etc., of different design and construction materials.
- As the design team works through the detail, 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.
March 9, 2021	Information Only Report	N/A
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.	C078/21
<u>CARRIED UNANIMOUSLY</u>		
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.	C066/21

CARRIED UNANIMOUSLY

October 6, 2020	THAT Council adopt the “City of West Kelowna City Hall Loan Authorization Bylaw No. 0272, 2020.”	C246/20
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CARRIED UNANIMOUSLY

February 11, 2020	THAT Council give first, second and third reading to “City of West Kelowna City Hall Loan Authorization Bylaw No. 0272, 2020”.	C051/20
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CARRIED UNANIMOUSLY

APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

PowerPoint: Yes ☐ No ☒