10. From the Speaker, Secretariat Committee
Communication 2001/07/17

Renovations to the Council Building - Barrier Free Accessible Standards
Files CR-3 (Vol. 5), FB-1.1 (Vol. 9)

Advising that on July 17, 2001, the Secretariat Committee considered the above-noted matter and passed the following motion with respect thereto, namely:-

"That additional funds be provided in the Capital Estimates in order to accommodate the recommendation that Option 2 be proceeded with."

Note: On January 16, 2002, the Executive Policy Committee laid the matter over to the meeting scheduled for February 6, 2002.

Agenda - Executive Policy Committee - February 6, 2002

Attachment - Renovations to the Council Building - Barrier Free Accessible Standards



Mike O'Shaughnessy

Speaker

Councillor

Old Kildonan Ward

City of Winnipeg

City Hall

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City Councillor • Conseiller municipal

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July 17, 2001

Chairperson and Members
Executive Policy Committee

Renovations to Council Building - Barrier Free Accessible Standards

The Secretariat Committee at its meeting on July 17, 2001 had before it for consideration, the attached communication dated June 25, 2001 from the Access Advisory Committee with respect to the above matter.

The Secretariat Committee referred to your Committee for consideration, the motion contained on page two of the communication which states as follows:-

That additional funds be provided in the Capital Estimates in order to accommodate the recommendation that Option 2 be proceeded with.

Councillor M. O'Shaughnessy
Speaker

Enclosure

FILE No. | Volume

CLERKS DEPT.

EXECUTIVE POLICY COMMITTEE

SEPTEMBER12, 2001 – DISPOSITION
SEE MINUTE NO. 398

REFERRED TO THE 2002 CAPITAL

Attachment - Renovations to the Council Building - Barrier Free Accessible Standards

Winnipeg

City Clerk's Department • Bureau du greffier

June 25, 2001

File CR-3 (Vol. 5) [c/r FB-1.1 (Vol. 9)]

CHAIRPERSON AND MEMBERS
SECRETARIAT COMMITTEE

Re: Renovations to Council Building – Barrier Free Accessible Standards

On June 16, 2001, the Access Advisory Committee heard Jerry Comeau and John D'Ignazio with respect to the above matter and received a copy of the Accessibility Report, Council Building, Elevator Option, which had been previously presented to the Secretariat Committee.

Following considerable discussion, the Access Advisory Committee passed the following motion, namely:

> *"That the Access Advisory Committee recommend to the Secretariat Committee that Option 2 be proceeded with; and*
>
> *That, in the interim, the Option 1 recommendations be proceeded with; and*

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Attachment - Renovations to the Council Building - Barrier Free Accessible Standards

That additional funds be provided in the Capital Estimates in order to accommodate the recommendation that Option 2 be proceeded with."

Carol R. Freeman
Clerk

c Councillor J. Gerbasi, Chairperson, Access Advisory Committee
Judy Redmond, Administrative Assistant, Access Advisory Committee
Jerry Comeau, Manager of Civic Accommodations, Planning, Property and Development Department
John D'Ignazio, Contract Coordinator, Planning, Property and Development Department

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Attachment - Renovations to the Council Building - Barrier Free Accessible Standards

Winnipeg

Planning, Property & Development Department • Service de l'urbanisme, des biens et de l'aménagement

Civic Accommodations Division • Division des aménagements municipaux

Accessibility Report
Council Building
City Hall – Winnipeg

Elevator Options for the Council Building

Introduction

The following document provides an overview of the renovations and costs of the options for the proposed New Elevator at the Council Building. A new elevator is required to address the major Universal Design issue of providing access to all floor levels within the Council Building for both the occupants and the public.

Currently, one elevator that provides access to the basement, main and second floor levels, serves the building. The lower councilor's offices and the council chamber level do not have elevator access.

Elevator

In reviewing the existing plans and sections of the Council building, location options available for the new elevator become limited by the split-level design of the building. In selecting a location, the criteria used involved the following:

1. How the elevator functionally addresses the access to the floor levels.
2. How the elevator best fits-in architecturally with the building.
3. How the elevator interfaces with the current building systems.
4. Impact on the building operation.
5. Building Code Implications of the option.

The three options presented in this document all meet the Universal Design and Building Code standards for accessibility to floor areas.

Attachment - Renovations to the Council Building - Barrier Free Accessible Standards

Elevator Option # 1 – West Interior Stairway

Option 1 is locating the elevator in the existing interior stairway on the west side of the Council Building (see attached plans). The option will make all areas of the building accessible by using the new elevator for all levels of the building. In this option the public would need to use the existing elevator to travel to the second floor and then the new elevator could be used to access all other levels as required. The main reasons for the selection of this location option are:

1. Architectural

   - The location of the elevator at the stairway provides a better fit with the existing layout and serves the required levels in a functional manner.

   - The new location allows for the convenient continuation of the existing materials found in the council chamber for the new elevator shaft. This will enable the addition of the shaft to visually integrate into the council chamber space, respecting the current architecture.

2. Structural

   - The existing stairway minimizes the structural renovations for the new elevator. Demolition will be limited to the removal of the gallery level concrete floor and the existing metal stair. Existing walls of the stairway will be used as the new hoist way walls for the elevator.

3. Mechanical and Electrical

   - The proposed location of the new elevator will impact the existing mechanical and electrical systems the least. Reconfiguration and relocation of the existing equipment/ducts and electrical panels in the sub-basement will be minimized in order to prevent the disruption of their operation during business hours.

The major renovations to the council building at this location is the reconfiguration of the West committee (loss of approximately 35 sq.ft.) to allow access to the adjacent gallery area and a reconfiguration of the lower councilor's offices and the offices at the basement level.

Construction Cost

The cost for the new elevator at this location has been budgeted with the Capital and Current Funds available for the entire Accessibility Upgrades to the Council Building; no additional funds will be required for this option.

• New Elevator and hoist way	$200,000.00
• Renovations to west committee room/and Lower councilor's offices/basement level	$70,000.00
• Subbasement structural upgrades	$10,000.00
• Subbasement mechanical/electrical upgrades	$15,000.00
SUBTOTAL	**$295,000.00**
Contingency 15%	$44,250.00
Finance and Administration – 3%	$10,177.50
GST – 3%	$10,177.50
Consultants – 12%	$40,710.00
TOTAL ESTIMATE	**$400,315.00**

Attachment - Renovations to the Council Building - Barrier Free Accessible Standards

Elevator Option # 2 – West Interior Stair/ Redeveloped Lobby

Option 2 is also locating the new elevator in the existing west interior stairway, however the option also involves the redevelopment of the Entry foyer to make the elevator accessible by the public from the main level. The elevator will serve all 5 levels and will become the main elevator for the building. The existing elevator will be retained and would serve as a passenger/service elevator.

The new foyer will be developed adjacent to the existing grand staircase and will provide a convenient, secure path to the elevator.

Construction Cost

The cost for this option is as follows:

• New Elevator and hoist way	$200,000.00
• Renovations to west committee room/and Lower councilor's offices/basement level	$70,000.00
• Renovations to main floor foyer	$50,000.00
• Renovations to basement area for foyer	$40,000.00
• Development of new washrooms for main floor Councilor's office area	$40,000.00
• Subbasement structural upgrades	$10,000.00
• Subbasement mechanical/electrical upgrades	$15,000.00
SUBTOTAL	**$425,000.00**
Contingency 15%	$63,750.00
Finance and Administration – 3%	$14,662.50
GST – 3%	$14,662.50
Consultants – 12%	$58,650.00
TOTAL ESTIMATE	**$576,725.00**

Elevator Option # 3 – Central Interior Stairway

Option 3 is the locating the new elevator at the existing main central stair of the Council Building. This option will provide access to all 5 levels of the Council Building however it will involve a more extensive and costly renovation to accommodate. This option also has building code implications, which will need to be addressed as part of the renovations. The following list outlines the major renovations items that this option will require.

Renovation items include:

- Demolition of the existing Grand Stairway to accommodate the new elevator.
- Construction of new stairs to configure around the new elevator and provide access to the 5 existing levels.
- Construction of new floor areas on 2 levels to provide access to the new elevator.
- New structural steel beams and columns to carry the load of the new elevator.
- Mechanical unit reconfiguration at the subbasement for supply/return air to the center of the building.
- Demolition of areas adjacent to the basement level to allow access adjacent to the new elevator.

Building Code

The City Hall building does not meet the current National Building Code for requirements for exits. However, these items are "grandfathered" due to the age of the building and since no major renovation items to the building have been implemented.

This option will however require the project to address National Building Code items with respect to the impact the new elevator has at the central stair (one of the main exits).

The existing grand stairway and main foyer currently serves as the means of egress for the occupants in the building. The national building code does not permit an elevator to open into the egress foyer of a building and also reduce the width of the exit. Both of these circumstances occur with the new elevator at this location.

As a result, 2 new exit stairways will need to be constructed on the north side of the building to meet both the exit requirements and the travel distance to them. The new main stairway and elevator will then become a feature element of the building and will not serve as the defined means of exit as per the Building Code.

Construction Cost

The construction estimate for this option is as follows:

• New Elevator and glass hoist way	$300,000.00
• Demolition of stairs and construction of New stairs and rails	$200,000.00
• Subbasement structural upgrades	$50,000.00
• Subbasement mechanical upgrades	$40,000.00
• Subbasement electrical upgrades	$20,000.00
• Demolition of rooms at basement level/ and reconstruction to accommodate stairs	$50,000.00
• New exit stairs – North face of building	$300,000.00
SUBTOTAL	**$960,000.00**
Contingency 20%	$192,000.00
Finance and Administration – 3%	$34,560.00
GST – 3%	$34,560.00
Consultants – 12%	$138,240.00
TOTAL ESTIMATE	**$1,359,360.00**

Schedule

Option 1, Option 2 and Option 3

- Tender of elevator – 4 weeks
- Approval of Tender – 2 weeks
- Delivery period for elevator – 14-16 weeks
- Installation, finishing, testing etc. 6-8 weeks
- Total Time – 27weeks-30 weeks approximately

Attachment - Renovations to the Council Building - Barrier Free Accessible Standards

Renovations items related to the preparation of the elevator location in all options would be started in the delivery period of the elevator and completed before installation of the elevator. Option 2 and 3 may require additional time to complete the renovations adjacent to the elevator.

Summary

In summary all options address the Universal Design issue to make all levels in the Council Building accessible.

Option 1 provides access to the levels with the existing elevator and the new elevator. The option is functional and the scope of work is limited to accommodate the new elevator. **This option would not require additional funds to implement.**

Option 2 provides access to the levels with the new elevator at the same location as Option #1. The option also involves the redevelopment of the areas adjacent to the elevator to make it accessible and the development of new washrooms for the main floor councilors. **This Option would require additional funds of approximately $225,000 above the present secured funds to implement.**

Option 3, also utilizes one main elevator to serve each floor, however, the option involves major aesthetic changes to the original architectural design of the foyer and grand stairway. **This scope of work on this option is very extensive and would require additional funds of approximately $950,000 to implement.**

This elevator option has the greatest impact on the building. The placement of the elevator at the central stair will change the original design of the foyer dramatically. The mass of new elevator shaft will "visually" dominate the open feel of the current foyer. In addition, the central symmetrical stair will need to be removed and replaced with a new reconfigured stair, which will also change the feel of the space.

Although this option provides a more direct route to the elevator, the functionality for access to the levels is the same as with Option #2, which has a far less impact on the original building.

Recommendation

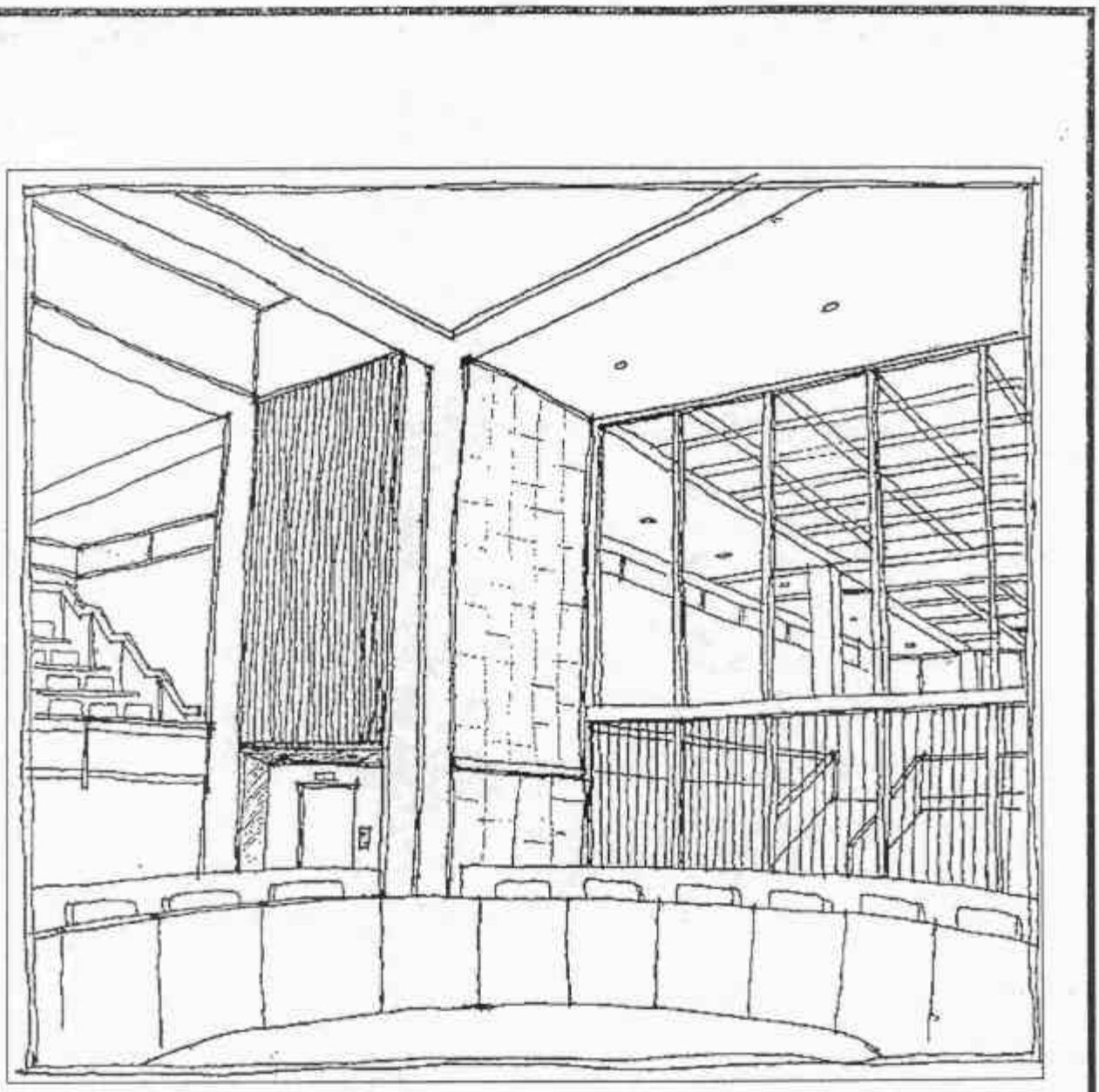
The recommendation from the Civic Accommodations Division for the new Elevator is to select **Option #2.** The option provides both a cost effective solution to the accessibility issue, while providing the Council building with a new feature elevator that can be utilized by all the users.

The option minimizes construction by utilizing an existing stair shaft and minimizes code implications. Although there will be renovations required to the main floor foyer and councilor's office area to accommodate the elevator, we believe it is secondary to the importance of the proper location of the elevator within this significant building.

The attached drawings should be used as reference for the Options.

Option 1 – drawings SK1, P1-P4
Option 2 – drawings SK2, P5-P8
Option 3 – drawings SK3, P9-P11

Attachment - Renovations to the Council Building - Barrier Free Accessible Standards



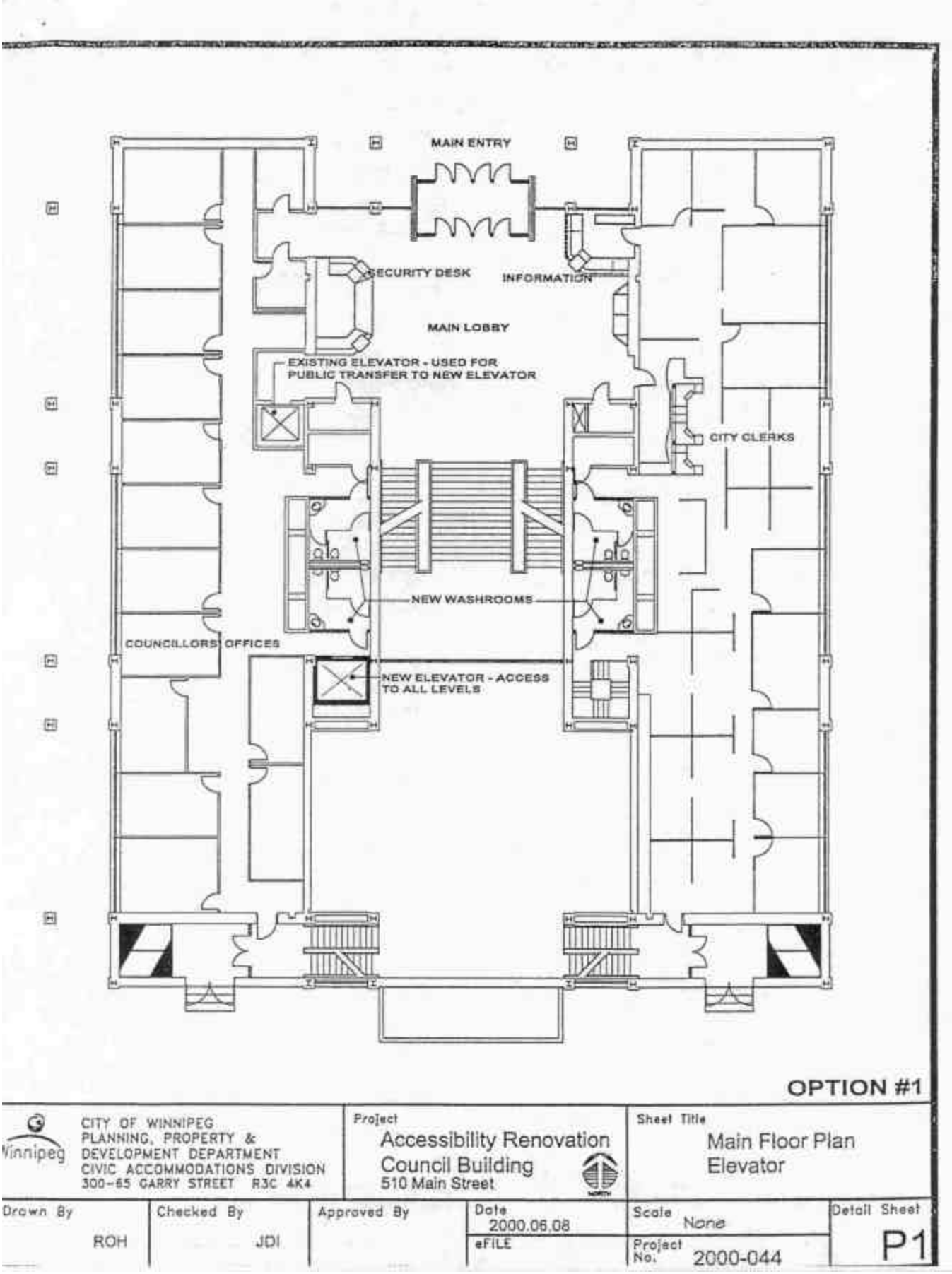
VIEW OF ELEVATOR FROM INSIDE CHAMBER

OPTION #1

Winnipeg CITY OF WINNIPEG PLANNING, PROPERTY & DEVELOPMENT DEPARTMENT CIVIC ACCOMMODATIONS DIVISION 300-65 GARRY STREET R3C 4K4	Project Accessibility Renovation Council Building 510 Main Street		Sheet Title Pespective from Chamber Level		
Drawn By ROH	Checked By JDI	Approved By	Date 2000.06.08 eFILE	Scale None Project No. 2000-044	Detail Sheet SK1

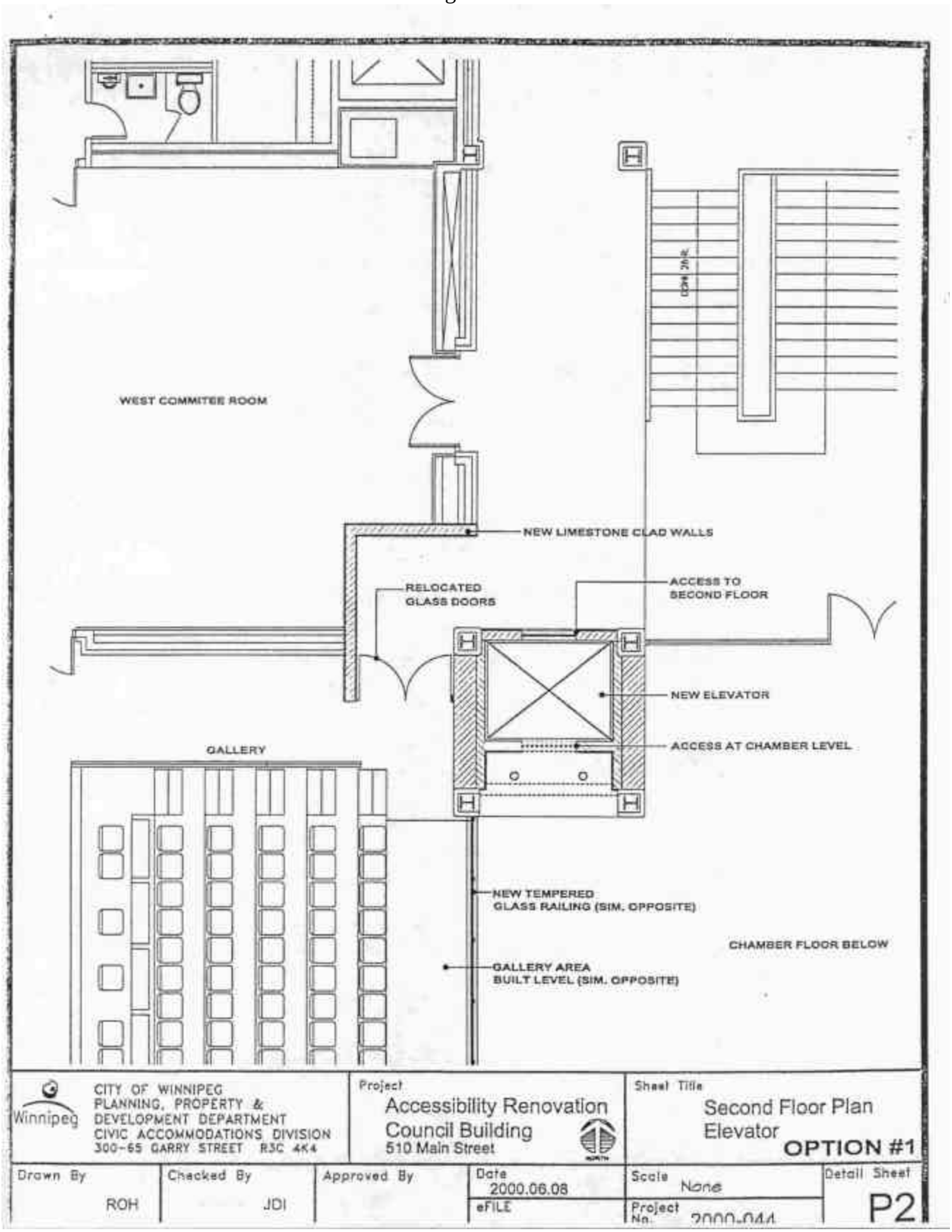
Agenda - Executive Policy Committee - February 6, 2002

Attachment - Renovations to the Council Building - Barrier Free Accessible Standards

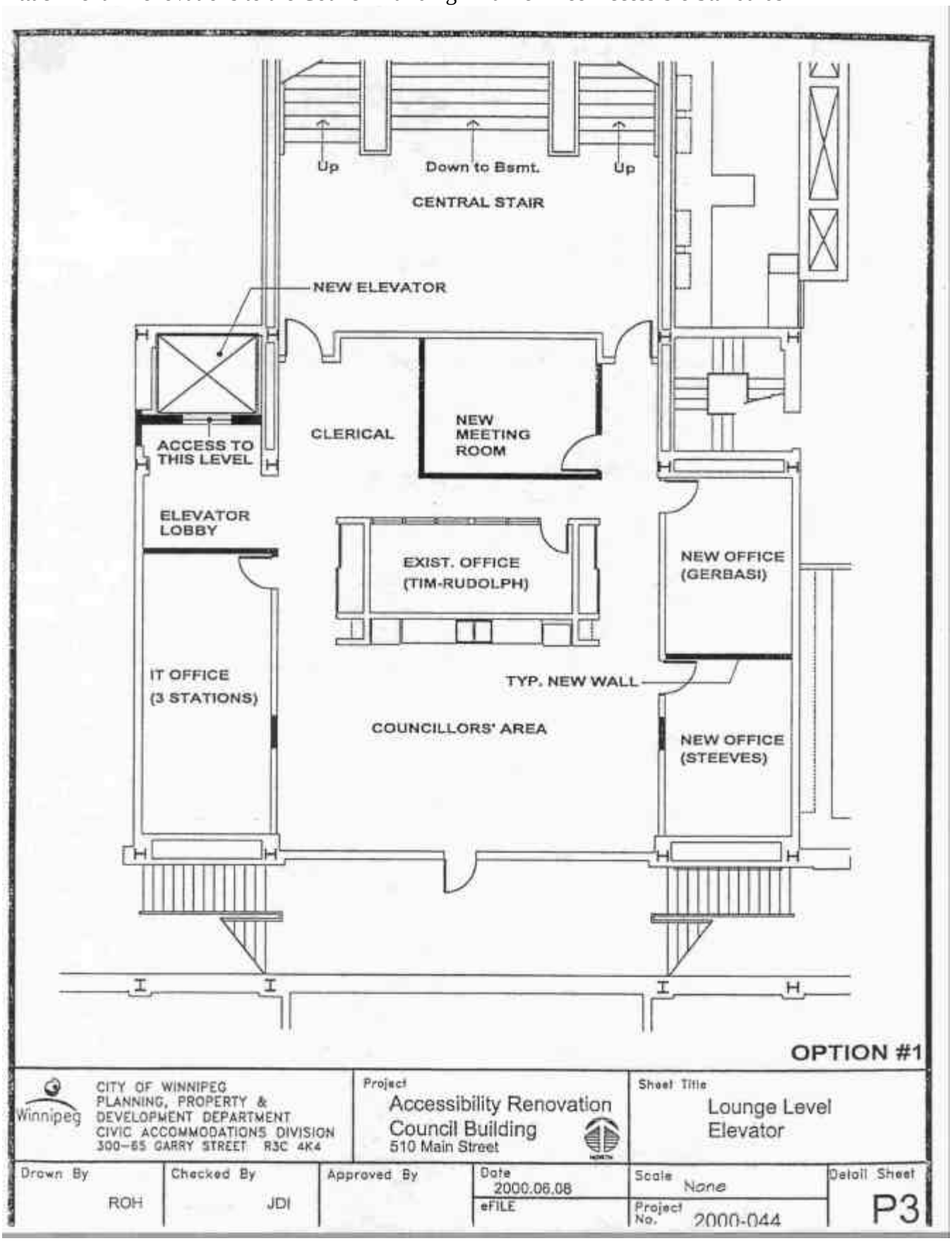


Agenda - Executive Policy Committee - February 6, 2002

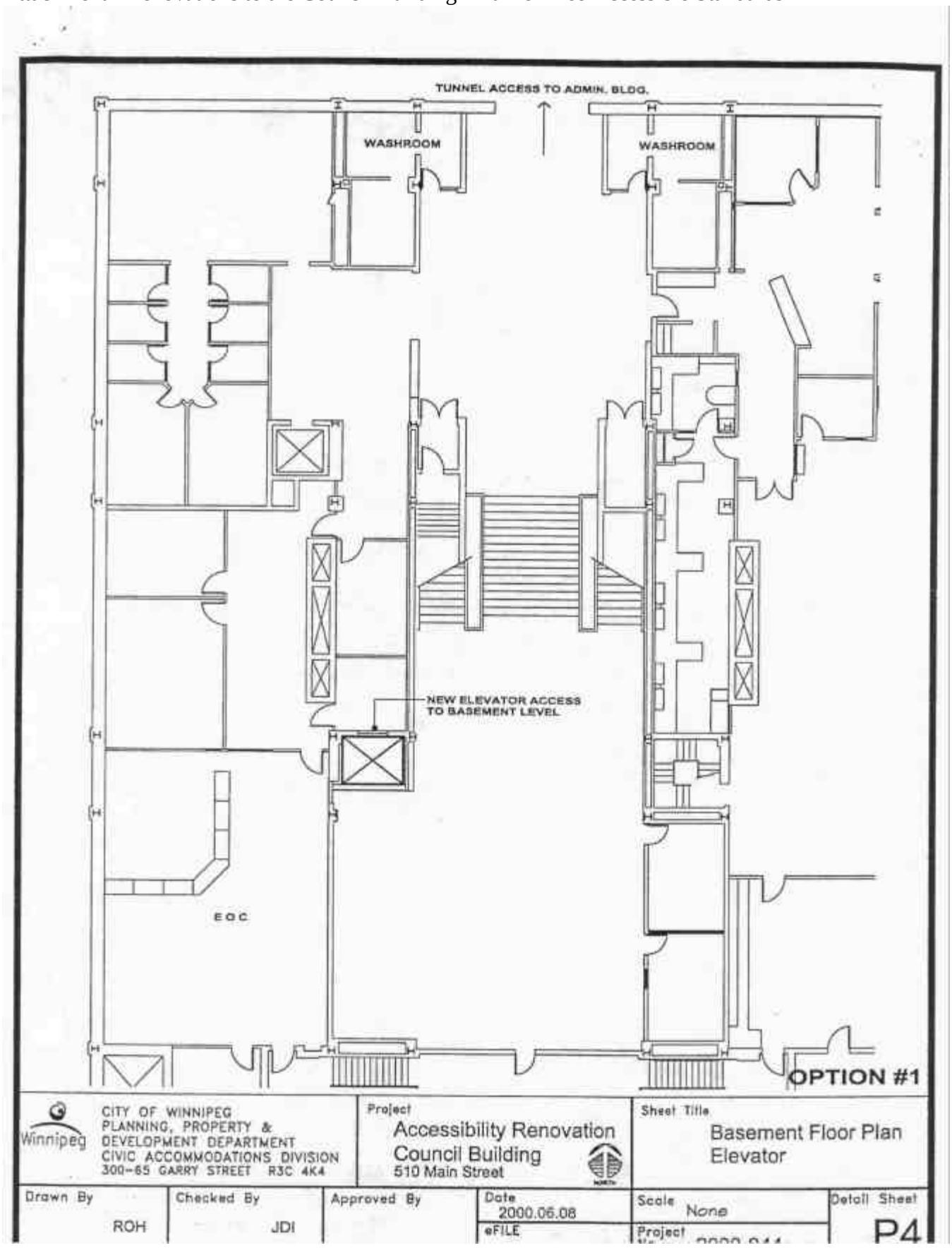
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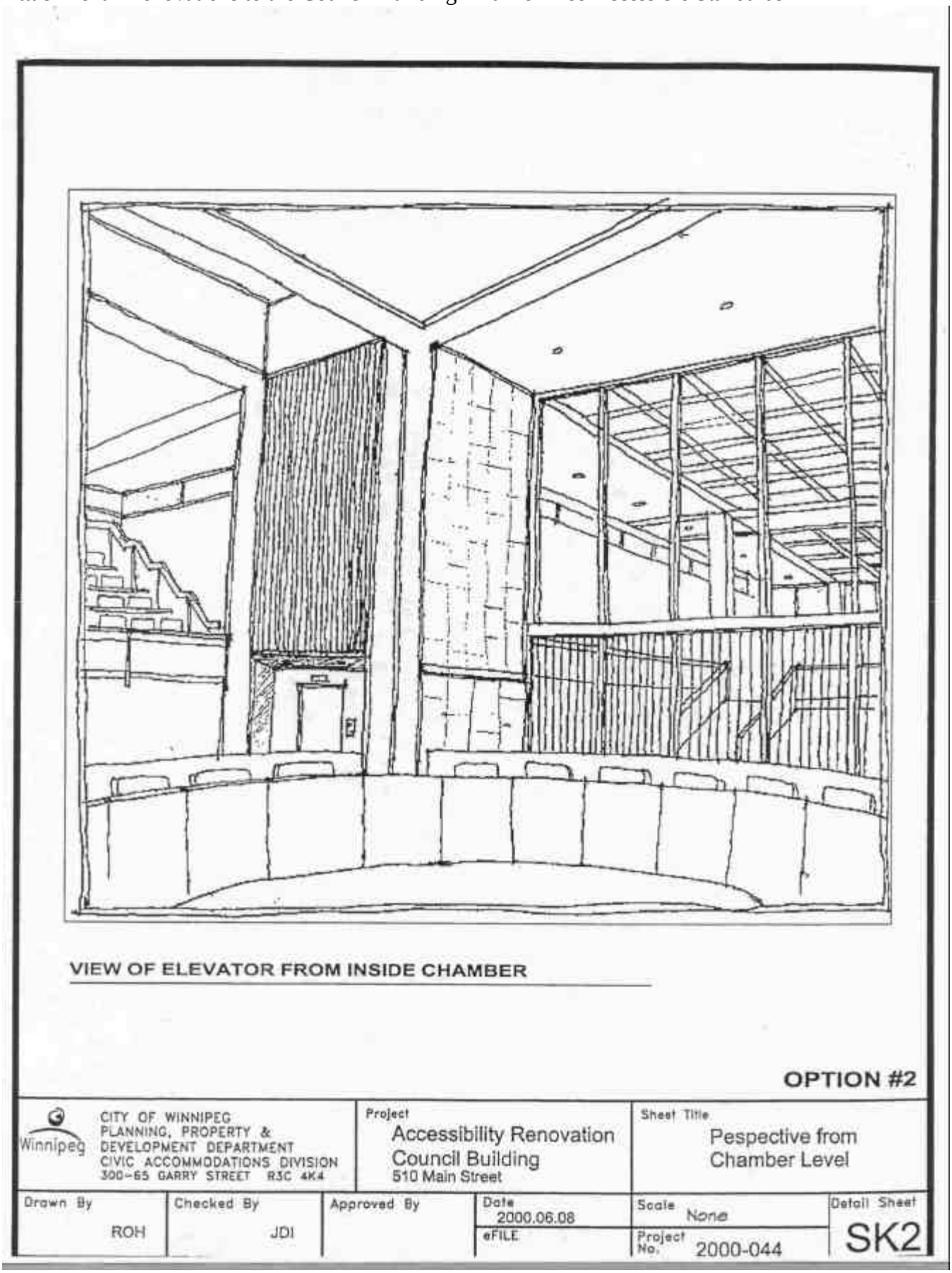
Attachment - Renovations to the Council Building - Barrier Free Accessible Standards



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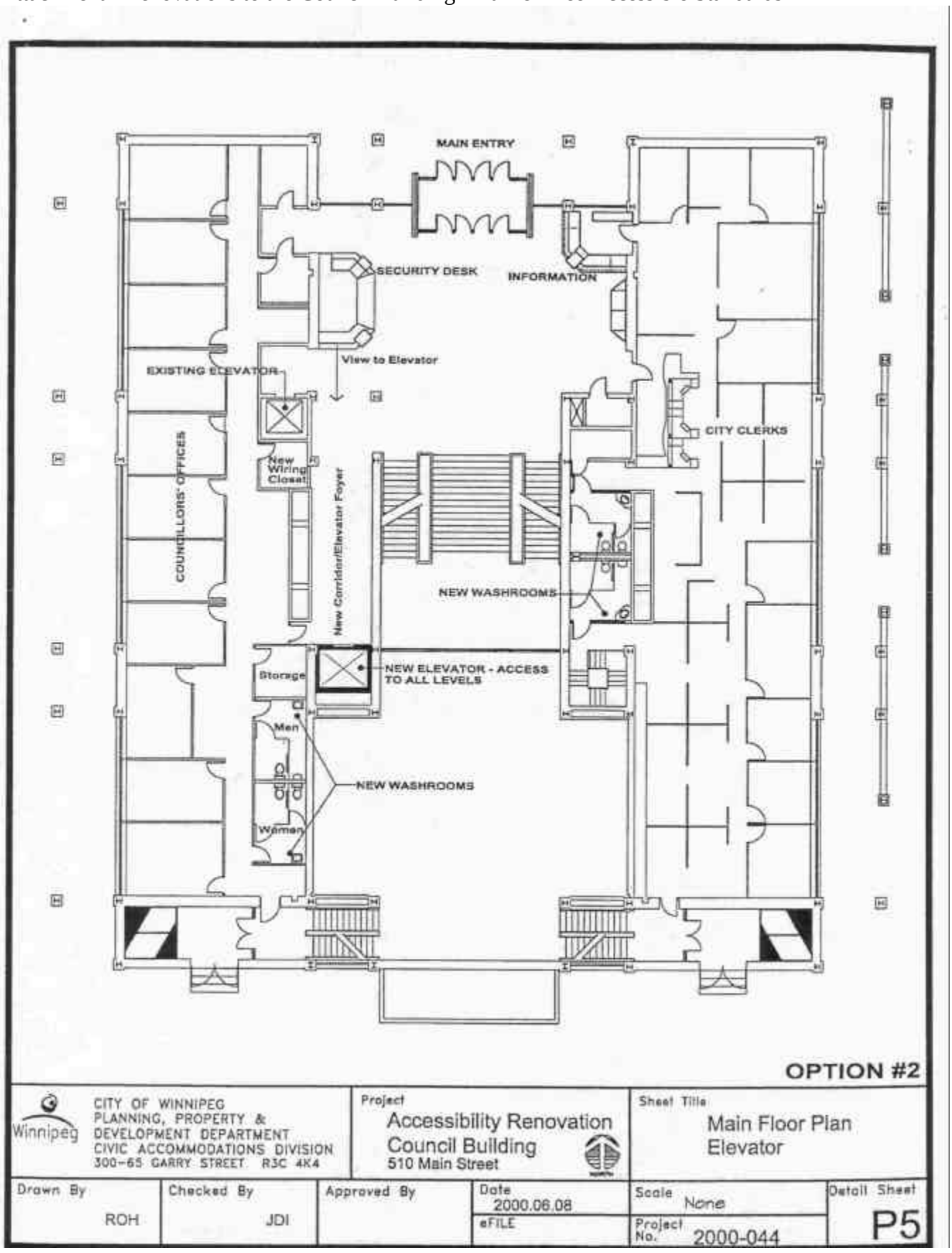
VIEW OF ELEVATOR FROM INSIDE CHAMBER

OPTION #2

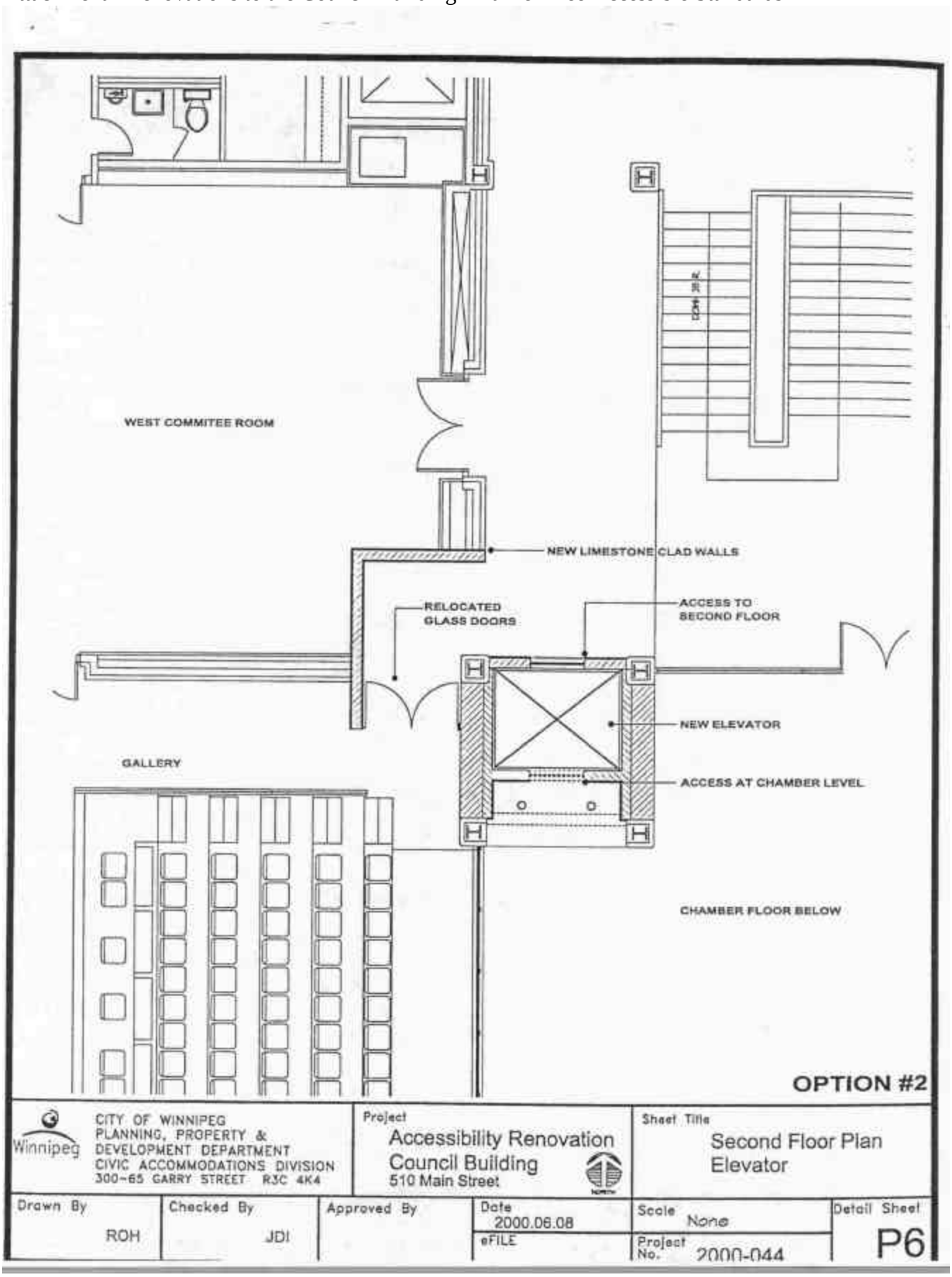
Winnipeg CITY OF WINNIPEG PLANNING, PROPERTY & DEVELOPMENT DEPARTMENT CIVIC ACCOMMODATIONS DIVISION 300-65 GARRY STREET R3C 4K4	Project Accessibility Renovation Council Building 510 Main Street		Sheet Title Pespective from Chamber Level		
Drawn By ROH	Checked By JDI	Approved By	Date 2000.06.08 eFILE	Scale None Project No. 2000-044	Detail Sheet SK2

Agenda - Executive Policy Committee - February 6, 2002

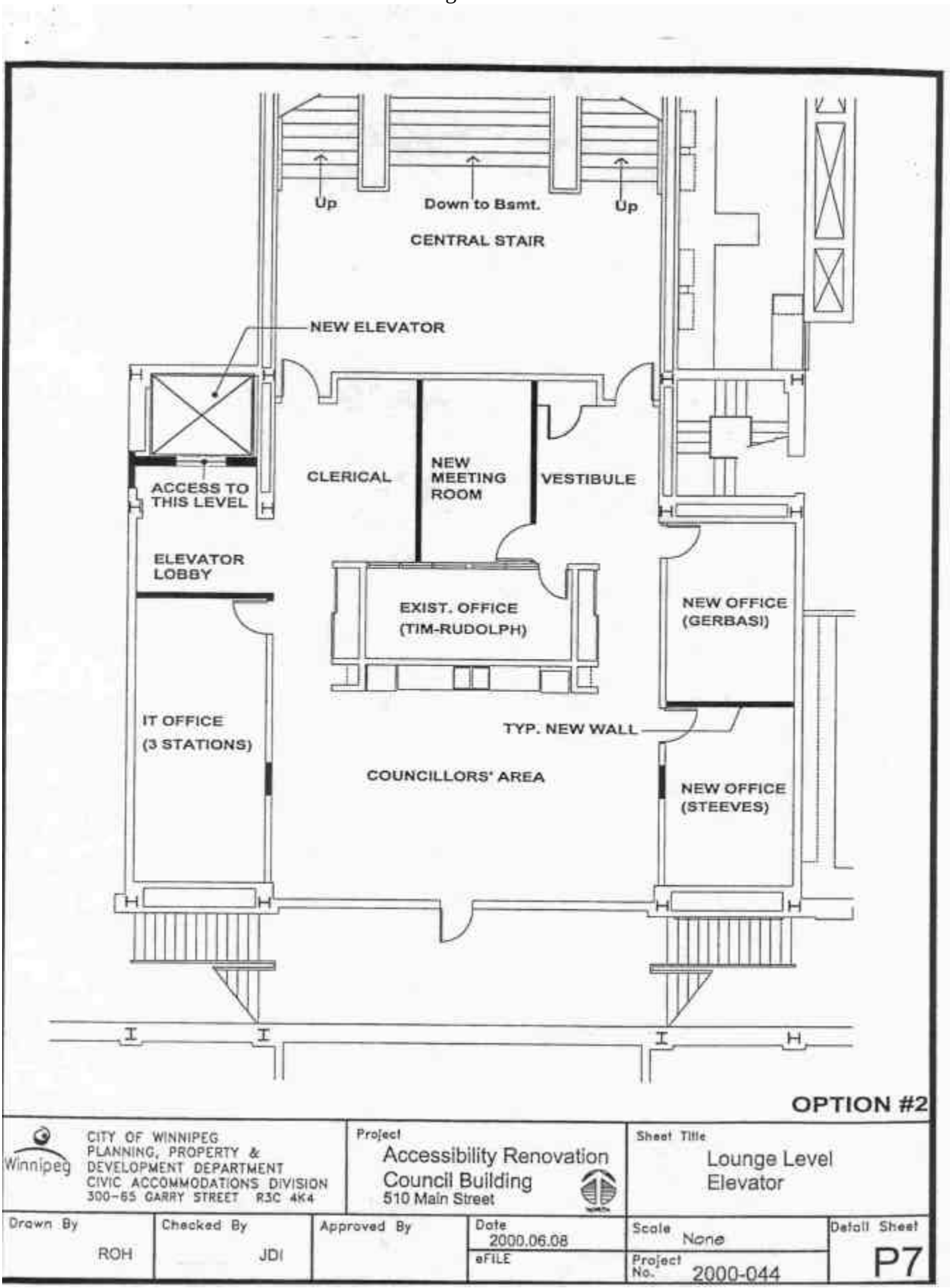
Attachment - Renovations to the Council Building - Barrier Free Accessible Standards



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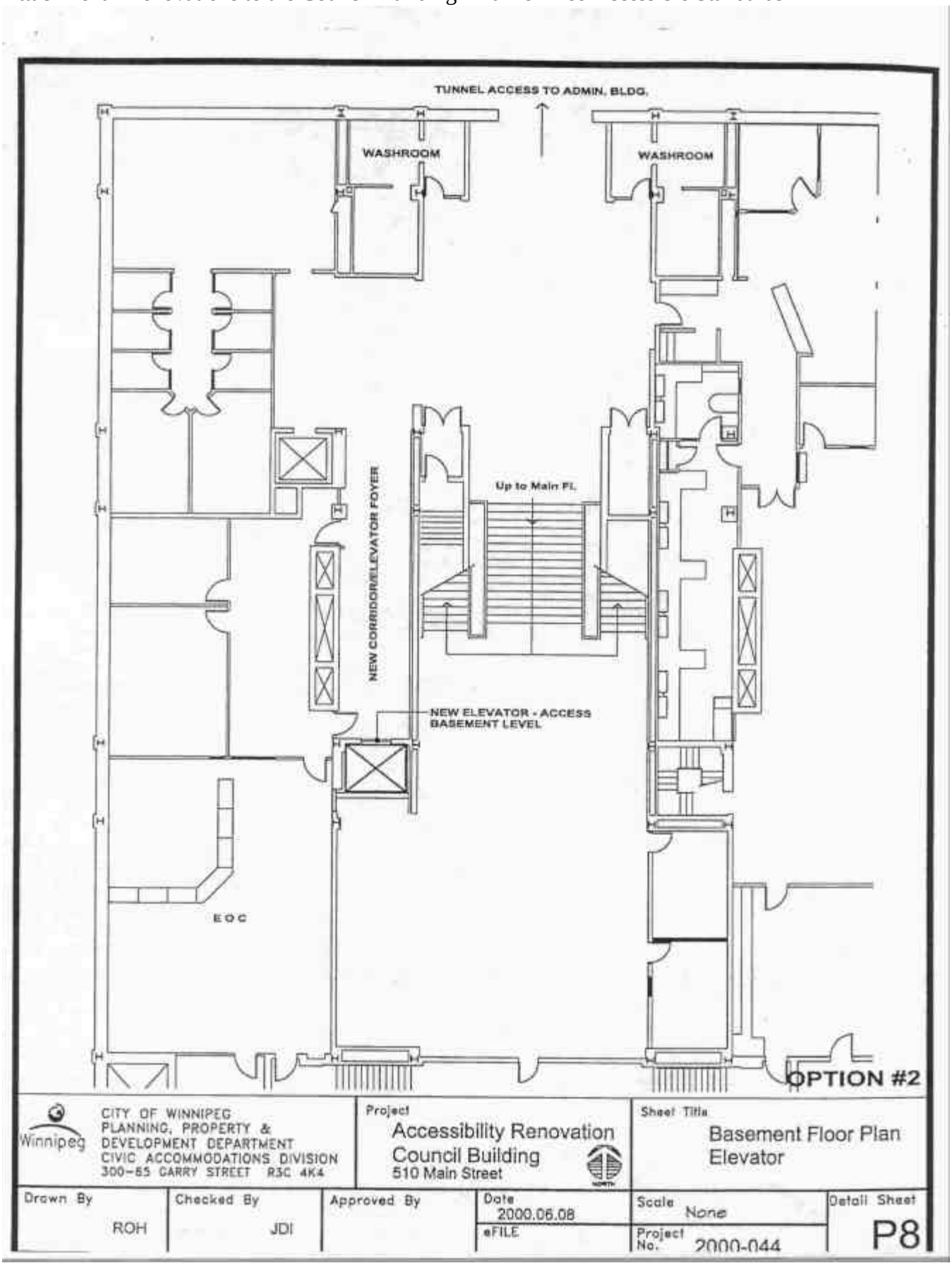


Attachment - Renovations to the Council Building - Barrier Free Accessible Standards

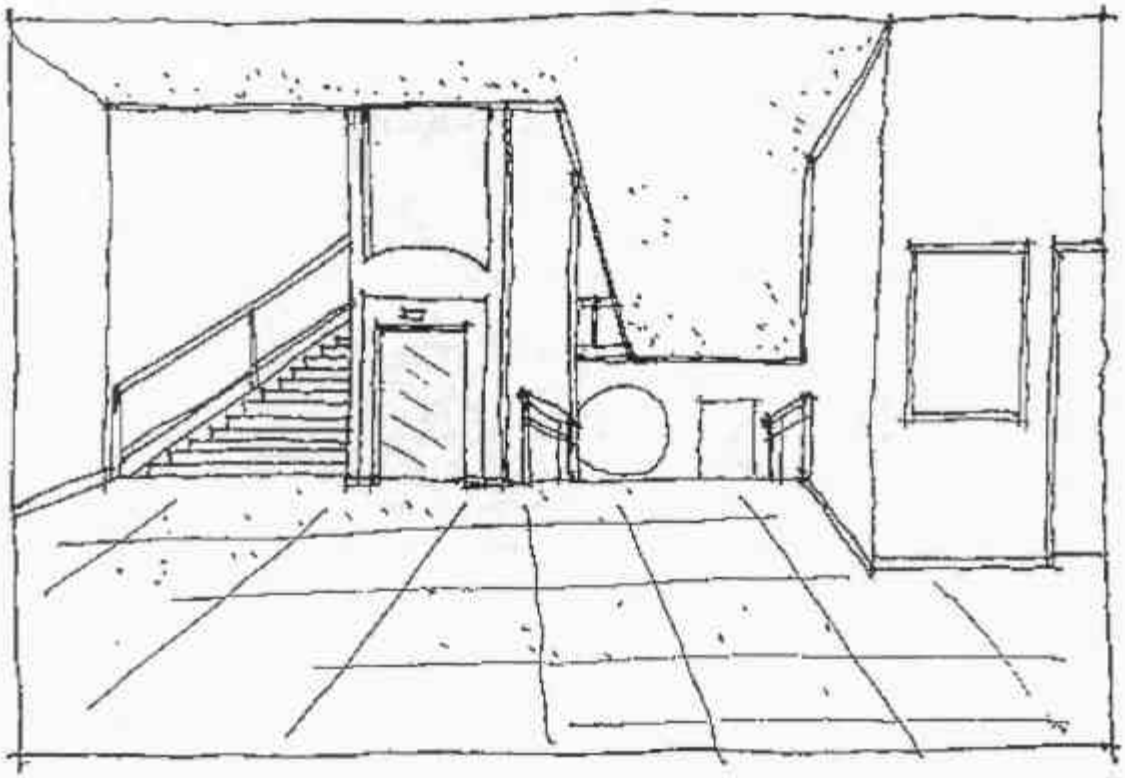


Agenda - Executive Policy Committee - February 6, 2002

Attachment - Renovations to the Council Building - Barrier Free Accessible Standards



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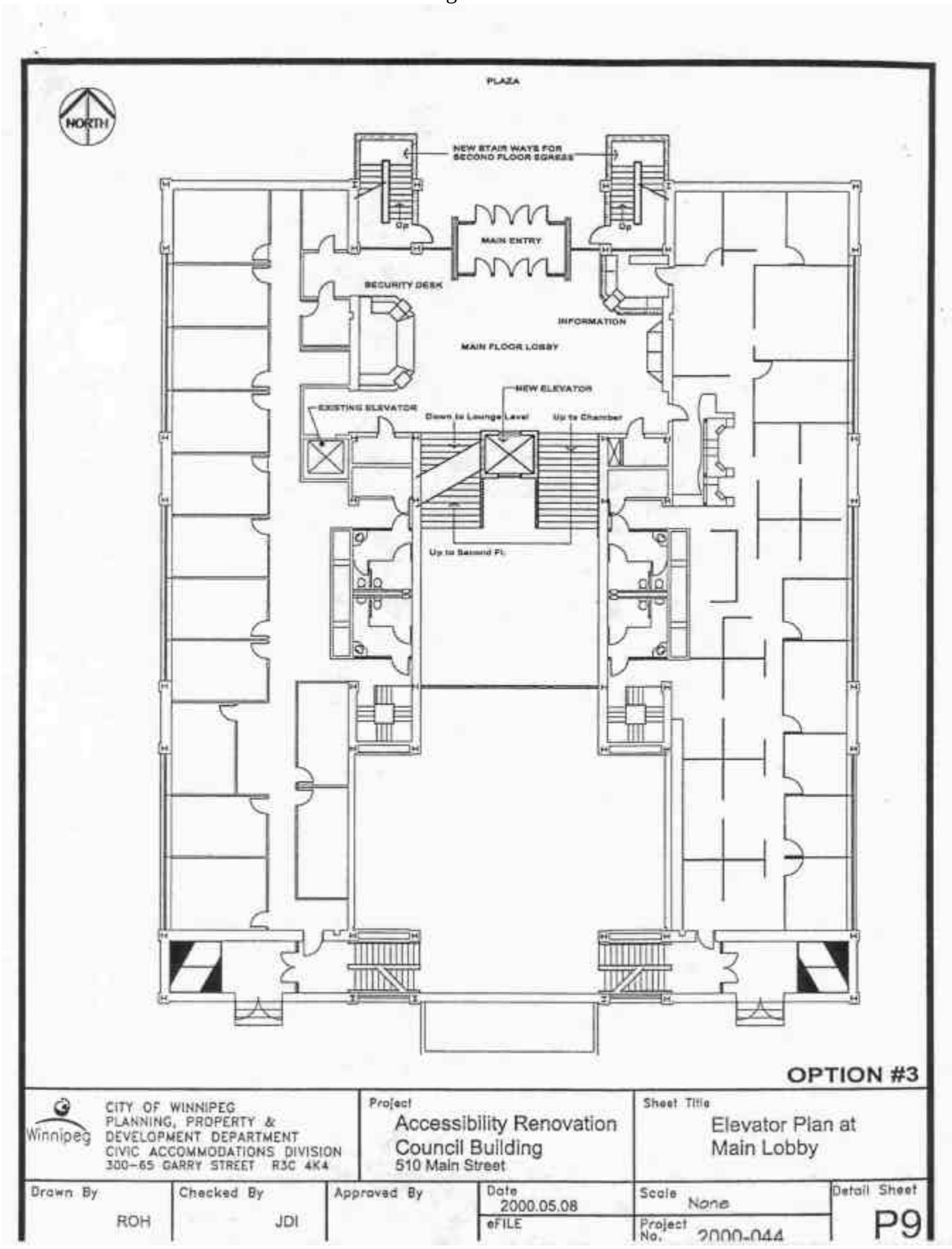


View of Elevator from Main Floor Lobby

OPTION #3

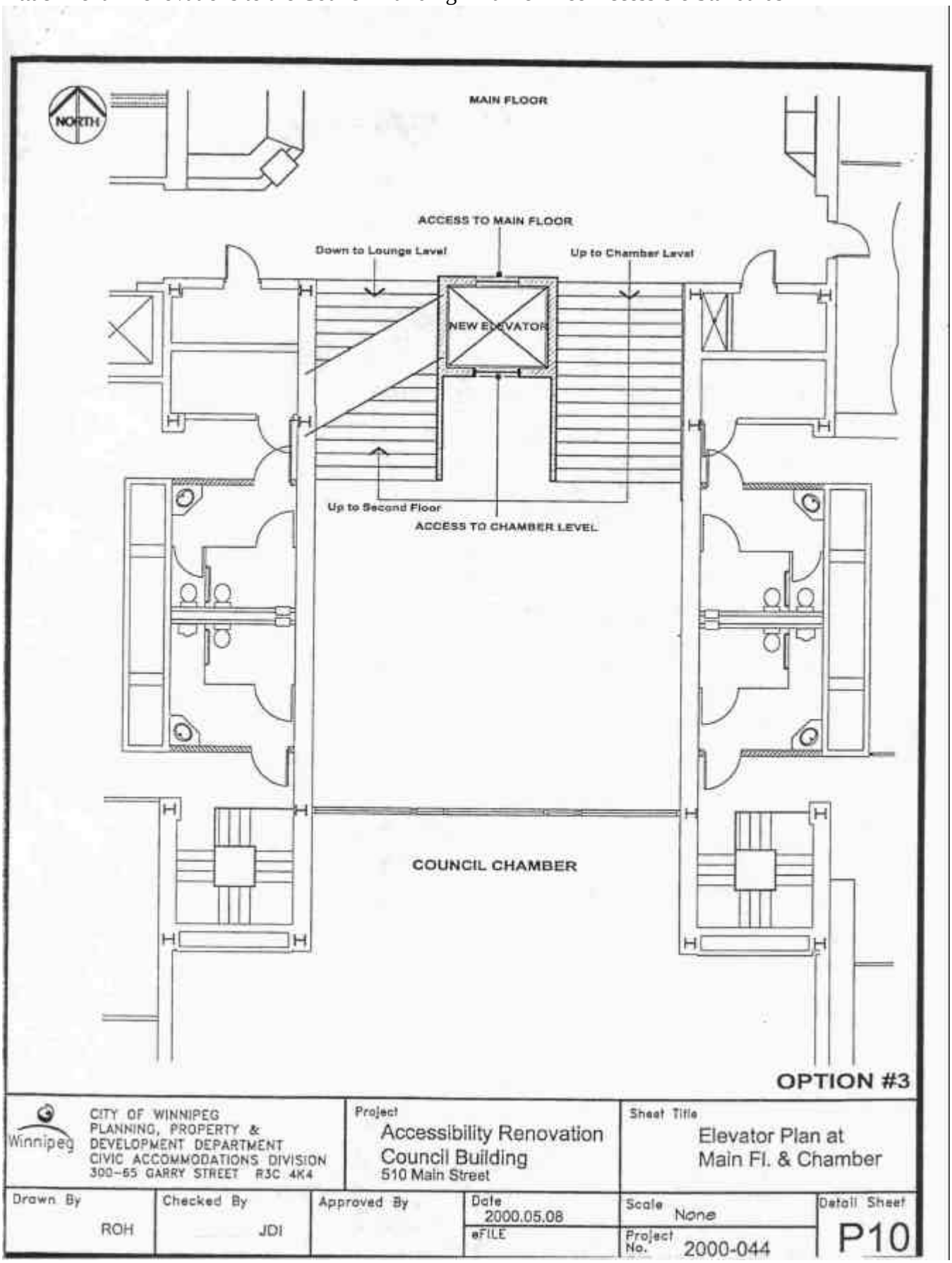
Winnipeg CITY OF WINNIPEG PLANNING, PROPERTY & DEVELOPMENT DEPARTMENT CIVIC ACCOMMODATIONS DIVISION 300–65 GARRY STREET R3C 4K4	Project Accessibility Renovation Council Building 510 Main Street			Sheet Title Pespective from Main Level	
Drawn By ROH	Checked By JDI	Approved By	Date 2000.05.08 eFILE	Scale None Project No. 2000-044	Detail Sheet SK3

Attachment - Renovations to the Council Building - Barrier Free Accessible Standards

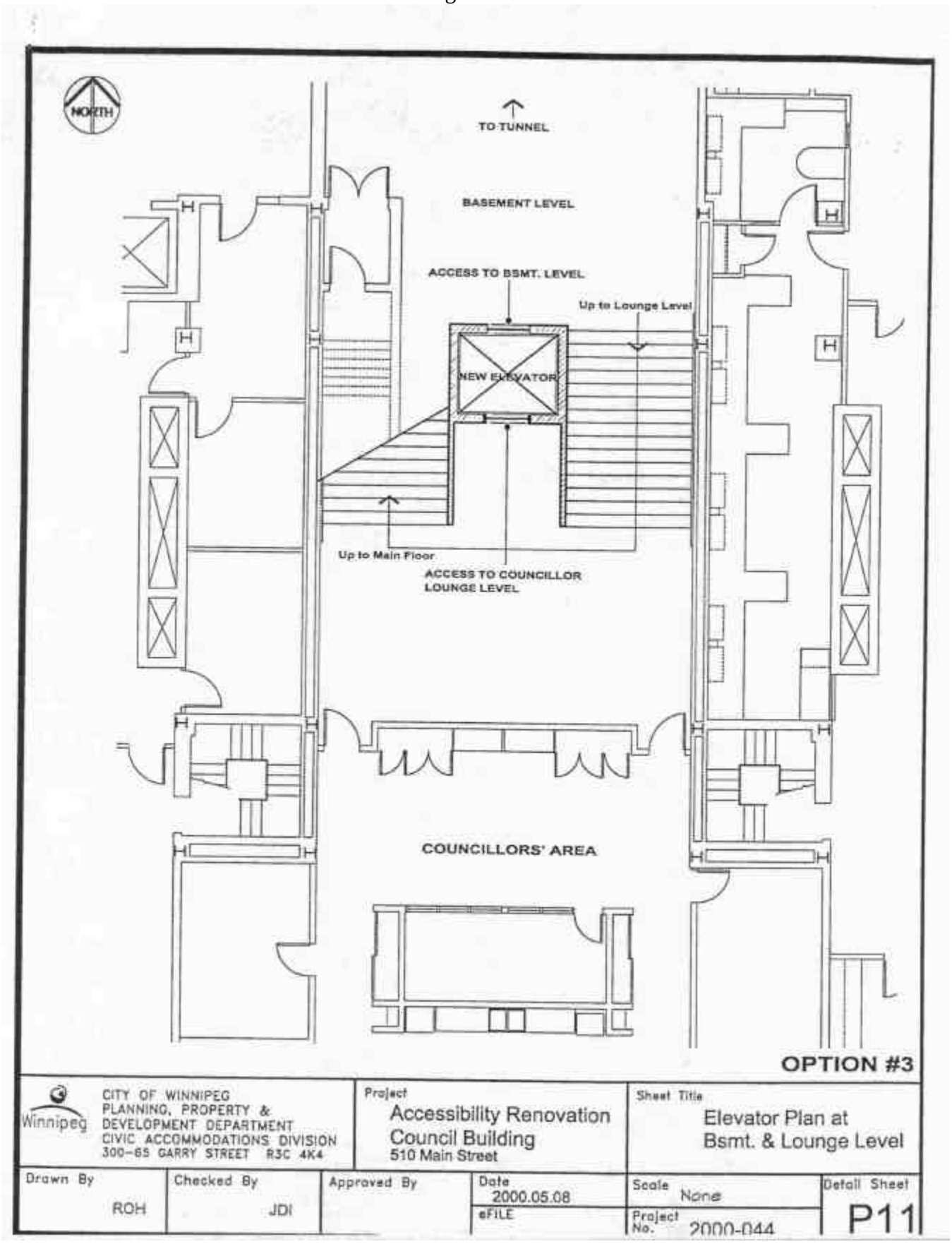


Agenda - Executive Policy Committee - February 6, 2002

Attachment - Renovations to the Council Building - Barrier Free Accessible Standards



Attachment - Renovations to the Council Building - Barrier Free Accessible Standards



Agenda - Executive Policy Committee - February 6, 2002

Attachment - Renovations to the Council Building - Barrier Free Accessible Standards

Winnipeg

City Councillor • Conseiller municipal



Mike O'Shaughnessy

Speaker

Councillor

Old Kildonan Ward

City of Winnipeg

City Hall

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June 13, 2001

Chairperson and Members
Access Advisory Committee

Renovations to Council Building - Barrier Free Accessible Standards

The Secretariat Committee, at its meeting held on June 12, 2001, considered the above noted matter, and following deliberations, recommended that the elevator option, attached hereto, be proceeded with.

for Councillor M. O'Shaughnessy
Speaker

Enclosure

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Attachment - Renovations to the Council Building - Barrier Free Accessible Standards

Winnipeg

Planning, Property & Development Department • Service de l'urbanisme, des biens et de l'aménagement

Civic Accommodations Division • Division des aménagements municipaux

Accessibility Report
Council Building
City Hall – Winnipeg

Elevator Option for the Council Building

Introduction

The following document provides an overview of the renovations and costs of the option for the proposed New Elevator at the Council Building. A new elevator is required to address the major Universal Design issue of providing access to all floor levels within the Council Building for both the occupants and the public.

Currently, one elevator that provides access to the basement, main and second floor levels, serves the building. The lower councilor's offices and the council chamber level do not have elevator access.

Elevator

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2. How the elevator best fits-in architecturally with the building.
3. How the elevator interfaces with the current building systems.
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The option presented in this document meets the Universal Design and Building Code standards for accessibility to floor areas.

Attachment - Renovations to the Council Building - Barrier Free Accessible Standards

Elevator Option # 1 – West Interior Stairway

Option 1 is locating the elevator in the existing interior stairway on the west side of the Council Building (see attached plans). The option will make all areas of the building accessible by using the new elevator for all levels of the building. In this option the public would need to use the existing elevator to travel to the second floor and then the new elevator could be used to access all other levels as required. The main reasons for the selection of this location option are:

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   - The location of the elevator at the stairway provides a better fit with the existing layout and serves the required levels in a functional manner.

   - The new location allows for the convenient continuation of the existing materials found in the council chamber for the new elevator shaft. This will enable the addition of the shaft to visually integrate into the council chamber space, respecting the current architecture.

2. Structural

   - The existing stairway minimizes the structural renovations for the new elevator. Demolition will be limited to the removal of the gallery level concrete floor and the existing metal stair. Existing walls of the stairway will be used as the new hoist way walls for the elevator.

3. Mechanical and Electrical

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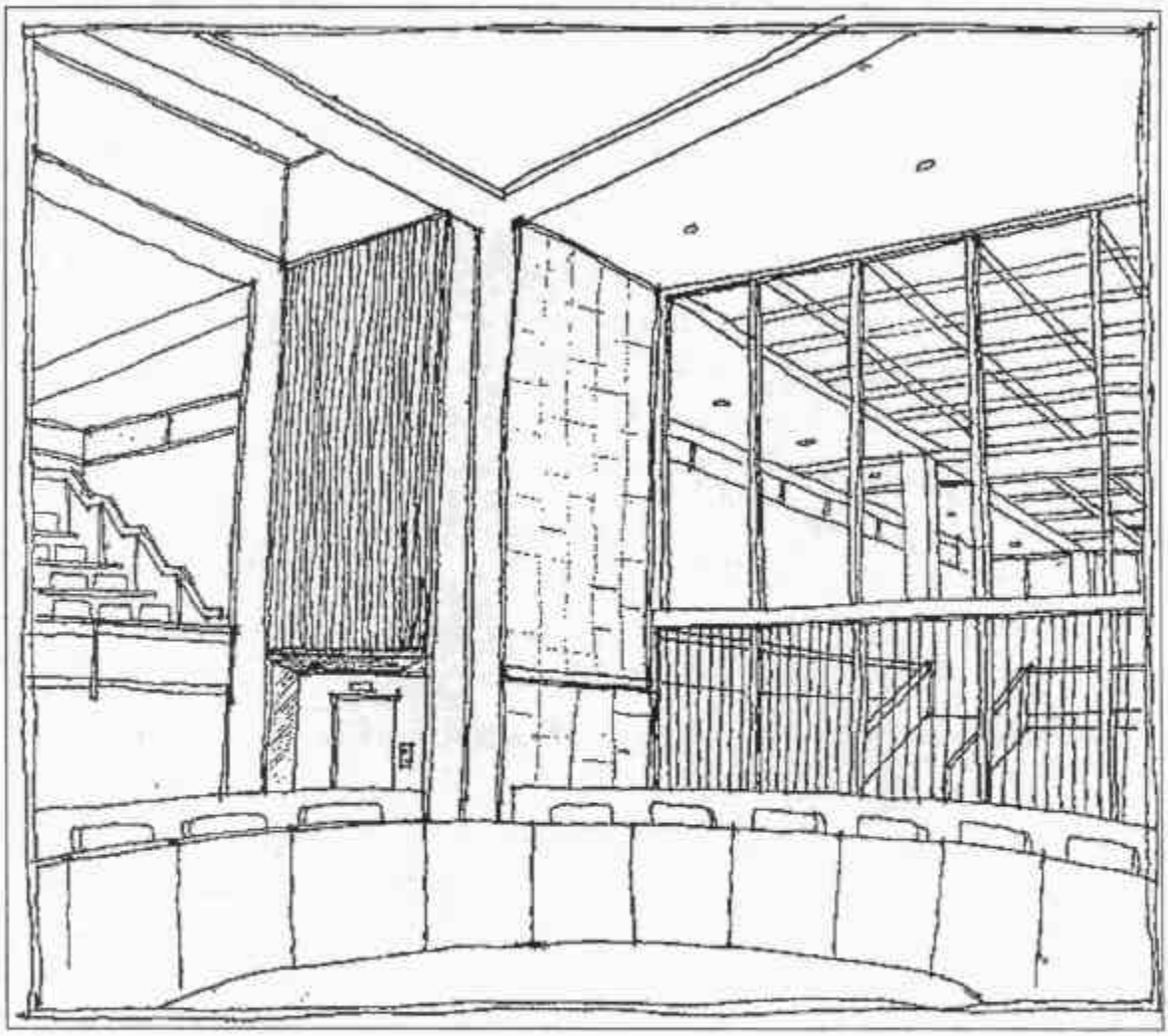
The major renovations to the council building at this location is the reconfiguration of the West committee (loss of approximately 35 sq.ft.) to allow access to the adjacent gallery area and a reconfiguration of the lower councilor's offices and the offices at the basement level.

Construction Cost

The cost for the new elevator at this location has been budgeted with the Capital and Current Funds available for the entire Accessibility Upgrades to the Council Building; no additional funds will be required for this option.

• New Elevator and hoist way	$200,000.00
• Renovations to west committee room/and Lower councilor's offices/basement level	$70,000.00
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TOTAL ESTIMATE	**$400,315.00**

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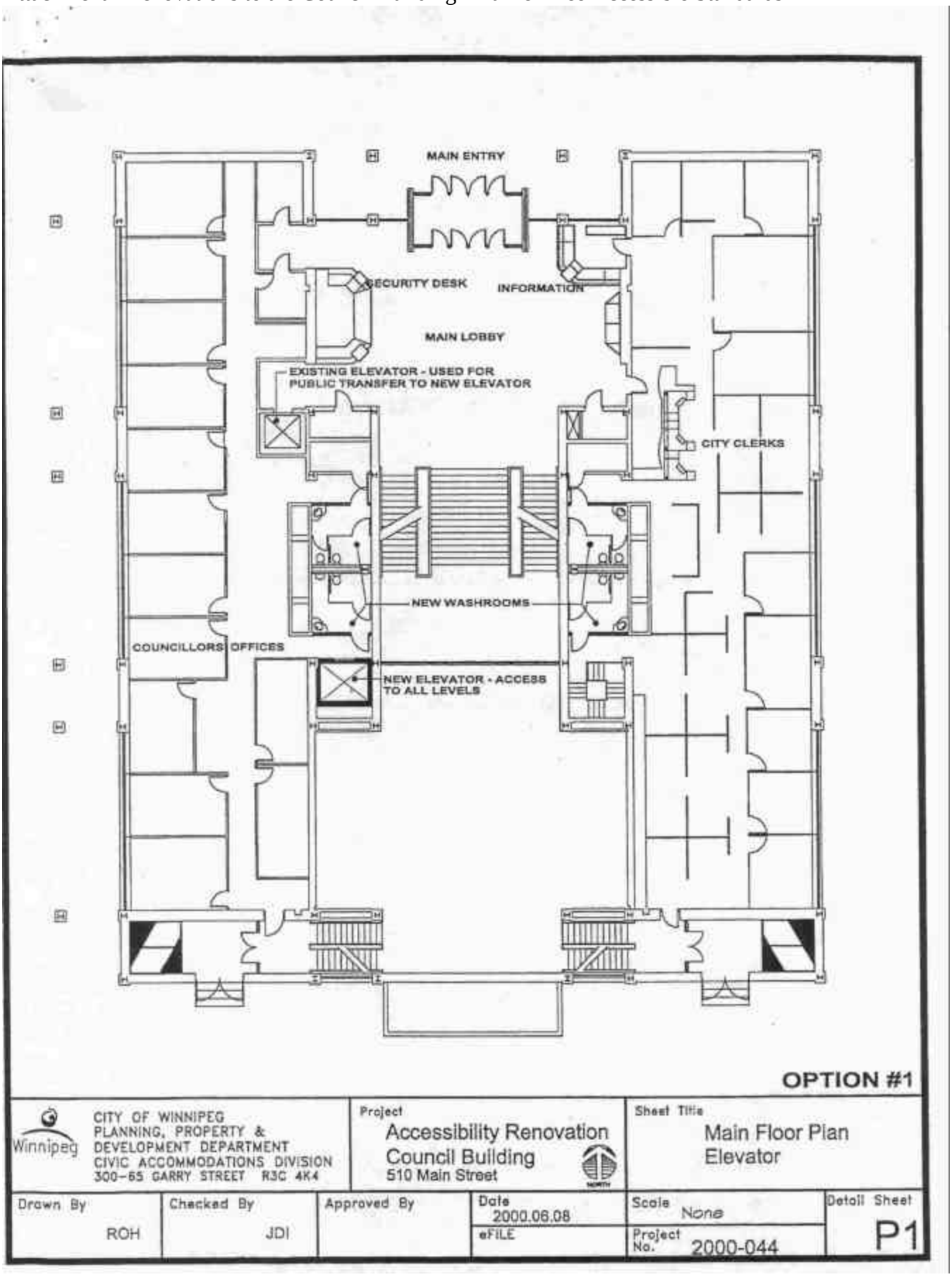
VIEW OF ELEVATOR FROM INSIDE CHAMBER

OPTION #1

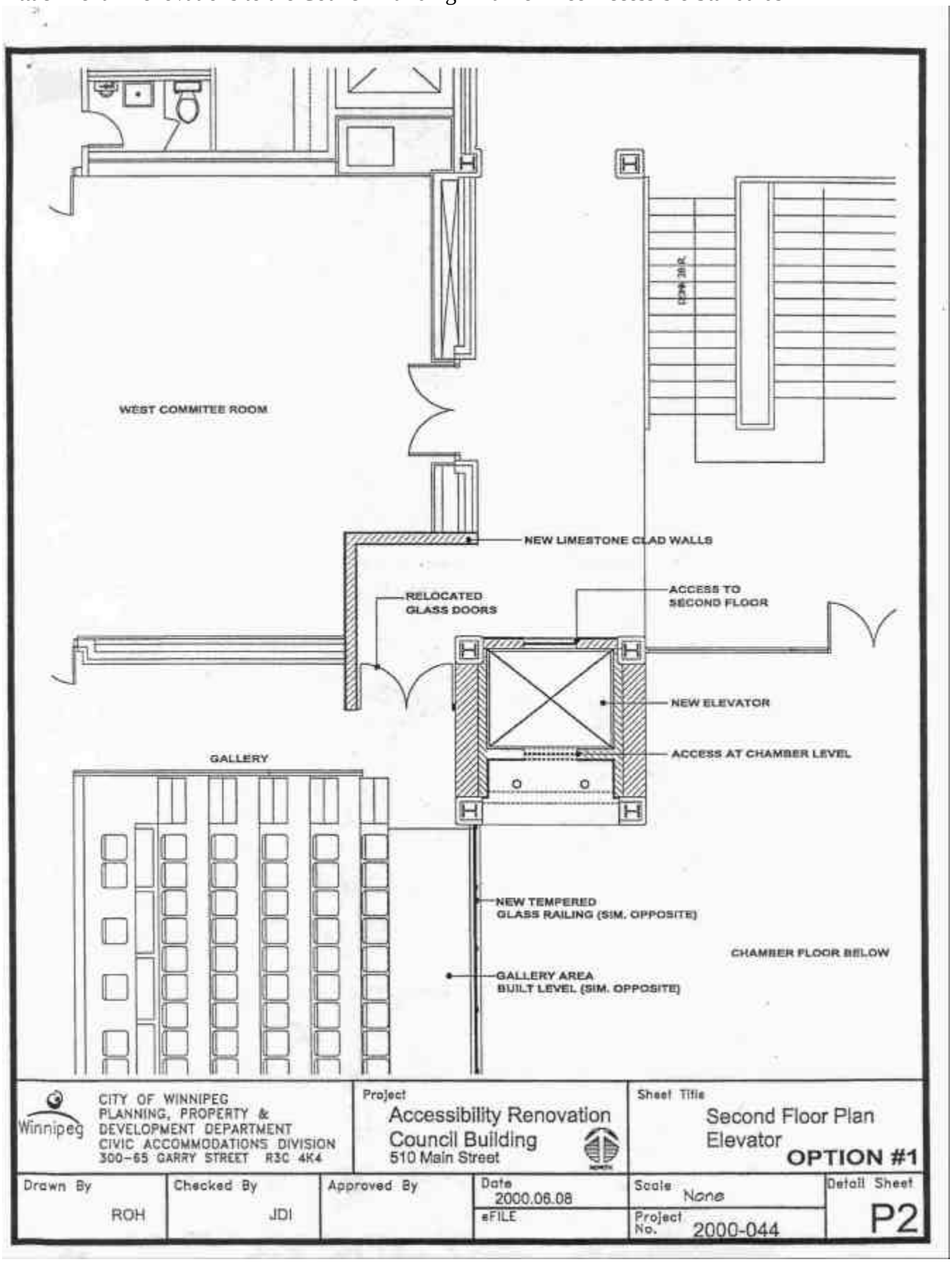
CITY OF WINNIPEG PLANNING, PROPERTY & DEVELOPMENT DEPARTMENT CIVIC ACCOMMODATIONS DIVISION 300–65 GARRY STREET R3C 4K4	Project Accessibility Renovation Council Building 510 Main Street	Sheet Title Pespective from Chamber Level

Drawn By	Checked By	Approved By	Date	Scale	Detail Sheet
ROH	JDI		2000.06.08	None	SK1
			eFILE	Project No. 2000-044	

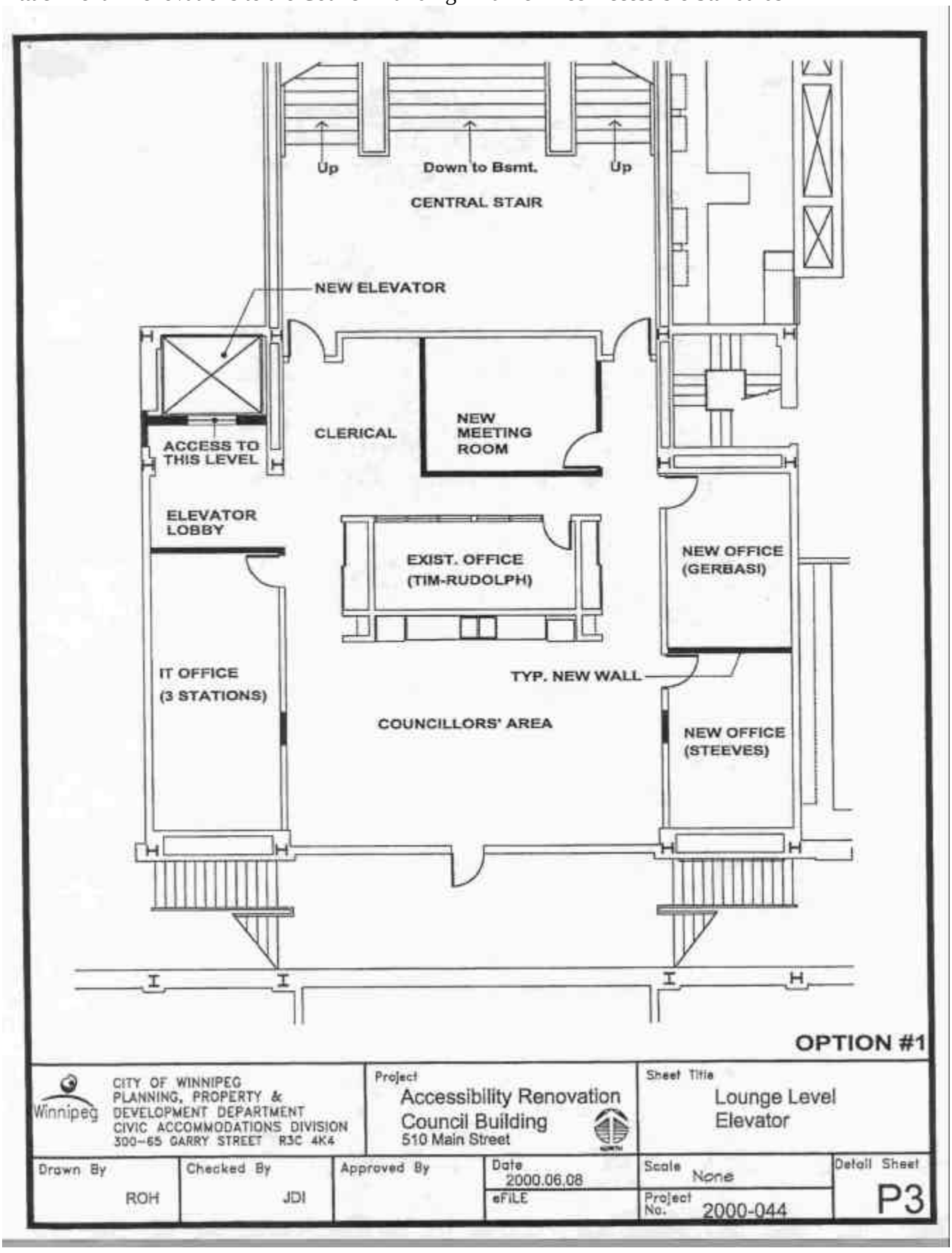
Attachment - Renovations to the Council Building - Barrier Free Accessible Standards



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Agenda - Executive Policy Committee - February 6, 2002

Attachment - Renovations to the Council Building - Barrier Free Accessible Standards