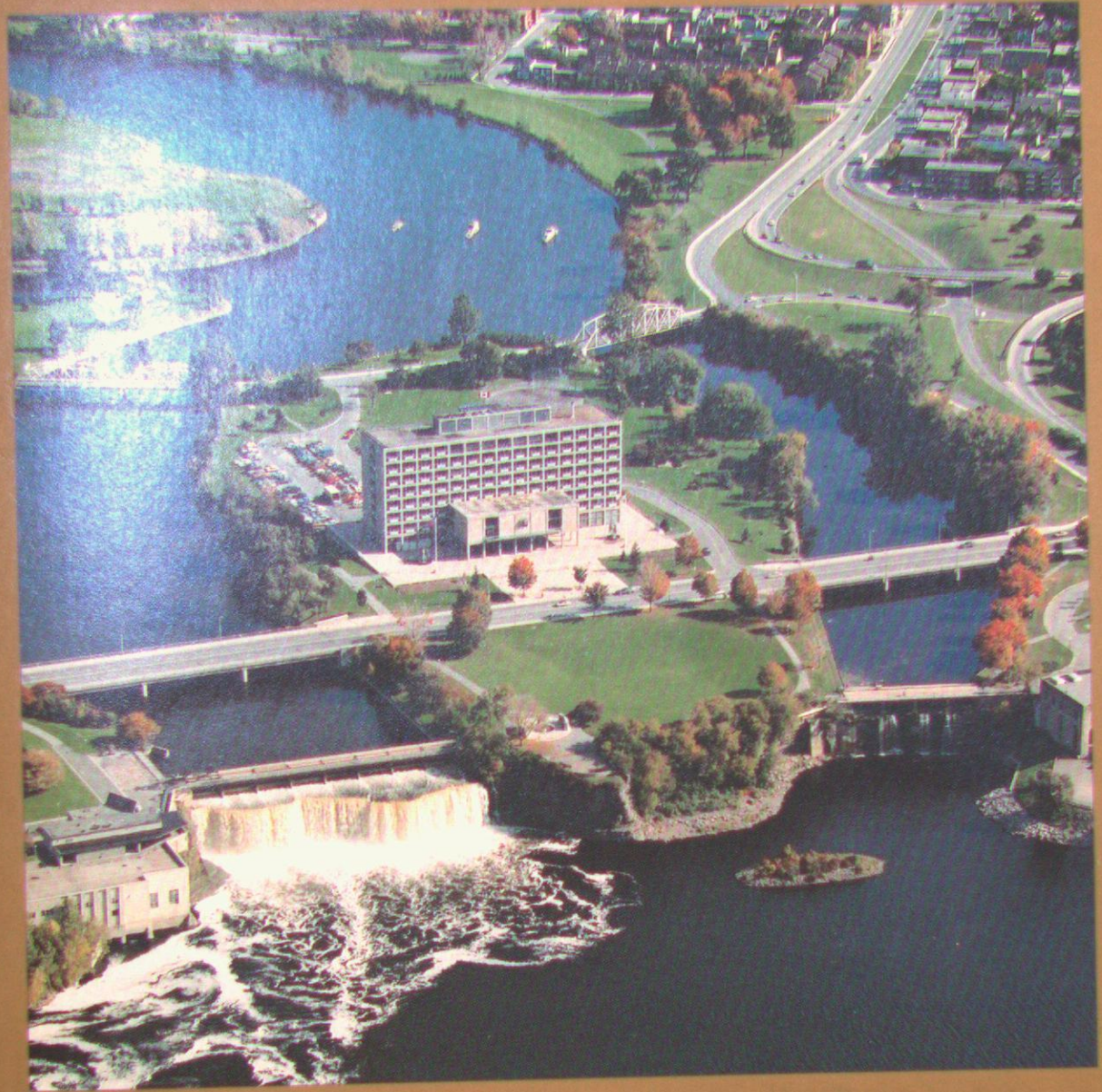


A CALL FOR EXPRESSIONS OF INTEREST



LIMITED DESIGN COMPETITION  
NEW CITY HALL

OTTAWA

M3281



City of  
Ville d'Ottawa



## Message from the Commissioner of Physical Environment



City of  
Ottawa

Department of  
Physical Environment      Service de  
l'environnement  
Charles Sim  
Commissioner / Commissaire  
1355 Bank, Ottawa, Ontario K1H 8K7

To complete all of the works and purchases envisaged by the Design Brief, City Council has approved a total, *all inclusive project budget* of approximately \$60,000,000 in 1987 dollars, with recognition that there will be some escalation before major construction and purchase contracts are awarded.

Time is not particularly of the essence of this project. Budget is!

It will be noted throughout this Call for Expressions of Interest and the draft Terms of Reference that great emphasis is placed upon the capability of the Architect to bring the job to completion within the project budget.

It is a Stipulated Price job, and the Architect can have all reasonable time necessary to bring contract drawings and specifications to such detail as will enable proper costing review at all stages up to and including tendering.

I will be looking to contingency provisions to be kept to the bare minimum. The site and all of the project conditions are extremely well defined in the draft Design Brief, upon which City staff have been working for several years, and the process provides for thorough review of the Brief with the short-listed proponents before the final design stage.

To reiterate, I consider it my mandate to provide Council with as high a quality of building for its Administration as can be bought for the assigned funds, all provided that this *project budget is not exceeded*.

As the Commissioner charged with the implementation of this most interesting project, I will assure the profession the full cooperation and assistance not only of my staff, in particular the Project Implementation Division headed by Desmond Underhill, Chief Architect, but the large resources available from the other Departments.

C. Sim, P. Eng.  
Commissioner of Physical Environment

### 1.1 Scope of Work

Ottawa City Council, at its meeting of August 5, 1987, approved the following:

- .1 "That major focus of the City's operations remain on Green Island."
- .2 "That the City should seek to accommodate its administration in owned rather than rented accommodation."
- .3 "That, as far as practical, the City administration should be brought together."
- .4 "(a) That the present City Hall be retained; and  
(b) That a full renovation of the building be undertaken to bring it up to today's standards and to give it a life expectancy comparable to a new building."
- .5 "That an extension to the existing City Hall of 277,400 square feet be built."
- .6 "That the construction of the extension to City Hall should precede the renovation of the existing City Hall building so as to enable City operations to remain on Green Island during the construction/renovation period."

### 1.2 Process for choosing an Architect

Ottawa City Council, at its meeting of August 5, 1987, approved the following:

- .1 "That a design and one Architect be chosen for all Green Island works by a "NATIONAL ONE STAGE LIMITED COMPETITION" as detailed hereafter, whereby a process of calling for expressions of interest, would lead to evaluation to produce a limited list of pre-qualified competitors who would then be invited to submit designs from which a jury would judge the winner."
- .2 "That an amount of \$200,000 be established as prize money to be divided equally among the competitors."
- .3 "That if the project proceeds to a commission, the "Basic Compensation" to the Architect as set out in Paragraph 11.2 of the standard City form of Agreement between City and Architect shall be in accordance with the Schedule of Recommended Fees of the Ontario Association of Architects for projects of the Green Island magnitude, i.e. as follows:
  - i) For refurbishing existing building - Category 5 - Division 8 - 10.575% on first \$16,000,000 and 8.935% on remainder.
  - ii) For new addition - Category 5 - Division 8 - 7.05% on first \$16,000,000 and 5.95% on remainder.

with the fee to include the cost of "Representation at the Site" as set out in paragraph 2.7 of the Agreement. The amount of prize money paid to the winner shall be deducted from any fee payable.

## 1. Mandate for Project



4 "That the successful Architect acknowledge that the City will be carrying out (at its cost) a broad "Public Notification and Consultation Process" during all phases of the project after the Architect is commissioned and the Architect shall, at his/her staff cost, have staff attend meetings, give presentations, etc., but the Architect shall be reimbursed, at cost, by the City for other out-of-pocket expenses."

5 "That the competition and any commission arising out of it be based upon the "Standard Form of Agreement Between City and Architect" (copy included in Appendix I), based upon the construction being carried out by traditional stipulated (lump sum) price contract or contracts."

## 2. Project Information

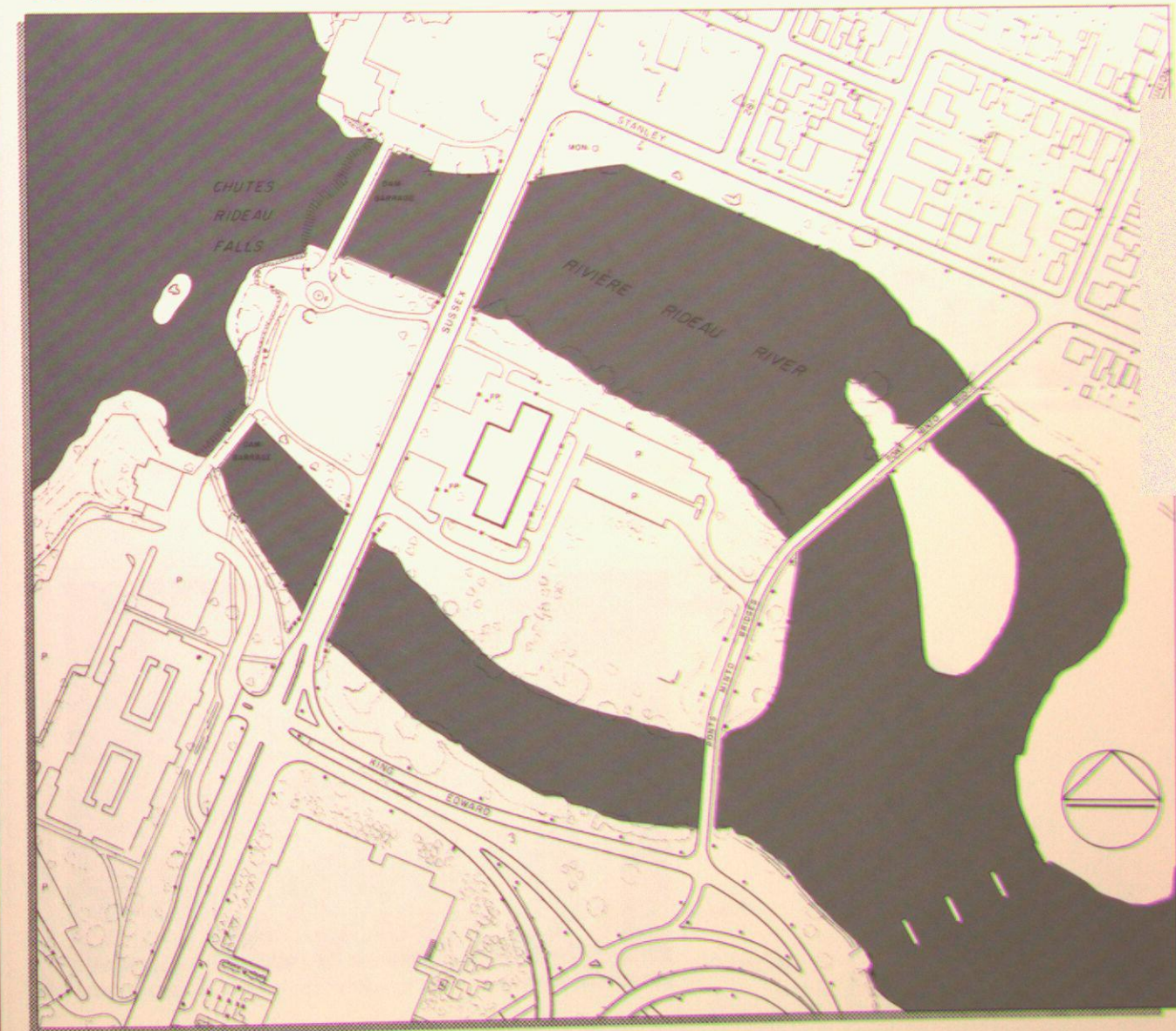
### 2.1 Site

The existing City Hall on Green Island is situated mid-way along the National Capital Commission's Ceremonial route. It is located between the Parliament Buildings, the Prime Minister's residence and the Governor General's residence.

From its prestigious location we see nearby the Rideau Falls and the Ottawa River and in the distance the Gatineau Hills of Quebec. The building claims commanding views in all directions: immediately beyond the northerly arm of the Rideau River lies the residential area of New Edinburgh; approximately three quarters of a mile east and upstream on the river lies the city's eastern business district; and directly to the south lies the major building complex containing the Department of External Affairs.

The map below depicts the site and building in the context of its immediate neighbours.

Green Island is approximately 8.7 acres. The site is designated as a G(1.0) zone.



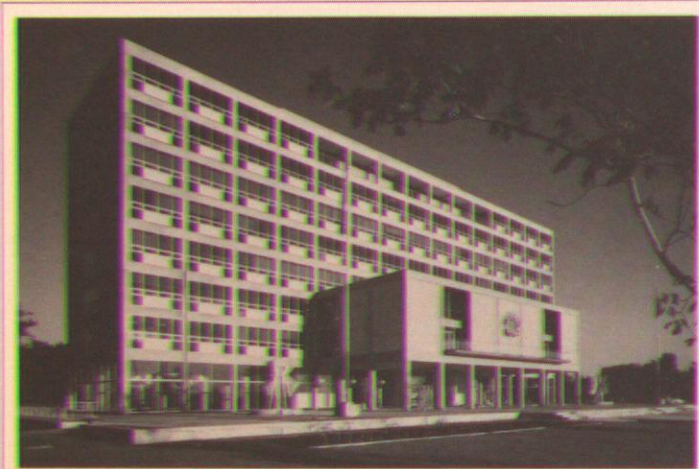


## 2.2 Existing Building

The existing City Hall building was officially opened in August 1958. It was designed by the Montreal architectural firm of Rother, Bland and Trudeau, who placed first over thirty-six other entries in the 1955 Design Competition for City Hall. In 1959, Rother, Bland and Trudeau received the prestigious Massey Medal for Architecture for the design of City Hall.

The building contains 121,700 square feet of space above a podium, and parking accommodation is entered through the rear of the building consisting of 170 indoor parking spaces. City Hall is a steel-framed building of traditional structural design. The exterior finish of the building consists of Canadian Queenstone Limestone, with natural aluminum-framed grey plate glass on floors two to eight, and untinted plate glass at ground level.

Complete drawings of the building will be available to the short-listed firms.



## 2.3 Design Brief

The following is a partial list of studies that have been done on the Green Island site and existing building. A comprehensive document, including these and other reports will be provided to finalists at the design stage.

### 1 Traffic & Parking Guidelines:

DeLCan De Leuw Cather reported on traffic and parking guidelines. From the perspective of site accessibility and access/egress capacity, they indicated that 1000 to 1300 parking spaces could be accommodated on the site providing that traffic signals were installed at the existing connection to Sussex Drive, this connection was widened to two outbound lanes, and that the Minto bridges connection was maintained and that on-site parking was properly designed.

### 2 Geotechnical Investigation:

A preliminary geotechnical investigation by Golder & Associates indicated the feasibility of multi-level basements. The limestone bed-rock is expected to be adequate to support a multi-storied structure.

### 3 Urban Design & Considerations on Zoning & Massing:

Urban design guidelines have been prepared by the Dept. of Community Development to help ensure that any expansion of the existing building will compliment its architectural merits and landmark qualities. Green Island is a unique location and is an area which exhibits little of its one and one half centuries of intensive use. Expanding on Green Island will at least triple the existing floor area of the existing building. Fortunately the original architects anticipated this need for eventual expansion and City Hall was sited on Green Island so as to leave ample room for expansion behind the existing building. Given the high visibility of the site, its closeness to the New Edinburgh community and its pastoral qualities, any additional construction would have to be planned to respect urban design considerations and zoning and massing.

### 4 Architectural and Historical Considerations of Ottawa City Hall:

The report explores City Hall as part of the History of Ottawa, the architectural importance of the building, and the impact of the existing building on new construction.

### 5 Engineering Assessment of City Hall Building:

J.L. Richards & Associates undertook a total review of the existing building, indicating that complete refurbishment would be required to bring it up to present codes, with life expectancy projected for the next 20 to 30 years. Three areas of concern were further explored. As a result it was concluded that:

- i) the building's foundation has not been affected by salt erosion;
- ii) that the fastenings of the exterior limestone panels are in good condition; and
- iii) that earthquake design requirements could be built into the existing frames by means of concrete shear walls, thus avoiding having to strip the building completely.



**.6 Estimated Cost of Restoration:**

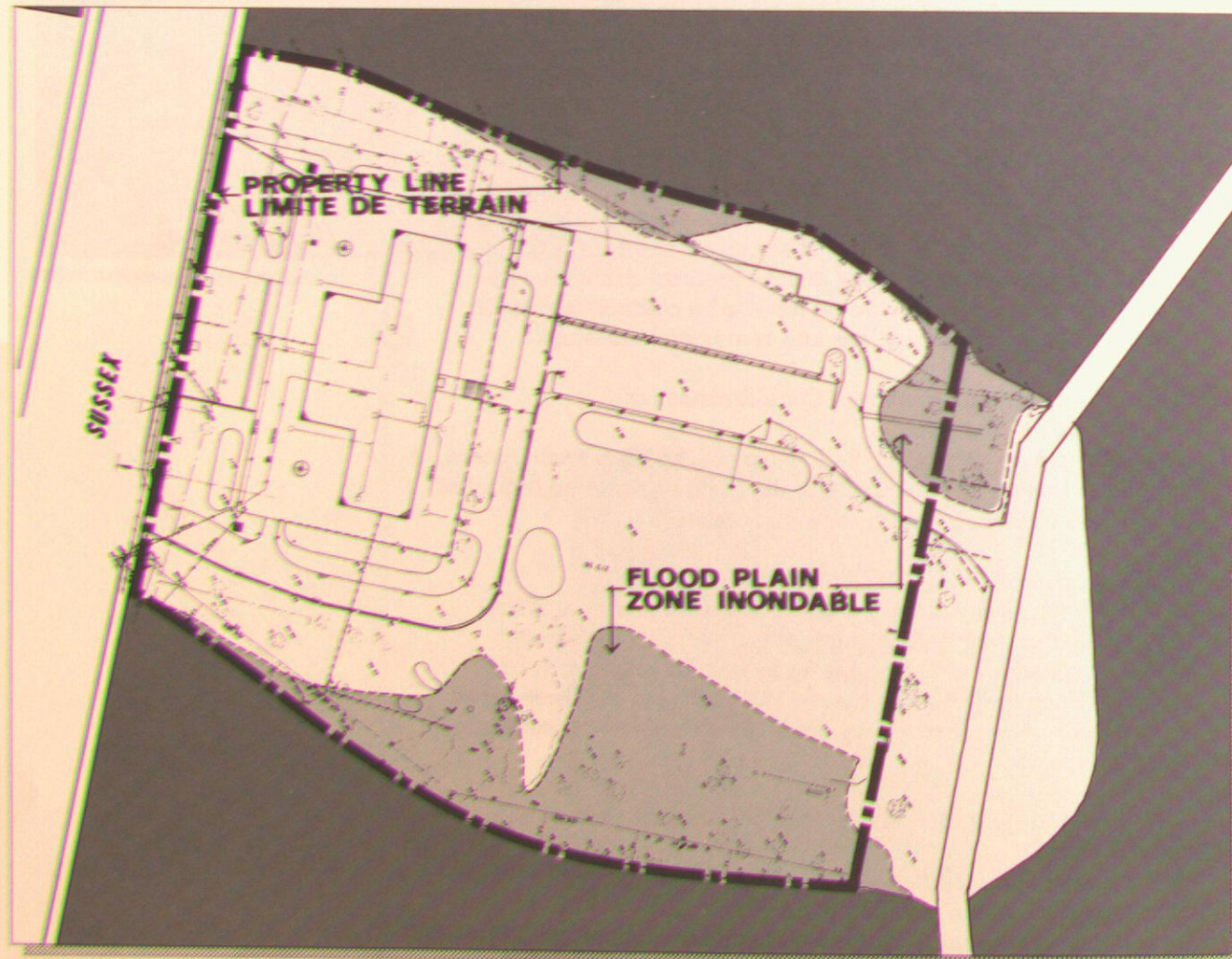
As a result of further investigation by J.L. Richards & Associates the cost is now estimated at \$16.5 million.

**.7 Accommodation Requirements / Program:**

A report on the City's accommodation space requirements concludes that the total required accommodation to house public areas and 1200 employees will consist of 121,700 gross square feet in the existing building, and an extension of 277,400 gross square feet. Parking will consist of 650 total spaces, 500 indoor (including 170 existing) and 150 outdoor.

**.8 Flood Plain:**

It has been determined that portions of Green Island would be subject to flooding during what is referred to as the 100 year design storm. However, it is understood that the Rideau Valley Conservation Authority will likely approve expanded development on Green Island provided no substantial encroachment within the flood plain is proposed. In the event that a substantial encroachment on the flood plain is proposed, it will be necessary to undertake hydraulic studies to define the impact on flood potential upstream and downstream of the encroachment and, if required by the RVCA, to identify modifications to the river channel to compensate for the encroachment.



**3.1 PHASE I 'The Call for Expressions of Interest Phase'**

- .1 The Expressions of Interest will be reviewed and the Staff Steering Committee will prepare a short list of sixteen (16) firms to be reviewed by an Interview Committee to a tentative list of eight (8) firms for interviews.
- .2 The Technical Advisory Committee will carry out detailed review of the tentative list for demonstration that they already have, or by association will have, the resources to advance their design to completion (i.e. design development, approval process, contract documents, tendering process, and full on-site contract supervision, all based on traditional stipulated price tender process); particular attention will be paid to the Architect's own record of bringing projects to completion within budget, and to the qualifications and record of his/her Cost Consultant; other proposed Consultants will also be evaluated and in this regard, it is permissible that a Consultant may be proposed by more than one proponent.
- .3 City Council will approve the short list of eight and the Interview Committee will carry out the initial interviews in Ottawa.
- .4 A second interview will be conducted in each Architect's home office, with visits to examples of previous works by members of the Interview Committee, to determine a short list of four (4).
- .5 The short list of four firms will be approved by Council, on recommendation from the Policy, Priorities and Budgeting Committee.

**3.2 PHASE II 'The Design Phase'**

- .1 The Design Brief will be issued to the four competitors who will meet collectively with the Technical Advisory Committee to review the brief, and to establish any need for clarification or new information. The objective is to produce a final version of the brief which will be clearly understood by all concerned.
- .2 City Council will meet with the four finalists at an open public meeting. The essential purpose will be to provide competitors with the opportunity to judge the collective wishes of City Council and acquire a reading on the opinions of interested public.
- .3 Designs will be submitted to the Professional Advisor anonymously, i.e. with no identification of the authors.
- .4 The Technical Advisory Committee, with security commitment, will review the designs for compliance with the Design Brief, and in particular that each design can be built within the budget, and advise the Professional Advisor. If, in the opinion of the Technical Advisory Committee, a design does not properly comply with the Design Brief or cannot be built within budget, it will be forwarded to the Policy, Priorities and Budgeting Committee with a recommendation that it not be submitted for judging. The Committee's decision will be final.

**3. Architect Selection Process**