

## Executive Summary



A comparison of existing building area and what is required by reviewing functional needs for the County Administration Building results in a minimum total building area of 20,500 sq ft for spatial needs to meet present day needs. The RFP prepared by the County indicated a new building area of 25,684 but the report considers that 22,614 sq ft would suffice and includes expansion space of just over 2,200 sq ft for County future requirements.

To meet staff requirement and to provide areas that are fully functional at the present site location would require a building addition of 11,245 sq ft (1,044.7 m<sup>2</sup>) to the present structure.

A review of the existing site shows that such an expansion can be accommodated, but the adjacent site presently occupied by the Public Works Yard is not large enough to accommodate relocation of a new Public Works Shop on the same land area.

A possible expansion is shown within this report to the existing building. This approach to give the necessary building area is influenced by the present building plan, its orientation, its roofing profile, and exterior and interior finishes.

It is important that the final building appearance be progressive in character from the exterior, and that the interior appears as one new building and not give the appearance of new addition, and renovation.

To enable existing operations to continue in the County building, the project would have to be in 3 construction phases which extends the construction period by approximately eight months over new construction.

Demolition within the existing areas, new roof requirements, upgrade to mechanical and electrical systems and finishes replacement would mean staff relocation during the phased construction of departments

to temporary new areas within the addition while these renovations take place. There would be considerable inconvenience to staff and public over nearly a two year period.

Costs increase with this approach, the project is less attractive to contractors and sub trades than a new structure, and should any asbestos be discovered within the existing mud of the present original building, then delays and costs are further increased.

Additions and renovations to existing buildings will often result in certain compromises in the functional plan, working atmosphere, energy conservation and the final building image. A review of the suggested possible plan form shows that the expansion is possible but existing configurations will result in excessive maze like corridors to the different County departments.

Structural methods for the new addition should not impose any loadings on the existing piles.

On project completion there would be no possibility without land acquisition for the Public Works Shop to relocate to the adjacent area occupied by the present yard. The renovated building would be outside of the County boundary and does not have significant exposure.

Any new building should be constructed within the County land area. A new building can be developed to give maximum exposure, and represent a solid base image and a progressive County Council & Administration.

The plan form for a new building can be modern, functional, and planned for efficient administration in department locations, circulation distribution, public access and not compromised by any present conditions.

The building can be designed to maximize public exposure to the facility, take advantage of view points, solar

considerations & orientation, maximize natural daylight, with environmental and energy considerations.

The building can be an example within the area as to how problems of servicing can be resolved to meet the issues of un-serviced land.

New building design results in brand new finishes requiring minimum maintenance for several years, and low operational costs.

A new site will be large enough to accommodate the Public Works Shop and its associated yard, and act as a catalyst for development within the County.

The report illustrates how other county offices have been located adjacent to urban centres with the result that commercial, industrial, service buildings, housing etc, has developed in close proximity due to attractive land values, and ease of access to urban services.

The cost of new construction is estimated to be approximately \$1,300,000.00 more than a renovation and addition to the existing building. These additional costs could be off set by sale of the existing building and adjacent lands, improved operational costs, and increased tax base through adjacent land development.

The above summarizes the reports content, and for more detailed information on the alternative approaches to development, please see the main body and more detailed summaries at the end of this report.

**Estimate for Construction Renovation & Additions**  
\$5,324,354.00 (21 months construction)

**Estimate for Construction New Building**  
\$6,617,524 (13 months construction)

Schematic Design Documentation  
Saddle Hills County, Alberta, Canada  
May 16th, 2011



## Summary - Existing Building

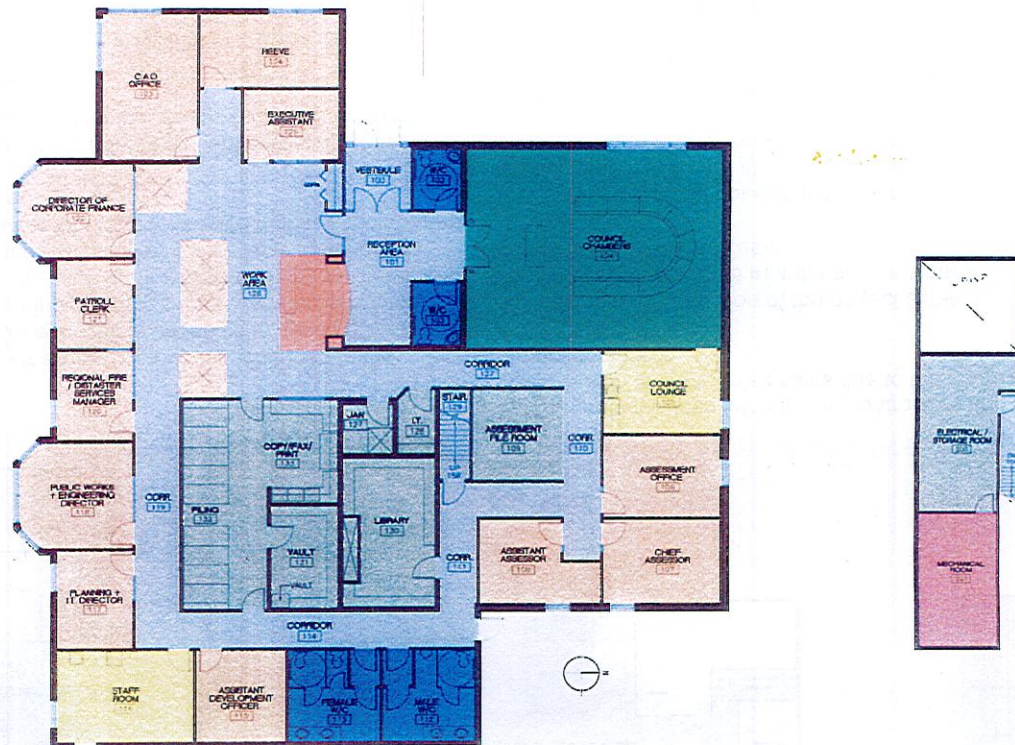
The existing building is in need of repair. Most significantly is the existing metal roof, which under any expansion project should be re-roofed in its entirety.

Building mechanical systems while adequate, are aging and will require replacing in three to five years. The serviceability of the existing mechanical units has also been questioned. Washroom fixtures should be updated to lo flow usage fixtures (see mechanical report).

The electrical systems are adequate for the current building but lighting is aging and inefficient as T-12, T-8 and U-shaped fluorescents are being used. A complete retrofit of the existing lighting is recommended and service and panel upgrade for any new addition is required.

The ceiling grid is water stained in numerous locations and is also recommended to be replaced in its entirety particularly if roof fire rating needs review to code compliance.

While many of the interior finishes are in acceptable condition, ie: flooring, under a new project it would be recommended that flooring is replaced so that there is not a new addition / old building look. Other items similar to this would be painting throughout and updating millwork.



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## Summary - New Building

The new building provides all of the necessary requirements to supply a functional work environment for many years to come.

Space has been provided for all of the current needs of the County Office, plus expansion.

Construction of this building would be on a new site.

This plan has many support areas, such as meeting rooms and day to day filing supplied to each department and a room dedicated to teleconferencing.

All spaces within the building are designed to best practices.

Corridor spaces are set at five feet but the future office atrium space gives a spacious look.

The building has been designed to be sited to provide optimum daylighting and thermal values by limiting the solar gain from the south.

All materials and systems in this project would be up to date. Efficiencies in electrical and mechanical as well as life cycles would be better and longer than in the addition and renovation project.

Planned into this project is expansion space that takes the form of an open two storey atrium space. This space once first constructed allows for the introduction of plants into the interior that greatly aid in producing better air quality within the building. Secondly the atrium allows for the introduction of natural light into the second level of the building and allows it to penetrate to the interior of the main floor plate. When the need arises this area can be fully developed over the two levels yielding an expansion space of approximately 2,200 ft<sup>2</sup>. (204.3 m<sup>2</sup>)

The location of this building would be in the County. This location would give residents a better feeling of ownership and identity as a result of this project in a county location.

The location has no services, and specifically has no capability for a water or sewer service. Methods of water collection and treatment would have to be used to allow this building to function. Internet improvement for the county would be expedited by new site development. This would be an opportunity for the County to showcase how to deal with the various issues and thus promote how to live in the Saddle Hills County area.

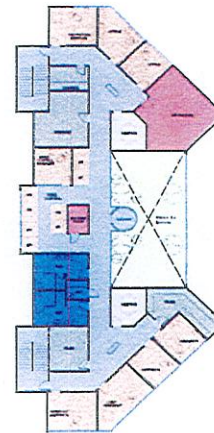
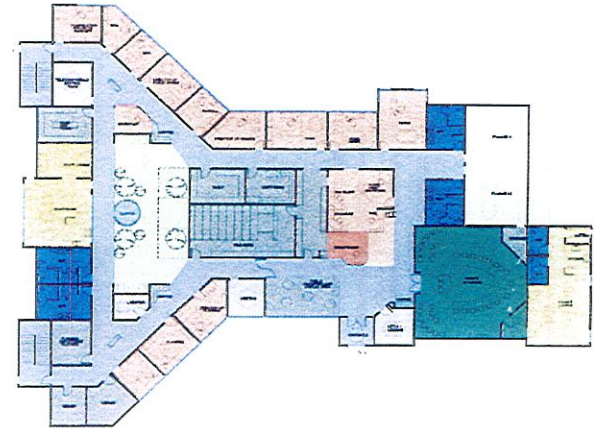
Having an office and location outside the County that does not deal with these issues does not help to promote living and working in the County.

Alternative forms of treating black water and utilizing grey water will have to be evaluated.

Bio filters for the treatment of black water are comparable to septic fields in cost and either system could be used.

Rain water collection could be used for implementation in building plumbing fixtures.

For drinking water it is recommended that bottled water be trucked in for this use in designated refrigerated drinking stands.



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