

September 19, 2019

Our File: 02-0810-30/91015/1

Doc #: 3400252.v6

To: City Manager

From: General Manager Parks, Recreation and Culture Services
General Manager Strategic Initiatives

Subject: **Public Safety Building Parkade Roof Replacement and Buchanan Square
Renewal - Results of the Public Consultation & Final Concept Plan**

For: **Council-in-Committee**

Recommendation:

That the Committee receive the report of the General Manager Parks, Recreation and Culture Services and General Manager Strategic Initiatives dated September 19, 2019 and entitled "Public Safety Building Parkade Roof Replacement and Buchanan Square Renewal – Results from Public Consultation & Final Concept Plan" for information.

Report Purpose:

The purpose of this report is to provide Council with the results of the public and staff engagement and the updated concept design for Buchanan Square enhancements. This will also provide Council with an opportunity to review the revised concept and provide feedback before staff proceeds to detailed design and costing for the roof membrane replacement and Buchanan Square renewal.

Strategic Goal:

This initiative supports the City's goals of "Enhancing Sustainability of City Services and Infrastructure", "Increase Active Participation and Creativity", and "Strengthening Neighbourhoods" by replacing aging infrastructure and taking the opportunity to improve an important outdoor public space in the City Center that will deliver a welcoming, engaging and inclusive amenity to the community.

Executive Summary:

Between May 29, 2019 and June 5, 2019 separate public and staff surveys were open for input on the Buchanan Square renewal. The concept plan for Buchanan Square has been updated to reflect comments and feedback to date from Council and the public, as well as City and RCMP staff. Project cost estimates have also been updated to reflect these changes. Two concept design options are presented for Council consideration including a staff

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recommended option with a lighted mosaic shade structure, swing benches, and the unity slide.

Background:

Buchanan Square is an important public interface between City Hall and the Public Safety Building (PSB). The square was originally designed as a grid of in-ground planters and trees to provide an aesthetic interest. This plaza is directly opposite Spirit Square across Burlington Drive.

The lower-level of this square also doubles as the roof of the PSB parkade which is approximately 23 years old. The type of waterproofing membrane that was used in this rooftop application has a typical life span range of 15 to 20 years. The roofing system is allowing water penetration resulting in extensive leakage into the PSB parkade making a number of parking stalls in this area unusable. Over the last five years there have been numerous leaks and localized repairs to the membrane.

An investigation into this leakage was done by a structural engineer and building envelop consultant who confirmed a need to remove and replace the existing roofing membrane in order to address the leaks. Preliminary findings have suggested that the roof has not been structurally compromised to date; however, once the roof materials are removed during construction – the exact extent of the damage caused by the water penetration will be more fully understood.

During the February 4th, 2019 Council-in-Committee meeting three options were presented for the PSB Roof Membrane Replacement & Buchanan Square redesign:

- Option A: Like for like approach to restoring Buchanan Square with a cost estimate of \$2.5million.
- Option B: Enhanced Lower Square with additional new furnishings, timber seat steps and grass lawn area in the center of Buchanan Square. The cost estimate for this option was \$3.0 million.
- Option C: Enhanced Lower and Upper Square encompass the same updates as option B but with a seat wall and stairs connecting the lower and upper levels. The cost estimate for this option was \$3.5 million.

Option C was the option preferred by the majority of the Committee with a design modification to replace the lawn with hard surface to better accommodate public events and festivals.

A 'Misting Q' water feature option was presented in addition to the three designs, but there were hesitations over the idea of implementing a water feature over the membrane which had a history of water damage. There was also an interest in a placeholder within the design for a future public art component.

The previous report presented to Committee on February 4, 2019 titled, "Public Safety Building Parkade Roof Replacement and Buchanan Square Renewal" is attached for reference (Attachment 1).

Discussion/Analysis:

The Buchanan Square Option 'C' concept was modified based on the feedback received at the February 4th Council in Committee meeting (with the removal of the lawn space). This concept was presented to the public, City staff, and RCMP staff for feedback.

Public Consultation

The public consultation survey was available for input between May 29th – June 5th, 2019 and a public Open House consultation session was held at City Hall on May 30th, 2019. The survey was well received, with 407 respondents from the public, 137 respondents from City staff and 30 respondents from RCMP staff. The feedback was generally favorable and provided valuable insights that have informed further concept refinements.

The survey started by gathering information on current likes/dislikes for the existing space. It then provided an updated concept plan and gathered feedback on the proposed concept and any additional elements/site features desired that were not included in the design. The goal was to determine what was and was not working in the current space, understand the needs of the users, and develop a concept plan that would transform the space into a more welcoming plaza reflective of community needs. City and RCMP staff were also surveyed as possible space users.

In an effort to understand why the current design is not well used, respondents were asked "What is your primary reason for visiting Buchanan Square?" and "Are there any barriers that keep you from visiting Buchanan Square more frequently, or at all?" The responses to both questions are summarized below and were consistent between public and staff.

What is your primary reason for visiting Buchanan Square?		
	% of public responses	% of staff responses
Passing through only	69%	66%

Are there any barriers that keep you from visiting Buchanan Square more frequently, or at all?		
	% of public responses	% of staff responses
Lack of amenities	47%	49%
Lack of furnishings	34%	72%

It appears that lack of amenities and seating opportunities are the primary reasons why the current space is underutilized. Attachment 2 provides a summary of the public and staff feedback received through the survey.

Respondents of the survey were shown the proposed design and were asked to pick their top 3 of 8 proposed improvements they considered to be the most important within the new concept plan.

The 8 proposed improvements included in the survey were:

1. Social/Seating Areas
2. Market & Festival Space Opportunities
3. Updated & Enhanced Planting Schemes
4. Barrier-Free Walkways
5. Picnic Space
6. Increased Lighting
7. Functional Art Opportunities
8. Table Court Games

The top three priorities identified through the public survey are:

1. Social/Seating Areas
2. Market & Festival Space Opportunities
3. Updated & Enhanced Planting Schemes

The top three priorities identified through the staff survey are:

1. Social/Seating Areas
2. Picnic Space
3. Updated & Enhanced Planting Schemes

Based on the feedback it appears that this public space would benefit most from additional seating and social spaces, as well as a flexible layout that would facilitate a variety of social gatherings while maintaining floral displays and vegetation for the public and staff to enjoy. Though the survey results identified some interest in a water feature, staff has not brought

forward that idea in the revised concepts due to the future potential for water ingress and budget implications.

Design Response to Consultation Feedback

Staff and the design team have worked to amend the Base Design as well as develop an option that more fully responds to feedback received to produce an Enhanced Design option. These two designs are presented to Committee for feedback.

Option 1 – Base Design

The concept plan for Buchanan Square was updated based on comments received from the February 4, 2019 Council-in-Committee meeting and public/staff feedback received through surveys and an open house. The revised concept strives to create special and playful space that is welcoming, inclusive, engaging, and reflective of the community (Attachment 3).

This Concept Plan has an increased quantity and variety of seating to address the top priority from the public and staff. The seating provides a variety of resting and socializing opportunities and experiences, providing the reason for people to engage with the space regularly. Unique seating experiences allow for the opportunity to incorporate functional art in to the space. The plan is to incorporate bright and colourful benches, planters and picnic tables providing visual interest to the square. Adding to the visual aesthetic of the space, moveable planters can be incorporated to allow the integration of vegetation and small shade trees without penetrating the membrane or permanently constraining the space. This meets the desire to update and enhance the planting schemes in a less intrusive way.

The concept of a seat wall with stairs connecting the two levels remains in the new base option. This is an important element that would help to visually and physically connect the lower and upper levels of the plaza and allow for additional seating reflective of the top desires from the consultation.

The revised concept plan proposes a more open lower level which creates a much more flexible and engaging space while creating unobstructed site lines and connection to Spirit Square. Strategically placed seating around the perimeter of the square with shade provided by moveable planters would help to facilitate seating in spaces where people tend to naturally congregate. The establishment of a more flexible central space in the lower plaza allows for some event, market and festival opportunities to expand into this space. This option includes decorative light poles which would provide lighting to the space but would also be designed to be esthetically complimentary to

other features within the Square. The use of space for community gatherings is illustrated in Attachment 4.

While the majority of the lower level is over the parkade slab – a subtle row of bollards delineates where the slab roof ends to allow for trucks and vehicles (i.e. food trucks) to use a portion of the space. Additionally, the grass area south of the Public Safety Building has been integrated with the formal hard surface space in the square to appear as a cohesive element of the space.

To add site amenities to Buchanan Square, the inclusion of 2 table games are proposed in the lower plaza. A lack of site amenities made up approximately 50% of the responses to “Are there any barriers that keep you from visiting Buchanan Square more frequently, or at all?” This cost effective site feature integrates elements of active play and is inclusive of multiple age groups contributing to the unique, fun, and social aspect of the space. Unique table games, a variety of seating, and span of open hardscape create many opportunities for functional public art to be included.

Buchanan Square is intended to compliment and visually connect to Spirit Square and can be connected visually through design and programming (see Attachment 5). Through the detailed design process staff can explore the feasibility of creating a raised pedestrian crossing on Burlington Drive. This connection would not only establish a safer and more substantial pedestrian link between the two complementary public spaces, but it would also increase flexibility and functionality thereby multiplying the community benefit of both public spaces.

Option 2: Enhanced Design (Recommended Option)

Based on the public and staff feedback, there are additional site features that would better address the range of desires expressed, but are beyond the current scope and budget. The Mosaic Shade Sail, Swing Benches, and the Unity Slide are all intended as practical enhancement amenities intended to further activate the space with unique and exciting features to make the space more engaging and welcoming for the public (Attachment 6). These have all been included in the enhanced design option, but can be selected individually for inclusion or exclusion in the final design option, as per Council direction.

Mosaic Seasonal Shade Sail

The most requested amenity through the survey was shade protection.

Are there any amenities that should be included in addition to the proposed design to make the square more enjoyable to you?		
	% of responses from Public	% of responses from City & RCMP staff
Shade/Rain Protection	11%	28%

A solar analysis study of the space was provided by the Consultant that confirmed the need for shade during the summer months from late morning until 4:00 pm.

To address the need for shade the shade sails were introduced into this design option. These sails add visual interest in the Square while maintaining the view corridor towards Glen Drive. These sails make the lower plaza feel more intimate, and could also be used to attach string lighting (catenary lighting) to add further interest in the evening. This shade will be designed to resemble a colourful mosaic from above and below to artistically represent and reflect the multicultural and inclusive nature of Coquitlam. The shade structure could be used seasonally signaling the change of seasons, particularly the excitement of the beginning of outdoor activity that comes with the arrival of spring each year. By storing the shade structure through the winter it would also prolong its longevity while allowing for catenary lights to stay and provide colour and vibrancy to the space during the winter. Attachment 7 provides precedent images for the shade sail structure to indicate the general intent of the proposed structure and decorative poles.

Swing Benches

The incorporation of swing benches creates a unique seating experience which would draw the public into the square and act as a visual interest piece. The swings create an experience not commonly found in other Coquitlam Parks thus creating a destination feature. The design of the swing bench can be considered a functional art piece unique to the City. This feature reinforces the social and fun aspect of the space. Attachment 8 includes precedent images of swing benches.

Unity Slide

A slide connection between the upper and lower plaza is proposed as a way to visually and physically unite the upper and lower plaza spaces, and introduce a unique, youthful, and energetic element into this symbolic urban community space. The survey indicated 12% of public respondents and 8% of

staff respondents requested a slide or a similar playful feature within the plaza. The unity slide is intended to diversify the social and recreational offerings in the lower plaza, softening the seat wall edge and making the space more playful, while keeping the space flexible and professional in nature. Attachment 9 includes precedent images of the slide in an urban space context, making it more approachable and inviting.

Next Steps

The original project schedule has been revised to recognize the need for additional detailed design following the consultation and Council approval of the design. Staff intends to proceed with the project as below:

- Detailed design and budget for Council approval Spring 2020
- Tendering Spring 2020
- Construction Summer 2020
- Completion Fall 2020

Financial Implications:

Updated costing based on the conceptual designs has been provided by the Consultant. Currently the costs below are classified as a 'Class D' cost estimate based on a concept design and are +/- 30%. Costs will be better understood as the detailed design progresses and ultimately when the project is tendered.

The Base Design which was developed on Council's February 4, 2019 direction is estimated to cost \$3.9 M. This scope includes additional seating on the upper and lower plaza, a timber seat wall connecting the two levels, and moveable planters to integrate vegetation. It does not include the mosaic shade structure, bench swings, or the unity slide.

The staff recommended scope of work which provides additional response to the consultation feedback and includes an attractive and colourful mosaic shade structure with lighting elements, bench swings, and the unity slide is estimated to cost \$4.3 M. The work would include improvements to about 0.7 acres of centrally located public space in a high density area. If this amount of space were to be purchased for open space purposes in the City Centre, the estimated land cost would be over \$11 million. With the evolution of the City Centre as a regional urban centre and the corresponding increase in density, this strategically located public space represents a tremendous opportunity to invest in outdoor amenities for the community without any land acquisition costs.

Approved Funding	Amount	Notes
Original Roof Replacement Placeholder Budget (Approved 2016)	\$2 million	To be split 1/3, 2/3 with Port Coquitlam \$0.7 M Port Coquitlam, \$1.3 M Coquitlam
Enhanced Square Restoration Placeholder Capital budget (Approved Dec 3, 2018)	\$1 million	Enhanced design elements would be solely at City of Coquitlam's cost as they are not required to remediate the membrane.
Total Approved Budget	\$3.0 million	
Cost Estimate	Amount	Notes
Like for Like roof replacement shared with Port Coquitlam	\$2.5 million	To be split 1/3, 2/3 with Port Coquitlam \$0.8 M Port Coquitlam, \$1.7 M Coquitlam
<u>Option 1 – Base Design</u>	+ \$1.4 million	Additional \$800,000 funded from Bonus Density
<u>Option 2 – Enhanced Design (Recommended)</u>	+ \$1.8 million	Additional \$1.2 M funded from Bonus Density
Total Cost	Option 1 - \$3.9 million Option 2 - \$4.3 million (Recommended)	With \$0.8 M coming from Port Coquitlam for both options

Subject to Council's feedback on the preferred option, staff will work to finalize the detailed design and budget for Council's consideration early 2020. As noted above, the two options require some level of additional funding. Option 1 is anticipated to require additional \$800,000 and Option 2 would require an additional \$1.2 M. Staff will include placeholder funding from the Density Bonus Reserve in the 2020 Capital Plan based on Council feedback.

As part of the completion of the detailed design, staff will be determining the net anticipated impact of the proposed improvements on the City's annual operating budget. This will help inform Council of the long-term implications of the additional enhancements on the City budget. The maintenance and operating costs are determined based on the inventory of park assets that are quantified when the detailed design has progressed to a stage where these

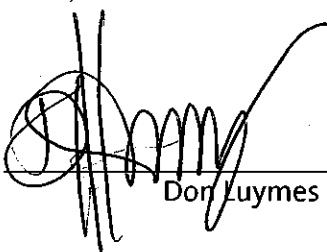
assets can be selected. These details will be provided to Council at the detailed design approval stage.

Conclusion:

The Base Design and Enhanced Design options for Buchanan Square would both deliver good value and provide desired amenities for the public and City/RCMP staff. The designs thoroughly enhance the space and encompass a fun and vibrant energy showcasing the City of Coquitlam as a social and inclusive community. The redevelopment of the square in this way provides a signal of the importance of making all public spaces inclusive, diverse, and accessible as the City Centre redevelops and densifies. Staff intends to move forward with detail design, based on Committee feedback, for Council consideration in Spring 2020.



Donnie Rosa



Don Luymes

Attachments:

1. February 4, 2019 report to Committee titled, "Public Safety Building Parkade Roof Replacement and Buchanan Square Renewal" (without attachments) (Doc #3156806.V13)
2. Summary of Survey Results (Doc #3400674)
3. Buchanan Square Base Design (Doc #3442626)
4. Buchanan Square Community Event Illustration (Doc #3441905)
5. Buchanan Square Concept Sight Lines (Doc #3441912)
6. Buchanan Square Enhanced Design (Doc #3442640)
7. Shade Sail Precedent Images (Doc #3442715)
8. Swing Bench Precedent Images (Doc #3400744)
9. Unity Slide Precedent Images (Doc #3400747)

This report was prepared by Milana Malesevich, Park Planner I with input from Andre Isakov, Park Planning and Design Manager, and reviewed by Lanny Englund, Manager Parks Planning and Forestry, Ian Radnidge, Director Strategic Projects, and Michelle Hunt, General Manager Finance and Technology.

Coquitlam

For Committee

January 22, 2019

Our File: 02-0810-40/CFAC1/2018-1

Doc #: 3156806.v13

To: City Manager

From: General Managers Strategic Initiatives & General Manager Parks, Recreation and Culture

Subject: **Public Safety Building Parkade Roof Replacement and Buchanan Square Renewal**

For: **Council-in-Committee**

Recommendation:

That the Committee receive the report of the General Managers of Strategic Initiatives and Parks, Recreation and Culture dated January 22, 2019 and entitled "Public Safety Building Parkade Roof Replacement and Buchanan Square Renewal" for information.

Report Purpose:

The purpose of this report is to provide Council with an update and confirm direction for a preferred Buchanan Square restoration plan associated with major repairs required to the existing roof membrane above the Public Safety Building (RCMP) parkade under Buchanan Square and adjoining City Hall.

Strategic Goal:

This initiative supports the City's goals of "Enhancing Sustainability of City Services and Infrastructure" and "Increasing Active Participation and Creativity" and "Strengthening Neighbourhoods" by replacing aging infrastructure and taking the opportunity to improve an important outdoor public space in the City Centre for the overall benefit of the public, City staff and visitors, and the surrounding community.

Background:

The Public Safety Building (PSB) serves as head office for the RCMP and civic support staff servicing the Coquitlam and Port Coquitlam communities. Coquitlam City Hall is the primary civic facility in the City Centre that provides accommodation for Council and the majority of the City's administration staff. Built in 1996 and 1998 respectively, these two facilities are separated by a large public open space consisting of an upper-level and lower-level outdoor plaza. This plaza is an important public interface between City Hall and the Public Safety Building and was designed as a mosaic of in-ground planters and trees to provide mostly aesthetic interest. This plaza is directly opposite Spirit Square across Burlington Drive and was named after a previous municipal employee, Don Buchanan, and as such, it is referred to as Buchanan Square.

POS

The lower-level square also doubles as the roof of the PSB parkade which is now nearly 23 years old. At the time of building construction, a single-ply modified rubber asphalt membrane was installed on top of the parkade's suspended concrete roof slab. A sand layer and surface concrete pavers were utilized to complete the roofing system to grade. The typical life of this type of waterproofing membrane is in the range of 15 to 20 years however, there have been numerous leaks and localized repairs over the last five years. The roofing system is allowing water penetration resulting in extensive leaking into the PSB parkade making a number of parking stalls in this area unusable. An investigation into this leakage was done by a structural engineer and building envelope consultant, and confirmed a need to remove and replace the existing roofing membrane in order to address the leaks. Preliminary findings have suggested that the roof has not been structurally compromised to date, however, once the roof materials are removed during construction, the exact extent of the damage caused by the water penetration will be more fully understood.

Under the terms of the 1995 "Public Safety Building Operating Agreement" staff have engaged with City of Port Coquitlam staff providing the required notice for pending work to plan for their one-third cost sharing portion.

Discussion/Analysis:

A consultant team made up of structural, electrical and mechanical engineers, a landscape architect and a quantity surveyor has been retained to complete the detailed design and construction of the roof replacement project. A more resilient two-ply waterproofing membrane will be utilized in order to increase the expected life of this roofing component going forward with particular attention being directed to detailing the roof to eliminate and protect against future failure areas. This includes the provision of properly designed protective measures to avoid root disturbance of the membrane by any proposed landscaping.

Buchanan Square Renewal Project - Options

Beyond replacement of the existing roof membrane, staff has also worked closely with the consultant team to consider options to restore the Buchanan Square area. Generally, today the design of the existing Buchanan Square does not function well as a welcoming, people oriented, public space that creates a unique sense of place and facilitates good access to the buildings through functional spatial layout. Staff believes that there is a real opportunity at hand to improve the functional design of this space, particularly in support of maximizing the beneficial use of limited outdoor spaces in our rapidly growing urban city center.

As Council contemplates investing in some of the more significant renewal and enhancement options for Buchanan Square landscaping as presented in this report, it is important to touch on the longer term plan and context for this site. The Planning and Development department has embarked on a

process to update the City Centre Area Plan including consideration of the City owned areas at the corners of Pinetree Way and Guildford Way, referred to as the "Four Corners". This updated plan will inform the future land use of the area however, it is highly unlikely that the south west corner, where City Hall and PSB are situated, would be significantly redeveloped in the next 15 to 20 years. In addition, the Strategic Initiatives department is assessing options for a long term strategy to address civic space needs. Although results are still preliminary, given the age and condition of the current buildings, the costs associated with expansion of City Hall and PSB are significantly higher in comparison to acquiring newly built commercial space. Further to that, there is also an opportunity for the City to address the civic space shortage through the Austin Works Yard Master Plan that can accommodate a future administrative component. This information will be detailed in separate reports and will be presented for Council consideration in the next few months. Therefore, staff feels confident that the proposed enhancements to the Buchanan Square will provide a community benefit for a substantial time frame, and are worthy of the investments contemplated in this report. The following three Buchanan Square restoration options, conceptually illustrated in Attachment 1, have been developed for Council consideration.

Option A – Base Option: This is a simple, base, restoration plan that can be best characterized as a "like for like" approach and would result in restoring the square with a more open and flexible area with concentrated pockets of plantings and seating defining the edges of the public square. Increased usability will be achieved in the lower square, although in a limited way. This scope of work is the work that would be cost shared on a 1/3, 2/3 basis with Port Coquitlam. A placeholder budget of \$2 million was established in 2016 for this project based on the original roof condition assessment, however, updated cost estimates are close to \$2.5 million.

Option B – Enhanced Lower Square: Option B proposes a further upgrade to the design of the lower square area consisting of additional new furnishings such as benches, picnic tables including a larger size harvest table, and timber seat steps along the northeast edge. Additionally a grass lawn area is also proposed for the core of the Buchanan Square to soften the space and make it more inviting. The new landscaping will open up the space and concentrate new low plants around the periphery of the square to frame the space with a colourful border and to add character with new floral display beds. Strategically placed decorative lighting will add ambiance and character in the evenings and during the holiday season. This option is designed to make the Buchanan Square more welcoming to the public and functional, while providing valuable recreational space and amenities and helping to connect the community to the City Hall and Public Safety buildings. The incremental cost implication in addition to the Option A base option, is approximately \$500,000, for a total project cost of \$3 million.

Option C – Enhanced Lower and Upper Square (Preferred Approach): This option includes the improvements proposed in Option B for the lower

square and additionally also proposes an enhanced transition and physical connection between the upper and lower square areas with a seat wall and stairs connecting the two. This will now create a single, multi-level plaza with greater opportunity for use, both casual and programmed. The upper plaza is currently disconnected from the lower space and is largely unused most of the time. The new hard and soft landscaping creates a better connection between the two spaces and results in a much more flexible and engaging space. This option will better support social interactions within the public square by enhancing the physical and visual connection between the lower and upper spaces and making the City Hall and Public Safety buildings more accessible. The incremental additional cost in addition to the Option A base option is approximately \$1 million, for a total project cost of \$3.5 million.

Additional Optional 'Q' Landscape Feature

Staff has also explored an optional landscape feature that could function as an iconic element at the entry to this space as well as connect with the city's branding for either Options B or C. This element would not only establish a prominent visual presence but also function as a creative bench. The element, illustrated in Attachment 1, is in the shape of the Coquitlam 'Q' and could optionally include nozzles to provide water mist should a simple water element be desired. The mist option could cool the air in the summer for those sitting on the bench and would also provide additional visual impact. It is not unusual for public buildings to feature water as an additional sensory experience within the public realm. Subject to the final design, placement and costing this element could be incorporated within the scope and budget presented for both Options B and C. There would be an incremental savings of approximately \$75,000 if the 'Q' Landscape element is not incorporated into the project.

Summary of Options

As Council is aware; Spirit Square is a 0.8 acre, well-used public space in the City Centre adjoining Buchanan Square across Burlington Drive. In the City's growing urban centre public open space such as this provides for social opportunities and casual recreation that are a critical element to creating a desirable, connected community, and to optimize valuable and costly public space. The upper and lower levels of Buchanan Square combined represent 0.7 acres of open space, which is sizeable; however, these areas are not currently designed to encourage public use, rather they primarily serve to connect residents through the space to City Hall or the Public Safety Building. The proposed landscape improvements presented in the Option C (preferred approach) will allow for enhanced way finding and connectivity, while also activating this space to deliver nearly double the publicly available open space currently provided by Spirit Square alone. The design presented creates open, programmable space in lower Buchanan Square, while also taking advantage of the tremendous opportunity that exists in upper Buchanan Square through the modest addition of the stair and seating area connection. In addition, the original vision to close the section

of Burlington Drive between City Hall and Spirit Square for community events such as the Welcome to Coquitlam event becomes a compelling opportunity. On this basis, the staff preferred restoration approach is Option C. Through this report Council input is being sought as to Council's preferred direction.

Staff included a placeholder of \$1 million additional funding from the Infrastructure Reserve Fund for this enhanced plaza work in the 2019 Capital Plan. Based on preliminary incremental cost estimates, this amount would be sufficient to fund the enhanced B and C restoration plans, however, as summarized in the Financial Implications section below an additional allocation of \$333,000 would be required in order to fully fund the original base roof replacement project.

Financial Implications:

Updated costing has been provided by the City's consultant team based on conceptual design of the options only at this time. Actual costs will be established through detailed design and tender. The following table provides a detailed summary of the budget status, costs and additional funding requirements of the three optional restoration plans for Council consideration:

Table 1: Funding Breakdown

DESCRIPTION	AMOUNT	NOTES
<u>Coquitlam Funding Approved to date</u>		
Original Roof Replacement Placeholder Budget (Approved 2016)	\$2 million	To be split 1/3, 2/3 with Port Coquitlam (\$0.7 M Port Coquitlam, \$1.3 M Coquitlam)
Enhanced Square Restoration Placeholder Capital budget (Approved Dec 3, 2018)	\$1 million	Enhanced restoration elements would be solely at City of Coquitlam's cost as they are not necessarily required to remediate the garage roof.
Total Approved Budget	\$3.0 million	
<u>Updated Project Costing (2019)</u>	TOTAL	
Option A – Base roof replacement option with simple restoration plan	\$2.5 million	To be split 1/3, 2/3 with Port Coquitlam (\$0.8 M Port Coquitlam, \$1.7 M Coquitlam)

<u>Option B</u> – Enhanced Lower Square Restoration (\$3 million)	+ \$500,000	Additional enhancements funded by Coquitlam
<u>Option C</u> – Enhanced Lower and Upper Square Restoration (Preferred Approach) (\$3.5 million)	+ \$1 million	Additional enhancements funded by Coquitlam

Note: Options B & C include an allocation to construct the “Q” landscape element. Approximately \$75,000 could be saved by deleting this piece.

As noted, the incremental additional cost of the enhanced restoration approaches presented in Options B and C, inclusive of the ‘Q’ landscape feature, is considered to be the sole responsibility of the City of Coquitlam as they go beyond the like for like restoration cost-sharing obligations of Port Coquitlam.

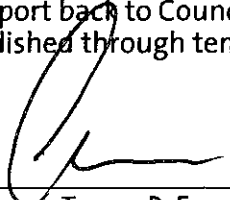
Staff is requesting Council support of an additional budget allocation of \$333,000 from the Building Component Replacement Reserve Fund in order to address a funding shortfall in the base roof replacement remedial work funding as this component has increased from \$2 million to \$2.5 million due to cost escalation from the original 2016 estimate. The City of Port Coquitlam will also need to contribute an additional \$167,000 commensurate with their one-third cost sharing of this base level work of which they have been notified. The \$1 million Buchanan Square enhancement funding, already approved by Council as part of the 2019 Capital Plan, is sufficient to achieve the preferred Option C, Lower and Upper Square Enhanced Restoration plan, should Council support this direction.

Subject to Council’s input on the preferred option, staff will work to finalize the design and costing for report back to Council for final sign off prior to tender.

Conclusion:

Optional Buchanan Square restoration plans are presented to Council for input in order to enable detailed design and costing to proceed. They present a significant opportunity to enhance an important community space. Option B or C enhancements can be achieved within the approved \$1 million Buchanan Square enhancement funding included in 2019 Capital Plan budget, however, an additional \$333,000 is required to achieve the original base roof replacement work. Should Council support the staff preferred direction of Option C enhancements, there will be a significant net gain in functional, useable outdoor amenity space in this location. Following Councils input, staff will have the design finalized and costs again updated

for report back to Council prior to tender. Final costs will ultimately be established through tender results later in 2019.



Andreea Toma, P. Eng.

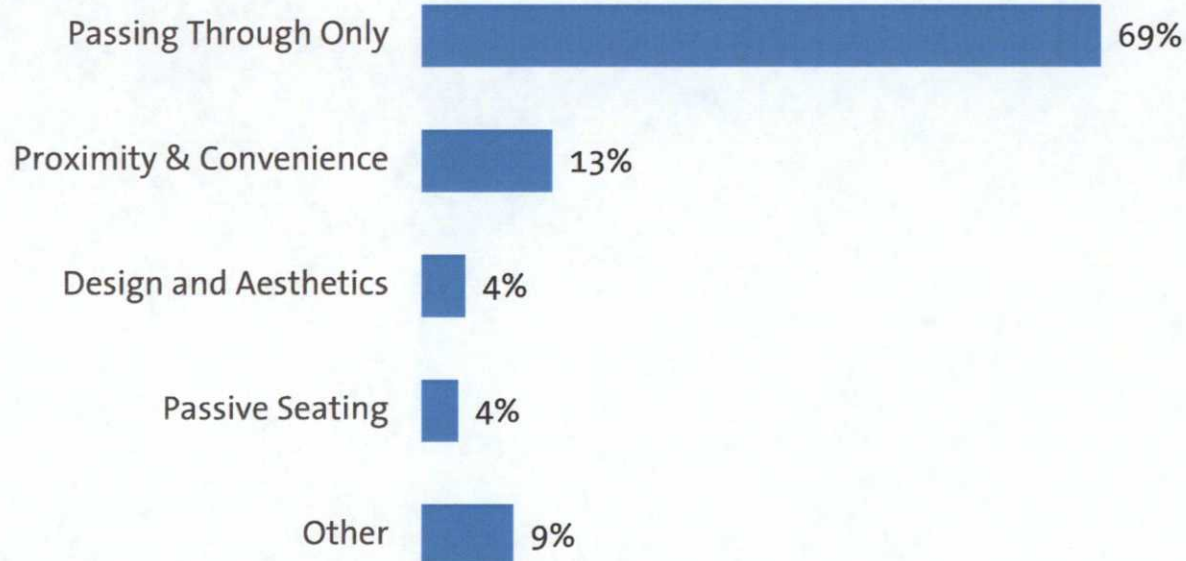
Raul Allueva, RPP

Attachments:

~~1. Attachment 1 – Council Presentation including Options~~

This report was prepared by Paul Costa, Parks and Facilities Construction Manager and Ian Radnidge, Director Strategic Projects, and reviewed by Michelle Hunt, General Manager, Finance and Technology, Lanny Englund, Manager Parks Planning and Forestry, Andre Isakov, Park Planning and Design Manager and Kevan Cornes, Manager Facilities.

Accessing Buchanan Square



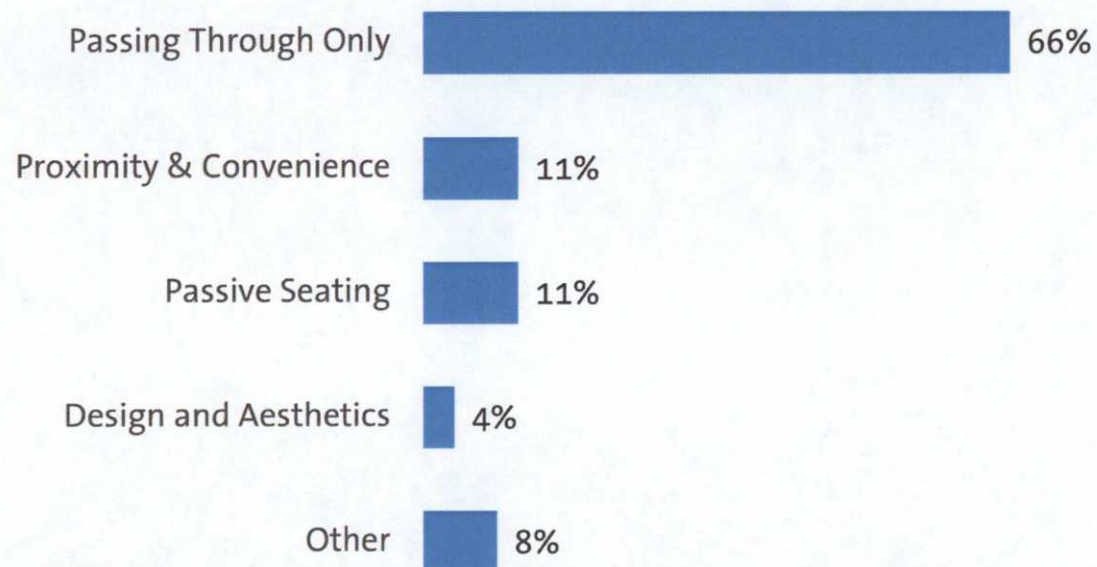
Public Feedback

Q: What is your primary reason for visiting Buchanan Square? Select one.

Please refer to the Verbatims file to read all the comments submitted for this question.

Total participants: 407

Accessing Buchanan Square



City & RCMP Staff Feedback

Q: What is your primary reason for visiting Buchanan Square? Select one.

Please refer to the Verbatims file to read all the comments submitted for this question.

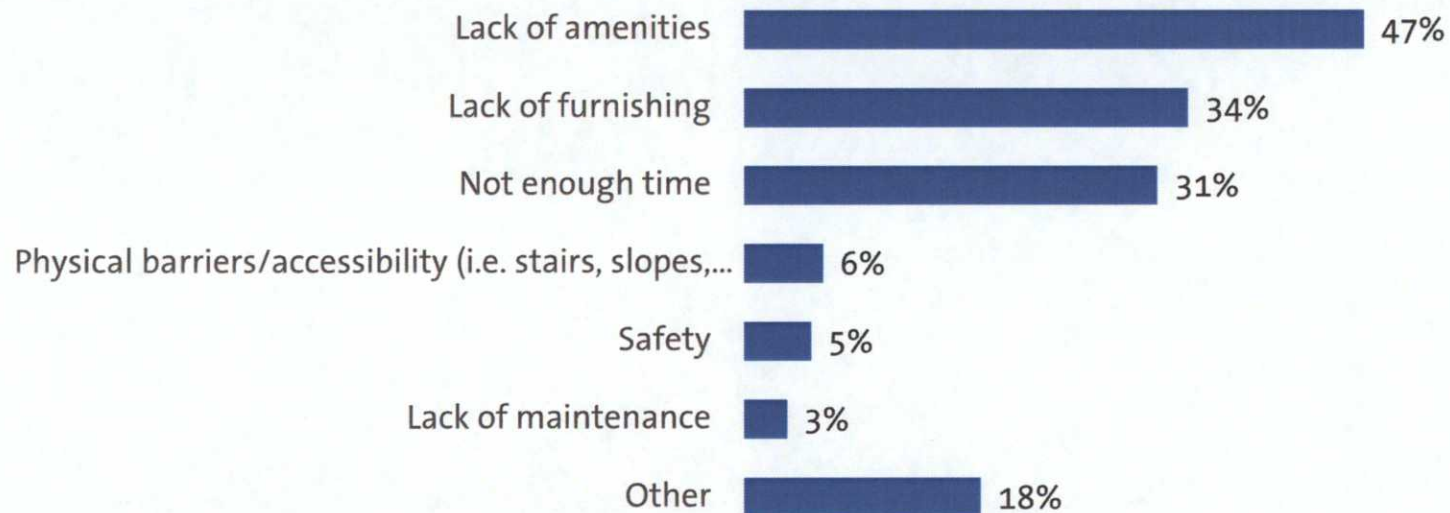
Total participants: 167



CityofCoquitlam

Barriers to Visiting Buchanan Square more frequently

43% of survey participants reported that there are no barriers keeping them from visiting Buchanan Square more frequently or at all. The barriers faced by others are...



Public Feedback

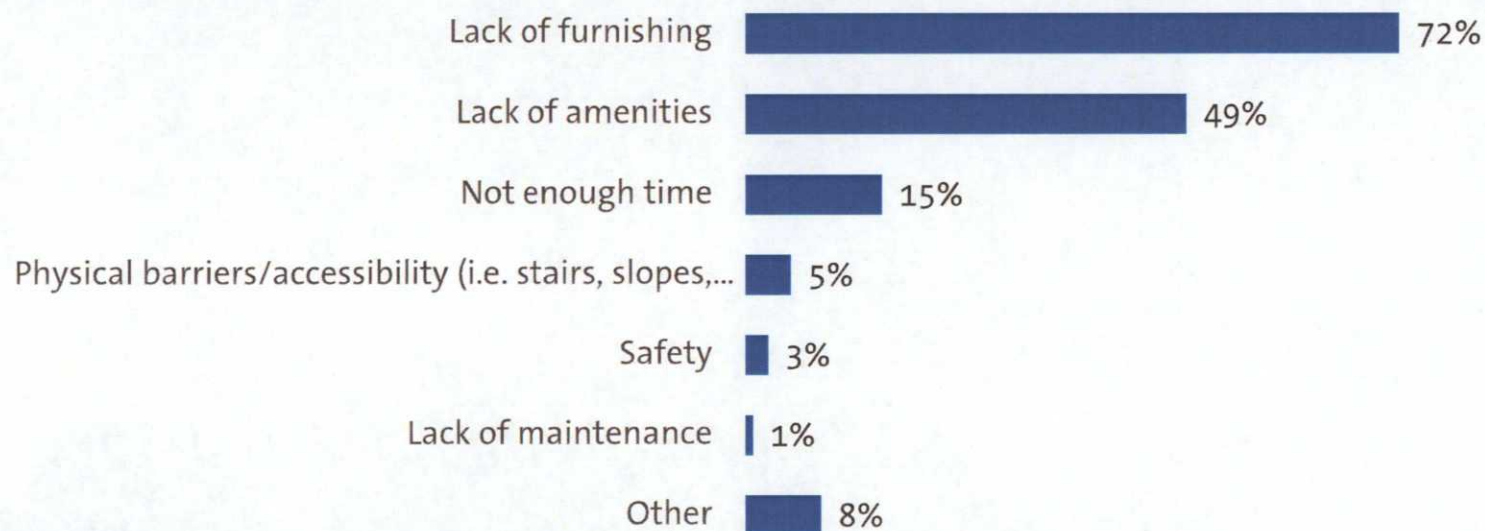
Q: Are there any barriers that keep you from visiting Buchanan Square more frequently, or at all? Select all that apply.

Please refer to the Verbatims file to read all the comments submitted for this question.

Total participants: 382/216 (those who selected one or more barriers)

Barriers to Visiting Buchanan Square more frequently

24% of survey participants reported that there are no barriers keeping them from visiting Buchanan Square more frequently or at all. The barriers faced by others are...



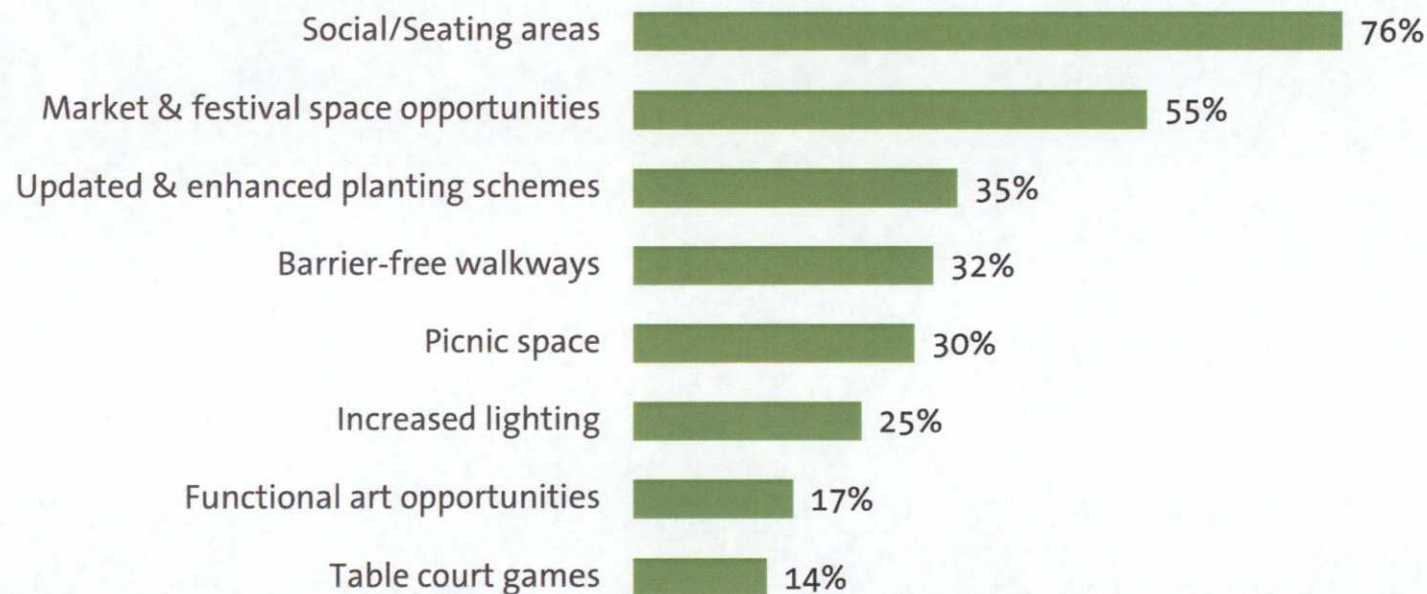
City & RCMP Staff Feedback

Q: Are there any barriers that keep you from visiting Buchanan Square more frequently, or at all? Select all that apply.

Please refer to the Verbatims file to read all the comments submitted for this question.

Total participants: 157/119 (those who selected one or more barriers)

Most Important Proposed Improvements to Buchanan Square



Public Feedback

Q: City staff have presented an option to create a more vibrant and usable public space at Buchanan Square. Of the proposed improvements to Buchanan Square, which do you think are the most important? Select your top 3.

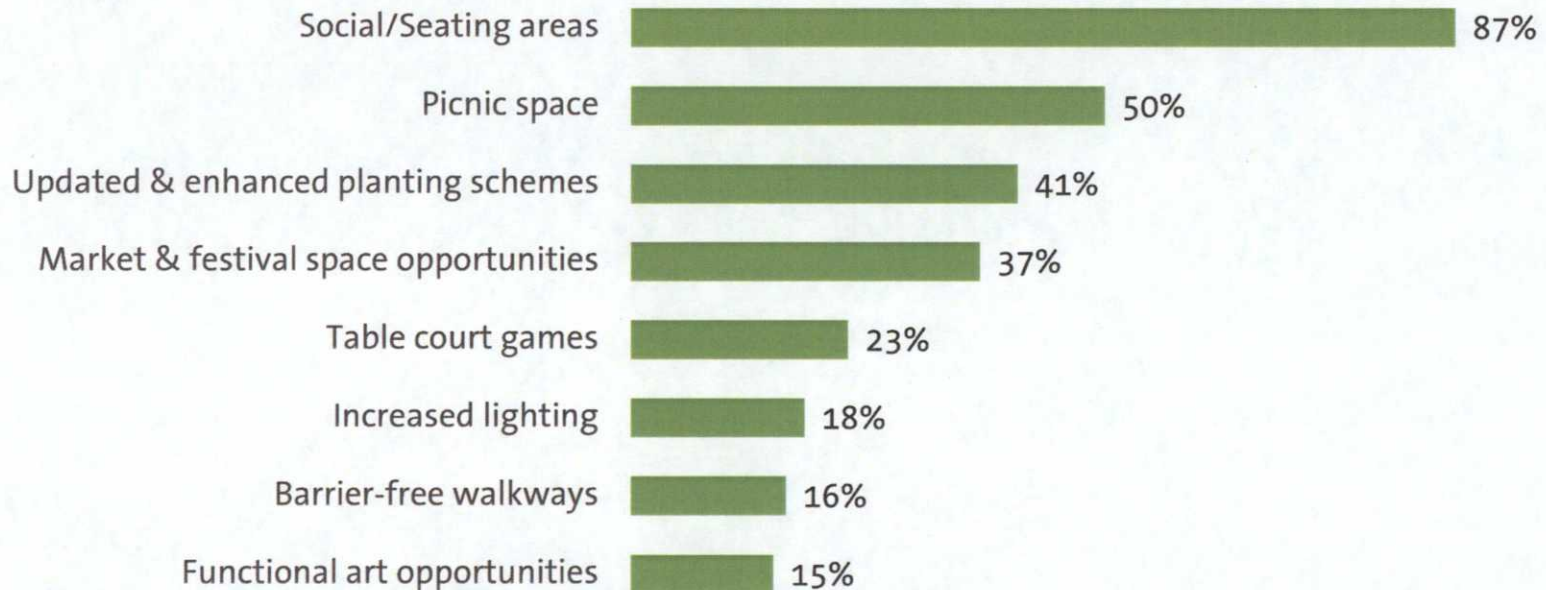
Total participants: 350



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Coquitlam 5 of 6

Most Important Proposed Improvements to Buchanan Square



City & RCMP Staff Feedback

Q: City staff have presented an option to create a more vibrant and usable public space at Buchanan Square. Of the proposed improvements to Buchanan Square, which do you think are the most important? Select your top 3.

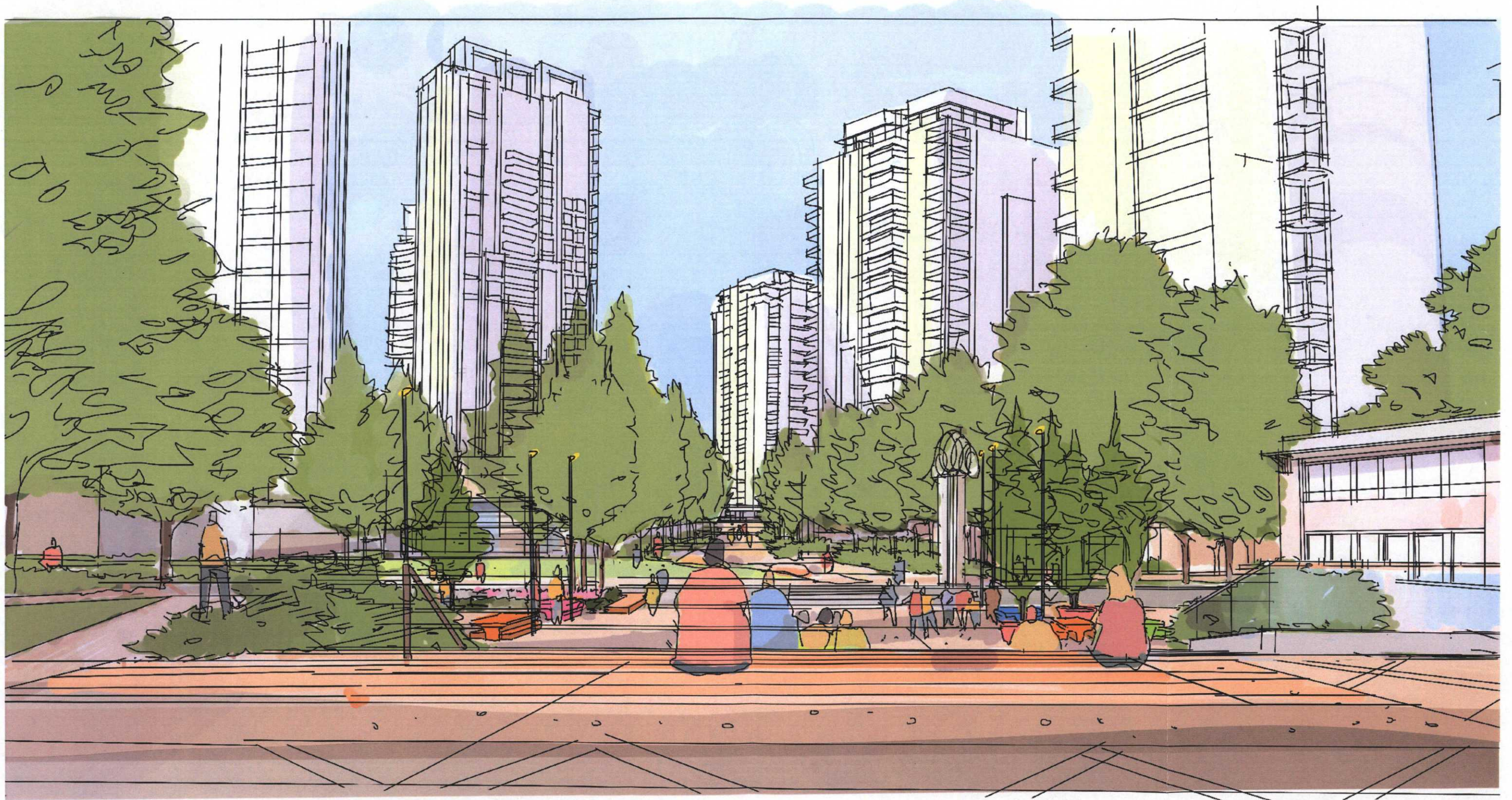
Total participants: 152

LEGEND

- ① Paved Plaza
- ② Updated Shrub & Perennial Display Garden
- ③ Existing Ramp and Stairs
- ④ Upper Plaza
- ⑤ Existing Stairs
- ⑥ Crosswalk
- ⑦ Identity Signage
- ⑧ Existing Trees along Sidewalk
- ⑨ Benches
- ⑩ Multipurpose Plaza Area
- ⑪ Picnic Tables
- ⑫ Existing Parkade Pedestrian Entry
- ⑬ City Sidewalk
- ⑭ Lighting Poles / w Potential Customized LED-Modules
- ⑮ Existing Upper Plaza Planting
- ⑯ Plant Bed
- ⑰ Event Power- 400 AMP Service Panel and Potable Water
- ⑱ Relocated Buchanan Dedication Panel
- ⑲ Seat Steps
- ⑳ Moveable Planters with Optional Bench Seating
- ㉑ Table Tennis
- ㉒ Relocated Salmon Public Art
- ㉓ Flag Poles
- ㉔ Harvest Table
- ㉕ Access Path Through To Existing Lawn



BUCHANAN SQUARE | LANDSCAPE CONCEPT - BASE MODEL



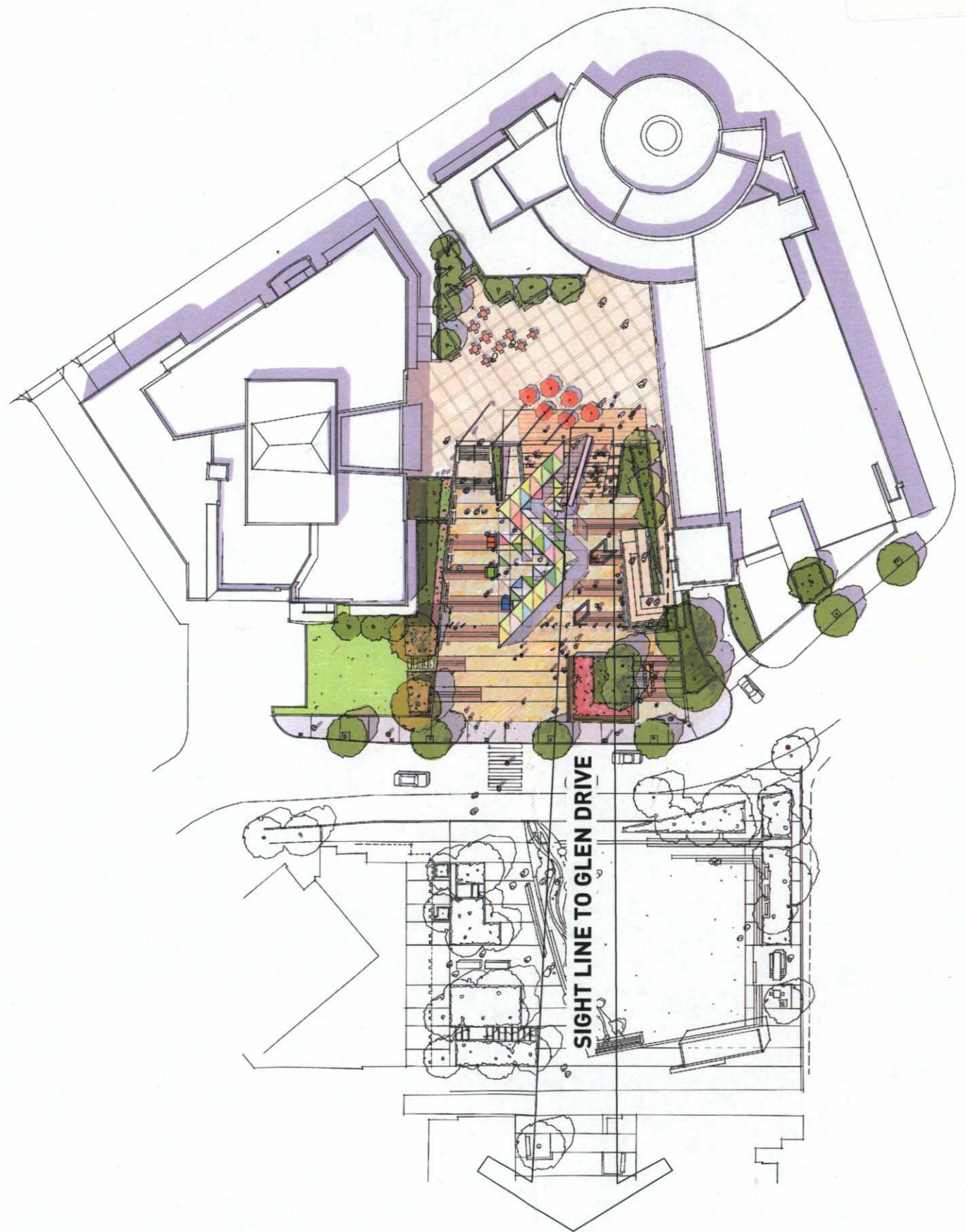
BUCHANAN SQUARE | BASE MODEL LANDSCAPE CONCEPT - PERSPECTIVE FROM UPPER PLAZA



BUCHANAN SQUARE | BASE MODEL LANDSCAPE CONCEPT - PERSPECTIVE FROM BURLINGTON DRIVE



BUCHANAN SQUARE | ADDITIONAL FEATURES LANDSCAPE CONCEPT - EVENT PERSPECTIVE FROM BURLINGTON DRIVE



LEGEND

- 1

Paved Plaza
- 2

Updated Shrub & Perennial Display Garden
- 3

Existing Ramp and Stairs
- 4

Upper Plaza
- 5

Existing Stairs
- 6

Crosswalk
- 7

Identity Signage
- 8

Existing Trees along Sidewalk
- 9

Benches
- 10

Multipurpose Plaza Area
- 11

Picnic Tables
- 12

Existing Parkade Pedestrian Entry
- 13

Harvest Table
- 14

Lighting Poles / w Potential Customized LED-Modules
- 15

Existing Upper Plaza Planting
- 16

Plant Bed
- 17

Event Power- 400 AMP Service Panel and Potable Water
- 18

Relocated Buchanan Dedication Panel
- 19

Seat Steps
- 20

Slide
- 21

Table Tennis
- 22

All Weather Treated Fabric Shade Structure
- 23

Flag Poles
- 24

Relocated Salmon Public Art
- 25

City Sidewalk
- 26

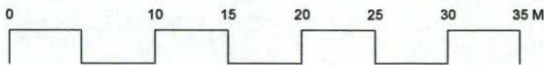
Porch Swing
- 27

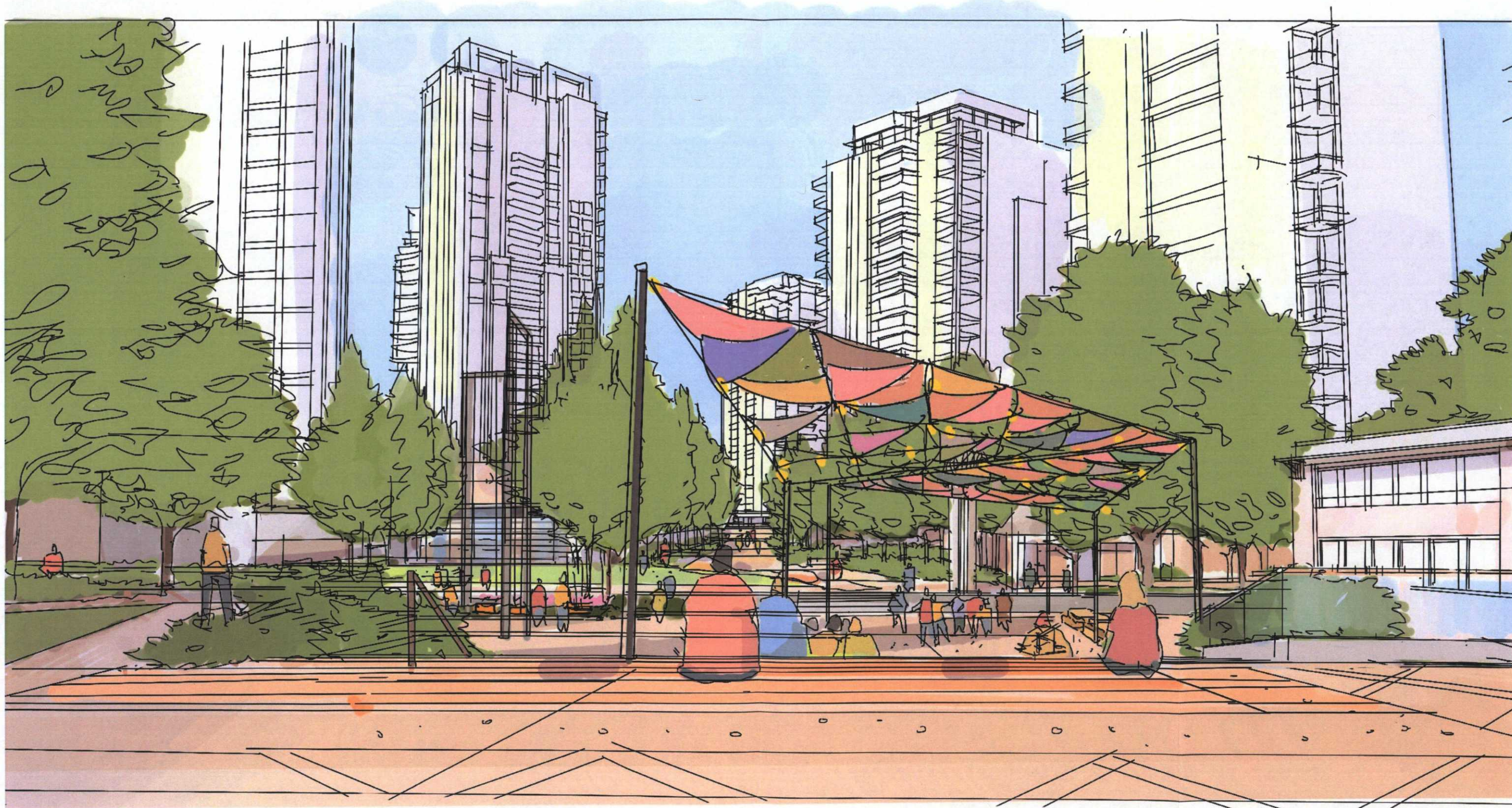
Access Path Through To Existing Lawn



BUCHANAN SQUARE | LANDSCAPE CONCEPT - ADDITIONAL FEATURES

BURLINGTON DRIVE





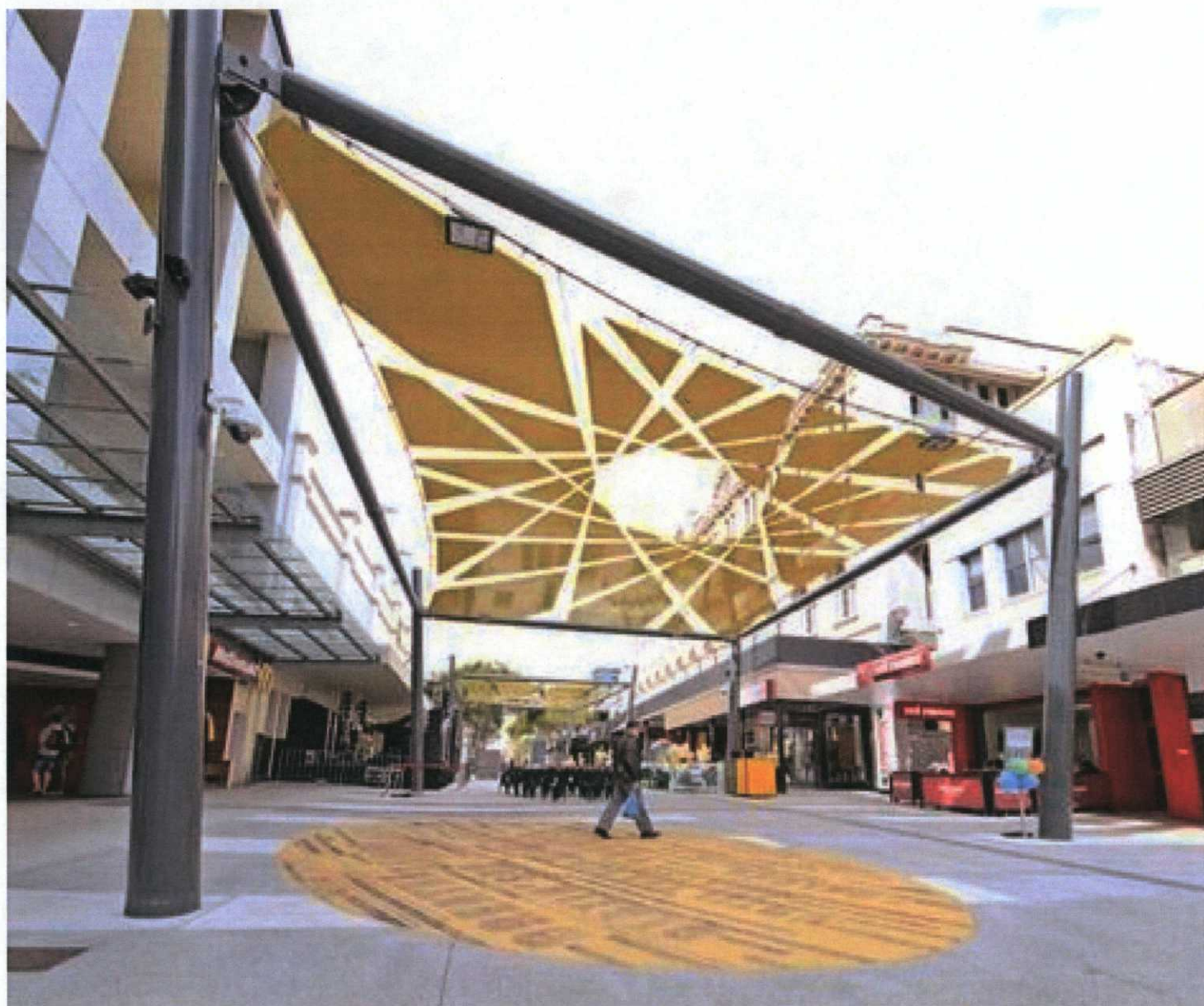
BUCHANAN SQUARE | LANDSCAPE CONCEPT - PERSPECTIVE FROM UPPER PLAZA



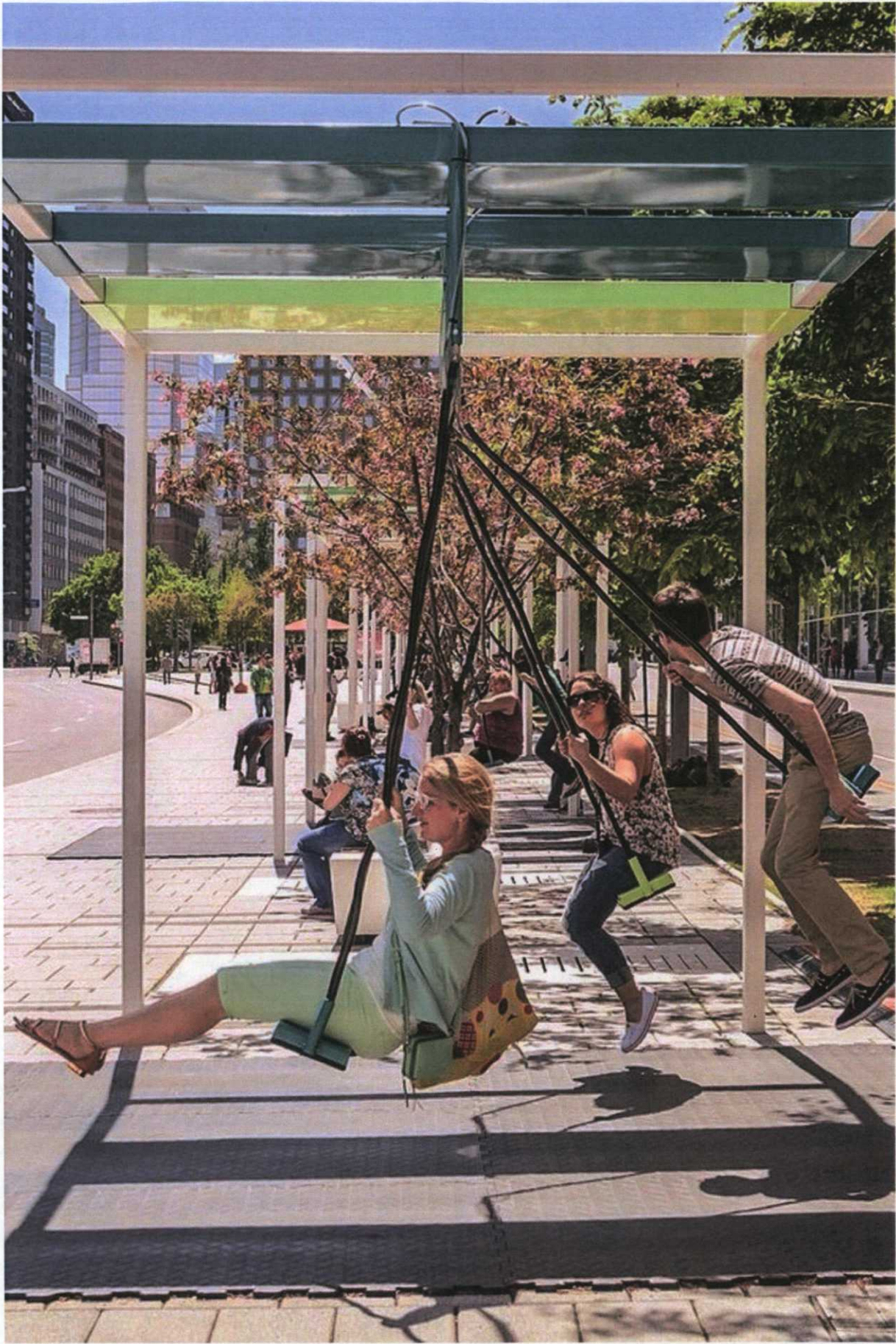
BUCHANAN SQUARE | LANDSCAPE CONCEPT - PERSPECTIVE FROM BURLINGTON DRIVE



BUCHANAN SQUARE | LANDSCAPE CONCEPT - PRECEDENT IMAGERY - SHADE SAIL



Location:
 Top - Brunswick Street Mall, Brisbane Australia
 Right - Main Plaza, San Antonio Texas



BUCHANAN SQUARE | LANDSCAPE CONCEPT - PRECEDENT IMAGERY - SWING



BUCHANAN SQUARE | LANDSCAPE CONCEPT - PRECEDENT IMAGERY - SLIDE



Public Safety Building Parkade Roof Replacement & Buchanan Square Renewal

Coquitlam
City Hall

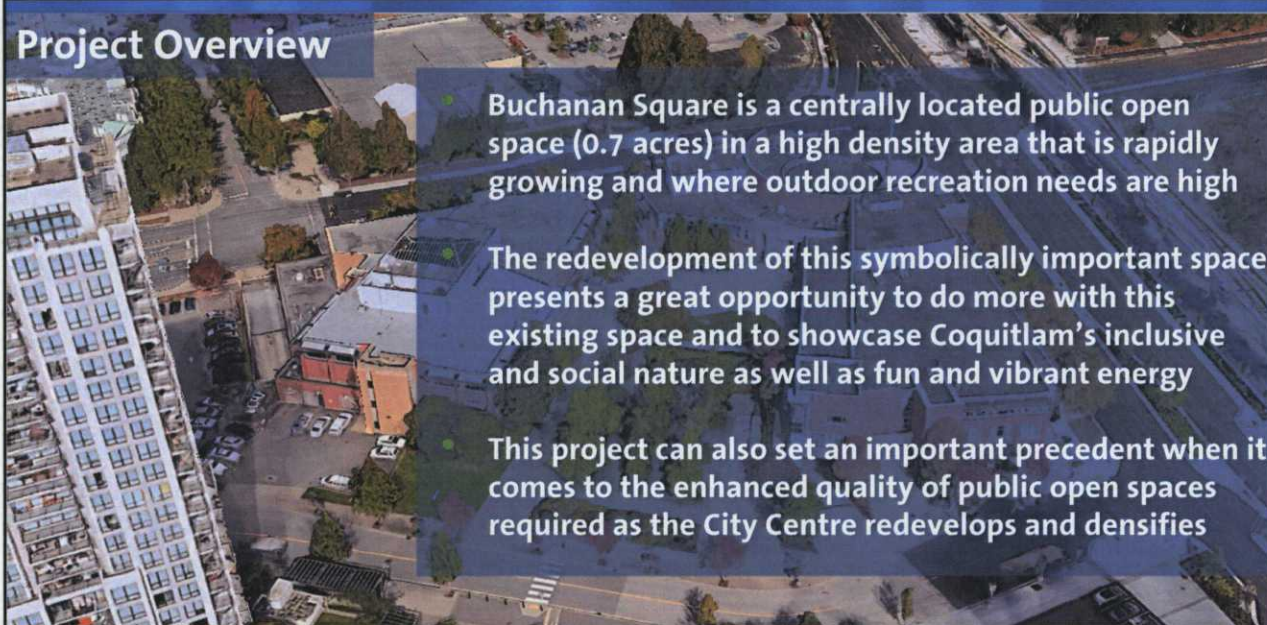
September 30, 2019

Agenda

- Project Overview
- Background
- Design options
 - Option 1 – Base Design
 - Revised plan based on feedback from the public as well as City and RCMP staff who completed the Public Consultation survey.
 - Option 2 – Enhanced Design
 - Enhanced version of the base model with key features requested in the survey feedback.
- Cost implications
- Next steps

Coquitlam
City Hall

Project Overview



Buchanan Square is a centrally located public open space (0.7 acres) in a high density area that is rapidly growing and where outdoor recreation needs are high

The redevelopment of this symbolically important space presents a great opportunity to do more with this existing space and to showcase Coquitlam's inclusive and social nature as well as fun and vibrant energy

This project can also set an important precedent when it comes to the enhanced quality of public open spaces required as the City Centre redevelops and densifies

Background



Based on Feedback from CIC in February: 'Option C – Enhanced Lower and Upper Square' was presented to the public, City & RCMP staff as part of a public engagement process

Survey & consultation feedback showed support for the proposed plan as well as interest in additional site features

Design modifications were made to reflect the feedback received

Option 1



Base Design

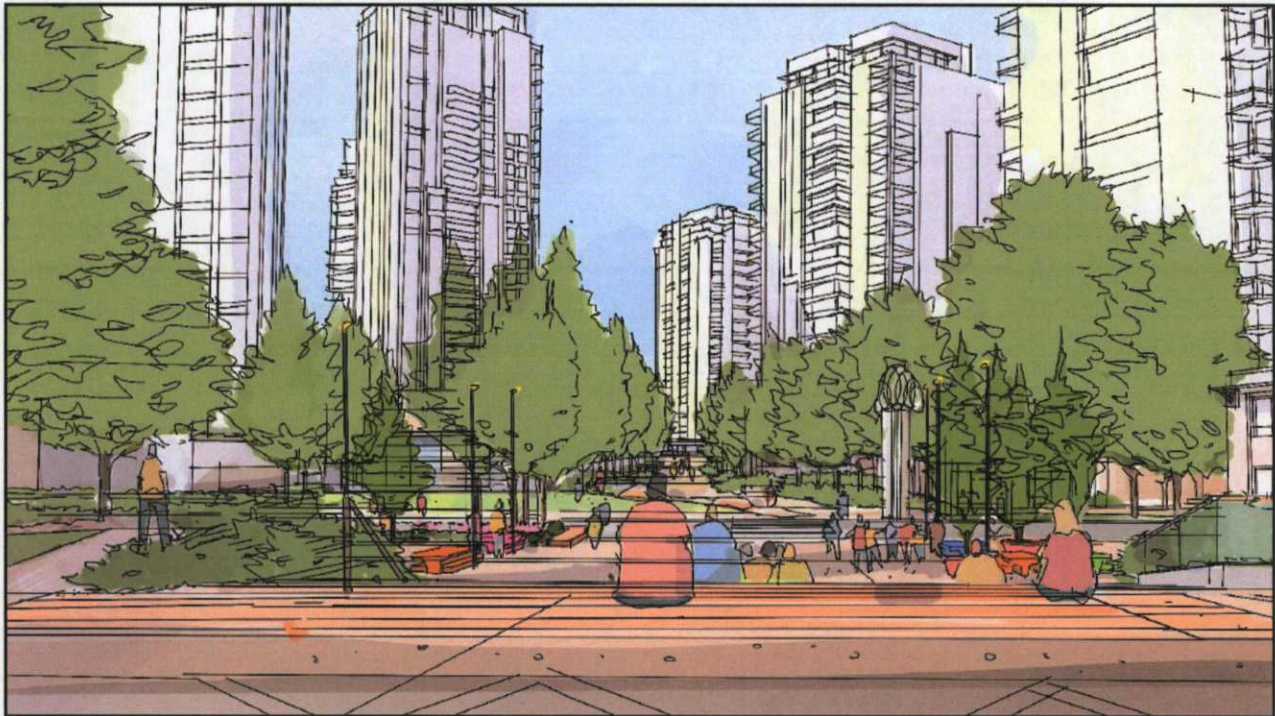
- Better defined public square
- Enhanced transition and connection between the upper and lower plazas
- Seat wall and stairs connectivity
- Enhanced hard and soft landscaping and furnishings linking the spaces
- More flexible and engaging
- Opportunity for events/festivals/markets

Option 1 – Base Design

LEGEND

- ① Paved Plaza
- ② Updated Shrub & Perennial Display Garden
- ③ Existing Ramp and Stairs
- ④ Upper Plaza
- ⑤ Existing Stairs
- ⑥ Crosswalk
- ⑦ Identity Signage
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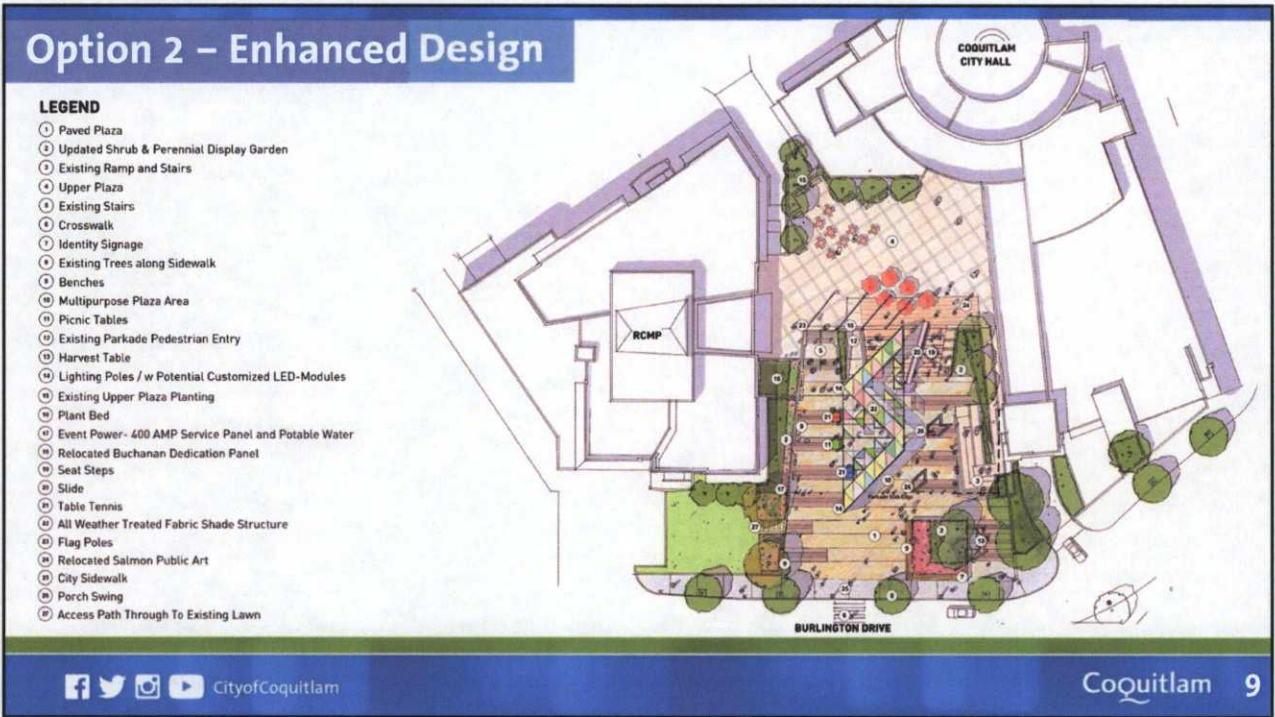


Option 2



Enhanced Design

- Mosaic Shade to address the need for shade protection
- Unique swing bench seating features
- Unity Slide element reinforcing the connection between upper and lower plazas
- Enhanced fun and playful destination space at the heart of the City



MOSAIC SHADE PRECEDENT IMAGERY



Location: Mártires del Pueblo Square, Spain
Architect: Costa Fierros Arquitectors



Location: Main Plaza, San Antonio, Texas
Architect: Rios Clementi Hale Architects



Location: Brunswick Street Mall, Brisbane
Architect: Place Design Group

SWING BENCH PRECEDENT IMAGERY



1. Location: Montreal, Designer: Daily tous les jours
2. Location: Smale Riverfront Park Cincinnati, Designer: KZF Design
3. Location: 30th St. Station Philadelphia, Designer: Gehl



UNITY SLIDE PRECEDENT IMAGERY

1. Location: Overvecht Train Station
Utrecht Designer: HIK Ontwerpers
2. Location: Unknown, Designer:
Unknown



Cost Implications

- Option 1 – Base Design
 - Class D Estimate (2019): \$3.9 M
 - Requires Additional \$800,000 funded from Bonus Density
- Option 2 – Enhanced Design
 - Class D Estimate (2019): \$4.3 M
 - Requires Additional \$1.2 M funded from Bonus Density

Next Steps

- Subject to Council concurrence, staff to complete detailed design and budget for final approval in Spring 2020
- Targeted Tender Spring 2020
- Construction Summer 2020
- Completion Fall 2020

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