



Western



# Thames Hall Modernization

Town Hall Meeting – December 3, 2018



## AGENDA – December 3, 2018

1. Project Data
2. Pre Design Overview
3. Design Update
4. Open Forum – Q & A





**Project Location:**

Western University Campus, London  
(Existing Thames Hall Building)

**Project Size:**

9,776 sq. metres (105,227 sq. ft.) on 4 Levels

**Project Duration:**

Design Development: June – November 2018

Working Drawings: November 2018 – Mid April 2019

Construction: February 2019 – June 2021

**Design Committee Members:**

**Facilities:** Vic Cote  
Jeff Jones

**Institutional Planning  
and Budget:** George Qubty

**Health Services:** Kathryn Dance  
Cynthia Gibney  
Erica Galea  
Jennifer Massey

**School of Kinesiology:** Jayne Garland  
Laura Misener  
Alison Jean Doherty  
Jamie Melling

**Architect's Team:** Tom Tillmann  
McMichael Ruth  
Cathy Capes  
Sonny Eastman

## Pre-Design

- Kick-off meeting
- Vision and goals workshop
- Identify opportunities and constraints
- Detail the functional program
- Review building options / test fit

## Schematic Design

- Conduct meetings with Building Committee
- User group workshops
- Conduct in-house design charrette
- Review existing site conditions
- Prepare 3-D model to convey concepts
- Prepare a design brief
- Prepare cost estimates

## Design Development

- Gather room specific detail information
- Conduct design meetings
- Develop character, materials and details
- Prepare outline specifications
- Update interior renderings
- Prepare class 'B' cost estimate
- Hold townhall meetings

JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER



## Contract Documents

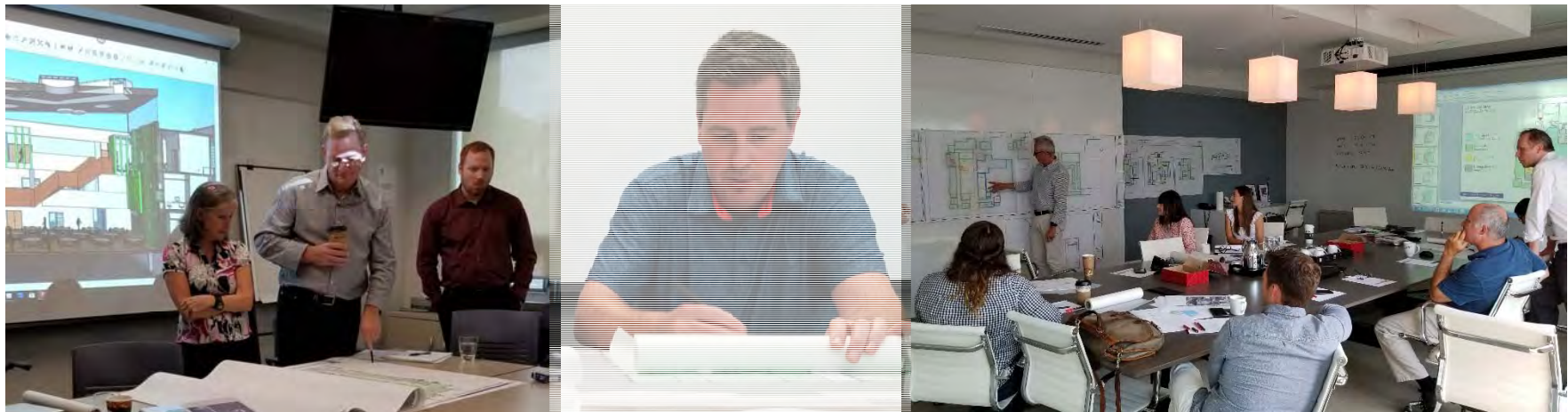
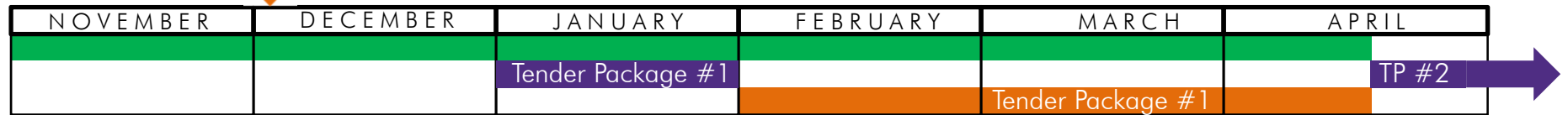
- Conduct Engineer coordination meetings
- Conduct monthly meeting with Building Committee
- Develop drawings, schedules and specifications
- Prepare class 'B' cost estimates at 50% and 90%
- Prepare and tender early works package

## Bidding & Award

- Issue documents to Pre-Qualified Contractors for pricing
- Tender Package #1 – abatement
- Tender Package 2 – main building
- Submit for building permit

## Construction

- Abatement construction period  
**February 2019 to April 2019**



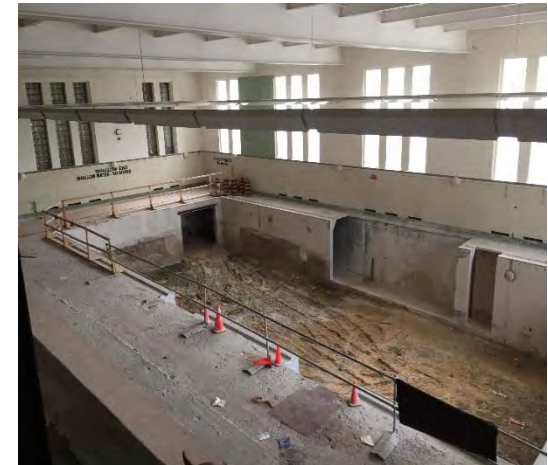
## Bidding & Award

- Issue documents to Pre-Qualified Contractors for pricing
- Tender Package #1 – abatement
- Tender Package 2 – main building
- Submit for building permit

## Construction

- Building construction period  
**June 2019 to June 2021**  
**\*24 months construction\***
- Classes begin September 2021

APRIL	MAY	JUNE	JULY	MARCH	APRIL
Tender Package #2		Tender Package #2			



## ONE

The refreshed Thames Hall will be **welcoming and warm, positive and transparent**. Dignified and respectful environments will make noble the movement and purpose of people of all diversity – **everyone can see themselves in these spaces**.

## TWO

As a place of convergence for people and ideas, **the new home for Kinesiology will make visible the School's world-class leadership in research and education**.

In support of a great Western experience, **the Health and Wellness Centre will improve campus life by way of a single point of entry for Health and Psychological Services**.

## THREE

The re-purposed **Thames Hall will connect a healthy and active campus** with the teaching environments, research spaces and wellness services now considered essential to build success.

## FOUR

Using evidence-based design principles that elevate well-being, safety and comfort, **Thames Hall will be an exemplar of adaptive reuse, encouraging healthy, more active lifestyles**, while preserving and enhancing the architectural integrity of Thames Hall.

## FIVE

The transformation of **Thames Hall will provide a vibrant, accessible landscape for learning, movement, and exchange**, fueling a contagious energy that enables knowledge and resources to be put together in positive ways.

## ONE

Establish new environments that will **provide an abundance of natural light** to calming, inclusive and open spaces that encourage meaningful ways of engagement; from quiet places to sit, to generous spaces for gathering.

## TWO

Create permeable and visible spaces that will showcase Kinesiology's commitment to fostering excellence in research and innovation, promote teamwork and encourage interconnectivity across the School's community. Develop spaces at Thames Hall that will manage environmental stressors and **promote health through good sensory experiences such as; universal access, views to nature, clear wayfinding, controlled noise levels and improved indoor air quality.**

## THREE

Champion opportunities that remove barriers to success. New learning, research and healthcare **spaces will be inclusive, collaborative, dynamic and flexible enough to change economically.**

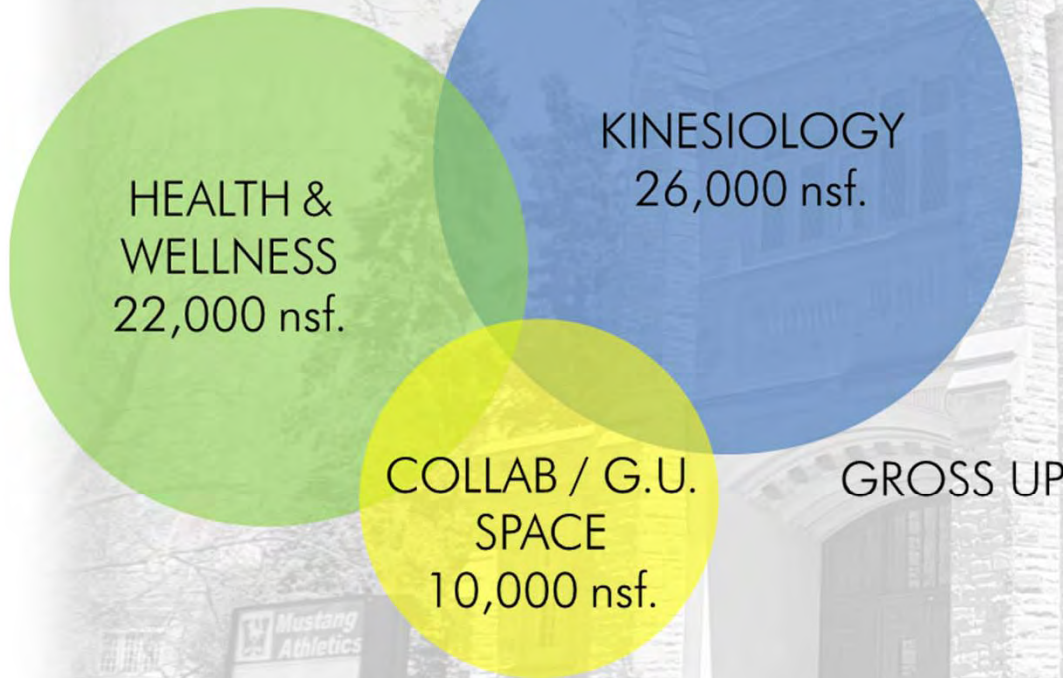
## FOUR



**Incorporate Well Building and LEED sustainable design practices.** New spaces will embrace active design, and illustrate through responsible use of available resources and materials, a story of commitment to Western's environmental and economic responsibilities.

## FIVE

Cultivate a rich connecting landscape. The **social spaces linking Kinesiology with Health and Wellness will embody common ground** – the healthy and active lifestyles shared by the Thames Hall community, as well as with the broader campus community.







**Thames Hall Renewal**  
 Summary of Functional Program

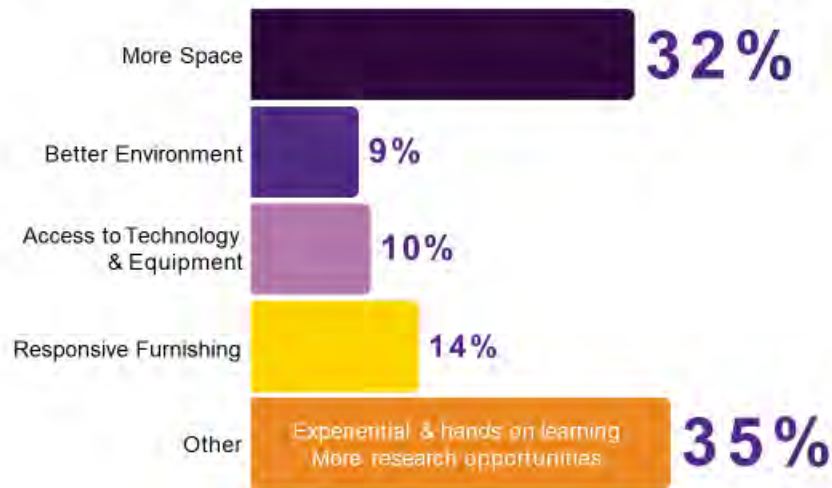
Project No. 2310-18  
October 24, 2018

FINAL

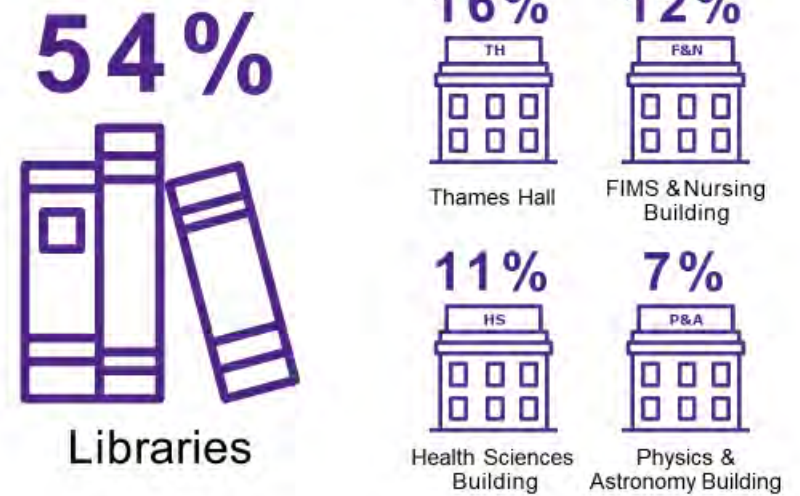
Program ID Number	Program ID Name	Target NSF	Total NSF (as currently programmed)	NSF on drawings
1.0	Health and Wellness	22,000	21,265	20,948
2.0	Kinesiology	26,000	30,110	24,997
3.0	Common / G.U. Space	10,000	10,000	10,703
4.0	Building Services/Support	~	6,075	10,304
<b>Total of All Components</b>			<b>67,450</b>	<b>66,952</b>

NOTES:  
 1. Available gross building area approximately 105,226 EGSM (excludes 7,675 sq ft of open space)  
 2. Gross up factor of 1.64.

"What is the one thing you would change about your learning environment?"



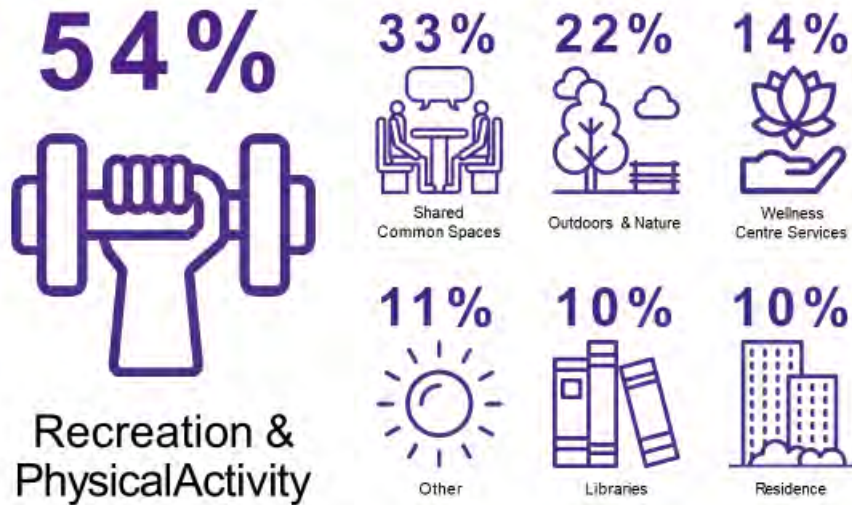
"Identify your favourite places to study or work on Campus."



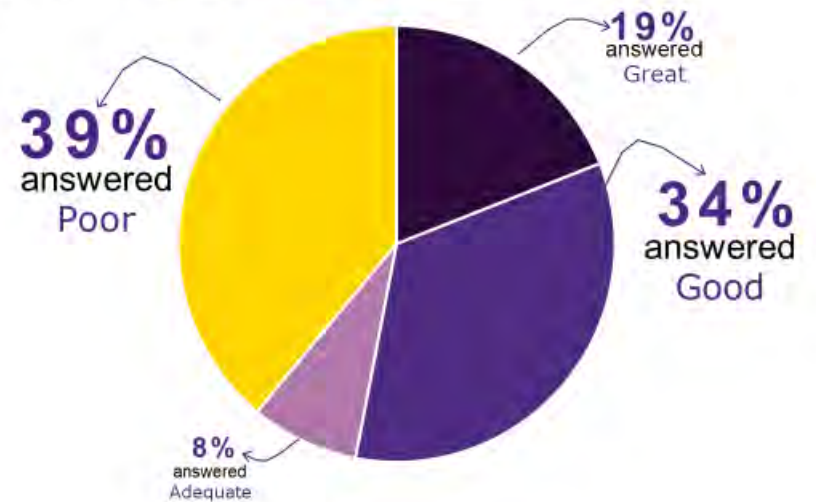
THAMES HALL - USER SURVEY RESULTS

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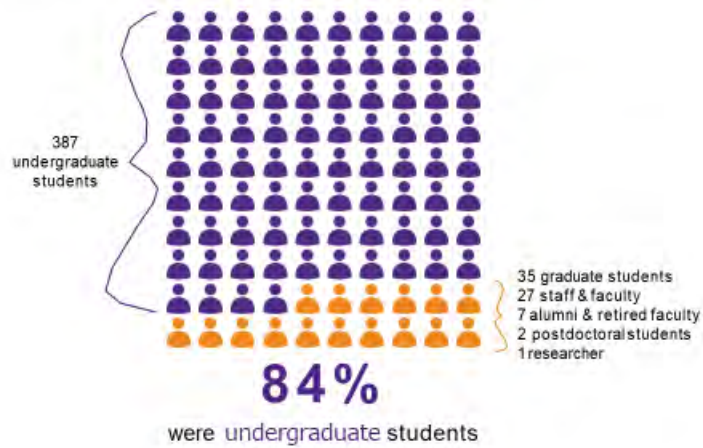
"Which spaces / areas contribute positively to your wellness experience at Western?"



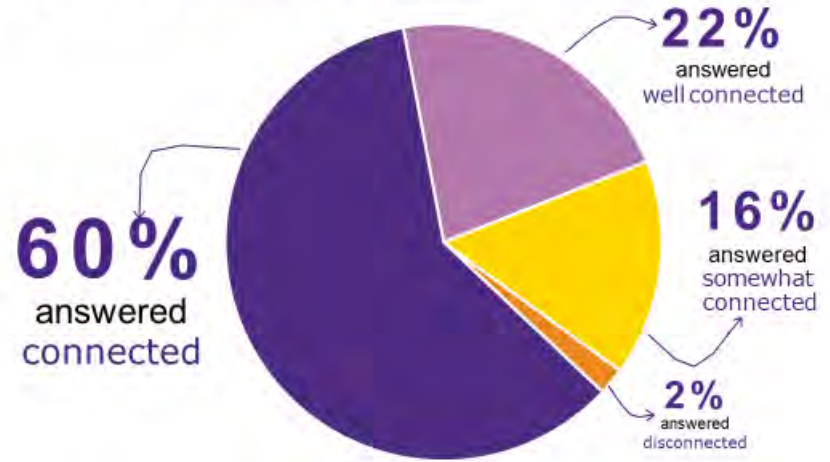
"How would you describe health and wellness-promoting spaces on campus?"



Out of the 459 affiliates of the School of Kinesiology surveyed,

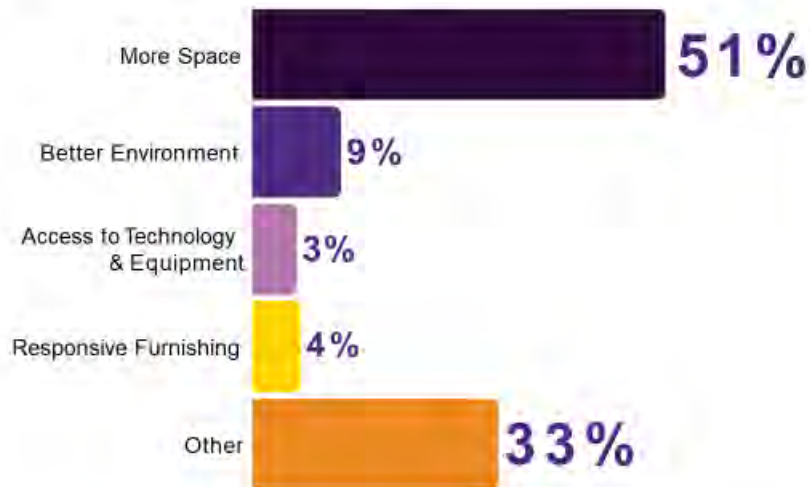


"Which best describes how connected you feel the School of Kinesiology is to the rest of campus?"



### THAMES HALL - USER SURVEY RESULTS

"What is the one thing you would change about your working environment?"

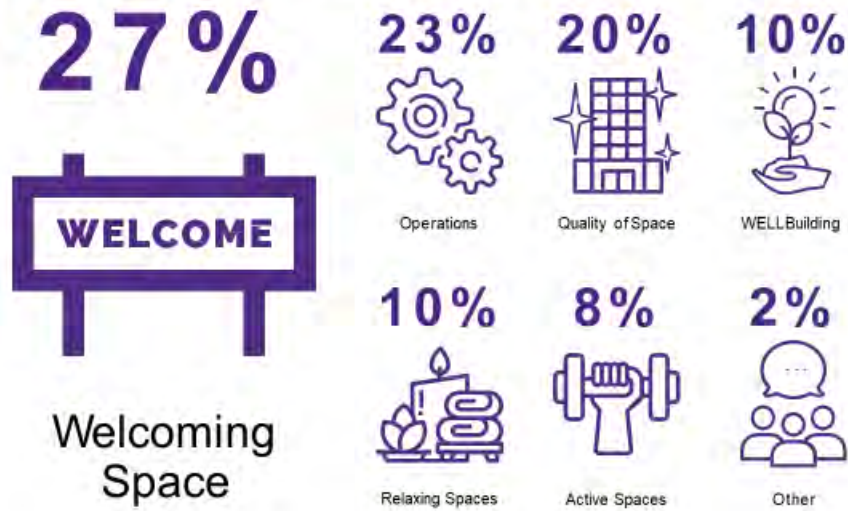


### THAMES HALL - USER SURVEY RESULTS

"Does the school of Kinesiology have a strong sense of 'place' and is its importance reflected on campus?"

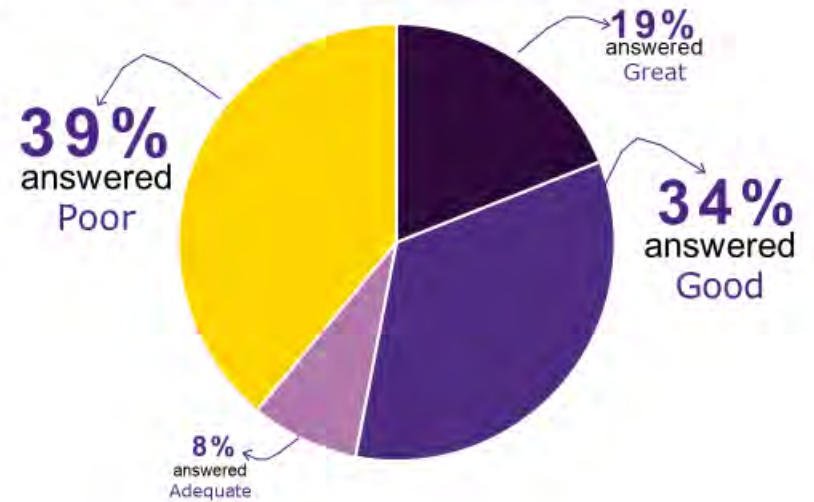


"What is most important to you regarding the physical space for a new integrated Health and Wellness Centre that includes physical and mental health services?"



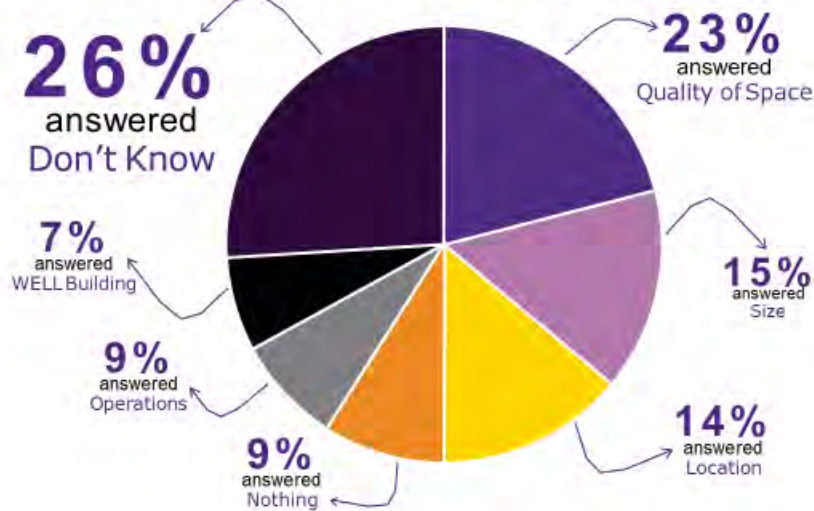
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"How would you describe health and wellness-promoting spaces on campus?"

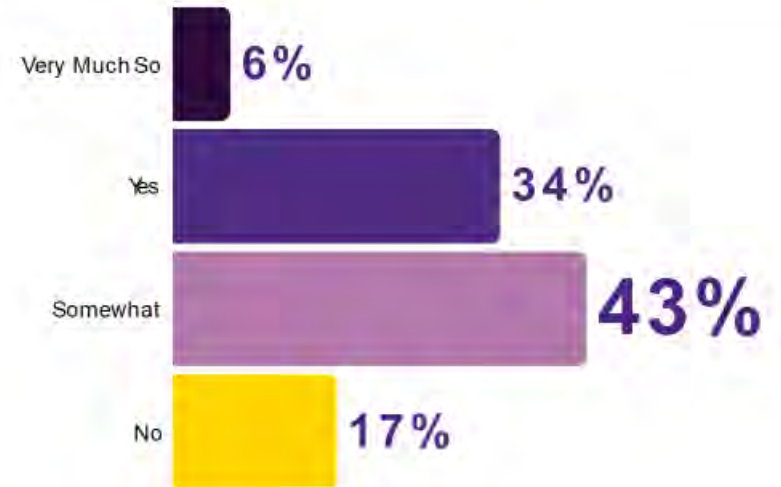


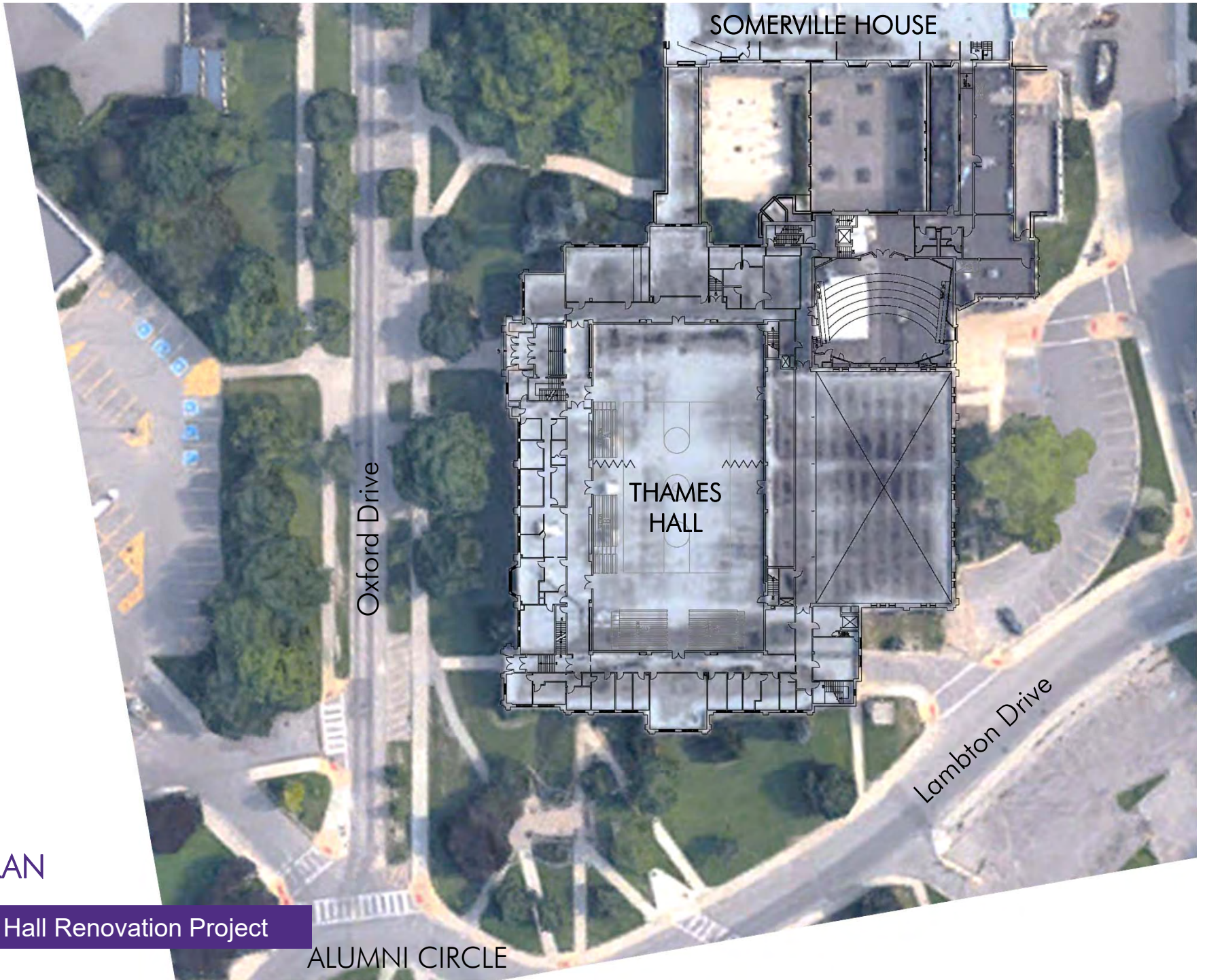
THAMES HALL - USER SURVEY RESULTS

"What is one thing you would change in the Health and Wellness Services physical space?"



"Do the current Health and Psychological Services facilities support and provide you with health and wellness promoting environments?"

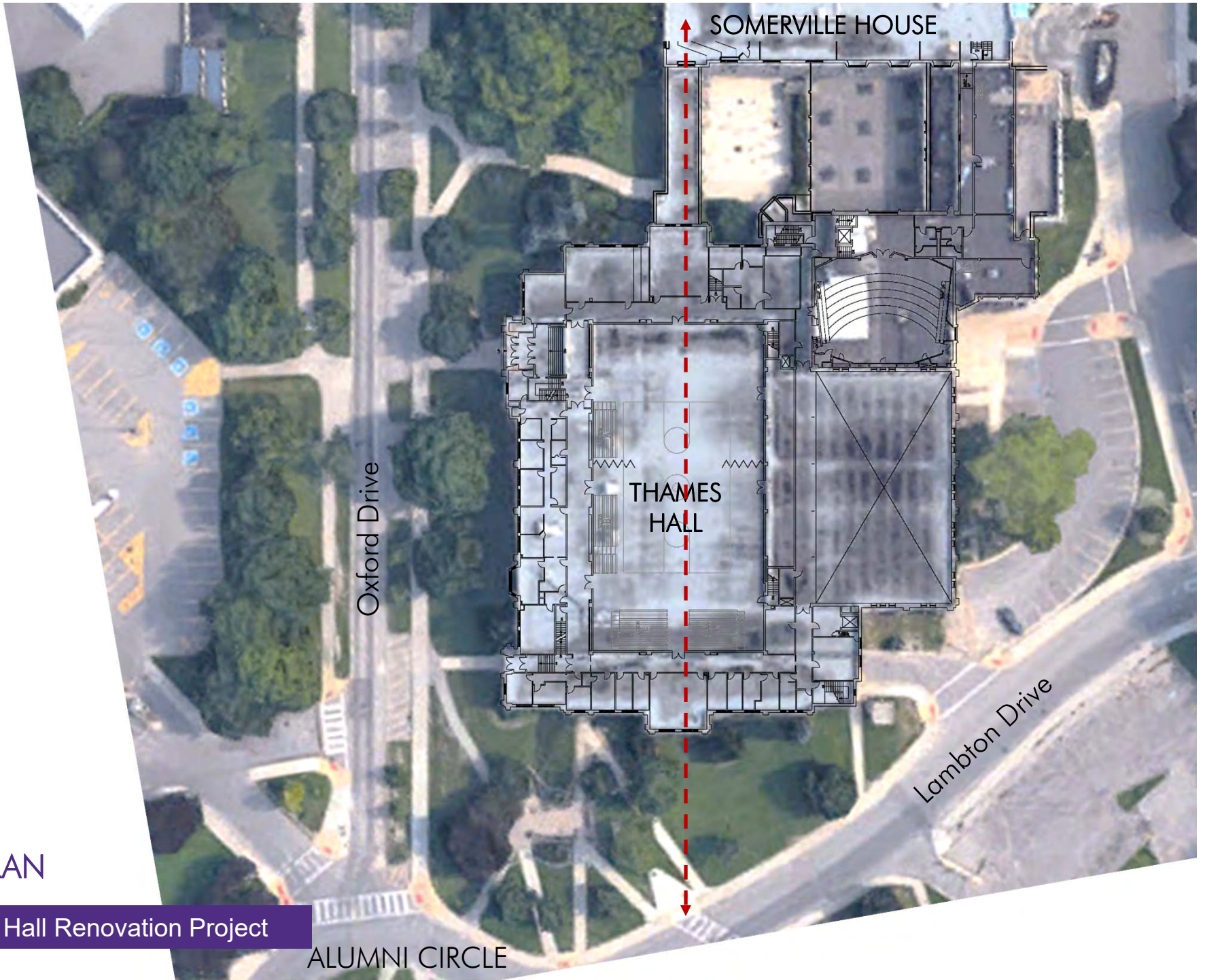




## SITE PLAN

Thames Hall Renovation Project

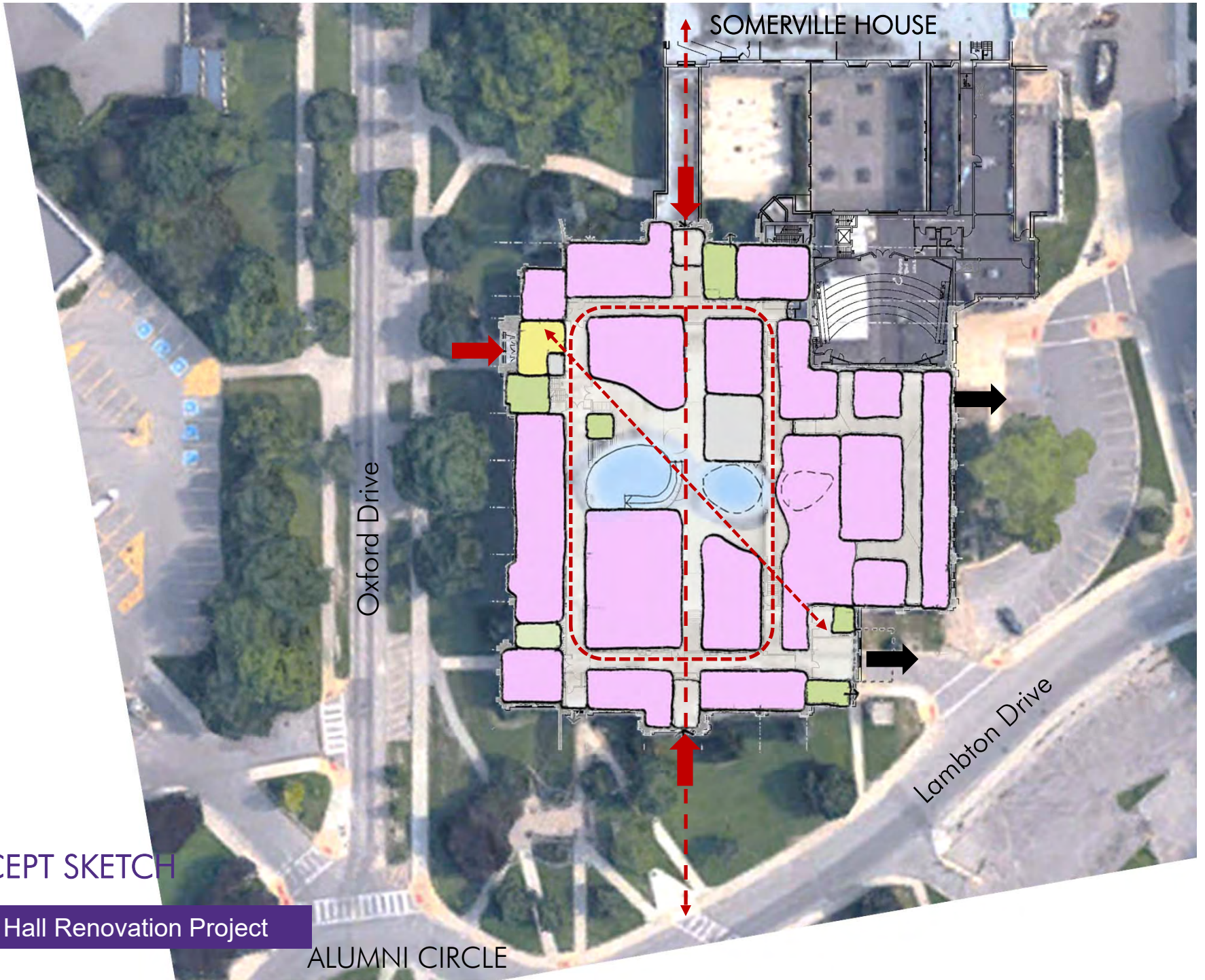
ALUMNI CIRCLE



SITE PLAN

Thames Hall Renovation Project

ALUMNI CIRCLE



CONCEPT SKETCH

Thames Hall Renovation Project

ALUMNI CIRCLE

KINESIOLOGY

ATRIUM

KINESIOLOGY

GENERAL USE

ATRIUM

HEALTH AND WELLNESS

KINESIOLOGY

GENERAL USE

HEALTH AND WELLNESS

GENERAL USE

KINESIOLOGY

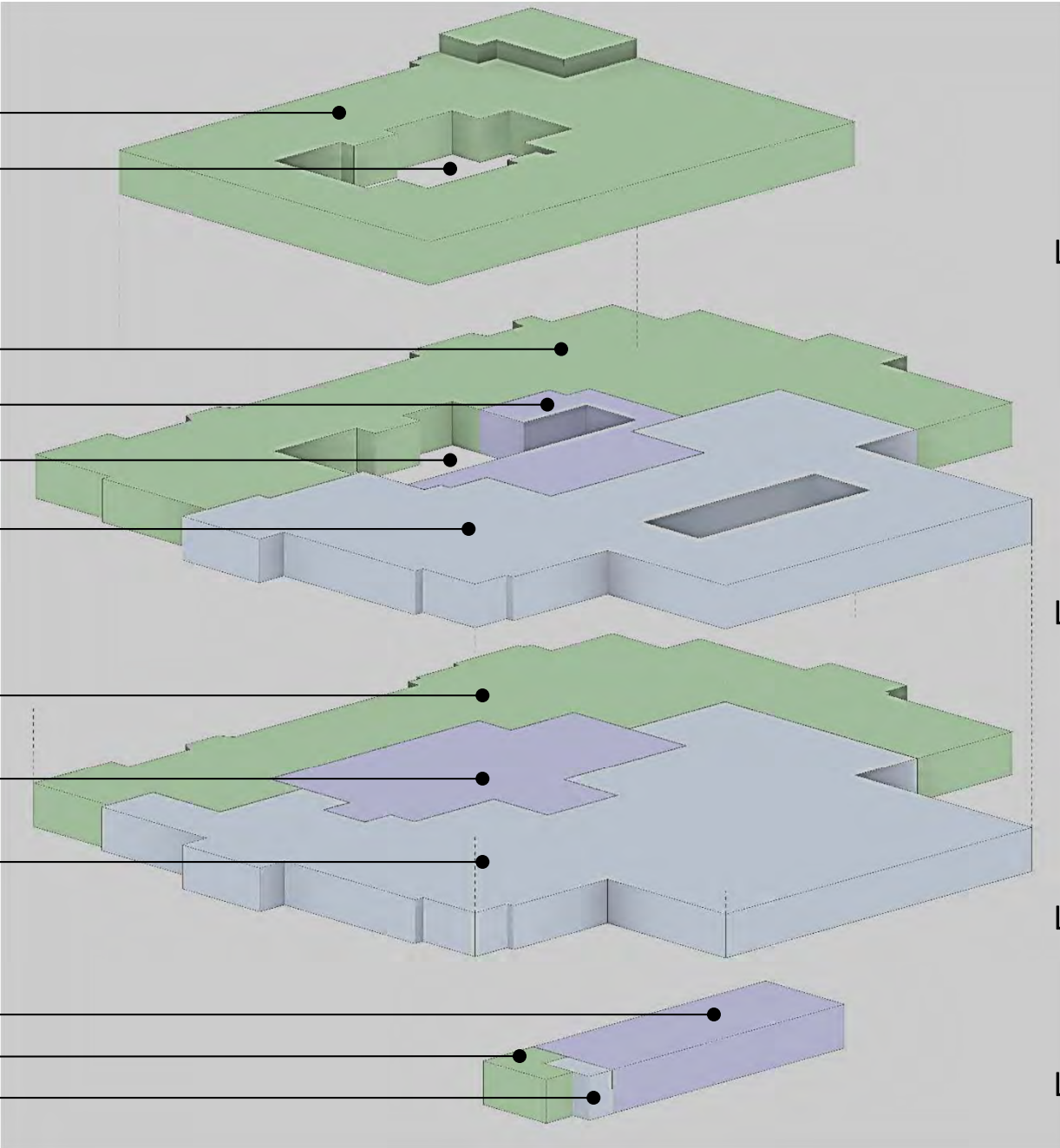
HEALTH AND WELLNESS

LEVEL 4

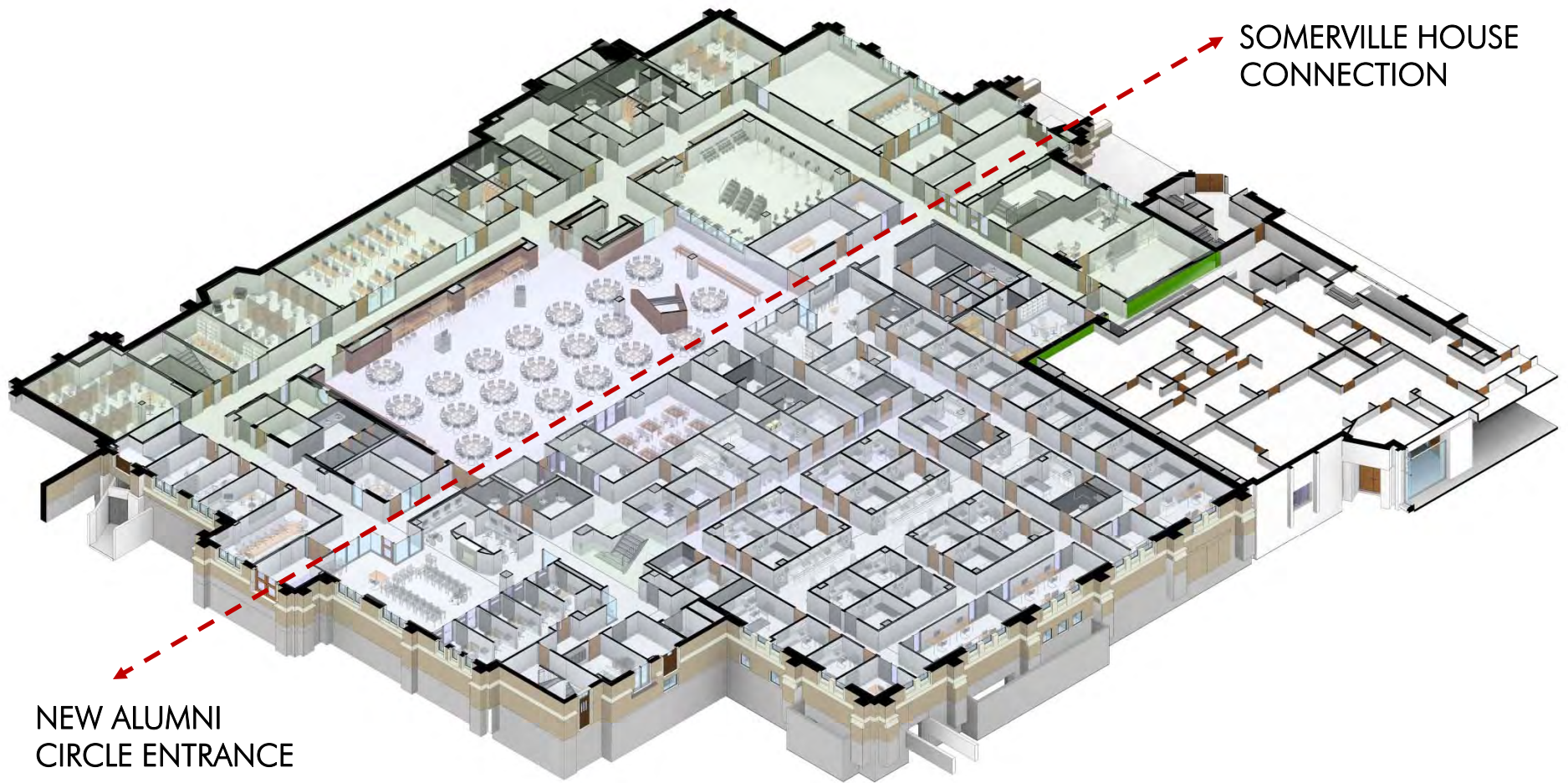
LEVEL 3

LEVEL 2

LEVEL 1

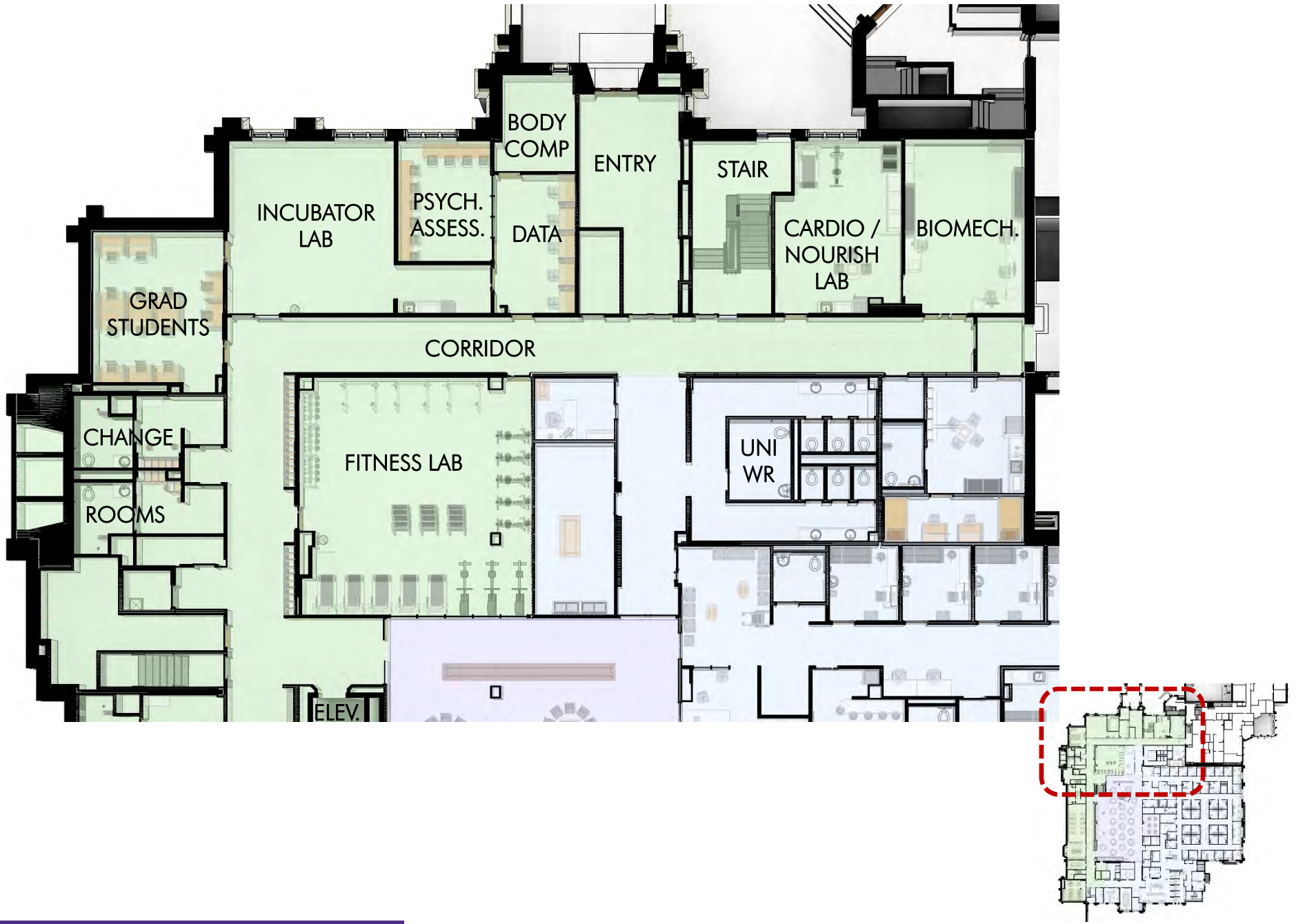


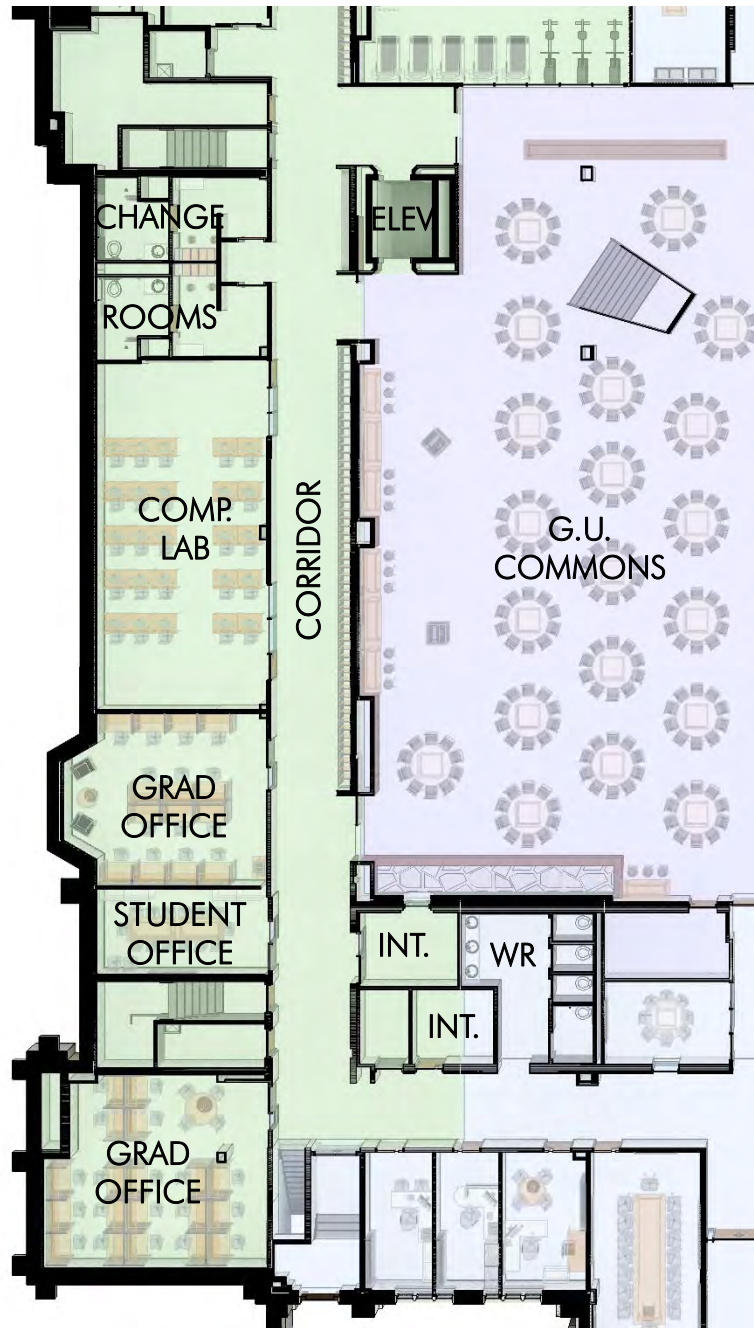


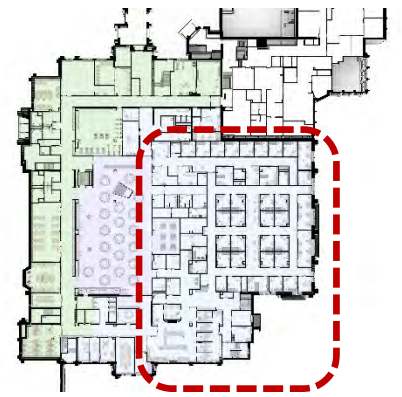
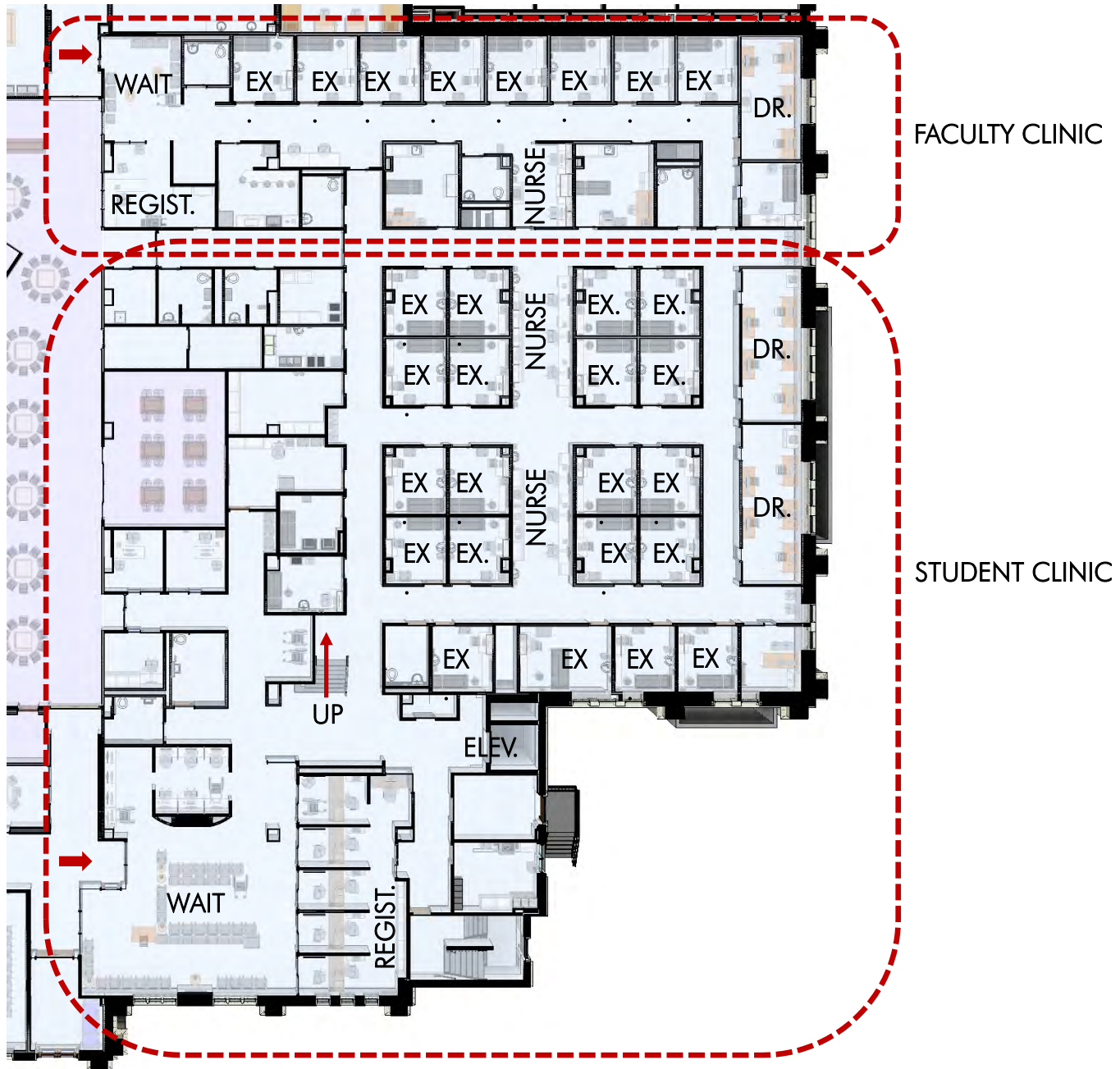


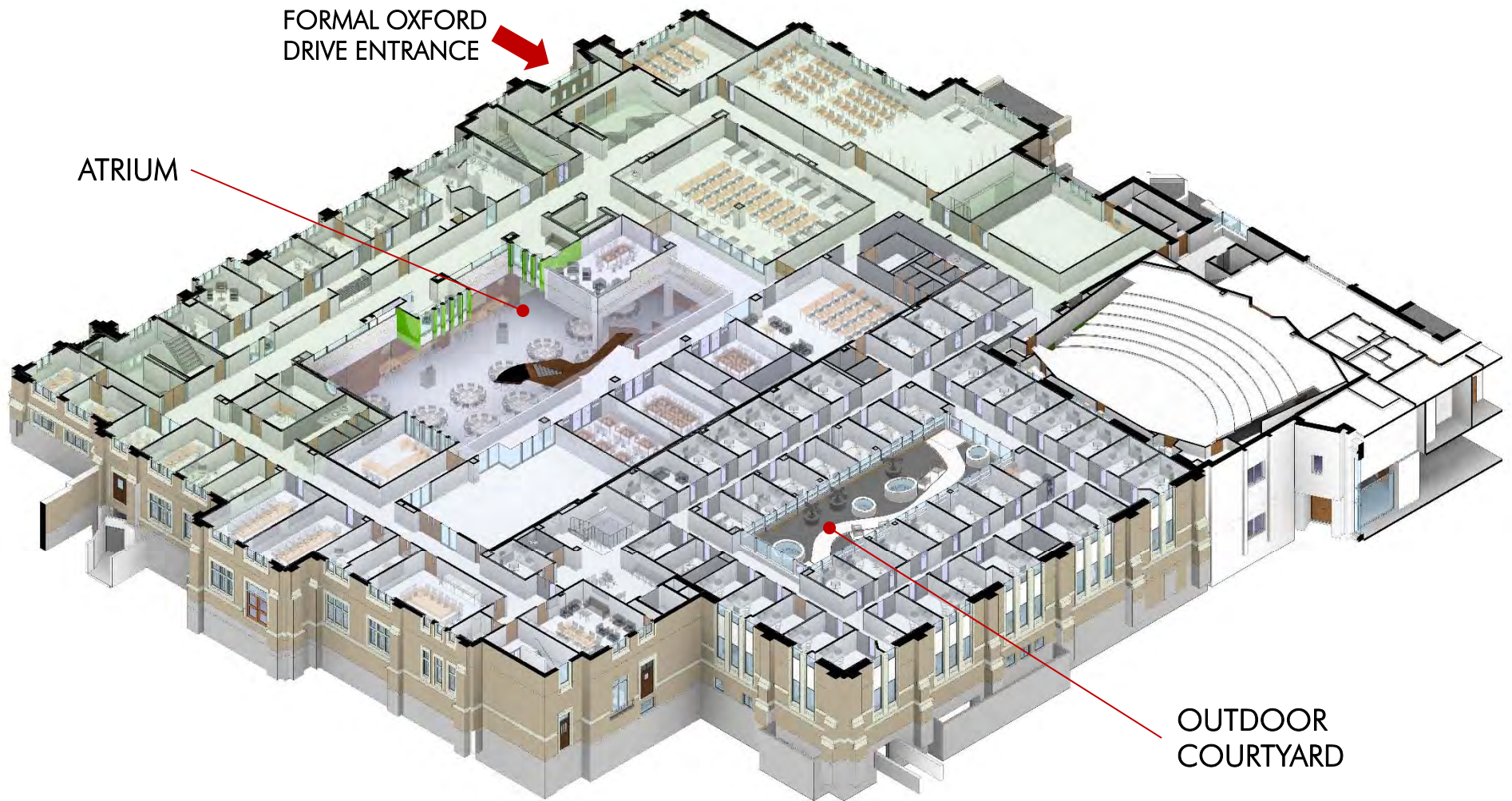
NEW ALUMNI  
CIRCLE ENTRANCE

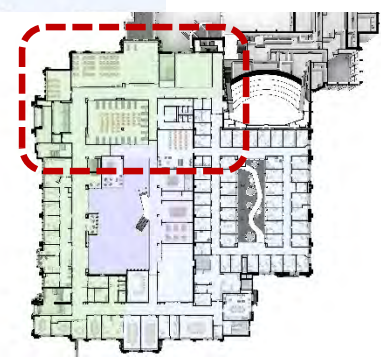
SOMERVILLE HOUSE  
CONNECTION



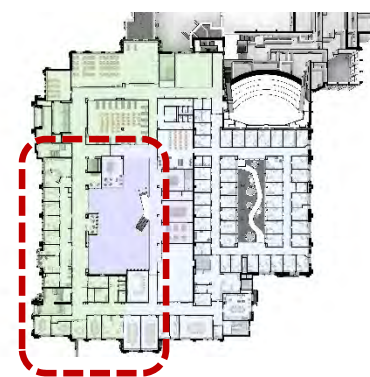








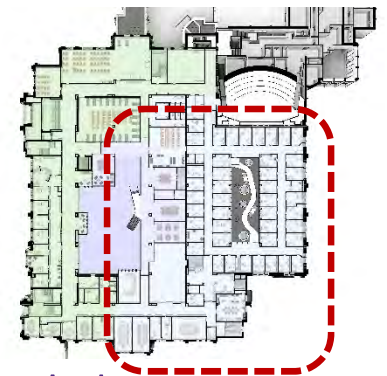
ADMINISTRATION  
OFFICES





PSYCHIATRY AND  
COUNSELING  
OFFICES

OUTDOOR  
COURTYARD

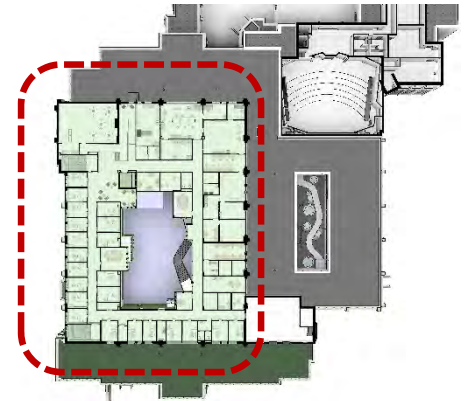
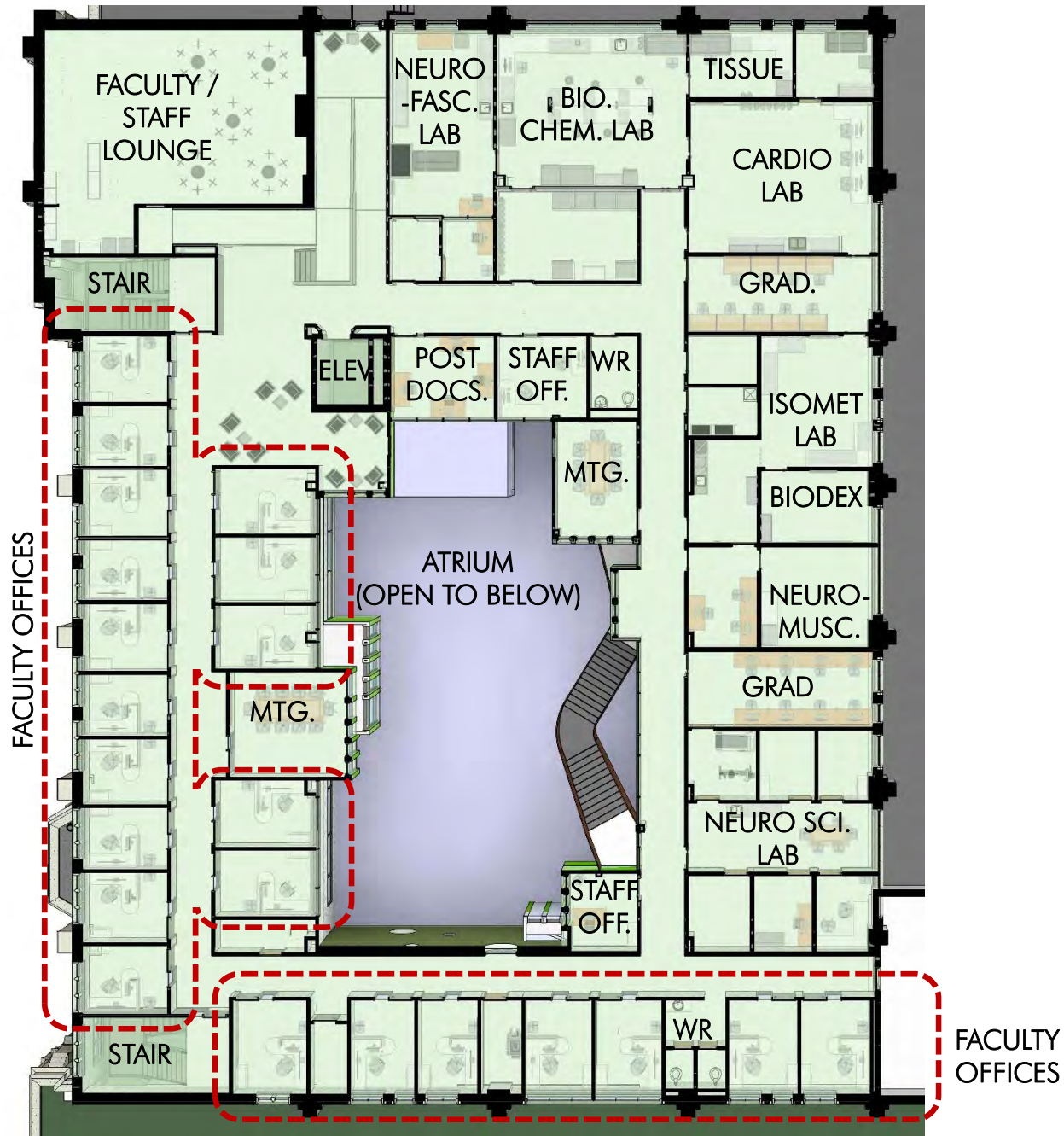


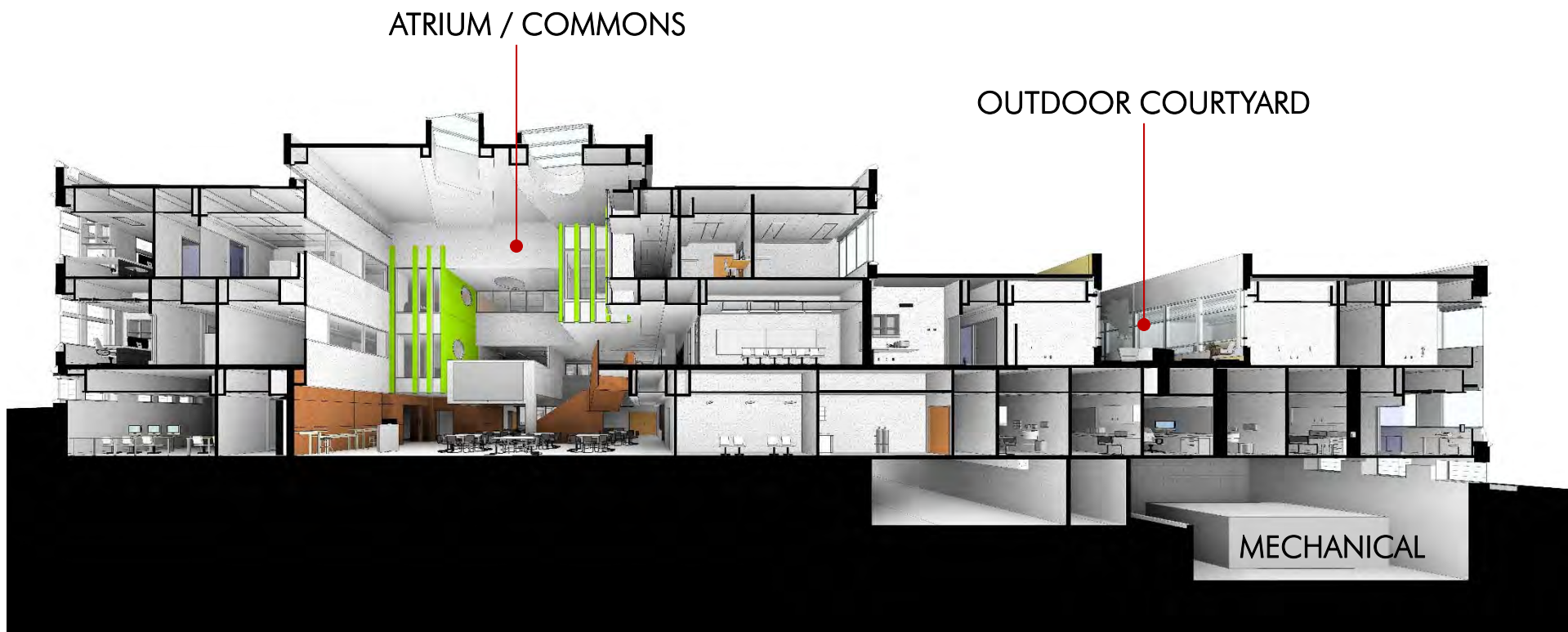


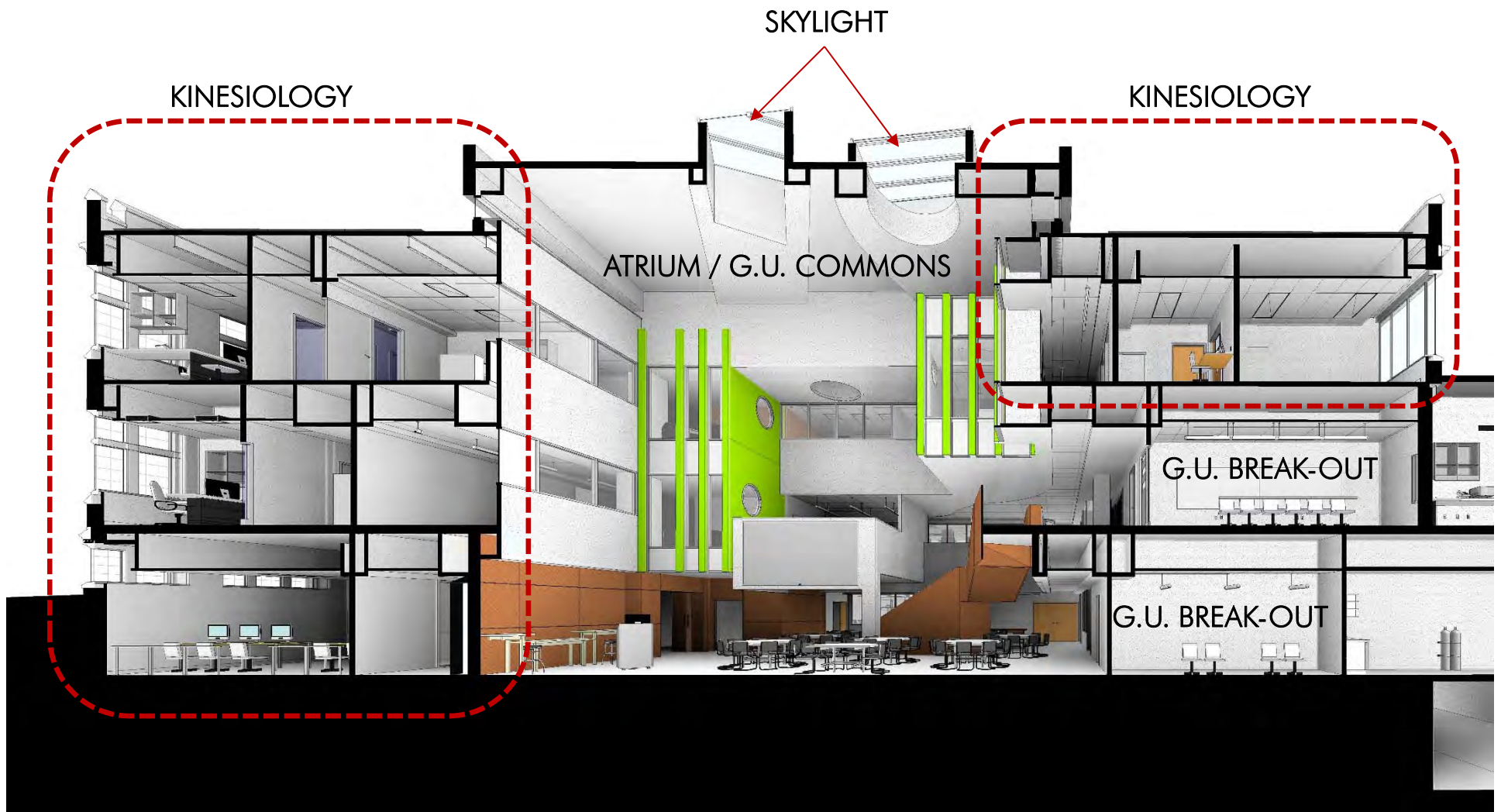


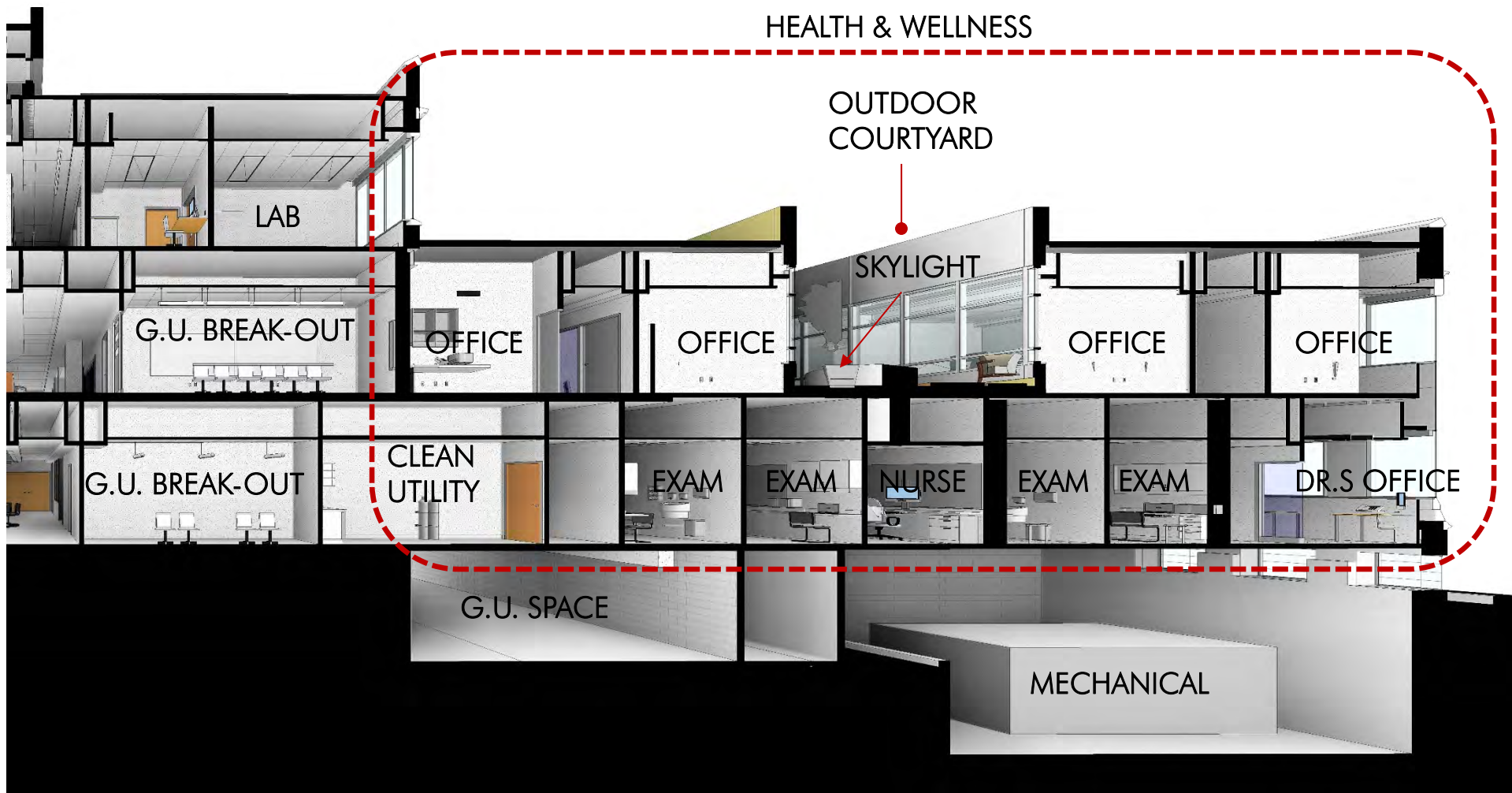
Thames Hall Renovation Project

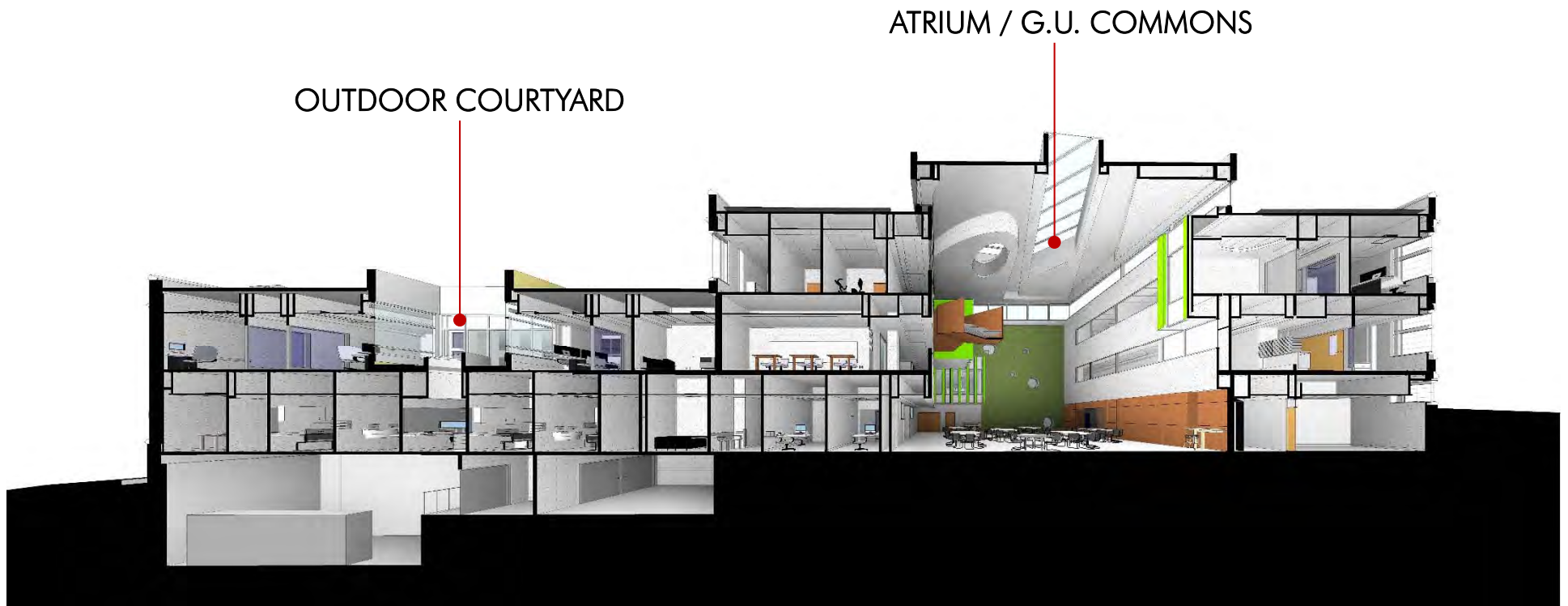
DESIGN UPDATE : Level Four Isometric View

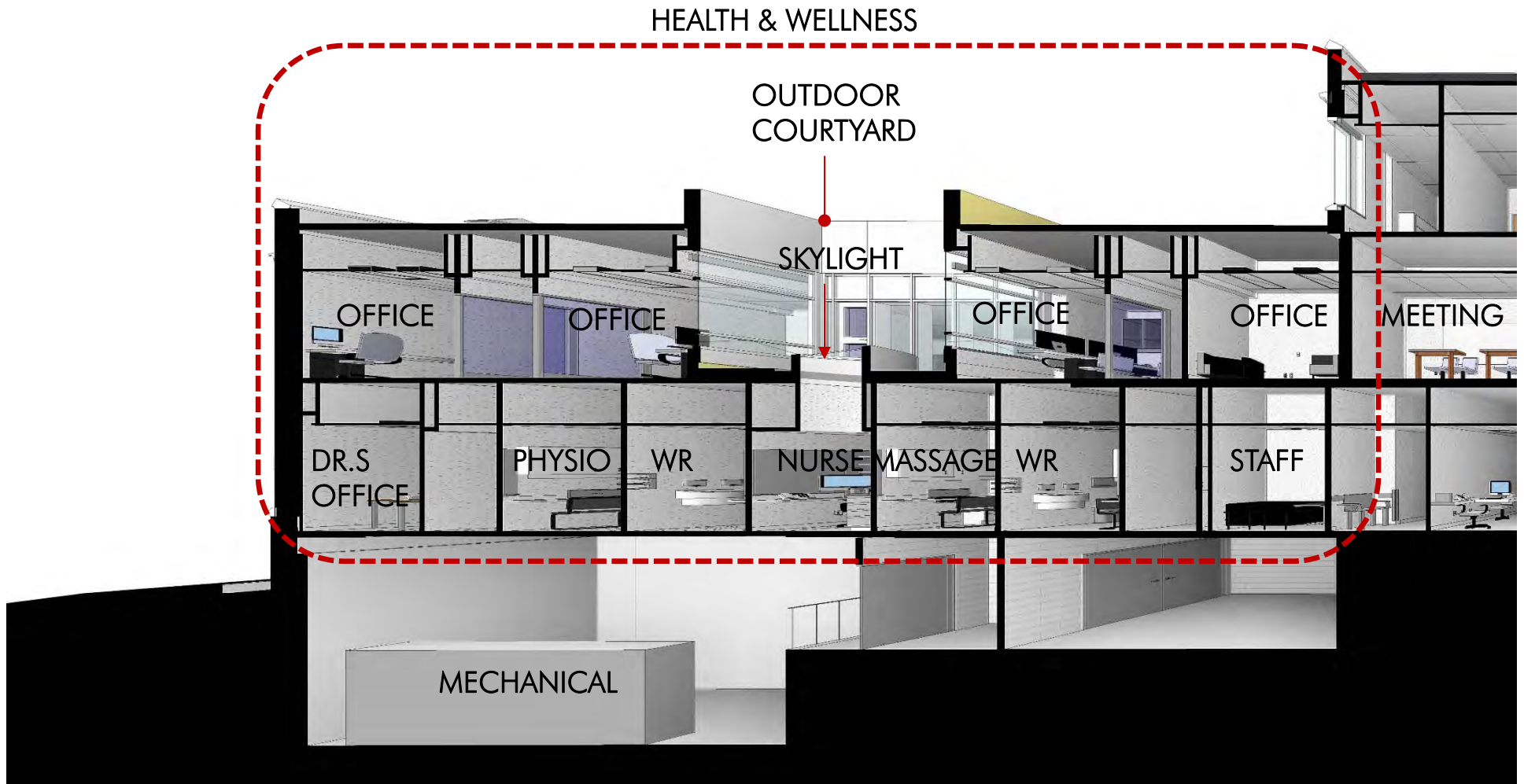


















Thames Hall Renovation Project

DESIGN UPDATE : View from Level 3 looking south



Thames Hall Renovation Project

DESIGN UPDATE : View from feature stair at Level 3



Thames Hall Renovation Project

DESIGN UPDATE : View from top of feature stair



Thames Hall Renovation Project

DESIGN UPDATE : View from Level 2 looking north/east



Thames Hall Renovation Project

DESIGN UPDATE: Aerial view looking north/west