AGENDA – December 3, 2018

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

Thames Hall Modernization Project
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

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**Thames Hall Modernization Project**

**Project Data: SCHEDULE**
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

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**Thames Hall Modernization Project**

**Project Data: SCHEDULE**
**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
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 Modernization Project

Pre-Design: FUNCTIONAL PROGRAM

- Heath & Wellness: 22,000 nsf.
- Kinesiology: 26,000 nsf.
- Collab / G.U. Space: 10,000 nsf.

Thames Hall Renewal Summary of Functional Program

<table>
<thead>
<tr>
<th>Program ID Number</th>
<th>Program ID Name</th>
<th>Target NSF</th>
<th>NSF per current programming</th>
<th>NSF on drawings</th>
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<tr>
<td>1.1</td>
<td>Heath &amp; Wellness</td>
<td>22,000</td>
<td>21,365</td>
<td>20,548</td>
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<td>3.0</td>
<td>Kinesiology</td>
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<td>30,110</td>
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<td>Common / HIT Space</td>
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<td>4.2</td>
<td>Building Services</td>
<td>–</td>
<td>6,070</td>
<td>10,364</td>
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<td></td>
<td>Total of N.I. Components</td>
<td>67,450</td>
<td>66,982</td>
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</tbody>
</table>

Notes:
1. Available gross building area: approximately 105,215 NSF (includes 7,625 sf of lower space)
2. Gross-up factor of 1.04
Thames Hall Modernization Project

Pre-Design: DIGITAL SURVEY

THAMES HALL - USER SURVEY RESULTS

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

- More Space: 32%
- Better Environment: 9%
- Access to Technology & Equipment: 10%
- Responsive Furnishing: 14%
- Other: Experiential & hands on learning, more research opportunities: 35%

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

- 54% Libraries
- 16% Thames Hall
- 12% FIMS & Nursing Building
- 11% Health Sciences Building
- 7% Physics & Astronomy Building

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

- 54% Recreation & Physical Activity
- 33% Shared Common Spaces
- 22% Outdoors & Nature
- 14% Wellness Centre Services
- 11% Other

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

- 39% answered Poor
- 19% answered Great
- 34% answered Good
- 8% answered Adequate
Out of the 459 affiliates of the School of Kinesiology surveyed, 84% were undergraduate students.

Which best describes how connected you feel the School of Kinesiology is to the rest of campus?
- 22% answered well connected
- 60% answered somewhat connected
- 16% answered disconnected
- 2% answered disconnected

THAMES HALL - USER SURVEY RESULTS

What is the one thing you would change about your working environment?
- More Space: 51%
- Better Environment: 9%
- Access to Technology & Equipment: 3%
- Responsive Furnishings: 4%
- Other: 33%

THAMES HALL - USER SURVEY RESULTS

Does the School of Kinesiology have a strong sense of 'place' and is its importance reflected on campus?
- 69% of affiliates answered yes
Thames Hall Renovation Project

DESIGN UPDATE: Program Stacking Relationships

LEVEL 1
- General Use
- Health and Wellness
- Kinesiology
- Atrium

LEVEL 2
- General Use
- Health and Wellness
- Kinesiology
- Atrium

LEVEL 3
- General Use
- Health and Wellness
- Kinesiology
- Atrium

LEVEL 4
- Kinesiology
- Atrium
Thames Hall Renovation Project

DESIGN UPDATE : Level Two Isometric View
Thames Hall Renovation Project

DESIGN UPDATE : Kinesiology Level Two
Thames Hall Renovation Project

DESIGN UPDATE: Kinesiology Level Two
Thames Hall Renovation Project

DESIGN UPDATE: Level Three Isometric View
Thames Hall Renovation Project

DESIGN UPDATE : Health and Wellness Level Three

PSYCHIATRY AND COUNSELING OFFICES

OUTDOOR COURTYARD
DESIGN UPDATE: Level Four Isometric View

ATRIUM

OUTDOOR COURTYARD
Thames Hall Renovation Project

DESIGN UPDATE: Section Enlarged – Common Space
Thames Hall Renovation Project

DESIGN UPDATE: Section Enlarged – Health & Wellness
Thames Hall Renovation Project

DESIGN UPDATE: Section Enlarged – Outdoor Courtyard

- HEALTH & WELLNESS
- OUTDOOR COURTYARD
- SKYLIGHT

- OFFICE
- MEETING
- OFFICE
- DR. S OFFICE
- PHYSIO
- NURSE
- MASSAGE
- WR
- WR
- STAFF
- MECHANICAL
Thames Hall Renovation Project

DESIGN UPDATE: Section Enlarged – Common Space
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