

# Timcon

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## Red Deer City Hall

2020 Renovation of the Year Submission



**Timcon Construction** has been building quality projects in the Red Deer area for 49 years. Formed by Ulrich **CONSTRUCTION Ltd.** (Uli) Wunsch in 1972, the operation has grown with the City of Red Deer and Central Alberta region. The company has earned a reputation for its quality product and sound management. We strive to exceed our Customer's expectations and value every opportunity and project we are associated with.

Timcon Construction is involved in the construction of private and public projects as well as heavy civil / engineering works projects and industrial plant work. Our firm offers the full range of construction management services from pre-construction collaboration to post-construction commissioning and services. We specialize in working directly for Owners in Construction Management Roles, Design Build and Lump Sum contracts. Our local presence, capabilities and knowledge has provided a cost effective, efficiently managed philosophy we invoke in every project undertaken by Timcon. We align our project groups with equally resourceful and knowledgeable sub trades which contributes greatly to our successes.

Our feature project is the Red Deer City Hall Renovation. The City had developed a Strategic Plan to assess the existing City Hall building systems and identify systems and assets that were either overly inefficient, or in need of replacement. The original first two floors of City Hall were completed in 1963; the upper two floors were completed in 1980, bringing the overall floor area of the building to 55,000 ft<sup>2</sup>. The Consulting team conducted a number of different studies while developing the plan, including a building envelope assessment, a mechanical systems review, and an energy audit to upgrade the City Hall building to effectively make it a "greener" building. The focus of this project was to replace exterior windows and insulation on the 3rd and 4th floor of City Hall. The existing windows were outdated and in need of replacement and the building's exterior walls lacked the qualities expected of a vapor barrier or air seal. The existing R-value was minimal, close to an R-7, the end goal of this project was to achieve an R-value of at least R-27 on both the 3rd and 4th floor, which was accomplished.

In addition to the building envelope, our group was tasked with the responsibility of assessing, installing and replacing any mechanical heating and ductwork, controls and electrical systems that were needed on the 3rd or 4th floor of City Hall. All interior Finishes were to be re-established once the building envelope work was completed. *That was the Original Scope.*

With City Hall being vacant due to the Covid-19 Pandemic, the City management recognized the opportunity the building being empty presented. Timcon collaborated directly with the City Management, Sub Trade Teams and Consultants and saw this project take on a much larger scope of work leading from an original scope "Phase 1 - 3<sup>rd</sup> & 4<sup>th</sup> Floor" project to a multi-phased, fast-track renovation, upgrading every corner and every floor of the building. City Hall was a Ghost Town. We torn it down to its skeleton and put it back together again.

Timcon recruited a team of local Consultants and Sub Trades to take on this accelerated schedule and dynamic scope of work. As the date for employee integration back into City Hall was unknown, as was the life cycle of Covid 19, we were tasked with delivering quick designs, reviews and approvals; a "build as you go" approach which greatly reduced the red tape process. This undertaking was only achievable with the team work and excellent working relationships between the City, Timcon, our Consultant and Sub Trade teams' partnerships which saw as many as 70 people working in the building at one time.

We faced several risks and challenges throughout this project. We were tasked with evaluating this building and the 40 to 60 year old building components, structures, windows, plumbing and HVAC, lighting, dated finishes and all the comforts of removing and replacing them. We had an abatement program to remove and remediate all hazardous materials. There were limiting spatial constraints for the storage of building materials, as we were still working around all of the contents of the building. Working down town in Red Deer has an inherent risk with today's social and economic problems. We employed on site Security as well as restrictive hoarding systems.

The Covid-19 Pandemic presented us with challenges of an unparalleled nature. Due to the uncertainty of COVID-19, we followed a regulated procedure to ensure the safety of all workers and city staff. We quickly implemented the Alberta Health Services recommendations as they evolved to do our part to reduce the spread of the virus; this included increased sanitization stations, implementing mandatory masks and daily self-assessments done by all workers. As a result, we had very few circumstances where individuals had to be suspended from the project as a precaution, and the project was completed without having a diagnosed Covid-19 case. Covid-19 also presented scheduling and supply issues for some materials. It was imperative that we maintained an accurate tracking system for materials and remained flexible to the use of alternate materials if needed.

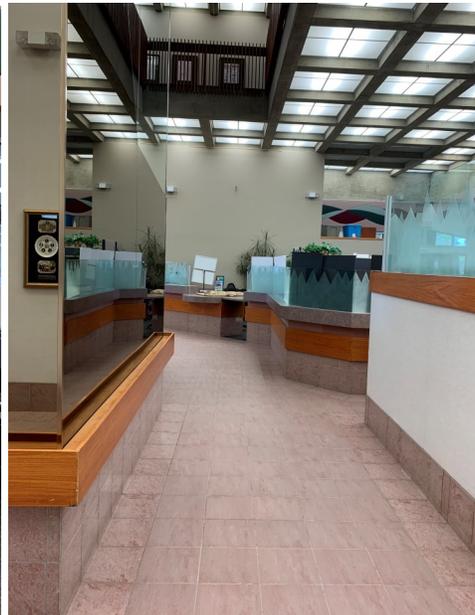
This renovation has not only given the interior of the City of Red Deer City Hall a fresh new look, it will make operations more efficient, increase staff safety, and help lower energy costs; in turn making employees more comfortable, and increase their performance and productivity. Timcon is honored to have been a part of such an innovative project that will enhance operations for the City of Red Deer for many years to come.



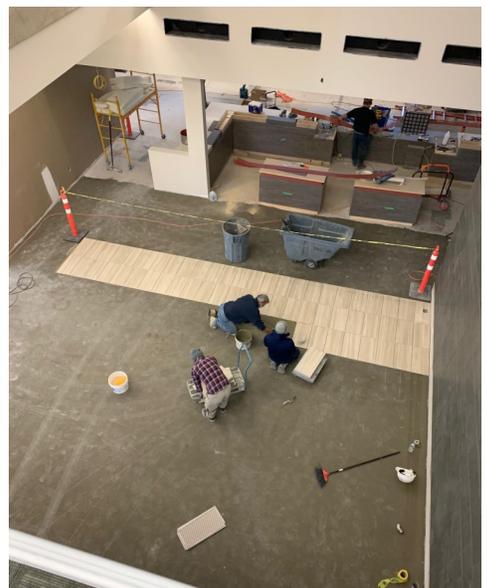
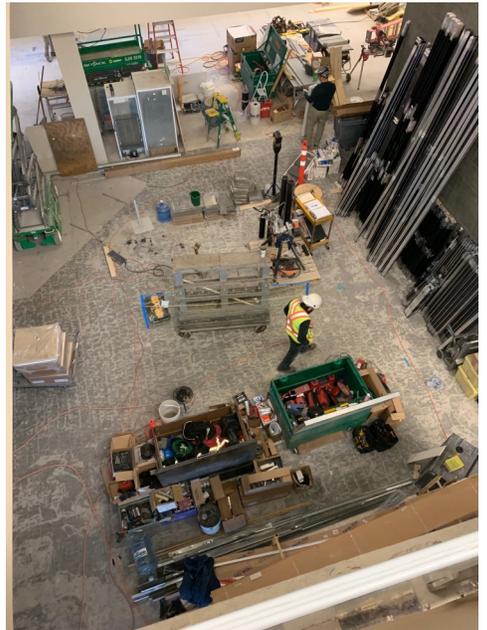
*Enlarged Service Counter Plan Vision*

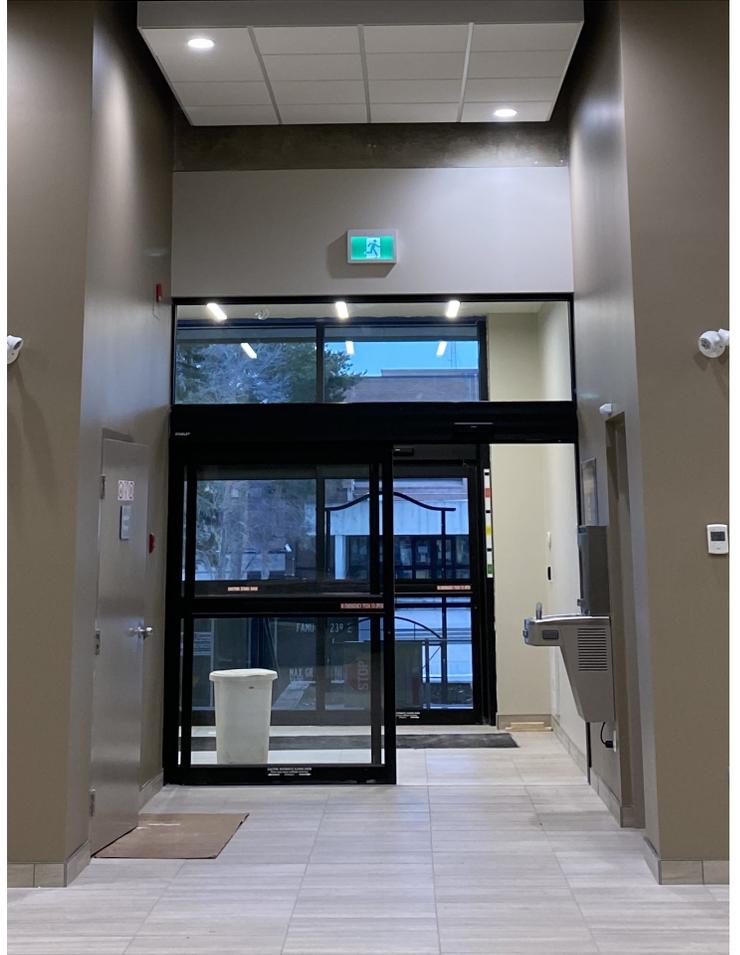


**Before Photos - First & Second Floors**  
**Dated Fixtures & Design**



**Demolition and General Construction**



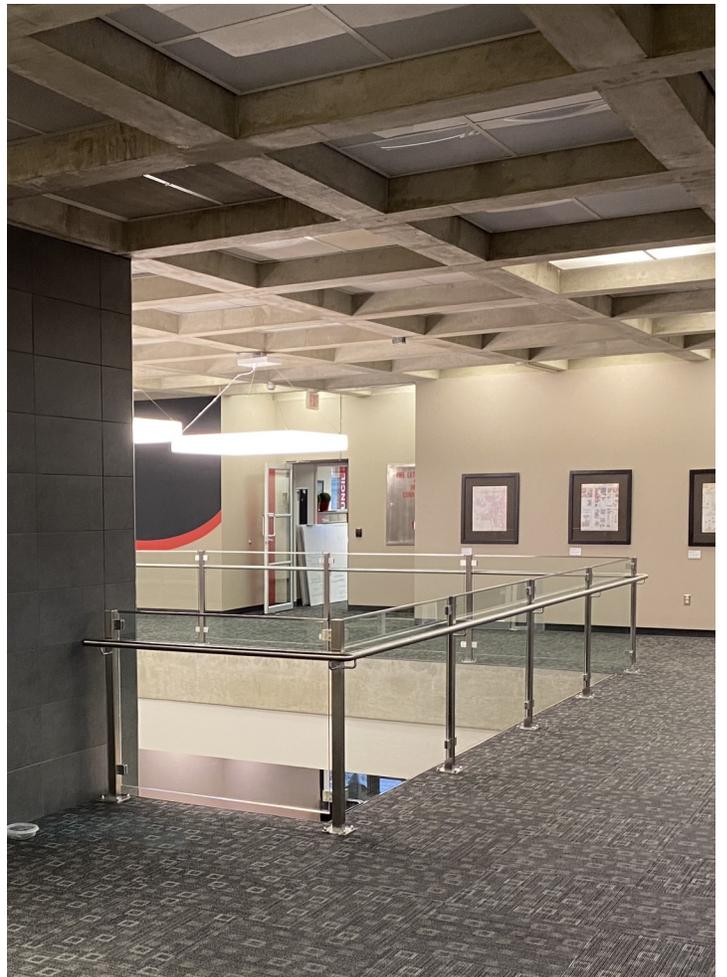
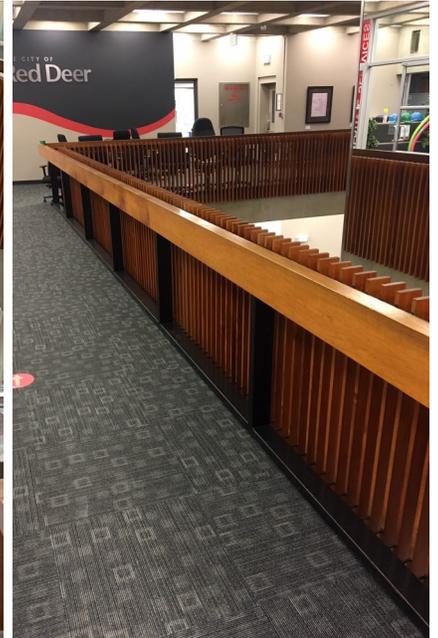


***Main Floor East Entrance - Before & After***

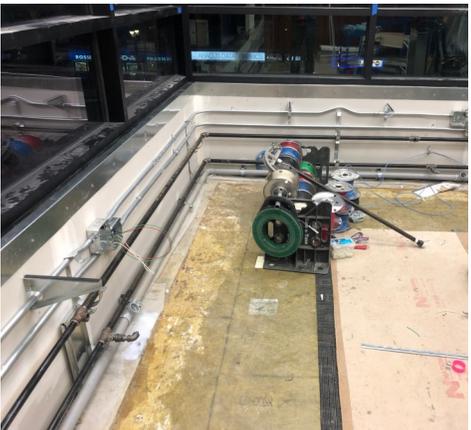
***Public Washroom Update - Before & After***



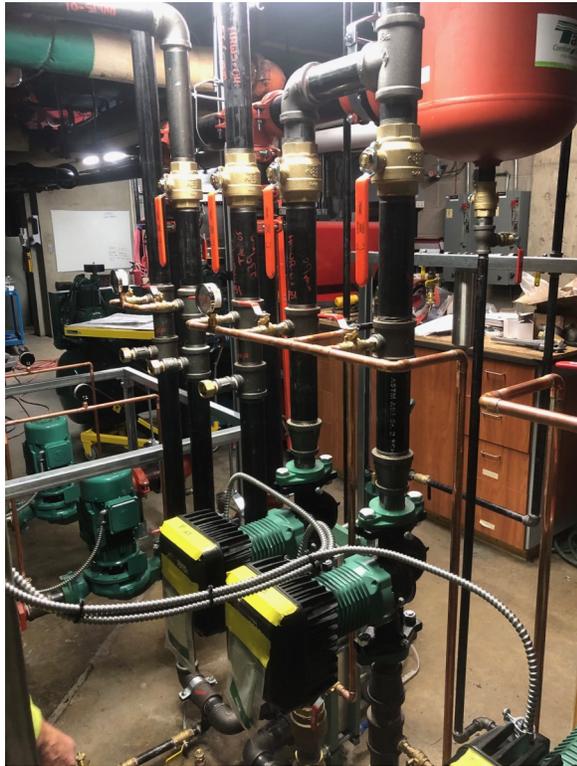
**Second Floor Railing - Before & After**



**Custom Built Cabinet and Mechanical Pipe Chase - Before & After**



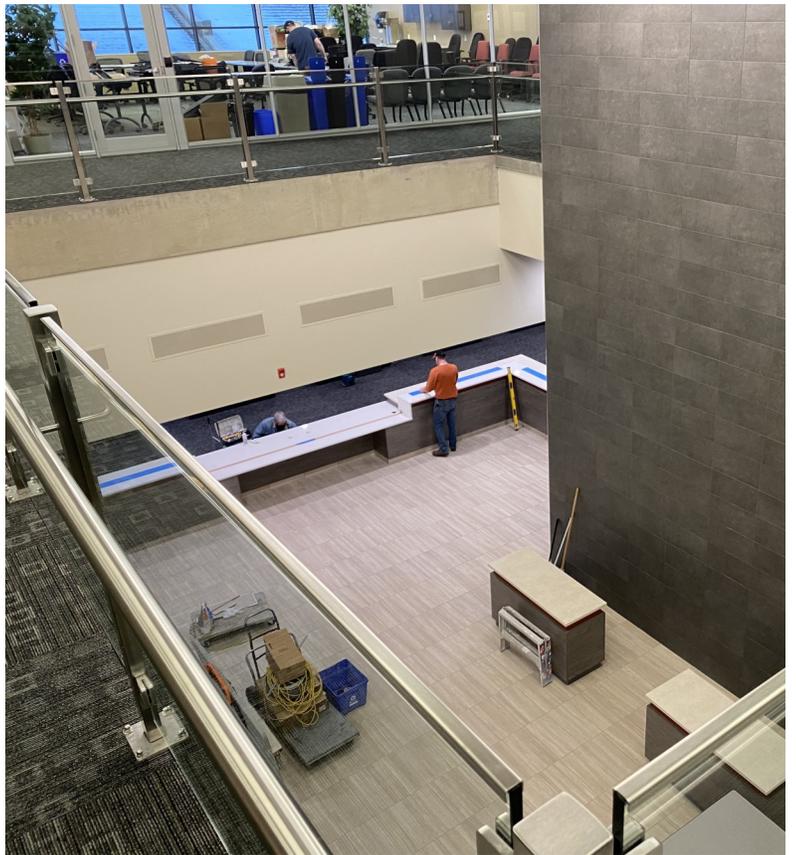
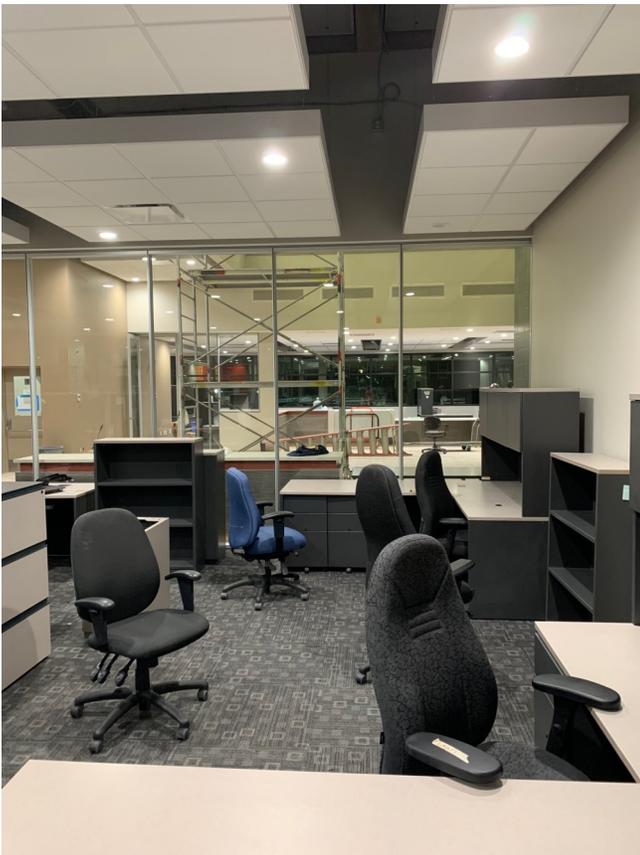
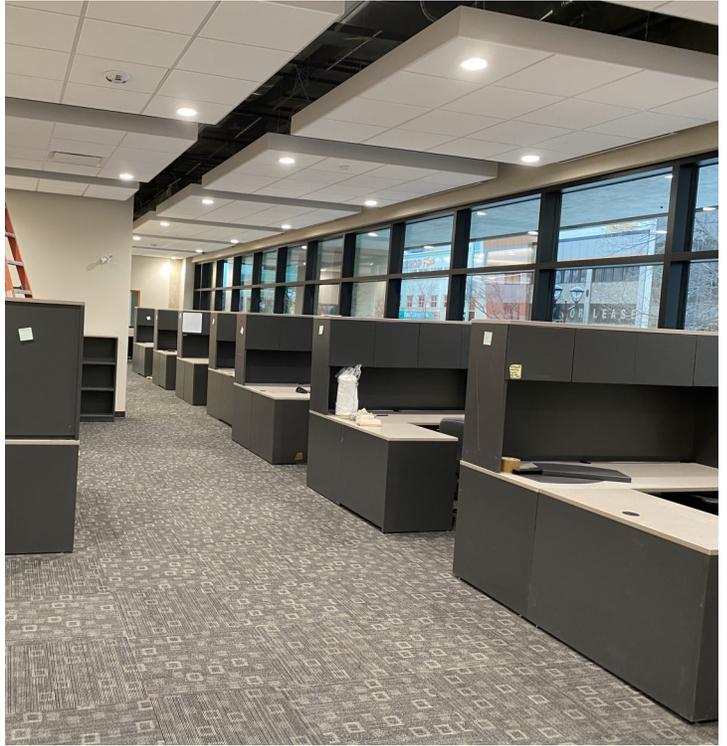
**Updates to the Mechanical Heating & Cooling System to increase zoning - Increasing the comfort of employees and the public visiting City Hall**



**Main Floor East Elevator Shaft Before, Under Construction & After**



*Office And Public Spaces - Nearing Completion*







The City of Red Deer is ready to welcome you back!

