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**Date:** September 5, 2017  
**To:** Mayor and Council  
**Author:** Tim Del Greco, Manager of Facilities and Properties  
**RE:** Kings Landing Rebuild – Exterior Design  
**Report No.:** MS2017 - 45

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#### **AIM**

To seek Council approval in selecting a design proposal for the Kings Landing rebuild.

#### **BACKGROUND**

In June of 2017, Glos Associates Inc. was selected as the successful architect / project manager with respect to the demolition and subsequent rebuild of Kings Landing.

*456-2017*

*Moved by Deputy Mayor Gord Queen*

*Seconded by Councillor Susanne Coghill*

*Council approve the proposal of Glos Associates Incorporated in the amount of \$79,800.00 for architectural and engineering services in order to facilitate demolition of the former Kings Landing Restaurant and construction of a new recreational facility.*

#### **DISCUSSION**

In July of 2017, Glos began preliminary design work with respect to the exterior appearance of the new build. Three designs were drafted (see appendix II):

- A two storey design reminiscent of the original Grovedale House
- A one storey contemporary design
- A one storey design reminiscent of the original Mettawas Hotel

A public input session was held in August seeking feedback from residents and Town Council in regards to a preferred design selection. Additional feedback was also gathered through the Town's website and social media platform. The following table outlines the number of positive votes received for each proposal:

<b>Concept</b>	<b>Votes</b>
Grovedale House	72
Contemporary Design	11
Mettawas Hotel	40

The Grovedale House was the preferred design according to the feedback collected.

Appendix I of this report includes correspondence from Glos detailing the main advantages /disadvantages of the two most favored designs as well as estimated costs of construction. Glos indicates within this letter their recommendation for a proposal selection, that being the Mettawas Hotel concept.

It can be expected that the initial construction as well as future building maintenance will result in greater cost with respect to the Grovedale House design. This is primarily due to:

- A larger two storey building
- Flat roof construction which is typically more expensive to construct and maintain
- Installation and maintenance of an elevator to provide accessibility to second storey
- Shorter life expectancy and increased maintenance with siding vs masonry

Considering the above information, the Mettawas Hotel concept is the more economical design whereas the Grovedale House is more representative of the current structure.

### **LINK TO STRATEGIC PLAN**

Improve recreational and cultural facilities and opportunities within the Town of Kingsville.

### **FINANCIAL CONSIDERATIONS**

Approximately \$1,863,200 would be required to construct the Mettawas Hotel concept whereas \$2,188,050 would be required to construct the Grovedale House concept. It is important to note that these figures are an approximation based on the 2016 RSMeans construction cost index.

### **CONSULTATIONS**

Glos Associates Inc.  
Municipal Services  
Kingsville Residents

### **RECOMMENDATION**

Recommend Council provide direction as to the preferred design selection with respect to the Kings Landing rebuild.

*Tim Del Greco*

Tim Del Greco, P.Eng  
Manager of Facilities and Properties

*G.A Plancke*

G.A Plancke, Civil Eng. Tech (Env)  
Director of Municipal Services

*Peggy Van Mierlo-West*

Peggy Van Mierlo-West, C.E.T.  
Chief Administrative Officer