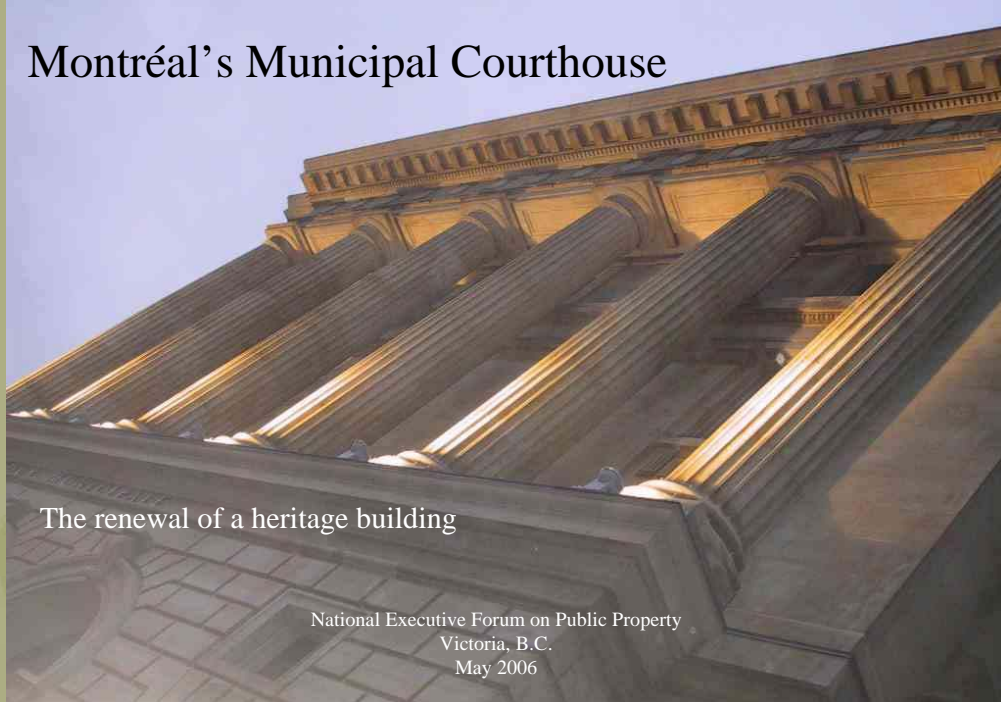




Montréal's Municipal Courthouse



The renewal of a heritage building

National Executive Forum on Public Property
Victoria, B.C.
May 2006



In the beginning...

“City hall annex” is a functionally obsolete heritage building

- the municipal courthouse
- leased to the MUC for Police headquarters

The mandate of the Municipal Court as evolved

- the City requires a modern and functional courthouse with proper infrastructure
- Department heads “hate” the building and want to move
- Need 7 courtrooms vs. 7 existing
- Need to regroup staff from all the legal department

Requirements for Police headquarters have evolved

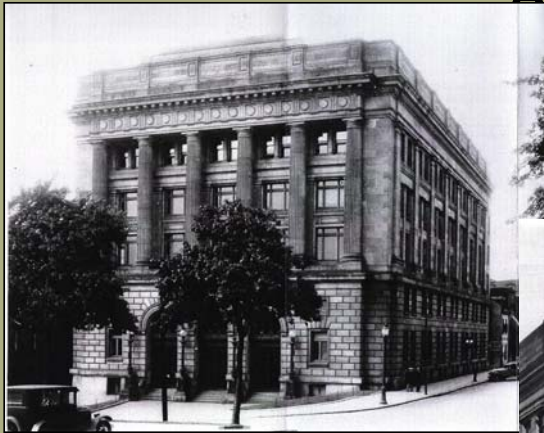
- The MUC requires a modern facility

Preliminary studies point to a 50M\$ courthouse project on a new site

- City takes an option on land



The Court of the Record – City Hall Annex



Built in 1913

- To house the Court of the Recorder
- to free space at City Hall
- 120 000 ft²



The Municipal Courthouse and Police HQ

Doubled in size in 1963

- 248 000 ft²
- 11.5 M\$ (2000)



- Police headquarters
- Communication center
- Helipad
- “Modern” HVAC



Attempted improvements

1980's

- Expressed need for extra space for both the Courthouse and the HQ
- Concerns about security, fire prevention and conformity to codes
- International competition for a new courthouse

1990's

- Chief judge wants a new courthouse (±50M\$)
- City secures an option on land
- Attempt to sell the building to the MUC



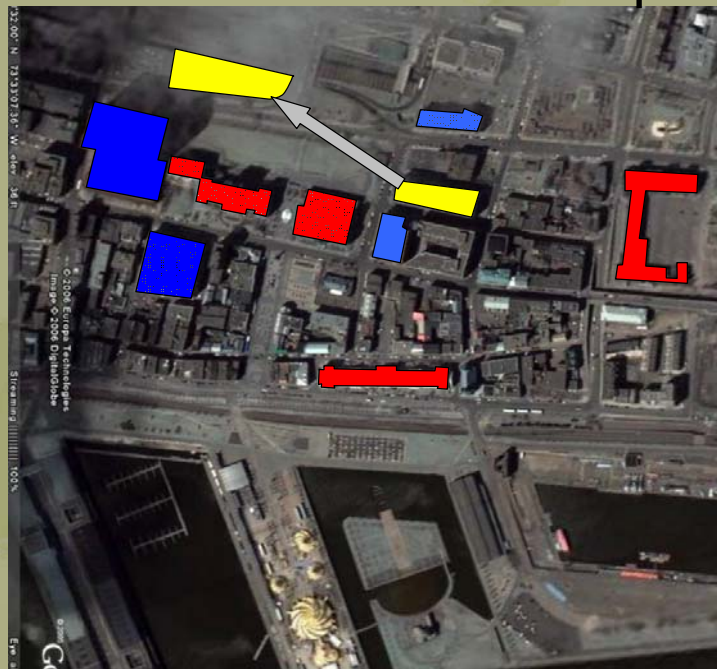
By the mid-'90s

The building has become totally obsolete

- Mechanical systems
- Electrical systems
- Technological infrastructure
- Court operations
 - Number of halls
 - Security of officials and public vs. prisoners
- Insufficient space
- Fire prevention
- Conformity to codes
- Asbestos contamination



The Administrative Complex





The building in context



1995: Crisis

The courthouse administration demands a new building

- Budget is confirmed at 45 M\$ + land

Renovation of the existing building for police use is expensive and impractical

Alternate use for the building:

- Demolish
- Sell to turn into condos

The local economy as slowed and the City is looking for a more reasonable project

The population would not easily accept the loss of the landmark

Possible to renew the facility into a modern courthouse



Decision : Financial aspects

Building a new courthouse:	45M\$ + land
Leasing a new courthouse:	32M\$
Renewing the existing facility:	27M\$



Decision: The client

Influential players

- Chief judge
- Mayor & Executive committee
- Head of the legal department



Decision factors

Image

- Monumental building
- Accessibility and visibility of the site

Courthouse activities

- Uninterrupted sessions
- Improved quality of services
- Better separation of circulation for judges, suspects, public
- Improved mix of courtroom sizes improves treatment of various cases
- Consolidation of activities at a single site
- Room for expansion
- 2 new courtrooms
- Refurbished facilities and equipment

Facilities

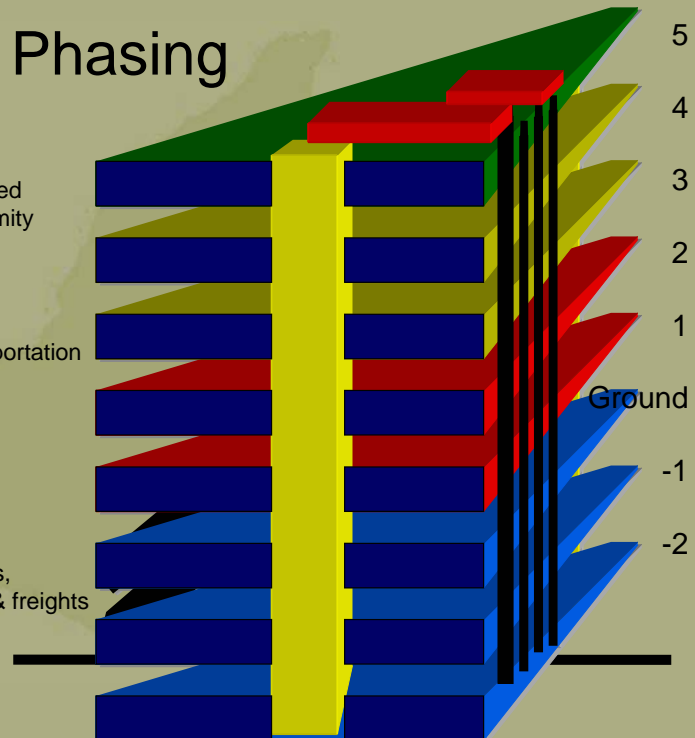
- Modern infrastructure: HVAC, IT, document management spaces, archives
- Conformity to codes
- Removal of contaminants

Completion by 2000



Phasing

- Ph1** 1995 - new courtrooms, archives, revised HVAC, asbestos removal, code conformity
- Ph2** 1997 - Rest of levels 1 & 2, roof and technical spaces Codes, HVAC, fire prevention
- Ph3** 1996 - Courthouse & HQ vertical transportation
- Ph4** 1997 - Stone work, doors and windows
- Ph5** 2000- Removal of the cell bloc
- Ph6** 2000 - Vertical transportation for judges, suspects, prisoners, public escalators & freights
- Ph7** 2000 - Levels 2, 3 & 4





The best plans...

Police HQ only moved out in 2001

- Minor activities will not be relocated until 2007

Municipal mergers (2001)

- Slowed all processes down
- Modified the court's mandate with devolution of responsibilities from Québec superior court: some redesign required

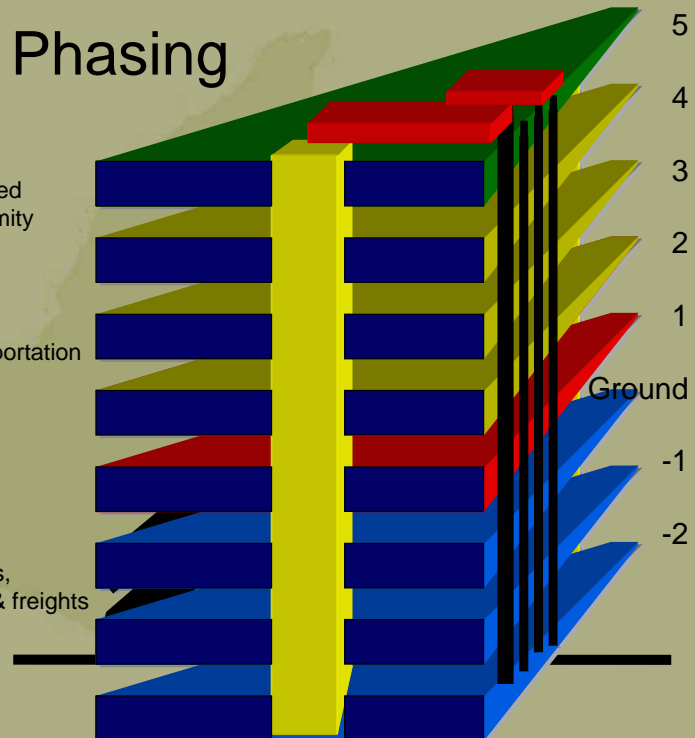
Municipal demergers (2006)

- Slowed all processes down
- More devolution of responsibilities: more redesigned required
- Remains at the agglomeration level



Phasing

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Revised calendar

Phase		Delivery	
		Planned	Actual
1	New courtrooms, archives, codes	1995-07	1998-06
2	Renovated 1st and 2nd floor courtrooms and offices + mechanical spaces	1997-03	1999-06
3	Elevators	1996-04	1998-11
4	Building envelop	1997-10	2000-11
5	Cell bloc demolition and 5th floor	2000	2007-12 cell bloc redesign
6	Elevators for judges and prisoners	2000	To be redefined
7	a) Level 2 b) Level 3 (last police functions) c) Level 4	2000	2004 2009 2003



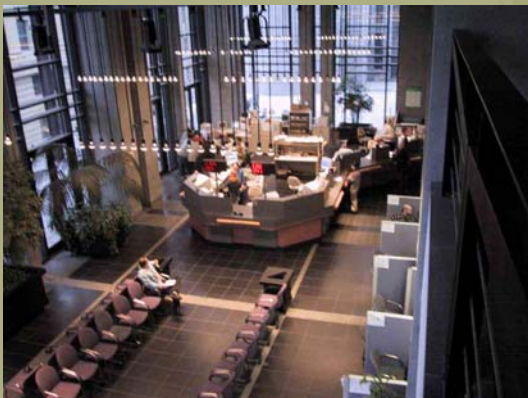
Pre renovation



Post renovation









Final portrait

Completion will take 11 years rather than the planned 5.

One architectural/engineering team will have done all the professional services, working with in house staff

4 different contractors have already worked on the project and at least 2 more are expected.

Total expected cost for completed project (± 2009): 22M\$

- (18% less than budget) and less than 50% of the new building budget

Facility accommodates 15% more staff than planned

The court's mandate is significantly expanded and now covers 40% more territory (Complete island vs. original 9 boroughs)

There is still room for expansion of activities



Sometimes, we do...



City Hall partially renovated in 1990-1994 (2 upper floors including the attic)

Modified in 2001 to accommodate the new expanded city administration



Second phase (political spaces) already underway

- Council chambers
- Executive offices
- Building envelop
- HVAC
- Code & fire prevention compliance



Sometimes we don't



Former Grand Trunk train station and hotel

Renovated into the Jacques-Viger office building

Sold to a private developer with the obligation to renovate and maintain the architectural character of the complex



Sometimes, we think about it



John Ostel's Quebec Superior Courthouse

Now the Lucien-Saulnier office building housing the finance department



Scope:

- Building envelop
- HVAC
- IT infrastructure
- Fenestration
- Historical interiors
- Code and fire prevention issues