



Robert Borders & Associates Completes Renovation and Modernization of Ontario City Hall

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Newport Beach, CA-Robert Borders & Associates (RBA) announced that design and construction has been completed on a 22 million dollar renovation and expansion of city Hall for the City of Ontario. The city selected RBA in 2007 to provide architecture and engineering, space planning, interior design and furniture specification services for the project. The RBA Team utilized knowledge and experience from other Ontario projects to guide the project through a lengthy site and building renovation process.

RBA worked with the city beginning in 2008 to analyze and design a renovation that would meet with the specific space programming requirements. Shelly Di Lauro, LEED AP ID+C, firm Principal and Director of Interior Design for Robert Borders & Associates worked with city representatives to organize and create a more symbiotic, free flowing and aesthetically pleasing environment that is very efficient despite the unusual floor plan of the existing facility- "We created a facility that is very functional and yet flexible to carry the city into the future". Working with Development Agency Director Otto Kroutil, RBA was given the task of "bringing the building into the 21st century" and responded with a design for the renovation that utilizes many sustainable design principles with the ultimate goal of achieving LEED_Certification for the building. According to Ms. Di Lauro, the project is presently on target and is anticipated to achieve at least LEED Silver Certification.

The construction process was anticipated to extend out over a year and one half and according to RBA Senior Principal Joe Petitpas; the outdated mechanical, electrical and plumbing systems were completely dismantled and removed. Due to the extent and complexity of the project coupled with the logistics of the renovation, city staff was relocated to temporary facilities (also designed by RBA) during the construction phase. The existing concrete building was stripped down to bare shell and reconstructed with state of the art mechanical and electrical systems that take advantage of many features

that contribute to the city's goals of energy efficiency and cost while promoting sustainable design practices.

While addressing the energy efficiencies and space planning issues, the RBA Team was also challenged to update the exterior of the building to provide a "human" aesthetic appeal to the gray concrete structure. The entry, once buried between two large concrete facades was brought forward toward the street and parking lot and is now defined by a colonnade and curved metal panel sign banner, courtyard area and vaulted entry lobby. The new vaulted lobby space, with light streaming in from overhead clerestory windows is a new structure and according to RBA project architect Loren DellaMarna, AIA, the lobby provides a series of transitional experiences as you move from entry courtyard through the space to the Receptionist at the Information Desk. From there you are directed to the city's public service area or to the renovated Council Chambers. According to DellaMarna "This is an important element for the city as it extends the front door of City Hall closer to the street and gives the nondescript building some identity".

A little more discreet but also important feature to the second floor occupants is the view to the roof. Planters that were a constant source of roof leaks with a barren view of non-existent landscape plant material were addressed as a part of the renovation. As a contributor to the LEED points system for cool roof, the planters were utilized in the overall LEED design as a part of the roof system. According to Petitpas, the existing second floor roof planters; once barren due to a lack of growing vegetation and a southern orientation, are now replaced with a roof garden system utilizing state of the art, below grade irrigation and leak detection systems. Complementing the high tech planter areas is the addition of a single ply cool roof system that includes the addition of tapered insulation on top of the roof deck to further enhance energy savings. There is also an existing 150 foot long skylight structure that was redesigned to become north and west facing clerestory glazing that DellaMarna states was a huge problem for the city during the summer months. The city actually placed a makeshift sunscreen fabric over the gable shaped glass structure in an effort to mitigate the sun. However, it was not too effective in stopping the rain from coming in during the rainy season.

Other aesthetic improvements include an architectural curtain wall with metal panels at the building entry that complement the large scale of the concrete facades, a (2)story aluminum vertical and horizontal louver screen system at the north western glass curtain wall that provides both sun control and great visual interest from the courtyard area, a relocated and more user friendly Bill Pay Kiosk at the building entry and larger, more inviting courtyard areas around the building that are much more conducive to large group assemblies.

About Robert Borders & Associates: Robert Borders & Associates is a full service architectural, space planning and commercial interior design firm specializing in office, industrial, recreational and mixed use projects. Based in Orange County, Ca. the firm has provided services to a variety of public and private sector clients throughout the

country. Since its inception in 1967, the firm has completed projects ranging from small interior renovations to the design of complex high rise office buildings and enjoys a track record of long term relationships with many of our clients. Our philosophy on architecture and design is based on a collaborative client partnership and we are constantly seeking ways in which we can bring value with our expertise to serve our client's best interests.