

SUNSHINE COAST REGIONAL DISTRICT

Coopers Green Hall Replacement Design Task Force Wednesday October 25, 2017 Coopers Green Hall, 5500 Fisherman Road, Halfmoon Bay

MEETING NOTES

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| PRESENT | SCRD Parks Planning Coordinator SCRD GM Planning & Community Development SCRD Administrative Assistant Principle Architecture Principle Architecture Task Force Member Task Force Member Task Force Member Task Force Member Task Force Member | Trevor Fawcett (Chair) Ian Hall (Co-Chair) Autumn Ruinat Emily Seider Jean Dieres-Monplaisir Don Cunliffe Terry Karleen Mike Carson Brian Smith Marie Knight |
| ALSO PRESENT | Electoral Area B Director Public | Garry Nohr 7 |
| REGRETS | Task Force Member / shíshálh Nation Councillor Principle Architecture | Keith Julius Craig Burns |

CALL TO ORDER 11:30 a.m.

ACKNOWLEDGMENT AND WELCOME

It was acknowledged that the Coopers Green Hall Replacement Design Task Force meeting was held within the territory of the shíshálh Nation.

INTRODUCTIONS

Roundtable introductions of Task Force Members, SCR D Staff, Principle Architecture Staff and Electoral Area B Director Garry Nohr.

AGENDA

The agenda was accepted by the Task Force Members as presented.

MEETING NOTES

The meeting notes of October 4, 2017 were accepted as presented.

UPDATE FROM SCRD

A detailed summary of Coopers Green Hall Rentals for 2017 was circulated to the Task Force for information.

SCRD staff confirmed that the setbacks provided to Principle Architecture are correct at 7.5m as shown on the proposed site plans. Requesting a variance to the setbacks is an option. There are Riparian Area setbacks around the creek to consider.

Discussion regarding the neighbouring property and plans for building a home on the lot. The SCRD Planning Division will confirm if building permits have been applied for.

The Geotechnical report has just been received by the SCRD. Staff are reviewing the minimum floor height, height above high water (flood construction level). This will have implications for Principle's design and for construction costs.

SCRD staff have received further communication from archeological consultant. The Province requires further work and test excavations will be conducted by the consultant.

Discussion regarding a mid-project update to community. SCRD will draft an update regarding the Task Force progress and project update for review at a future (perhaps next) meeting. Suggestion for visual display through a pdf document.

Task Force members discussed the information received from the SCRD update. The following points were noted:

- Floor Height is driven by flood risk, storm surge, and sea level rise. The geotechnical report identifies 5.4m from highest high water. The building is currently at about 3m. Staff will review this and provide more information to the Task Force at the next meeting.
- Would like to see analysis of number of users for hall rental bookings. Suggestion to review/confirm the occupancy number of 120 given the usage patterns. The rental booking statistics do not show justification for the 120 occupancy number, however 80 is reflective of the current building occupancy. Suggestion to consider occupancy closer to 100.
- For weddings, 120 is average. Rental data shows that the prime area of usage is not weddings. Priority of the Management Plan is a community hall for community activities, not as a wedding venue.
- Principle Architecture noted that the design is scalable to the occupancy number and can be adapted if preferable.

The Task Force generally agreed to remain with the 120 occupancy figure until the cost estimate was presented by Principle Architecture.

The Chair opened the floor to questions from the public in attendance. None were provided.

UPDATE BY PRINCIPLE ARCHITECTURE

Principle Architecture responded to comments from the Task Force and provided an update on the project.

- Confirmed that there is potential to scale the floor area down for a reduced number of occupants.
- Clarified that the parking design and boat trailers is not part of the Principle Architecture scope of work.

GM, Planning and Community Development noted that the design does not prevent the parking of trailers. The existing design allows for circulation to be improved with signage. The scope of work allows for feedback from Principle Architecture regarding parking design.

The current location is seen as the preferred siting for the community hall. The current site bisects the landscape between the park and the waterfront. The building should be oriented towards both areas to optimize year-round use.

The building will be open and accessible from both sides of the building to balance between the forest, play field area picnic area, and ocean side.

The building will need to be raised above its current floor height. The geotechnical report recommended 3.3m above the highest high water line. More information is required to ensure that the floor elevation meets what is required.

Principle Architecture suggested that a simple elevated deck, that is not too cost prohibitive, could be used to elevate the building up. The final number of the floor height elevation will impact cost.

Principle Architecture presented a site plan with a proposed floor plan.

The building is proposed to remain in the same location as now and enhance the location of the outdoor spaces.

A model of the building was circulated to the Task Force members. The building is “stretched” into an aggregate with off-set rooms for kitchen and washrooms/storage space. Sheltered outdoor space which opens to the waterfront.

A setback variance from the retaining wall would be required. Proposed reduction of 2m from property line instead of 7.5 m. The current building is already encroaching on the setback.

GM, Planning and Community Development summarized the development variance process.

Principle Architecture presented a revised proposed building layout, including a functional program room, kitchen, washrooms and storage space. There is no increase to overall floor area. There are essential two service corners off each side of the program room.

The main program room is in the middle, with the kitchen on the bottom left and washrooms and storage on the top right to coincide with the location of the current septic system. The building design

would allow for year round use, sheltered space for shoulder season and cross light to pass through the building during the summer.

Task Force members asked about the construction type, use of trusses in the ceiling and materials. Principle Architecture noted that it would be standard massing, simple construction, open ceiling with no heavy architectural structure and incorporating a red roof.

Principle Architecture presented a proposed Class D cost estimate for the project.

The Class D estimate (+/- 20-25% level) is the first draft at cost checking the project to the planning. The aggregate estimate was \$360 sq. foot, which is typical of an assembly public space. The estimate includes a large contingency due to the variations that have not been confirmed. The cost estimate would evolve through the process towards Class C and B.

Construction wise the estimate provides comprehensive costing. The estimate provides an allowance for parking, site landscaping, and demolition of current hall, new sewage system, permits and fees.

Task Force members discussed the potential to reduce the building size of 2,800 sq. feet to reduce the cost. The Task Force would like an estimate of which line items would be reduced if the building size was reduced. A rough estimate was suggested at about 13%.

Principle Architecture stated that this will be a basic building for community use, comfortable but with no extras or high end finishes. The estimate includes a fully equipped kitchen, but it does not include cost for tables, chairs or other furnishings.

Furnishing costs are not included in the building cost estimate. The cost would range depending if using existing furnishings, building upon what we already have or purchasing entirely new furnishings. In kind donations could be explored for this.

Principle Architecture noted that the floor elevation would be supported by decks around the building and include accessible access points.

Principle Architecture noted the roofline of the main building is 6m.

Principle Architecture noted that sound and acoustic considerations would be addressed further along the design process.

Principle Architecture noted that a sprinkler system is not required by the fire code due to the building size, but is preferred in rural locations. The building could be designed with or without the system. A full code evaluation has not been done yet. The kitchen itself has the protection it needs.

The Chair opened the floor to questions from the public in attendance. The following points were made:

- Question regarding an assumption to see out the building through to the park side? Principle Architecture assumes that it would be beneficial for the building facade to open the other side of the park. The building would not act as a barrier, but more as balanced inside/outside space and connecting the building to both sides of the park space.
- Cross ventilation
- Orientation of the building

- Roof overhangs and challenge for light entry. Option for skylights or additional sets of lights from the roof overhang.
- Clarification that the kitchen would have an access point to outside and close to the BBQ area.
- Storage. Program storage space for user groups. Small room, cupboard, outdoor, temporary, under the building floor if raised. The Task Force discussed that storage space would be for the building only and program storage space needs to be further defined at a later date.
- Access to the kitchen from the turnaround/drop off area.
- Questions regarding the construction, flooring material and electrical. Principle Architecture noted that if the building was raised, mechanical would be run under the building. Material to be used is not decided, the contingency in costing allows for variation.
- Potential for smaller meeting space, using a room divider, furnishings
- Dance, music, film events would require consideration for acoustics, stage, dance floor.

Principle Architecture concluded their presentation and noted the outstanding items to be addressed including; septic system, storage aspects, occupancy, floor area space, and geotechnical and floor height.

ROUNDTABLE

Task Force members provided roundtable comments as follows:

- Process check in regarding contract with Principle Architecture. GM, Planning and Community Development noted that a contract check was conducted last week and everything is on track.
- The cost per sq. footage figure was more than expected. Assumption of the \$1million figure may not be accurate anymore. Based on the usage patterns, should the occupancy number be scaled back and re-look at something more affordable.
- Brief update regarding fundraising effort was provided. Noted that BC Gaming is now allowing grants funding capital projects.
- Feels that the priority is to get the cost down. Believes the 100 person range should be what we are aiming for. Lighting aspects need to be addressed. Asked for clarification regarding leadership in “green” systems of this building.
- Principle Architecture noted that energy consumption of the building will be considered through construction material, orientation, heat gain, day lighting analysis. From mechanical view, not going to go for any certifications. It is still early in the process to have identified the means of achieving the ambition of energy responsible/efficient building.
- Positive impression on the design and improvements. Was not expecting the cost figure to be what it was. Feels the Task Force should continue to look at 125 occupancy. Although 100 is accurate for today, need to look and needs for the future. Notes that the size could be scaled back as we move forward in next stage of estimates.
- Regarding 120 occupancy. Assumption that this would be 100 guests and the remaining would be those working at the event, cover the overall building occupancy.
- Question regarding limits set by Fire Code. Principle Architecture clarified that the Fire Code specifies the number of/and width of exits whereas the occupancy load relates more to the impact on the number of people within the space and number of washrooms required.

The Task Force came to a general consensus to remain with the 120 occupancy number with an aim to remain fiscally responsible.

GM, Planning and Community Development provided a summary of the comments heard from Task Force members and noted this is the first attempt at testing the \$1 million dollar figure to a real design with all the elements of development. The GM confirmed that are not currently proposed to be tax dollars used to fund this project. Grant applications and fundraising efforts will be utilized.

NEXT STEPS

The Task Force agreed to a generally positive perception to the design that Principle Architecture presented.

Potential community engagement to share the design progress with the public in December.

The Task Force would like staff to provide a recommendation for the appropriate size of the hall based on an analysis of the community hall usage stats.

NEXT MEETING

The next meeting will be held on Wednesday October 25, 2017 at 11:30 a.m. at the Coopers Green Hall, Halfmoon Bay.

ADJOURNMENT 1:20 p.m.