

CORPORATION OF THE TOWNSHIP OF McNAB/BRAESIDE
BUILDING COMMITTEE AGENDA

May 25, 2017

1:00 pm

1.0 **CALL TO ORDER AND ROLL CALL**

The Township of McNab/Braeside Building Committee meeting was called to order at 1:10 p.m.

Present: Ryan Frew, Director of Public Works (Meeting Chair)
Lindsey Parkes, CAO/Clerk (1:20 p.m.)
Angela Lochtie, Treasurer
Chris Vereyken, Chief Building Official
Tom Peckett, Mayor
Mandy Cannon (Recording Secretary)

Absent: Brian Armsden, Deputy Mayor

2.0 **DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

There were no disclosures of pecuniary interest declared at this time.

3.0 **ADOPTION OF AGENDA**

Moved by Angela Lochtie, seconded by Tom Peckett, **THAT** the agenda dated May 25, 2017 be adopted as submitted and circulated.

CARRIED.

4.0 **DELEGATIONS AND PRESENTATIONS**

a) NIL

5.0 **ADOPTION OF PREVIOUS COMMITTEE MEETING MINUTES**

5.1 April 12, 2017

Mr. Frew advised that these minutes would be brought forward to the next Building Committee Meeting.

6.0 GENERAL INFORMATION ITEMS

a) Building Committee – Project Approval Steps

Mr. Frew reminded the Committee the order of the project approval steps. The next approval step will be to bring the final design to Council for approval and authorization to put out the tender.

7.0 MUNICIPAL OFFICE BUILDING AND PERNEEL BUILDING

7.1 UNFINISHED BUSINESS

NIL

7.2 NEW BUSINESS

a) Review of recent iteration of Municipal Office floor plan

Mr. Frew went over the details of the amended floor plan as provided by +VG including the size of the offices, the elimination of a separate IT room and the size of the storage room.

b) Review Site plan

Mr. Frew advised that there is a hydro pole in close proximity to the driveway entrance of the office & Perneel buildings. Mr. Frew has authorized +VG to speak to Hydro directly to determine what can be done to remedy this. The Building Committee discussed the loading dock and decided it should remain in the plan. The Building Committee discussed whether the basketball court would be constructed in phase 1 or phase 2 of the project, it was decided that it would be removed from phase 1 and added to phase 2. Mayor Peckett suggested that the parking spaces be oversized, similar to the spaces at Costco. Mr. Frew will discuss the option of oversized parking spaces with +VG.

c) Review Schedule and approvals

- a. 50% Design Review (Committee) – June 6, 2017
- b. Tender authorization (Council) possibly June 27, 2017 Special Council Meeting.

Mr. Frew advised that the 50% design review will be brought forward to the June Planning Advisory Committee meeting for review and if possible, a Special Council Meeting will be scheduled for June 27th for tender authorization. Ms. Lochtie confirmed that she will bring a resolution to proceed with the loan application to the Special Meeting of Council for

consideration.

8.0 NEW BRAESIDE RECREATIONAL CENTRE

8.1 UNFINISHED BUSINESS

- a) NIL

8.2 NEW BUSINESS

- a) Review Schematic Design Summary

The Building Committee reviewed the schematic drawings that were provided by Greenview Environmental. Mr. Frew is going to ask Greenview for a precise site plan showing the total amount of parking spaces. The Committee confirmed that the hose room should have a hanging hose reel inside of the room. The Building Committee reviewed the required appliances for the canteen, which include two drink fridges (alcohol and non), a standup freezer, a residential oven, a hood range and a microwave. The canteen should also have space for a three basin sink, 100 place settings (dishware/cutlery/drinkware) and a coffee percolator.

- b) Review Energy Efficiency Report

Mr. Frew reviewed the Energy Efficiency Report, which provided options for the preferred heating, ventilation and cooling (HVAC) system. Based on this report, Greenview recommended proceeding with a hydronic (radiant heaters) system for the HVAC system. Mr. Frew will follow up with the following questions from the Building Committee: Was radiant in floor heating examined and if so, were there reasons why heaters would be preferred over the in floor heat for this type of building? Would you have a picture of what the heaters would look like? What type of lighting system is proposed for the building? Florescent or LED? Are automatic switches proposed to enhance the energy efficiency? You have previously spoke to the position of roof overhangs location of windows to reduce solar loading, have these measures increased the energy efficiency of the Building? As one of the project goals was for the building to be energy efficient, is there a cost benefit for this type of building to be built above the code minimums for insulation and window glazing? The response to these questions will be forwarded to the Building Committee members.

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9.0 LONG TERM BUILDING PLAN

9.1 UNFINISHED BUSINESS

- a) NIL

9.2 NEW BUSINESS

- a) Long Term Building Plan Option Review

Ms. Lochtie asked the Committee to review the long term building plan and first rank the buildings in order of priority and then select which option is best suited for each building with regards to the work required. The Committee is to submit their suggestions to Ms. Lochtie by June 6, 2017.

10.0. NEXT MEETING

TBD

11.0. ADJOURNMENT

Moved by Angela Lochtie, seconded by Christopher Vereyken, **THAT** Building Committee Meeting adjourn at 3:25 p.m.

CARRIED.