



To: General Purposes Committee

Date: April 12, 2010

From: Greg Scott, P. Eng., LEED A.P.  
Director, Project Development

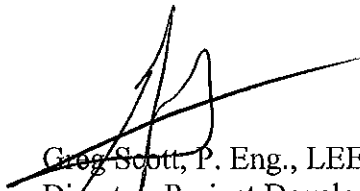
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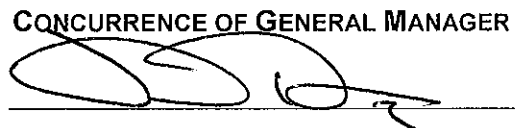

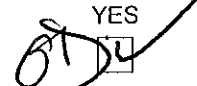
Re: **Hamilton Community Centre - Capital Project**

**Staff Recommendation**

That:

1. The Hamilton Community Centre Capital Project as outlined in this report be approved;
2. Council authorize the Chief Administrative Officer and General Manager of Project Development and Facilities Services, or designate, to execute documents that permit this project to be constructed as per report dated April 12, 2010;
3. A \$20,000 solar hot water system be approved as part of the Hamilton Community Centre project, and be funded by reducing the previously approved 2010 Building Improvement Capital program accordingly and re-allocating the transfer from the Capital Reserve to the Hamilton Community Centre capital budget; and
4. A \$125,000 commercial standard kitchen be approved as part of the Hamilton Community Centre project, and be funded from two sources: \$62,500 from the Hamilton Community Centre Association and \$62,500 from Minor Equipment Provision.

  
 Greg Scott, P. Eng., LEED A.P.  
 Director, Project Development  
 (604-276-4372)  
 Att. 1

FOR ORIGINATING DEPARTMENT USE ONLY			
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>		<b>CONCURRENCE OF GENERAL MANAGER</b>
Budgets	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Sustainability	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
<b>REVIEWED BY TAG</b>	YES <input type="checkbox"/>	NO <input type="checkbox"/>	<b>REVIEWED BY CAO</b> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
			

## **Staff Report**

### **Origin**

On October 13, 2009 City Council passed the following resolution:

That:

- (1) the existing Hamilton Community Centre be expanded to approximately 8,600 square feet as recommended in the Hamilton Space Feasibility Study, with the facility to be located on the Hamilton School Park Site; and
- (2) the General Manager of Project Development & Facility Management or delegate be authorised to execute all documents required to receive the Western Economic Diversification Canada Grant for the Hamilton Community Centre Expansion.

Upon City Council authorization, City staff started the RFP process and engaged Hughes Condon Marler Architects (HCMA) to be the Architect for this project. Staff also engaged Turnbull Construction Services Ltd. to provide Project Management services.

The project has moved forward at a fast pace, particularly due to the requirement from Western Economic Diversification Canada to complete this project by March 2011. The purpose of this report is to obtain approval from City Council for proposed changes to the initial Feasibility Study that was approved last winter.

### **Analysis**

The site chosen for the community centre addition is adjacent to the north end of Hamilton School. The existing corridors in the school and community centre and the site's soil conditions influenced the location of the addition. The goal of the expansion of the centre is to create a distinct identity for the Hamilton Community, while respecting the architectural rhythms and massing of the existing building. The identity will have a strong wood influence, including glulam columns, beams and exposed ceiling to provide a warm feel to the Community Centre. The lobby will have a space filled with natural light and a Green Roof will cover the majority of the new addition.

The September 25, 2009 Hamilton Space Feasibility Study Final Report outlined the following main items to be accomplished:

1. 8,600 square foot addition and renovation;
2. LEED Gold facility;
3. Pre-School Playground site if the existing site does not already have one;
4. Additional parking;
5. Fitness room;
6. Main lobby;
7. Admin Office;
8. Meeting room;
9. Multi purpose room;
10. Program and general storage;
11. Small 30 square foot kitchen expansion; and
12. Community Appointment Center

Having reviewed the above requirements in more detail, Staff and representatives from the Hamilton Community Association and School District report that we can accomplish the above in the following manner:

1. The attached floor plan and building elevations provide space that meets the program intent and the \$5 Million dollar budget (Appendix A).
2. The City will improve the ground surface of the existing playground to meet the playground requirements.
3. To meet an efficient parking lot layout the City has received verbal approval from the Greater Vancouver Sewerage and Drainage District (GVS &DD) that a portion of the small City lot located at the corner of Smith Drive and Gilley Road that has a right of way on the land for the purpose of a GVS &DD pump station can be used as a parking lot until such time as the station needs expansion. A legal agreement with the GVS &DD will be required and staff is requesting approval from City Council to execute the necessary right-of-way documents to permit the construction of the parking lot on this parcel of land.
4. The soils in the Hamilton area are very poor for supporting heavy structures. A piled foundation is required complete with a heavy reinforced supporting slab. The foundation design is complete and will be sent out to tender in the month of May while the remainder of the design process continues.
5. In addition the City is working on an operating agreement with the School District to formalize operating costs and the manner in which the parties will work together. Staff request that Council authorize staff to negotiate and execute the necessary documentation.
6. Finally, the Hamilton Community Centre has been using a School District 1,000 square foot portable for community program needs. It is understood that these programs will be moved to the new facility, however the community would like to continue to use this portable as long as the terms of the School District are acceptable to the Association. Therefore, it is staff's understanding that the portable will remain on site in its current location after the construction of the Community Center expansion and the School District may rent the portable to the Association pending the School District building plans and the Association has budget to accept these costs.

#### Opportunities

The project team is looking at the opportunity to improve the sustainability of this centre. While we have decided, for financial reasons not to pursue formal LEED certification, this project is predicted to meet gold certification standards. We have focused on the use of local materials, resources and sustainable practices in the design of this facility.

There is one more opportunity that was presented to the team, Solar Hot Water Heating. The Project Team would like to demonstrate this technology, however the amount for this additional option is \$20,000 and cannot be accommodated within the project budget. Staff recommend this demonstration in sustainable technology take place with an 8-year payback on this capital investment. Reducing the previously approved Building Improvement Capital program by the same amount and re-allocating the transfer from the Capital Reserve to the Hamilton Community Centre capital project would achieve the funding source for this opportunity.

There has been much discussion regarding the installation of a stove and/or upgraded kitchen as part of the project, including a referral from Parks and Recreation Committee, at the meeting of April 27, 2010.

*"That staff investigate and report back on the feasibility of installing a non-commercial stove in Hamilton Community Centre."*

In a letter dated April 30, 2010, the Hamilton Community Association has requested that the City include a commercial standard kitchen as part of the expansion project. The Association has outlined uses such as: provision of healthy breakfasts and snacks for the out of school care programs, cultural foods for events and programs, and soup and congee for seniors lunch's. The Association has committed to paying half the cost of the upgraded kitchen.

The Community Centre is an assembly use building (occupied by children and the general public), and the association wishes to use the kitchen in the Community Centre in a manner that the creation of grease-laden vapours will exist. Therefore, the NFPA 96 "Ventilation Control and Fire Protection of Commercial Cooking Operations" requirements apply to this kitchen. These requirements are intended to protect the general public, the school children, and the staff that works in the facility and to ensure no liability exists on the part of the City.

A commercial kitchen requires venting, grease traps, exhaust and make up air systems, as well as a fire suppression system. The installation of ventilation exhaust and fire suppression system are required as part of the BC Building code under the NFPA 96 Standard for the cooking equipment manufactured for use in dwelling units installed in buildings used for assembly purposes. The Building departments approach was always, that if the equipment is to be used (or can be used) in a manner that will produce grease-laden vapours that are substantially more than would be produced in a normal household environment, than we would apply the requirements of NFPA 96. If the equipment is used primarily for reheating food prepared elsewhere or is used occasionally for demonstration or educational purposes, we wouldn't apply the requirements of NFPA 96.

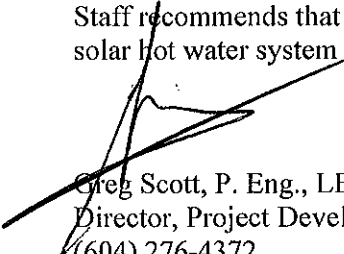
### Financial Impact

The change in project scope will increase the project's budget by \$145,000. The \$20,000 for the solar water will be funded through a reduction of the previously approved 2010 Building Improvement Capital program and re-allocating of the transfer from the Capital Reserve to the Hamilton Community Centre capital project. The kitchen upgrade of \$125,000 will be funded jointly by the City and the Hamilton Community Association, with \$62,500 subject to approval, funded from Minor Equipment Provision and \$62,500 funded by the Association. The 2010 Capital Plan and the 5 Year Financial Plan (2010-2014) bylaw will be amended accordingly.

### Conclusion

The Project Team, consisting of the Hamilton Community Association, Parks and Recreation Staff, Project Development and Facilities Services Staff, School District Staff, Architectural professional services and our Project Manager, are confident that we can deliver the above project as defined for the budget provided by City Council.

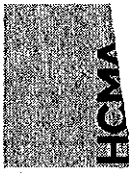
Staff recommends that the scope of the Hamilton Community Centre be increased with the addition of a solar hot water system and commercial standard kitchen.

  
Greg Scott, P. Eng., LEED A.P.  
Director, Project Development  
(604) 276-4372

  
Vern Jacques  
Acting Director, Recreation  
(604) 247-4930

APPENDIX A





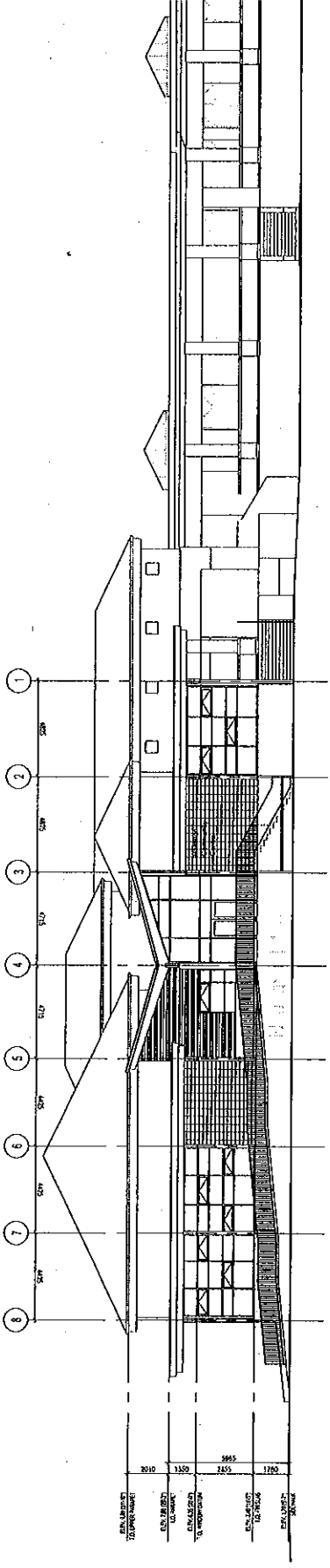
HAMILTON COMMUNITY CENTRE ARCHITECTS  
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 100-1101  
 100-1101  
 100-1101

PROJECT: COMMUNITY CENTRE  
 LOCATION: HAMILTON, ONTARIO  
 DATE: 2008

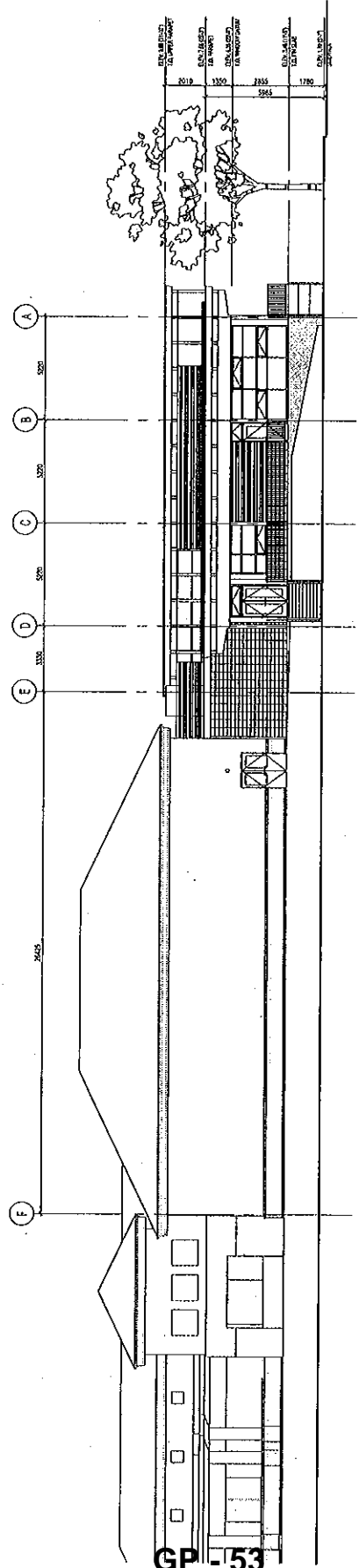
HAMILTON COMMUNITY CENTRE  
 ARCHITECTS  
 100-1101  
 100-1101  
 100-1101  
 100-1101

Scale: 1/8" = 1'-0"  
 Date: 03/20/08  
 Project: COMMUNITY CENTRE

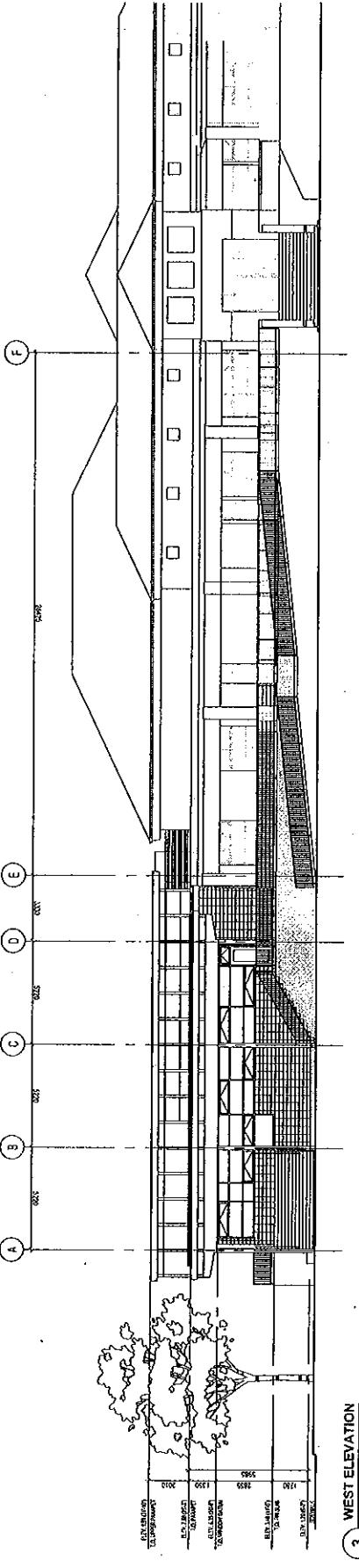
A3.00



1 NORTH ELEVATION  
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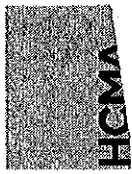


2 EAST ELEVATION  
 1/8" = 1'-0"



3 WEST ELEVATION  
 1/8" = 1'-0"

GP - 53



Project: Gateway Market Architecture  
 Architecture, Inc. 1100 Columbia  
 T 604-733-6630  
 F 604-733-6695  
 W hcmad.com

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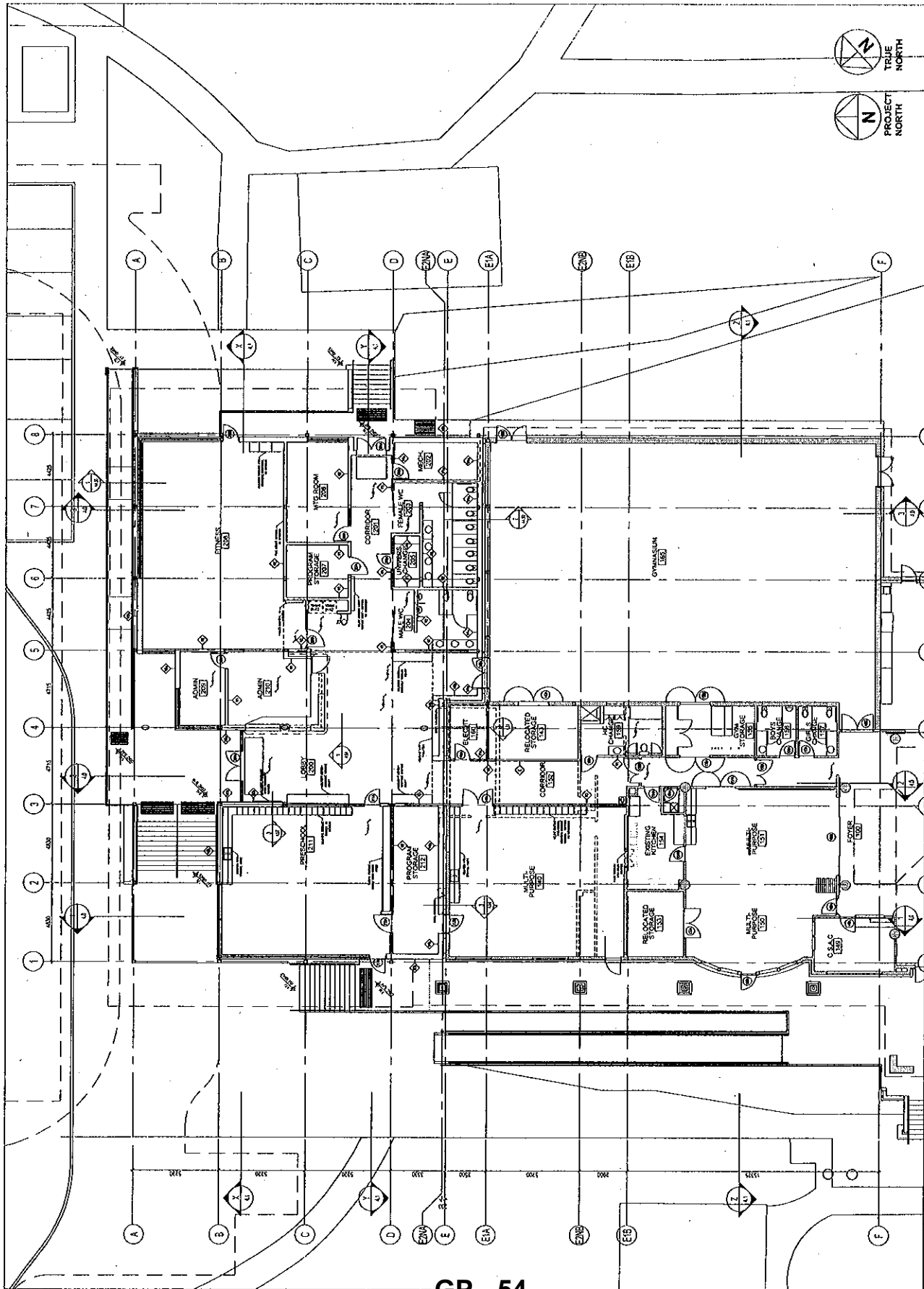
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HAMILTON  
 COMMUNITY CENTER  
 Expansion  
 2000  
 MAIN PLAN

Scale: 1/8" = 1'-0"  
 Date: 10/10/00  
 Drawn: J. Smith  
 Checked: J. Smith  
 Title: MAIN PLAN

**A2.10**



1 PROPOSED MAIN FLOOR PLAN  
1/8"



