

IDP MEETING #3

Project: **VRHS Community Hall**

Date: January 20, 2017: 9:00 am – 1:30 pm

Location: UAA office

Attendees:

Shelley Craig	Urban Arts Architecture	UAA
Jordan Edmonds	Urban Arts Architecture	UAA
Mark Read	Village of Radium Hot Springs	VRHS
Joseph Fry	Hapa Collaborative (Landscape)	HAPA
Lukas Holy	Hapa Collaborative (Landscape)	HAPA
Cormac Nolan	Core Group Consultants (Civil)	CORE
Kevin Pearson	Applied Engineering Solutions (Electrical)	AES
Jason Le	Rocky Point Engineering (Mechanical)	RP
Ilana Danzig	Equilibrium Consulting (Structural)	EQ

Cc:

Amir Tavakoli	Applied Engineering Solutions (Electrical)	AES
Birinder Walia	Applied Engineering Solutions (Electrical)	AES
Mark Yeung	Rocky Point Engineering (Mechanical)	RP
Robert Malczyk	Equilibrium Consulting (Structural)	EQ
Arne Dohlen	Village of Radium Hot Springs	VRHS

ITEM

ACTION

1. Introductions

1.1. Consultant Design Development documents were reviewed and discussed.

2. Site (Landscape and Civil)

2.1. Existing sidewalk along west side of Park Drive to transition from existing planted setback to edge of road. HAPA to identify location of transition between public washroom and plaza and update landscape plan. HAPA

2.2. New sidewalk along west side of Park Drive to continue around corner to Stanley Street and stop at new drive aisle access to site. Sidewalk to not continue along Stanley Street through new parking area.

2.3. New curb and sidewalk on Park Drive at Stanley Street, south of Plaza, to be shifted further south to align with proposed curb condition to south of parking area.

2.4. New curb along Stanley Street to approximately 1 m past east end of rink only.

Existing condition to remain beyond this point.

- 2.5. HAPA to confirm entry location to public washrooms (3 identified from site photos) and update landscape plan. HAPA
- 2.6. Rooftop storm water overflow to be managed by scupper/downspouts at 3 locations. UAA, HAPA and CORE to coordinate routing and systems from roof to infiltration pits, for extreme deluge conditions. UAA/HAPA/CORE
- 2.7. Site storm water to be managed by multiple smaller infiltration rock pits, distributed throughout site, and with single large infiltration pit at base of park. CORE and HAPA to identify locations for smaller pits throughout site. HAPA/CORE
- 2.8. HAPA and CORE to incorporate storm water drainage strategy for plaza. HAPA/CORE
- 2.9. Infiltration pit for storm water runoff from parking to be in new landscape planter at northwest corner of parking area, fed from single catch basin at bottom of slope.
- 2.10. Locations of infiltration pit to be coordinated with geothermal well field.
- 2.11. CORE and HAPA to confirm and coordinate turning radii for drive aisle and parking. HAPA/CORE
- 2.12. Waste and recycling removal to be from standard large format lift bins (without wheels), located to the south of the Snack Shack. HAPA to extend concrete paving and revise landscaping as required for truck access. HAPA
- 2.13. VRHS to confirm means and methods for recycling and recycling bin size. VRHS
- 2.14. Existing Payers Bench Shed to be demolished for access to new waste and recycling bin area. Existing rink fence to be rebuilt as required.
- 2.15. HAPA and UAA to review locations of Brent's Shack and propane tank to determine if existing location can be temporarily maintained until future work is carried out to remove rink and extend parking. HAPA/UAA
- 2.16. VRHS to confirm critical length of hose for servicing propane tank. VRHS
- 2.17. RP and HAPA to confirm requirements for blast wall at propane tank. RP/HAPA
- 2.18. Crushed gravel landscaping between new Community Hall and Brent's Shack to be compacted adequately for truck access. Concrete paving to continue from edge of parking to south line of building in this area.
- 2.19. VRHS noted safety concern with slope of plaza platform. HAPA to further study platform in detail design to ensure slope and stability for performers and other users. HAPA

3. Electrical

- 3.1. AES to confirm that no transformer is required on site. Power and telecom to be routed underground from pole location. Specific pole to be confirmed by AES. AES
- 3.2. Shorter (12') pole lighting is recommended by AES for parking area.
- 3.3. Plaza to include feature lighting with Paint Pot platform edge lighting and/or tree canopy lighting, and complemented with step lighting at perimeter concrete steps for safety and security. HAPA to study options further through detail design. HAPA
- 3.4. Perimeter building lighting to be integrated into building façade where possible. AES and UAA to review options and locations. AES/UAA
- 3.5. AES and HAPA to review and recommend site lighting products for review by VRHS and UAA. AES/HAPA
- 1.1. UAA and VRHS to review requirements for power and data outlets in Hall and Stage. Power outlets to be integrated into bench at perimeter exterior wall in Hall, and integrated into floor at Stage floor slab. AES/UAA
- 1.2. Auto operators to be provided for entrance door and vestibule door to Hall. No operators required, but hold opens to be provided for doors to Library and Multi-purpose room.
- 1.3. Access to AV Room by facility manager only.
- 1.4. UAA to prepare seating/presentation concept plans in Hall and Stage for development of AV requirements. Projection screen locations on Stage to be studied by UAA and AES to provide maximum flexibility. UAA
- 1.5. AES to provide LED monitor and projection screen product options for Hall, Stage and Multi-Purpose Room. Monitors at Hall south wall and Multi-Purpose. Automatic drop projection screen at Stage area.
- 1.6. AES to provide AV switch panel and speaker product and location options in Hall for review by UAA, VRHS and DLA. AES
- 1.7. AES to modify lighting and power at Stage to suit new ceiling and operable wall condition at edge of stage. AES
- 1.8. Lighting to be integrated into back lit sign box on exterior wall adjacent to entry door.
- 1.9. Stage theatre lighting to be revised to universal track system. Track and fixtures to be recessed into dropped ceiling.
- 1.10. Washroom valance lighting to be mirror surround lighting. UAA to provide AES with mirror reveal detail. UAA
- 1.11. Library stacks do not require power and data will WIFI, for increased flexibility

and adjustment of stacks. UAA to review strategy with VRHS. UAA/VRHS

2. Mechanical

- 2.1. New water main connection to enter building adjacent to mechanical room at exterior wall. Water main connection to not run under new building slab. RP and CORE to coordinate. RP/CORE
- 2.2. RP and CORE to confirm sanitary invert depth and tie-in location. RP/CORE
- 2.3. RP to revise trench heaters for integration into bench at exterior wall in Hall and window sill at Multi-Purpose Room. RP to provide trench heater product data for review by UAA. RP
- 2.4. RP to provide product info and review viability for wall concealed tank toilets and provide product cuts for review by UAA and VRHS. RP
- 2.5. Revised cooling load calculations for geothermal have increased field size by approximately 10%. RP to update geothermal memo, to be issued to UAA and VRHS for review. RP
- 2.6. RP to modify ceiling fan and diffuser layout to be suit new dropped ceiling condition at Stage. RP
- 2.7. RP and UAA to review fan size and type with manufacturer, and utilize engineer support services for ventilation design. RP/UAA
- 2.8. UAA and RP to coordinate location for additional hand wash sink in Servery. RP/UAA
- 2.9. RP to confirm estimated size of transfer grille from Hall to Corridor to be between 4 sq. ft. and 8 sq. ft. RP
- 2.10. RP to confirm estimated 400mm depth of primary supply and return duct (including insulation) transfers below beams along grid lines 'H' and 'I'. RP
- 2.11. Ducts to run from Mechanical Room, west of grid/beam line 'H', through to Stage to avoid drop under beam.
- 2.12. Additional HRV to be added to ceiling space in Multi-Purpose Room for separate and independent HVAC operation. RP

3. Structural

- 3.1. EQ proposes proprietary or custom bolt plate system at beam cantilevers for continuity or envelope for mitigation of splitting and wear/tear on beam. Alternately, beams can be reinforced with fastener system at interior and exterior sides. Bolt plate connection is preferred for durability.
- 3.2. Structural system scenarios - LVL panels + LVL columns, LVL panels + glulam column base, peg-lam panels + LVL structure, peg-lam + glulam columns.
- 3.3. Final structural system to be confirmed prior to moving forward into detail

design work.

- 3.4. UAA and EQ reviewed deck cantilever penetrations and developed alternate steel connection detail to maintain continuity of envelope. UAA to work up details for review by EQ and Sense Engineering (Envelope Consultant), as developed at meeting.
- 3.5. Exterior wall in Hall, along grid line B modified to carry structural load from wall above down to grade. UAA to integrate changes in to plans and issue to EQ for structural review.
- 3.6. TJI typically 400mm deep, to be reduced to 300mm at Servery pantry and Electrical Room for additional ceiling height.
- 3.7. Post at entry to be 3" or 4" HSS. EQ to review and confirm minimum size.

4. Next Steps

- 4.1. Consultants to review action items and prepare summaries for review with VRHS on February 7, 2017. TEAM
- 4.2. Consultants to prepare contract document tender package for completion by mid March, 2017. TEAM

5. Critical Decisions

- 5.1. Confirm if Geothermal is in project by Feb. 8. Impact on Electrical (Building Loads), Mechanical (size of room and scope of equipment), Propane Tank and Civil (location of natural drainage field) VRHS
- 5.2. Confirm Wood System and partnership at meeting in February. Impact on Structural design moving forward. VRHS/UAA/EQ
- 5.3. Charred Wood exterior siding - type and material. UAA to contact Ken Willimont and discuss findings from BC Building Envelope Council seminar and to contact BC WoodWorks and the CWC about partnering on this research opportunity.
- 5.4. Material selection at meetings in February. UAA did preliminary review with Mark on Friday.

PREPARED BY: Jordan Edmonds, UAA