

NOTES
CSAA BOARD SPECIAL MEETING TO DISCUSS HUB
CONSTRUCTION PLANS

February 5, 2012
2:00-9:00 pm @ The HUB

Facilitator: Rodger Hunter

Directors Attending: Angela Davies, Alison Nicholson, Patty John, Rick Juliusson, Jill Thompson, Cheri Ayers, Zane Parker, Madelaine MacLeod, Sarah Davies-Long, Sue Wells

Regrets: Guy LaFlam, Lorraine Horn

Guests: David Long (Orangutang Design), Victor Burkley, Gil Heise, Glenn Farenholtz, Gary Eugene, Peter Schumaker, Kuan Foo

Purpose: To reach common understanding and agreement on HUB building plans, particularly wrt the gym.

- David Long provided an overview of the HUB construction considerations:
 - Annex – relatively workable; break-in damage is fixed, otherwise improvements easy & mainly cosmetic
 - GYM/Theatre - relatively easy fixes – roof, kitchen & entrance, but code requires new washrooms.
 - Old school – bigger fix required to make it useable.
 - Proposed plan is to build new washrooms on east side of gym, turn storage cupboard into entry way/ café space, expand the kitchen and eventually separate the gym building from the old school.
- Questions were raised regarding separation of the two buildings and there was a desire to look at alternatives.
- Alison reviewed the guiding principles for the Project:
 - Green, nontoxic, reuse, energy efficient etc.
 - Heritage –recreate heritage character within limits
 - Community –engage community in project and project to reflect community interests (strong arts & culture expressed)
 - Financially self-sustaining
- Madelaine reviewed public consultation undertaken when developing project plan.
- Sarah reviewed the proposed drawings and specific requirements/priorities including
 - need for 6 functional washrooms in old school and 7 in gym – this may mean a new/bigger septic field is required.;
 - the new gym roof (priority #1) will help improve the seismic rating of the building

- The new gym entry can function as a small café;(it was suggested that if windows/decking were added it could be quite a neat small gathering space.)
- The kitchen will be made slightly larger once the furnace is removed. (we will need to look into specific commercial kitchen requirements for type of uses we envisage however, it the basic requirements should be relatively easy to accommodate (non porous counter surface, separate food prep and washing area, doors, commercial dishwasher or many sinks, grease trap, fume hood, cold enough fridge etc.)
- Zane and Kuan are developing options/plan for improving the energy efficiency of the buildings including heating system, insulation, replacing windows and the relative priorities among these.
- Discussion centred on the proposed separation of the two buildings. Points made:
 - Separating pros:
 - make old school entrance more attractive and in-keeping with heritage design
 - make it easier separate & manage rental space
 - Separating cons:
 - Loose potential storage space
 - Loose additional entry space, stage access space.
 - Other considerations are potential rot under existing washrooms.
- Zane provided his alternative vision. He would like to keep the buildings together and consider incorporating the new washrooms behind the gym. – However, it does not appear that there is enough space for the washrooms.
- Alison read Lorraine’s written comments which were in keeping with the discussion.

Summary

- Pressures are:
 - Legacy Grant construction completion deadline of March 31 2013.Need to raise funds!!!!
 - Building code -New toilets required for gym – timeline? Should we bump up the priority list or risk manage while we focus on tightening the envelope of the buildings?
- Decisions:
 - Hold off on the decision re separating the two buildings.
 - Once Kuan and Zane have reported out on energy options, we should confirm priorities for the upcoming year
 - Develop/cost out plans including washrooms so we can be ready to go if and when funding opportunities appear
- Actions:

- Sue is going to talk to Public Health to get clear direction on which kitchen upgrades/features are needed for which kitchen uses
- Zane will explore with Sarah whether there is another washroom location option that will be less costly, and provide benefits from a functionality and flow of space perspective as well as ease of managing the construction process.