



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Committee of the Whole Minutes
February 14, 6:00 p.m.
Sanford Council Chambers**

Present:	P. Morton	Deputy Warden
	A. Zebian	Warden
	K. Monroe	Councillor District 2
	D. Keith	Councillor District 3
	T. Leopold	Councillor District 4
	D. Francis	Councillor District 5
	J. Daniels	Councillor District 7
	M. Laycock	Chief Administrative Officer
	B. Carrigan	Director of Public Works
	R. Brown	Municipal Clerk
	J. Woodman	Administrative Assistant

Regrets:	R. Jannasch	Councillor District 1
	R. Hussey	Councillor District 6
	R. Zwicker	Councillor District 10

Guests: Lindsay Construction
Roscoe Construction

There were members of the public in attendance.

1. Call to Order
Chair Morton called the meeting to order at 6:00 p.m.
2. Announcements
Chair Morton reviewed the standard fire evacuation procedure.
3. Approval of Agenda, including additions or deletions
MOVED and SECONDED that the agenda be approved as amended to have Section 4 read as:
 - a. Lindsay Construction RFP WHPW18-12
 - b. Roscoe Construction RFP WHPW18-12**Motion Carried.**

Chair Morton announced that each company had 60 minutes to present.
4. Presentations
 - a. Lindsay Construction RFP WHPW 18-12

Andy Knowles introduced himself and his project team; Dan Jones, Peter Cox, Aaron Smith and Tyler Reynolds. He noted on their team they have done several developments throughout the Province. Mr. Knowles reported that Lindsay Construction is one of the largest companies in the Atlantic Provinces and have worked on all types of projects and have offices in Dartmouth, Trenton, Sydney, Moncton, Saint John and Mount Pearl. He explained throughout those regions they do all types of work but mainly community projects such as fire halls, community centers and arenas. He indicated the company has over 500 employees and suggested most of the employees are from Hants County and surrounding areas.

Mr. Knowles expressed this sports complex project not only means a lot personally but to the company. He noted that he was born and raised in West Hants, played hockey in both arenas and suggested that he looked forward to having two nice new arenas in West Hants. He advised that Lindsay Construction is committed to quality and safety and are registered in both ISO-9001: 2015 and OHSAS 18001: 2007 and has a recognized and audited Quality Assurance /Quality Control (QA/QC) Program. They have been named one of Canada's Top 50 Best Managed Companies by Deloitte for 5 Consecutive Years. He offered they are very proud of this and it is something that has been paramount, adding that they feel quality and safety go hand in hand.

Mr. Knowles reviewed similar projects that Lindsay have done such as: the Greater Saint John Fieldhouse, Dartmouth Multi-Pad Arena, BMO 4-Pad Arena, Dartmouth, Soccer Nova Halifax, Windsor Curling Club, Halifax Curling Club, Kings Mutual Century Centre or Apple Dome Expansion, Brooklyn Fire Hall and Community Center, East Hants Sportsplex Expansion, Lunenburg County Lifestyle Centre, Montague Wellness Centre, and Rath Eastlink Community Center.

Mr. Knowles reported the proposed site is not ideal and suggested the geotechnical report identified issues that need to be dealt with. He explained they met with the Windsor Agricultural Society to take a second look as they did not want to spend a significant amount portion of the budget on improving the ground and wanted to put as much money as possible towards the facility. He noted that they wanted to ensure they had the best approach to traffic flow and advised that Centennial Drive is a good access road, but they questioned whether that is the right approach and they decided to move the building towards the main street in order to avoid the land that was not ideal for buildings. He offered that he understands the Municipality does not want risk while moving forward in this process. He confirmed Lindsay understands the geotechnical issues and have accounted for those in the proposal.

Mr. Knowles reported they have accounted for 130 parking spaces which is in line with municipal by-laws. He reviewed the process Lindsay went through to identify the right building system noting they looked at tilt up concrete which are great, energy efficient buildings and are very robust and durable, but agreed that it was not right for this project. He stated next they looked at conventional steel because they are extremely adaptable, flexible with complete architectural freedom but is expensive and to due to budget restraints he did not feel this was the right choice. He indicated they also looked at pre-engineered – frameless which is lower in cost, labour intensive, but has limited architectural freedom and building envelope options. He advised they also looked at pre-engineered steel building – rigid frame with some architectural freedom, fast installation, and multiple building envelope options. He suggested that most arenas in the Province are rigid frame as

they make sense for this type of building. He suggested they did not want to provide the area with the same barn type facility and took the opportunity offer the right building with a different shape.

Mr. Knowles suggested proposed building site organizing principles for the rest of the agricultural ground's development, future commercial space is in an ideal location and a hockey heritage/cultural display area in a prominent location. He noted the main lobby will have a common open space and be the focal point of the facility and so one can look straight through the building to the back. He suggested that they wanted to ensure it was simple, and easy for people to know where to go. He pointed out there is no path of travel through the viewing area which he felt was unique. He indicated there are eight, large dressing rooms and a hallway to provide privacy for the dressing room.

Mr. Knowles noted there is also a larger size team dressing room in the center with direct access to the ice surface and noted it could also have direct access from outside. He suggested the proposal has also included a lot of open space behind the boards which could be used for future expansion or additional storage. He confirmed the proposal allows for ample storage under the bleachers for teams, event materials and equipment.

Mr. Knowles noted the shape of the building they are proposing stands out, as it slopes up to a height of 37 feet which creates lots of open space in the facility which allows for some unique characteristics. He noted they have planned for translucent roof panels that allow daylight into the space to create a different atmosphere. He confirmed there is ample space between the walking track and the viewing area so as to not impede the people walking. He noted the design elevates major services such as the electrical room, compressor room & mechanical services. He offered through the environmental assessment they knew that there were some risks to the facility and so it was important to raise the essential services.

Mr. Knowles stated there will be value in adding a community room space with full glass viewing for meetings, birthday parties, and minor hockey functions that will be become a space people want to use.

Mr. Knowles reviewed the fieldhouse design and noted it has a 100 x 200 feet turf area, with 10 foot perimeter. He noted it will have controlled access to turf from the lobby and an additional 12 foot area beyond requested perimeter for additional viewing/players benches and ample vertical clearance that will benefit from natural light. He suggested they determined that the track fit best in the arena for function and feel and provided additional capacity for viewing and there is standing room. He noted that the buffer area in the fieldhouse allows for a secondary track when there is a major event in the arena.

Mr. Smith reviewed the mechanical and electrical systems, design noting it is designed to comply with the latest codes, standards and guidelines particularly the National Energy Code. They realized the energy use was an important part of the request for proposal (RFP) and looked at what they had done in Leadership in Energy and Environmental Design (LEED) certified buildings. They have designed the mechanical systems to a LEED Silver certified building equivalent. He noted another important aspect of the RFP related to the mechanical systems was the location and they proposed it

be elevated and indoors. He explained the refrigeration system is a natural refrigerant that offers maximized heat recovery for space heating and in-floor heat. He noted if the ice surface is not used year-round there is the ability to shut off that ventilation system which is energy efficient.

Mr. Knowles advised there was a proposed budget of \$12 Million dollars for this project and they reviewed how to achieve this. He explained they tried to design in everything that the RFP requested as best they could which they presented this evening for consideration. He explained at this stage Lindsay understands they are over budget but clarified it is a risk-free number for the Municipality. He suggested that they may need to save money when moving forward or the Municipality may find money, so could be more than the original intention. He indicated that they looked at both of those perspectives to try and save money. He reviewed the areas which could be an opportunity for cost savings to meet the budget; the track location, raised essential services, roof height, daylighting, public circulation and viewing and dressing room quantity and size area.

Mr. Knowles advised there are also opportunities for improvement such as additional seating, additional community space, larger fieldhouse, climbing walls in fieldhouse, additional track in fieldhouse, and potential growth opportunity. He indicated that Lindsay Construction tries to understand their clients' needs and ensure they give what is needed and not just what they are good at. He read a letter from the Architectural Design Services of MacKay-Lyons Sweetapple regarding the proposal.

Mr. Knowles attempted to play a video of the building location but was unable to do so.

MOVED and SECONDED that the presentation from Lindsay Construction Limited be received and placed on file.

Motion Carried.

b. Roscoe Construction RFP WHPW18-12

Kevin Roscoe introduced his team; Mike Paradise, Mike Harvey and noted they are here to present their proposal for the new West Hants Sports Complex. He noted that their electrical engineering firm is not attending this evening but advised they worked close with them on the design. He explained that Mike Paradise from Honco Buildings is the steel building consultant, manufacturer and installer of the chosen structure for the proposed facility. He indicated that Roscoe Construction Limited was established in 1966, and is located in Cambridge, Kings County, adding they are Valley born and raised. He confirmed his business partner Ashley Logie and himself grew up in the construction business and are now at the helm of the company and they continue to grow by the same principles as their fathers. He offered they take pride in the work they do and respect their employees and clients in whom they work for.

Mr. Roscoe suggested reputation is important, so they are mindful of the quality of their work that they leave behind and the quality of the work their subtrades do as well. He offered for this project many of their subtrades are Valley based whom they have a longstanding partnership with.

Mr. Paradise of Honco Buildings introduced himself and indicated that their company was founded in 1974. He indicated they have carried out more than 2000 construction projects in Canada, the United

States, and abroad. He confirmed that recreational projects occupy a large part of the company's activities every year.

Mr. Mike Harvey, Harvey Architecture, introduced himself and noted that he has had the privilege of working with Roscoe Construction for many years and have done great work together, particularly on design builds. He indicated there has been a long stream of facilities where they have partnered which he felt speaks volumes on how they can be successful. He offered they have done some work in the region and the area.

Mr. Roscoe indicated they reviewed several different building structures and tried to determine what would suit the community needs. He suggested one item they did not want was columns protruding in the space and noted by partnering with Honco they liked the clean lines that they had to work with on the inside of the facility. He clarified there were a few reasons they reached out to Honco, not only for their area of expertise in sports complexes but because of their efficiencies and simplicity of their widespan structures.

Mr. Paradise explained how the Honco system works by using metal coils for the panel structure and using the panel for all the exterior walls, adding they use the same panel at the ceiling and at the roof line. He stated this allows for an enclosed facility where the volume of air is a lot less than using a rigid frame where you are required to go higher than the ceiling. He noted for wall installation material in this case is an 8-inch fiberglass laminated with an aluminum vapor barrier that is not compressed nor pinched, which creates an attic in between the ceiling and roof so you can blow in insulation. He noted the panel they use for the ceiling has a galvanized finish that reflects the heat from the roof and reflects the light from the inside. He confirmed by using this panel it creates gaps in the wall where they have wind columns that do not protrude inside the facility. He confirmed it would be a clean looking facility from the inside.

Mr. Paradise reviewed a project they currently are working on in the City of St-Propser, Quebec City which is scheduled for September of 2019. He also referred to the project they did for the City of Richibucto, NB which would be similar to the proposed arena in West Hants.

Mr. Roscoe advised they were fortunate to build the Newport Rink and Kings Mutual Century Centre, noting that Roscoe has built many multi-million-dollar facilities including municipal administration and community complexes, schools, curling rinks, fire halls and most recently the Garlands Crossing Fire Substation. He noted that this new sports complex requires technical knowledge and skills from the entire team to ensure it is a success. He suggested that they feel they have the same goals so can satisfy the clients expectations to deliver the project on budget and on time.

Mr. Roscoe reviewed the floor plan of the complex, he noted it has a linear design to optimize the efficiency of the structure and the layout. Mr. Harvey noted the soccer field will be on the right, ice service on the left with central access and service facility in between. He clarified the walking track was placed in the fieldhouse due to climate control and increased viewing capacity which is needed. He noted the position of the building is as the RFP requested, which creates a focal point to be easily seen from either direction as it is linear to the street. He advised they can meet all the space requirements of the RFP, he confirmed that the seating is slightly over what was requested and with

the design of the building they have gained some extra space. He indicated on the lower level they have left room for potential development space which could be used for things such as heritage or commercial aspects.

Mr. Roscoe reported there is an NHL sized ice surface, free fabricated framed dasher board with tempered glazing system, safety netting at both ends and along one side of the rink, seating capacity for 500 with flip up plastic seats, eight dressing rooms with individual washrooms with rubberized skate floor throughout those spaces, oversized future dressing room and large storage capacity beneath the bleachers. He confirmed in addition they have high efficiency heating and cooling with a 100% reclaim on the system. He stated there will be high efficiency light-emitting diode (LED) lighting throughout the arena side with motion-controlled sensors in the dressing rooms and any where it can be incorporated for efficiency. He noted there is a complete public address system and the RFP requirements for the 500-person capacity however with slight modifications to the layout to increase the capacity by several hundred. Mr. Roscoe suggested there are areas that can be fine-tuned, and they feel there is space to be had for increased capacity if that is desired.

Mr. Roscoe noted the soccer field is 100 x 200 feet with the additional 10-foot buffer perimeter around that. He confirmed there would be safety netting from the elevation of the raised walking track up to the ceiling to prevent people getting hit with a soccer balls while walking. He reported they have bench seating for 66, and standing capacity for many more. He clarified they chose the track location to be in the fieldhouse for the reason of year-round climate controls for heating and cooling. He felt the track located on this side provides a more comfortable atmosphere and ambient temperature for walking or exercising. He reminded this is a multi-purpose facility which should have many opportunities.

Mr. Roscoe noted the entire complex will have LED efficiency lighting, a complete building management system, security system, and perimeter building lighting around the entire facility for security, and the structure is future ready for solar panels. He noted the ceiling is a structural wire panel which provides flat clean lines in the ceiling which allows for cooling of additional space. He offered it has an amazing impact on energy as it drastically decreases the volume of space to condition. Mr. Paradise added because it is a light weight steel building it does not impact the foundation, so it does not have significant point loads which helps when building on poor soil.

Mr. Roscoe noted that he had the pleasure of meeting with Mr. Paradise in Quebec to view their head office and facilities. He expressed with the manufacturing facility and the quality of the product coming out of there. He noted their team has designed a turn key structure using modern and sustainable technology, incorporating innovative and user-friendly systems along with a high efficiency building envelope that creates a liable and comfortable environment for all the users and visitors to the facility. He felt this is an efficient and economically design that incorporates many LEED and green initiatives and they have chosen the best construction methods and operating systems to provide a sports complex to suit the community needs that is functional and affordable.

Mr. Roscoe indicated that they foresee construction to start in the spring of 2019 with an anticipated completion date of August of 2020. He offered that their team has a proven track record particularly in design build project, with experience providing quality design and construction services of similar

size and complexity as this sports complex. He felt they can achieve this by the team they chose to work with which includes a great design team and local subcontractors who have similar experience and work ethics. He suggested to achieve the schedule, they have coordination methods that include bi-weekly onsite job meetings, trade coordination meetings and have one of the owners from Roscoe in constant contact with the senior project manager and clients representative.

Mr. Roscoe played a video showing the design of their proposed sports complex.

MOVED and SECONDED that the presentation from Roscoe Construction be received and placed on file.

Motion Carried.

5. Reports – Other Committees

a. Sports Complex Design Committee

i. West Hants Sports Complex – Design Build Contract (Recommendation Report)

There was no discussion of the report.

6. Public Participation

Natalie Sheerer, Windsor, advised she was very excited this project is moving forward but cautioned everyone should keep in mind this was an arena project and reminded we are the birthplace of hockey. She noted she loves the light and the walking track on the arena side in the Lindsay project and suggested it looked open and felt the other proposal was choppy. She suggested that most hockey parents would walk the track as well as community members. She offered that most tracks she has been at you do not need a winter jacket when it is located in the arena.

Danny Rippy, Windsor, expressed concern about the size of the seating proposed and agreed with Ms. Sheerer that the focus should be on the rink.

Andrew Salter, Union Corner, expressed concern that he is not seeing an area for baseball in the proposed facility and he offered that this is becoming one of the fastest growing sports which could generate a lot of money.

7. Adjournment

MOVED and SECONDED that the meeting adjourn.

Motion Carried.

The meeting adjourned at 7:55 p.m.

Paul Morton, Chair

Rhonda Brown, Municipal Clerk