

**TO:** CHAIR AND MEMBERS  
FINANCIAL MANAGEMENT COMMITTEE

**DATE:** 2017 JANUARY 09

**FROM:** MAJOR CIVIC BUILDING PROJECT  
COORDINATION COMMITTEE

**FILE:** 4220 08

**SUBJECT:** EDMONDS COMMUNITY CENTRE  
INSTALLATION OF A HVAC UNIT

**PURPOSE:** To provide the Committee and Council information regarding the proposed installation of HVAC to serve the lobby area of the Edmonds Community Centre.

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**RECOMMENDATION:**

1. **THAT** this report be received for information purposes.

**REPORT**

The Edmonds Community Centre was officially opened on 2013 July 01. Based on the feedback from users, the facility has been well received by the general public.

Edmonds Community Centre is a state-of-the art recreational facility which incorporates LEED energy and environmentally sustainable features throughout its design. The design recognizes the need to both provide quality air temperature controls and cost-effective energy solutions within the various activity spaces in the 95,000 sq. ft. building complex.

In order to accomplish these goals and objectives, the consulting team evaluated spaces within the complex that could rely primarily on standard ventilation system(s) without full HVAC capability. In particular, the large main lobby space which extends from Edmonds Street frontage to the Park has a ventilation system which provides basic heating and air changes but has no cooling capacity.

In general, this approach provides for a moderate and comfortable air temperature within the lobby space for most of the year but the equipment does not have the cooling capacity during the hot summer season (June – September) when outdoor temperatures can approach 25°C or higher. The high summer temperatures make the space uncomfortable for users of the Centre. The lobby space is a very interactive area where visitors congregate prior to and after using the facility and, as such, could benefit from the cooling equipment.

To: Financial Management Committee  
From: Major Civic Building Project Coordination Committee  
Re: Edmonds Community Centre – Installation of a  
HVAC System - Lobby  
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Given the temperature-related concerns over the past three summers, staff have explored the feasibility and costs of adding a new rooftop HVAC unit which would provide conditioned air to the lobby space. Based on the design work completed, it has been determined that it is feasible to air condition the space without affecting the day-to-day programmed activities and operations at the Edmonds Community Centre. All construction will be confined within a hoarded off area in order to allow the public to access all areas of the facility with very little disruption to the users.


It has been estimated that the addition of the HVAC system to cool the lobby space will cost in the range of approximately \$350,000. The cooling portion of the system would operate primarily during the summer period and would improve the air quality and comfort of the lobby space for the users of the Edmonds Community Centre.

Tender documents have been prepared by the City’s consultant and the project will be tendered through the Purchasing Department in the coming weeks unless otherwise directed by the Committee.

There are sufficient funds in the original Edmonds Community Centre capital project budget to cover the proposed expenditure.

  
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Lou Pelletier, Chair, Major Civic Building Project  
Coordination Committee

  
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Leon A. Gous, Director Engineering

  
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Dave Ellenwood, Director Parks, Recreation and  
Cultural Services

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- cc: City Manager
- Deputy City Manager
- Director - Public Safety and Community Services
- Director Finance
- Purchasing Manager
- Chief Building Inspector