

December 11, 2014

Recycling Committee Report to HIRRA Regarding the Free Store Building Project

On the behalf of the Hornby Island Recycling Committee, I am happy to finally have something to report to you regarding our long-awaited Free Store upgrade!

On November 30, Ian Smith, General Manager of Community Services, and Tom Boatman, Manager of Solid Waste, both for CVRD, attended our regular Recycling Committee Meeting to discuss our 2014 Budget.

We were very pleased to have this high level presence from CVRD, as no progress had been forthcoming from the CVRD on the necessary Free Store upgrade and the promised Product Care Building since Jon Isfeld's departure from the CVRD in June of this year. We had a lot of questions to ask!

We had a frank and detailed discussion with Ian and Tom and the following points were agreed upon:

- Our current Free Store building must be replaced in order to achieve the necessary Building Code requirements. It is not an option to upgrade the current structure.
- CVRD will work with us to see this replacement completed as soon as possible; our realistic target being Nov/Dec, 2014.
- A realistic budget for the current Free Store size of 1600 sq. ft. done as a wood frame building would be about \$100 per sq. ft. or \$160,000. This figure does not include Engineering costs, and CVRD requires an engineered building. Ian noted that he has a current project underway, which has a budget of 1 million dollars. 40% of that million dollar budget will be paid out to engineers and architects!
- We have \$60,000 set aside. CVRD suggested the possibility of, a land tax requisition and counter petition to make up a Free Store building budget shortfall.
- A Pre-engineered steel building would be much more cost effective. This is an option being pursued currently by the Hornby Island Arts and it was recommended that I contact John Grunwald to talk about his research.

I have since had a meeting with John and he has given me his contacts as well as a series of pictures, designs and his summary sheet. These looked very promising so I have today contacted Jack Critchfield of Pioneer Steel, a Canadian manufacturing company that produces quality pre-engineered steel buildings. We spent more than an hour on the phone today and he has sent me price quotes on 3 different 2000 sq. ft. building profiles.

Our current Free Store use covers 1725 sq.ft., without the Office and the Boutique room which are built to code and can remain.

Each of these Pioneer Steel Buildings are pre-engineered for Hornby Island which has a snow/wind/rain load of 41 psf. The HI snow/wind/rain load dictates the maximum width of building available. The height of the building is governed by the profile and the width. Each building can be as long as desired. Each price quote is for a building measuring 32' wide X 60' long X 18' high at the peak, that is 1920 sq. ft.

All have, included in the price:

- Perpendicular side walls to maximize interior use.
- End-walls engineered with our choice of cut-out for doors and windows.
- Specified gauge of metal.
- Industrial foundation baseplates with wedge anchors to secure the building to the proposed foundation.
- Caulking strips to ensure water tightness.
- 4" insulation for the entire building, endwalls included, complete with attachment pinsets. Uses the assembly bolt ends, and is cleanable.
- All hardware, nuts, bolts and polyethylene washers necessary to assemble and erect the building.
- Assembly and construction manuals.
- All certified and Canada/CSA approved materials.
- 3 sets of stamped Canadian-Certified structural engineering drawings and foundation/slab plans.
- 24/7 Pioneer Steel engineering availability during erection and thereafter.
- 30-year warranty against corrosion (rust).
- Freight to Vancouver.

Costs of the 3 profiles, including all above points, ranged from \$31,305 to \$38,020. HST would be added to each. He called back to let me know that this pricing was "fat" and that he could include \$4000 worth of doors at no additional cost! Our volunteers want us to be sure to include skylights, and these are available, engineered in place, as part of the structure.

The costs remaining would be:

- The Foundation, either cement slab, or a perimeter foundation and wood floor.
- Labour and scaffolding to construct the building. They suggest that this could be \$3 per sq. ft. Stani, our manager, has assembled these buildings in the past with one other person, and says they are easy and straightforward to assemble, Any savings in money spent on the assembly could be spent on shelves, bins, etc inside.
- Removal of current building, storage of current Free Store items and site preparation for the building foundation, done to CVRD specifications.

The buildings are paintable, can be sided with wood, etc., and come with the framing needed for any sidewall cut-outs, for doors or windows, that we desire. I feel it is possible to for us to create a welcoming, very functional, quality space with one of these buildings. I have pictures from John Grunwald that show the wide range of possibilities. Anyone who would like to, can go to www.pioneerbuildingsglobal.ca to check out this company.

Janet has received word today that Tom Boatman will be attending our regular Recycling Committee Mtg. next week. CVRD are now saying that they will be supporting the building of our new Free Store in 2014, through changes to our 2014 Recycling Budget. I am looking forward to the discussion of how this will be accomplished. Because of Stani's work at the regional level, the new 10 year Waste Management Plan for CVRD "supports Free Stores for rural communities" and I enjoy negotiating from that base point.

Next steps are:

- Do my best to answer any questions that you might have about this process.

- Contact local contractors for price quotes for both a cement slab foundation and wood frame on a cross tied perimeter foundation, so that we can assemble a plausible budget for this Project.
- Reconvene the “Free Store Design Group” in early January to explore these new options and to complete the community choice of location and building for our new Free Store.
- Work with CVRD to compile a reasonable budget for the Project.

Please contact me if you, or anyone you know, would like to attend the Free Store Design Group meetings as we want to involve all interested Hornby Islanders in these decisions.

Jan Kennedy,
for the Recycling Committee

Background on work done, and scheduled to be done, up at our Recycling Depot, due to CVRD communications and concerns from a liability perspective:

In August, 2006, CVRD gave us a Report of Facility Safety which highlighted a number of areas of concern from a liability perspective, current sorting areas including the free store, drop-off areas, bin areas and some equipment.

In April, 2009, CVRD commissioned Chatwin Engineering to produce an overall Plan for the HI Recycling Depot. This plan when completed, had a projected cost of \$650,000, and after some months, was rejected by the CVRD as too expensive.

In August, 2010, CVRD hired Wedler Engineering as the Project Manager, with a budget of \$250,000, for the creation of a new Recycling Building for the HI Recycling Depot. This building project was undertaken and paid for by CVRD due to their safety and liability concerns with the original structure.

The new Recycling Building was completed by AFC, the only company to submit a bid, in June, 2011. Community acceptance for this new building took considerable time.

In late 2011, we were sent the McIlhanney Report. This report had been commissioned by the CVRD to review the Free Store building structure and provide a structural report on its condition, prior to any work being undertaken to improve the building.

The HI Recycling Committee elected to proceed slowly in addressing the CVRD liability concerns and to involve the HI community in any future building decisions. The need to establish a long range plan for the whole Depot area was seen, by the HI Recycling Committee as necessary before proceeding with any more changes and additions.

In early 2012, the Recycling Committee organized and hosted 3 community "Design Group" meetings for the purpose of developing a Hornby-made long term plan for our Recycling Depot. These meetings were pre-advertised, attended by a good cross section of Hornby folks and were innovative and very productive. They produced an initial Long Range Design Plan for the overall Depot area.

In 2012, no move was made by the CVRD to complete the Product Care building. Finally, in late 2012, the Ring Road excavations, designated by our Long Range Plan, was completed by Dig Dug Excavating, paid for by CVRD. Scott Hardy, using our backhoe, has done a fine job to finesse and complete the roadway and the salvage drop-off areas!

In early 2013, the Recycling Committee organized and hosted 4 more "Design Group" community meetings to review the long term design process started in 2012, especially focusing on the design and location of the Free Store. The CVRD wanted to see this completed by the end of 2013. Our 2013 "Design Group" meetings explored a wide range of options for both bringing the current building up to Building Code, and replacement of the current building. In conclusion, it was clear that the strongest community support lie with keeping the Free Store in it's current location. Research was undertaken by both Jon Isfeld, for CVRD, and by the Recycling Committee, for ways to upgrade the current Free Store building to bring it up to Building Code, with a view to completion by the end of 2013.

In late June, 2013, Jon Isfeld abruptly left the employ of the CVRD. CVRD was then short-handed and unable to proceed with us on the Free Store project.

At the end of October, 2013, Jessie Lee, Jon's Isfeld's interim replacement, told us that, based on his structural engineer's report, an upgrade of the current Free Store Building is not feasible and that replacement of the current building is the only option available!

In late November, the Recycling Committee was contacted that Tom Boatman, Manager of Solid Waste for CVRD would like to attend our regular November Committee meeting to discuss Budget issues. Ian Smith, General Manager of Community Services, and Tom's boss, also attended our November 27th Recycling Committee Meeting.