



**Vancouver Island University – Cowichan Place Campus**  
**MINUTES OF MEETING**  
**Held at: Garyali Architect Office, Victoria, BC**  
**JULY 28, 2009 at 9:00 A.M.**

Garyali Architect Inc.  
 514 Fort Street, Victoria  
 BC V8W 1E6, Canada  
 Telephone 250-388-7371  
 Facsimile 250-388-5404  
 Email garyali@telus.net

**ATTENDING:**

VIU

Ric Kelm, Executive Director of Facilities	RK	Ric.Kelm@viu.ca
Drew Taylor, Campus Planner & Developer, VIU	DT	Drew.Taylor@viu.ca

Consultants

Tony Grice, AES	TG	tgrice@appliedengineering.ca
Wendy MacDonald, Advicas	WM	wmacdonald@advicas.com
Jackie Kanyuk, Advicas	JK	jkanyuk@advicas.com
Rob Walter, AME Consulting Group	RW	robwalter@amegroup.ca
George Hrabowych, Herold Engineering	GH	ghrabowych@HeroldEngineering.com
Patrick Ryan, Herold Engineering	PR	pryan@HeroldEngineering.com
Randy Sharp, Sharp & Diamond	RS	randy@sharpdiamond.com

Garyali Architect Inc

Shiv K. Garyali	GAI	garyali@telus.net
John Armitage	GAI	garyali@telus.net

Apologies

Frank Vassallo, Yellowridge Construction	YC	frank@yellowridge.ca
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**Subject**

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**LEED MEETING #2 CONSULTANT COORDINATION**

**ACTION**

**Project Update** (Shiv Garyali)

- Schedule is a few days behind due to delays finalizing the functional program.
- Schematic design substantially approved at the client user meetings held July 23rd and 27th. Additional meetings will follow to review details.
- Presentation of preliminary design to community groups, First Nations, VIU Advisory Committee is scheduled for August 6th. Revised landscape design will be required. **SD**
- Schematic design dated July 27th has been distributed to consultants. Preliminary engineering concepts are required August 4th with information for preliminary pricing.
- LMDG Building Code Consultants Ltd. confirmed as code consultant. **INFO**
- Building envelope consultant selection in progress. **GAI**

**Schematic Design Update**

- Current schematic design incorporates client "wish list". Pricing exercise is important to decide on options for detailed design to proceed.
- Basic building envelope and footprint have been established.

- Major features: 2 + 3 storeys, double height central space; Food Services on level 3; lecture theatre unit at east end; design for future expansion and flexibility.
  - Parking numbers confirmed (per Functional Program): 90 spaces, plus 10 carpool spaces + 4 disabled access and future expansion.
  - Civil to confirm VIU dimensional standards. HE
  - Landscape and Civil to coordinate and update layout. SD/HE
  - 150 mm water service sufficient for future additions. 150 mm sanitary. No fire pump required.
- LEED Review** (Wendy MacDonald)
- Updated scorecard to be produced by Advicas. JK
  - Space required for bike lockers. GAI
  - Rainwater reuse for irrigation only, not plumbing. SD
  - Greywater separation as a plug-in option. AME
  - Building FTEs confirmed per Functional Program: Staff 64 and students 440. INFO
  - HVAC heat pump system proposed with possible radiant floors. Geothermal or Aerothermal dependent on result of conductivity testing (commencing this week). Preliminary mechanical design report to follow meeting. AME
  - Preliminary electrical design concepts submitted July 27th.
  - Enercan grant is available for PV use. VIU to investigate. DT
  - Design to allow for "energy dashboard" / sustainability information and education centre. INFO
  - Applicable energy standard ASHRAE 90.1, 2004 AME/AES/GAI
  - Raised floor systems to be considered to improve electrical flexibility. Will have significant impact on mechanical systems and raise entire building 300 mm.
  - Innovation credit proposed for management of rainwater from offsite. SD
  - Innovation credit proposed for low emissivity furniture. Advicas to research LEED requirement. AD/VIU

**NEXT WEEK**

Consultant coordination to be announced.  
Individual meetings will be held as necessary.

ec: All  
Jim Eaton, Beacon Construction Consultants Ltd.

*All efforts have been made to present the mentioned items as an accurate record of the discussions at the meeting. Should there be any discrepancies, please contact our office.*