



Project Profile:

The renovation and expansion of the existing Grimsby Town Hall to create a 28,500 sq. ft. building that accommodates Town offices, Council meetings and other public gatherings.

What was Done:

Located in the Niagara Region of Southern Ontario, the Grimsby Town Hall expansion project is built on the site of the former Town Hall, reusing a large portion of the existing building with several new additions. Green Reason joined the project team after value engineering aimed at reducing construction costs had eliminated major elements of the original sustainable design. By incorporating recommended lower-cost sustainable elements and emphasizing sustainable construction techniques, the team completed the project on track to achieve LEED Canada-NC Silver certification.

The following was accomplished:

- Reduced new material and waste during the construction of the 2,647 m² building by reusing 85% of the structure and shell from the existing building.
- Salvage and reuse of brick and wood also minimized the need for new construction materials from virgin resources.

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Client:

Mayhew, the Design-Builder under contract to The Town of Grimsby

Green Reason's Role:

LEED consultants for the Project Team. The team included the Town representatives, architectural and interior design team, mechanical and electrical engineering consultants, commissioning authority and the construction management team.

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- Used construction materials with approximately 16% recycled content overall.
- Almost 80% of construction waste was diverted from the landfill to recycling facilities.
- The use of local materials on the project accounted for approximately 25% of the total project material costs.
- Site was planted with drought-tolerant species eliminating need for outdoor irrigation system.
- Water-efficient plumbing fixtures were installed to reduce the use of potable water to reduce water consumption by almost 47% compared to conventional fixtures.
- The building envelope design (including the walls, windows and roof) average more than double the thermal resistance value compared to a standard building, reducing the energy required to heat and cool space.
- An indoor air quality plan was implemented during construction to ensure measures were taken to reduce contamination with dust and chemicals as much as possible.
- Workstations and task chairs installed in the building was tested and certified by SCS (Scientific Certification Systems) to be low-emitting furniture products.
- The project used low VOC paints and adhesives inside the building to further ensure improved indoor air quality for employees and visitors.
- All carpets are certified Green Label Plus products.
- Carbon dioxide sensors were installed to ensure the level of fresh air being supplied is sufficient for the number of occupants in high-occupancy spaces.
- The design of the building allows for access to daylight and views which improves the indoor environment for staff and visitors.
- There are two living walls installed in the public area. Living walls can improve the indoor environment and the quality of the indoor air.
- Energy efficient technologies are used throughout the building, including automatic lighting controls, efficient heating and cooling equipment.
- An education program was created to share ideas and information about sustainable building features with the community.
- Secure bike parking is provided for all cyclists, with shower/change facilities also provided for staff cyclists.
- Carpooling spots were designated in preferred locations in the parking lot to encourage staff to cut down the number of single-occupant vehicle trips
- The building and site lighting is designed to minimize light pollution onto neighbouring properties and into the sky.

Results speak for themselves

The Grimsby Town Hall officially opened in November 2011 with tours being conducted of the new building. Grimsby's Director of Public Works said, "The public just loved it." We are "proud to welcome the public to [the] newly renovated Town building."

The project was awarded LEED Canada-NC Silver certification.



1267A St. Clair Ave. W. Suite 7
Toronto, ON M6E 1B8
T 416.656.6606
www.greenreason.ca