

MAYO RECREATION & COMMUNITY CENTRE

Project	Mayo Recreation & Community Centre
Location	Mayo, Yukon, Canada
Service	Full A/E Services
Process	Design/Bid/Build
Value	\$6.1M CAD
Status	Completed 2007

A number of years ago the Village of Mayo implemented the background work to obtain funding for a new recreation & Community Centre, which would replace the decrepit Community Hall and Curling Rink facilities. These old facilities were deemed unsafe and insufficient thereby justifying a new, state-of-the-art, efficient facility.

Through the public Request for Proposal (RFP), issued by Government of Yukon's Property Management Agency in early 2005, FSC Architects & Engineers won the Design contract. The RFP stipulated the project criteria including the necessity of meeting or exceeding the requirements for the Commercial Building Incentive Program (CBIP) in combination with the Model National Energy Code for Buildings (MNECB). As an eligible energy saving design the project must demonstrate a reduction in energy use by at least 25 % when compared with MNECB requirements. FSC A & E's bold design was calculated to achieve an astonishing 36% reduction in energy use and still met the pre-established construction budget.

Early in the design process a number of strategic decisions were made to fulfil these energy savings requirements, including; total gross building area of 1,900 SM; orientation of the building to the south to maximize natural lighting, allow 'controlled' solar gain for a comfortable work environment and a reduction in heating costs; two street entries to facilitate convenient public access for various functions; and, use of urethane sprayfoam in the roof and wall assemblies for an efficient thermal insulation package

Additional design features that were implemented include; use of adhesives and paints that have a low VOC (volatile organic compound) content to ensure a healthy work environment; extensive use of natural finishes such as hardwood flooring, plywood wall, exposed glu-lam wood decking and natural linoleum flooring, torch-on coincident air/vapour barrier to provide a durable and air/vapour tight envelope; and metal Z-girts in the roof and wall assemblies were secured on strips of rigid insulation to eliminate any thermal bridging.

Design features include lighting systems that reduce energy consumption by at least 25% than prescribed under MNECB requirements, dimmable controls for T8 fluorescent fixtures and stage spotlighting, exterior lighting fixtures controlled by a programmable time clock and photo-controller, occupancy sensors for the Multi-Purpose Hall lighting fixtures.

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