



New City Hall - Going for Gold

Green and Energy Conservation:

- The new building employs many features of sustainable design, the wave of the future in the field of architecture.
- The new building is expected to be the first city hall in Canada with Gold Leadership in Energy and Environmental Design (LEED) certification. LEED is a nationally recognized roadmap established by the U.S. Green Building Council.
- The atrium's focal point is a 110 m² "living wall" of tropical plants. The plants cleanse the air of pollutants such as formaldehyde, volatile organic compounds, dust, and spores. This four-storey high "living wall" will enhance the natural beauty of the atrium while providing air purification, cleaning and re-circulating air throughout the building. A soothing sound of running water and providing humidity during the winter months are also benefits of the "living wall".
- A portion of the roof is made up of plants, grass and shrubs, rather than asphalt or other granular substances. This "green roof" will retain heat in the winter and cool things off in summer, cutting down on the need for heating and air conditioning. There are more than 3,000 plants utilized for new City Hall.
- Exceptional water conservation performance is achieved through a cistern, low-flow plumbing fixtures, and water efficient landscaping. All rainwater that falls on the new building will be collected in a 10,000 litre cistern tank and will be used to flush toilets.
- Inviting pedestrian traffic and alternate forms of commuting, bicycle racks, storage and change rooms will be available for riders in order to encourage people to leave their cars at home. The City is also encouraging carpooling and will have designated car pool parking spaces for staff at the rear of the building.
- Many indoor materials such as work stations were selected because they do not emit harmful levels of pollutants such as volatile organic compounds. These materials include paints, carpeting, adhesives, and sealants.
- Its open concept allows for greater air flow and penetration of natural light, reducing the reliance on air conditioning and artificial lights. The ventilation system includes high efficiency MERV 13 air filters. Rooms that contain potential pollutants have separate exhaust systems and deck-to-deck

partitions (interior walls that run the full height from floor to floor, and do not end at the ceiling tiles).

- Although more energy efficient than incandescent lighting, fluorescent lighting contains mercury. The lamps used throughout City Hall were selected for low mercury content. Furthermore, used lamps will be sent to recycling, thus recapturing the mercury.
- During construction, procedures were set to provide recycling areas for paper, corrugated cardboard, glass, metal and plastic. A waste management plan was also used to divert construction debris from landfill disposal and redirect recyclable recovered resources back to the manufacturing process. 82% of the construction waste was diverted from a landfill.
- Recycled drywall, mineral wool insulation, steel, carpet, ceramic tiles, fly ash in concrete and concrete block, cladding with high recycled content was used in the construction of New City Hall

Cambridge City hall is a soundly designed building expected to achieve annual energy cost savings of about 39%. A recap of features that will help achieve energy savings includes:

- energy-efficient windows let in daylight but reduce overheating
- a green roof to insulate the building roof
- radiant heating panels to save fan energy
- a high-efficiency modulating gas boiler
- a condensing water heater
- an energy-efficient chiller with free cooling mode
- atrium designed for “stack ventilation”
- heat recovery on building exhaust air
- occupancy sensors to dim lighting in unoccupied spaces
- day lighting sensors to reduce the use of artificial lighting
- indirect lighting using fluorescent fixtures

Dollar Savings: A conservative estimate comparing a standard 85,000 square foot building to the new City Hall LEED standard building would result in a \$160,000 savings on energy per year or some \$1.6 Million over 10 years. Compared to the leased location at Cambridge Place for City of Cambridge administration, the result would be a 50 per cent savings or only half the costs for energy.

Hi-Technology and Core Revitalization:

- Home to several hundred city employees with the ability to take advantage of a more efficient layout and better opportunities for customer service.
- Increased economic impact on the core area as the new building will benefit and encourage residents to visit area restaurants and shops.

- The design incorporates a computer room cooling systems with a vast amount of cabling to wire the building and offer the latest technological amenities. The network uses approximately 35 to 40 miles of 10GX cable and 2 miles of fibre optic cable for data, voice, security cameras, and wireless access points.
- New City Hall will be a Wi-Fi hot spot and will also have a touch technology information kiosk for the general public. In addition to the computer kiosk, a green education program explaining the environmentally appropriate features of the building and public tours will be part of the mix.
- The new City Hall has an independent weather station on part of the roof that will send electronic signals about outside temperature, barometer, wind direction and wind speed. This will tie into the monitoring systems to enable efficient operations of things like the operable windows.
- The other part of the roof will be an extensive, semi-intensive green roof with grasses, bulbs, perennials and succulent plant mixes. The area is 30 metres long by 4.5 metres wide, providing a total space of 135 metres squared!
- A building automation system (BAS) tracks indoor temperature and humidity and maintains the building at the most comfortable condition. CO2 sensors are connected to the BAS, which will send greater ventilation to occupied spaces and reduce ventilation to unoccupied spaces. This saves energy and ensures good air quality.
- Smart screen technology and computer/technology services training room. The building will also become the Emergency Operations Centre (EOC) for the City.
- All staff areas will have LED message boards to communicate to employees. Messages such as prompts to close the windows on extremely hot days will be conveyed to conserve energy and reduce cooling costs.
- A back-up emergency generator is on site and will provide power to the building for up to seven days in the event of an emergency. The building is also built above the flood plain to provide further security in the event of a natural disaster.

A Civic Square With Enhanced Amenities:

- The Civic Square will be the focal point for a new and revitalized downtown, strengthening the community collaboration. It will include a permanent public art display by a nationally acclaimed artist entitled "indigena domain".
- Smoke-free Civic Square including Historic City Hall, New City Hall, Cambridge Fire Museum and the Farmers' Market means a healthier environment for staff and the public. This policy is in keeping with the spirit of

LEED construction and seeks to enhance the environment for families utilizing the public amenities.

- It will offer a venue for concerts, meetings, and special events. There will also be public meeting rooms in New City Hall available including the atrium during off-peak hours.
- Links historic City Hall with the Farmers' Market and the Cambridge Fire Museum and Education Centre.

Construction Efficiency, Budget Considerations:

- No new tax dollars are being used to build the New City Hall Administration Building.
- On time and on budget, the \$30 million project is being financed through the settlement of a loan with the city's hydro utility.
- After the provincial government privatized local hydro utilities in the late 1990s, the City of Cambridge sold the Cambridge hydro utility for \$70 million, \$35 million of which they received in capital and a loan payable to the city of another \$35 million.
- Taxpayers will actually be saving money. The city will no longer have to pay leasing costs for offices at Cambridge Place. Those leasing costs are close to a half million dollars a year.
- As energy costs go up, Cambridge will not be hit as hard because utility costs will be lower thanks to the environmentally friendly features of the new building.

-30-

The City of Cambridge is one of the fastest growing areas in the country. It is strategically located astride highway 401 in Southwestern Ontario, part of Canada's Technology Triangle. In 2007, the population reached over 124,000 people with a multicultural mix and a strong foundation of support services. Cambridge has a diverse economic base with leading industries in manufacturing, automotive, high technology, pharmaceutical, business and financial services and hospitality/retail. The Corporation of the City of Cambridge is an employer with a work environment that offers the opportunity to provide service to the community through creativity and innovation, and with opportunities for career growth and advancement.

For more information on the area or the corporation visit www.cambridge.ca