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ARTS & CULTURAL CENTRE Renovation Plan Report

DISTRICT OF SUMMERLAND, BRITISH COLUMBIA

SAHURI + ASSOCIATES ARCHITECTURE INC.



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1. PROJECT UNDERSTANDING

1.1 OVERVIEW

The District of Summerland is a district municipality with a population of approximately 11,615. Within this district there is a vibrant arts and cultural community that is represented by the Summerland Arts Council, Community Cultural Advocacy Committee, Summerland Potters Guild, Summerland Singers and Players, Summerland Musicians and The Ryga Festival. Growing out of the 2016 Cultural Plan, it was identified that Summerland arts and culture needs a home.

The former public library building at 9545 Wharton Street in Summerland has been identified as the future home to as many arts and culture users as possible. It is situated next door to the Summerland Museum and across the street from Okanagan Regional Library. It is surrounded by mature green space and is envisaged as an anchor to the development of a cultural hub. The building was erected in 1981; as such, it will require updates and retrofits to best accommodate its new users.

It is expected that the final design will include plans that can be implemented with a phased approach, allowing the first phase of the Arts & Cultural Centre Renovation to be completed with the current available budget and accommodating existing users for as much of the construction as possible.



Partial Aerial View of Summerland with Project Site marked in red color

The District identified the following project requirements:

- The Arts & Cultural Centre Renovation Plan will incorporate the values of the community in relation to arts and culture
- The facility will accommodate the potter's guild, the Art Gallery as well as provide flexible, multi-purpose space for general use.
- The building will create opportunities for rental space.
- The building systems will be upgraded to accommodate life cycle changes as well as accommodating the new use.
- The building exterior should express the new use of the building.

In the Request for Proposals, a programme of spaces and projects requirements were outlined. In the table below, we have included this list along with deviations and changes that have emerged through the design process.

BUILDING UPGRADES

Per RFP	Revisions During Design
<ul style="list-style-type: none"> • Energy efficient upgrades to lighting, HVAC and power systems. 	
<ul style="list-style-type: none"> • Natural gas service to building and 200-amp service 	
<ul style="list-style-type: none"> • 5 small washrooms into wheelchair accessible unisex washrooms 	
<ul style="list-style-type: none"> • Modern finishing 	
<ul style="list-style-type: none"> • Better entry doors- lighter, easier to lock and unlock 	
<ul style="list-style-type: none"> • Flexible and secure office space on the upper floor 	<ul style="list-style-type: none"> • Office space base been included on the lower floor as part of the Art Gallery
<ul style="list-style-type: none"> • Easy to maintain flooring- possibly stain/seal cement upper floor 	
<ul style="list-style-type: none"> • Remove ceiling tiles to show full beams/HVAC and interior of roof 	
<ul style="list-style-type: none"> • Drop down screen for movie showings 	
<ul style="list-style-type: none"> • Add an elevator 	<ul style="list-style-type: none"> • A lift has been included in the design.
<ul style="list-style-type: none"> • Removal of stairs and ramp at front of building 	
<ul style="list-style-type: none"> • Enclosing upper porch and lower covered patio to increase workspace and brightly lit areas- glassed in 	<ul style="list-style-type: none"> • This scope has been eliminated to help manage budget.
<ul style="list-style-type: none"> • Creating individual display cases/lighting in windows for display use/rental by artists 	<ul style="list-style-type: none"> • This item was not developed as part of the architecture, but can be considered during the design development for the relevant phase.
<ul style="list-style-type: none"> • Make solar ready 	
UPPER OR LOWER FLOORS:	
<ul style="list-style-type: none"> • 1 or 2 small multi-use rooms with lockable cabinets which can be booked as an office 	<ul style="list-style-type: none"> • Multi-purpose space was captured on the upper floor.

space, reading room, small meeting space, or musician use	
<ul style="list-style-type: none"> On site janitorial supply (District stores all sanitary paper etc.; janitor stores vacuum and cleaning products) 	
<ul style="list-style-type: none"> A ticket or box office 	<ul style="list-style-type: none"> A reception desk on the upper floor is a multi-purpose space that can support this function.
<ul style="list-style-type: none"> Copying machine as a part of the office (currently in the library) 	<ul style="list-style-type: none"> A copy machine, public resource space has been captured in the Art Gallery
UPPER:	
<ul style="list-style-type: none"> Small kitchen/food serving or bar area on the main floor- retaining recently purchased and installed sink, fridge and dishwasher but not necessarily in the current location 	
<ul style="list-style-type: none"> Flexible open space on the Main Floor for a wide variety of users including musicians, dancers, and yoga 	
<ul style="list-style-type: none"> On-site storage space which accommodates equipment and supplies 	<ul style="list-style-type: none"> Storage space has been located on both the lower and upper floors.
<ul style="list-style-type: none"> Museum-quality onsite storage for artworks 	<ul style="list-style-type: none"> A small Art Gallery Storage space has been identified. Specific details have not been developed at this stage of the design.
<ul style="list-style-type: none"> Exhibition space with appropriate lighting and security 	<ul style="list-style-type: none"> The Art Gallery was moved to the lower floor to limit natural light in the space.
<ul style="list-style-type: none"> Secure and flexible space to house a small arts library- reading room 	<ul style="list-style-type: none"> A dedicated space for this use was not achieved in the current design
<ul style="list-style-type: none"> Drop down screen for movie showings 	<ul style="list-style-type: none"> This item was not developed as part of the architecture, but can be considered during the design development for the relevant phase.
<ul style="list-style-type: none"> Sound system 	
LOWER:	
<ul style="list-style-type: none"> Coat rack on wall 	
<ul style="list-style-type: none"> Sink for public use on lower floor 	
<ul style="list-style-type: none"> Potters: <ul style="list-style-type: none"> Water for 2 sinks in pottery studio 	Refer to Appendix B for updated list of requirements
<ul style="list-style-type: none"> 220-volt service for Kilns 	
<ul style="list-style-type: none"> Workspace dedicated to housing potters' wheels and kilns downstairs with outlet for 240V/safety box for kilns/venting for kilns 	
<ul style="list-style-type: none"> Kiln room possibly combined with a glaze room and mixing area for glazes (room for shelves with glazes)/ laundry sink/ venting for spray booth/ enclosure for chemicals 	
<ul style="list-style-type: none"> Secure storage for chemicals 	

<ul style="list-style-type: none"> ○ Wheel room large enough to fit 6 wheels (wall sockets required for each wheel) and 8 or more canvas tables, slab roller and an extruder/ room for storage (shelves and lockers) 	
<ul style="list-style-type: none"> ○ Flexible and secure storage space for potters and other user groups 	
<ul style="list-style-type: none"> ○ Outdoor space for Raku pottery firing 	
OUTDOOR:	
<ul style="list-style-type: none"> ● External storage for objects not requiring stable temperatures 	<ul style="list-style-type: none"> ● Potential exterior storage locations have been identified. This work can occur independent of the proposed construction projects.
<ul style="list-style-type: none"> ● Lock-up type of covered, enclosed storage suitable for plinths, tables, chairs, etc 	

1.2 PROJECT SCOPE

The goal of this project is to provide a clearly defined direction and concept plan that addresses the needs of the District of Summerland Arts and Cultural community.

SAHURI + Associates Architecture Inc. was retained by the District of Summerland to undertake the development of a Renovation Plan for the Arts & Cultural Centre. The scope of work of this project included the following main elements:

- Preparatory phase
 - Review site and existing conditions. The Building Condition Assessment Report is included in Appendix A of this report.
 - Review existing documentation
 - Review buildings potential and constraints
- Functional Program and Concept Phase
 - Review current program and space list
 - Test fit program
 - Work with key stakeholders to refine the design concepts
 - Develop presentation materials
- Logistics
 - Assess financial feasibility of the preferred solution
 - Create phasing approach for the renovation project
- Deliverables
 - Based on the District's approval of the concept design and construction cost estimate prepare a Concept Design Report

SAHURI + Associates Architecture Inc. retained Pinchin West to provide the Building Condition Assessment Report and KBK Consulting to provide cost estimating.

1.3 REFERENCE DOCUMENTS

The following documents were provided for reference at the onset of the project:

- PDF Architectural, Mechanical and Electrical base building drawings. Dated December 29, 1981.
- HomePro Inspections Report for 9525 Wharton St, Summerland, BC. Dated September 30, 2015.
- Public Comments from Consultation. Dated March 23, 2016.
- Concept Plan Submitted by Bev Gheo.

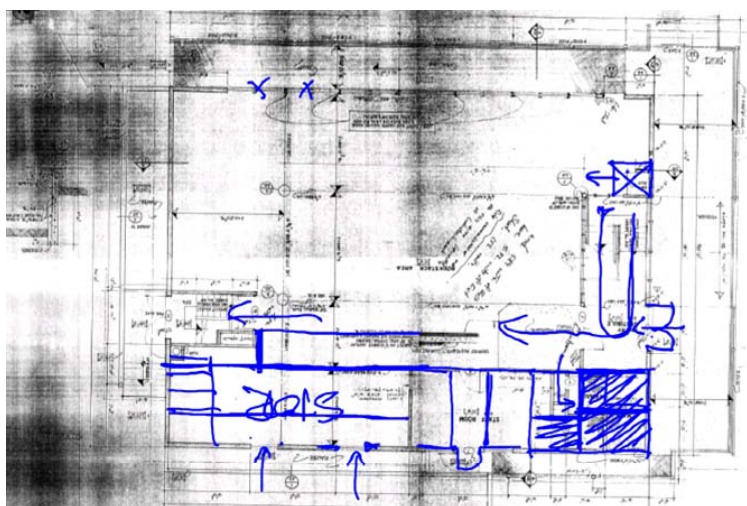
1.4 DESIGN APPROACH AND METHODOLOGY

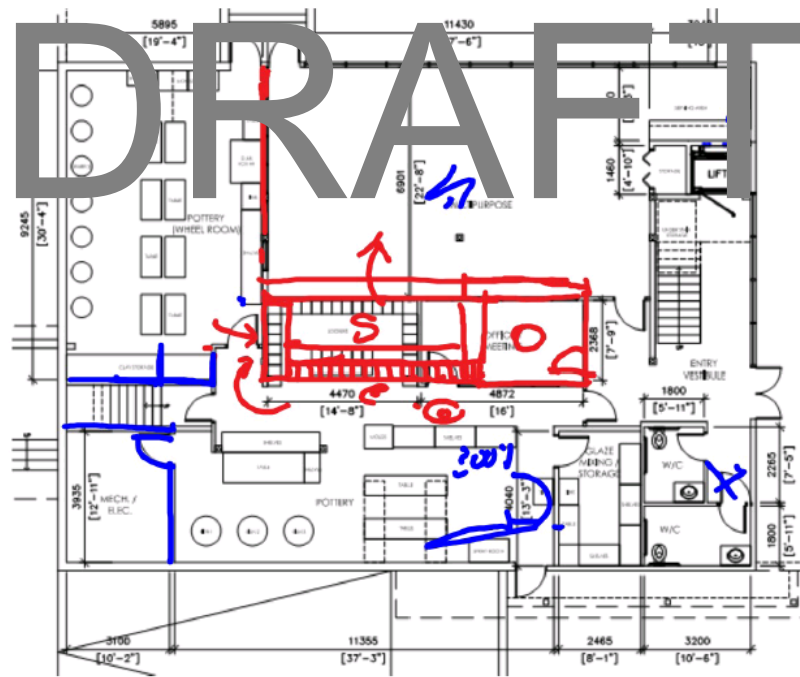
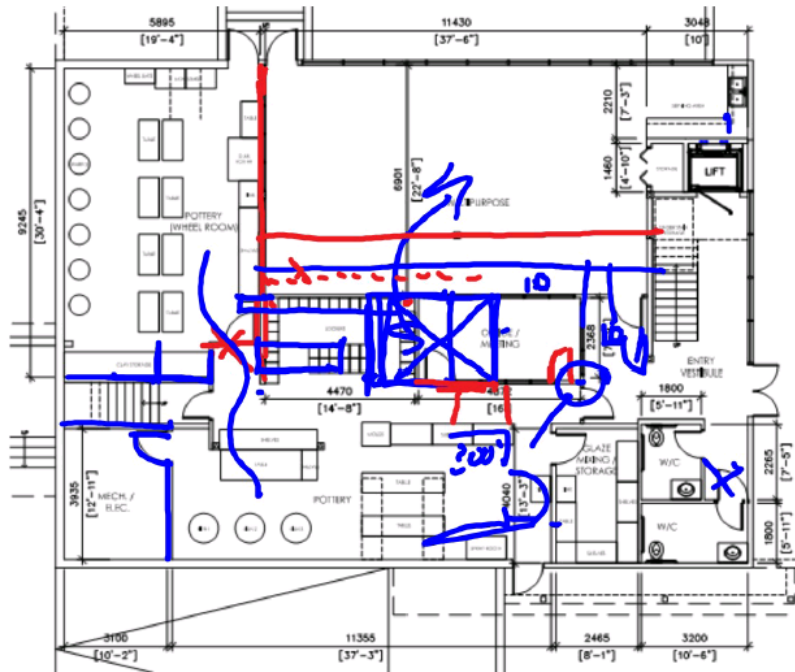
Working together with the District of Summerland staff and the various stakeholders, the design team aimed to understand the project's vision, goals, requirements, preferences, priorities, and institutional values that would guide this project, and foster a sense of community, create sense of pride of place and embody excellent.

The design team worked collaboratively in a meaningful way towards the realization of functional and aesthetic excellence. The design approach brought the concerns and expertise of all key parties to bear from the start of the design process through to completion. It integrated the District's vision and expectations, in combination with the various points of view of the stakeholders, and the knowledge of the design team.

The design team was flexible in their approach and the design iterations demonstrates a responsiveness to the community and staff feedback that was received through this process. The team listened to feedback and worked to find a best solution that accommodated all comments and reflected diverse points of view.

Through this process it is understood that people respond better to an image in front of them rather than words. Working back and forth with computer drawings, the design team continued to sketch the Arts and Cultural Centre and test out ideas during the several project meetings that helped solidify the design and created consensus.





Examples of Preliminary Plan Reviews and Revision

Refer to Council Presentation included as **Appendix C** for drawings of previous design options.

2. RENOVATION PLAN DESCRIPTIONS

2.1 ARCHITECTURAL DESIGN

The schematic design documents that illustrate the scale and character of the project and how the parts of the project functionally relate to each other – the overall site plan, the building floor plan and the preliminary exterior renderings, can be found in the **Appendices D & E** of this report.

2.1.1 Site Data and Organization

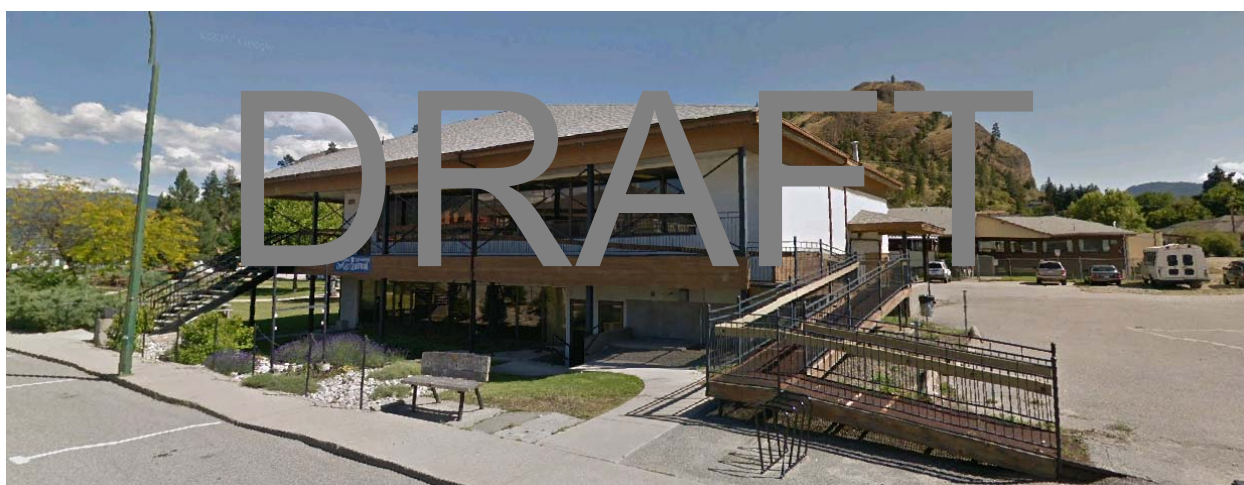
The Project Site is located at 9525 Wharton Street, Summerland. The building is located within a cultural hub that includes the Summerland Museum and Archives and sits southeast of the new Summerland Public Library.



Aerial view of the Project Site



Northeast view of the Project Site



Northwest view of the Project Site

The site shares the property with the existing Museum and Archives with a green space in the north east corner of the site that is accessible from both buildings. The property to the west of the Arts and Cultural Centre is currently considering redevelopment. The development of this property necessitates the removal of the ramp structure so as to continue to allow access to the Museum and Arts and Cultural Centre Parking area.

Parking requirements under the current zoning bylaws have not been considered as part of this project. With the upcoming development of the adjacent site to the west, parking in the areas will need to be considered from a global perspective by the District.

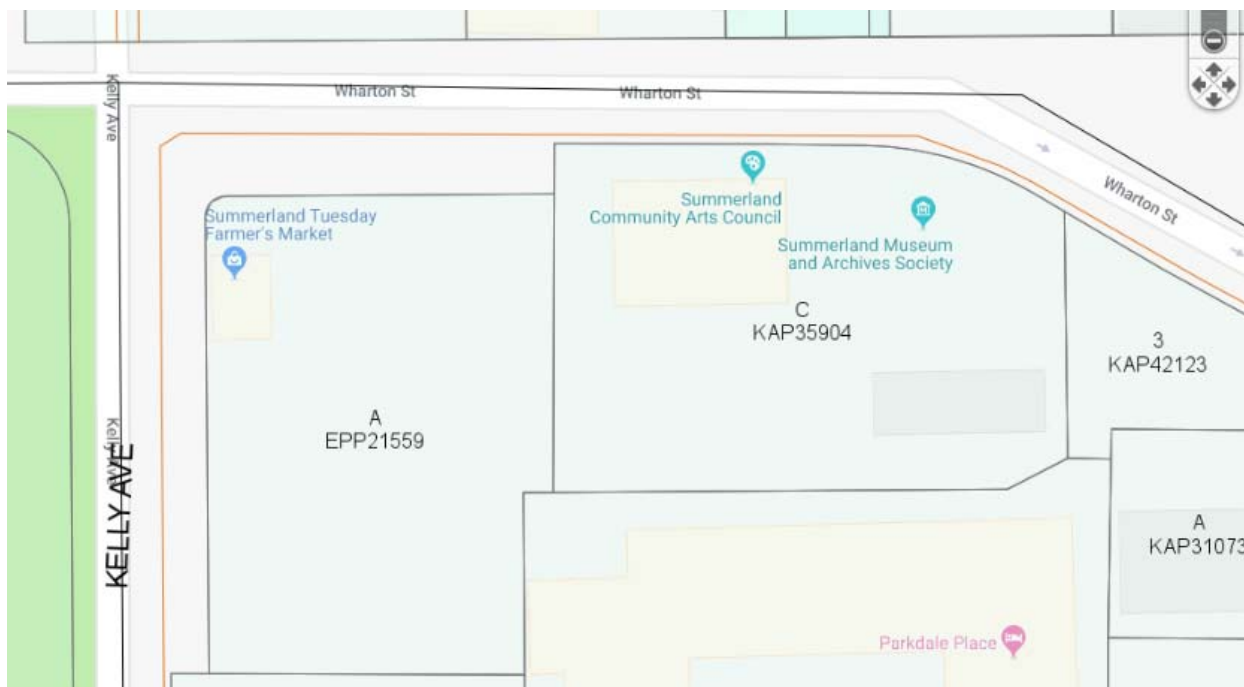
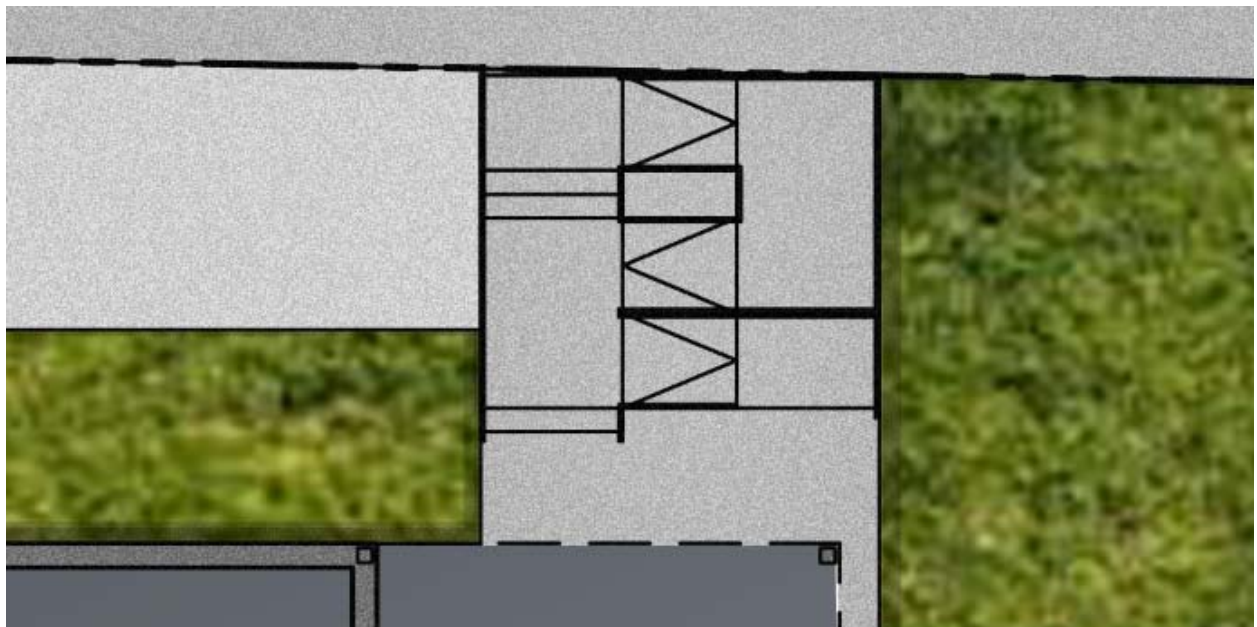


Image from District of Summerland GIS System

2.1.2 Site Revision

Given that this building is located on an existing, established site the extent of work associated with the site is limited. Our focus included the elimination of the exterior stair and ramp that provided access to the second floor.

Through the course of this project, it was agreed that the lower floor of the building would be established as the 'main' floor of the building. By creating accessible routes from both the parking lot (existing condition) and the street (new ramp and stair) we have an opportunity to consolidate building entry which will aid in security and control of the property. From this point, access to the upper floor is provided internally through the use of a lift.



2.1.3 Building Exterior

2.1.4 Building Layout, Functional Programming and Interiors

As described in the report Overview, the District identified several areas that formed the base of the Functional Program. With this information and additional feedback from stakeholders, the design team developed a functional program and building layout to suit the District of Summerland and the Summerland Arts and Cultural Centre needs.

2.1.5 Building Code Analysis

This facility falls under part 3 of the British Columbia Building Code 2012. A complete Building Code Analysis is provided in **Appendix F** of this report.

The Summerland Arts and Cultural Building was built in 1981. It would have been built under the 1977 National Building Code which was adopted by British Columbia on March 1st, 1978. As a result, there are some items that are existing non-conforming conditions that will need to be reviewed with the Authority Having Jurisdiction to determine whether or not these items need to be brought up to fully conform with the current BC Building Code (2012).

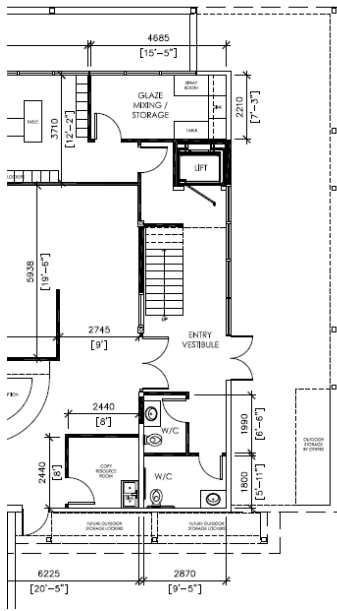
We have identified two major issues that may impact the project. These are both associated with the washrooms as the currently existing on site.

1. 3.4.4.4.8 - Washrooms shall not open directly into an exit

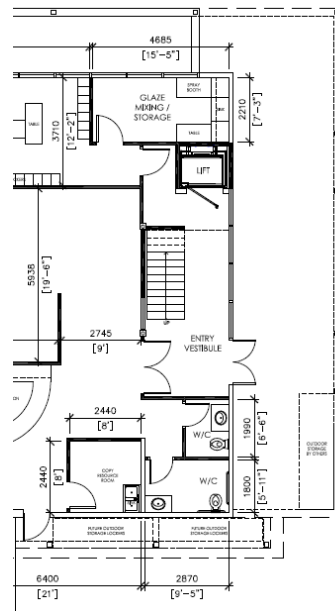
In their current configuration, the washrooms at the Summerland Arts & Cultural Centre are accessed off of the existing stair well that acts as one of the building existing from both the main and second floor. This is an existing non-conforming condition.

The rationale for leaving the washrooms in their current location is to reduce cost associated with moving plumbing and drainage lines in the floor. In terms of overall building accessibility, we also see this location as advantageous as it locates the washrooms in a public space that can be accessed by any of the building occupant.

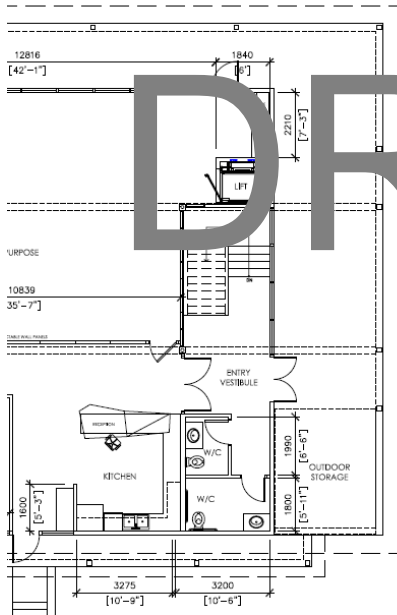
To eliminate this conflict we have proposed an alternate design that will have the washrooms remain in essentially the same location, but will have them accessed off of the main floor area. As noted above, the drawback is that the potters will need to access the art gallery space, or the multi-purpose space on the second floor to access the washrooms. On the second floor, revising the washrooms creates a potential cross contamination with the proposed kitchen, and limits the functionality originally proposed.



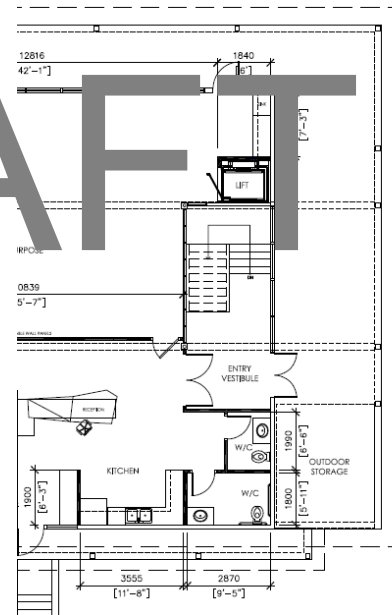
Lower Floor. Access off exit



Lower Floor. Access off Art Gallery



Upper Floor. Access off exit



Upper Floor. Access off Art Gallery

2. 3.7.2.2 Water Closets for Assembly Occupancy

The washroom count is also a concern for occupancy within the building. Understanding the project budget, additional washrooms were not added to the floor plates, but this will limit the number of occupants who are allowed in the building. Occupancy limits will need to be posted to suit the washroom capacity.

Based on the 4 washrooms currently included in the plan, please see the washroom count below:

3.1.17 OCCUPANT LOAD

Main Floor / Second Floor – Based on Table 3.7.2.2.A

1 Universal Washroom = 10 Occupants

1 Male Washroom = 50 Occupants

2 Female Washrooms = 50 Occupants.

Maximum Occupancy = 110 Occupants

Table 3.7.2.2.A Water Closets for an Assembly Occupancy Forming part of Sentence 3.7.2.2.(6)		
Number of Persons of Each Sex	Minimum Number of Water Closets	
	Male	Female
1 - 25	1	1
26 - 50	1	2
51 - 75	2	3
76 - 100	2	4
101 - 125	3	5
126 - 150	3	6
151 - 175	4	7
176 - 200	5	8
201 - 225	5	9
251 - 300	5	10
301 - 350	6	11
351 - 400	6	12
Over 400	7, plus 1 for each additional increment of 200 males in excess of 400	13, plus 1 for each additional increment of 100 females in excess of 400

3.1.17 OCCUPANT LOAD

Main Floor / Second Floor – Occupancy based on area.

In a new building, without a predetermined washroom count, the building occupancy is generally based on area and associated use per the areas noted below.

0.75m² per person in space with fixed seats or non-fixed seats

0.95m² per person in space with non-fixed seats and tables

0.40m² per person in standing space (gallery)

9.30m² per person kitchens

46.0m² per person storage

3.70m² per person in public corridors intended for occupancies in addition to pedestrian travel

9.30m² per person in offices

Based on these area requirements, the building occupancy would be as follows:

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3. CONSTRUCTION COST ESTIMATE

The class D cost estimate is intended to provide a realistic budget check based on the information provided. The estimate reflects KBK Consulting's opinion as to the fair market value for the construction of this proposed project and is not intended to predict the lowest bid.

The estimate includes all direct and indirect construction costs consistent with the information provided for the project. Certain exclusions and qualifications may apply. Please note that this cost has been generated based on the currently information and expected scope of work. The scope of work related to the project may change once the engineering consultant team is engaged on the project and detailed design is complete.

Please refer to the Summary of Cost below and **Appendix G** for the complete Class D Cost Estimate report.

SCHEMATIC DESIGN ESTIMATE					
Summary of Elemental Costs					
Title	: District of Summerland Art Centre		Report Date :	21-Aug-18	
	: Retrofit		Page :		
Location	: Summerland BC		C.T. Index :		
Owner/Client	: District of Summerland		Bldg. Type :		
Architect	: SAHURI + Partners Architecture Inc.		GFA	636 m2	
ELEMENT				\$ per m ² of GFA	%
A SHELL					
A1	SUBSTRUCTURE	31,100	\$15,400	307.23	12.0%
A2	STRUCTURE			48.90	1.9%
A3	EXTERIOR ENCLOSURE	155,200		14.31	0.6%
B INTERIORS			\$48,300	244.03	9.6%
B1	PARTITIONS CEILING & DOORS	268,200		689.15	27.0%
B2	FINISHES	70,400		421.70	16.5%
B3	FITTINGS & EQUIPMENT	99,700		110.69	4.3%
C SERVICES			\$380,200	156.76	6.1%
C1	MECHANICAL	188,600		597.80	23.4%
C2	ELECTRICAL	191,600		296.54	11.6%
D SITE & ANCILLARY WORK			\$117,800	301.26	11.8%
D1	SITE WORK	73,900		185.22	7.3%
D2	ANCILLARY WORK	43,900		116.19	4.6%
Z GENERAL REQ'S AND ALLOWANCES			\$471,700	69.03	2.7%
Z1	GEN. REQUIREMENTS & CC/GC FEE, 12%	135,800		741.67	29.1%
Z2	DESIGN/ESTIMATING CONTINGENCY, 15%	190,100		213.52	8.4%
Z3	CHANGE ORDER COINTINGENCY, 10%	145,800		298.90	11.7%
Z4	BUILDING PERMIT AND TESTING ALLOWANCE 1.2%		\$19,200	229.25	8.99%
TOTAL CONSTRUCTION ESTIMATE			\$1,622,600	\$2,551.26	100.00%

4. PROJECT PHASING

At the onset of this project, the expectations was the creation of a master plan that can be broken down to allow for phased construction as funds become available. Based on the overall budget noted above, we have identified the following phases of work:

1. Remove ramps and stair from the exterior an install lift.	\$79,700
2. Lower Floor Art Gallery	\$581,300
3. Lower Floor Pottery Area	\$220,700
4. Second Floor Complete	\$490,400
5. Exterior Upgrades and signage	\$250,600

Please refer to **Appendix G**. The cost report has been colour coded to reflect the scope of work associated with the various phases of the project. It is important note that the majority of the base building infrastructure upgrades have been included in phase 2 of the project.

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APPENDICES

- A. Baseline Property Condition Assessment, Dated March 15, 2018
- B. Summerland Potters Guild Information and Requirements, Received March 23, 2018
- C. Arts and Cultural Centre, Presentation to Council. Dated May14, 2018
- D. Proposed Lower and Upper Floor Plans
- E. Exterior Building Design. Dated August 3, 2018.
- F. Preliminary Building Code Review
- G. Schematic Design Cost Report

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SCHEMATIC DESIGN ESTIMATE Summary of Elemental Costs					
Title	: District of Summerland Art Centre		Report Date :	21-Aug-18	
	: Retrofit		Page :		
Location	: Summerland BC		C.T. Index :		
Owner/Client	: District of Summerland		Bldg. Type :		
Architect	: SAHURI + Partners Architecture Inc.		GFA	636 m2	
ELEMENT		Sub-total	Total	\$ per m ² of GFA	%
A	SHELL		\$195,400	307.23	12.0%
A1	SUBSTRUCTURE	31,100		48.90	1.9%
A2	STRUCTURE	9,100		14.31	0.6%
A3	EXTERIOR ENCLOSURE	155,200		244.03	9.6%
B	INTERIORS		\$438,300	689.15	27.0%
B1	PARTITIONS CEILINGS & DOORS	268,200		421.70	16.5%
B2	FINISHES	70,400		110.69	4.3%
B3	FITTINGS & EQUIPMENT	99,700		156.76	6.1%
C	SERVICES		\$380,200	597.80	23.4%
C1	MECHANICAL	188,600		296.54	11.6%
C2	ELECTRICAL	191,600		301.26	11.8%
D	SITE & ANCILLARY WORK		\$117,800	185.22	7.3%
D1	SITE WORK	73,900		116.19	4.6%
D2	ANCILLARY WORK	43,900		69.03	2.7%
Z	GENERAL REQ'S AND ALLOWANCES		\$471,700	741.67	29.1%
Z1	GEN. REQUIREMENTS & CC/GC FEE, 12%	135,800		213.52	8.4%
Z2	DESIGN/ESTIMATING CONTINGENCY, 15%	190,100		298.90	11.7%
Z3	CHANGE ORDER COINTINGENCY, 10%	145,800		229.25	8.99%
Z4	BUILDING PERMIT AND TESTING FEE - VANCE 1		\$19,200	30.19	1.18%
TOTAL CONSTRUCTION ESTIMATE			\$1,622,600	\$2,551.26	100.00%
Possible phasing					
	1. Remove ramps and stair from the exterior and install		\$79,700		
	2. Lower Floor Art Gallery		\$581,300		
	3. Lower Floor Pottery Area		\$220,700		
	4. Second Floor Complete.		\$490,400		
	5. Exterior Upgrades and signage, incl. 4 new door slabs, hardware and handicap access in one location, and incl. new stair and ramp		\$250,600		
			\$1,622,700		
Notes:					
The estimated construction costs are in Current Dollars. The breakout costs may change when engineers evaluate their disciplines, and possible temporary work may have to be added due to phasing. Breakout cost for Art Gallery is front loaded.					
It is assumed that all services to the building are existing and adequate. Except it is anticipated that the transformer may have to be replaced, an allowance is carried for up front capital cost. At the time of DP application the utility company may be able to advise us of actual cost, or if they install the transformer and primary service at no up front cost.					
No allowance made for hazardous material removal					
Possible further code upgrades/costs to be determined					
It is assumed that any existing equipment and furnishings to be salvaged are removed by the owner					
Furniture and equipment costs are not included					
Soft costs and owner administration costs are not included in this budget					
Assumed that the project will be tendered with a minimum of 3 qualified bids, and a general contractor selected for a stipulated sum contract					
GST and other applicable taxes are excluded					
This Construction Budget is presented as an estimate of probable costs and is intended to be used for budget discussions. While we have made every effort to ensure accuracy of the information presented in this budget, KBK Cost Consulting Inc. or it's directors or manager can not be held liable for its content					

DETAILED CALCULATIONS, Concept Design Estimate

Date: 21-Aug-18

A1 SUBSTRUCTURE			Total below:	\$31,100
Quant.	Unit	Description	Unit price	Cost
		Costs as per condition report		0
		No foundation work anticipated		0
		Remove existing exterior ramp and stair		2,300
		New ramp/stairs, including removal of existing		20,700
35	m ²	Remove and replace slabs on grade in washrooms on main floor	137.66	4,800
		Prepare recess/pit in slab on grade for new lift		1,600
		Pad outside for expected additional air handler		1,700
A2 STRUCTURE			Total below:	\$9,100
Quant.	Unit	Description	Unit price	Cost
		Structural work at floor penetration at new lift		6,400
		Beam for movable walls		2,700
A3 EXTERIOR ENCLOSURE			Total below:	\$155,200
Quant.	Unit	Description	Unit price	Cost
		Aggressive exterior wall repairs per condition report was estimated at \$20,000. This cost is not entered, however an estimate is entered below for the work anticipated by Sahuri + Partners		
		No insulation upgrades expected		0
77	m ²	Replace wood band with Prodema or similar products, including removal of existing cladding	690.00	52,800
264	m ²	Replace soffit with a mid range metal cladding	258.75	68,300
		Exterior painting		5,800
		Letters, logos, art on exterior walls		NIC
		No work anticipated to roofing, fascia and troughs/downspouts		0
		Entry doors two levels, 4 door slabs		21,400
		Handicap access		5,800
		Repairs to walls at removed ramp/steps (cladding included above, railing only)		1,100
		Roofing repairs		0

B1 PARTITIONS CEILINGS & DOORS			Total below:	\$268,200
Quant.	Unit	Description	Unit price	Cost
47	m ²	Fire rated elevator shaft/cap, framed/drywall	207.00	9,800
162	m ²	New walls main floor, some will be rated	149.50	24,200
78	m ²	New walls main floor, some will be rated	149.50	11,700
180	m ²	New walls main floor, some will be rated	149.50	26,900
		Repair existing		3,800
		Repair existing		1,900
		Repair existing		3,800
		Allowance for soundproofing, mainly music room, and some misc. sound proofing		15,000
156	m ²	Drywall on main floor ceiling for fire rating, incl. furring channels	111.41	17,400
162	m ²	Drywall on main floor ceiling for fire rating, incl. furring channels	111.41	18,000
318	m ²	2nd floor ceiling, repair existing and install T-bar	85.53	27,200
		Bulkhead allowance		4,600
12	Pcs	New Interior doors/frames/hardware installed (some will be rated)	2,530.00	30,400
2	Pcs	New Interior doors/frames/hardware installed (some will be rated)	2,530.00	5,100
8	Pcs	New Interior doors/frames/hardware installed (some will be rated)	2,530.00	20,200
		Install relocated doors		0
		Interior windows		2,700
		Controlled access hardware		NIC
		Handicap access		5,800
		Movable walls		35,300
		Additional acoustical treatment		0
		Sealants, smoke and fire stopping		600
		Sealants, smoke and fire stopping		600
		Sealants, smoke and fire stopping		1,200
		Blocking etc.		500
		Blocking etc.		500
		Blocking etc.		1,000
B2 FINISHES			Total below:	\$70,400
Quant.	Unit	Description	Unit price	Cost
156	m ²	Painting, throughout	30.95	4,800
162	m ²	Painting, throughout	30.95	5,000
318	m ²	Painting, throughout	30.95	9,800
156	m ²	Flooring/base, incl. floor prep	69.00	10,800
162	m ²	Flooring/base, incl. floor prep	69.00	11,200
318	m ²	Flooring/base, incl. floor prep	69.00	21,900
		Any FRP or wall protection		0
		Wall ceramics, allow		2,300
		Wall ceramics, allow		2,300
		Wall ceramics, allow		2,300

B3 FITTINGS & EQUIPMENT			Total below:	\$99,700
Quant.	Unit	Description	Unit price	Cost
		Wood door and door trims included with doors under B1		See B1
		Millwork		27,500
		Millwork		11,300
		Millwork		20,800
		Window covering		0
		Kitchen equipment		NIC
20	Pcs	Lockers	253.00	5,100
		Washroom accessories and mirrors		3,500
		Washroom accessories and mirrors		0
		Washroom accessories and mirrors		3,500
		Lift		28,000
C1 MECHANICAL			Total below:	\$188,600
Quant.	Unit	Description	Unit price	Cost
		Assuming that all incoming services are adequate		0
		No mechanical work as a result of the condition report		0
		Fire extinguishers, existing		0
		Siamese, existing		0
		No sprinkler system added		0
		Hot water tank/circ. pump, existing, and allowance for increased hot water demand		2,900
		Plumbing rough-in, 7 locations		14,500
		Plumbing rough-in, 3 locations		6,200
		Plumbing rough-in, 7 locations		14,500
		New plumbing fixtures throughout, 5 locations		5,800
		New plumbing fixtures throughout, 3 locations		3,500
		New plumbing fixtures throughout, 5 locations		5,800
		Entrance heater		2,900
		Entrance heater		2,900
		Allowance to service existing HVAC system possible replace aged furnace, and add as required, possibly a make-up air system		30,100
		Allowance to service existing HVAC system possible replace aged furnace, and add as required, possibly a make-up air system		15,000
		Allowance to service existing HVAC system possible replace aged furnace, and add as required, possibly a make-up air system		15,000
		Ductwork and diffusers/grills, assumed to all be new		12,800
		Ductwork and diffusers/grills, assumed to all be new		12,800
		Ductwork and diffusers/grills, assumed to all be new		25,600
		Exhaust fans		2,100
		Exhaust fans		2,100
		Exhaust fans		2,100

		Controls (electric), allow		2,100
		Controls (electric), allow		2,100
		Controls (electric), allow		2,100
		Cleaning, balancing, testing and commissioning		2,900
		Cleaning, balancing, testing and commissioning		1,400
		Cleaning, balancing, testing and commissioning		1,400
C2	ELECTRICAL		Total below:	\$191,600
Quant.	Unit Description		Unit price	Cost
		Photovoltaic is typically \$2 to \$3 per W system		NIC
		Allow empty conduit for future wires		900
		Revamp electrical room, including communication racks and backboards		24,500
		Wire any new mechanical equipment		7,200
		Wire any new mechanical equipment		3,600
		Wire any new mechanical equipment		3,600
		Service existing mechanical equipment to remain		5,500
		Power outlets, incl. manual switching, mostly new		13,800
		Power outlets, incl. manual switching, mostly new		6,900
		Power outlets, incl. manual switching, mostly new		6,900
		Motion sensors and lighting controls		2,300
		Motion sensors and lighting controls		2,300
		Motion and lighting controls		4,600
		Base lighting, incl. emergency lighting and exit lights, all, new		15,100
		Base lighting, incl. emergency lighting and exit lights, all, new		15,100
		Base lighting, incl. emergency lighting and exit lights, all, new		30,200
		Allowance for gallery lighting		7,300
		Communication		2,900
		Communication		2,900
		Communication		5,800
		Fire alarm, including \$12,000 for replacement as per condition report		19,600
		Security, rough-in only		4,900
		Testing/commissioning		1,400
		Testing/commissioning		1,400
		Testing/commissioning		2,900
D1	SITE WORK		Total below:	\$73,900
Quant.	Unit Description		Unit price	Cost
		Services, civil/mechanical existing		0
		Transformer may have to be upgraded, carried \$60,000 as an allowance till we can contact the utility company, allow also for new secondary power cables, and empty communication conduit \$8,000		68,000
		Ramp/stairs/railings carried with substructure		See A1

		Site lighting and power plugs		0
		Condition of paving		0
		Landscaping, minor repairs at new ramp/stairs		5,900
		Waste containment		0
		Site furnishings		0
		Any other		0
D2	ANCILLARY WORK		Total below:	\$43,900
Quant.	Unit	Description	Unit price	Cost
		No cost entered for hazardous material removal		0
		Selective demolition, remove ceilings, walls doors, millwork, floors as required		11,000
		Selective demolition, remove ceilings, walls doors, millwork, floors as required		11,000
		Selective demolition, remove ceilings, walls doors, millwork, floors as required		21,900

DRAFT

**District of Summerland
Arts and Cultural Building
9525 Wharton Street
SUMMERLAND, BC**

BUILDING CODE REPORT

I. General

This report is to confirm code compliance. Code analysis has been used to establish the basis for architectural and engineering design in terms of fire protection, occupant safety, and accessibility. This is a high level review, performed during the master planning phase of the project. Code requirements are to be confirmed and verified during detailed design.

II. Project Description

The former public library building at 9545 Wharton Street in Summerland has been identified as the future home of the Summerland Arts and Cultural Centre. The building is to be renovated to meet the proposed needs.

III. Applicable Codes and Standards

This building falls under Part 3 of the British Columbia Building Code 2012. The work described in these documents for this project will be constructed as per the requirement of 3.2.25 Group A, Division 2, up to 2 storeys.

IV. Building Use and Occupancy

Major occupancies:

Group A, Division 2 - assembly occupancies not otherwise classified in group A

Proposed Building Height = 2 storeys

Proposed Building Area:

-315.9m²Main Floor

-315.9 m² Second floor

Proposed Building Construction = Combustible

Street Facing = 1

Maximum Allowed Area = 800m²

Non-Sprinklered

Occupancy examination

British Columbia Building Code 2012, Clause 3.2.2.25 Group A. Division 2, up to 2 storeys

- 2) Permitted to be of combustible construction or noncombustible construction used singly or in combination
 - a) Floor assemblies shall be fire separations with a min. 45 minute FRR
 - b) Mezzanines shall have a min. 45 minute FRR
 - c) Roof assemblies shall have a min. 45 minute FRR
 - d) Loadbearing walls, columns and arches supporting an assembly shall have a min. 45 minute FRR or be of noncombustible construction

BUILDING CLASSIFICATION & CONSTRUCTION REQUIREMENTS

3.1.7.3 EXPOSURE CONDITIONS FOR RATING

- 1) FLOOR, ROOF AND CEILING ASSEMBLIES SHALL BE RATED FROM UNDERSIDE.
- 2) FIREWALLS AND INTERIOR FIRE SEPARATION SHALL BE RATED ON EACH SIDE.
- 3) EXTERIOR WALLS SHALL BE RATED FOR EXPOSURE TO FIRE FROM INSIDE BUILDING.

3.1.8.3 CONTINUITY OF FIRE SEPARATIONS

- 2) FIRE SEPARATIONS SHALL TERMINATE SO THAT A SMOKE-TIGHT JOINT ARE PROVIDED WHERE IT ABUTS ON OR INTERSECTS
 - a) A FLOOR
 - b) A ROOF SLAB OR
 - c) A ROOF DECK

TABLE 3.1.8.4 FIRE PROTECTION OF CLOSURES (DOORS)

- FRR OF FIRE SEPARATION OF 45 min. = FRR CLOSURE OF 45 min.
- FRR OF FIRE SEPARATION OF 1 HOUR = FRR OF CLOSURE OF 45 min.
- FRR OF FIRE SEPARATION OF 2 HOURS = FRR OF CLOSURE OF 1 1/2 hr.

3.1.8.5 INSTALLATION OF CLOSURES

- 3) IF A DOOR IS INSTALLED SUCH THAT IT COULD DAMAGE THE INTEGRITY OF A FIRE SEPARATION IF IT SWING IS UNRESTRICTED, DOOR STOPS SHALL BE INSTALLED TO PREVENT THE DAMAGE.

3.1.8.7 FIRE DAMPERS

- 1) A DUCT THAT PENETRATES A FIRE SEPARATION SHALL BE EQUIPPED WITH A FIRE DAMPER

3.1.8.11 SELF-CLOSING DEVICES

- 1) EVERY DOOR IN A FIRE SEPARATION SHALL BE EQUIPPED WITH A SELF-CLOSING DEVICE

3.2.2.10 STREETS

- 1) EVERY BUILDING SHALL FACE A STREET LOCATED IN CONFORMANCE WITH THE REQUIREMENTS OF ARTICLES 3.2.5.4. AND 3.2.5.5 FOR ACCESS ROUTES

3.2.5.4 ACCESS ROUTES

- 1) REQUIRED FOR FIRE DEPARTMENT VEHICLES IF BUILDING AREA > 600 SQ. METERS
 - TO BUILDING FACE HAVING PRINCIPLE ENTRANCE
 - (CONFIRM FIRE HYDRANT LOCATION WITHIN 45 METERS)

3.2.5.6 ACCESS ROUTE DESIGN

- 1) A PORTION OF A ROADWAY OR YARD PROVIDED AS A REQUIRED ACCESS ROUTE FOR FIRE DEPARTMENT USE SHALL
 - a) CLEAR WIDTH OF 6m
 - b) CENTERLINE TURNING RADIUS OF 12m
 - c) OVERHEAD CLEARANCE OF NOT LESS THAN 5m
 - d) HAVE A CHANGE IN GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MIN. DISTANCE OF 15m
 - e) BE DESIGNED TO SUPPORT THE EXPECTED LOADS OF FIREFIGHTING EQUIPMENT AND BE SURFACED WITH CONCRETE, ASPHALT OR OTHER MATERIAL DESIGNED TO PERMIT ACCESSIBILITY UNDER ALL CLIMATIC CONDITIONS.

- f) HAVE TURNAROUND FACILITIES FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE MORE THAN 90 m LONG
- g) BE CONNECTED WITH A PUBLIC THOROUGHFARE

3.2.5.16 PORTABLE FIRE EXTINGUISHERS

- 1) PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AND INSTALLED IN CONFORMANCE WITH THE BRITISH COLUMBIA FIRE CODE 2012

3.3.1.5 EGRESS DOORWAYS

- 1) MINIMUM OF 2 EGRESS DOORWAYS ARE REQUIRED FROM A ROOM FLOOR AREA OR SUITE
 - b) INTENDED FOR AN OCCUPANT LOAD MORE THAN 60,
 - c) IN A FLOOR AREA THAT IS NOT SPRINKLERED THROUGHOUT, AND
 - i) THE AREA OF A ROOM OR SUITE IS MORE THAN THE VALUE IN TABLE 3.3.1.5.A
- GROUP A – MAXIMUM DISTANCE TO EGRESS IS 15 m
 - ii) THE TRAVEL DISTANCE WITHIN THE ROOM OR SUITE TO THE NEAREST EGRESS DOORWAY IS MORE THAN THE VALUE IN TABLE 3.3.1.5.A
- GROUP A - MAXIMUM ROOM OR SUITE AREA 150 SQ. METERS

3.3.1.9. CORRIDORS

- 1) MINIMUM WIDTH OF A PUBLIC CORRIDOR SHALL BE 1100mm WIDE
- 7) DEAD END CORRIDOR CANNOT BE GREATER THAN 6m LONG

3.3.1.11 DOOR SWING

- 1) SHALL SWING ON A VERTICAL AXIS
- 2) SHALL SWING IN THE DIRECTION OF EXIT IF OCCUPANT LOAD > 60
- 4) IF DOUBLE EGRESS DOORS, DOOR ON RIGHT SHALL SWING IN DIRECTION OF EXIT

3.3.1.21 JANITOR ROOMS

- 1) SHALL HAVE A MIN. 1HR. F.R.R.

3.3.2.6 CORRIDORS

- 1) CORRIDOR USED BY THE PUBLIC IN AN ASSEMBLY OCCUPANCY AS AN ACCESS TO EXIT SHALL BE SEPARATED FROM THE REMAINDER OF THE FLOOR AREA BY A FIRE SEPARATION AND HAVE A MIN. 1HR. F.R.R.

3.4.2.1 MINIMUM NUMBER OF EXITS

- 1) EVERY FLOOR AREA INTENDED FOR OCCUPANCY SHALL BE SERVED BY AT LEAST 2 EXITS.
- 2) A FLOOR AREA IN A BUILDING NOT MORE THAN 2 STOREYS IN BUILDING HEIGHT IS PERMITTED TO BE SERVED BY ONE EXIT PROVIDED THE TOTAL OCCUPANT LOAD SERVED BY THE EXIT IS NOT MORE THAN 60, AND IN A FLOOR AREA THAT IS NOT SPRINKLERED THROUGHOUT, THE FLOOR AREA AND THE TRAVEL DISTANCE ARE NOT MORE THAN THE VALUES IN TABLE 3.4.2.1.A.
- GROUP A – MAX. FLOOR AREA = 150 sq. m. / MAX. TRAVEL DISTANCE = 15 m

3.4.2.3 DISTANCE BETWEEN EXITS

- 1) THE LEAST DISTANCE BETWEEN 2 EXITS SHALL BE
 - b) ONE HALF DIAGONAL DIMENSION OF FLOOR AREA BUT NO LESS THAN 9m FOR ALL OTHER AREAS

3.4.2.5 LOCATION OF EXITS

- 1) THE EXITS SHALL BE LOCATED SO THAT THE TRAVEL DISTANCE TO AT LEAST ONE EXIT SHALL BE NOT MORE THAN
 - f) 30m.

3.4.3.2 EXIT WIDTH

- 1) MINIMUM REQUIRED WIDTH BASED ON:
 - a) 6.1mm PER PERSON FOR DOORS & CORRIDORS
 - b) 8.0mm PER PERSON FOR EXITS AND STAIRS

TABLE 3.4.3.2.A – GROUP A

WIDTH OF EXIT SHALL BE NOT LESS THAN 1100mm FOR CORRIDORS AND NOT LESS THAN 900mm FOR STAIRS NOT SERVING MORE THAN 2 STOREYS

3.4.3.3 EXIT WIDTH REDUCTION

- 4) HANDRAILS AND CONSTRUCTION BELOW HANDRAILS (STRINGERS) CAN PROJECT 100mm INTO REQUIRED MINIMUM EXIT WIDTH

3.4.3.4 HEADROOM CLEARANCE

- 1) EVERY EXIT SHALL HAVE A CLEAR HEIGHT OVER THE CLEAR WIDTH OF EXIT OF NOT LESS THAN 2050mm
- 4) DOORWAY HEADROOM CLEARANCE MINIMUM 2030mm
- 5) DOOR CLOSER HEADROOM CLEARANCE MINIMUM 1980mm

3.4.4.1 FIRE-RESISTING EXIT SEPARATION

- 1) EVERY EXIT SHALL BE SEPARATED FROM THE REMAINDER OF THE BUILDING BY A FIRE SEPARATION HAVING A FIRE RESISTANCE RATING NOT LESS THAN REQUIRED BY SUBSECTION 3.4.2, BUT NOT LESS THAN 45min, FOR:
 - d) FLOOR ASSEMBLY ABOVE THE STOREY

3.4.4.2 EXITS THROUGH LOBBIES

- 2) NOT MORE THAN ONE EXIT FROM A FLOOR AREA IS PERMITTED TO LEAD THROUGH A LOBBY PROVIDED
 - a) THE LOBBY FLOOR IS NOT MORE THAN 4.5m ABOVE GRADE
 - b) THE PATH OF TRAVEL THROUGH THE LOBBY TO THE OUTDOORS IS NOT MORE THAN 15m
 - c) THE ADJACENT ROOMS HAVING DIRECT ACCESS TO THE LOBBY DO NOT CONTAIN GROUP C OR GROUP F OCCUPANCIES
 - d) **THE LOBBY IS NOT LOCATED WITHIN AN INTERCONNECTED FLOOR SPACE**

3.4.4.4 INTEGRITY OF EXITS

- 4) FUELED FIRED APPLIANCE NOT PERMITTED IN EXIT
- 5) EXIT CANNOT BE USED AS A PLENUM
- 6) EXIT MAY SERVE AS ACCESS TO FLOOR AREA
- 7) SERVICE ROOMS SHALL NOT OPEN DIRECTLY INTO AN EXIT
- 8) STORAGE ROOMS, WASHROOMS, LAUNDRY ROOMS AND SIMILAR ANCILLARY ROOMS SHALL NOT OPEN DIRECTLY INTO AN EXIT. *(Existing Non Compliant)*
- 9) SERVICE SPACES SHALL NOT OPEN DIRECTLY INTO AN EXIT

3.4.6.2 MINIMUM NUMBER OF RISERS

- 1) EVERY FLIGHT OF INTERIOR STAIRS SHALL HAVE NOT LESS THAN 3 RISERS

3.4.6.3 MAXIMUM VERTICAL RISE OF STAIR FLIGHTS AND REQUIRED LANDINGS

- 1) MAXIMUM VERTICAL RISE OF 3.7 METERS BETWEEN FLOORS OR LANDINGS

3.4.6.4 DIMENSIONS OF LANDINGS

- 1) LENGTH AND WIDTH OF LANDING SHALL MATCH STAIR DIMENSIONS

3.4.6.5 HANDRAILS

- 1) IF STAIRS ARE GREATER THAN 1100mm WIDE, HANDRAILS ARE REQUIRED ON BOTH SIDES OF STAIR
- 8) AT LEAST ONE HANDRAIL SHALL BE CONTINUOUS THROUGHOUT THE LENGTH OF STAIR
- 10) AT LEAST ONE HANDRAIL SHALL EXTEND HORIZONTALLY NOT LESS THAN 300mm BEYOND THE TOP AND BOTTOM OF STAIRWAY OR RAMP.

3.4.6.11 DOORS

- 1) DISTANCE BETWEEN STAIR RISER/NOSE SHALL BE > 300mm FROM LEADING EDGE OF DOOR.
- 2) EXIT DOOR THAT OPENS ONTO AN EXTERIOR STEP CAN BE MAXIMUM 150mm.

3.4.6.16 DOOR RELEASE HARDWARE

- 1) LOCKING, LATCHING AND OTHER FASTENING DEVICES ON A PRINCIPAL ENTRANCE DOOR AS WELL AS EVERY EXIT DOOR SHALL PERMIT THE DOOR TO BE READILY OPENED FROM THE INSIDE WITH NOT MORE THAN ONE RELEASING OPERATION AND WITHOUT REQUIRING KEYS, SPECIAL DEVICES OR SPECIALIZED KNOWLEDGE OF THE DOOR OPENING MECHANISM.

3.6.2.1 FIRE SEPARATIONS / ROOM SERVICE ROOMS

- 1) FUEL FIRE APPLIANCES SHALL BE INSTALLED IN SERVICE ROOMS SEPARATED FROM THE REMAINDER OF THE BUILDING BY FIRE SEPARATIONS HAVING A F.R.R. OF NOT LESS THAN 1 HOUR.
- 6) ELECTRICAL EQUIPMENT REQUIRED TO BE IN A SERVICE ROOM BE FIRE SEPARATIONS WITH A F.R.R. OF 1 HOUR.

3.8.2.6 ART GALLERIES, EXHIBITION HALLS, LIBRARIES AND MUSEUMS

- 1) ACCESS SHALL BE PROVIDED TO ALL AREAS TO WHICH THE PUBLIC IS ADMITTED.

3.8.3.5 BARRIER FREE MAIN ENTRANCES

- 1) AT LEAST ONE ENTRANCE INTO BUILDING SHALL BE BARRIER FREE

3.7.2.2 WATER CLOSETS

- 5) URINALS ARE PERMITTED TO BE SUBSTITUTED FOR 2/3 OF THE NUMBER OF WATER CLOSETS REQUIRED FOR MALES

3.7.2.2 WATER CLOSETS FOR ASSEMBLY OCCUPANCY

- 6) THE NUMBER OF WATER CLOSETS REQUIRED FOR ASSEMBLY OCCUPANCY SHALL CONFORM TO TABLE 3.7.2.2.A