

# S<sub>2</sub>

## HFH1-NWT Arts & Culture Campus

**MASTER PLAN REPORT**  
25 OCT, 2022

**PREPARED FOR**  
THE CITY OF CALGARY

**Calgary**



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# INTRODUCTION

## PROJECT BRIEF

The North-West Travellers (NWT) and Historic Fire Hall #1 (HFH1) buildings are both provincially designated as heritage assets. With the two buildings located adjacent to each other on the corner of 1st Street and 6th Avenue SE in Calgary’s downtown core, they form a unique historical niche with character in downtown Calgary. These buildings are both owned by the City of Calgary which have been sitting vacant since 2019 (HFH1) and 2021 (NWT). Together with the vehicle garage on the HFH1 property, these two properties have been identified by the City for the development of affordable lease space to support the under-served Arts and Culture communities in Calgary.

The City deems this site as a great opportunity to add to the vibrancy of Calgary’s downtown. This prime location is within the vicinity of prominent City destinations such Stephens Avenue, The Bow, Arts Commons, the Glenbow Museum, Central Library and Olympic Plaza, providing great potential for redevelopment.

The City has also determined that this Arts and Culture Campus is a much-needed destination within the social, economic, political, and cultural landscapes of Calgary, as well as making a strong contribution to the aspirations of the Civic District within which it is located. The site’s potential is inspirational for supporting Arts and Culture activities and evolution into an urban focal point of interest and discovery within this neighborhood and the city. Ultimately, the City’s focus is to attract various arts and culture groups, Calgarians, and tourists alike, while making this site a vibrant hub of activity worthy of exploration.

The pages that follow include proposed mixed use programming and concepts that have been tested through a market needs analysis, identification of market use precedents, the study of pro-forma mixed-use scenarios and financial analyses for the development of viable mixed-use possibilities for this site. The culmination of this recent research and previous studies and assessments engaged by the City of Calgary support the viability of the redevelopment of this site into a lively, yet sustainable arts and culture destination.

Historic Fire Hall #1

North-West Travellers Building

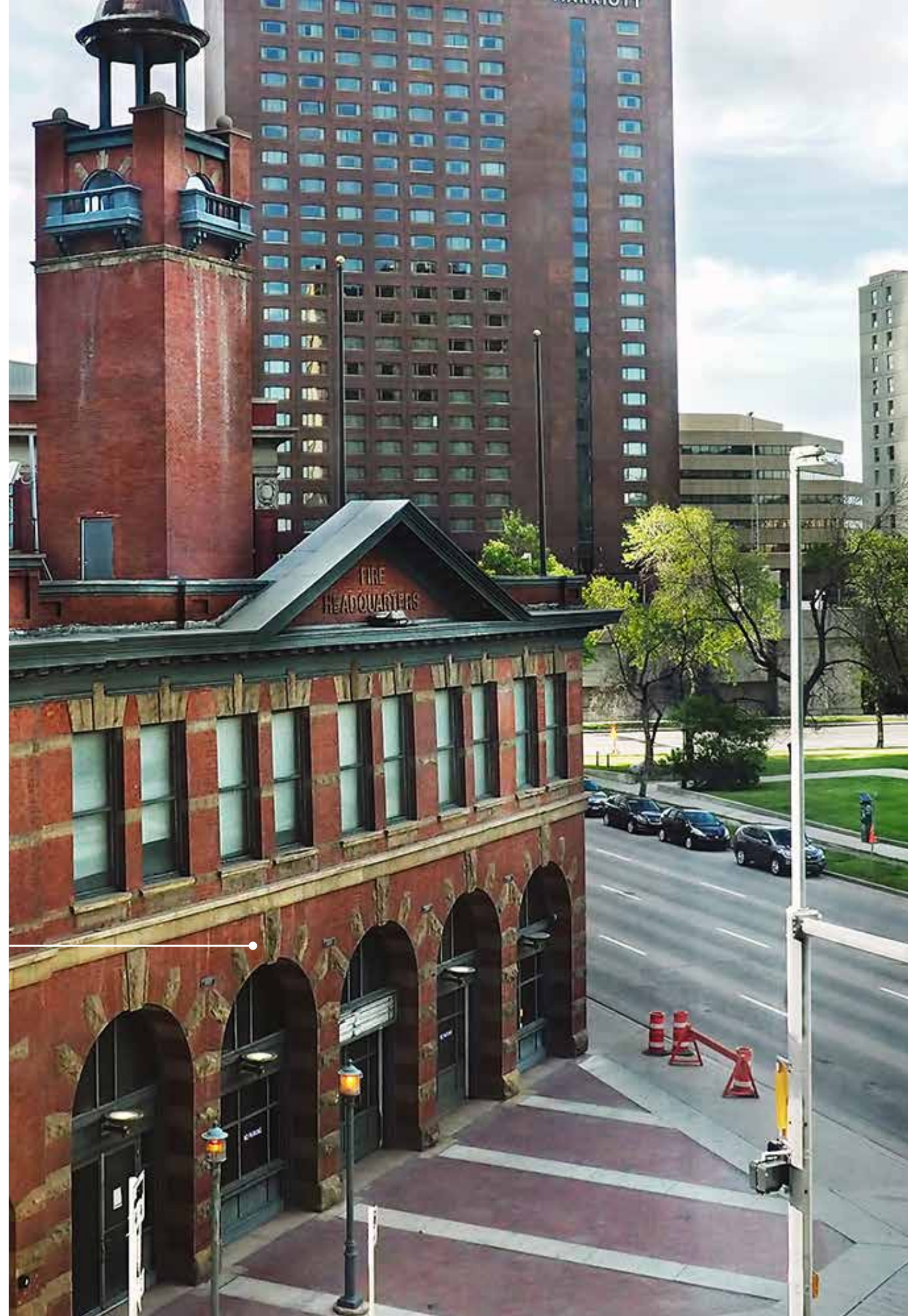




# BACKGROUND

## PROJECT BRIEF

Historic Fire Hall #1



# BACKGROUND

## WHERE WE ARE

### Stage 2 Process

The following investigative assessments had been undertaken in Stage 1B within the City’s Stage Gate process for this project. The result from this Stage 1B process was the development of the Stage 1B Portfolio Recommendation document which informed the development of the Stage 2 Site and Facility Program Plan.

#### Stage 1B: Explore

- Art and Culture Needs Assessment

From June to October 2020, the City of Calgary’s Facility Planning and Arts and Culture division worked collaboratively to complete an Arts and Culture Needs Assessment that identifies the local Arts and Culture amenity gaps, space requirements and how to connect the Arts and Culture community to the project site.

- Market Assessment

A Market Assessment study for the properties was conducted by Cushman and Wakefield in May, 2020 to identify the strengths and weaknesses of both sites. Current market demands and highest and best private market uses were outlined with recommendations for short, medium and long term activation.

- Site Assessment

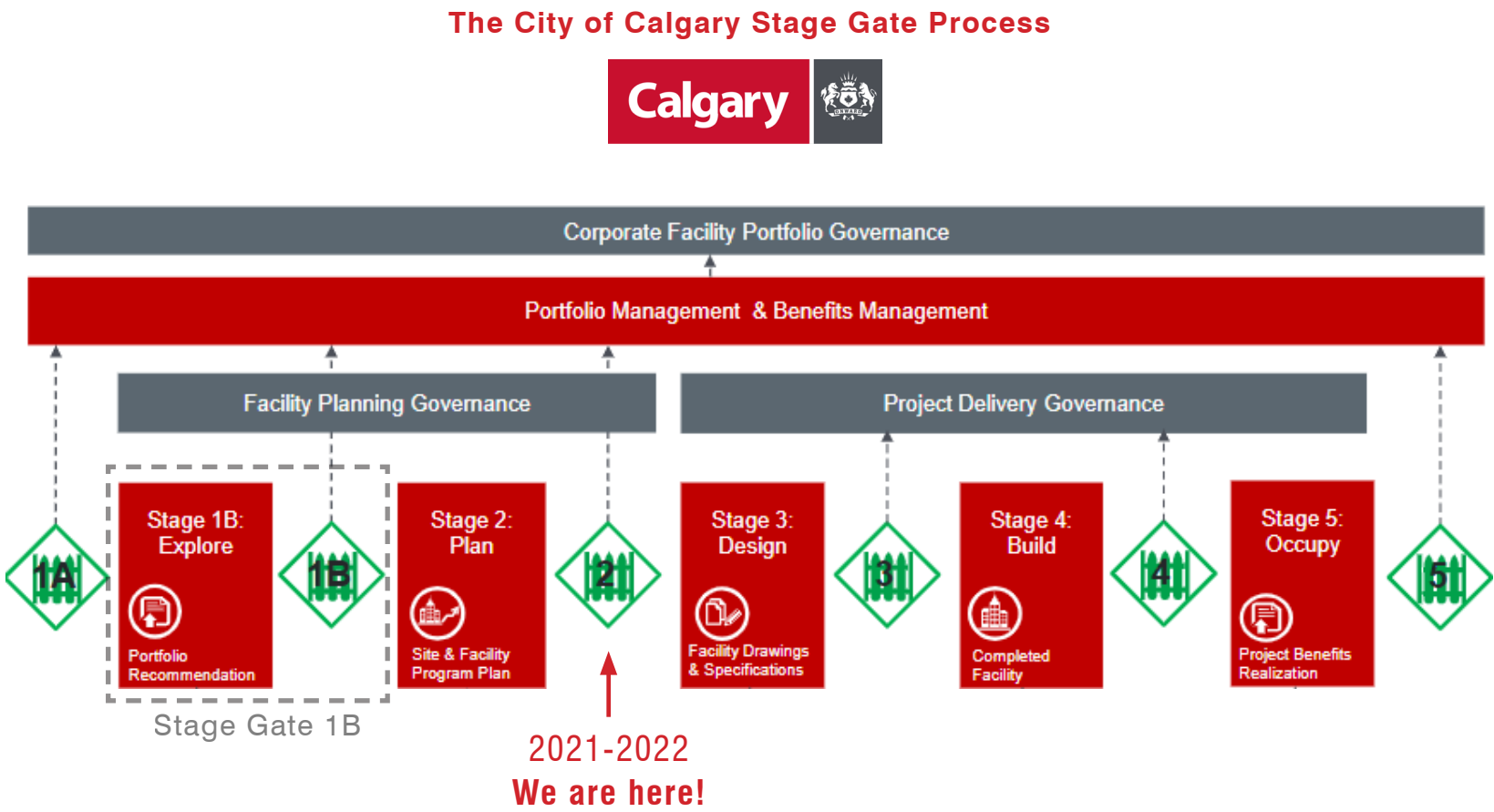
A site and context overview was conducted for Facility Planning along with CMLC by Zeidler Architecture and Sans Facon in January, 2021. The study, called the “Here” report included opportunities for use within a 3 phase - short, medium and long term strategy.

- Project Costing

Cost Analysis were elemental detailed Class D and developed by Altus Group for the medium term strategy identified in the Zeidler / Sans Facon “Here” report. A Class 3 costs estimate was developed by Altus Group to support the recently completed building condition and heritage assessments. The total project cost was estimated at \$22M as noted in the City’s Portfolio Recommendation report.

- Building Condition and Heritage Assessment

Building condition and assessment reports were conducted and submitted to the City in April 2021 for the Historic Fire Hall #1 and North-West Travellers Building.



The City of Calgary plans to develop this project in 5 stages:

- Stage 1- Explore
- Stage 2- Plan (We are here!)**
- Stage 3- Design
- Stage 4-Build
- Stage 5- Occupy



# BACKGROUND

## WHERE WE ARE

### Stage 2 Process

The following process diagram illustrates the scope of work and steps taken for the development of this Masterplan Document, the final deliverable outlining and substantiating the viability of an Arts and Culture Campus at this heritage site. The Masterplan content, including the Site & Facility Program Plan (Stage Gate 2 Deliverable) and concept strategies may later become a part of an Expression of Interest to solicit Partner/ Operator proposals for the development of this project.

#### Stage 2: Plan

- Discovery

A review of all Stage 1B documentation by S2 and Consulting Team led to identify market research gaps and programming approach for the development of a Master Plan for the Stage Gate 2 deliverable.

- Market Analysis

Colliers Consulting Strategy and Consulting Group developed a tailored market sounding strategy to identify previously practiced solutions to address research gaps and identify a programming approach to support the City's vision for the site. Project vision, goals and project success indicators were also identified together with the City's project team.

- Development

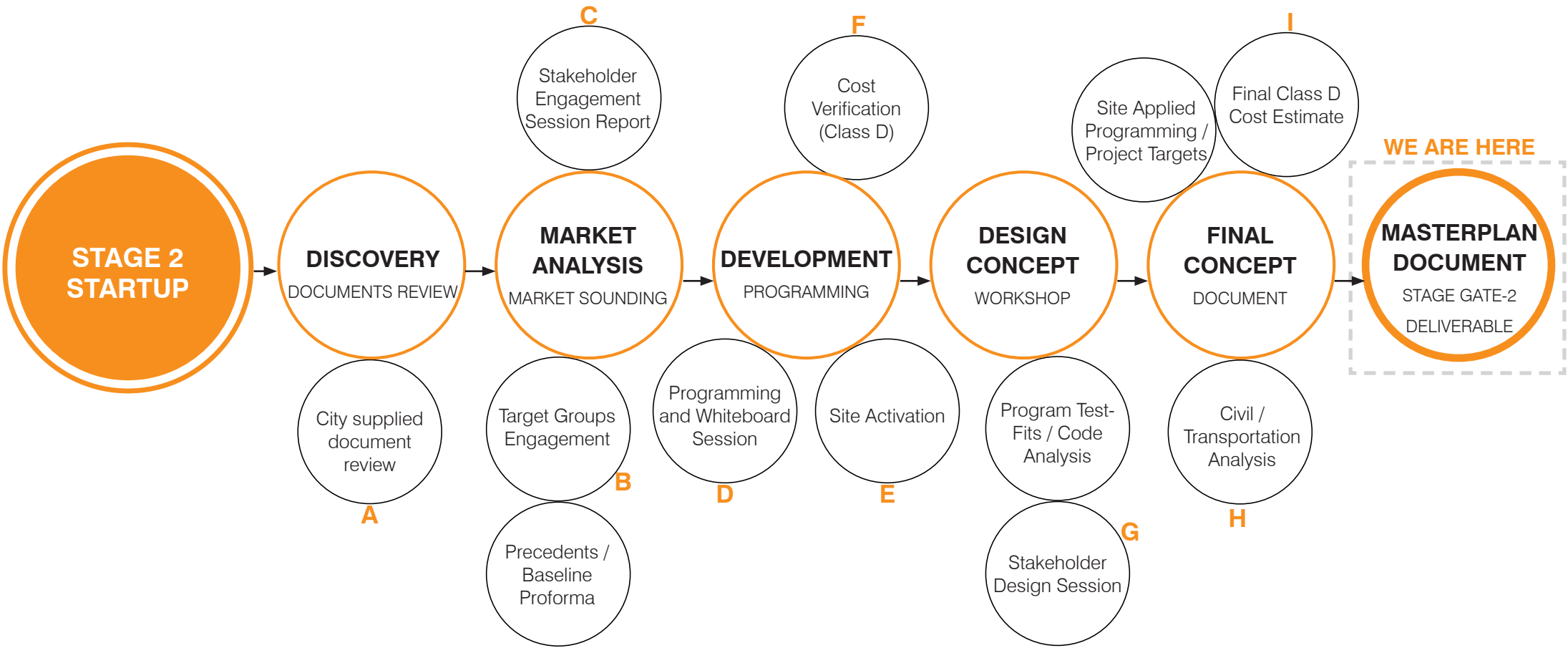
The market sounding analysis was developed into a program of market uses together with an approach to the courtyard ground plane (by O2 Design) to both support the Calgary Arts and Culture community, activate the site, and support a viable, long term operational model. A cost verification analysis to current market costs was undertaken by Altus Group to support financial viability and targets for Affordability, Accessibility, Sustainability and Diversity were discussed.

- Design Concept

In a presentation workshop with the City's project team, developed market use block planning and proforma analyses scenarios were reviewed, discussed and tested against the project vision, goals, success indicators and project targets.

- Final Concept

The site applied programming was further developed together with advanced block planning with building code, accessibility and heritage conservation analysis. Opportunities and constraints of the site were identified, including transportation and civil engineering reviews by Bunt Engineering and Morrison Hershfield respectively.



#### DELIVERABLE LIST

- A Summary of Report Findings
- B Market Analysis
- C Project Vision, Goals and Success Indicators
- D Project Targets
- E Temporary Site Activation Concept
- F Class D Cost Estimate
- G Final Design Concept Scenarios
- H Civil / Transportation Due Diligence Memo
- I Class D Cost Estimate of the Final Design

# BACKGROUND

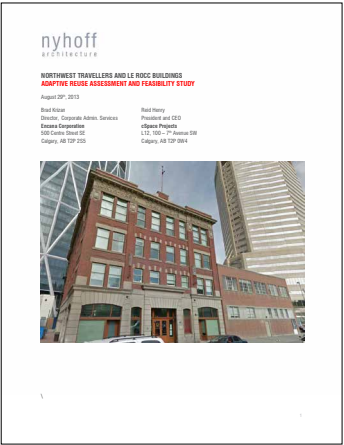
## BACKGROUND DOCUMENTS AND PREVIOUS STUDIES

### Discovery

As a requirement of the Stage Gate 2 Discovery phase, the following studies and assessments were reviewed by S2 Architecture and the consulting team. These were developed for the City by various consultants to determine the viability of developing this site into an arts and culture activity destination, and for the provision of affordable lease space to Calgary's Arts and Culture communities. This information formed the basis for further studies by this team and the development of the approach to the design response for this initiative.

1. Adaptive Reuse Assessment and Feasibility Study by Nyhoff Architecture, August 29th, 2013
2. Site Study by CSpace and others, December 7, 2018
3. Hazardous Materials Assessment by EHS Partnerships Ltd, January 2, 2018
4. Phase I (Jan 2008) and Phase II Environmental Site Assessment (Feb 2009) by EBA Engineering Consultants Ltd
5. Asbestos Containing Materials Survey Summary by Paladin Services Inc, March 21, 2001
6. Old Fire Hall #1 Condition Report by Iwanski Architecture Inc, May 31, 2021
7. North-West Traveller Building Condition report by Iwanski Architecture Inc, July 07, 2021
8. North West Travellers Building & Historical Fire Hall No. 1 Market Assessment- Activation proposal by Cushman & Wakefield, July 22, 2020
9. HFH1 and NWT report, "Here" report by Zeidler and Sans Facon, January 13, 2021
10. Medium Term-Class D costing by Altus Group.
11. Portfolio Recommendation- Corporate Facility Planning and Delivery Framework by City of Calgary, n.d
12. NWT / HFH1 A&C Assessment + various interviews
13. Various documents for HFH1 and NWT buildings. These include:

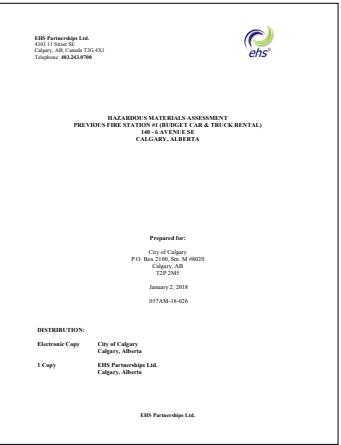
- Plans
- BCA Lifecycle Table



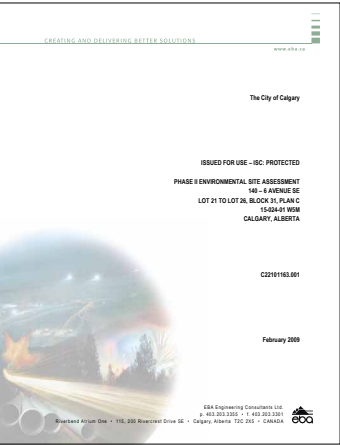
1- Adaptive reuse



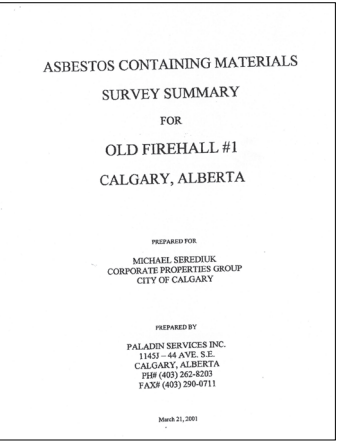
2- Site Study



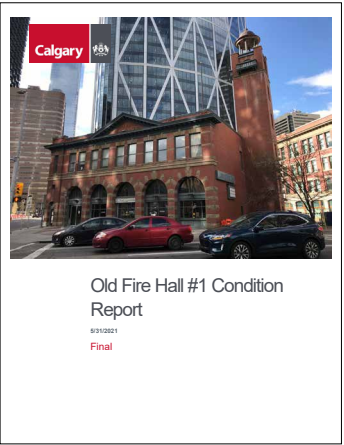
3- Hazardous Materials



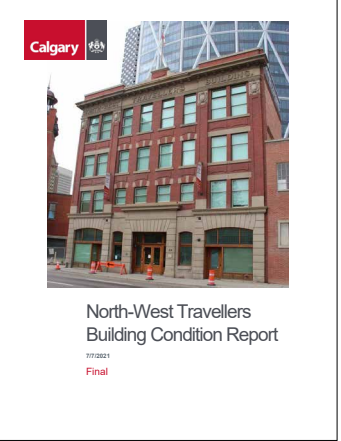
4- Phase II Environmental



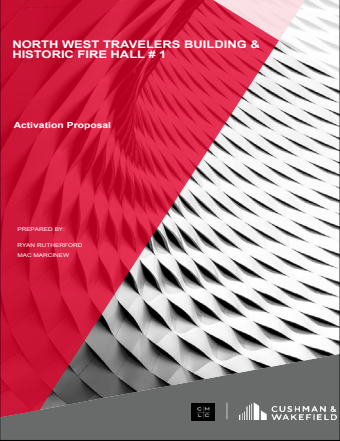
5- Asbestos Survey



6- HFH1 Building Condition



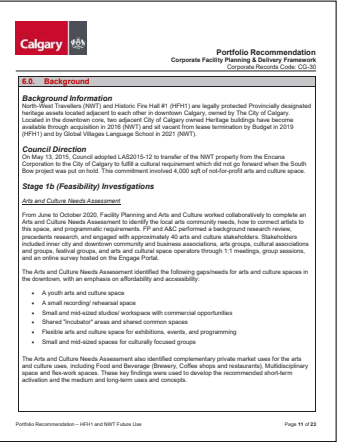
7- NWT Building Condition



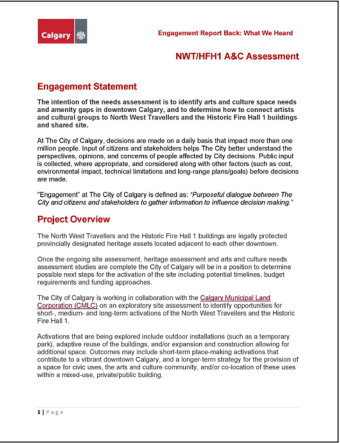
8- Market Assessment



9- Here document



11- Portfolio Recommendation



12- NWT / HFH1 A&C Assessment



# BACKGROUND

## SITE INFORMATION

### Historic Fire Hall #1 (HFH1)

- Address: 140- 6th Avenue SE
- Year of Construction: 1911
- Year of Renovation: 1989
- No of storeys: 2
- Key uses over the years: Fire Station, Car rental

### Garage

- Address: 149- 5th Avenue SE
- Year of Construction: 1952
- Year of Renovation: 1989
- No of storeys: 1
- Key uses over the years: Workshop garage, Garage, Wash bay

### North-West Travellers Building (NWT)

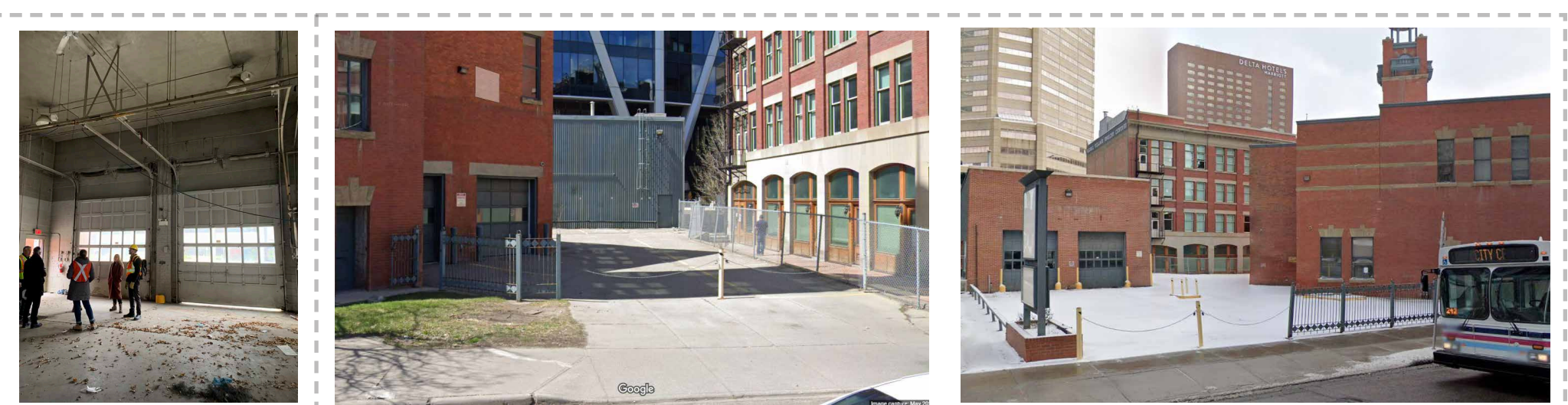
- Address: 515- 1st Street SE
- Year of Construction: 1912
- Year of Renovation: 1989
- No of storeys: 4
- Key uses over the years: North-West Travellers Association of Canada branch, Commercial club, Language school, food / beverages services



Historic Fire Hall #1



North-West Travellers Building



Garage

Site / Courtyard



# BACKGROUND

## SITE INFORMATION

### Context Map

The Site is connected to 1st Street which holds the potential to become a major Arts and Culture street connecting major cultural facilities within the City of Calgary. Major public areas like the Stephen's Avenue, Olympic Plaza, Arts Commons and Glenbow Museum are in close proximity to the site making it a noteworthy location for arts and culture programming. Coupled with surrounding green spaces, Chinatown and the riverwalk to the north, 1st Street completes a walkable parti of destinations that intersects with Stephen's Avenue, a major artery of activity at the core of the City's Arts and Culture program.

- General

Transit Stations

Plus-15

Connection to existing Arts & Culture facilities

Towards Bow River
- Site

1- Historic Fire Hall #1

2- Garage

3- North-West Travellers Building
- Private

4- The Bow
- Public

5- The Family of Man

6- Olympic Plaza

7- Stephen's Avenue

8- Arts Commons

9- Glenbow Museum

10- The Grand

11- James Park

12- Chinatown
- Institutional

13- Ubridge College

14- University of Calgary

15- Bow Valley College South

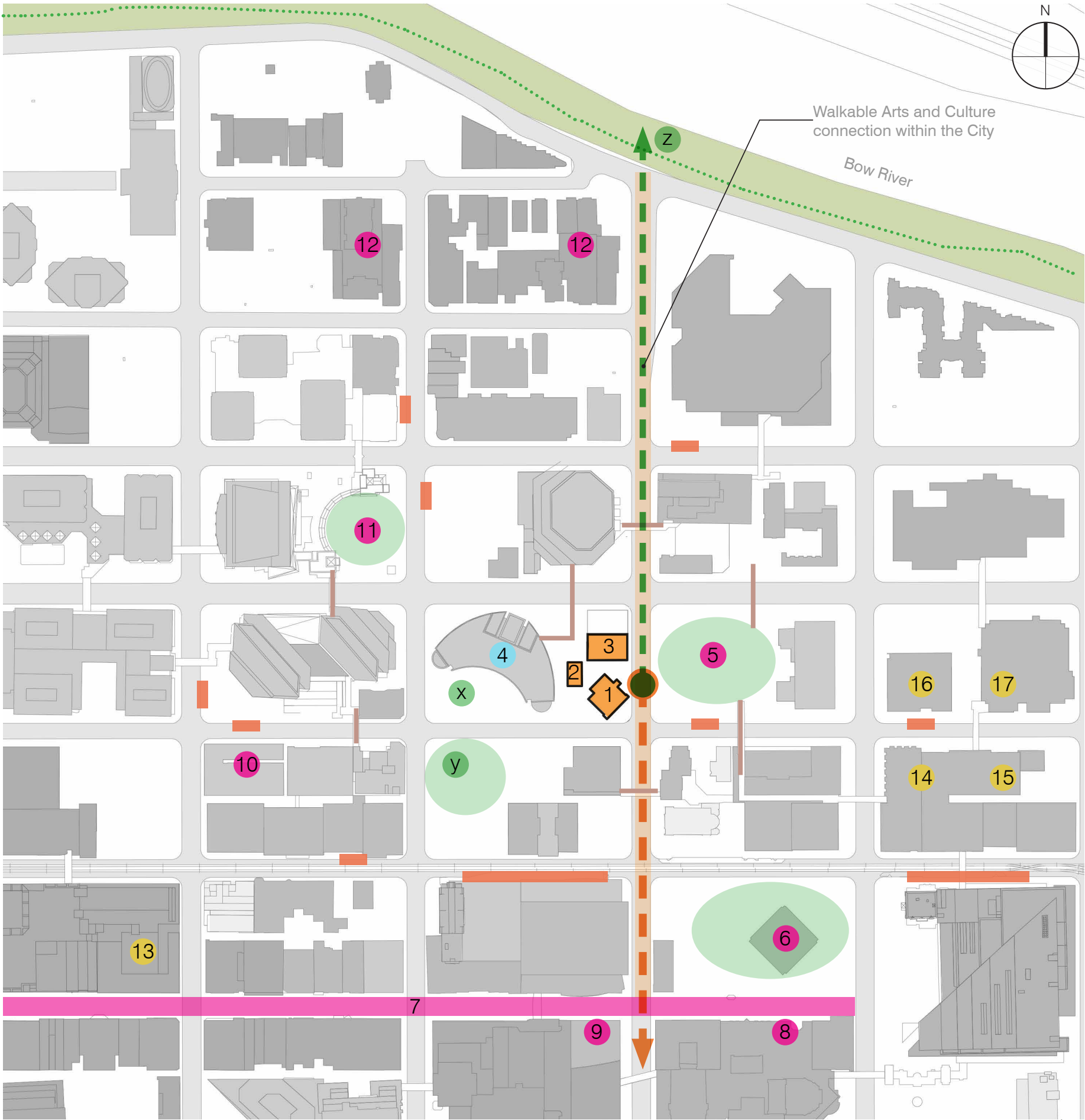
16- Bow Valley College West

17- Bow Valley College North
- Artworks / greenspace

x- Wonderland Sculpture

y- South Bow Park

z- Riverwalk



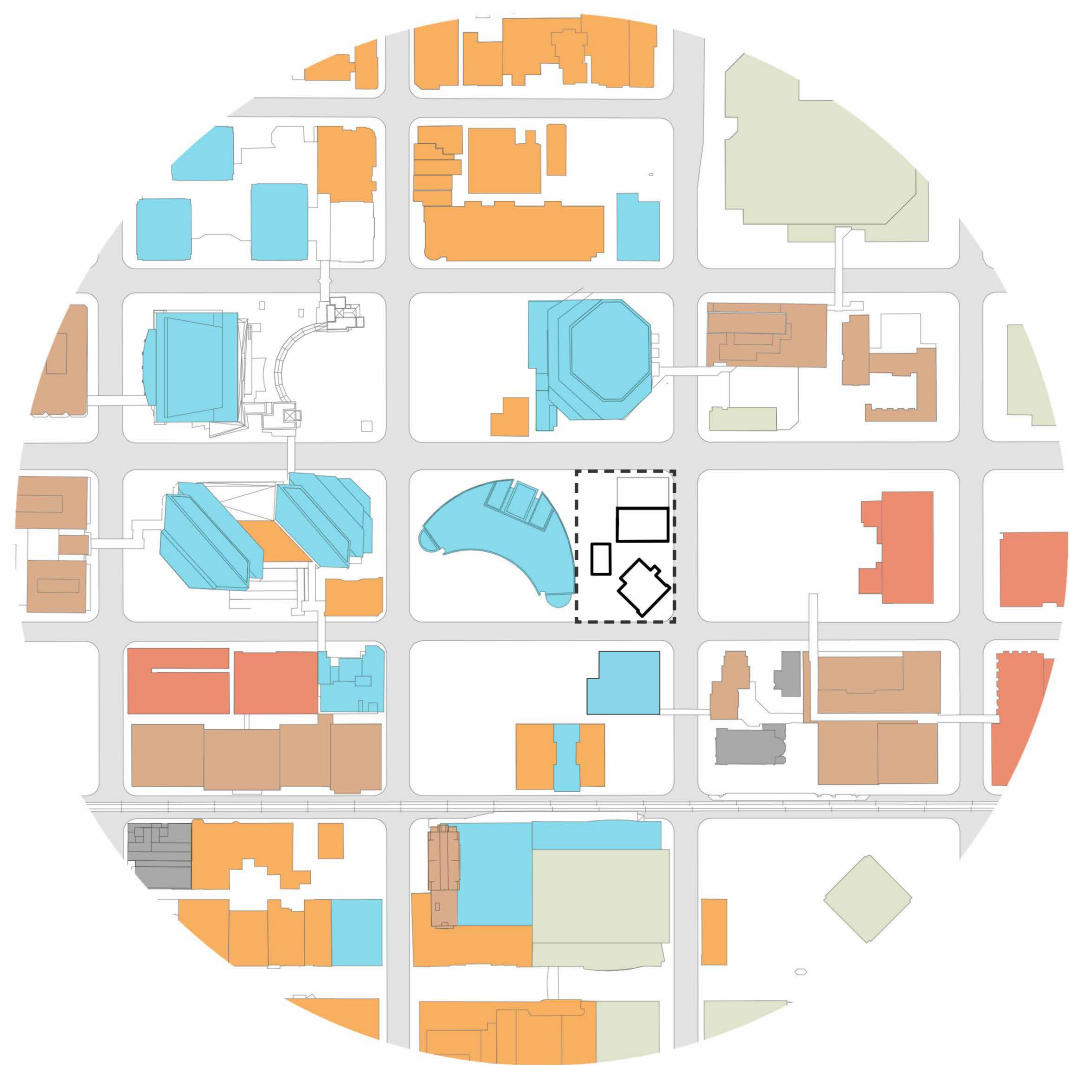
# BACKGROUND

## SITE INFORMATION

### Site Analysis

The site is situated nearby with a variety of neighboring buildings of various uses. As a result, this location will benefit from different opportunities for community interaction. Access to the site is further supported with bus and train stations in close, walkable proximity. The central courtyard created by the unique orientation and relationship of the site's three buildings presents an open invitation to passers-by to engage the site's amenities, all supporting the activation of this Arts and Culture hub.

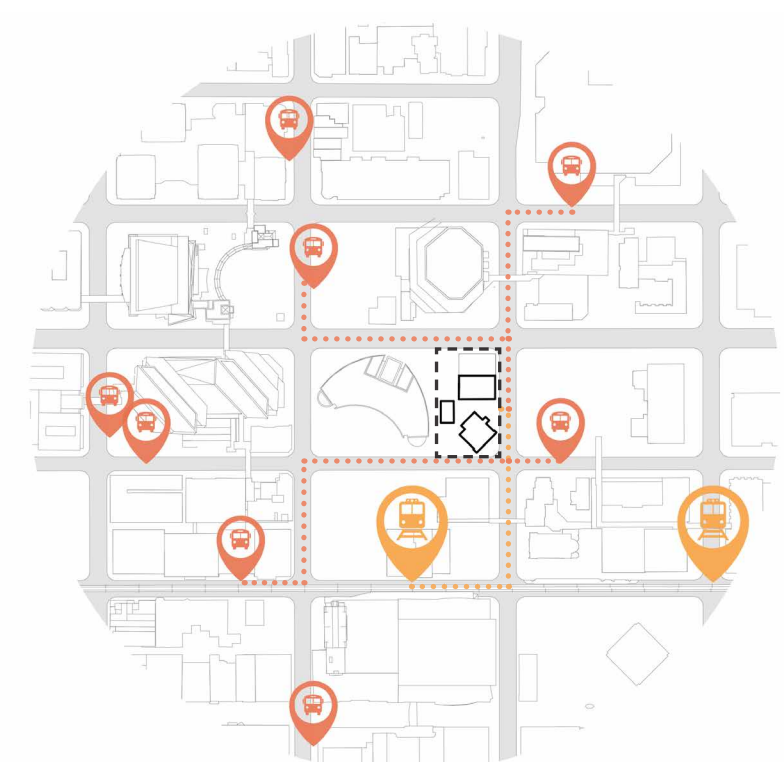
The site also benefits from a fair level of sun exposure with the plaza areas being partially sheltered from dominant winds by the adjacent buildings.



- Land-Use
- Institutional
  - Office
  - Residential / Hotels
  - Public / Civic
  - Commercial / retail



- Climate Analysis
- Sunpath
  - Dominant wind direction



- Transit Connectivity
- Bus stations
  - Train stations



# PROJECT VISION

## VISION STATEMENT

*“The City of Calgary’s Historic Fire Hall No.1 and North-West Travellers Building represent a rare and genuine opportunity for adding vibrancy in Calgary’s downtown. The unique character, quality, identity and scale of the buildings, coupled with their prime location, results in immense potential for adaptive re-use. Re-purposing these buildings for arts and culture and food and beverage-based encounters will create a new iconic destination. This project will support and enhance Calgary’s vibrant cultural ecosystem, contributing to how all Calgarians think, feel, and experience our City.”*





# PROJECT GOALS AND SUCCESS INDICATORS

## PROJECT GOALS

- Support Calgary's arts and culture community with a unique affordable and accessible downtown Arts and Culture Campus.
- Improve the area's vibrancy and connectivity through site activation, ground oriented design and public realm improvements.
- Build social, cultural and economic resiliency downtown.
- Attract downtown private sector investment and diversification.
- Conserve historic City landmarks utilizing award winning conservation strategies.
- Fulfill a cultural space commitment in alignment with Council's direction for North-West Travellers as a 'Cultural Campus'.
- Push the boundaries of sustainability and climate risk adaptation, aspiring to Net Zero, LEED, Passivhaus certification standards.
- To promote diversity and inclusivity through the project as an important civic asset in Calgary downtown.

## PROJECT SUCCESS INDICATORS

- Site activation is achieved through curated market uses and a sustainable and affordable, long term operational model.
- Project has the potential to be submitted for awards such as The National Trust Award, Heritage Calgary Award, Mayor's Urban Design Award and other public awards.
- There is a story line with branding that is clear, concise, inviting and inclusive.
- The project reaches beyond its boundaries and connects to adjacent context like The Bow, Le Rocc Building, Andrew Davison Building along with the greater City context.
- Achieve accessible and sustainable goals while conserving these heritage landmark buildings.
- EOI results in a number of interested party responses from desirable proponents for the development and operation of this project.





# PROJECT TARGETS

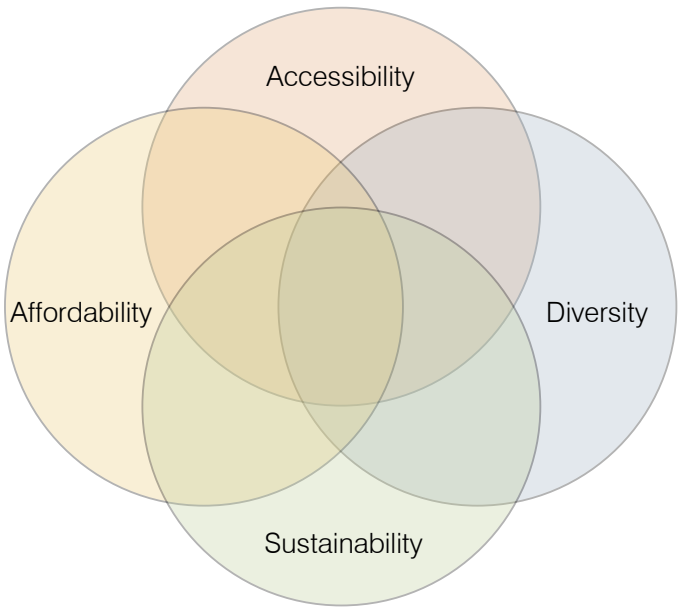
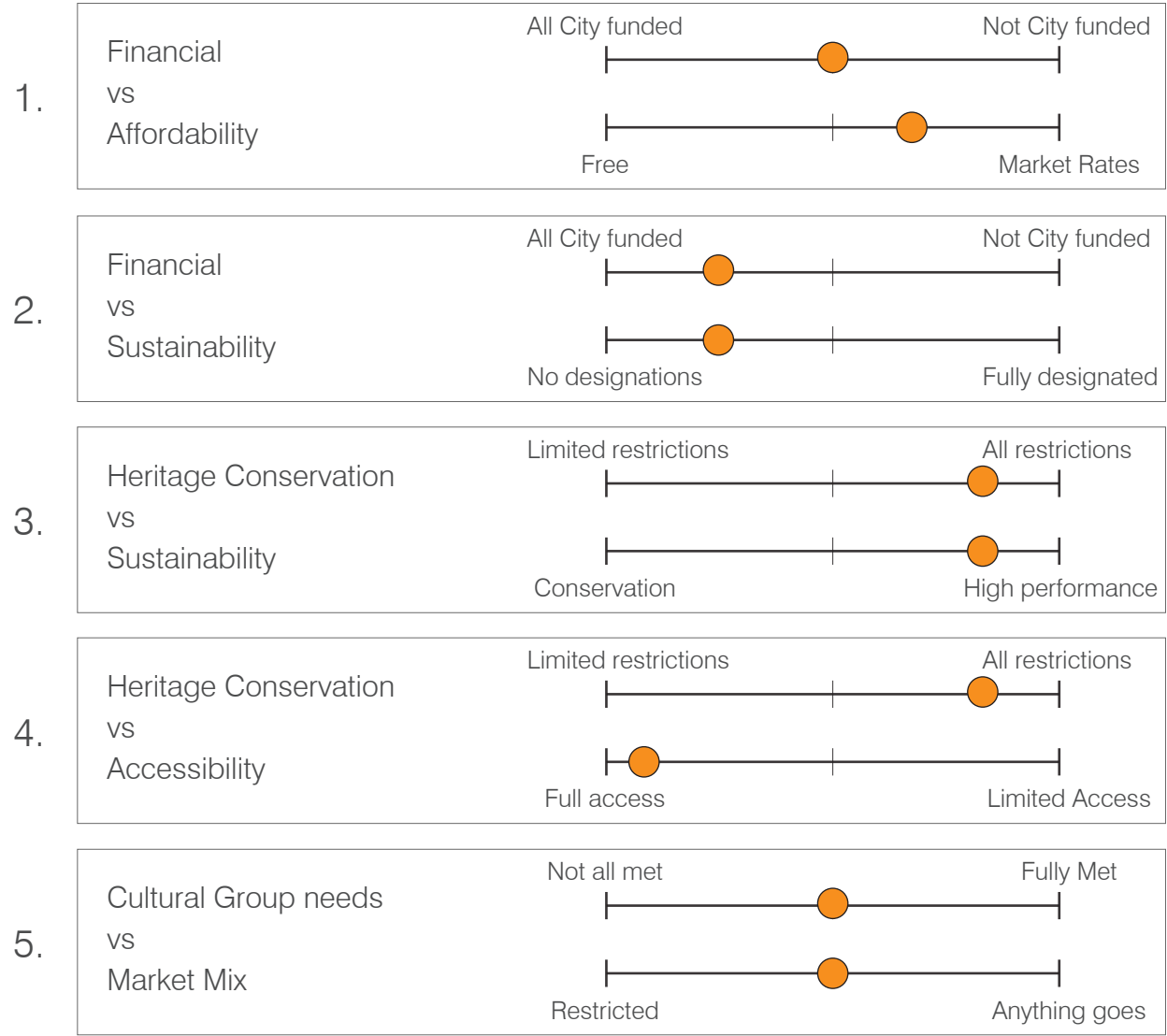
## FOUR INITIATIVES

### Accessibility, Sustainability, Diversity and Affordability

A number of variables are at play in the determination and confirmation of the right market mix program. These include topics such as financial capacity and heritage conservation, and decisions regarding environmental sustainability and whether all cultural group needs can be met. At the root are the four City of Calgary initiatives that are to be reflected in this project's outcomes.

During the market analysis project phase, the engagement discussions with various arts and culture groups confirmed that the establishment of targets for these initiatives must promote a balanced reconciliation of sometimes opposing initiatives to define the best synergistic market mix. These initiatives include Accessibility, Sustainability, Diversity and Affordability.

These initiatives were presented for discussion to the City's Stage 2 project team in an engagement exercise comparing opposing initiative aspects to determine where on a sliding scale their reconciliation may land. The results guided the establishment of defining targets for each of these four project initiatives.



### ACCESSIBILITY

- City of Calgary accessibility targets are to augment building code requirements and will be applied as much as possible within the restrictions of the heritage conservation requirements and without circumventing code requirements.

### SUSTAINABILITY

- The proposed market mix will be at competitive market rates over the long term making the site financially sustainable.
- Consideration of all sustainable best practice design opportunities will be made, including pushing the boundaries of sustainability and climate risk adaptation, aspiring to Net Zero, LEED, Passivhaus certification standards.

### DIVERSITY

- This vibrant arts and culture campus will not only draw the arts and culture communities but also Calgary's downtown business, City of Calgary residents and visitors to the City, supporting the universal right to access and inclusiveness.
- The thoughtful curation of the right applied market mix will maximize support to the arts and culture communities including right for all to access and inclusion to this Arts and Culture Campus site.

### AFFORDABILITY

- Rent Structure will be deemed below market rate and nominal to align with the goals and vision of the project.
- Market rates for tenants from the Arts and Culture community will be offered at below market rates over the long term making accommodations affordable.
- The proposed market mix will accommodate a 50/50 split ratio of market competitive/affordable space.



# MARKET ANALYSIS

## MARKET SOUNDING

### Introduction

Colliers along with S2 Architecture met with stakeholders within the arts, cultural, food & beverage, real estate and development sectors to gain a broad sense of opportunities and constraints surrounding the subject site and the potential mix of ancillary uses. All stakeholder meetings were conducted in online video conferencing formats over one hour sessions, with a couple sessions conducted over less time due to invitees schedule constraints. Questions were largely geared towards the possible programming models, considerations for business cases, constraints and strengths of the site, what could theoretically be best located here and what the exact mix of uses could look like.

### Stakeholders Interviewed

- CMLC
- Arts Commons
- CSPACE
- CADA
- Bryan Mar (Owner – LaRocc)
- FARE Group
- Ronmor
- Colliers Brokers Retail & Office
- Art Point
- NVRLND Arts Foundation
- Good Neighbor
- Unity Market
- Immigrant Council for Arts Innovation
- Arts Commons tenants
- Simmons building tenants
- CSpace King Edward building tenants
- Workshop Studios
- Blank Page Studios
- Village Brewery
- Dandy Brewing
- Calgary Farmers Market
- Crossroads Farmers Market
- First Street Market
- Avenida Food Hall
- YYC Food Trucks
- Deville Coffee

### Findings Summary

Affordability was a strong theme across conversations. Often, when asked to define affordability, the answer was free space or nominal rent space. Alternate methods to achieve affordability were suggested such as communal spaces and smaller private spaces.

The high office vacancy in downtown at the time of the engagement, lack of demand for new food and beverage in this area, and the minimal foot traffic in this area of Downtown were often cited as constraints for the site.

With regards to a brewery, there were strong opinions both for and against, although it should be noted that those that spoke most strongly about this site not being conducive to a brewery were those that had the most experience in food and beverage or specifically brewery operations.

Parking was a very significant common theme across all engagement sessions. The lack of available, affordable parking on site was a concern that ranged from minor to significant for groups questioned. While the proximity to C- Train was acknowledged by all, it seemed clear that this was not a sufficient replacement for some parking on the site.

The heritage element was also frequently discussed. While it is a charming element for visitors, and an iconic contrast to its next-door neighbor, on its own it was noted as not a significant enough draw for people to come down to the site. With regards to possible future tenants however, the heritage element has more weight and will likely draw in users that want a unique space with character for their office or studio.

The site was mostly seen as safe by all stakeholders, with some exceptions in the late evening. Most participants felt that evening activity in the area would largely help to mitigate those perceived safety concerns.

Connectivity to other key locations such as East Village, Chinatown, the Riverwalk, and Stephen's Ave were mostly noted as not ideal although close by. This was mainly due to the vehicle traffic and minimal sidewalks of the adjacent streets.

A housing component was noted as being an ideal way to introduce consistent vibrancy and activity, which would help alleviate safety concerns. This would make the site more appealing for other evening uses such as classes, markets, or food & beverage.

The programming within the site was repeatedly discussed as needing to be curated, to create a symbiotic ecosystem, with community minded tenants. It was largely noted that this is more crucial than necessarily focusing on arts and culture. In other words, a community-oriented food and beverage option could be a better fit as a tenant than a large nationally oriented not-for-profit group.

A curated mix of building uses, and users (tenants) can ensure its success as synergistic uses have to be planned in advance, they don't necessarily occur naturally.





# MARKET ANALYSIS

## PRECEDENTS

### Introduction

A comprehensive analysis of 11 case studies was conducted to understand the dynamics of similar projects, including their day-to-day operations, financial sustainability, and general keys to success. While all the case studies examined have different goals and operating models, key principles remain the same. Most spaces are in urban locations, cater to a wide variety of uses, seek to encourage and incubate creative activity, and all aim to foster community cohesion and inclusion.

A number of Calgary based cultural hubs and maker spaces were chosen as case studies as they may wish to relocate to the Calgary Cultural Campus should conditions align.

### Arts & Cultural Hubs Reviewed

- Wynchwood Barns - Toronto
- Evergreen Brickworks - Toronto
- Beaumont Studios - Vancouver
- MakerLabs - Vancouver
- The ARC - Vancouver
- Vancouver Hack Space - Vancouver
- Firehalls Arts Centre - Vancouver
- nvrInd - Calgary
- Workshop Studio - Calgary
- Blank Page Studio - Calgary
- Fuse33 Makerspace - Calgary

### Characteristics of Success

- Multi-use & flexible event spaces can provide bookings and ticket sales which are critical to funding salaries, upgrades, and expansion, as well as subsidizing other uses at the space.
- Many of the case studies examined operate with below market rents, and as such many spaces subsidize operating deficits through donations, fundraising, or mixing in some market rent uses with the below market rent uses.
- Artist live-work units are rare however they are highly desirable and will likely experience significant demand and quick absorption in the Calgary market. In these cases, it is more feasible to charge market rent, as tenants would only need to pay one fee to accommodate both their living and working spaces, and in many cases tenants are permitted to write off part of the rent as a business expense, improvement affordability.

### Key Recommendations

- A number of organizations currently operating in Calgary may soon benefit from and/or require a new facility for their continued or expanded operations.
- North-West Travellers Arts and Culture Campus should blend revenue generating uses and below market tenants to balance generating required operating costs with providing arts and culture space.
- The Historical Fire Hall #1 is the ideal candidate to be the anchor revenue generator, and to subsidize smaller arts and cultural spaces in NWT.



MakerLabs, Vancouver BC



Firehall Arts Centre, Vancouver BC



The ARC, Vancouver BC



Evergreen Brickworks, Toronto ON



Workshop Studio, Calgary AB



nvrInd, Calgary AB



# MARKET ANALYSIS

## FINANCIAL ANALYSIS

### Assumptions used for Financial Analysis

- Base rents for market tenants (food & beverage, coffee shop, retail) were calculated as triple net, market rents while those for non-market tenants (arts-related users) were calculated as gross rents necessary for the project to break even operationally to develop conceptual financial feasibility.
- Net leasable areas were estimated from a combination of architectural drawings and building condition reports provided by the City.
- Expense recoveries were calculated on the proportion of triple net to gross leases. In keeping with industry standards for direct capitalization valuations, a minimum of 3% of operating expenses are assumed to be non-recoverable.
- A vacancy and bad debt allowance of 4% was used based on the property types and anticipated tenant mixes.
- Operating expenses and taxes were estimated for a typical building of the type contemplated herein. It has been assumed that non-market tenants would be exempt from paying property taxes. Operation costs assumptions were estimated at approximately \$12/sq.ft.
- A property management fee of 3.5% of effective gross revenue has been used in this analysis as an expected market rate. If the property is managed directly by the City, or by a third party manager, the rate would account for direct salaries or fees payable, respectively.
- The capitalization rate has been determined based on rates commonly found in the market for similar property types and classes following market research.
- Ongoing or average annual capital costs are not explicitly calculated in a direct capitalization valuation but are accounted for implicitly in net growth rate (i.e., the difference between the nominal discount rate and the cap rate for a given asset). Although the buildings are older, the ongoing capital costs are expected to be approximately average due to the extensive capital investment planned prior to occupancy.
- The renovation budget for the NWT and Firehall buildings has been provided by the City as prepared by Altus Group. The capital costs for the garage scenarios were estimated based on the Colliers' knowledge of similar projects.
- The analysis assumes no tenant improvements, leasing commissions or landlord work would be payable by the City except for the renovation budget noted above and approximately \$875,000 under a residential conversion scenario for the NWT building.
- The values described in this report are preliminary estimates and are anticipated to change as the renovation program and prospective tenants are refined as the project progresses.



# MARKET ANALYSIS

## FINANCIAL ANALYSIS

### Introduction

It is understood that the City of Calgary’s goal for the Arts & Culture Campus is to achieve economic sustainability not withstanding the fact that significant “upfront” capital will be required in order to upgrade the buildings to a standard that will be appealing to third party proponents who typically can’t pay “market” rates.

### Up Front Capital Upgrades

Significant upgrades and improvements are required to bring the buildings to code and accessibility standards and meet heritage preservation expectations.

These costs should be considered as “sunk” as it is unlikely that the rent structure will be able to significantly pay off this initial investment.

Without upgrades completed by the City, it is unlikely another group in any sector will be able to take on the upgrades that are required for this site to be successful.

### Findings Summary

Despite record-high office vacancies in the City of Calgary driving down rents achievable in a lot of commercial developments, stakeholder engagement has revealed that despite this, many creative groups and non-profit organizations are still unable to pay current market rent.

As the demand for large parcels of urban development land increases, the spaces where art & culture groups are typically located will face increased pressure in finding space that is suitable, accessible, and affordable.

Should office vacancies remain high and rent achievable stay consistently low, there may be opportunities for art & culture groups to relocate to vacant Class C office space when existing sites redevelop. It should be noted however, that traditional office developments are likely to be less conducive to art & culture activities than affordable urban light-industrial space.

Although art & culture groups often have low financial capacities, it must be noted that many provide intangible benefits to a city by fostering collaboration, promoting diversity, and improving overall vibrancy and city culture.

### 2 Concept Scenarios

To identify the financial potential, while balancing the cultural goals of the site, several scenarios were analyzed from a Landlord perspective with a third party (Tenants) paying the City rent.

The different concept scenarios combine different uses amongst the three buildings allowing for more flexibility in selecting options that work for the Historic Fire Hall #1 and North-West Travellers Building together.

#### Scenario 1

For scenarios where there is the opportunity to achieve market rates (or very close to market rates) such as brewery or other food and beverage options, these uses perform much better from a lease perspective, notwithstanding the fact that they constitute a small portion of the NWT building. The Scenario 1 market pro-forma analysis that follows reflects this opportunity.

#### Scenario 2

In scenarios where below market rents are anticipated (essentially all artist/non-profit uses such as gallery space, artist studios, rehearsal space etc.) the project would break even at the rates suggested however, this would not allow the City to recapture the initial capital investment. This approach was evaluated in the development of the Scenario 2 market pro-forma analysis.

**The Firehall food and beverage option represents the best opportunity to achieve market rates and therefore the highest revenue potential for the combined project. However, the positive revenue generation must be balanced with the City’s overall objective of creating a Downtown Arts & Culture hub and uses that align better with this vision may be warranted, albeit at a lower return.**





# MARKET ANALYSIS

## ASSOCIATED PROFORMA ANALYSIS

### Introduction

To better understand the financial feasibility and revenue generating potential of the buildings available, rentable space and the anticipated achievable rental rates were assessed. Additionally, potential operating expense, and renovating costs were calculated. Together, the potential costs and revenue scenarios paint a picture of what uses would best be suitable for the buildings.

### North-West Travellers Building

The four storeys of the North-West Travellers Building offer more area to mix in different uses and potentially incorporate both below and at market lease rates. A mix of retail and rental residential uses present the best revenue generating opportunity for this building. An additional scenario is included to introduce artist spaces and co-op offices which would best support the vision of hosting arts and culture on site.



### Scenario 1

**Direct Capitalization**  
*NWT Building - Retail & Residential*

Revenue				
Base Rent				
Basement - Storage	3,702	SF	\$ 5.00 per SF	18,510
Ground Floor - Coffee Shop	1,345	SF	\$ 25.00 per SF	33,625
Ground Floor - Retail	1,432	SF	\$ 19.00 per SF	27,208
2nd Floor - Residential	3,660	SF	\$ 25.20 per SF	92,232
3rd Floor - Residential	3,552	SF	\$ 26.40 per SF	93,773
4th Floor - Residential	3,832	SF	\$ 27.00 per SF	103,464
Additional Rent				-
Total Rental Revenue	17,523	SF	\$ 21.05 per SF	368,812
Expense Recoveries			75.00% non-rec.	56,139
Misc. Revenue				-
Potential Gross Revenue				424,950
Vacancy & Bad Debt			4.00% of PGR	(16,998)
Effective Gross Revenue				407,952
Operating Expenses				
OpEx & Taxes			\$ 12.00 per SF	210,276
Property Management Fee			3.50% of EGR	14,278
Total Operating Expenses				224,554
Stabilized Net Operating Income				183,398
Stabilized Value				4.75% cap rate 3,861,011
Subtract:				
Renovation Budget			\$ 177.54 per SF	(3,111,000)
Tenant Improvements			\$ - per SF	-
Leasing Commissions	-	months PGR		-
Residential Conversion	11,044	SF	\$ 125.00 per SF	(1,380,500)
Net Value				(630,000)
Cost shown exclude sitework costs				

### Scenario 2

**Direct Capitalization**  
*NWT Building - Retail & Office*

Revenue				
Base Rent				
Basement - Storage	3,702	SF	\$ 5.00 per SF	18,510
Ground Floor - Coffee Shop	1,345	SF	\$ 25.00 per SF	33,625
Ground Floor - Retail	1,432	SF	\$ 19.00 per SF	27,208
Ground Floor - Gallery	1,141	SF	\$ 12.00 per SF	13,692
2nd Floor - Gallery	4,650	SF	\$ 12.00 per SF	55,800
3rd Floor - Artist Studios	2,895	SF	\$ 11.00 per SF	31,845
4th Floor - Arts Hub Office	1,496	SF	\$ - per SF	-
4th Floor - Co-Op Offices	3,401	SF	\$ 10.00 per SF	34,010
Additional Rent				-
Total Rental Revenue	20062	SF	\$ 10.70 per SF	214,690
Expense Recoveries			85.00% non-rec.	37,382
Misc. Revenue				-
Potential Gross Revenue				252,072
Vacancy & Bad Debt			4.00% of PGR	(10,083)
Effective Gross Revenue				241,989
Operating Expenses				
OpEx & Taxes			\$ 12.00 per SF	240,744
Property Management Fee			3.50% of EGR	8,470
Total Operating Expenses				249,214
Stabilized Net Operating Income				(7,224)
Stabilized Value				6.00% cap rate (120,408)
Subtract:				
Renovation Budget			\$155.07 per SF	(3,111,000)
Tenant Improvements			\$ - per SF	-
Leasing Commissions	-	months PGR		-
Landlord's Work			\$ - per SF	-
Net Value				(3,230,000)
Cost shown exclude sitework costs				



# MARKET ANALYSIS

## ASSOCIATED PROFORMA ANALYSIS

### Historic Fire Hall #1

The highest and best use for the Historic Fire Hall #1 is the conversion of the space to a food and beverage use, this could include a brewery or restaurant. An additional option for the site is the conversion of the space to a black box theatre with rehearsal space and meeting rooms. Both uses could potentially accommodate special events which could introduce additional revenue generation.



### Scenario 1

#### Direct Capitalization Old Fire Hall - F&B Option

Revenue			
Base Rent			
Basement - Private Dining	635 SF	\$ 10.00 per SF	6,350
Ground Floor	4,887 SF	\$ 32.00 per SF	156,384
2nd Floor	4,887 SF	\$ 22.00 per SF	107,514
Storage (Basement)	312 SF	\$ 5.00 per SF	1,560
Additional Rent			-
Total Rental Revenue	10,721 SF	\$ 25.35 per SF	271,808
Expense Recoveries		3.00% non-rec.	138,154
Misc. Revenue			-
Potential Gross Revenue			409,962
Vacancy & Bad Debt		4.00% of PGR	(16,398)
Effective Gross Revenue			393,563
Operating Expenses			
OpEx & Taxes		\$ 12.00 per SF	128,652
Property Management Fee		3.50% of EGR	13,775
Total Operating Expenses		\$ 13.28 per SF	142,427
Stabilized Net Operating Income			251,137
Stabilized Value		5.50% cap rate	4,566,122
Subtract:			
Renovation Budget		\$495.94 per SF	(5,317,000)
Tenant Improvements		\$ - per SF	-
Leasing Commissions	- months	PGR	-
Landlord's Work		\$ - per SF	-
Net Value			(750,000)
Cost shown exclude sitework costs			

### Scenario 2

#### Direct Capitalization Old Fire Hall - Theatre Option

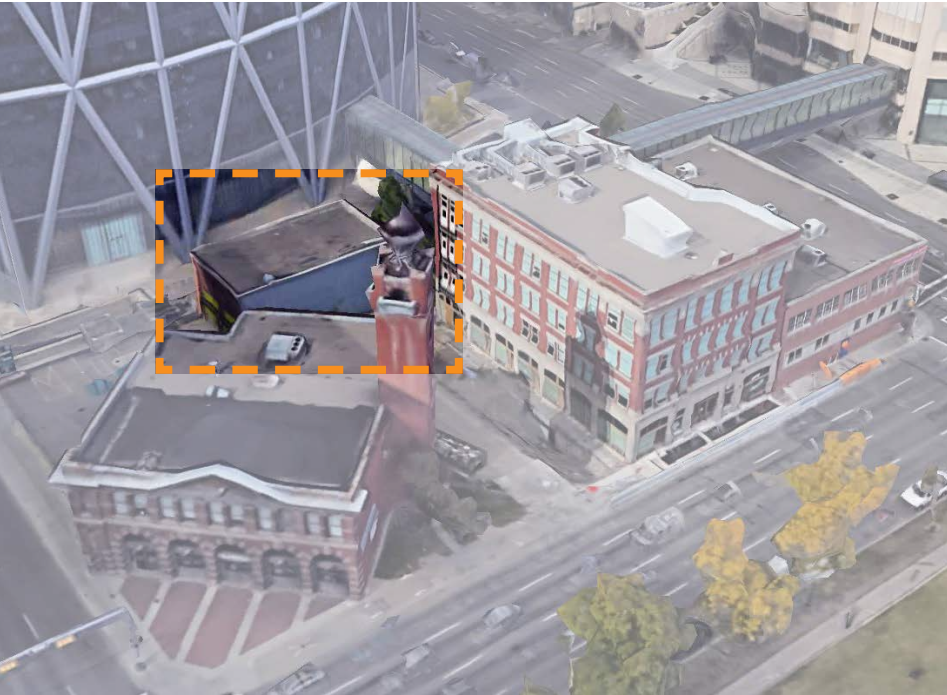
Revenue			
Base Rent			
Basement - Meeting Room	420 SF	\$ 5.00 per SF	2,100
Ground Floor - Theatre	4,887 SF	\$ 16.00 per SF	78,192
2nd Floor - Meeting Rooms	3,164 SF	\$ 13.00 per SF	41,132
2nd Floor - Rehearsal Space	1,163 SF	\$ 13.00 per SF	15,119
Storage (Basement)	1,130 SF	\$ 5.00 per SF	5,650
Additional Rent			-
Total Rental Revenue	10,764 SF	\$ 13.21 per SF	142,193
Expense Recoveries		100.00% non-rec.	-
Misc. Revenue			-
Potential Gross Revenue			142,193
Vacancy & Bad Debt		4.00% of PGR	(5,688)
Effective Gross Revenue			136,505
Operating Expenses			
OpEx & Taxes		\$ 12.00 per SF	129,168
Property Management Fee		3.50% of EGR	4,778
Total Operating Expenses		\$ 12.44 per SF	133,946
Stabilized Net Operating Income			2,560
Stabilized Value		5.50% cap rate	46,538
Subtract:			
Renovation Budget		\$493.96 per SF	(5,317,000)
Tenant Improvements		\$ - per SF	-
Leasing Commissions	- months	PGR	-
Landlord's Work		\$ - per SF	-
Net Value			(5,270,000)
Cost shown exclude sitework costs			

# MARKET ANALYSIS

## ASSOCIATED PROFORMA ANALYSIS

### Garage

The use that would best contribute to cultural and art campus atmosphere for the garage space is to be renovated and converted into an additional event space that could be leased at a daily rate. This option also presents significant revenue generation opportunities. The option of using this space for additional on-site parking was also explored, however, it was established that parking was not viable for this space.



### Scenario 1

#### Direct Capitalization Garage - Renovate

Revenue			
Base Rent			
Garage Area	365 days	\$500.00 per day	182,500
Additional Rent			
Total Rental Revenue	2,152 SF	\$ 84.80 per SF	182,500
Expense Recoveries		100.00% non-rec.	-
Misc. Revenue			-
Potential Gross Revenue			182,500
Vacancy & Bad Debt		50.00% of PGR	(91,250)
Effective Gross Revenue			91,250
Operating Expenses			
OpEx & Taxes		\$ 12.00 per SF	25,824
Property Management Fee		3.50% of EGR	3,194
Total Operating Expenses		\$ 13.48 per SF	29,018
Stabilized Net Operating Income			62,232
Stabilized Value		6.00% cap rate	1,037,204
Subtract:			
Renovation Budget		\$118.96 per SF	(256,000)
Tenant Improvements		\$ - per SF	-
Leasing Commissions	- months PGR		-
Landlord's Work		\$ - per SF	-
Net Value			780,000
Cost shown exclude sitework costs			

### Scenario 2

#### Direct Capitalization Garage - Parking Lot

Revenue			
Base Rent			
Surface Parking	4 stalls	\$ 20.00 per day	29,200
Additional Rent			
Total Rental Revenue	4 stalls		29,200
Expense Recoveries		100.00% non-rec.	-
Misc. Revenue			-
Potential Gross Revenue			29,200
Vacancy & Bad Debt		40.00% of PGR	(11,680)
Effective Gross Revenue			17,520
Operating Expenses			
Operating Expenses		30.00% of EGR	5,256
Total Operating Expenses		\$ 109.50 /stall/mo.	5,256
Stabilized Net Operating Income			12,264
Stabilized Value		6.00% cap rate	204,400
Subtract:			
Demolition	2,100 SF	\$ 20.00 per SF	(42,000)
Construction	8,050 SF	\$ 15.00 per SF	(120,750)
Net Value			40,000
Cost shown exclude sitework costs			



# TECHNICAL FEASIBILITY

## OPPORTUNITIES AND CONSTRAINTS





# TECHNICAL FEASIBILITY

## SITE FUNCTIONALITY

### Building Orientation & Community Presence

- ① Uniquely tilted on a 45-degree angle to the intersection, the Historic Fire Hall #1 building faces the whole neighborhood rather than a specific street. Extensive windows and architectural details (eg tall arches) provide the opportunity to be a welcoming presence in the community.
- ② The North-West Travellers Building is knit closely into the streetscape with its primary entrance facing east directly off the sidewalk along 1st St SE. Recent building renovations created a narrow plaza with block wall and access stairs along the sunny south façade. This landscape improvement provides an ideal opportunity for café seating or casual spill-out space for the building functions.

### Level Access

- ③ The Fire Hall building is positioned at ground level resulting in flexible access for both vehicular and pedestrian movement. Originally designed for fire trucks, the plaza along the front façade is conducive for large or heavy vehicle movement. Extensive curb cuts along the sidewalk allow for fluid access to the adjacent road network. Further, at-grade building access for pedestrians has the potential to respond to accessibility concerns. The opportunity for seamless integration of inside and outside allow for flexibility in the site design.

### Site Orientation & Views

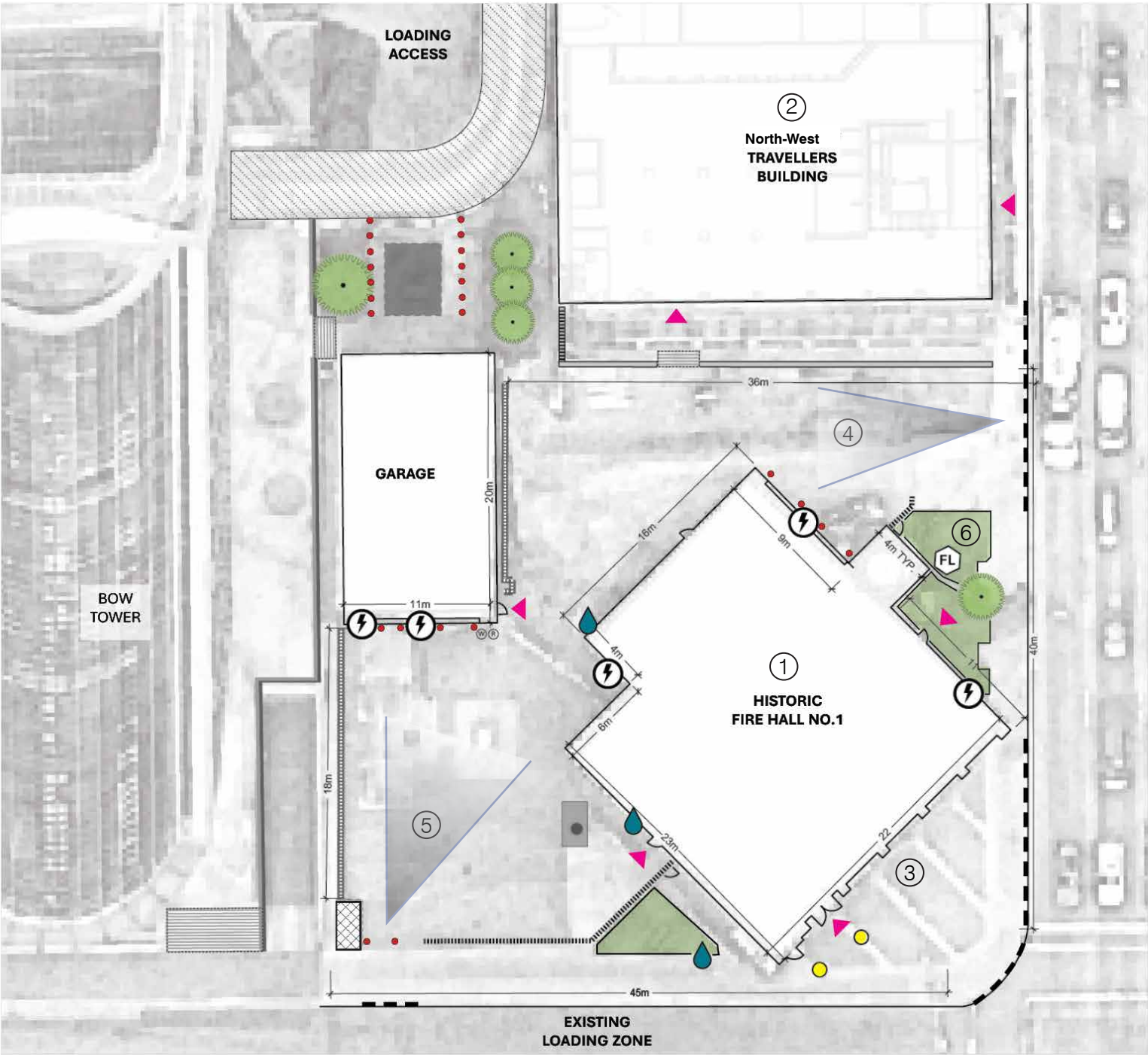
- ④ The position of the buildings creates a courtyard with some sun exposure on south side and partial sun exposure on north side of site. The north side of courtyard is shaded by the Fire Hall building, as illustrated previously. The southern edge faces 6th Ave and provides extensive views and sight-lines into the courtyard. Less extensive views of the courtyard occur on the east edge along 1st St SE due to the footprint and orientation of the Fire Hall building. The courtyard receives minimal direct views from the north and west.
- ⑤ Clear sight-lines and some sunlight into the courtyard from south edge will be desirable for Arts and Cultural events and festivals or food and beverage activities such as cafes and patios. The Fire Hall plaza would also be desirable site for food truck parking.

### Tree Canopy & Vegetation

- ⑥ The site has minimal vegetation coverage. A small planting bed with shrub planting and sod is located along the fence on the south side of the site. A single tree in an area of sod is located on the east side of the Fire Hall building. A narrow bed of trees is located just north of the site on west side of NWT building. The site could benefit from more vegetation to provide greenery and shade.

### LEGEND

- Existing Retaining Wall
- Existing Bumper Guard
- Existing Fence
- Existing Water Hook-Up
- Existing Electrical Hook-Up
- Existing Sign
- Protruding Manhole
- Existing Pedestrian Light
- Existing In-Ground Floodlight
- Existing Tree or Vegetation
- Existing Garbage Enclosure
- Curb Cut
- Pedestrian Building Entrance
- Bollards



Existing Site Plan

# TECHNICAL FEASIBILITY

## SITE FUNCTIONALITY

### Site Permeability & Surfaces

- ⑦ Pedestrian access along the south edge is limited by fencing and plant material. Parking access to the Bow building and grade separation prevents direct access from the west of the site. However pedestrian access is provided on north side of garage building via stairs from The Bow building.
- ⑧ A narrow opening between the garage and NWT building allows pedestrian movement from the north.
- ⑨ The site is primarily covered in hard surfaces including concrete and asphalt paving. Bollards and low bumper fences provide a buffer between buildings and vehicles. The site could benefit from slight grade adjustments and levelling of the surface materials.


### Loading & Services

- ⑩ Curb cuts occur on the south and east edges of the site, as well in the front plaza of the Fire Hall building. A loading zone would be suitable on the east side from 1st St SE to service both the Fire Hall and NWT buildings. Should larger vehicles be unable to back onto 1st St or turn around within the site, a dedicated loading zone is located directly on 6th Ave adjacent to the Fire Hall building.
- ⑪ A small garbage enclosure is located just north of the project site, serviced from 5th Ave. Additional garbage or recycling and storage facilities would be required as part of the building and site renewal.

### Recent Improvements and Activations

- ⑫ Recent improvements to the site include asphalt paving, functional power and electrical receptacles, low block retaining wall with a combination of stairs and railings. The east façade of garage building was recently painted with a colorful mural and the slogan “Come Together”.
- Summer activations on the site have included art festivals, craft days, kids games with water play, movie nights, vintage night markets, skateboarding ramps and a greenhouse till date. These activations have begun to establish the site as a community hub for arts and culture activities. These activations are considered an interim use during the summer and fall of 2022 while the site is being reconsidered for the future.


LEGEND



Existing Retaining Wall




Existing Bumper Guard



Existing Fence




Existing Water Hook-Up



Existing Electrical Hook-Up




Existing Sign




Protruding Manhole



Existing Pedestrian Light




Existing In-Ground Floodlight




Existing Tree or Vegetation




Existing Garbage Enclosure



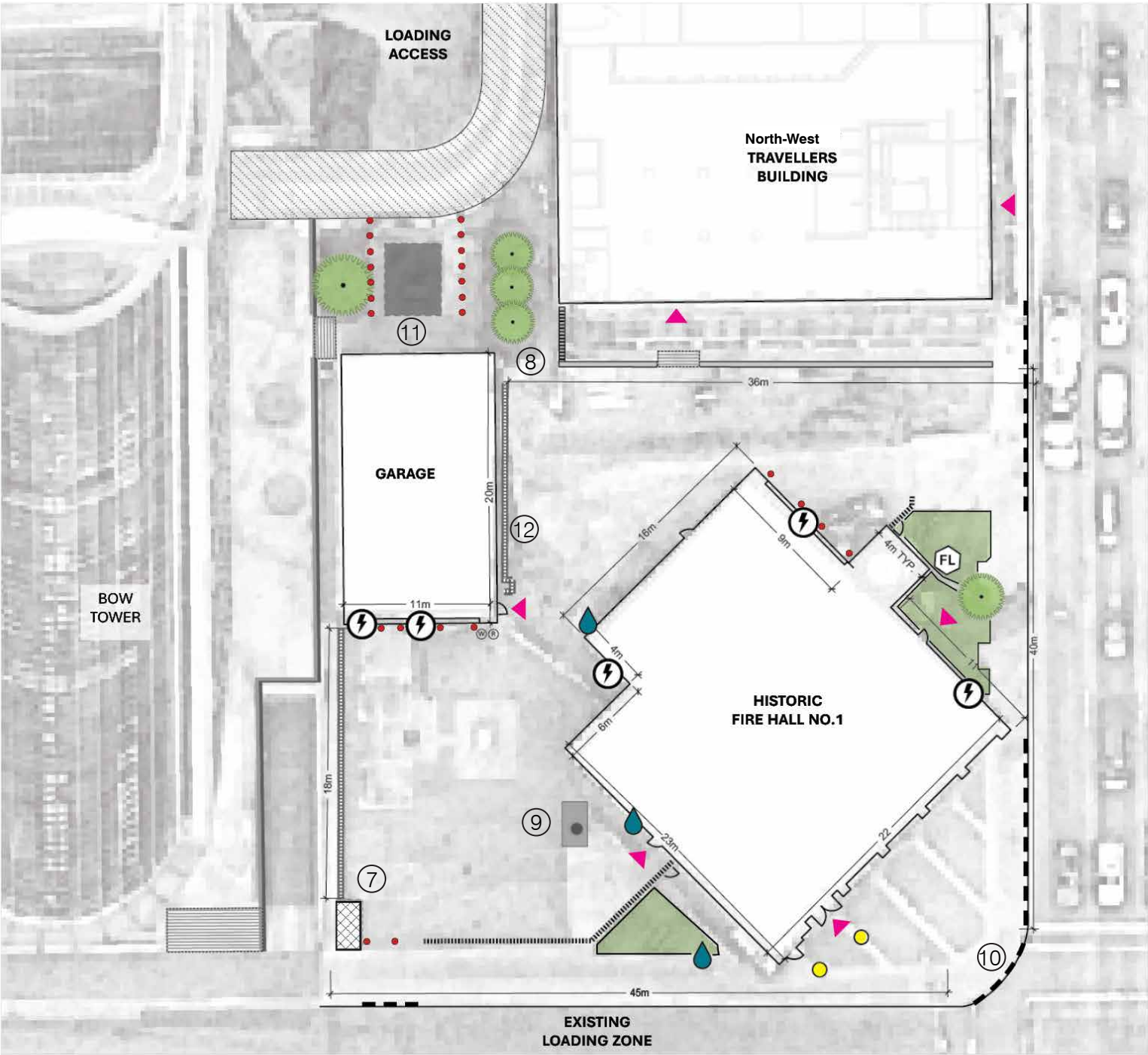
Curb Cut



Pedestrian Building Entrance



Bollards



6TH AVE SE

Existing Site Plan



# TECHNICAL FEASIBILITY

## HERITAGE RESTRICTIONS, CAVEATS / ENCROACHMENTS, LANDUSE AND ACCESSIBILITY

### Heritage Restrictions

With both buildings being protected heritage resources, any renovation contemplated for these structures needs to be done in consideration of the identified character-defining elements documented in the Statement of Significance detailed reports produced for the City. Any renovations or upgrades are required to follow the benchmark for heritage conservation documentation “Standards and Guidelines for the Conservation of Historic Places in Canada”. Some of the key elements to be considered (but not limited to) are as follows:

#### HISTORIC FIRE HALL #1 RESTRICTIONS

- Any exterior work on the Fire Hall should be located primarily on the back of the hall [NW building face].
- Any new construction or new building elements should not interfere with the overall appearance of the building from the front.
- As with all contemporary architecture, design must respect and be quiet to allow for heritage buildings to be character-defining.
- There should be no new structure or construction that would significantly impact the heritage character and something that could not be removed or dismantled without impacting the original structure and building elements.
- There are some concerns expressed with the proximity of any new building at the back of the site and its impact on the visual connection of the building. Any new building should not visually block the existing heritage buildings.
- The historic paintings in the basement to be conserved.
- Character defining heritage elements within the building like articulated ceilings, fire pole, fire tower to be conserved and maintained.
- Accessibility to be checked throughout the building.

#### NORTH-WEST TRAVELLERS BUILDING RESTRICTIONS

- Any new construction or new building elements should not interfere with the overall appearance of the building from the front.
- As with all contemporary architecture, the design must respect and be quiet to allow for the heritage buildings to be character-defining to the site.
- There should be no new structure or construction that would significantly impact the heritage character and something that could not be removed or dismantled without impacting the original structure and building elements.
- Character defining heritage elements within the building like ceilings, window cornices and sills, elevator to be conserved and maintained.
- Accessibility to be checked throughout the building.



Historic Fire Hall # 1



North-West Travellers Building

# TECHNICAL FEASIBILITY

## HERITAGE RESTRICTIONS, CAVEATS / ENCROACHMENTS, LANDUSE AND ACCESSIBILITY

### Caveats / Encroachments

Any new site and/or building interventions will need to consider these restrictions.

#### ENCROACHMENT AGREEMENT

The existing Encroachment Agreement Document registered at the Alberta Land Titles Office as #021042137 indicates that the east facade of the North-West Travellers Building encroaches 0.16 - 0.17m into City of Calgary Road Allowance and that the eaves encroach 0.82 - 0.86m. It also mentions a 0.22 x 1.62m signage that encroaches 1.78m into the City of Calgary Road Allowance.

#### CAVEAT FORBIDDING REGISTRATION DOCUMENT

The existing North-West Travellers Forbidding Registration Document is registered at the Alberta Land Titles Office as #041488145.

#### GARAGE USE RESTRICTIVE COVENANT AGREEMENT

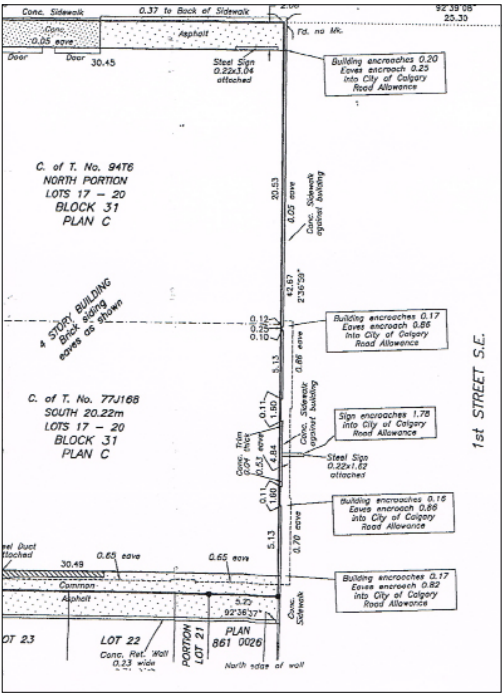
Registered at the Alberta Land Titles Office as document #081090669, dated April 23, 2007, requires that

- effective date 23rd day of April, 2007 the westerly NINE (9) meters in perpendicular width throughout the Servient Lands shall not be used for any purposes other than on or more of the following:
  - The operation and maintenance of the existing car wash facility and rental car business;
  - The operation and maintenance of the existing fueling tank and fueling pumps;
  - Parking of vehicles; or
  - Public open space
- the Restriction shall continue for as long as the development remains on the Dominant Lands.

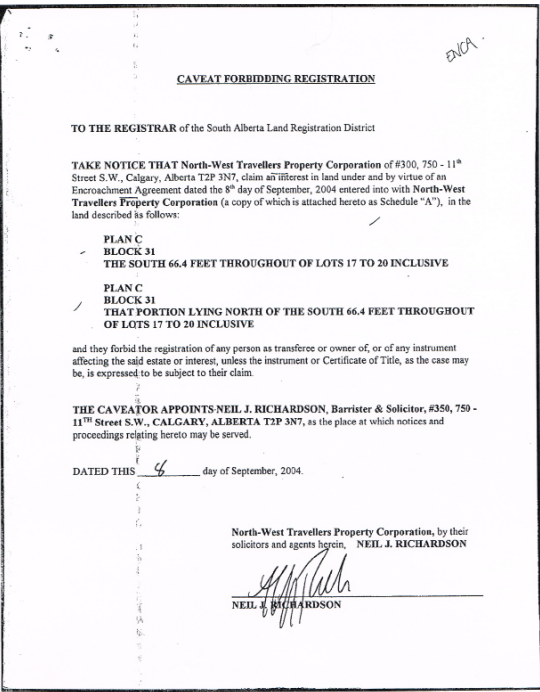
#### DENSITY TRANSFER RESTRICTIVE COVENANT AGREEMENT

Registered at the Alberta Land Titles Office as document #081091013, dated April 23, 2007, requires that

- the City will not permit the HFH1 lands, or any portion thereof, to be used or developed in any manner having a Floor Area Ratio (FAR) in excess of the FAR permitted by the Bylaw, less the amount of the Excess Density, and for the purposes of the development or redevelopment, the Excess Density shall not be utilized in determining the FAR which may be developed.
- the Restriction shall run with the Servient Lands and shall pass with, extend to, run with and be binding on the Servient Lands so as to bind the City and all successor(s) in title to the Servient lands or any part thereof.



Encroachment Agreement #021042137



Caveat Forbidding Registration document #041488145

SERVIENT LANDS	DOMINANT LANDS	
PLAN C BLOCK 31 LOTS 21 TO 26 INCLUSIVE EXCEPTING THEREOUT PORTION FOR ROAD ON PLAN 8610026 EXCEPTING THEREOUT ALL MINES AND MINERALS	1. FIRST PLAN C BLOCK 31 LOTS 27 AND 28 EXCEPTING THEREOUT: THOSE PORTIONS OF LOTS 27 AND 28 WITHIN ROAD PLAN 0614538 EXCEPTING THEREOUT ALL MINES AND MINERALS	5. FIFTH PLAN C BLOCK 31 LOTS 37 AND 38 AND THOSE PORTIONS OF LOT 39 AND 40 WHICH LIE TO THE NORTH OF THE SOUTHERLY 7 FEET THEREOF EXCEPTING THE WESTERLY 5 FEET THROUGHOUT THE SAID LOT 40 EXCEPTING THEREOUT SECONDLY: THOSE PORTIONS OF LOTS 37 AND 38 WITHIN ROAD PLAN 0614538 EXCEPTING OUT OF LOTS 39 AND 40 ALL MINES AND MINERALS
	2. SECOND PLAN C BLOCK 31 LOTS 29 AND 30 EXCEPTING THEREOUT: THOSE PORTIONS OF LOTS 29 AND 30 WITHIN ROAD PLAN 0614538 EXCEPTING THEREOUT ALL MINES AND MINERALS	6. SIXTH PLAN C BLOCK 31 LOTS 1 TO 8 INCLUSIVE EXCEPTING THEREOUT (AS TO SURFACE ONLY) PORTION FOR ROAD ON PLAN 8510336
	3. THIRD PLAN C BLOCK 31 LOTS 31 AND 32 EXCEPTING THEREOUT: THOSE PORTIONS OF LOTS 31 AND 32 WITHIN ROAD PLAN 0614538 EXCEPTING THEREOUT ALL MINES AND MINERALS	7. SEVENTH PLAN C BLOCK 31 LOTS 9 AND 10 EXCEPTING THEREOUT: PLAN NUMBER HECTARES ACRES MORE OR LESS ROAD 0712773 0.008 0.02
	4. FOURTH PLAN C BLOCK 31 LOTS 33, 34, 35 AND 36 EXCEPTING THEREOUT: (AS TO SURFACE ONLY) PORTION FOR ROAD ON PLAN 8510336	8. EIGHTH PLAN C BLOCK 31 LOTS 11 AND 12 EXCEPTING THEREOUT: PLAN NUMBER HECTARES ACRES MORE OR LESS ROAD 0712773 0.008 0.02
		9. NINTH PLAN C BLOCK 31 LOTS 13 AND 14 EXCEPTING THEREOUT: PLAN NUMBER HECTARES ACRES MORE OR LESS ROAD 0712773 0.008 0.02

Garage Use & Density Transfer Agreements, #081090669 & #081091013 respectively, April 23, 2007 - Servient Lands and Dominant Lands defined.



# TECHNICAL FEASIBILITY

## HERITAGE RESTRICTIONS, CAVEATS / ENCROACHMENTS, LANDUSE AND ACCESSIBILITY

### Land Use information

The following information below is derived from the City of Calgary Land Use Bylaw 1P2007 which is in effect at the time of this report:

#### Site Location

Municipal Address: 140 6 AV SE , 515 1 ST SE and 149 5 AV SE

Legal Address: Lots 21-26, Block 31, Plan C , 17-20, Block 31, Plan C

#### Area

Combined Site Area: Approximately 2600 m2

Existing Building Gross floor area:

- Historic Fire Hall #1: Approximately 1272.50 m2
- North-West Traveller building: Approximately 2700 m2
- Garage: Approximately 200 m2

#### Height restrictions

Maximum FAR: 3.0 (can be increased as per Part 13, Division 3)

Building height: No maximum building height

Ground floor height restriction: 4.5m

#### Landuse Zoning

CR20-C20/R20 Commercial - Residential core

#### Additional Land Use Policy Overlays

Municipal Development Plan

Calgary Downtown Retail District Strategy

#### Permitted Uses

Accessory Food Service, Accessory Liquor Service, Artist’s Studio, Billiard Parlour, Computer Games Facility, Convenience Food Store, Dinner Theatre, Financial Institution, Food Kiosk, Home Occupation Class 1, Information and Service Provider, Library, Museum, Office, Pet Care Service, Print Centre, Retail and Consumer Service, Specialty Food Store, Supermarket, Take Out Food Service, Veterinary Clinic

#### Discretionary Uses

Restaurant: Food Service only, Restaurant: Licensed, Addiction Treatment, Assisted Living, Amusement Arcade, Auction Market - Other goods, Brewery, Winery and Distillery, Cannabis Store, Child Care Service, Cinema, Community Recreational Facility, Conference and Event Facility, Custodial Care, Cultural Support, Drinking Establishment - Medium and Small, Dwelling Unit, Food Production, Health Services Laboratory, Home Occupation - class 2, Hotel, Indoor Recreation Facility, Instructional Facility, Kennel, Live Work Unit, Night Club, Outdoor Cafe, Outdoor Recreation Area, Park Maintenance Facility - small, Parking lot - structure, Pawn Shop, Payday Loan, Performing Arts Centre, Place of Worship- small and medium, Post-Secondary Learning Institution, Restaurant Licensed, Residential Care, School - Private, School Authority - School. School Authority Purpose - Major, Social Organization, Special Function - Class 2, Urban Agriculture, Utility Building, Vehicle rental and sales.



City of Calgary Land Use / Zoning map- Section 15C (T24R1W5)



# TECHNICAL FEASIBILITY

## HERITAGE RESTRICTIONS, CAVEATS / ENCROACHMENTS, LANDUSE AND ACCESSIBILITY

### Accessibility

The existing conditions of the buildings Historic Fire Hall #1, North-West Travellers Building and Garage pose challenges in terms of accessibility. The City of Calgary envisions the Arts & Culture Campus to be accessible & inclusive while not disregarding the heritage conservation concepts. The future design of the site will need to have a healthy balance between accessibility and heritage conservation. A few accessibility concerns for the three buildings are as listed below:

#### Historic Fire Hall #1

- A barrier-free path of travel is required throughout the entrance storey and throughout all storeys served by a passenger elevator based on the National Building Code – 2019 Alberta Edition. Addition of a passenger elevator is recommended as it does not exist in the present scenario at the time of this report.
- A barrier-free path of travel is not required to the following areas: Service rooms, elevator machine rooms, janitors' rooms, and service spaces.
- The building is served by one main pedestrian entrance to the building at its south west corner. At a minimum, this entrance will need to be barrier-free.
- The existng program areas within the Historic Fire Hall # 1 like washrooms, stairs, floor changes within floor plates need to be reviewed for accessibility.

#### North-West Travellers Building

- A barrier-free path of travel is required throughout the entrance level and throughout all storeys served by a passenger elevator which currently exists but needs to be verified for its continuity and ease of usage based on the National Building Code – 2019 Alberta Edition.
- A barrier-free path of travel is not required to the following areas: service rooms, elevator machine rooms, janitors' rooms, and service spaces.
- The building is served by four pedestrian entrances to the building: One from the south side, and three from the east. As such, at least two of these entrances need to be barrier-free.
- The existng program areas within the North-West Travellers Building like washrooms, floor changes within floor plates need to be reviewed for accessibility.



# TECHNICAL FEASIBILITY

## CIVIL

### Introduction

Morrison Hershfield provided a review of the site serving from a civil perspective. Based on the review of the available documentation and previous reports, the civil considerations are outlines as follows:

### Grading

The explored concepts reflect adjustments to the site, but the overall landscape remains hardscape with limited soft landscape around the building. In its current condition, the hardscape around the old Fire Hall is draining into a catch basin at the rear of the building and connects to a City main on 6th Ave SE. Most of the frontage of the building flows overland to the street as there are catch basins available in the streets to capture water runoff. Based on the concepts, it is assumed the drainage pattern for these buildings will most likely remain the same. Should there be drastic changes to grading or landscape considered around these buildings further analysis would be required.

According to Environmental Site Assessment Phase II, there was no evidence of soil staining at the borehole location, but ground water could not be characterized due to a lack of groundwater in the wells. Groundwater monitoring and leak detection of the current underground storage tank were recommended in previous reports but outcome of the monitoring (if it has taken place) is not available.

### Shallow Utilities

Most of the shallow services around the buildings are underground. It is recommended to complete the locates of all existing services again below ground before any development takes place. Detailed information on the building services and building systems is available in previous reports.

#### Power

It is believed ENMAX has ownership of the underground service within 1st Street SE and 6th Ave. SE. Both buildings are serviced at this stage.

#### Communication

It is noted that the North-West Travellers has TELUS service provided to the building. The service provider for the Fire Hall needs to be confirmed.

#### Gas

There appears to be a gas service existing both in 1st Street SE and 6th Ave SE to service these buildings. The building condition assessment reports confirm both buildings have gas service.

### Deep Utilities

Block Profiles and Section Sheets of existing stormwater mains, sanitary sewers, and water mains were obtained from the City of Calgary. Sanitary, water, and storm infrastructure are available all around the site. It is recommended to verify the inverts and size of each utility in the field prior to construction to eliminate potential conflicts. Video inspections of all services is also recommended.

#### Water

According to the building assessment report of the Fire Hall, a 100 mm water connection are available in the basement. Similarly, a 100 mm water connection coming into the basement of the North-West Travellers Building is available for domestic water supply.

However, according to City records, water connections do not exist to both the fire hall and North-West Travellers Building. The only water connection from 1st Street goes to the building north of the North-West Travellers Building. Further investigation at the project development is required to confirm how water servicing is provided for the Fire Hall and North-West Travellers Building.

It appears the available water mains within adjacent roads are adequate to service the proposed concepts. There are four existing fire hydrants around the area. It is expected that a fire flow analysis may be a requirement of the Development Permit.

#### Storm

According to the building assessment report of the Fire Hall, a 150 mm storm pipe is available in the basement for storm connection. Similarly, a 100 mm pipe going out of the basement of the North-West Travellers Building is available for storm supply. Roof drains are running inside the each building and connect to these storm pipes.

However, according to City records, there is no existing storm connection to both the Fire Hall and North-West Travellers Building. There are catch basins available around the site both on 1st street and 6th Ave to take overland drainage from the sites. There is also an existing catch basin on the southwest corner of the Fire Hall collecting overland drainage from this property, and this catch basin is connected to the storm drain on 6th Ave SE. Further investigation at the project development stage is required to confirm how storm servicing is connected for each building.

It appears the available storm mains are adequate to service the proposed concepts. There are multiple existing catch basins around the area. It is expected a stormwater management analysis may be a requirement of the Development Permit. It may be a requirement to install a below-ground storage tank or consideration of roof storage options to manage drainage on site.

#### Sanitary

According to the building assessment report of the Fire Hall, a 100 mm sanitary pipe is available in the basement. Similarly, a 150 mm pipe going out of the basement of the North West Travellers building is available for sanitary supply. According to City records, one 200 mm sanitary connection exists between the fire hall and the North-West Travellers Building. This connection does not go straight to any of the buildings.

Further investigation at the project development stage is required to confirm how sanitary servicing is connected for each building.

It appears the available sanitary mains in the roads are adequate to service the proposed concept. It is expected a sanitary servicing study may be a requirement of the Development Permit.



# TECHNICAL FEASIBILITY

## TRANSPORTATION

### Introduction

Bunt & Associates provided a review of the proposed concepts from a transportation perspective as this site revitalization will result in additional site travel demand (vehicles, walking, cycling, transit) and loading activity. Both buildings have been historically used for public, commercial, and residential purposes. Based on the review completed at this stage, no traffic or parking constraints are expected with a planned site revitalization. Through the design process, attention should be paid to ensure loading activity and movements can be accommodated without impacting the adjacent road network.

Based on the review of the available documentation, the transportation considerations are outlines as follows:

### Boundary Roads

The characteristics of frontage roadways are summarized below. Existing (pre-COVID) vehicle volumes along frontage roadways are shown on the (adjacent) graphic. All intersections near the site are controlled by traffic signals. The site has one access on 6 Avenue SE (west site boundary) and three accesses on 1 Street SE (two mid-block and one at 6 Avenue signal).

ROADWAY	TYPE	DRIVING LANES		POSTED SPEED	FACILITIES		
		Peak	Off-Peak		Parking	Bike Lanes	Bus Stops
1 Street SE	Boulevard	4	4	50 km / h	All times (east)	No	Yes
6 Avenue SE	Arterial	5	3	50 km / h	Off-peak (both)	No	Yes

Existing Roadway Characteristics

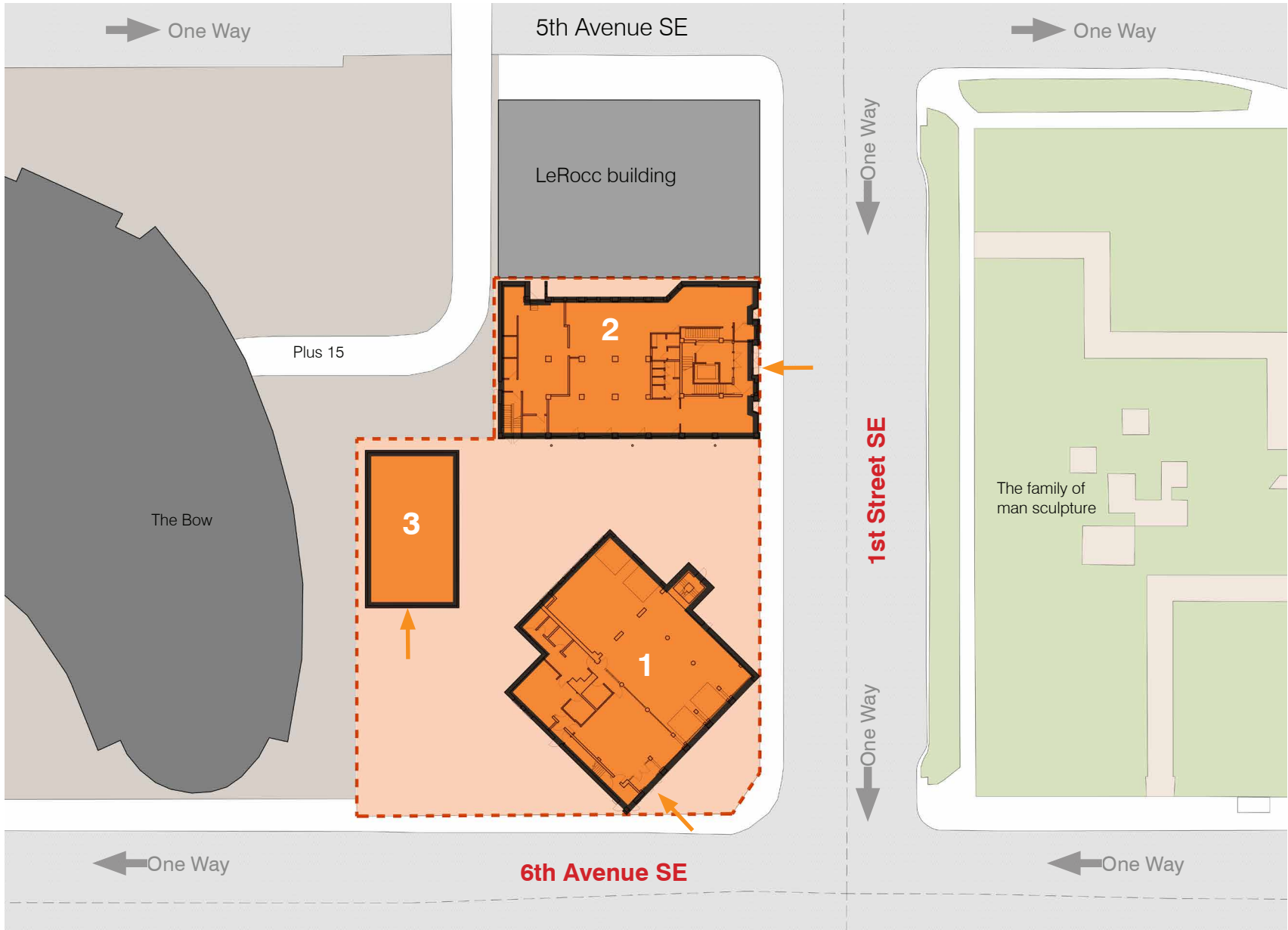
- SITE BUILDINGS
  - 1- Historic Fire Hall #1
  - 2- North-West Traveller Building
  - 3- Garage

Existing building access

Property Lines

1 STREET SE (5-6 Avenue)	
AM Peak Hour	1776 vehicles
PM Peak Hour	1326 vehicles
Daily	17000 vehicles

6 AVENUE SE (Centre - 1 Street)	
AM Peak Hour	1109 vehicles
PM Peak Hour	948 vehicles
Daily	13000 vehicles



# TECHNICAL FEASIBILITY

## TRANSPORTATION

### SITE REDESIGN CONSIDERATIONS

#### Access

• **Locations**

As the site does not have lane access, direct vehicle access is required from fronting roadways. With the redevelopment of the site, a maximum of one access per roadway will be permitted per City guidelines. The location for these accesses would be:

- 1. 6 Avenue SE – At west site boundary (existing driveway)
- 2. 1 Street SE – Mid-block consolidated access.

• **Number of Accesses**

Where feasible, particularly if no on-site parking is provided, a single combined access should be considered. Based on volumes, 6 Avenue SE represents a more appropriate location for this combined access.

#### Swept Paths




At the development permit stage, vehicle swept path drawings will be required showing waste collection and loading vehicles accommodating their movements on-site (i.e. not reversing onto the public roadway). Site planning should consider the space necessary to make these movements.

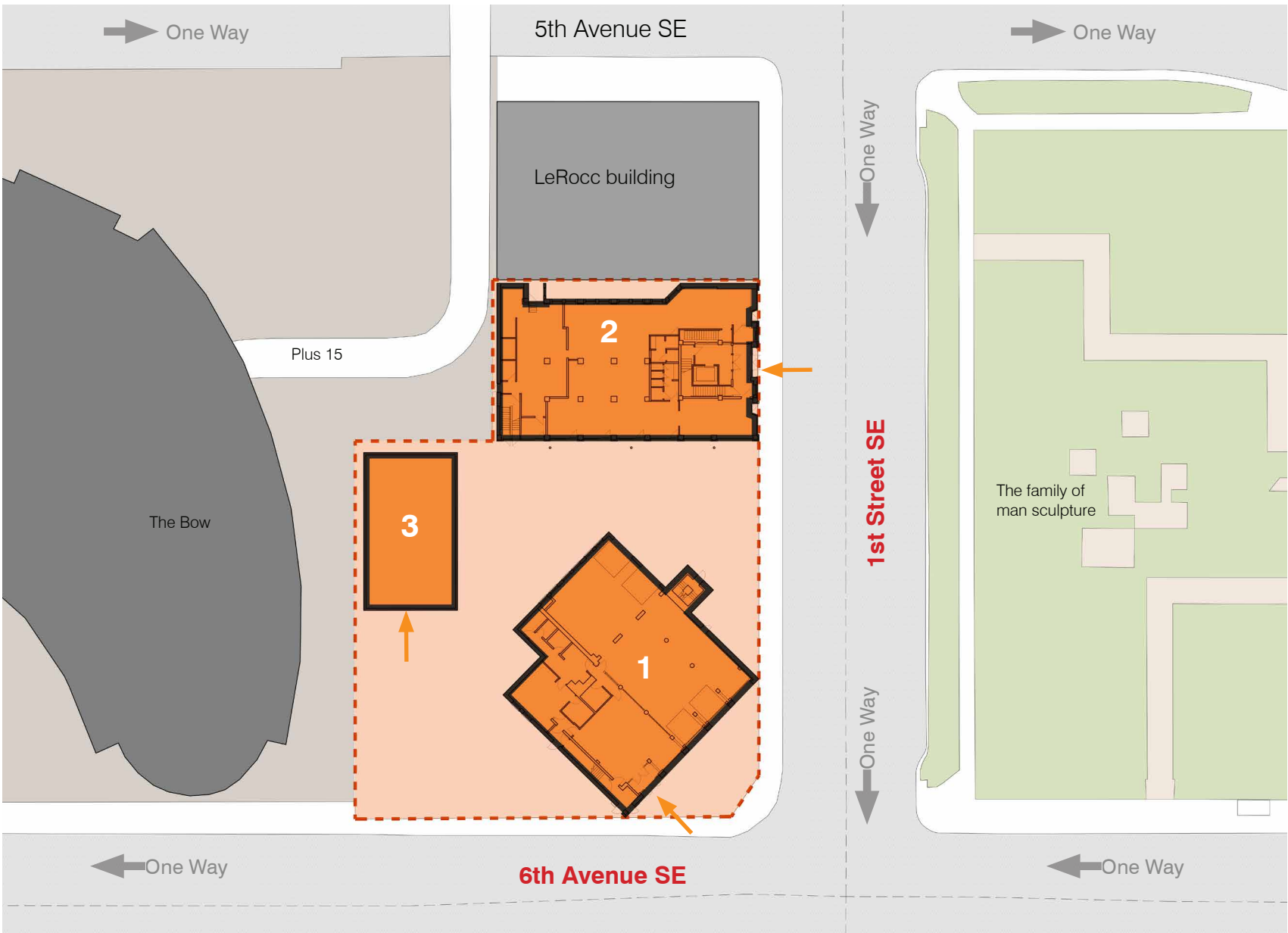
#### Public Realm

Both site boundary roadways (6 Avenue SE, 1 Street SE) have large vehicle pavement widths. Sidewalks, particularly on 1 Street SE, are narrow. No City plans currently exist to modify either roadway's public realm. Sidewalk widening is not feasible due to external conflicts (vehicle lane requirements) and site conflicts (historical site buildings built to property lines).

#### TRAFFIC IMPACT

The proposed revitalization is not expected to appreciably impact area traffic operations. Most site trips will occur through non-auto travel modes and will be distributed in the area due to the lack of on-site parking. Some potential uses (e.g. Theatre/Event Space) would see off-peak traffic generation (evenings/weekend) when overall network traffic volumes are considerably lower. Compared to the previous Budget Car Rental use, peak hour site traffic generation may decrease with the planned revitalization.

-  SITE BUILDINGS
  - 1- Historic Fire Hall #1
  - 2- North-West Traveller Building
  - 3- Garage
-  Existing building access
-  Property Lines



# TECHNICAL FEASIBILITY

## TRANSPORTATION

### PARKING REQUIREMENTS

#### Bylaw review

The non-residential and residential parking ratios that apply to CR20-C20/R20 sites are summarized below:

Non-Residential & Residential Bylaw Parking Minimum Ratios

FLOOR	USE*	PARKING RATIOS		
		Vehicle	Class 1 Bike	Class 2 Bike
Ground & Second	Office	0.7 per 100 m2 GUFA	2 per 1000 m2	2 per 1000 m2
	Other*	No requirement	Varies	Varies
	Resident	0.5 per unit	1 per unit	-
	Visitor	0.1 per unit	-	0.1 per unit
Third & Higher	Office & Other	0.7 per 100 m2	2 per 1000 m2	2 per 1000 m2

\*Applies to most non-residential uses. Some uses (e.g. Conference and Event Facility, Museum, Performing Arts Centre) require a Parking Study to identify minimums.

Multi-Family Parking Reduction Policy Summary

POLICY		CRITERIA MET?
1(a)	Urban Context & Transit Context	Yes- Within the Centre City Yes- Served by primary transit within 300m
1(b)	Off-Street Parking Accessibility	Yes- Public parking within 300m
1(c)	On-Street Parking Management	Yes- On-street stalls are paid parking
1(d)	Alternative Travel Facilitation	Yes- To be confirmed through development permit
1(e)	Visitor Parking Impacts	Yes- Public parking can accommodate demand.

#### Off-Site

Significant off-site parking exists near the site. Parkades providing hourly/monthly parking within a 2-block radius are summarized in the Table below. This parking can accommodate site demand, particularly a potential theatre/event use.

- Variances:** No on-site parking is expected based on the presented concepts.
- Non-Resident Uses:** Historically, commercial uses have occupied both buildings with no vehicle parking (North-West Travellers Building) or limited parking (Historic Fire hall). Many potential site uses will have no parking requirement. The lack of on-site parking is not expected to impact area parking conditions.
- Resident Uses:** The Calgary Parking Policies identify locations where zero parking resident buildings are appropriate. As summarized above, the subject site meets the policy criteria.

#### NEARBY PARKADES

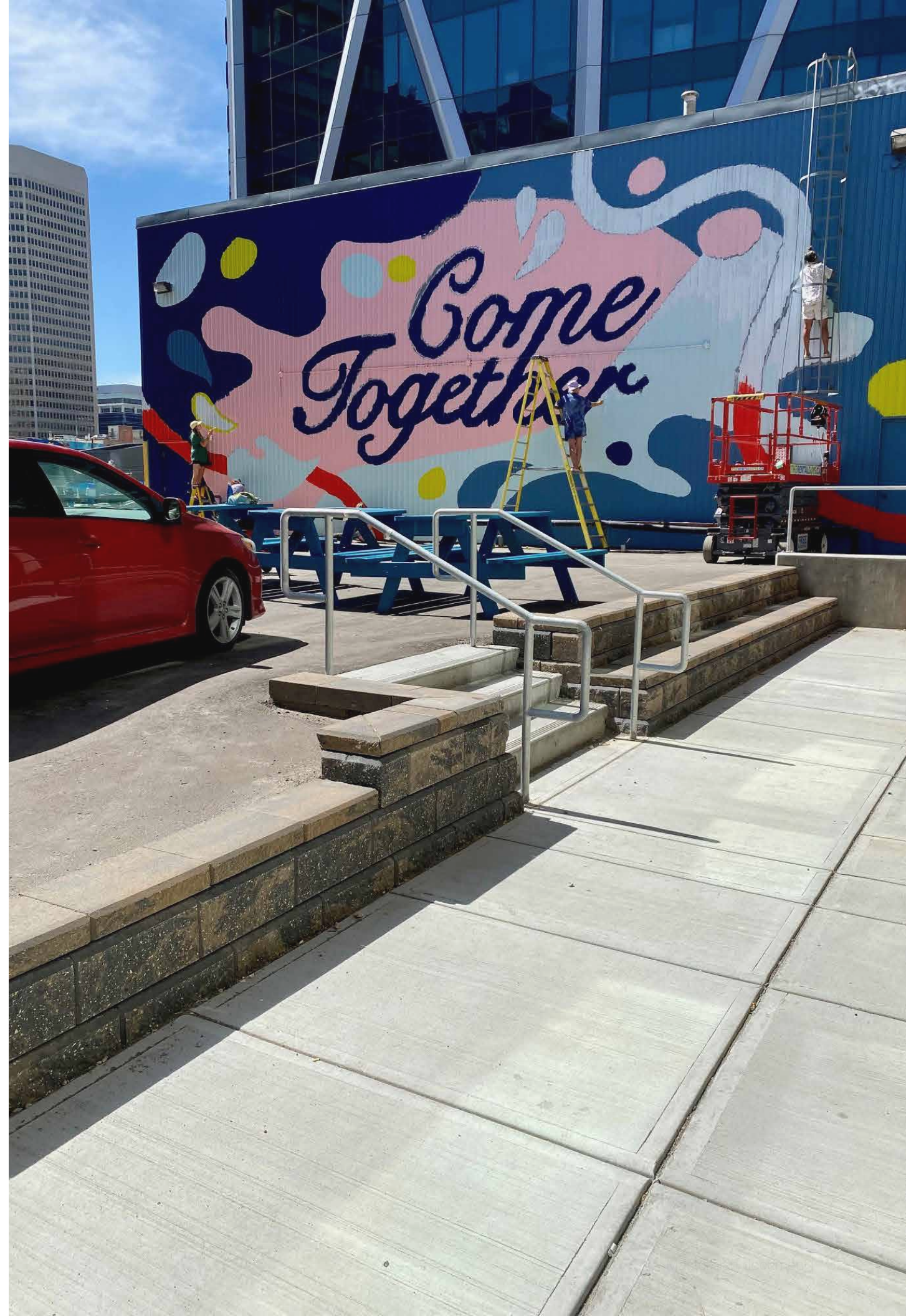
- Convention Centre - 342 stalls
- Lot 40 Parkade - 867 stalls
- The Bow - 1358 stalls
- Delta Hotel - 166 stalls
- First Tower - 350 stalls
- Suncor Energy Centre - 849 stalls
- Telus Sky - 395 stalls





# CONCEPTS

ARTS AND CULTURE CAMPUS





# SITE CONCEPT

## SITE ZONING

### Garage Programming

The interior-to-exterior transition provided by the large bay doors on the front of the garage encourages a broad variety of programming uses, with easy access to storage and shelter throughout the year. The paved entranceway that leads from 6th Avenue SE to the front of the garage has ample room for seating, food truck parking, and public realm enhancements such as lighting structures or additional specimen tree planting.

### Central Courtyard

The unique orientation of the Historic Fire Hall building creates a sheltered and charming exterior space. Surrounded by heritage brickwork and contemporary murals, bookended by views of the Calgary Tower and The Family of Man sculpture park, the Central Courtyard is the heart of the site and provides the perfect backdrop for both passive and active pedestrian programming.

### Allée + Entranceway

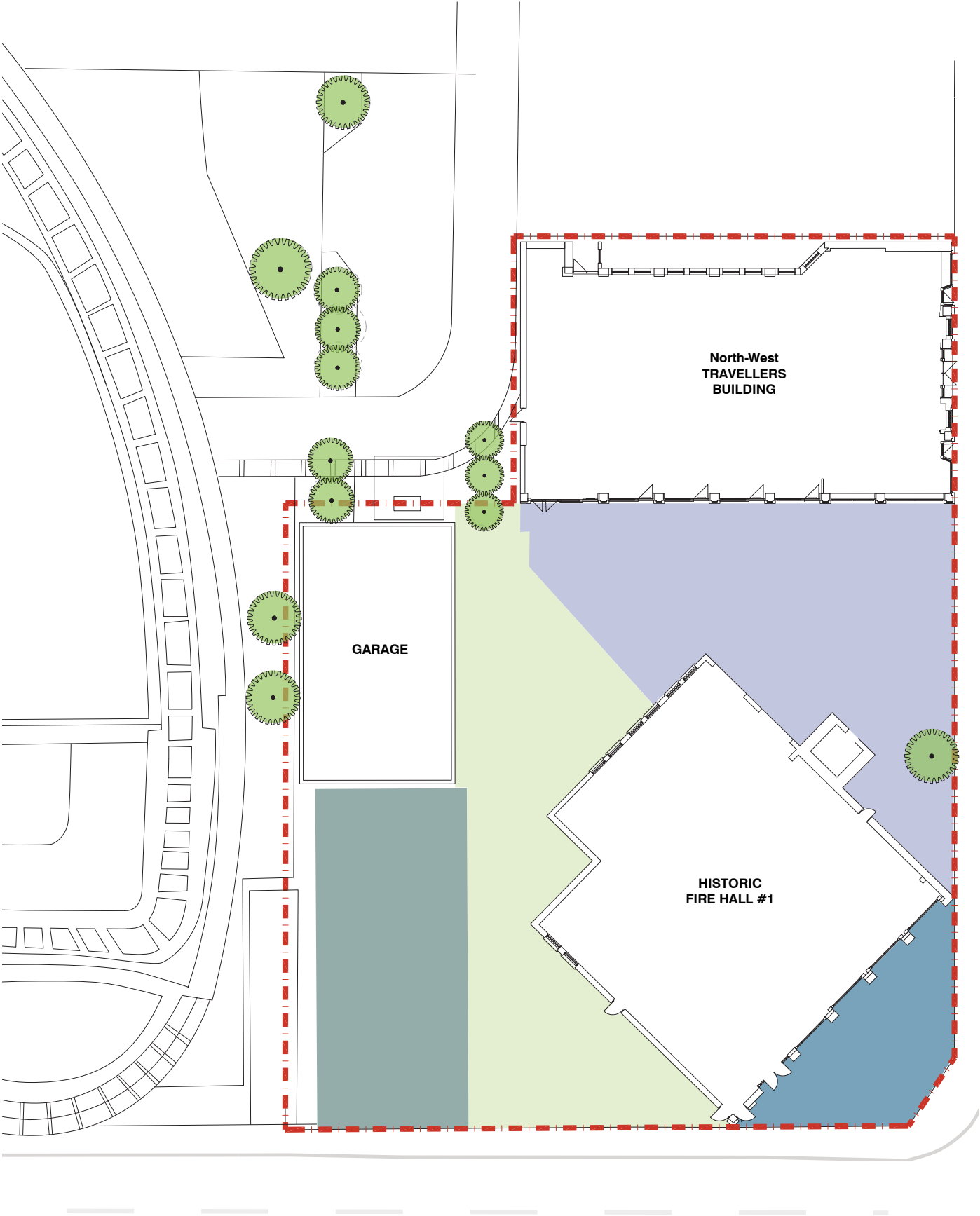
Bordered by the elegant facade of the North-West Travellers Building, which includes a newly restored tiered seating area, the Allee + Entranceway off 1st Street SE is an ideal location for both bistro seating and pop-up market stalls. The wide sun-filled entranceway tapers around the rear northeast corner of the Historic Fire Hall, offering the cozy experience of a European market alleyway within the core of downtown Calgary.

### Corner Feature

The front corner of the Historic Fire Hall is an incredible opportunity for advertising the multitude of experiences available within the interior zones of the site. The stunning historic facade and copper-topped tower are framed by the gleaming Bow building, exemplifying both the historic charm and innovative momentum found within such a distinctive corner of Calgary's downtown. The large bay doors provide visual permeability into the building as well as an eye-catching feature for those passing by. The large setback area gives ample room for temporary or permanent public realm enhancements, with a bold angle of space that speaks to the tenacity of the Fire Hall's original occupants.

### Zones

<div></div>	Garage Programming	<div></div>	Allee + Entranceway
<div></div>	Central Courtyard	<div></div>	Feature Corner



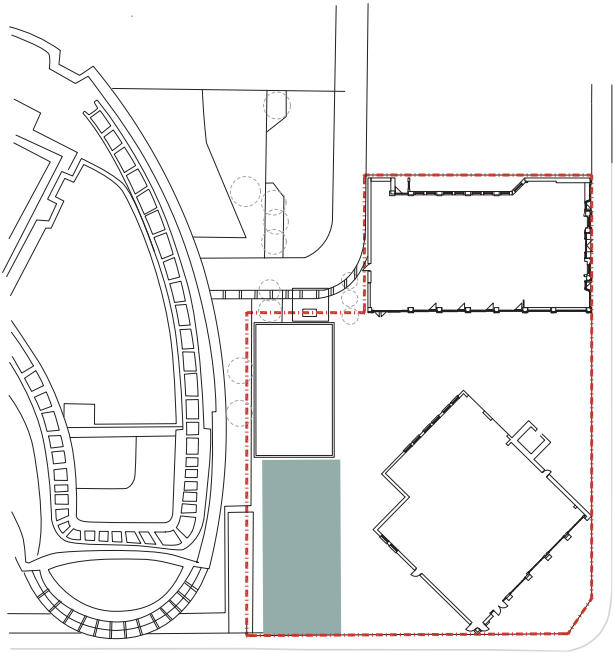


# SITE CONCEPT

## SITE ZONING

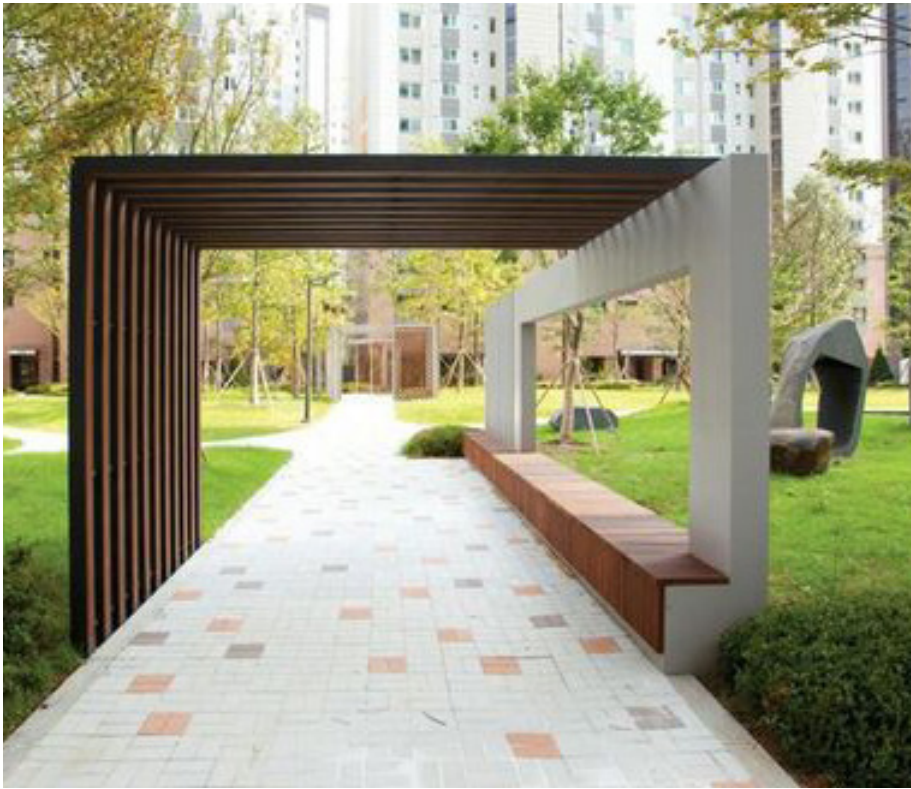
### Garage Programming Precedents

These inspirational images showcase possible public realm enhancements within the Garage Programming Zone, including upgrades to lighting and planting.



### Key Elements

- 1 Surface Treatment
- 2 Feature Planting
- 3 Movable Furniture
- 4 Bike Racks
- 5 Lighting Enhancements



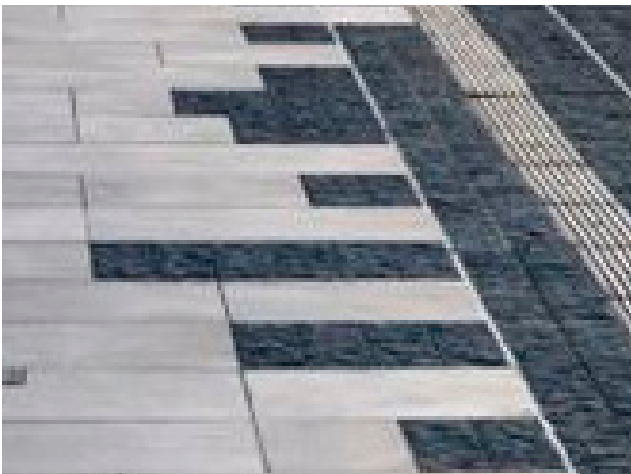
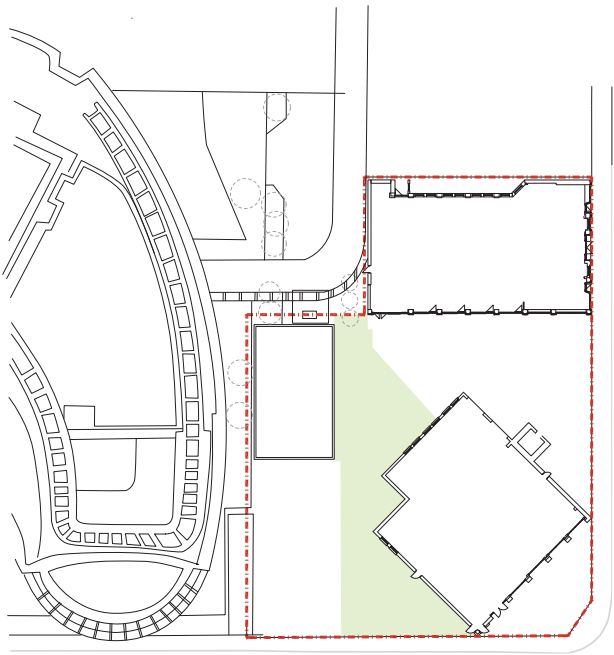


# SITE CONCEPT

## SITE ZONING

### Central Courtyard Precedents

The Central Courtyard Zone could feature enhancements to seating, paving, and planting. Playing on the Historic Fire Hall theme, a large community fire-pit is also showcased below.



### Key Elements

1 Surface Treatment

2 Raised Planters with Seating

3 Enhanced Lighting

4 Fire Feature Area

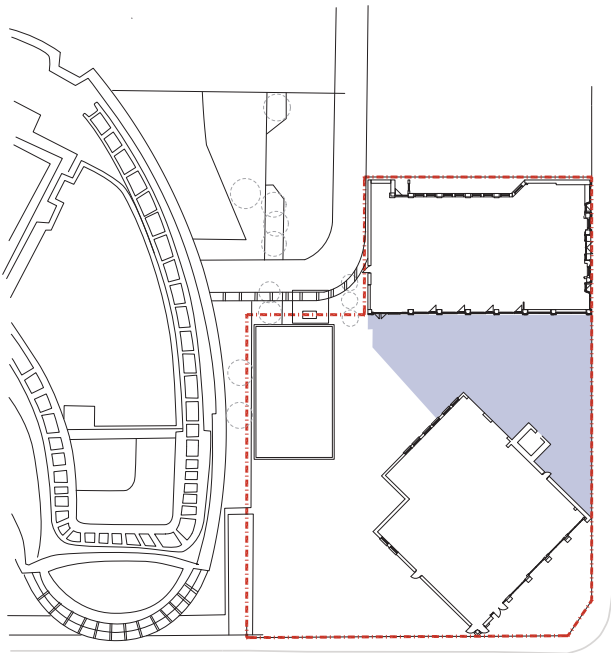


# SITE CONCEPT

## SITE ZONING

### Allée+ Entranceway Precedents

As the primary food and beverage seating area, the Allée+ Entranceway space could include additional furnishings and amenities such as public drinking fountains.



### Key Elements

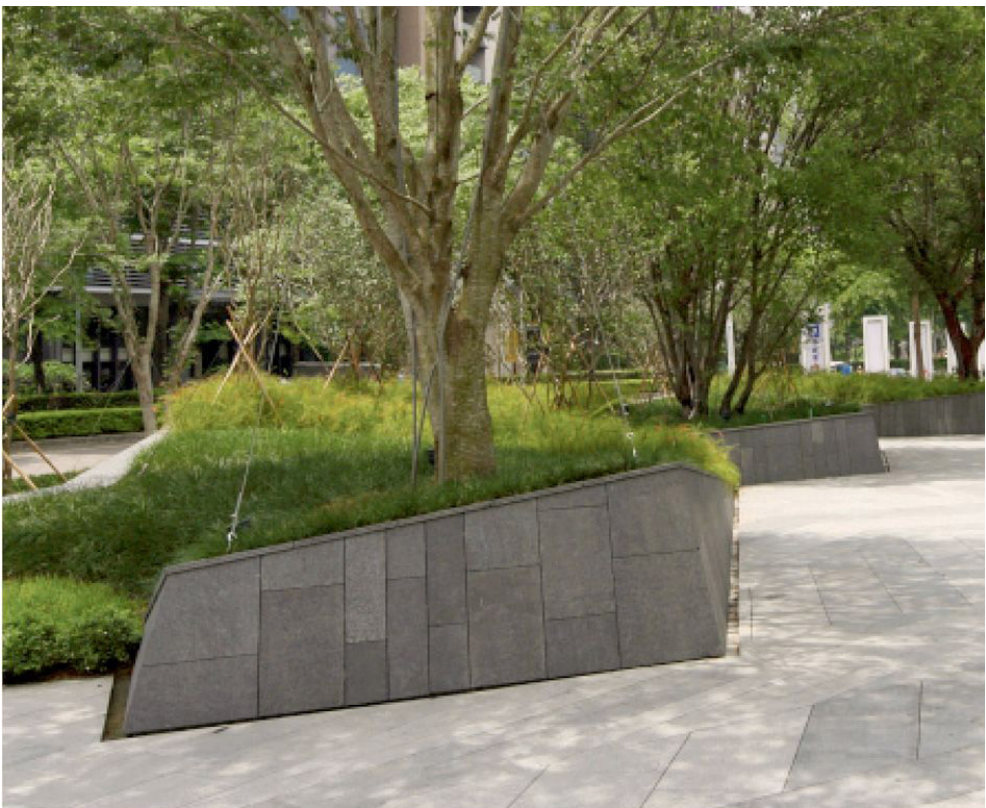
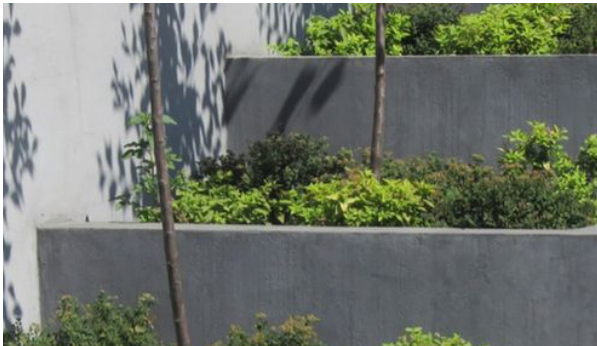
1 Surface Treatment

2 Raised Planters with Seating

3 Feature Planting

4 Enhanced Lighting

5 Bike Racks



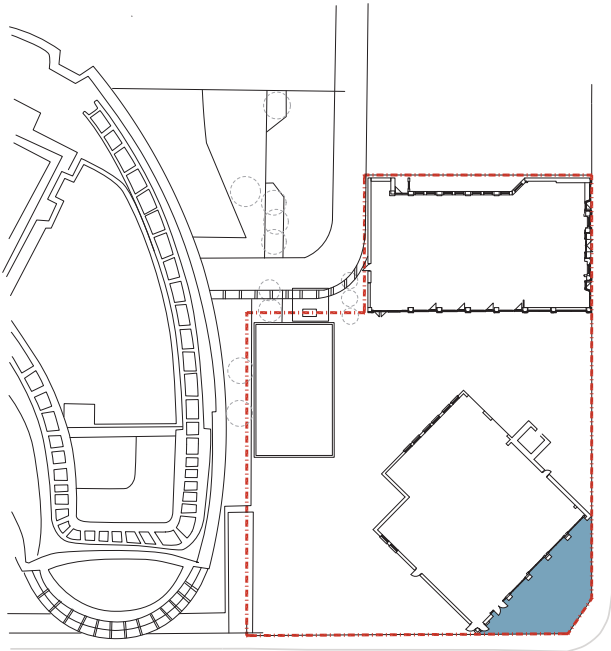


# SITE CONCEPT

## SITE ZONING

### Corner Feature Precedents

The Corner Feature Zone provides an opportunity for pop-up features that advertise the broader scope of programming occurring both within the adjacent buildings as well as within the interior of the site.



### Key Elements

- 1 Seating Planters
- 2 Pop Up Furnishings
- 3 Community Signage





# SITE CONCEPT

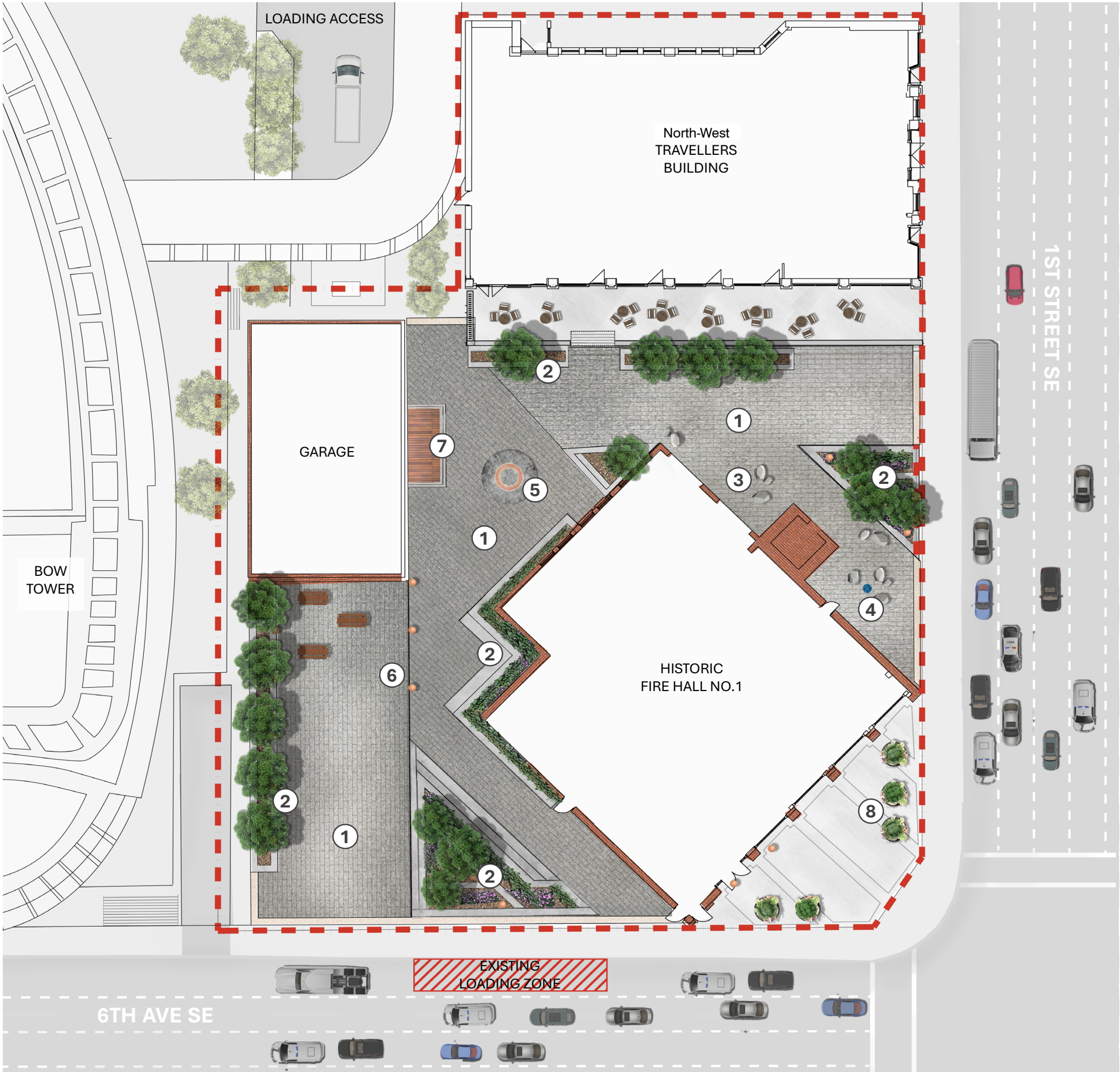
## PASSIVE USES

### Strategy

The proposed landscape plan showcases the potential of the site to become a flexible and functional multi-use amenity to serve both the buildings and surrounding community. Unit paving and permanent lighting will enhance the site to become a destination during day or night. Feature elements such as a stage and sculpture or fire feature will become an attraction to draw in pedestrians from adjacent streets and neighborhood. Select permanent seating elements can be mixed with café or temporary seating depending on the building functions. Additional planting beds, trees and seasonal planters provide a mix of hard and soft surfaces for shade and enjoyment. These landscape provisions can become the baseline for passive site uses, allowing flexibility for more active uses or events (as illustrated in the next section).

### Key Elements

- 1 Paving Enhancements
- 2 Raised Planters with Seating
- 3 Permanent Seating
- 4 Public Water Fountain
- 5 Sculpture or Fire Feature
- 6 Enhanced Site Lighting
- 7 Event / Busker Stage
- 8 Seasonal Planters





# SITE CONCEPT

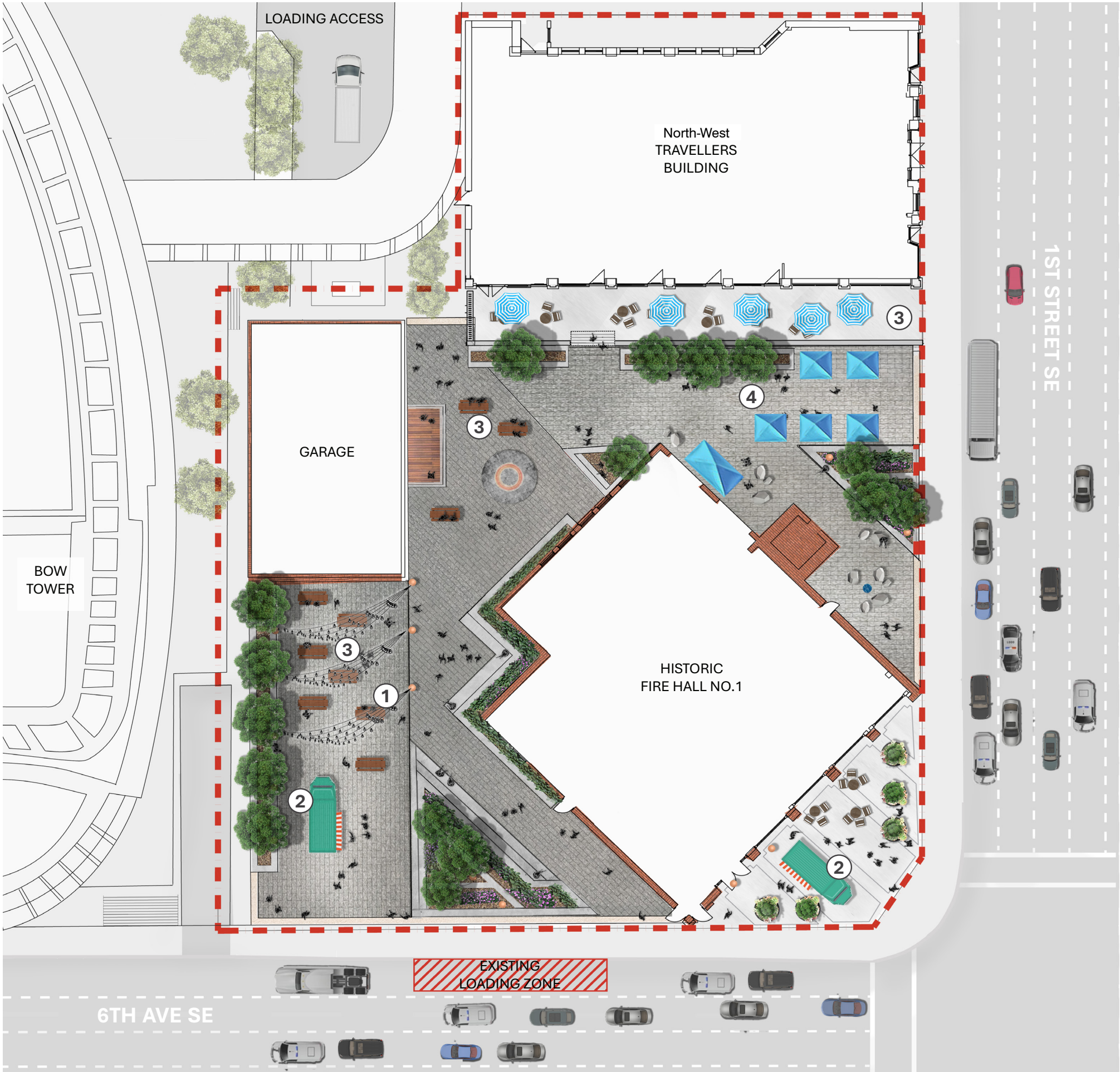
## ACTIVE USES

### Strategy

The proposed landscape plan illustrates how the site can be activated for a variety of programs and events. Additional string or catenary lights can be added to the permanent light features to create an inviting atmosphere for longer hours and seasons. Food truck parking can be accommodated in front of the Fire Hall or garage buildings to provide temporary food sources for events. Additional café or temporary seating can be incorporated in all the different landscape zones. As shown below, pop-up tents can be added in various configurations for markets, garage sales or community events. Activations on the site during summer and fall of 2022 included art festivals, craft days, kids games with water play, movie nights, vintage night markets, skateboarding ramps and a greenhouse . These activations have begun to establish the site as a community hub for arts and culture activities.

### Key Elements

- 1 Decorative Lighting
- 2 Food Truck Parking
- 3 Movable Furniture
- 4 Festival or Market Tents





# BUILDING CONCEPTS

## OVERVIEW

### Buildings Use Strategy

The development of the concept programming was based on the market sounding and financial analyses testing of various programming opportunities that fit the vision, arts and culture community needs, and financial viability expectations of the City. While the various program uses may be applied to the site’s buildings in various ways, the Scenarios referenced in the Market Analysis section of this Master Plan are noted here and illustrated in a series of block plans and stacking diagrams that follow.

### Assumptions

- The Occupancy Loads shown in the document ahead are Code-Based Calculations. An accurate information will depend on the internal spatial layouts proposed by the future Operator.
- The internal furniture in the layouts is shown to provide a rough occupant load estimate. The actual arrangement and load capacity will depend on the configurations provided by the future Operator.
- Modifications / demolition of the existing architectural elements needs to be assessed by the future Operator for its feasibility.
- Barrier free access to the existing building envelope will need to be re-visited as per the future Operator’s proposals.
- The existing building grid may inform the general layout of the buildings depending on the future Operator’s design.

### SCENARIO 1- HIGHEST & BEST USE

#### HISTORIC FIRE HALL 1

Basement - Private Dining + Storage  
Ground Floor - Food and Beverage  
2nd Floor - Food and Beverage

+

#### NORTH-WEST TRAVELLERS BUILDING

Basement - Storage  
Ground Floor - Coffee Shop + Retail  
2nd Floor - Residential  
3rd Floor - Residential

+

#### GARAGE

Seasonal Event Space

### SCENARIO 2- ARTS AND CULTURE CAMPUS

#### HISTORIC FIRE HALL 1

Basement - Storage  
Ground Floor - Theatre  
2nd Floor - Meeting Rooms + Rehearsal Space

+

#### NORTH-WEST TRAVELLERS BUILDING

Basement - Storage  
Ground Floor - Coffee Shop + Retail + Gallery  
2nd Floor - Gallery  
3rd Floor - Artist Studios

+

#### GARAGE

Seasonal Event Space







# BUILDING CONCEPTS

## NORTH-WEST TRAVELLERS BUILDING

### MAIN FLOOR LEVEL

#### Scenario 1- Retail + Cafe



Additional washrooms may be needed

#### Scenario 2- Retail + Cafe + Gallery



Additional washrooms may be needed

#### General Legend

Common areas	Elevators / shafts	Heritage elements
Stairs	Washrooms	Heritage ceiling
Office	Storage	Stair access

#### NWT Legend

Gallery	Residential
Retail	Artist Studios
Cafe	

#### Technical Information

- Approx total Rentable Area:**  
435 m2 / 4582 ft2
- Approx Usable Area:**  
Coffee Shop = 93 m2 / 1001 ft2  
Retail = 257 m2 / 2766 ft2
- Occupancy Classification:**  
Group A, Division 2
- Occupancy Load assumed to support:**  
Retail: 70 people  
Coffee Shop: approx 36-40 people
- Existing Acoustic Separation:**  
Acoustic ceiling in the washrooms
- Existing Fire Separation:**  
Sprinklered throughout



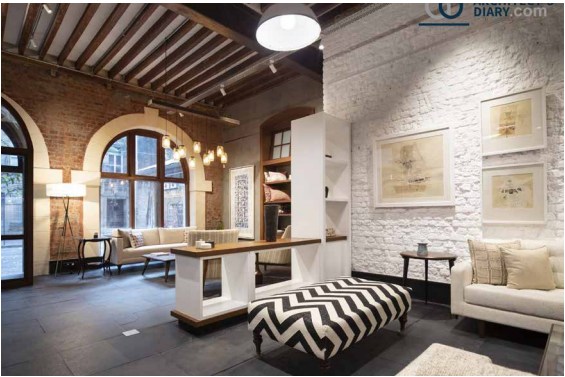
Rustic cafeteria aesthetics



Exposed and open retail space layout

#### Technical Information

- Approx total Rentable Area:**  
446 m2 / 4800 ft2
- Approx Usable Area:**  
Coffee Shop = 125 m2 / 1345 ft2  
Retail = 133 m2 / 1432 ft2  
Gallery = 106 m2 / 1141 ft2
- Occupancy Classification:**  
Group A, Division 2
- Occupancy Load assumed to support:**  
Retail: 36 people  
Coffee Shop: approx 36-40 people  
Gallery: approx 265 people
- Existing Acoustic Separation:**  
Acoustic ceiling in the washrooms
- Existing Fire Separation:**  
Sprinklered throughout



Open floor concept within the programmatic spaces



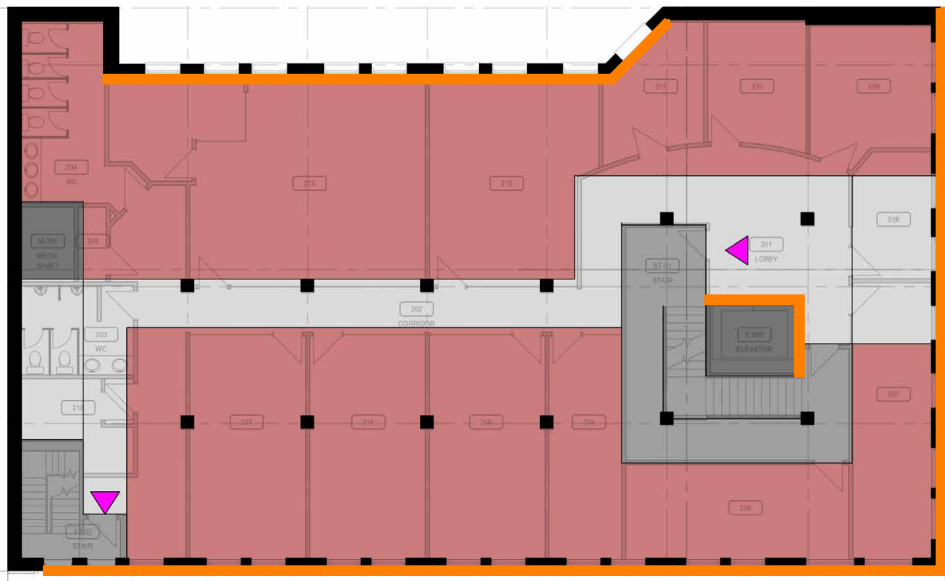


# BUILDING CONCEPTS

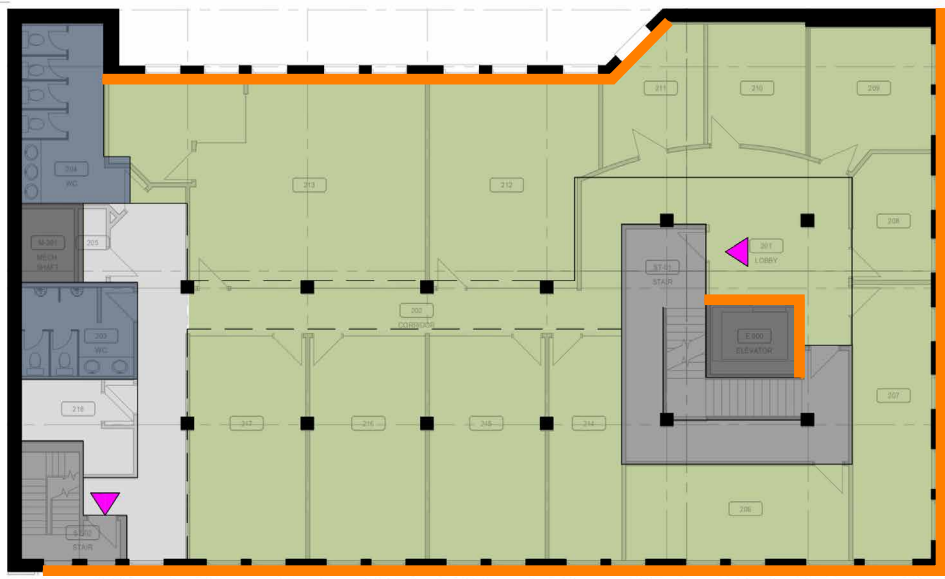
## NORTH-WEST TRAVELLERS BUILDING

### SECOND FLOOR LEVEL

#### Scenario 1- Residential



#### Scenario 2- Gallery



#### General Legend

Common areas	Elevators / shafts	Heritage elements
Stairs	Washrooms	Heritage ceiling
Office	Storage	Stair access

#### NWT Legend

Gallery	Residential
Retail	Artist Studios
Cafe	

#### Technical Information

- **Approx total Rentable Area:**  
432 m2 / 4650 ft2
- **Approx Usable Area:**  
Residential = 340 m2 / 3660 ft2  
(approx average micro-unit area: 38m2 / 410ft2)
- **Occupancy Classification:**  
Group C
- **Occupancy Load assumed to support:**  
9 units = 9-12 people
- **Existing Acoustic Separation:**  
Acoustic ceiling in the washrooms
- **Existing Fire Separation:**  
Sprinklered throughout



Micro-units with efficient internal planning

#### Technical Information

- **Approx total Rentable Area:**  
432 m2 / 4650 ft2
- **Approx Usable Area:**  
Gallery = 333 m2 / 3584 ft2
- **Occupancy Classification:**  
Group A, Division 2
- **Occupancy Load assumed to support:**  
approx 500 people (standing)
- **Existing Acoustic Separation:**  
Acoustic ceiling in the washrooms
- **Existing Fire Separation:**  
Sprinklered throughout



Large, open and well-lit gallery spaces with multiple furniture layout opportunities.

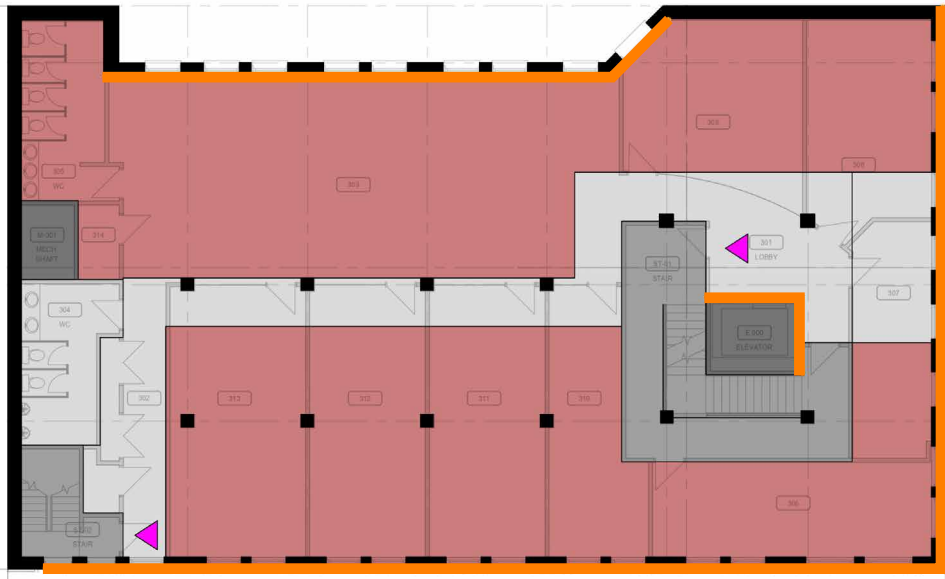


# BUILDING CONCEPTS

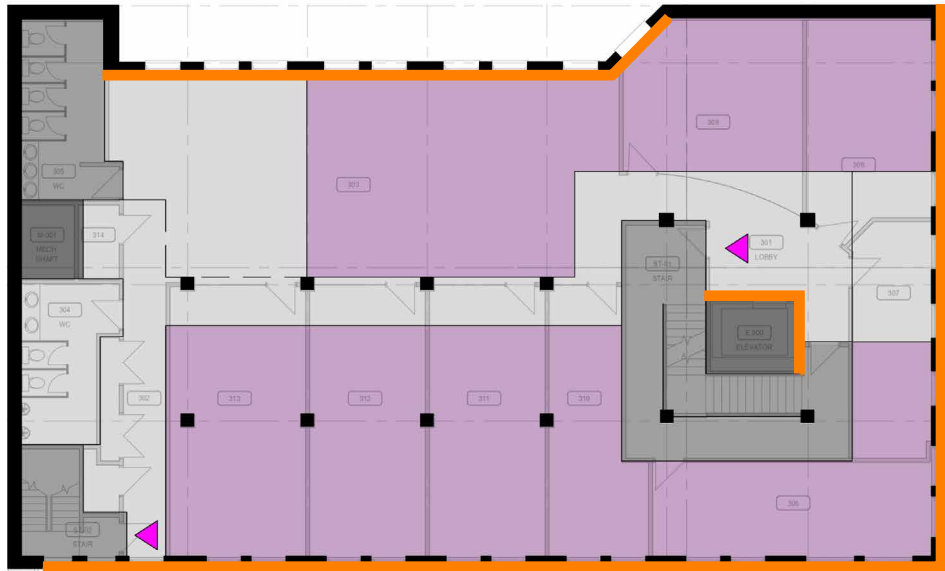
## NORTH-WEST TRAVELLERS BUILDING

### THIRD FLOOR LEVEL

#### Scenario 1- Residential



#### Scenario 2- Artist Studios



#### General Legend

Common areas	Elevators / shafts	Heritage elements
Stairs	Washrooms	Heritage ceiling
Office	Storage	Stair access

#### NWT Legend

Gallery	Residential
Retail	Artist Studios
Cafe	

#### Technical Information

- Approx total Rentable Area:**  
432 m2 / 4650 ft2
- Approx Usable Area:**  
Residential = 330 m2 / 3552 ft2  
(approx average micro-unit area: 37m2 / 395ft2)
- Occupancy Classification:**  
Group C
- Occupancy Load assumed to support:**  
9 units = 9-12 people
- Existing Acoustic Separation:**  
Acoustic ceiling in the washrooms
- Existing Fire Separation:**  
Sprinklered throughout



Micro-units with efficient internal planning

#### Technical Information

- Approx total Rentable Area:**  
432 m2 / 4650 ft2
- Approx Usable Area:**  
Artist Studios = 269 m2 / 2895 ft2
- Occupancy Classification:**  
Group A2 or F3 - based on the program use
- Occupancy Load assumed to support:**  
7-9 Studios = 9 people
- Existing Acoustic Separation:**  
Acoustic ceiling in the washrooms
- Existing Fire Separation:**  
Sprinklered throughout



Artist studios with built-in workspaces



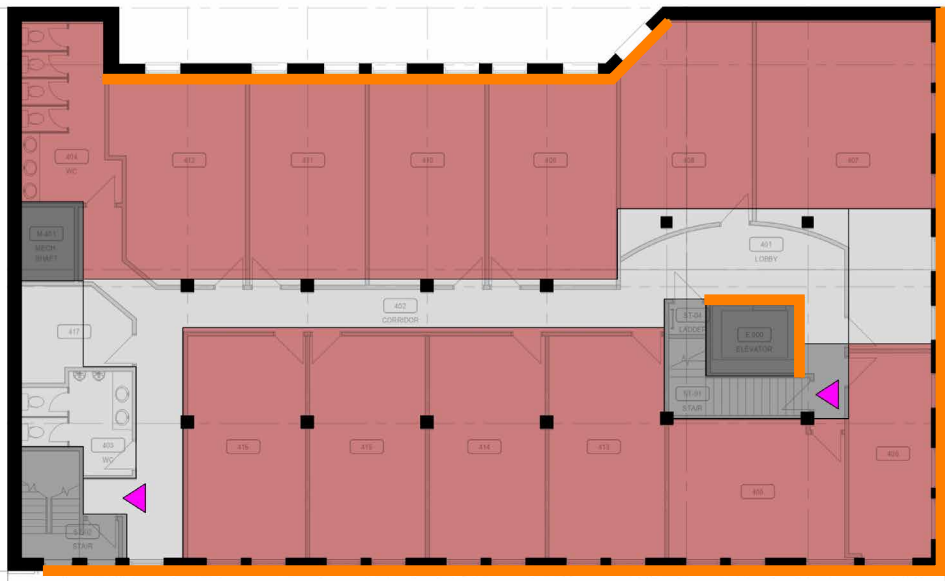


# BUILDING CONCEPTS

## NORTH-WEST TRAVELLERS BUILDING

### FOURTH FLOOR LEVEL

#### Scenario 1- Residential



#### Scenario 2- Arts Hub + Co-Op Offices



#### General Legend

Common areas	Elevators / shafts	Heritage elements
Stairs	Washrooms	Heritage ceiling
Office	Storage	Stair access

#### NWT Legend

Gallery	Residential
Retail	Artist Studios
Cafe	

#### Technical Information

- Approx total Rentable Area:**  
455 m<sup>2</sup> / 4897 ft<sup>2</sup>
- Approx Usable Area:**  
Residential = 356 m<sup>2</sup> / 3832 ft<sup>2</sup>  
(approx average micro-unit area: 40m<sup>2</sup> / 425ft<sup>2</sup>)
- Occupancy Classification:**  
Group C
- Occupancy Load assumed to support:**  
9 units = 9-12 people
- Existing Acoustic Separation:**  
Acoustic ceiling in the washrooms
- Existing Fire Separation:**  
Sprinklered throughout



Micro-units with efficient internal planning

#### Technical Information

- Approx total Rentable Area:**  
455 m<sup>2</sup> / 4897 ft<sup>2</sup>
- Approx Usable Area:**  
Co-Op Offices = 168 m<sup>2</sup> / 1808 ft<sup>2</sup>  
Arts Hub Office = 139 m<sup>2</sup> / 1496 ft<sup>2</sup>
- Occupancy Classification:**  
Group D
- Occupancy Load assumed to support:**  
30-35 People
- Existing Acoustic Separation:**  
Acoustic ceiling in the washrooms
- Existing Fire Separation:**  
Sprinklered throughout



Open-floor concept office layout



Office aesthetics

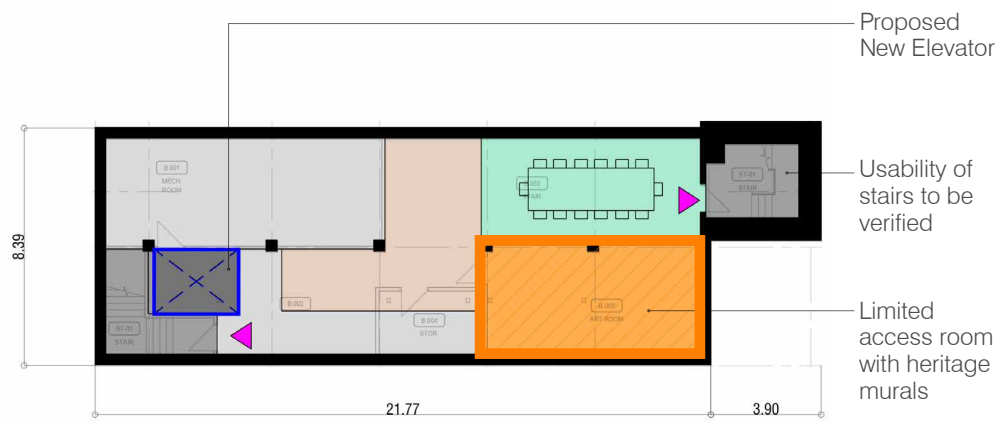


# BUILDING CONCEPTS

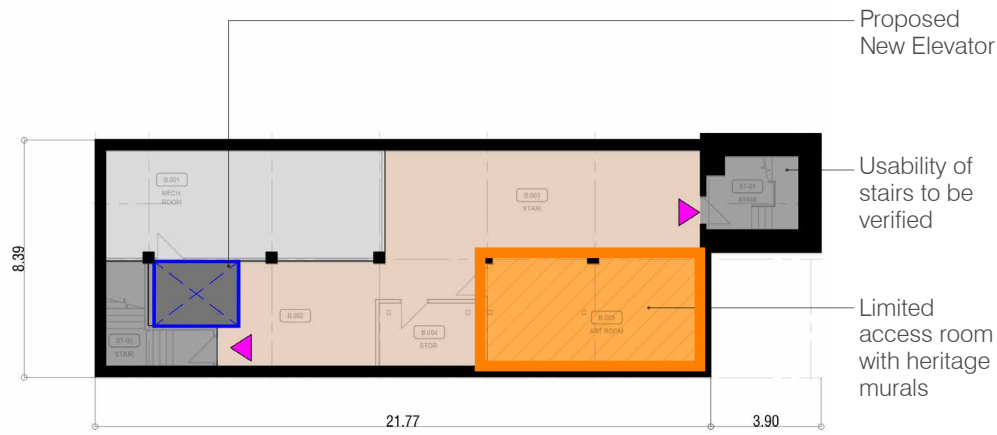
## HISTORICAL FIRE HALL NO.1

### BASEMENT LEVEL

#### Scenario 1- Private Dining + Storage



#### Scenario 2- Storage



#### General Legend

Common areas	Elevators / shafts	Heritage elements
Stairs	Washrooms	Heritage ceiling
Office	Storage	Stair access

#### HFH1 Legend

Private Dining	Rehearsal Space
Food & Beverage	
Theatre	

#### Technical Information

- Approx total Rentable Area:**  
113m<sup>2</sup> / 1213ft<sup>2</sup> (without mural room)  
144m<sup>2</sup> / 1550ft<sup>2</sup> (with mural room)
- Approx Usable Area:**  
Storage = 29 m<sup>2</sup> / 312 ft<sup>2</sup>  
Private Dining = 28 m<sup>2</sup> / 300 ft<sup>2</sup>  
Mural Room = 31 m<sup>2</sup> / 336 ft<sup>2</sup>
- Occupancy Classification:**  
Group A, Division 2
- Occupancy Load assumed to support:**  
12-15 People (fixed seating)
- Existing Acoustic Separation:**  
None
- Existing Fire Separation:**  
None



Possibilities of a dining space along with the heritage sensitive Mural room

#### Technical Information

- Approx total Rentable Area:**  
113m<sup>2</sup> / 1213ft<sup>2</sup> (without mural room)  
144m<sup>2</sup> / 1550ft<sup>2</sup> (with mural room)
- Approx Usable Area:**  
Storage = 74 m<sup>2</sup> / 798 ft<sup>2</sup>
- Occupancy Classification:**  
Group A, Division 2
- Occupancy Load assumed to support:**  
Storage: 2 People
- Existing Acoustic Separation:**  
None
- Existing Fire Separation:**  
None



Existing wall murals in the Historic Fire Hall #1

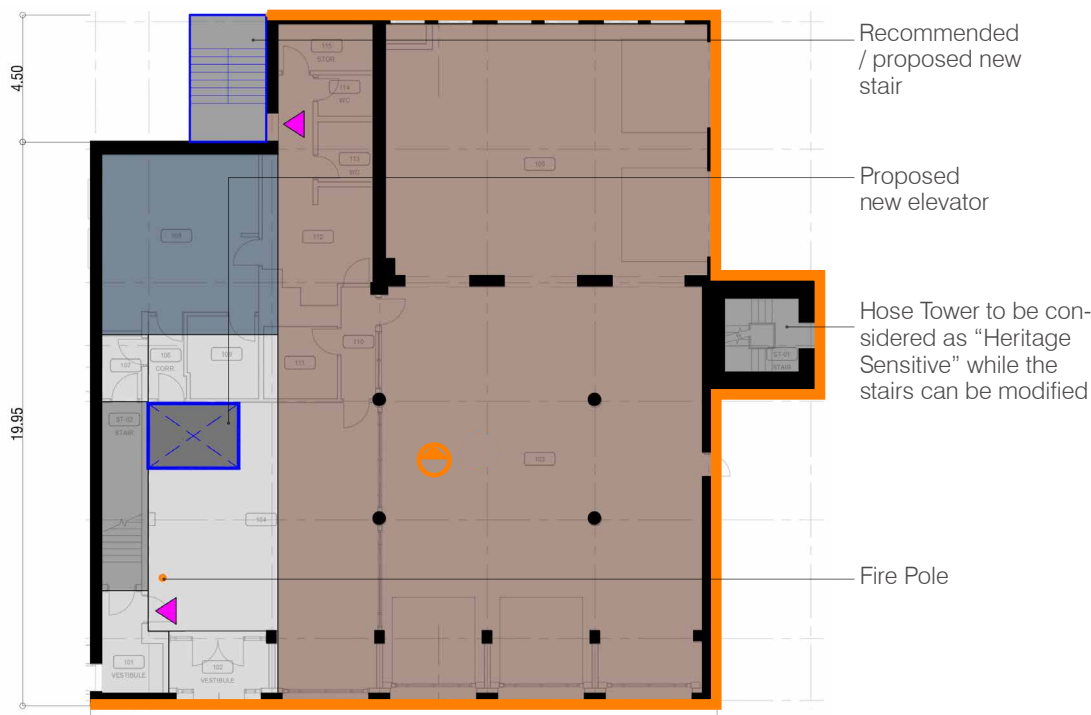


# BUILDING CONCEPTS

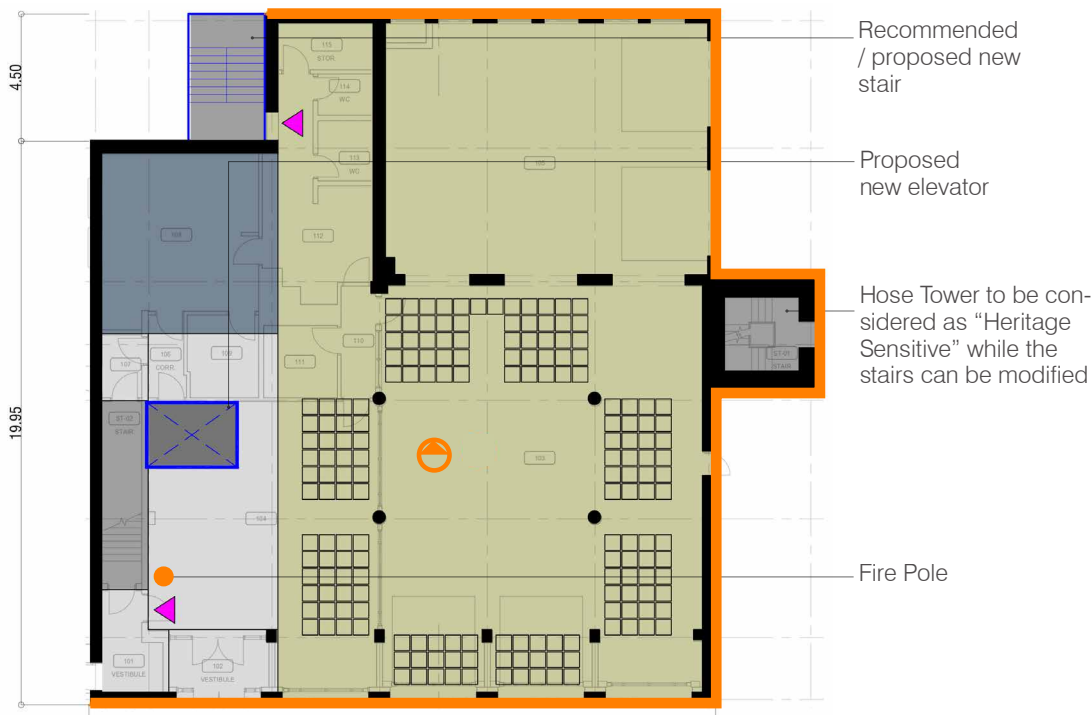
## HISTORICAL FIRE HALL NO.1

### MAIN FLOOR LEVEL

#### Scenario 1- Food & Beverage



#### Scenario 2- Theatre



#### General Legend

Common areas	Elevators / shafts	Heritage elements
Stairs	Washrooms	Heritage ceiling
Office	Storage	Stair access

#### HFH1 Legend

Private Dining	Rehearsal Space
Food & Beverage	
Theatre	

#### Technical Information

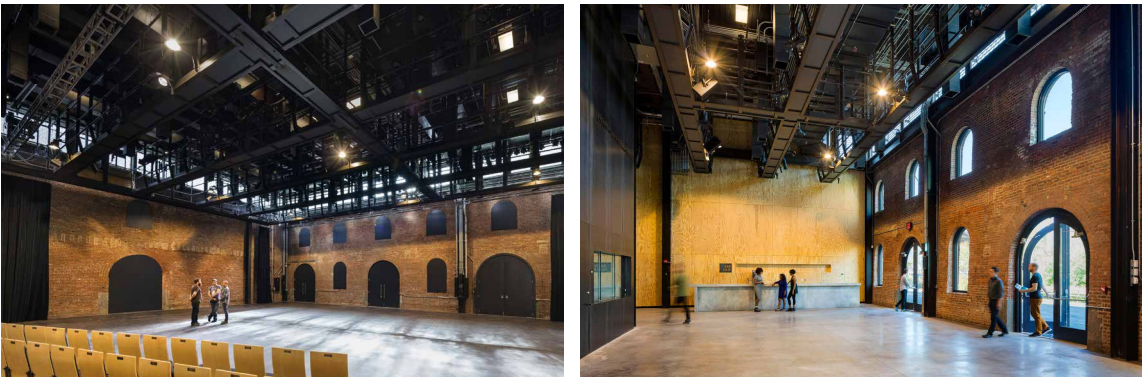
- **Approx total Rentable Area:**  
454m<sup>2</sup> / 4887ft<sup>2</sup>
- **Approx Usable Area:**  
Food & Beverage = 353 m<sup>2</sup> / 3780 ft<sup>2</sup>
- **Occupancy Classification:**  
Group A, Division 2
- **Occupancy Load assumed to support:**  
225 People
- **Existing Acoustic Separation:**  
Acoustic ceiling present
- **Existing Fire Separation:**  
None



Food and Beverage hall internal space look and feel

#### Technical Information

- **Approx total Rentable Area:**  
454m<sup>2</sup> / 4887ft<sup>2</sup>
- **Approx Usable Area:**  
Theatre = 353 m<sup>2</sup> / 3780 ft<sup>2</sup>
- **Occupancy Classification:**  
Group A, Division 1
- **Occupancy Load assumed to support:**  
Theatre: 175-200 People
- **Existing Acoustic Separation:**  
Acoustic ceiling present
- **Existing Fire Separation:**  
None



Theatre arrangement like a 'black box' within a heritage building

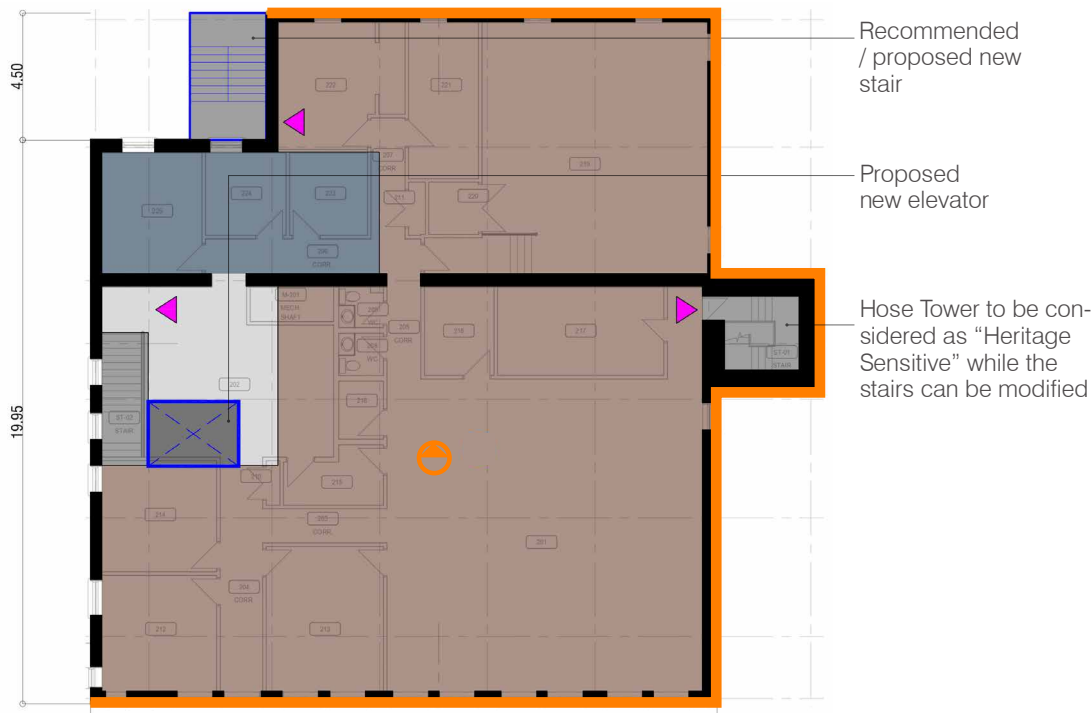


# BUILDING CONCEPTS

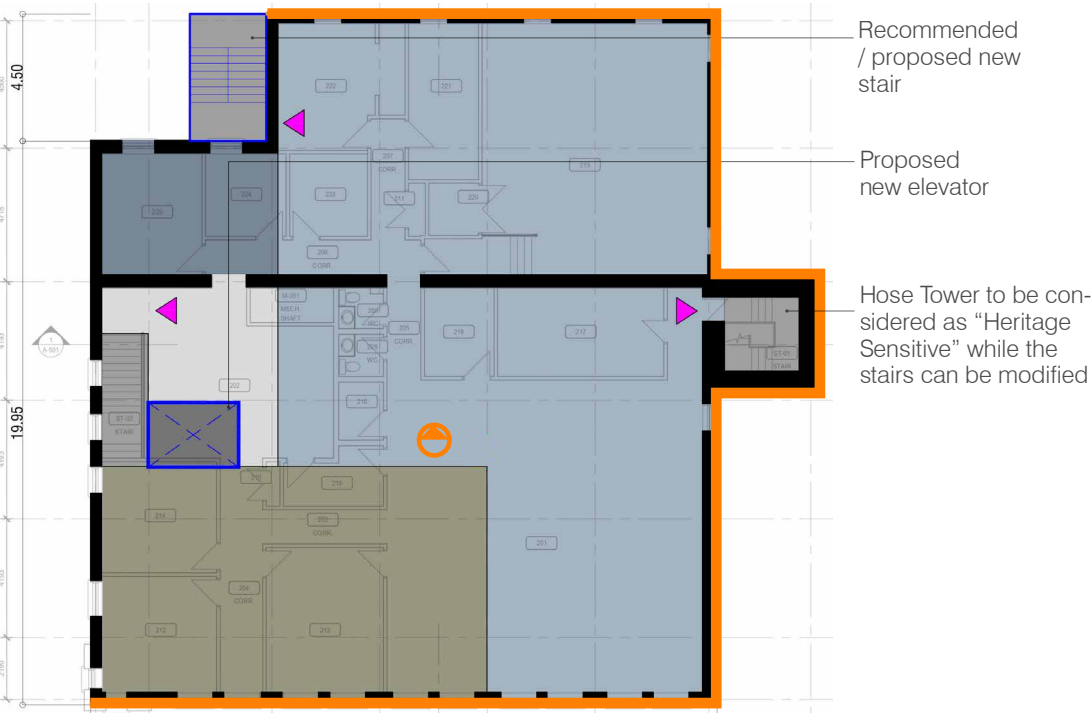
## HISTORICAL FIRE HALL NO.1

### SECOND FLOOR LEVEL

#### Scenario 1- Food & Beverage



#### Scenario 2- Workshare / Co-Op Offices + Rehearsal Space



#### General legend

Common areas	Elevators / shafts	Heritage elements
Stairs	Washrooms	Heritage ceiling
Office	Storage	Stair access

#### HFH1 Legend

Private Dining	Rehearsal Space
Food & Beverage	
Theatre	

#### Technical Information

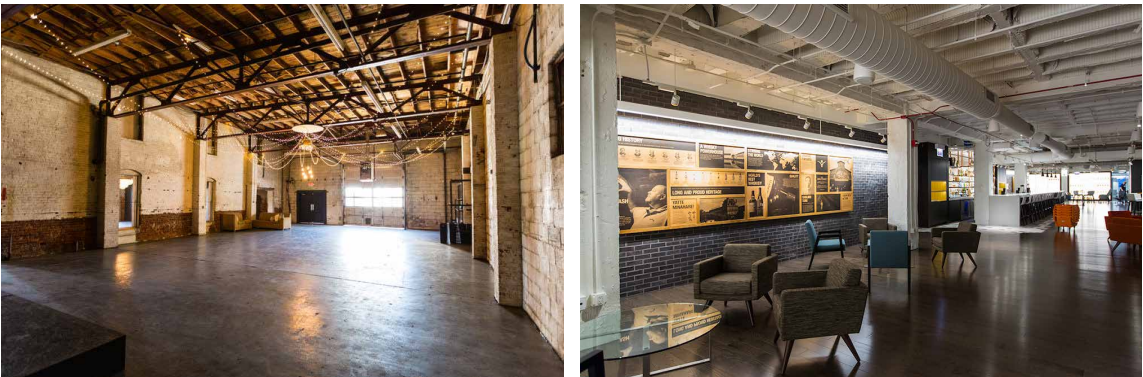
- Approx total Rentable Area:**  
454m<sup>2</sup> / 4887ft<sup>2</sup>
- Approx Usable Area:**  
Food & Beverage = 385 m<sup>2</sup> / 4144 ft<sup>2</sup>
- Occupancy Classification:**  
Group A, Division 2
- Occupancy Load assumed to support:**  
225 People
- Existing Acoustic Separation:**  
Acoustic ceiling present
- Existing Fire Separation:**  
None



Rough and rustic interior aesthetics within a heritage building

#### Technical Information

- Approx total Rentable Area:**  
454m<sup>2</sup> / 4887ft<sup>2</sup>
- Approx Usable Area:**  
Office + Meeting Rooms = 294 m<sup>2</sup> / 3164 ft<sup>2</sup>  
Rehearsal Space = 108 m<sup>2</sup> / 1163 ft<sup>2</sup>
- Occupancy Classification:**  
Group A, Division 2 + Group D
- Occupancy Load assumed to support:**  
Office + Meeting Rooms = 30 People  
Rehearsal Space = 55-58 People
- Existing Acoustic Separation:**  
Acoustic ceiling present
- Existing Fire Separation:**  
None



Rehearsal space aesthetics

Open-floor concept office layout

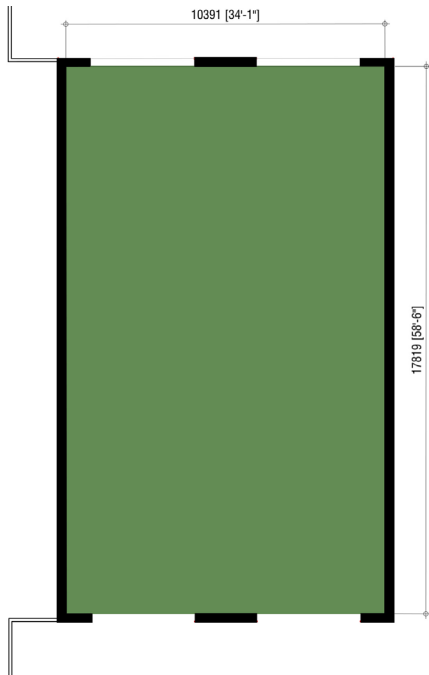


# BUILDING CONCEPTS










## GARAGE

### MAIN FLOOR LEVEL


#### Scenario 1 & 2- Seasonal Event Space



#### General legend

	Common areas		Elevators / shafts		Heritage elements
	Stairs		Washrooms		Heritage ceiling
	Office		Storage		Stair access

#### Garage Legend

	Seasonal event space
---	----------------------

#### Technical Information

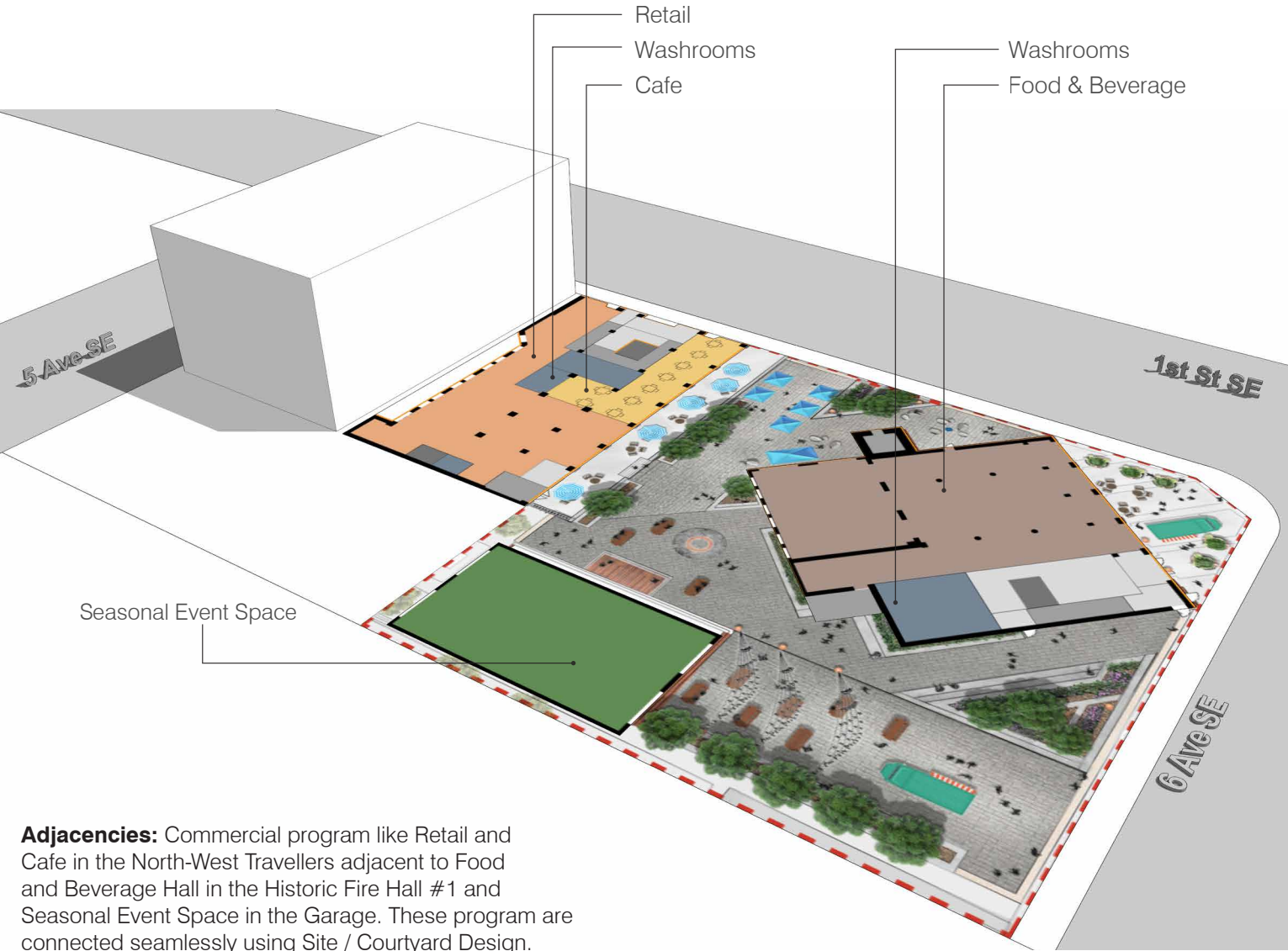
- **Approx total Rentable Area:**  
200m2 / 2152ft2
- **Approx Usable Area:**  
Seasonal Event Space= 200 m2 / 2152 ft2
- **Occupancy Classification:**  
Group A, Division 2
- **Occupancy Load assumed to support:**  
Approx 250 People
- **Existing Acoustic Separation:**  
None
- **Existing Fire Separation:**  
None



# BUILDING CONCEPTS

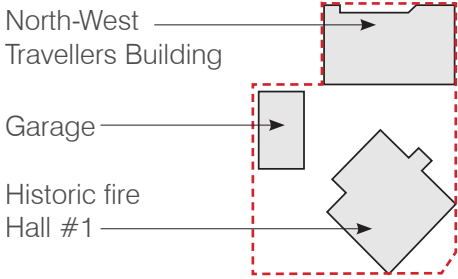
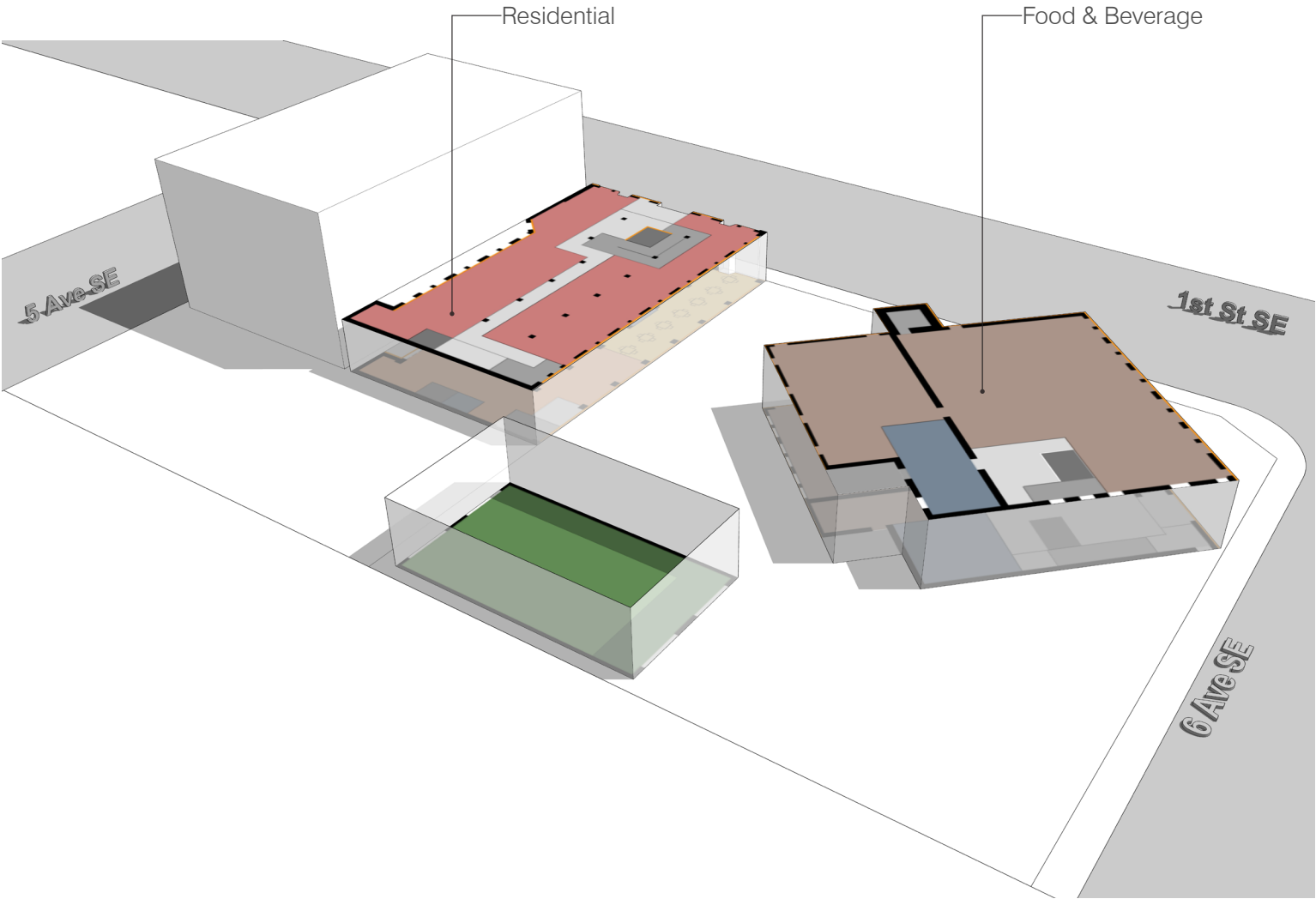
## STACKING- SCENARIO 1

Scenario 1- Main Floor



**Adjacencies:** Commercial program like Retail and Cafe in the North-West Travellers adjacent to Food and Beverage Hall in the Historic Fire Hall #1 and Seasonal Event Space in the Garage. These program are connected seamlessly using Site / Courtyard Design.

Scenario 1- Second Floor

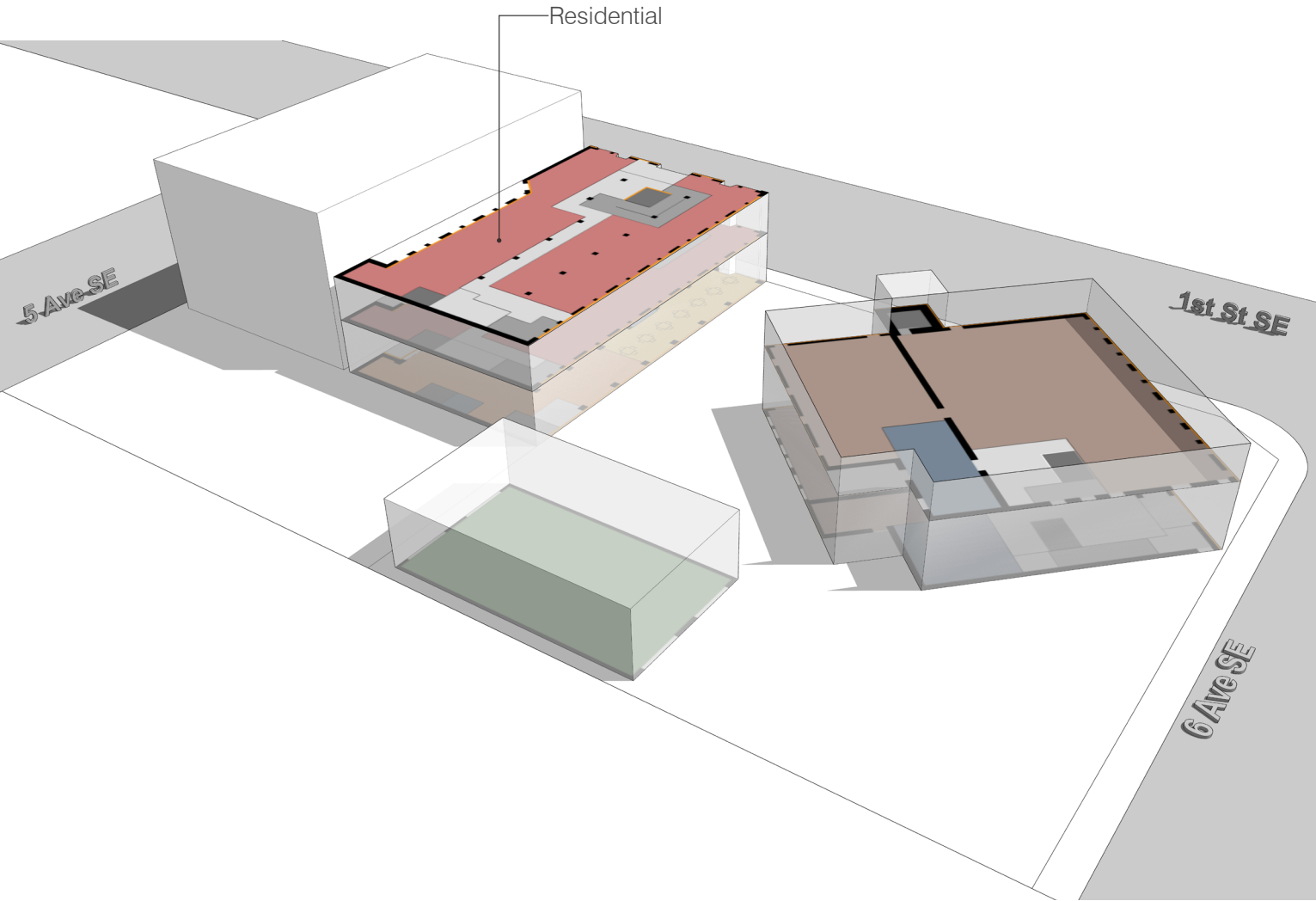




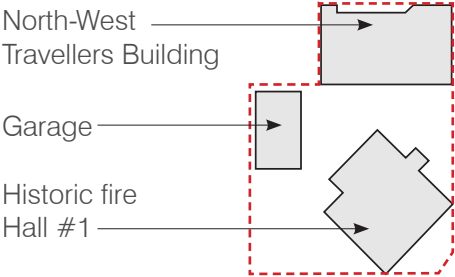
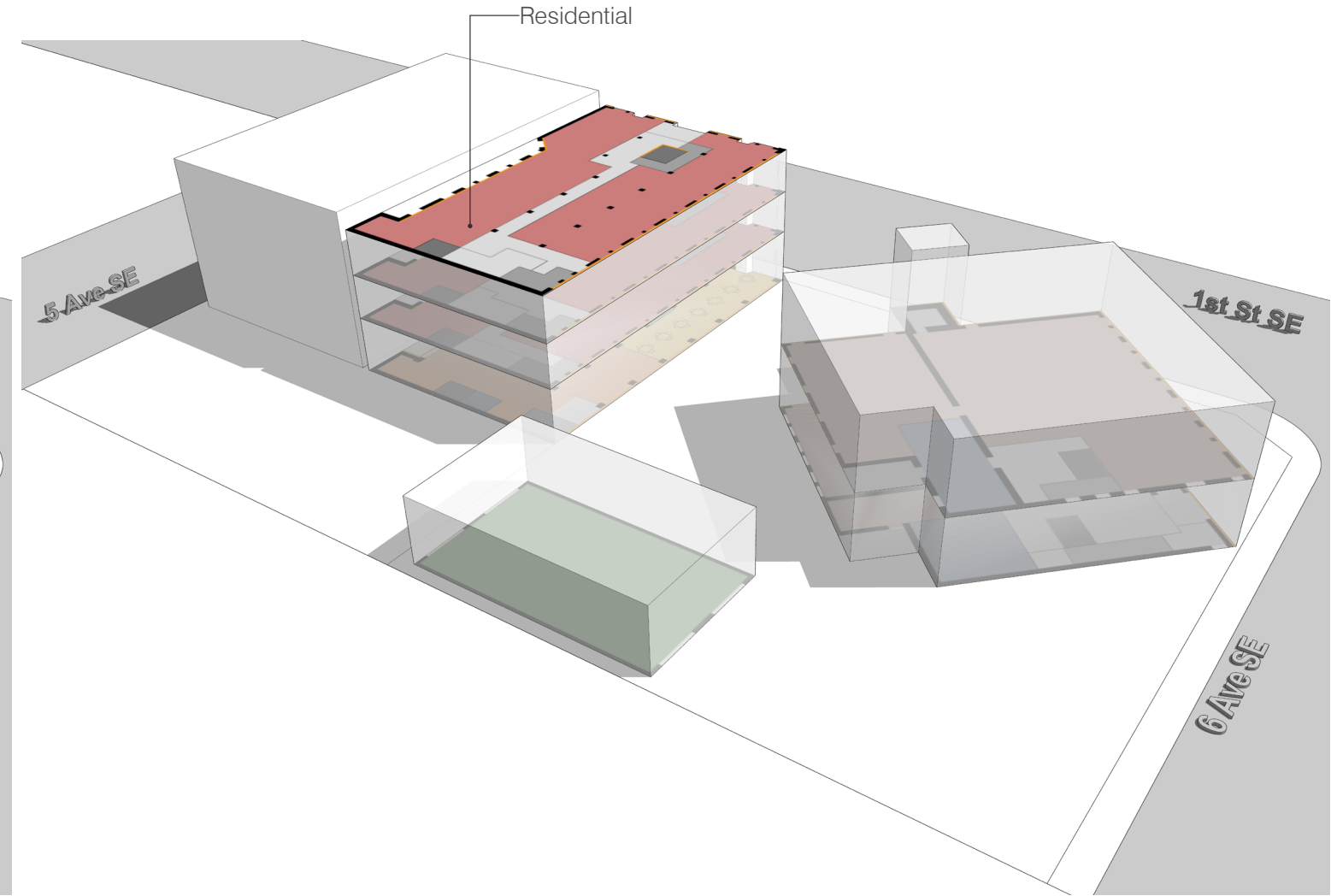
# BUILDING CONCEPTS

## STACKING- SCENARIO 1

Scenario 1- Third Floor



Scenario 1- Fourth Floor

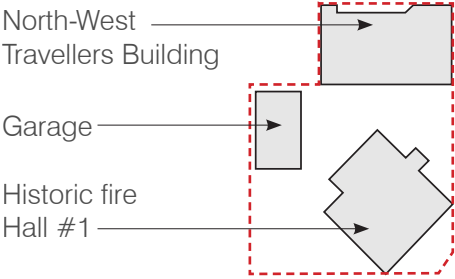
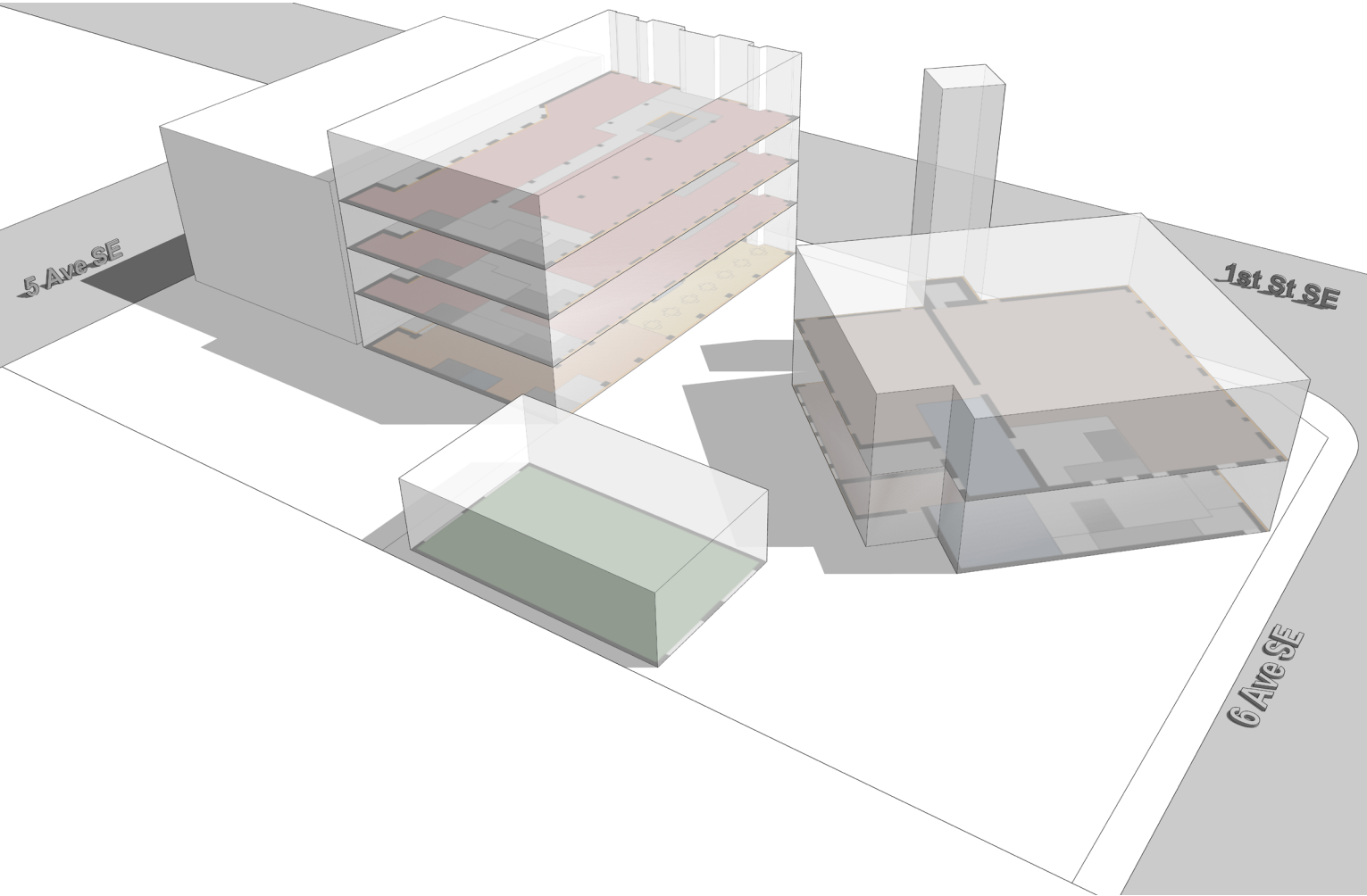




# BUILDING CONCEPTS

## STACKING- SCENARIO 1

Scenario 1- Roof Level

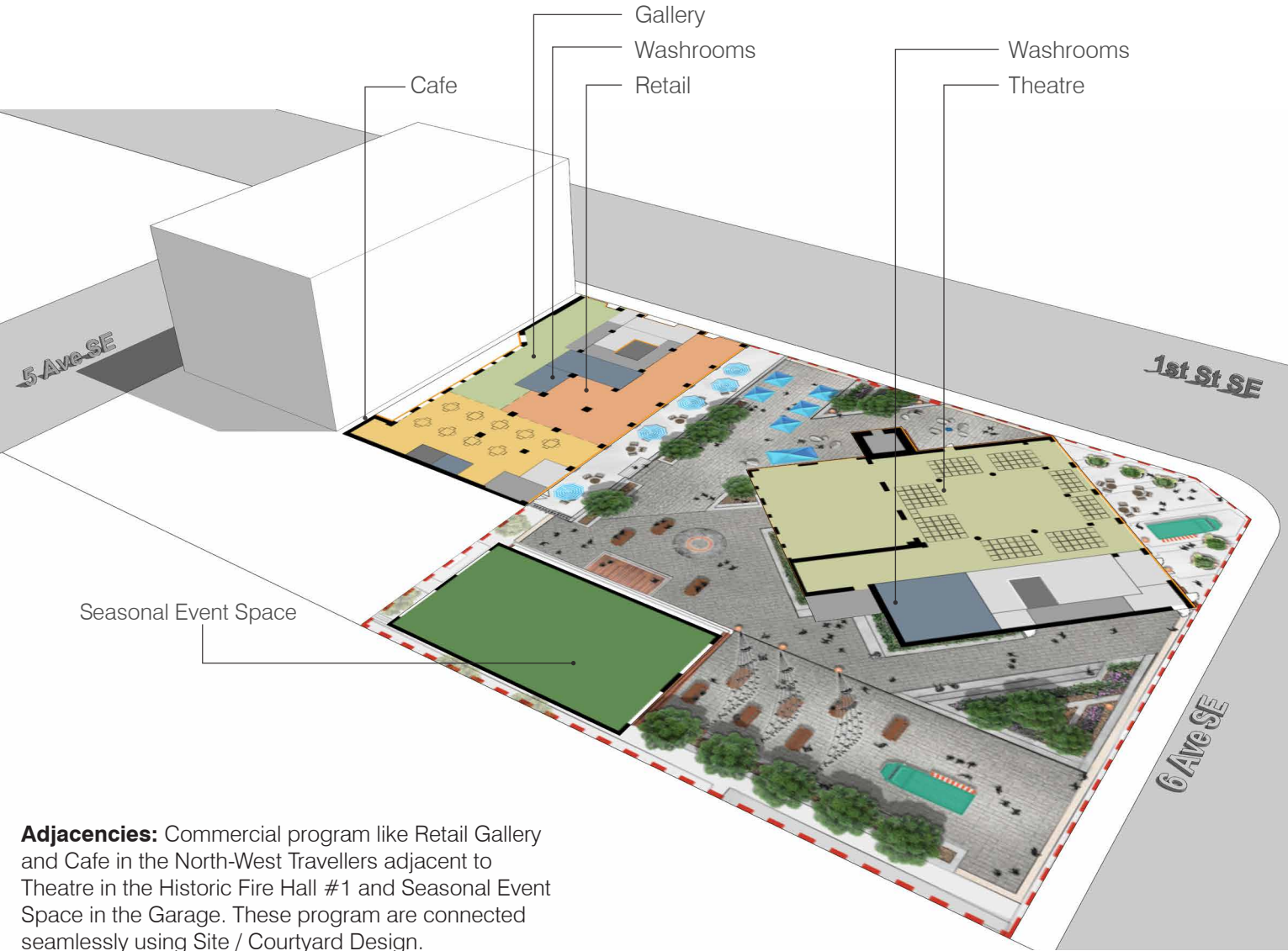




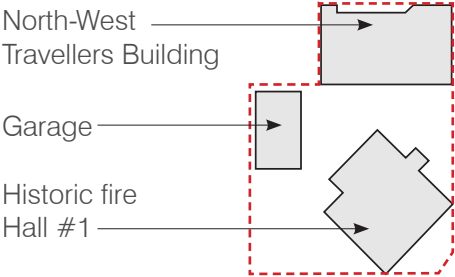
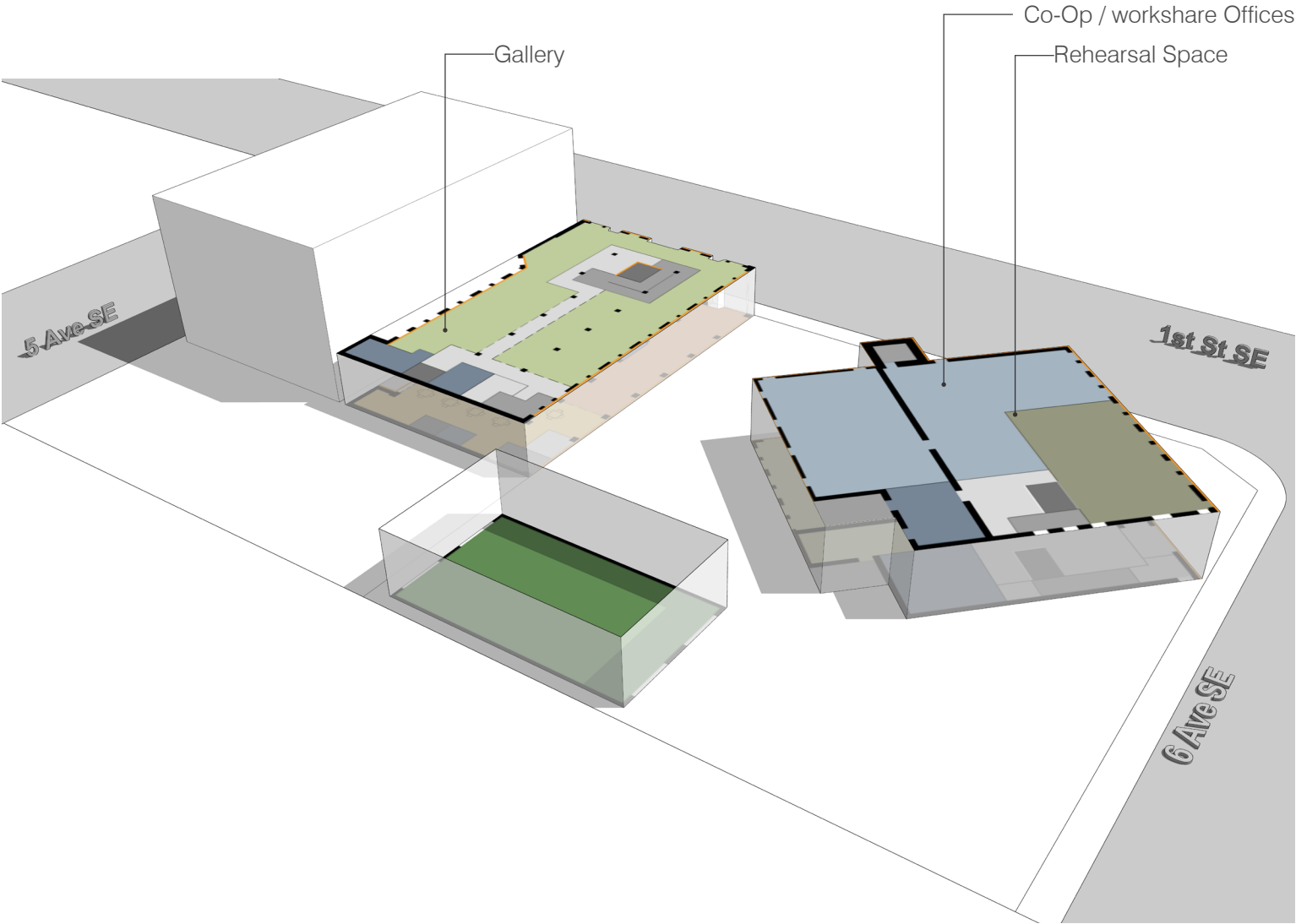
# BUILDING CONCEPTS

## STACKING- SCENARIO 2

Scenario 2- Main Floor



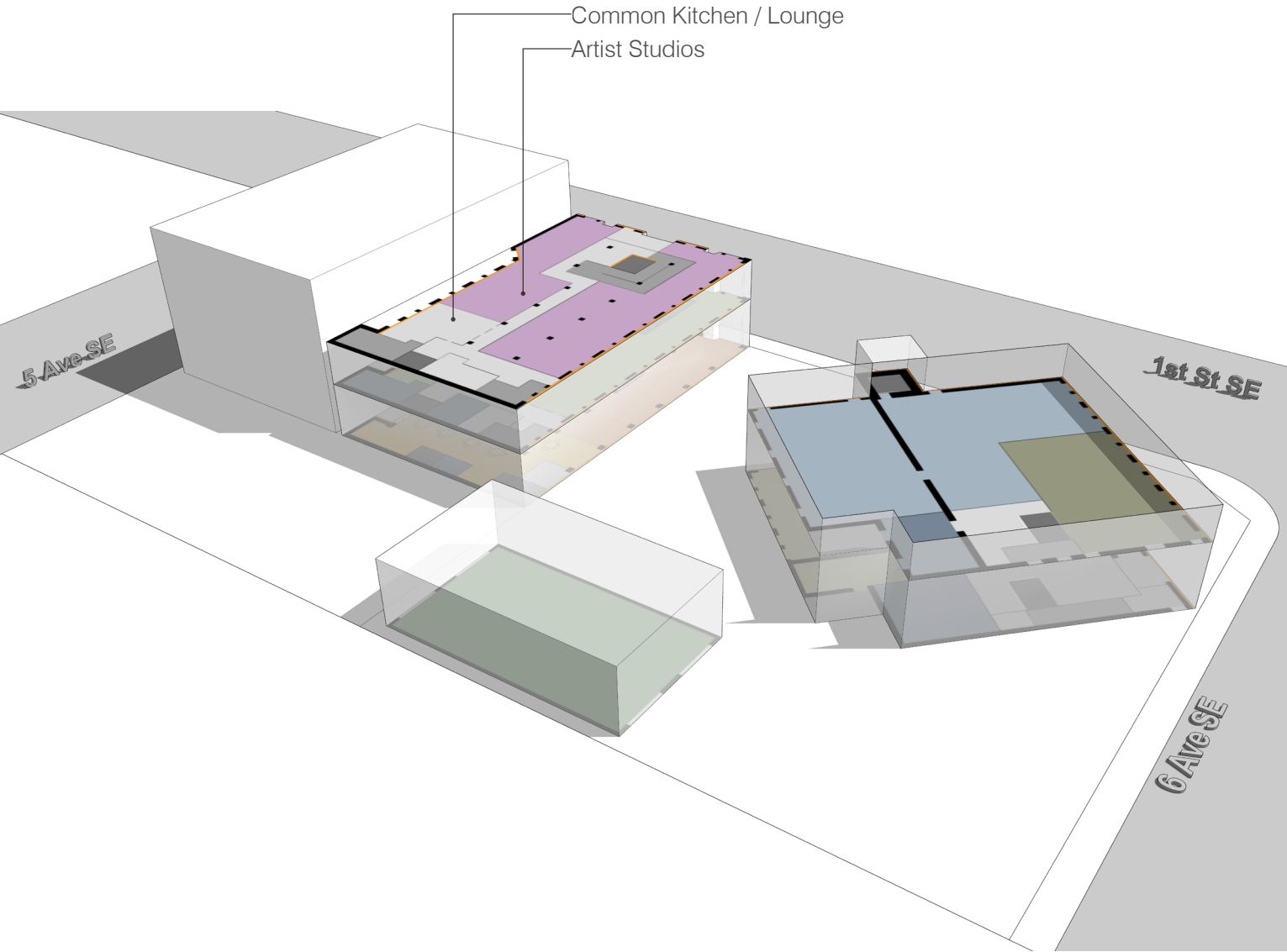
Scenario 2- Second Floor



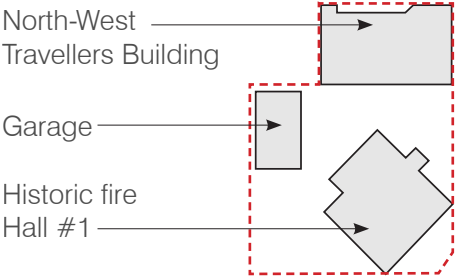
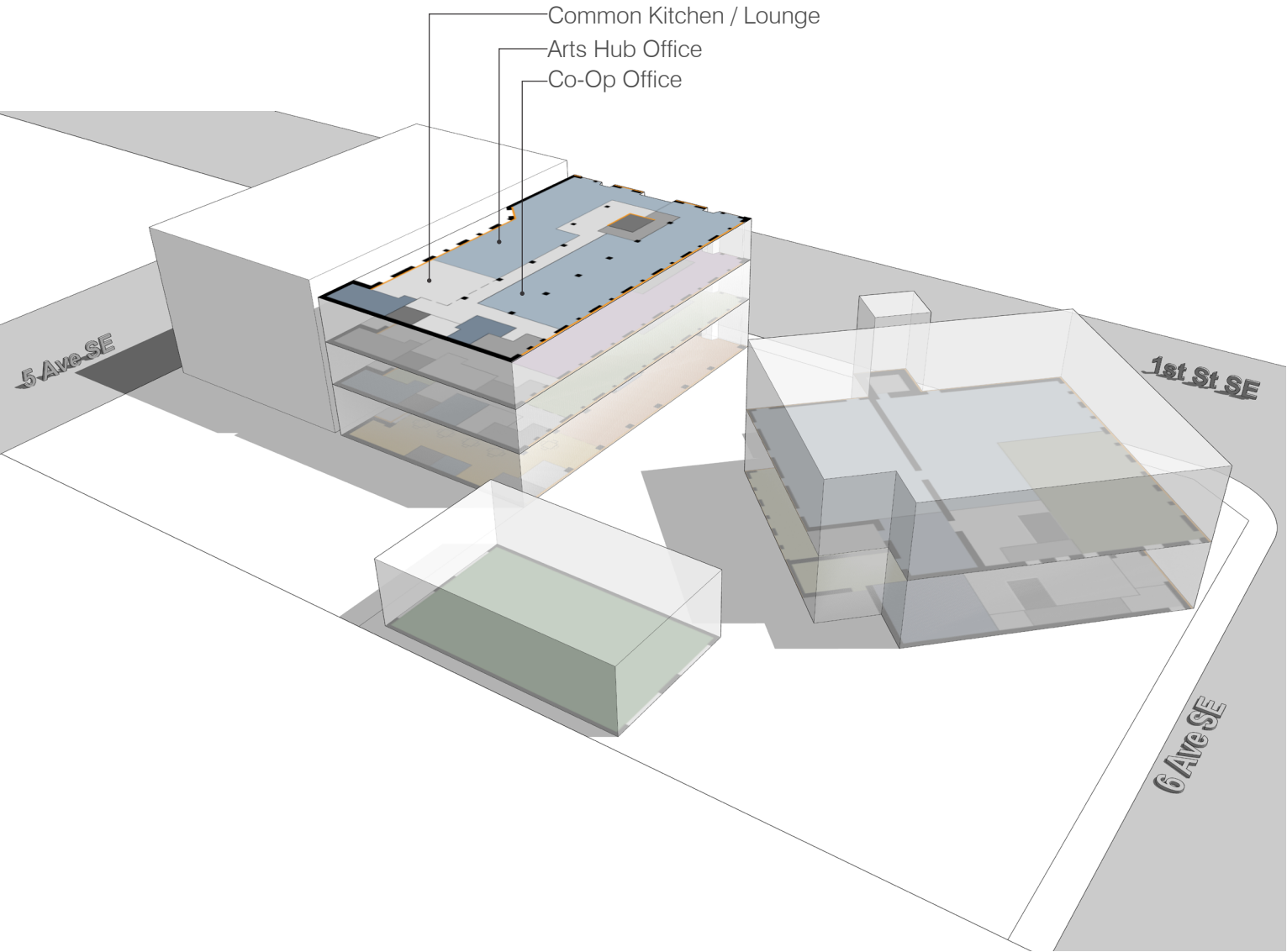
# BUILDING CONCEPTS

## STACKING- SCENARIO 2

Scenario 2- Third Floor



Scenario 2- Fourth Floor

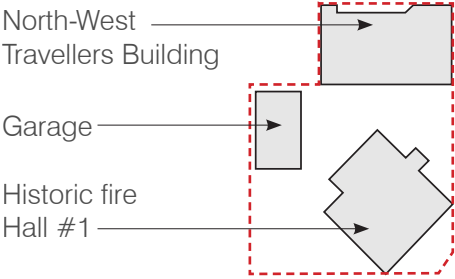
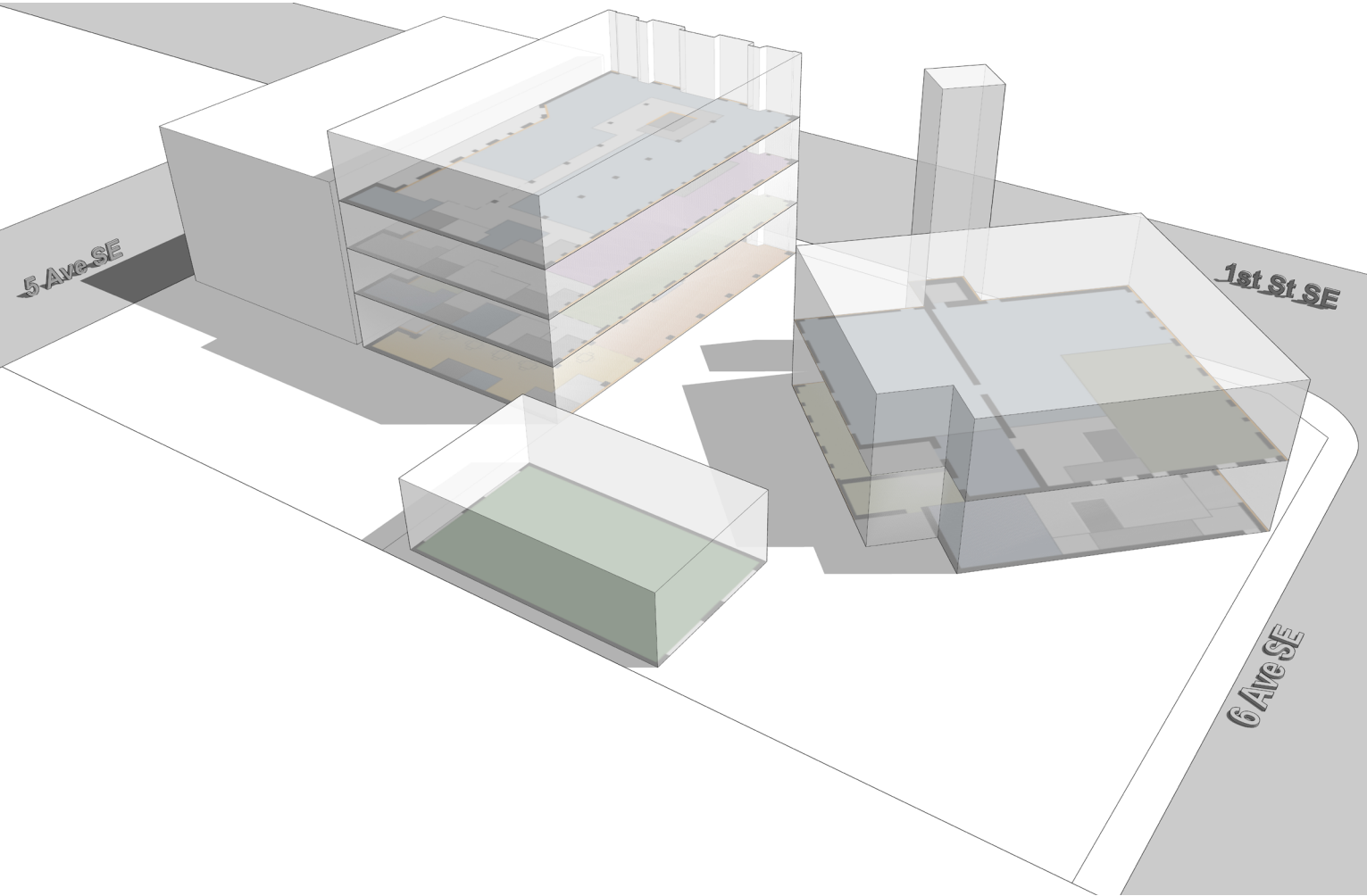




# BUILDING CONCEPTS

## STACKING- SCENARIO 2

Scenario 2- Roof Level



# PROJECT COSTING SUMMARY

## OVERALL

### INTRODUCTION

#### Scope

This estimate consists of the Historic Firehall #1 & North-West Travellers Cultural Campus project located in Calgary, Alberta.

Scope of work includes exterior and interior remediation to the existing 2-storey Historic Firehall #1 and 4-storey North-West Travellers Building. Remediation to existing mechanical and electrical systems are also included.

The Construction Estimate is intended to provide a realistic budget based on the information provided. The estimate reflects our 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 available. Certain exclusions and qualifications may apply; please refer to the detail within the estimate report.

### PROJECT DETAILS

#### General Information

From the information provided, we have measured quantities where possible and applied unit rates considered competitive for a project of this nature, based on historical and current cost data for this type of project. Where design information was limited, we have had discussions with the relevant design disciplines and/or made assumptions based on our experience with projects of a similar type, size, and standard of quality.

#### Location

The location cost base for this estimate is Calgary, Alberta.

#### Measurement and Pricing

The estimate has been derived using generally accepted principles on method of measurement as per the Canadian Institute of Quantity Surveyors Elemental Cost Analysis and/or Method of Measurement of Construction Works.

The rates used and developed for this estimate where applicable include labour and material, equipment, and subcontractor’s overheads and profit. Pricing is based on our experience with similar projects, or quotes provided by subcontractors as noted within the estimate.

The unit rates in this estimate are indicative of current market conditions and do not account for periods of extreme market volatility, or escalation during construction, unless noted otherwise in the estimate. These unit rates can be considered current and accurate for the current period.

\$10,219,000  
PROJECT TOTAL

\$2,436/m<sup>2</sup>  
TOTAL /m<sup>2</sup>  
\$226/sf  
TOTAL /sf  
4,195 m<sup>2</sup>  
45,155 sf  
PROJECT GFA

Building Component	Area (m²)	Area (SF)	Total/SF	Total
Historic Fire Hall #1 (HFH1)	1,265 m²	13,621 sf	284 /sf	\$3,870,806
North-West Travellers Building (NWT)	2,730 m²	29,388 sf	78 /sf	\$2,297,785
Garage	199 m²	2,146 sf	84 /sf	\$179,957
Site Development	1,369 m²	14,738 sf	81 /sf	\$1,198,856
Pre-contingency Subtotal (GFA)	4,195 m²	45,155 sf	\$167 /sf	\$7,547,404
Design and Pricing Contingency (15.0%)	4,195 m²	45,155 sf	25 /sf	\$1,132,111
Design Contingency Subtotal (GFA)	4,195 m²	45,155 sf	\$192 /sf	\$8,679,515
Escalation Contingency to Q2, 2025 (13.4%)	4,195 m²	45,155 sf	22 /sf	\$1,011,352
Construction Contingency (7.0%)	4,195 m²	45,155 sf	12 /sf	\$528,318
Total Construction Cost (GFA)	4,195 m²	45,155 sf	\$226 /sf	\$10,219,185
GST				EXCLUDED
Total Construction Cost	4,195 m²	45,155 sf	\$226 /sf	\$10,219,000

Executive Summary: Total Project Construction Cost



# PROJECT COSTING SUMMARY

## OVERALL

### PROJECT DETAILS

#### Environmental Sustainability

The estimate incorporates design elements consistent with Green Standards as identified within the design information. Although the design and pricing incorporates energy efficient and sustainable elements, actual certification with a regulatory body is not necessarily included. Premium costs could be applicable relating to additional site management required and submission of necessary documentation.

#### Taxes

The Goods and Services Tax (GST) has been excluded from this estimate.

#### General Requirement and Fees

The fee for the Construction Manager is included. The general requirements are based on our assumptions of the anticipated construction approach and schedule. The estimate includes premiums associated with bonding and insurance.

#### Procurement Methodology

We have assumed that the project would be procured with a Construction Manager approach under a CCDC standard form of contract.

We have assumed a minimum of three bids would be received for all trade categories to establish competitive bidding and tender results. The estimate is a determination of fair market pricing and not a prediction of lowest bid in any trade category. Please note that should the above minimum bidding conditions not occur on this project, construction bids received could vary significantly from the estimated costs included within this report.

#### Schedule / Phasing

The project has been priced to be completed as a single phase. The unit rates in our estimate are based on construction activities occurring during normal working hours and proceeding within a non-accelerated schedule.

### SCOPE EXCLUSIONS

#### Construction Budget Exclusions

The following items are excluded from the estimate:

1. Land and associated costs
2. Utility connection costs/charges
3. Soft costs and professional fees (design etc.)
4. Legal fees
5. City of Calgary marketing / promotion
6. City of Calgary operating expenses
7. Interest/finance charges
8. Remedial work to existing buildings/structures/property (LeRocc building, The Bow, + 15 structure etc.)
9. Premiums for removal/abatement of hazardous materials / asbestos
10. Premiums for removal/treatment of contaminated soil
11. Vibration/noise control premiums
12. Tenant demising partitions
13. Tenant corridor partitions
14. Suite entrance doors
15. Tenant improvement / Fit-up of spaces
16. Build out of residential space, theatre, private dining, rehearsal space, artists studio space etc.
17. Expansion of washrooms
18. Owner supplied FF&E (except as noted)
19. Municipal off site services connection
20. COVID-19 contingency
21. The City of Calgary's own project contingency (Typically 10%)
22. GST

### CONTINGENCIES

#### General

The effective use of contingencies in construction cost planning requires a clear understanding of estimating risks in both a project specific and general construction market sense. The appropriate level of contingency is dependent on the amount of information available, knowledge of the design teams' methods and philosophy, the timing of the estimate preparation relative to the project design and construction schedule, and the anticipated complexity of the construction work.

#### Design and Pricing

A design and pricing contingency of 15% has been included in the estimate. This contingency covers the design and pricing evolution during the remaining design stages of the project. Please note this contingency is not intended to cover additional scope or additional functional program requirements.

#### Escalation

An escalation contingency of 13.4% has been included in the estimate. This contingency is intended to address anticipated changes in construction costs due to market fluctuations between the date of this report and the anticipated tender date of Q2, 2025.

#### Construction Contingency (Post-Contract)

A construction contingency of 7% has been included in the estimate. It is the intention of this contingency to cover post-contract change orders.

#### COVID-19

The COVID-19 pandemic has the potential to materially impact the project construction budget beyond the estimate provided herein and outside of “standard” project contingencies. This estimate does not include any potential COVID-19 related impact costs. We recommend that S2 Architecture / City of Calgary assess each project individually and apply an appropriate contingency.

#### The City of Calgary Project Contingency

Altus Group understand The City of Calgary typically allow 10% as a project contingency on all their projects to cover unforeseen / unknown items. This is not allowed for within this estimate. Altus recommend The City review the above contingencies we have recommended, and apply an appropriate total project contingency, if required.

# PROJECT COSTING SUMMARY

## ELEMENTAL SUMMARY

### HISTORIC FIRE HALL #1 - COST SUMMARY

\$5,241,000				\$4,142/m <sup>2</sup>		1,265 m <sup>2</sup>
HISTORIC FIRE HALL #1 (HFH1) TOTAL				TOTAL /m <sup>2</sup>		
				\$385/sf		13,621 sf
				TOTAL /sf		COMP. GCA
Element	GCA Ratio	Element Quantity	Element Unit Rate	Cost Total	\$ Total /m <sup>2</sup> GCA	%
A FIREHALL #1				3,247,943	2,567 /m2	62.0%
A1 Fire Hall #1				2,636,143	2,083 /m2	50.3%
A11 Heritage	1.00	1,265 m2	1,281 /m2	1,620,850	1,281 /m2	30.9%
A12 Base Building	1.00	1,265 m2	628 /m2	795,303	628 /m2	15.2%
A13 Other	1.00	1,265 m2	174 /m2	219,990	174 /m2	4.2%
A2 Elevator & New Stairs				611,800	483 /m2	11.7%
A21 Elevator	0.00	1 sum	355,800 /sum	355,800	281 /m2	6.8%
A22 New Stairs	0.00	1 sum	256,000 /sum	256,000	202 /m2	4.9%
Net Construction Estimate				\$3,247,943	2,567 /m2	62.0%
Z GENERAL REQUIREMENTS & ALLOWANCES				1,993,128	1,575 /m2	38.0%
Z1 General Requirements & Fee				622,863	492 /m2	11.9%
Z11 General Requirements		13.0 %		422,233	334 m2	8.1%
Z12 Insurance & Bonding		1.9 %		69,733	55 m2	1.3%
Z13 Fee (Head office overheads, and profit)		3.5 %		130,897	103 m2	2.5%
Total Construction Estimate (Excluding Contingencies)				\$3,870,806	3,059 /m2	73.9%
Z2 Contingencies				1,370,265	1,083 /m2	26.1%
Z21 Design and Pricing Contingency		15.0 %		580,621	459 m2	11.1%
Z22 Escalation Contingency to Q2, 2025		13.4 %		518,688	410 m2	9.9%
Z23 Construction Contingency		7.0 %		270,956	214 m2	5.2%
GST				EXCLUDED		
TOTAL CONSTRUCTION COST				\$5,241,071	4,142 /m2	100%

### North-West TRAVELLERS BUILDING - COST SUMMARY

\$3,111,000				\$1,140/m <sup>2</sup>		2,730 m <sup>2</sup>
NORTH-WEST TRAVELLERS BUILDING (NWT) TOTAL				TOTAL /m <sup>2</sup>		
				\$106/sf		29,388 sf
				TOTAL /sf		COMP. GCA
Element	GCA Ratio	Element Quantity	Element Unit Rate	Cost Total	\$ Total /m <sup>2</sup> GCA	%
A NORTH-WEST TRAVELLERS BUILDING				1,928,042	706 /m2	62.0%
A1 North-West Travellers Building				1,928,042	706 /m2	62.0%
A11 Heritage	1.00	2,730 m2	179 /m2	489,100	179 /m2	15.7%
A12 Base Building	1.00	2,730 m2	339 /m2	926,842	339 /m2	29.8%
A13 Other	1.00	2,730 m2	188 /m2	512,100	188 /m2	16.5%
Net Construction Estimate				\$1,928,042	706 /m2	62.0%
Z GENERAL REQUIREMENTS & ALLOWANCES				1,183,159	433 /m2	38.0%
Z1 General Requirements & Fee				369,743	135 /m2	11.9%
Z11 General Requirements		13.0 %		250,645	92 m2	8.1%
Z12 Insurance & Bonding		1.9 %		41,395	15 m2	1.3%
Z13 Fee (Head office overheads, and profit)		3.5 %		77,703	28 m2	2.5%
Total Construction Estimate (Excluding Contingencies)				\$2,297,785	842 /m2	73.9%
Z2 Contingencies				813,416	298 /m2	26.1%
Z21 Design and Pricing Contingency		15.0 %		344,668	126 m2	11.1%
Z22 Escalation Contingency to Q2, 2025		13.4 %		307,903	113 m2	9.9%
Z23 Construction Contingency		7.0 %		160,845	59 m2	5.2%
GST				EXCLUDED		
TOTAL CONSTRUCTION COST				\$3,111,201	1,140 /m2	100%



# PROJECT COSTING SUMMARY

## ELEMENTAL SUMMARY

### GARAGE - COST SUMMARY

\$244,000

GARAGE TOTAL

\$1,222/m<sup>2</sup>

TOTAL /m<sup>2</sup>

\$114/sf

TOTAL /sf

199 m<sup>2</sup>

2,146 sf

COMP. GCA

Element	GCA Ratio	Element Quantity	Element Unit Rate	Cost Total	\$ Total /m <sup>2</sup> GCA	%
A GARAGE				151,000	757 /m2	62.0%
A1 Garage				151,000	757 /m2	62.0%
A11 Heritage	6.35	1,265 m2	39.51 /m2	50,000	251 /m2	20.5%
A12 Base Building	6.35	1,265 m2	79.81 /m2	101,000	507 /m2	41.5%
Net Construction Estimate				\$151,000	757 /m2	62.0%
Z GENERAL REQUIREMENTS & ALLOWANCES				92,662	465 /m2	38.0%
Z1 General Requirements & Fee				28,957	145 /m2	11.9%
Z11 General Requirements		13.0 %		19,630	98 m2	8.1%
Z12 Insurance & Bonding		1.9 %		3,242	16 m2	1.3%
Z13 Fee (Head office overheads, and profit)		3.5 %		6,086	31 m2	2.5%
Total Construction Estimate (Excluding Contingencies)				\$179,957	903 /m2	73.9%
Z2 Contingencies				63,705	320 /m2	26.1%
Z21 Design and Pricing Contingency		15.0 %		26,994	135 m2	11.1%
Z22 Escalation Contingency to Q2, 2025		13.4 %		24,114	121 m2	9.9%
Z23 Construction Contingency		7.0 %		12,597	63 m2	5.2%
GST				EXCLUDED		
TOTAL CONSTRUCTION COST				\$243,662	1,222 /m2	100%

### SITEWORKS - COST SUMMARY

\$1,623,000

SITE DEVELOPMENT TOTAL

\$1,186/m<sup>2</sup>

TOTAL /m<sup>2</sup>

\$110/sf

TOTAL /sf

1,369 m<sup>2</sup>

14,738 sf

COMP. SCA

Element	SCA Ratio	Element Quantity	Element Unit Rate	Cost Total	\$ Total /m <sup>2</sup> SCA	%
D SITE & ANCILLARY WORK				1,005,944	735 /m2	62.0%
D1 Site Work				968,298	707 /m2	59.7%
D11 Site Development	1.00	1,369 m2	601 /m2	823,298	601 /m2	50.7%
D12 Mechanical Site Services	1.00	1,369 m2	51.13 /m2	70,000	51 /m2	4.3%
D13 Electrical Site Services	1.00	1,369 m2	54.78 /m2	75,000	55 /m2	4.6%
D2 Ancillary Work				37,646	27 /m2	2.3%
D21 Site Demolition	1.00	1,369 m2	27.50 /m2	37,646	27 /m2	2.3%
NET SITE COST				1,005,944	735 /m2	62.0%
Net Construction Estimate				\$1,005,944	735 /m2	62.0%
Z1 General Requirements & Fee				192,911	141 /m2	11.9%
Z11 General Requirements		13.0 %		130,773	96 m2	8.1%
Z12 Insurance & Bonding		1.9 %		21,598	16 m2	1.3%
Z13 Fee (Head office overheads, and profit)		3.5 %		40,541	30 m2	2.5%
Total Construction Estimate (Excluding Contingencies)				\$1,198,856	876 /m2	73.9%
Z2 Contingencies				424,395	310 /m2	26.1%
Z21 Design and Pricing Contingency		15.0 %		179,828	131 m2	11.1%
Z22 Escalation Contingency to Q2, 2025		13.4 %		160,647	117 m2	9.9%
Z23 Construction Contingency		7.0 %		83,920	61 m2	5.2%
TOTAL CONSTRUCTION COST				\$1,623,251	1,186 /m2	100%

# SUMMARY / CONCLUSION

## BACKGROUND

- The project is currently at Stage Gate II - Plan completion based on the Stage 1B Portfolio Recommendation document which was a result of the investigative assessments undertaken in Stage 1B.
- This Masterplan Document includes the Site and Facility Program Plan and Conceptual Strategies which may later become a part of an Expression of Interest to solicit Partner / Operator proposals for the development of this project.
- The Site is located within a unique area which holds the potential to become a major Arts and Culture district connecting major cultural facilities within the City of Calgary.
- The City of Calgary’s vision recognizes the unique character, quality, identity and scale of the existing buildings which result in an immense potential for adaptive re-use to create an iconic public destination. This report also establishes certain Project Goals and Project Success Indicators intended to support an Arts and Culture Campus programming.
- Four well defined City initiatives, Accessibility, Sustainability, Diversity and Affordability were presented for discussion which had been identified by the City of Calgary as key variables from which the project targets were to be established.
- After the following Market Analysis studies, potential market mix results for the project were established and presented in two scenarios:
  1. Series of interviews with the stakeholders from the arts, cultural, food & beverage, real estate and development sectors
  2. Precedent studies conducted for Arts & culture related projects
  3. Understanding significant upgrades and improvements required for the existing buildings
  4. Analyzing the current and future predictions of the city of Calgary market

## TECHNICAL FEASIBILITY

- The existing conditions of the Site include three buildings: Historic Fire Hall #1, North-West Travellers Building and Garage along with the east alley, southwest lot corner and the central lot courtyard allow unique opportunities of development.
- The Historic Fire Hall #1 and North-West Travellers Building are protected as heritage resources. Any renovation for must be done in consideration of the identified charecter-defining elements documented in the Statement of Significance detailed reports produced by the City of Calgary. Additional Caveat / Encroachment agreements are also to be considered for any new site and/or building interventions.
- The City of Calgary envisions the Arts & Culture Campus to be accessible & inclusive while not disregarding the heritage conservation concepts.
- Most of the shallow services around the building are underground. Deep utilities like sanitary, water and storm infrastructure are available throughout the site.
- Any proposed site revitalization will result in additional site travel demand and loading activity. Attention should be paid to ensure loading activity and movements can be accommodated without impacting the adjacent road network.

## CONCEPTS

- Two possible strategies for the Site Plan Concept have been explored within this report which are:
  1. Passive uses: Baseline landscape provisions for passive site uses to draw in pedestrians, yet allowing flexibility for more active uses or events.
  2. Active uses: Illustrated site activation for a variety of programs and events to establish the site as a community hub for arts and culture activities.
- Based on the market sounding and financial analysis testing of various programming opportunities, mixed use scenarios were explored:
  1. Scenario 1: Highest & Best Use (retail, residential, food & beverage etc)
  2. Scenario 2: Arts and Culture Campus (retail, office, theatre, etc)
- The adjacencies of various programming possibilities on the ground level will impact the overall sense of place on site. For example,
  1. Scenario 1 adjacent uses like food & beverage, retail, cafe, seasonal event space etc will likely foster a commercial sense of place which will generate a higher revenue.
  2. Scenario 2 adjacent uses like retail, gallery, cafe, theatre, co-op / workshare offices etc will likely foster an arts and culture sense of place which better aligns with the City’s vision for this Arts and Culture Campus.

## PROJECT COSTING

- The overall project cost which includes the required code and accessible upgrades and heritage conservation interventions to base building conditions for all three buildings is \$10,308,000.
- Costs for improvements for the various future uses are to be borne by the operator / end user in a typical tenant improvement agreement.
- The elemental costs for the project components are as under:
  1. Historic Fire Hall #1: \$5,317,000
  2. North-West Travellers Building: \$3,111,000
  3. Garage: \$256,000
  4. Siteworks: \$1,623,000

## CONCLUSION

The site’s potential is inspirational for supporting arts and culture activities and evolution into an urban focal point of interest, discovery and activity within this neighborhood and the City. The Arts and Culture Campus project is intended to support and enhance Calgary’s vibrant cultural ecosystem, contributing to how all Calgarians think, feel and experience our City.



# APPENDICES

- REP - City of Calgary (Firehall) Market Strategy, October 10,2022
- Historic Firehall #1 & NWT Cultural Campus Class 4 Estimate, September 16, 2022



# City of Calgary

## Arts & Culture Campus

October 10, 2022

Prepared for: City of Calgary  
Final Report

Colliers Strategy and Consulting Group





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# Introduction

## Study Objectives

Colliers Strategy and Consulting Group was retained by S2 Architecture and the City of Calgary to conduct an inventory of trade area retail and commercial floor areas, facilitate stakeholder engagement, conduct market sounding analysis, and produce a findings report of financial analysis and sensitivities. The intent of this report is to provide key conclusions and commentary pertaining to the development of the sustainable and unique Calgary Cultural Campus.

## Methodology and Limitations

This study relies on data from multiple sources including but not limited to Colliers Strategy and Consulting Group, the City of Calgary, Statistics Canada, CMHC, and PiinPoint. The quality of the assumptions made in the background data therefore place limitations on the study's findings, but Colliers has tried to ensure that assumptions are based on up-to-date policies and procedures.

However, should market conditions, policies, and/or procedures change significantly, the study's data and conclusions should be re-examined, particularly due to the economic uncertainties resulting from COVID-19. The data used in the report was generated during the COVID-19 pandemic. While Colliers sees this as a generation defining crisis, in the fullness of time we expect to see a return to long term spending and living trends.

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# Executive Summary

## Market Sounding

- Affordability was a strong theme across conversations. Often, when asked to define affordability, the answer was free space or nominal rent space.
- The high office vacancy in downtown, lack of demand for new food and beverage in this area, and the minimal foot traffic in this area of Downtown were often cited as constraints for the site.
- With regards to a brewery, there were strong opinions of both sides, although it should be noted that those that spoke most strongly about this site not being conducive to a brewery were those that had the most experience in food and beverage or specifically brewery operations.
- The heritage element was described as a charming element for visitors, however, on its own it is not a significant enough draw for people to come down to the site. With regards to possible tenants however, the heritage element has more weight and will likely draw in users that want a unique space with character for their office or studio.
- The programming within the site and the need for community-minded tenants to be curated in order to create a symbiotic ecosystem was frequently . It was largely noted that this is more crucial than necessarily focusing on arts and culture. In other words, a community-oriented food and beverage option could be a better fit as a tenant than a large nationally oriented not-for-profit group.

- The site was mostly seen as safe by all stakeholders, with some exceptions in the late evening. Most participants felt that evening activity in the area would largely help to mitigate those perceived safety concerns.

## Best Practices Research

- 11 case studies of projects across Canada were examined as it is understood potential users of the Calgary Cultural Campus may have similar operating models and values as existing cultural or creative spaces. A number of Calgary based cultural hubs and maker spaces were chosen as case studies as they may wish to relocate to the Calgary Cultural Campus should conditions align.
- The Calgary Cultural Campus can blend revenue generating space flexible space or market tenants and lower revenue generating uses to balance required operating costs and expenses. This example has been seen in a number of facilities such as the Wynchwood Barns. In this scenario, the Firehall would likely be the adaptable and desirable revenue generator to subsidize the smaller cultural spaces in the Northwest Travellers' building.
- A number of organizations operating in Calgary such as nvrInd may benefit from a new facility for operations, particularly with development and demolition associated with the Green Line. If a group like nvrInd were to occupy the Northwest Travellers' building, it would further emphasize the need to have a strong revenue generator in the Firehall.

# Executive Summary

## Best Practices Research (continued)

- A mix of complimentary uses that help to bring in more activity and thus vibrancy throughout the day was a crucial characteristic of most of the successful arts campuses that were examined.
- Low-rents and subsidized event spaces help to improve access to the arts and cultural spaces by more user types. Donations, fundraising, or mixing market-rate spaces with below-market-rate spaces are all tools used to help keep the successful cultural spaces affordable.
- Some land uses and spaces, including artist work-live spaces, allow for tenants to write-off up to 70% of their rent as a business expense helping to achieve/maintain affordability.
- Arts and cultural campuses are especially sensitive and vulnerable to changes in market conditions due to the highly variable revenue generation by tenants, which presents a risk to long-term financial security.
- Successful projects often required significant up-front capital and then could later become financially sustainable using revenue sharing methods amongst all uses.

## Financial Analysis

- The analysis completed entailed conducting several financial feasibility studies for each of the three buildings on the site. The studies reviewed various combinations of uses, balancing the needs of revenue generating uses and arts and cultural campus uses.
- Within the combinations studied, the extent to which market or below-market lease rates were applied was also
- Market rents will likely only be able to be achieved for food and beverage, brewery, and coffee shop uses. For the gallery space, artist work spaces, and the potential residential uses, below-market rents are recommended.
- The combination of scenarios that is most likely to offer economic sustainability is the implementation of food and beverage uses in the Historic Firehall and residential, retail, and coffee shop uses in the NWT building.
- While this presents the most financially viable mix of uses, it is important to consider the extent to which other crucial aspects of the area are achieved with this mix, notably accommodating artist workspaces.





## Section 1

# Introduction and Existing Context



# 1.1 Project Background

The unique character, quality, and scale of the buildings, coupled with their prime location, results in immense potential for adaptive re-use.

## Overview

- The City of Calgary's Historic Fire Hall No.1 and Northwest Travelers' buildings have recently been (re)acquired by the City of Calgary. This is providing a rare opportunity to add vibrancy in Downtown while also building on the Arts and Culture goals the City has.
- The City of Calgary seeks to reimagine the property with a wide variety and mix of uses that will provide space for the arts and culture community, while also, ideally, generating revenue.
- Remaining financially sustainable and viable, while also supporting diverse cultural groups, emerging artists, small businesses and events, will assist in minimizing the need for a city subsidy.
- The existing buildings are key assets and iconic destinations that can be leveraged carefully to create a financially sustainable and culturally successful space. Both buildings are protected provincially designated heritage assets.
- Additionally, the Downtown community is in need of additional space for artists and the existing location of these historic buildings aligns with address this need.





# 1.2 Site Context

The unique character, quality, and scale of the buildings, coupled with their prime location, results in immense potential for adaptive re-use.

## Location Summary

- Historic Fire Hall 1 and the Northwest Traveler's Building are adjacent buildings along the main arterial 1<sup>st</sup> St SE (McLeod Trail), with the Fire Hall located on the corner with 6<sup>th</sup> Ave S, also a main downtown arterial.
- The site also consists of a car wash building/garage on the west side, and some open courtyard space surrounding the Fire Hall building.
- Adjacent to the site, to the west is the 58 storey Bow Tower, and to the north is the two storey LeRocc building. Meanwhile, across the street to the east is the former CBE building with open park space and the well-known Family of Fam statue, and across to the south is the Andrew Davidson building.
- The open space on site as well as the public space across the street to the East present opportunities for events and gathering that are less common in the downtown core.
- Within approximately 250m of the Subject Site is Stephen's Avenue, a popular area for dining and socializing after work hours.



### Northwest Traveler's

Address:	515 1 <sup>st</sup> Street SE
Year of Construction:	1912
Land Use Designation:	CM-2
Approx. Building SF:	29062.56

### Historic Firehall #1

Address:	140 6 Ave SE
Year of Construction:	1911
Land Use Designation:	CR20-C20/R20
Approx. Building SF:	13702.46

# 1.3 Site Access

The site is accessed by vehicle via Macleod Trail and 5<sup>th</sup> Ave SE. In general, pedestrian traffic is relatively low compared to other sections of Downtown Calgary with more street level commercial opportunities.

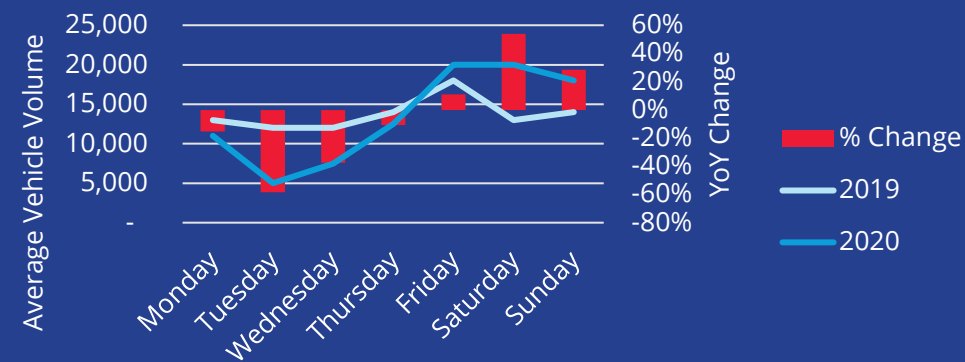
## Access Summary

- The site is within roughly 150m of Centre Street Station, the eastern-most C-Train station in the core that offers access to both the Red and Blue lines in Eastbound directions. Slightly further is the Westbound 1<sup>st</sup> Street C-Train station, offering similar access to the Western parts of the City.
- Despite its close proximity to public transit, other sites in the area are generally accessed mostly by private automobile and it is probable that the Historic Fire Hall and NW Traveler's building will be similar.
- On 6<sup>th</sup> Ave SE, 80% of pedestrian traffic occurred after noon. On Macleod Trail, approximately 62% of pedestrian traffic occurred after noon. Overall pedestrian movement increased roughly 81% and 227% respectively year over year between 2019 and 2020.
- In the same study period, the intersection at 6<sup>th</sup> Ave SE and 1<sup>st</sup> St SW, a block away from the Subject Site, received approximately 400% more pedestrian traffic.

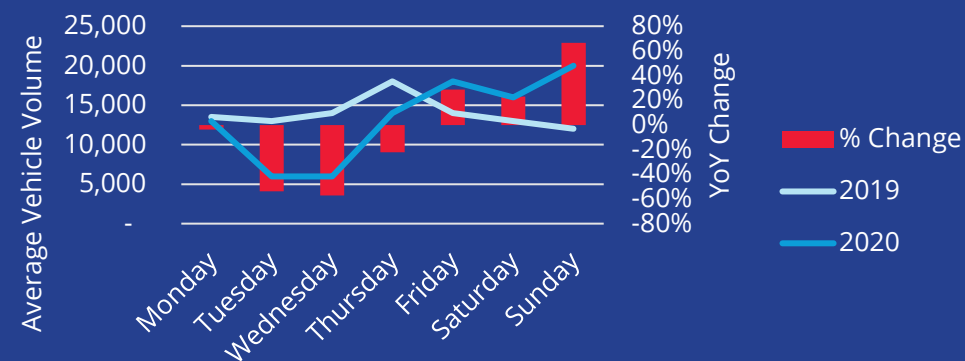
## Vehicle Traffic 2019 - 2020

Mobile phone data was tracked on the key intersection passing the Firehall.

### Macleod Trail (South) - 2019-2020



### 6th Ave SE (East) - 2019-2020



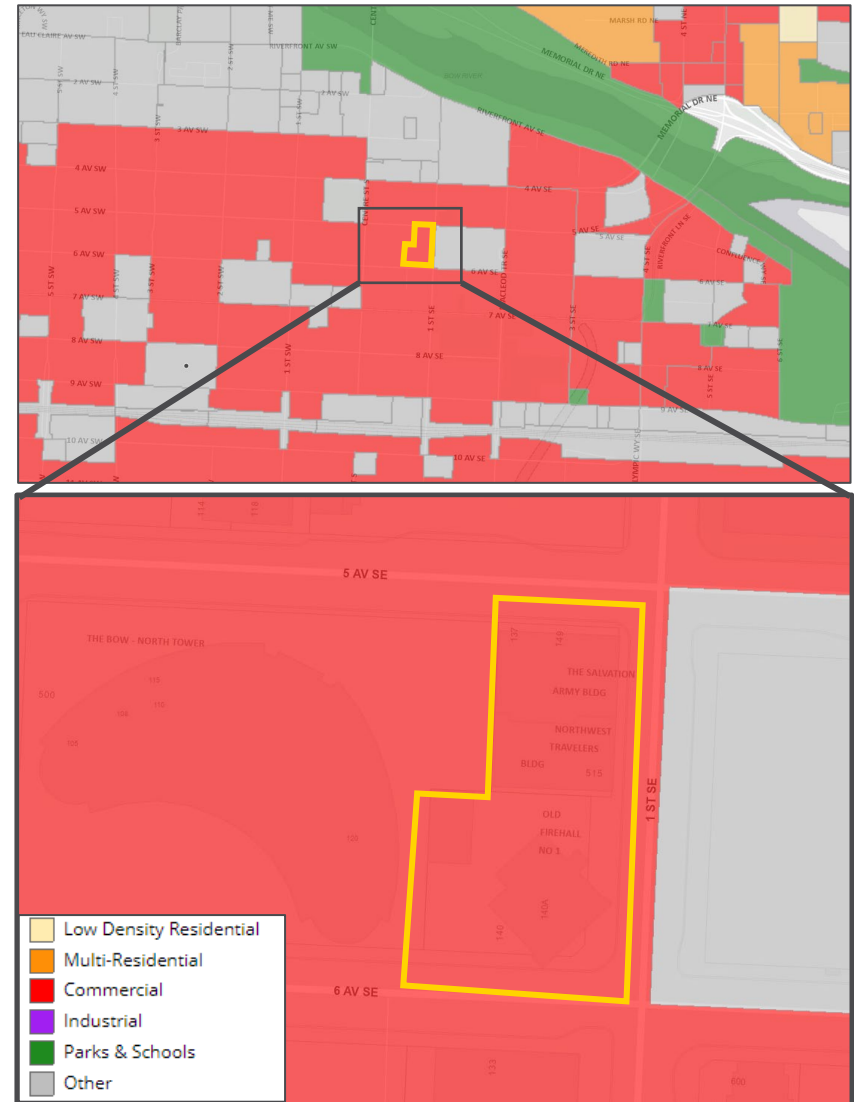


# 1.4 Land Use

The land use for the site intends for developments to contribute to the role of Downtown as a destination for business, retail, entertainment and culture.

## Land Use Summary

- The Land Use designation for the Site area is CR20-C20/R20, Commercial - Residential Core/District.
- This land use designation is for high-rise, high-density development with a mix of commercial, residential and cultural uses within the Downtown.
- The land use designation also includes developments that promote the preservation and reuse of historic resources.
- Most of the adjacent towers (Bow Tower, Hines First Tower, Andrew Davison building) are also zoned CR20-C20/R20, while the building and park space to the East is zoned under a Direct Control (DC) land use.
- While the DC uses for the adjacent site generally align with CR20-C20/R20, there are specific requirements preserving the existing park space and “Family of Man” or “Brotherhood of Man” statue.

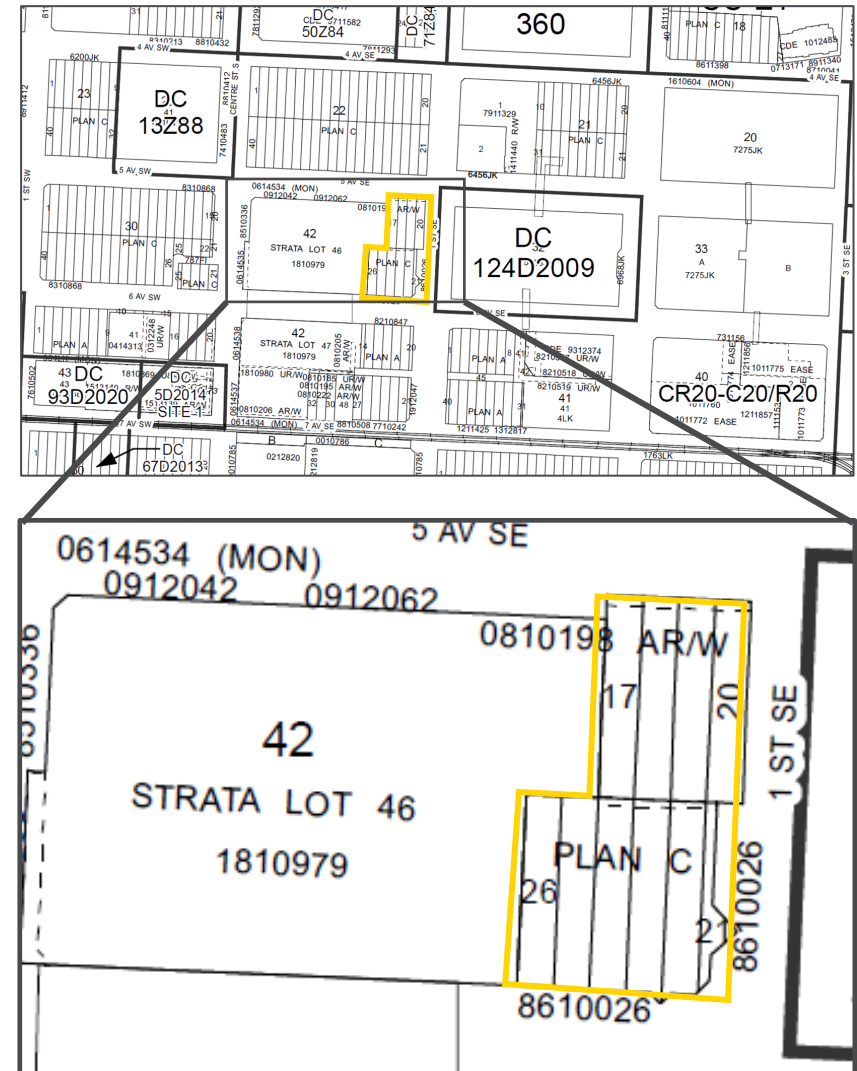


# 1.5 Zoning

The land use for the site intends for developments to contribute to the role of Downtown as a destination for business, retail, entertainment and culture.

## Zoning

- The Site sits within the Downtown Commercial Core and is zoned for Commercial Residential Uses, while also being predominantly surrounded by similar zoning.
- The Commercial Residential District (CR20-C20/R20) is intended to be characterized by:
  1. Developments that contribute to the Downtown's role as the predominant destination for business, retail, entertainment and cultural activities in the City;
  2. A mix of commercial, residential and cultural uses within the Downtown;
  3. Intensive high-rise, high-density developments where intensity is measured by floor area ratio;
  4. Developments that are pedestrian-oriented at grade and provide a high-quality public realm, amongst other characteristics.





# 1.6 Plans

The focus throughout impacting plans is for the Downtown Core to become a destination for Arts and Culture in a diverse and accessible manner.

## Municipal Development Plan (MDP)

The MDP aims to support and enhance Downtown as Calgary's destination for arts, culture, celebration and information exchange while also creating and maintaining a caring, safe and inclusive environment for all.

The MDP also aims to preserve existing public lands in Greater Downtown for civic and cultural facilities such as parks, museums, libraries and any other creative venues that will enliven it as a destination for residents, employees, and visitors.

The MDP also includes more specific objectives pertaining to arts and culture in the area, including generating activity throughout the year and from day to evening.

## Calgary's Greater Downtown Plan

The Greater Downtown Plan highlights celebrating diversity, culture, art and history amongst on of the goals tied to Strategic Move 1 which is creating neighbourhoods for a vibrant urban life.

The Plan recognizes that a successful Downtown core should leave people wanting to stay to experience the location, activities and culture of an area. This is translated through goals of access and participation in the art and culture, as well as in education.



# 1.7 Summary

The combination of location, unique character, flexible existing zoning, and supportive area plans provide a strong foundation for this site to become a vibrant hub.

## Policy Summary

- The accessible location of the subject site, combined with the unique character of the two historic buildings presents an excellent opportunity for a new cultural and arts hub to be based on the site.
- Pre-pandemic pedestrian and automobile traffic figures indicate the site is frequented more often on the weekend than it is on weekdays, and generally more often in the afternoon than in the mornings. Despite the train proximity, many visitors to the Core tend to opt for private vehicle use and as a result require parking.
- The commercial zoning in place allows for a very broad range of uses included discretionary uses such as brewery, winery, or distillery, artist's studios and food kiosks.
- Plans for the surrounding Downtown area aim to increase activity, vibrancy, and residential population in the coming years. Along with strategic fundings, this will provide the primary key ingredients for this area to be a successful future Arts and Culture destination for City of Calgary residents.





An aerial photograph of a city skyline, likely Toronto, featuring the distinctive Bank of America Tower with its white lattice facade. The city is situated along a body of water, with lush green trees and parks in the foreground. The sky is clear and blue.

## Section 2

# Due Diligence Review

## 2.1 Summary

Colliers S&C conducted a review of files and reports completed to date to identify gaps and areas requiring future study in order to realize the creation of the Calgary Cultural Campus from the existing historic assets.

### **Northwest Travellers' and LeRocc Buildings – Final Report (2013)**

- a. Updated costing from 2013 (if these options/scenarios are proposed/explored)
- b. Didn't explore high-density options for the Le Rocc building
- c. Confirms parking options on-site are unfeasible. Doesn't explore parking through a shared parking agreement (ex. With the Bow) and the capacity of off-street parking
- d. The feasibility of a shared access/land use agreement hasn't been explored
- e. Impact of the encroachment agreement, caveat forbidding registration document, and other legal review as it impacts redeveloping and intensifying the site

### **Cspace City of Calgary Pitch Deck – NWT and Firehall (2018)**

- a. Location of future loading, waste, recycling, and site servicing
- b. Structural requirements and feasibility of adding two-storey addition to the rooftop of Travellers' building
- c. Feasibility of developing building B/C – Artist studio block on the west side of the property
  - a. Adjacencies, allowable density, setback requirements, the feasibility of built form (single-loaded corridor, etc).
- d. Feasibility of developing a 10-storey building on-site – adjacencies, setbacks, remediation, etc.
- e. Costing considerations for all scenarios. Development costs and potential revenue generated



# 2.1 Summary

Colliers S&C conducted a review of files and reports completed to date to identify gaps and areas requiring future study in order to realize the creation of the Calgary Cultural Campus from the existing historic assets.

## Feasibility Analysis – Arts and Culture Needs Assessment

### a. Interview Notes

- a. Art Central 1 - July 21, 2020
  - i. More questions pertaining to the exact rental model used for the space could be asked
  - ii. Expanding the interview to former tenants of the space could also be insightful – did studio sizes work? Was access sufficient? Impacts of the downtown location? Etc.
- b. Arts Commons – August 6, 2020
  - i. This group could provide further insight on fundraising and securing donors, could be useful for a later stage of the project
- c. CADA – July 20, 2020
  - i. Notes that Indefinite Arts may opt in to operate space and alludes to other groups that may be able to help support fundraising efforts for programming – possibly worth exploring for more specifics.
- d. Calgary Downtown Association – Aug 6, 2020
  - i. A general update on the thoughts and perceptions from this group would be insightful – Downtown Calgary has changed a lot since August 2020

- e. Calgary Public Library – Aug 6, 2020
  - i. An update on the interest levels for their event space and how far out they are booking space
  - ii. Get an update on what kind of space users are requiring most in the City
- f. Group Session 10 (Indefinite Arts)
  - i. How the building itself is inaccessible is explored – could inquire further about the accessibility to and from the building/ around that part of Downtown
- g. Group Session 11 (Sled Island, The New Gallery, Unity Market)
  - vii. Much of the information gathered by these groups is likely the same today and wouldn't require updating
- h. Group Session 12 (Centre for Newcomers)
  - vii. Could inquire further on the specifics of space requirements for their users for insight on ensuring the space is inclusively designed

## NWT-HGH A&C Needs Assessment WWH

- a. A general summary of all engagement conducted – more questions pertaining to the function of the building could be posed – ie. How much storage do groups need? How much space for studios is being offered in their current location versus how much do they actually need? What would this space need to have to move artists from their current studios? What are the drawbacks of the downtown location?

# 2.1 Summary

Colliers S&C conducted a review of files and reports completed to date to identify gaps and areas requiring future study in order to realize the creation of the Calgary Cultural Campus from the existing historic assets.

## Feasibility Analysis – Class 5 Costing

- a. HFH1-NWT Medium-Term Class D Costing
  - a. Construction costs associated with opening up the Firehall and Traveler's building
    - i. The report does not include potential revenue generation for leased studio spaces and accommodation spaces, no proposed rental space revenue, soft costs not included, space launch event cost not included.

## Feasibility Analysis – Feasibility Report

- a. NWT + FH\_Report 2021-01-13
  - a. Rental revenue generation not included, management costs associated not included, programming or any costs outside of construction not included
  - b. Accommodation cost (\$100 a night) seems fixed and not reflective of market or below-market conditions – a fluctuating cost makes more sense here
  - c. Very limited discussion on the broader area and how the site fits within it – how will be accessed? How are they walking there from the C Train? What wayfinding/signage is offered
  - d. Density as a limiting factor is fabricated, the potential to explore options with increased density w/ City's OK

## Feasibility Analysis – Market Assessment

- a. HFH1 NWT Market Assessment (2020)
  - a) Limited commentary on Calgary's retail market and how it impacts the Subject Site outside of a very high-level city-wide/general trend
  - b) Comparables table for historic/heritage properties reflects pre COVID-19 market rates and doesn't break it down by tenant/user. Need a more specific analysis of a) market rates in heritage buildings by tenant type/use and b) rates paid by cultural groups \$/SF
  - c) Downtown Demographics Study – unknown when these statistics were obtained – should be updated. A more specific target market should be identified ex. A 15-minute walk around the HFH1 site or a 10-minute drive for example. Numbers also reflect pre-COVID statistics.
  - d) Doesn't discuss cultural users



# 2.1 Summary

Colliers S&C conducted a review of files and reports completed to date to identify gaps and areas requiring future study in order to realize the creation of the Calgary Cultural Campus from the existing historic assets.

## Building Files – HFH1

- a. OFH#1 Final – Main Report
  - a. Notes accessibility for those with disabilities limits use – the capacity to accommodate upgrades and associated costs – major renovations associated
- b. OFH#1 Final – Arch Report
  - a. Building upgrades will need to align with future users – particularly life safety, access, and accessibility upgrades
- c. OFH#1 Final –Cost Report
  - a. Costing associated with exterior and interior rehabilitation – from understanding it doesn't estimate cost associated with a substantial change in use for intensified purposes within the same structure
- d. and misc. hazardous chemicals
- d) More intrusive testing was not conducted, prior to substantial renovation – more testing would need to be conducted which is likely to impact cost
- e) No cost associated with remediation in study
- c) ESA – Phase 1 Environmental
  - b) File not available. It is assumed that significant work conducted in renovating HFH 1 would require additional assessments to identify potential hazards and contaminants.
- d) ESA – Phase 2 Environmental (2009)
  - b) ESA Phase 2 appeared to not have significant ground contamination to limit development. This was conducted in 2009 and the site had been used for vehicles for 10 years following testing – substantial development/renovation would likely require an additional assessment

## Building Files – NWT

- a. ESA – Fire Hall No 1 – Asbestos Inspection (2001)
  - a. The report could take further samples, however, it is generally seen as non-impactful
  - b. Could potentially require an update to meet new building code, changes in use, or to accommodate more substantial renovation/reconfiguration – Hazmat Assessment updates the test and finds asbestos in samples
- b) ESA – Fire Stn 1 Hazmat (2018)
  - b) Notes the presence of some asbestos and that substantially intrusive testing prior to renovation be likely required
  - c) Presence of hazardous materials including lead, mercury,



## Section 3

# Market Sounding Engagement



# 3.1 Engagement Methodology

Colliers facilitated 11 different engagement meetings with various stakeholders for the market sounding component of this project.

- Colliers along with S2 Architecture met with stakeholders within the arts, cultural, food + beverage, real estate and development sectors to gain a broad sense of opportunities and constraints surrounding this site and the potential mix of ancillary uses.
- 9 different stakeholder groups were met in one-on-one conversations, with an additional 2 large group stakeholder engagement sessions which were organized by the City of Calgary and facilitated by Colliers with S2 Architecture. Two additional engagement sessions were conducted by the City and the notes summarizing those sessions have also been included in this report for additional context.
- All stakeholder meetings were conducted in online video conferencing formats over one hour sessions, with a couple sessions conducted over less time due to invitees schedule constraints.
- Questions were largely geared towards the possible programming models, considerations for business cases, constraints and strengths of the site, what could theoretically be best located here and what the exact mix of uses could look like.
- A copy of the background package and discussion questions was sent to each of the invitees in advance of the stakeholder meeting. A copy of the package is attached in Appendix A.



## 3.2 Engagement Sessions

Colliers facilitated 11 different engagement meetings with various stakeholders for the market sounding component of this project.

### Session 1

- Location is not great because not many people live nearby and the proposed uses may not be significant enough to draw in users from distant or even surrounding neighbourhoods. There is not a significant presence of people “hanging out” in the area currently.
- Near public transit but otherwise location is not great because it's on a busy road with no dedicated parking. Ease of accessibility is a huge ingredient or driver of success.
- Walking, biking and driving are all a challenge in this area.
- This corner of Downtown is an invisible spot. The end of Stephen's Ave that is nearby is the dead end. Many buildings in the area literally turn their backs on this site.
- The permanent residential component is crucial to build and create community because right now the residents that living here are seniors or low-income individuals who are less likely to frequent this proposed site.
- The residents of East Village are more likely to go to Inglewood where there is more going on than come towards this site.
- Village brewery folks reviewed the site and none were very keen on the location, mainly due to the lack of space for brewing equipment.
- Cultural groups are most likely to find space within the neighbourhoods where their users live, which in Calgary is often not the Downtown core.
- Regarding space affordability, groups need free rent, or operation costs included at a very low rate like \$5 per square foot. Tenant improvements also need to be considered because this can add to affordability issues.
- The more the element of affordability can be incorporated the better chance the space will be diverse.
- In terms of ancillary uses, food and beverage may face the same obstacles that arts and culture groups face so rent may also need to be nominal. The same challenge of lack of residential density in the area would negatively impact food and beverage uses.
- For performance or event space uses, a lot of expensive tenant improvements will need to be made which is an obstacle.
- Educational uses show some possibility, there could be a role for this site as an ancillary space for an existing post-secondary art school.
- Environmental improvement will be costly and could push the timeline of when a form of ROI is seen way into the future.



## 3.2 Engagement Sessions

Colliers facilitated 11 different engagement meetings with various stakeholders for the market sounding component of this project.

### Session 2

- This is a tough corner because there is limited pedestrian activity. The site needs better accessibility and some on-site parking. Parking on site probably present the best opportunity for revenue generation.
- Regarding the brewery use, there are already so many in the region that it is a very hard market to break into and may not be possible for this site to be successful.
- Coffee and retail in this location also may not work due to the lack of foot traffic.
- Office space is available in excess in the city and may not be the best use for this space, despite its unique and historical character.
- Keeping this space as open and airy as possible, maybe activating the outdoor space with seating and heaters for extended season will be beneficial.
- There is a need for this area to improve the perception of safety and security. Making sure the open space is well lit will assist with this.

### Session 3

- The 6<sup>th</sup> Avenue location is a challenge. Most food and beverage, as well as culture is focused on 8<sup>th</sup> Ave. Something very cool will need to be on this site to attract people a couple blocks north. This will become increasingly difficult in the winter months when it is colder and darker.
- Potential food and beverage uses will need to be warm, inviting and so enticing that people are willing to travel to sit down there. These will be best located with sunny south exposure and the main floor food and beverage option in the NWT might not be sunny enough.
- To add to this, the Bow tower casts a significant shadow onto the site which really impacts dining in Calgary.
- Downtown vibrancy is another challenge for this site. Beyond the pandemic this will continue to be a challenge.
- There is very little market for retail because of this lack of vibrancy, including pop-up retail. Roughly half of the existing retail is relying on rent subsidy in the current market.
- Opening-up the site to easier parking, or reducing the cost of parking surrounding the site will make it easier for people to come down and visit this site from neighbourhoods outside downtown.

## 3.2 Engagement Sessions

Colliers facilitated 11 different engagement meetings with various stakeholders for the market sounding component of this project.

### Session 3– Cont.

- The success of food and beverage will require more openness to the location of national brands on site than say Eau Claire market was. Although many national brands are not expanding currently due to the impacts of the pandemic.
- Food and beverage would be most successful in the Fire Hall building, many restaurants are trending towards smaller spaces at roughly 5,000 square feet.
- Leveraging the character into a destination worth traveling for, much in the way the Hose and Hound Pub in Inglewood did.

### Session 4

- An opportunity for this site to be a part of the decolonizing of art and culture spaces within the City of Calgary.
- The Fire Hall is fully owned by the City and has been paid for by the community for years, it would be most appropriate for this site to be given back to the community in the form of free space for arts, culture, and youth groups to use as they need. The Fire Hall should be considered as community owned and thus available for the community to use. The NWT building is a bit different and additional costs for this building could be justified.
- Dedicated space on this site will be crucial, especially for youth and cultural groups to feel some ownership and to feel at home with the space.
- A brewery on-site could convolute the intention of being an arts and culture campus, and more importantly would be a significant deterrent to many youth and cultural groups that would reduce or eliminate their ability to take advantage of the space. Calgary is on Treaty lands and this needs to be reflected in the Arts and Culture campus.
- Economic tools available include \$19 million dollars in grants which can go towards operating and projects from arts development groups.
- Outside of dedicated space for groups, flexible space, rehearsal space and co-working spaces should have very low hourly rental fees so that is accessible for a range of users. A suggested hourly rate of \$20 was noted as being within the affordable range.
- With regards to operating model, the City has the ability to run this space and that in doing so there is a better chance of maintaining the arts and culture priorities for the community.



## 3.2 Engagement Sessions

Colliers facilitated 11 different engagement meetings with various stakeholders for the market sounding component of this project.

### Session 4 –Cont.

- Other strategies for building affordability is exploring property tax exemptions for groups locating in the building that are not-for-profits or charities, as well as finding “meanwhile leases” that can help bring life to the building and build interest and vibrancy.

### Session 5

- Looking at the Simmons Building example, leases offered at \$0 for the first year and has since reviewed annually, continuing to maintain well-below market rates. Getting a solid tenant mix was a higher priority than profitability.
- With regards to activating heritage spaces, it is necessary to ensure the tenant mix is not directly competing with each other within the space. It was also important to find a balance in terms of how long users are staying to ensure a flow of users throughout the day.
- Visiting a heritage building is not enough, there needs to be marketing and communication efforts to inform people of what is going on, and then more than one reason to make the journey to come.
- Events are a way of creating an emotional connection and initial discovery, which will then lead to additional visits later on with a familiarity of the site.
- Site accessibility is also crucial. Looking at Village Ice Cream as an example, this shop is very successful despite its slightly obscure/ off-the-beaten-path location, but only because it has sufficient parking on site and nearby that encourages visitors to make the journey. Calgarians rarely hop on the bus or train to go for ice cream but they will make the drive for it.
- Connecting to the Plus 15 could be beneficial in attracting office users to the site.
- What is possible on this location is largely determined by the budget and the scope of this project for the City of Calgary. There are immense possibilities but many of them will require substantial improvement to the site and the surrounding public realm.

## 3.2 Engagement Sessions

Colliers facilitated 11 different engagement meetings with various stakeholders for the market sounding component of this project.

### Session 6

- There are economies of scale that can be achieved through partnerships and affiliation with multiple art spaces and performance spaces which can benefit all those involved – taking this into consideration will improve the affordability of the operations and also the economic sustainability of the campus.
- More facilities sharing operations allows for profitable events at certain locations (e.g. Nutcracker performances that sell out at Christmas) to be reinvested into a broader range of art programs rather than being stuck in its own silo.
- This also helps ensure that events of installations are accessing exactly the space requirements they need within a communal art ecosystem. 'Business' is less likely to be turned away.
- These economies of scale can also be translated to marketing efforts and create a more powerful communication tool because there can be one central location Calgarians can go to for their information.
- Creative and innovative solutions are required for arts spaces in Calgary now and going into the future that cannot be based on how things were done in the past (when corporate sponsors were more abundant). This change has left many groups struggling for funding in Calgary and should be considered when developing an operation model and business case.
- Theatre and performance arts groups require below market occupancy fees based on access to practice or performance space, rather than leases, with operations lumped into the cost, and the participant views this as essential to keep the arts thriving in Calgary.
- The subject site should be affordable space. The NWT could be an excellent spot for collaborative offices and administrative tasks to occur and also be shared. For example, multiple artists and art groups using communal printers and photocopiers.
- There is also a gap and a need for recording spaces which could be filled with this site.
- Ultimately, the future of the arts is in mixed mediums that will increasingly require flexible spaces that morph to ever-changing needs of the community as much as possible.



## 3.2 Engagement Sessions

Colliers facilitated 11 different engagement meetings with various stakeholders for the market sounding component of this project.

### Session 8

- The next door LaRocc building was purchased by its current owner in 2020. There is currently no rent collected for the group occupying the space. Instead, the priority is on building interest and activity around the building and the space.
- It is likely that a smaller, local operator will be most likely to locate in a historical building with character such as this.
- Parking is a concern for this location, but not a hurdle as observed with operations thriving with similar parking constraints at the LaRocc building.
- The building is listed for lease or sale, if and when office rates achieve \$18/sq.ft. and tenants commit they would undertake the LL works.



## 3.2 Engagement Sessions

Colliers facilitated 11 different engagement meetings with various stakeholders for the market sounding component of this project.

### Session 9

- Prior to the creation of Cspace there was a significant issues of talent flight in the City, so the King Edward conversion was a response to the concern. The issues that the space needed to solve was the instability related to the boom/bust nature of Calgary's economy, and also reduce isolation felt by artists and create a hub where they could come together. Creating a place where artists wanted to stay and could do so was the goal.
- The project required 15 key funding sources. \$8M was required to acquire the site and \$6M was required to protect the heritage elements. The project has multiple stakeholders and key share holders including CADA and Calgary Foundation.
- Operations entail the management of commercial leases, which permit sub-leases.
- There is high demand internally for larger space and constant demand externally to access space within the building. Creating an opportunity for a space to host "meanwhile leases" would assist in creating a pipeline of tenants.
- The real opportunity is in the thoughtful integration of the two spaces and leverage the pair of them, not just the Fire Hall.
- Ground orientation, not the best for a theatre use. Rather, glass blowing, ceramics or a more performative art form could be on the main floor of the fire hall.
- Other uses on site could be live/work studios, possibly in the form of a housing co-op.
- Diversity through uses and activities will reduce silo effects. A diverse and complete community within the building is important and could take many forms, such as including child care, youth programming, seniors education, etc.



## 3.2 Engagement Sessions

Colliers facilitated 11 different engagement meetings with various stakeholders for the market sounding component of this project.

### Group Session 1

- The curated tenant mix, with space and opportunities to collaborate, is vital to C Space's success. Combining commercial ventures, with educational spaces, co-working collaboration spaces, and creative studio space, and then filling these spaces with community-oriented users makes the whole thing work. It is mix-use around an arts theme. This is also what the Fire Hall campus could be.
- Food and beverage can fit into the symbiotic relationship but should not over-power the arts and culture focus of the campus.
- Meeting spaces and flexible spaces that offer variable uses are important to have for collaboration and could also present rental opportunities – businesses love the whimsy of the arts and would likely relish in the opportunity to book a meeting space on the arts campus for their meetings.
- Affordability can be achieved through many forms. Small studios for dedicated artist space with large communal space for occasional use assist with gross revenues which can then be used to subsidize other uses in the buildings.
- Multiple entry points for tenants also assists with affordability; for example, renting a desk or a very small room for only a month or a flexible lease term.
- Suggested rates for the spaces were: 70% of Class B office rental rate, \$21 psf annually or \$2 psf month.
- A common story at C Space is a basement or garage entrepreneur who is looking for their first office and to slowly grow from there, flexible leases and spaces can respond to this demand (like an incubator space).

## 3.2 Engagement Sessions

Colliers facilitated 11 different engagement meetings with various stakeholders for the market sounding component of this project.

### Group Session 2

- Crucial elements for an arts campus include primarily affordability and vibrancy, which both are tied back to the leadership or management of the space, ensuring both elements are being achieved.
- A housing component would help address safety concerns in the area as it may introduce more life to the area in the evenings. This could also be achieved through evening classes, evening markets, food and beverage, or evening events.
- This site would be worth exploring a residency program on it – with event space residents could help to serve or bartend at events and earn income to help offset studio costs.
- The location is iconic and the site is in high contrast with its next door neighbour the Bow Tower, this is an opportunity as most people already know exactly where this Fire Hall is. Increases likelihood that they will come down to visit and check out what is happening on site.
- The site is relatively safe after dark and has good access to transit and Stephen's Ave nearby.
- Parking at other studios is a huge component in what makes them work
- The space should be more than simply a studio or incubator, it should also have events and provide opportunities to showcase art.
- Breweries in historic buildings generally are successful at telling the history of the building and even enhancing it.
- The ground floor could be for retail and leased at market rate to off set the studio costs for artists. Too much commercial or retail focus is not a huge concern if it is blended in with the focus of arts and culture still maintained.
- The ecosystem of who is in each type of space needs to be curated and create a community with a layered story.



## 3.2 Engagement Sessions

The City of Calgary conducted additional engagement with two artists studios. Their commentary has been added [here](#) for additional insight.

### City of Calgary Lead Discussion 1

- has a waiting list of 50+ artists and believe there is a big demand for studio space.
- believes that a large arts and culture related tenant could take the place of the food & beverage anchor (e.g. production studio).
- space for collaboration is important, not just segregated studio spaces.
- sees a lot of opportunity in the location near the Bow tower.
- desire to connect to adjacent properties from a public realm perspective (having loading and on-street parking, physical connection to Bow tower) .
- desire to connect to adjacent properties but also a programming perspective
  - LaRocc building could also have art and culture spaces/programming
  - Andrew Davison could also have art and culture spaces/programming
  - Family of Man green space could have programming
- Idea to have parking and loading along 1<sup>st</sup> Street to help with parking situation.
- thought the live/work idea is interesting but believes that there is such a demand in studio space that could take up the whole space.
- didn't offer anything specific from a financial model perspective, other than that City could just provide a good base building, and the operator and tenants would likely have the desire or means to fit out.

## 3.2 Engagement Sessions

The City of Calgary conducted additional engagement with two artists studios. Their commentary has been added [here](#) for additional insight.

### City of Calgary Lead Discussion 2

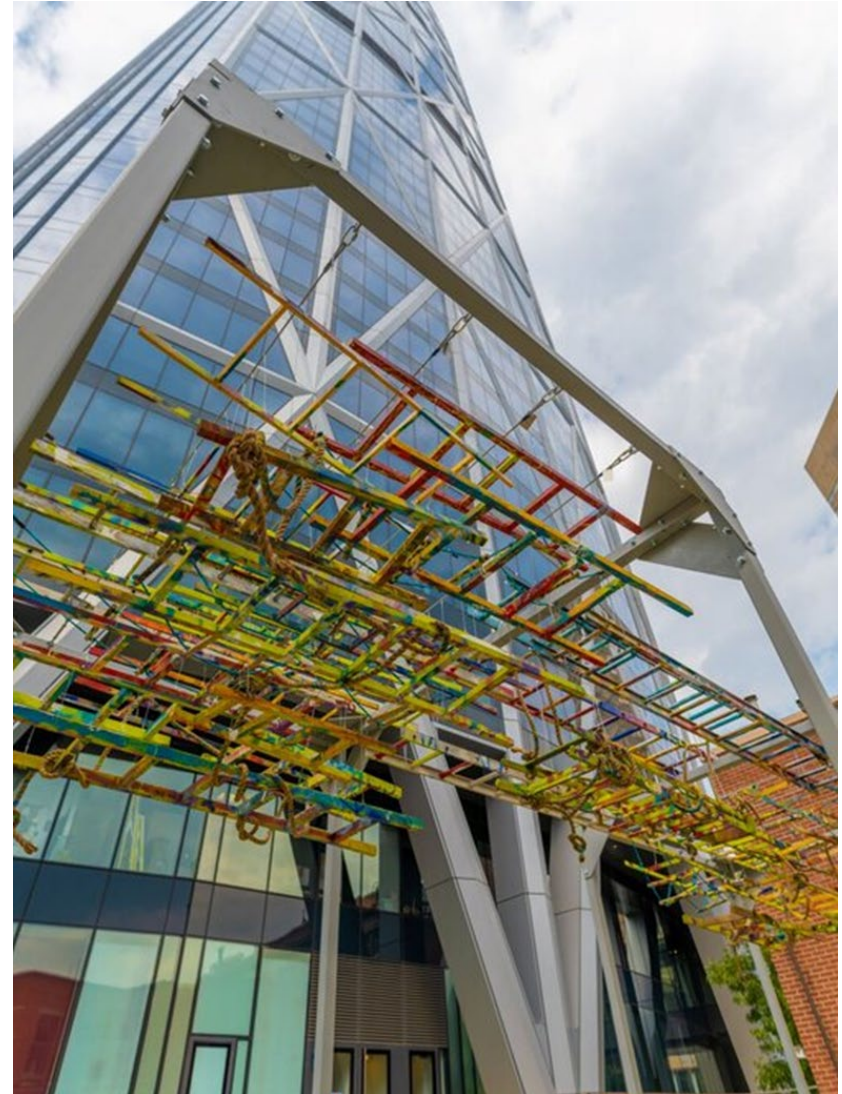
- Saw quite a bit of challenges in the location:
  - No parking
  - Business/commercial environment could be detrimental – prefers a more community oriented space
  - Other inner city locations are more viable as they have parking and a community to connect to.
- Event space is important, for community programming and events.
- Affordability is key, flexible studio sizes, options to share studio spaces is important.
- Believes it could be a challenge to create a safe and inclusive space if it's more oriented to private market/food & beverage spaces than arts and culture.
- Believe arts and culture should have separation from food and beverage uses (own floors).
- Believes it could only work if the building comes fully built-out.
- Parking at other studios is a huge component in what makes them work.
- The space should be more than simply a studio or incubator, it should also have events and provide opportunities to showcase art.
- Breweries in historic buildings generally are successful at telling the history of the building and even enhancing it.
- The ground floor could be for retail and leased at market rates to off set the studio costs for artists. Too much commercial or retail focus is not a huge concern if it is blended in with the focus of arts and culture still maintained.
- The ecosystem of who is in each type of space needs to be curated and create a community with a layered story.



## 3.3 Summary

From the ten engagement sessions conducted, themes of affordability, ancillary uses, location, and operations were discussed.

- Affordability was a strong theme across conversations. Often, when asked to define affordability, the answer was free space or nominal rent space.
- The high office vacancy in downtown, lack of demand for new food and beverage in this area, and the minimal foot traffic in this area of Downtown were often cited as constraints for the site.
- With regards to a brewery, there were strong opinions of both sides, although it should be noted that those that spoke most strongly about this site not being conducive to a brewery were those that had the most experience in food and beverage or specifically brewery operations.
- Parking was a very significant common theme across all engagement sessions. The lack of available, affordable parking on site was a concern that ranged from minor to significant for groups questioned. While the proximity to C Train was acknowledge by all, it seemed clear that this was not a sufficient replacement for some parking on the site.
- The heritage element was also discussed. While it is a charming element for visitors, on its own it is not a significant enough draw for people to come down to the site. With regards to possible tenants however, the heritage element has more weight and will likely draw in users that want a unique space with character for their office or studio.



## 3.3 Summary cont'd

Improving parking, ensuring a quality, curated tenant mix, and providing affordable spaces were elements most frequently noted as necessary for success.

- The site was mostly seen as safe by all stakeholders, with some exceptions in the late evening. Most participants felt that evening activity in the area would largely help to mitigate those perceived safety concerns.
- Connectivity to other key locations such as East Village, Chinatown, the Riverwalk, and Stephen's Ave were mostly noted as not ideal although close by. This was mainly due to the vehicle traffic and minimal sidewalks of the adjacent streets.
- The programming within the site was repeatedly discussed as needing to be curated, to create a symbiotic ecosystem, with community minded tenants. It was largely noted that this is more crucial than necessarily focusing on arts and culture. In other words, a community-oriented food and beverage option could be a better fit as a tenant than a large nationally oriented not-for-profit group.
- A curated mix of building uses can ensure its success as synergistic uses have to be planned in advance, they don't necessarily occur naturally.







## Section 4

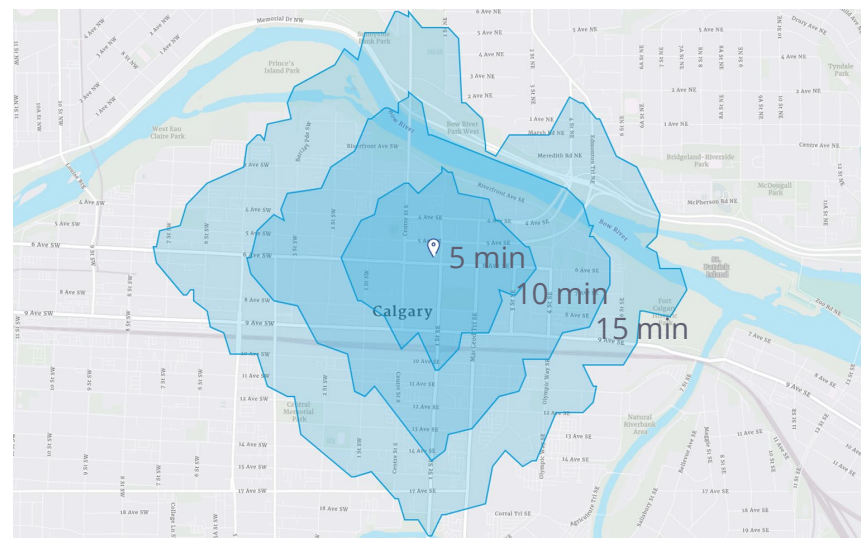
# Market Analysis

# 4.1 Neighbourhood Assessment

The neighbourhood immediately surrounding the site is characterized by rental properties and an older population than adjacent Beltline and East Village neighbourhoods.

## Summary

- The surrounding area and neighbourhood where the Fire Hall and NWT buildings are located is primarily commercial office building uses, with only approximately 2,700 residents living within a 5-minute walk of the site.
- Those residing in the immediate area have a median age of just over 44 years old, and generally have larger household sizes than the rest of the Downtown Core with an average household size of 1.7.
- As we move further away from the site and start to profile more of the East Beltline and East Village neighbourhoods, the median age drops along with the average household size.
- There are significantly more residences in a 10-to-15-minute walk-time radius from the site. Also interesting is that the residences further away from the Fire Hall and NWT buildings are more likely to be owned by their occupants, whereas 77% of units within a 5-minute walk of the site are rented.



## Neighbourhood Profile

Walk Time From Site	5 Minutes	10 Minutes	15 Minutes
Estimated 2021 Population:	2,690	12,119	21,592
Total Dwelling Units:	1,155	5,274	11,086
Units Owned:	23%	28%	33%
Units Rents:	77%	72%	67%
Average Household Size:	1.7	1.6	1.6
Median Age:	44.1	38.6	37



## 4.2 Office Market

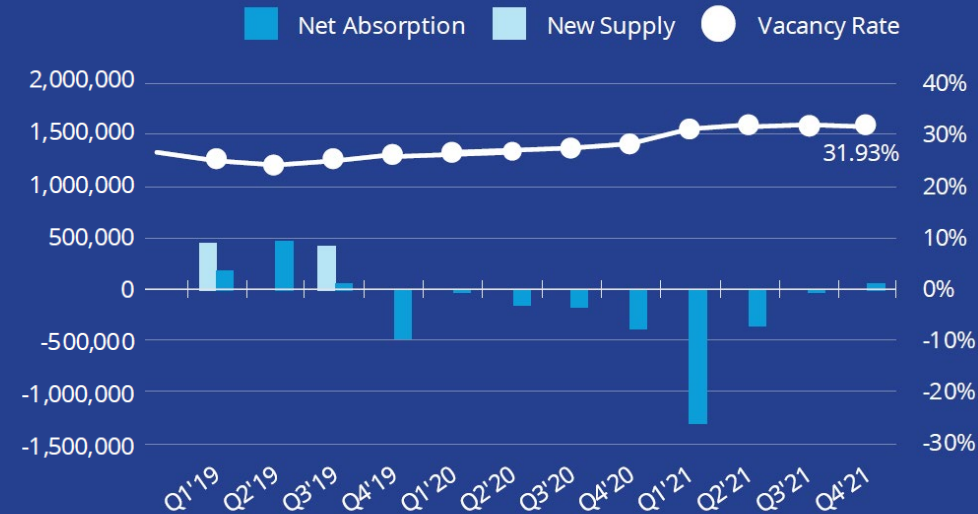
Downtown office vacancy rates have remained well above 20% since 2017 and has reached 30% in the past year.

### Market Overview

- There is very little demand for office space in Calgary's Downtown, a trend that began well before the pandemic but has worsened due to work-from-home policies in addition to the struggling oil and gas sector.
- The transactions for office space that are occurring are often with large, stable enterprises who require a substantial amount of space and are taking advantage of the current market to secure preferable rates. One notable example is Neo Financial recently moving into 50,000 SF of office space in The Edison (150 9 Ave SW). Smaller organizations are holding off on committing to office space leases while so many things remain uncertain.
- Additionally, the office space that has a higher tendency to be leased is Class AA and A space, with a combined vacancy rate of 26% compared to the combined vacancy rate of Class B and C space which is approximately 44%. This means the offices that are being leased are high quality, amenity-rich spaces.
- A significant impact to the future office market in Downtown Calgary are the anticipated changes that will come as a result of the City's Downtown Plan which could see a total of 1 million SF of office space converted to residential uses. This could drastically alter the vacancy rate trends if/when realized.

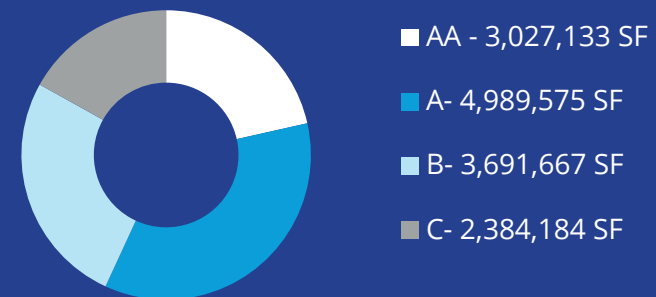
### Downtown Historical Overview

Q1 2017 – Q4 2021



### Vacant Office Space by Class

Q4 2021



## 4.3 Affordable Office and Community Spaces

Market conditions in addition to strategic activation efforts have made office space in Calgary very affordable.

### Overview

- While market conditions have reduced the price of rent for office space, there are also deliberate efforts to activate the vacant spaces and bring people into the Core. These efforts include free or very low-cost art galleries, studios, and pop-up shops. While these options are not likely to be long-term fixtures of the Calgary office market, for the time that they are in place they offer alternate options that the Arts and Culture campus could compete with.
- In addition to temporary affordable space efforts, more permanent options exist for non-profits and charities such as the Kahanoff Centre and CommunityWise, both located in the Beltline or Blank Page Studio in Kensington.
- CommunityWise is currently leasing affordable office space to nonprofit and charitable member organizations for approximately \$1.34 psf per month. Membership fee of \$40 per year is also required.
- The Kahanoff Centre and Blank Page studio both offers below market rates, exact range has not been shared. Additional details pertaining to Blank Page studio can be found in Section 5.





## 4.4 Event & Studio Spaces

Affordable event spaces, and even more so event spaces that allow youths to book, are extremely rare in Calgary's Downtown.

### Overview

- Event spaces, while most frequently located in and around the Downtown Core, are rarely offered at affordable rates in this central location.
- The high concentration of large event spaces available for use at market rates in Downtown Calgary mean the market is largely saturated in regard to venues that are able to formally host 500+ guests.
- Outside of purpose-built conference and event space, many of the large office developments in Downtown Calgary have large multi-purpose event space and flexible/configurable offices which can also accommodate large events.
- Despite this market supply of accommodatable event space, the supply of community-oriented space catered to smaller organizations or non-profits is more heavily constrained.
- While these groups have traditionally found space in Class C urban industrial buildings which are generally more flexible in use and at the end of economic lifespans, as Calgary densifies its urban core through redevelopment, the supply of affordable event and studio space is expected to decrease proportionally.
- Exacerbating an already limited supply of suitable space are usage restrictions and permitting requirements which may prohibit certain types of activities, hours of use, and complementary F&B options.

### Event Space Comparable Rates

McHugh House	\$40 - \$50 per hour
Community Wise	\$40 per hour
Contemporary Calgary	\$200 + per hour
Arts Commons	\$125 + per hour
Fort Calgary	\$500 - \$2000 (per 6 hours)
Studio Bell	\$500 + per hour
New Central Library	\$160 - \$560 per hour

### Studio Space Comparable Rates

Workshop Studios	\$100-\$600 per month
CSpace	\$19-24 psf per year +ops
Beaumont Studios (Vancouver)	\$21-30 psf per year +ops

## 4.5 CSpace Analysis

Cspace King Edward is a successful example of a not-for-profit, artist, culture and small business community located in Calgary's SW Marda Loop neighbourhood.

### Overview

- The CSpace King Edward is a model case study for potential Arts and Culture campus at the Fire Hall/NWT buildings.
- Substantial funding from senior levels of government, donations, and land sales were required :
  - \$6.67 million City of Calgary (19%)
  - \$5.33 million Province of Alberta (16%)
  - \$4.02 million Calgary Foundation (12%)
  - \$3.54 million corporate and individual donations (10%)
  - \$2.50 million Government of Canada (7%)
  - \$3.10 million financing from RBC bank (9%)
  - \$9.36 million sale to developer of adjacent land (27%)
- The land sold was developed into luxury condos and a seniors' care facility, introducing more residents to the area.





## 4.5 CSpace Analysis

Lease rates are determined by studio space and quality, providing slightly discounted rates for less desirable studio or offices in the building.

### Overview

- Studio lease rates in CSpace are determined by the quality and condition of the space being leased, rather than by the tenant type or income generation for the tenant using the space.
- Current rates for studio spaces range from \$19 to \$24 per SF per year. This rate includes base and additional rent. Property rent, for tenants who are not exempt, is paid in addition to rent.
- Most current tenants in CSpace are paying \$21.25 per SQ per year.
- Additional rent is estimated each year then reconciled for operational realities based on gas, electricity and water rates.
- Operation costs are approximately \$10 per SF per month with anticipation that this will increase in the near future with inflation rates rising along with high fuel costs.
- The café that operates on the main floor leases their spaces at a significantly higher rate of \$37 per SF per year.

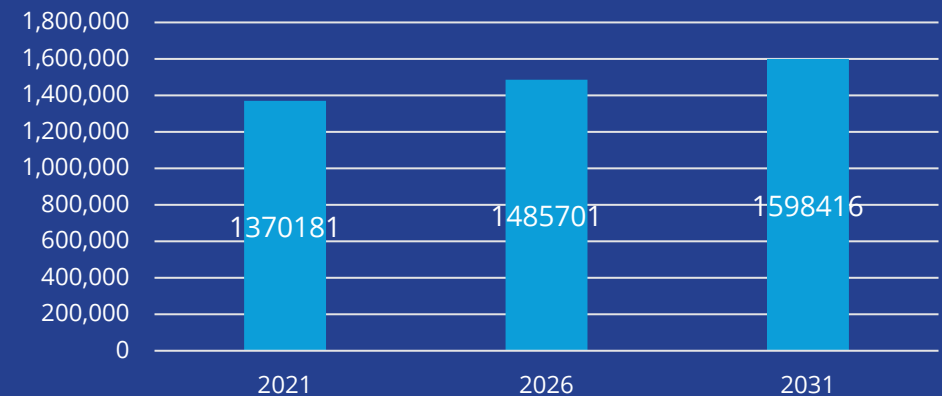


## 4.6 Demand Drivers

The City of Calgary, despite economic slowdowns, continues to see positive population growth. This trend is anticipated to continue over at least the next decade.

- Calgary is anticipated to experience an average annual growth rate of approximately 1.3-1.4% over the next decade resulting in a population of roughly 1.6 million by 2031 with a coinciding working population that could grow to be above 1 million.
- 50% of this new residential growth is anticipated to occur in the existing footprint of the City of Calgary's communities. Given that the Downtown neighbourhoods including the Beltline, East Village, Mission, and Victoria Park generally permit the highest density residential uses, it is probable that most of the residential growth will be focused in these areas.
- Residents aged over 65 is one of the age cohorts anticipated to see the most significant growth over the next decade. While this group could be more likely to continue working than their predecessors, they will also more likely to be healthier and have higher energy in their retirement. This trend could in turn see additional demand and even strain on community run programs for arts, culture, as well as recreation.
- In addition to population and age figures, it is important to note that Calgary residents are a very educated population, which is generally a group that frequents art and culture spaces, as well as support these types of spaces financially.

City of Calgary Estimated Population Growth 2021 - 2031



City of Calgary Population Projection by Age Cohort 2021 - 2031

	2021	2026	2031
Youth (12-18)	89,400	97,600	110,298
Working Age (15-65)	921,100	971,700	1,098,120
Seniors (65+)	165,400	205,900	232,688



## 4.7 Nearby Projects

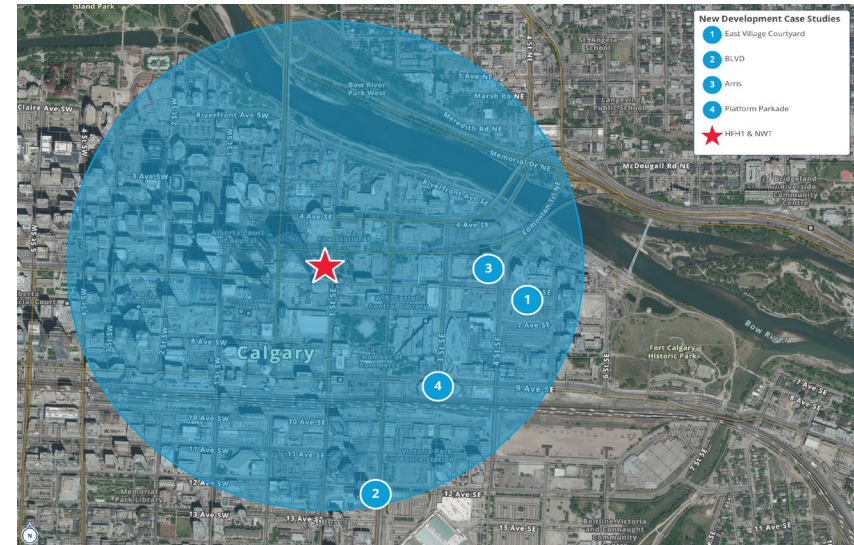
An analysis of key new developments in the area surrounding the Subject Site was conducted as they are representative of market changes to come in Downtown Calgary

### Overview

- The urban environment surrounding the subject site, particularly in the Belt Line and East Village is rapidly changing due to increased desirability and new mixed-use development projects.
- These new urban developments, often specifically being marketed to downsizers and young professionals to take advantage of urban life in in Downtown Calgary, are catalyzing new trends for the market including smaller units, and a greater focus on new rental housing.
- Long range plans introduced by the City of Calgary continue to prioritize densification and further urbanization efforts of Calgary central neighbourhoods.
- In the East Village alone, there are approximately 1,400 new residences and 3,500 new residents as a result of CMLC's catalyzing revitalization projects.

### Implications

- The significantly more substantial urban residential population will be in close proximity to opportunities to work and play, meaning there will be a greater proportion of residents who may not require a car to complete daily activities. In this case, it is essential that there is a high concentration of services and commercial opportunities.



### Competitive Supply Case Studies (500m radius)

- |   |                        |
|---|------------------------|
| 1 | East Village Courtyard |
| 2 | BLVD                   |
| 3 | Arris                  |
| 4 | Platform Parkade       |
- Increased development demand for urban land places strain on art and culture space which generally has affordable space requirements and often aims to locate in urban areas.
  - A goal of a vibrant Downtown is to ensure that there is adequate space for people to work and play, incubate creativity, and foster connections between diverse peoples. Ensuring a consistent and stable supply of culture space will be critical in ensuring urban vibrancy and community connectivity.

## 4.8 East Village Courtyard

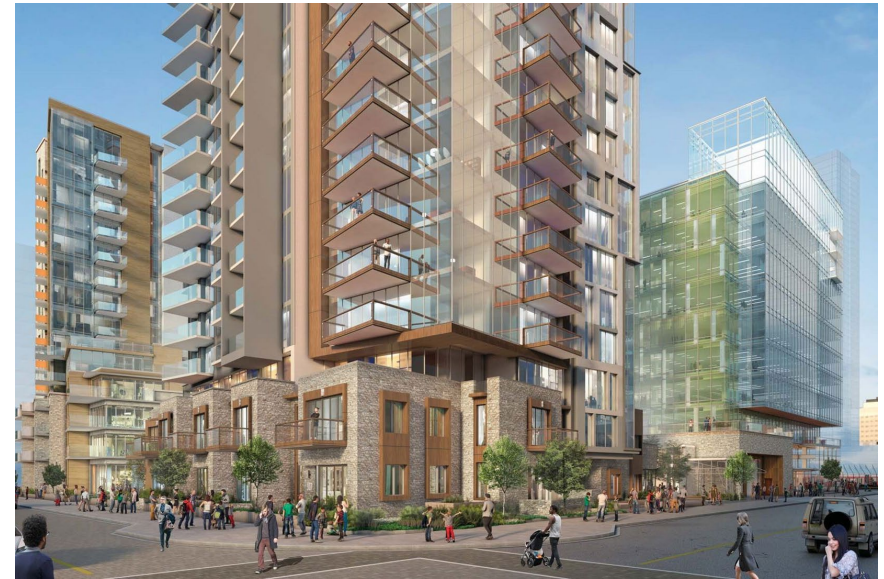
The four-phase mixed-use development will introduce a significant residential population to the East Village and increase the vibrancy of the neighbourhood.

### Overview

- The East Village Courtyard redevelops an existing surface parking lot and hostel into a mixed-use development with residential, office, and commercial space.
- Unique to the East Village, the developer Copez is considering the inclusion of micro condos to promote affordable entry to home ownership.

### Implications

- The new development will introduce a significant residential population into the East Village which should improve the overall vibrancy of neighbourhood life and increase footfall to commercial businesses in the area.
- Although the City of Calgary has record high office vacancy rates, Staff and the developer anticipate that an on-site office population in the office podium will contribute to continued use of the site at all times of the day.
- With the City of Calgary's record high downtown office vacancy rate and an increasing desire for people to live in close proximity to places of employment, this development, among many, may begin to invigorate downtown employment.



### Project Information

**Total Development Area:** 2.17 Acres

**Total Gross Buildable Area:** Approx. 753,990 Square Feet

**Residential Units** Approx. 672

**Commercial Square Footage:** Approx. 11,000

**Storeys:** 11, 15, 24, 33

**Office Square Footage:** TBD

**Parking Stalls:** 689 (4-levels)

**Estimated Completion:** TBD



## 4.9 BLVD

BLVD in the Beltline is a mixed-use development across from the Calgary Stampede grounds.

### Overview

- The two-phase development by One Properties is anticipated to be developed into three towers with a total of 1,030 residential units.
- The location in the Beltline makes the new development places the site within walking distance of employment, shopping, restaurants, service, and entertainment options.
- Phase 1 developed two 34- and 37-storey buildings with 651 units and 16,500 square feet of commercial space on 12<sup>th</sup> and 13<sup>th</sup> Ave.
- Phase 2 will add an additional 280 units to the large urban development along with additional commercial space at grade.

### Implications

- The BLVD project intensifies Calgary's downtown and works to place more residents in close proximity so they can live, work, and play in one central area.
- Similar to other high-density residential projects in Downtown Calgary, a greater on-site population is anticipated to enliven the core with more residents to support businesses and services.



### Project Information

Total Development Area:	Approx. 2.12 Acres
Density:	7.27 FAR
Residential Units:	1,030
Commercial Square Footage:	Approx. 21,591
Storeys:	37, 34,
Office Square Footage:	N/A
Parking Stalls:	535
Estimated Completion:	Phase 1 – Winter 2021

## 4.10 Arris

Bosa's Arris development in the East Village is the first new concrete high-rise project to convert entirely from a condo development to a 100% rental project.

### Overview

- The new Arris development is the tallest residential building in the East Village and sets a new precedent for in-building amenities which include a large fitness facility and private club.
- Arris is the first residential development in Calgary to be anchored by an urban grocery store.
- The development of the second Arris tower is currently underway.

### Implications

- The shift by the developer to convert the condominium project to a 100% rental project mid development may be indicative of recognized trends in Calgary's urban neighbourhoods.
- The grocery store in the podium of the new development may be an indication that there is growing preference in the Calgary market to be able to complete daily activities in close proximity to places of residence. Given that the new development is in an accessible and amenity rich neighbourhood, the anticipated resident profile is comprised of those working and living in Downtown Calgary.



### Project Information

**Total Development Area:** 2.75 Acres

**Total Gross Buildable Area:** Approx. 780,000 Square Feet

**Residential Units** 500

**Commercial Square Footage** Approx. 188,000

**Storeys:** 40, 23

**Office Square Footage:** N/A

**Parking Stalls:** 300

**Phase 1 Completion:** Q2 2021



# 4.11 Platform Parkade

The Calgary Platform Innovation Centre and Parkade opened in 2021 is a mixed-use development combining 50,000 square feet of innovation space and parking for the neighbourhood.

## Overview

- The seven-storey mixed use development was built to accommodate parking for the East Village but also act as a new incubator for innovation and collaboration for over Platform Calgary and 50 other partners.
- Platform Parkade also provides community amenities including a publically accessible sports centre and outdoor event space.
- Similar to the MaRS project in the City of Toronto, the intent of the innovation space is to offer collaborative opportunities and physical space to concentrate technology investments and collaboration.

## Implications

- Innovative and unique to the City of Calgary, the Platform Parkade is flexible and can be converted into a commercial or residential building in the future should market conditions change.
- This type of development, similar to office conversions currently undergoing transforming vacant office space into residential homes, will be highly beneficial to the city to accommodate market shifts and changing demand.



## Project Information

**Total Development Area:** 1.2 Acres

**Total Gross Buildable Area:** Approx. 350,000 Square Feet

**Office/Innovation Space:** 50,000 Square Feet

**Storeys:** 7

**Parking Stalls:** 503

**Adaptable Space:** Approx. 300,000 Square Feet

**Budget:** \$80 million

# 4.12 Changing Neighbourhood Dynamics

New developments in Calgary's urban neighbourhoods are introducing a significant number of urban residents to the area which are expected to enliven the area by supporting services and commercial opportunities.

## Summary

- Counteracting the trend of vacant and emptying offices in Downtown Calgary, there has been substantial new residential development activity in Calgary's urban neighbourhoods.
- Increasingly, the trend of living downtown close to both work and urban amenities is becoming desirable by residents. While most of this new development is locating in the Beltline and East Village, the two urban neighbourhoods framing the Central Business District should encourage greater utilization of the Downtown core.
- For the future Calgary Cultural Campus, the greater urban residential population, particularly as those locating in new development projects are generally comprised of more affluent households, has an opportunity to cater to the spending potential of a greater number of users.
- In particular, to cater to this demographic, potential future commercial services may be more viable due to the increased spending potential of an expanded trade area population.
- A downsizing population moving to more urban neighbourhood in Calgary mean less hobby and workshop space that would typically be found in residential garages. As most new urban residential developments lack flexible working space, coupled with a decrease in affordable urban light industrial and creative spaces, there may be a need for a space that can accommodate a wide range of creative use and users.
- The Platform Parkade is a good example of ensuring buildings are adaptable to future market conditions to ensure longer-term usability and resiliency. As the neighbourhood transitions to a higher-density mixed-use community, the development can be tailored to accommodate future demand, particularly as private vehicle ownership is expected to lessen coupled with a greater desire of households to live in complete and accessible communities.
- The case studies examined which are indicative of larger development trends in Downtown Calgary are located on large urban sites which redeveloped underutilized parcels of land.
- As the demand for urban development land increases on former light industrial land and older existing developments, spaces where creative industries have often located, there will be increased pressure on groups with limited financial capacities.



# 4.13 Implications

Several conditions such as high vacancies in Calgary's Downtown office market, heightened development activity in urban neighbourhoods, and development pressure on affordable and flexible space have numerous implications for the Subject Site.

## Summary

- The City of Calgary anticipates the Downtown urban residential population to increase at a substantially greater rate than the rest of the city. The greatest concentration of urban residents will be found in the Beltline and the East Village, a result of development policies encouraging urban densification and mixed-use development to increase the overall vibrancy and vitality of the core.
- Coinciding with a densifying urban population is a shift in demographics in the urban core to younger and more affluent households. This will result in a shift in the services and amenities demanded by urban residents and also encourage more consistent activity Downtown.
- Despite record-high office vacancies in the City of Calgary driving down rents achievable in a lot of commercial developments, stakeholder engagement has revealed that despite this, many creative groups and non-profit organizations are still unable to pay current market rent.
- Conversely, groups and organizations that are able to afford market rent are able to be selective in the spaces they occupy due to the large available supply.
- As the demand for large parcels of urban development land increases, the spaces where art & culture groups are typically located will face increased pressure in finding space that is suitable, accessible, and affordable.
- Should office vacancies remain high and rent achievable stay consistently low, there may be opportunities for art & culture groups to relocate to vacant Class C office space when existing sites redevelop. It should be noted however, that traditional office developments are likely to be less conducive to art & culture activities than affordable urban light-industrial space.
- Although art & culture groups often have low financial capacities, it must be noted that many provide intangible benefits to a city by fostering collaboration, promoting diversity, and improving overall vibrancy and city culture. Should Calgary lose all art & culture groups to financial concerns and development pressure, there may be a "brain drain" to more accommodating markets.





## Section 5

# Best Practices Research



# 5.1 Introduction

A comprehensive analysis of 11 case studies was conducted to best understand the dynamics of similar projects and their operations and financial sustainability

## Overview

- 11 case studies of projects across Canada were examined as it is understood potential users of the Calgary Cultural Campus may have similar operating models and values as existing cultural or creative spaces.
- While all the case studies examined have different goals and operating models, key principles remain the same. Most spaces are in urban locations, cater to a wide variety of uses, seek to encourage and incubate creative activity, and all aim to foster community cohesion and inclusion.
- A number of Calgary based cultural hubs and maker spaces were chosen as case studies as they may wish to relocate to the Calgary Cultural Campus should conditions align.

## Cultural Hubs – Case Study Review

Toronto	Wynchwood Barns
Toronto	Evergreen Brickworks
Vancouver	Beaumont Studios
Vancouver	Makerlabs
Vancouver	The ARC
Vancouver	Vancouver Hack Space
Vancouver	Firehall Arts Centre
Calgary	nvrLand
Calgary	Woskshop Studio
Calgary	Blankpage Studio
Calgary	Fuse33 Makerspace



See U, Brussels



Spinnerei Art Centre, Leipzig

## 5.2 Wynchwood Barns

Artscape's Wynchwood Barns is an innovative heritage conversion that acts as a community and cultural hub.

### Overview

- Wynchwood Barns is a community cultural hub in Toronto's Wychwood neighbourhood. It includes 26 artist live/work studios, 15 artist work studios, 9 non-profit arts and environmental organizations, and a 7,680 square foot flexible event venue.

### Operating Model

- Currently owned by the City of Toronto and operated by Artscape under a 50-year lease. Artscape is the property manager and manages building operations and tenancy.
- Artscape Non-Profit Homes administers the residential component as part with arrangement with Canada-Ontario Affordable Housing program and the Affordable Housing Office of the City of Toronto.
- The Wynchwood Barns operate on a self-sustaining model and does not require an ongoing operating subsidy after the initial capital investment.

### Lessons Learned

- The upfront capital investment totaling approximately \$11.5 million from the City of Toronto, Ontario Ministry of Culture, the Canada-Ontario Affordable Housing Program, and the Government of Canada enabled Wynchwood Barns to revitalize the site and operate in a financially sustainable manner.



### Project Information

City:	Toronto
Address:	76 Wychwood Ave
Approx. Size:	53,000 Square Feet
Founded:	2006
Uses:	Artist Housing, Studios, Public Green Space, Farmers Market, Theatre, Urban Beach, Office, Flex Space
Ownership:	Artscape and the City of Toronto
Funding Structure:	Self-Sustaining, Affordable Rents

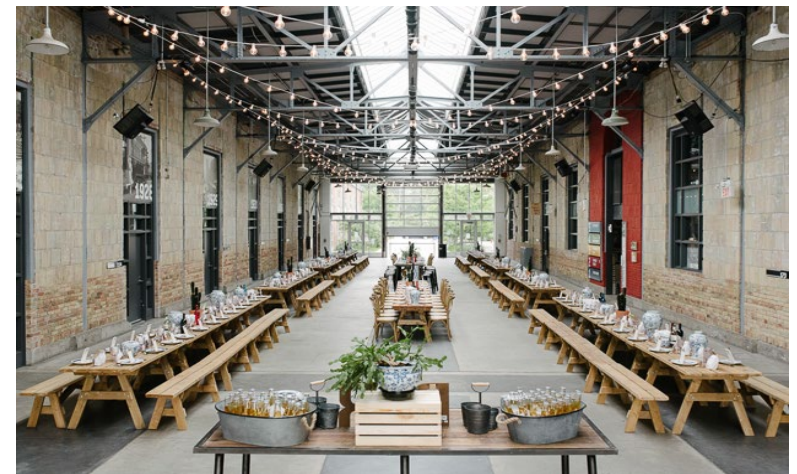


## 5.2 Wynchwood Barns

Normal rents cover day to day operations and maintenance but the event space is a critical part of finances to support salaries, upgrades, and expansion

### Interview Summary

- Complex working structure incorporating multiple different users and groups in an area.
- Works well bringing people together – need a policy which ensures equitable use of the space and good communication is critical in ensuring continued operation and stable and productive relationships.
- Artist residences are rented through the City of Toronto's housing department and are RGI units targeted towards 30% of income.
- Event space is rented on a weekly basis all year, with use in the winter months being largely dedicated to the Farmer's Market (although this isn't a significant portion of income and revenue).
- Events are generally hosted one to twice a week to supplement revenue, with COVID reducing this for 2 years, targeting to host more events to supplement this lost revenue.
- Shared revenue model supports all users in the Barns. Used to be siloed operations with individual units operating as separate entities, balance sheets, and operators/directors. It was communicated that the shared revenue and operations model is best .



## 5.3 Evergreen Brickworks

The Evergreen Brickworks is a hub of cultural activity in Toronto with a focus on sustainability and community.

### Overview

- Evergreen, a non-profit organization, has transformed a significant number of the existing industrial buildings for cultural and community uses. Approximately half a million visitors to the Evergreen Brickworks annually which hosts a wide variety of events and activities including art exhibitions, educational programs, weddings, and Toronto's largest farmer's market.

### Operating Model

- The Toronto Region and Conservation Authority owns the entirety of the 40-acre Brickworks site which is managed by the City of Toronto. Evergreen leases the industrial land site which is generally where most of the historic structures are located.
- The project's \$55-million-dollar budget was funded in large part from the Federal and Provincial government.
- Evergreen functions as a social enterprise and uses profits from revenue-generating activities such as event hosting to fund continued operation, rehabilitation, and development.

### Lessons Learned

- The City of Toronto was a crucial partner in revitalizing the Brickworks property and the historic buildings on site. By recognizing the importance of the cultural sector and the barriers to its development, the project would not be possible without City funding and support.



### Project Information

City:	Toronto
Address:	550 Bayview Ave
Approx. Size:	12-acres
Founded:	1991 and opened in 2010
Uses:	Farmer's Market, skating, nature camps, multi-purpose event venue, private school, art exhibition, garden centre
Ownership:	Toronto Region and Conservation Authority
Funding Structure:	Social enterprise (non-profit)



## 5.4 Beaumont Studios

Despite financial difficulties, the space successfully houses a wide range of small businesses and artists.

### Overview

- 35 studios hosting about 50 artists and small business owners, including a hairdresser, consignment shop, and radio station. The building has outdoor courtyard space and gallery space used frequently for hosting events.

### Operating Model

- Funded by rental income and event ticket sales. Tenant applications inquire as to what artists are able to afford, how much space they need, and what amenities they need in the space, and a spot and rate that works for them is selected. Studios are often shared to help with affordability.
- The studio hosts comedy, music, art and movie events with ticket sales contributing to the cost of operations and upgrades.

### Lessons Learned

- Property taxes have been identified as a major impact on continuing operations with over 90% of the triple-net lease paid to property tax (with the remainder being lease and maintenance).
- The site's designation for higher value residential multi-family uses values the site over \$13.9 million in land value.
- Beaumont Studios' executive director believes art and culture spaces should be taxed similar to non-profits and religious organizations.



### Project Information

City:	Vancouver
Address:	316 W 5th Ave
Approx. Size:	10,000 Square Feet
Founded:	2003
Uses:	Event Space, Art Gallery, Thrift Store, Flexible Space, Outdoor Space
Ownership:	Beaumont Studios Artist Society
Funding Structure:	Private non-profit

# 5.5 Makerlabs

Makerlabs in Vancouver is a makerspace with access to quality equipment, instruction, and creative space.

## Overview

- MakerLabs is a fabrication studio and multidisciplinary workshop located in East Vancouver.
- MakerLabs has all the tools necessary for creative design including 3D printing, laser cutting, metalworking, woodworking, craft and apparel. In addition, MakerLabs is also an educational facility where both members and the public can learn practical skills to create new objects and opportunities.
- The studio accommodates hobby, part-time, and full-time creators, some of whom have permanent space in the facility.

## Operating Model

- MakerLabs is a membership driven for profit shared workspace.
- Membership rates range from \$160 to \$310 a month depending on use of the facility and permanent space allocated to creating projects.

## Lessons Learned

- The long-term success of Makerlabs is dependent on ensuring the space can sufficiently support continued membership. With the trend towards smaller housing in the Vancouver area resulting in less space for residents to accommodate equipment and tools, such a facility should have continued demand as long as membership fees can sustainably cover costs.



## Project Information

City:	Vancouver
Address:	780 E Cordova St
Approx. Size:	42,000 Square Feet
Founded:	2013
Uses:	Workshop, Studios, Common Area
Ownership:	Privately Owned
Funding Structure:	Membership and fee driven, for-profit-flexible workspace



## 5.5 Makerlabs

As a for-profit makerspace, Makerlabs has been profitable, although the profit margin has been small due to rent escalations and recent COVID temporary closures.

### Interview Summary

- Rent and rent escalations were identified as the most substantial barrier to both entry and continued long-term operations of a for-profit makerspace.
- Makerlabs' revenue is driven equally between monthly membership fees, studio rentals, and classes.
- 2<sup>nd</sup> floor studios and makerspace is generally less accessible due to access requirements (difficult to move large equipment and material upstairs) so small artist studios and smaller equipment uses (sewing, electronics, ceramics) are more suitable.
- A large chunk of consistent membership is driven by users who also occupy studios.
- Studio space is a tax-deductible expense for working makers.
- Makerlabs has approximately 20 parking stalls and loading/unloading spaces. This is critical for users who need to access the space and have larger equipment/materials. Dedicated loading is critical.
- Membership in the past has been seasonal with the number of studio rentals and members falling in the summer months. Since the onset of COVID, studios have been 100% occupied and membership has remained consistent throughout all seasons.



## 5.6 The ARC

The ARC is one of Vancouver's only artist dedicated residences and is flexible to support a range of practices

### Overview

- The ARC (Artist Resource Centre) is a hub of the East Vancouver art scene. Each of the 78 artist live-work residences in the converted industrial warehouse have a full kitchen, bathroom and ceiling heights from 10-16 feet.
- The building's amenities include a library, woodworking and metal shop, a kiln room, a dark room, dance and music practice rooms, and an industrial rated elevator.

### Operating Model

- The ARC is a for-profit-building owned and operated by Reliance Properties. Despite being an artist residence, the ARC operates through commercial leases which are not governed by the Landlord Tenancy Act. As a result, most artists are able to deduct up to 70% of rent from tax. Conversely, as a result, violating lease terms mean residents can be evicted within 48 hours.
- Residents generally are required to be an artist with preference being given to those with a strong passion for their craft and those with reasonable credit scores and an online portfolio.

### Lessons Learned

- The ARC's flexibility to allow artists to practice their craft in an economically sustainable manner is highly desirable. The building has consistently achieved 100% occupancy over its life at market rents.



### Project Information

City:	Vancouver
Address:	1701 Powell Street Vancouver BC
Approx. Size:	79 Live-work studios, Café
Founded:	1995
Uses:	Artist Live Work, Commercial
Ownership:	Private – Reliance Properties
Funding Structure:	Market Rent, Flexible lease terms Rent ranges from \$1,650 to \$3,400 a month depending on unit size.



## 5.6 The ARC

The artist live-work studio has achieved 100% occupancy and 100% market-rent collection for the past 10 years all while being a supportive environment for creative professional, artists, and makers.

### Interview Summary

- The Arc has been financially profitable for the owner Reliance Properties for over 10 years. Although rent has been steadily increasing (\$/SF), the building has consistently remained 100% occupied with 100% of monthly rent collected, even through COVID.
- It was communicated that the most desirable aspects of living at the Arc include the tax write off, the fireproofing/soundproofing of each unit to accommodate creation, and the flexibility of uses permitted in units for full creative freedom.
- It is understood that, while the amenity rooms and common facilities are highly desirable, they were not justifiable in terms of cost – overall usage. Specialized equipment should be purchased by residents to be used in their individual studios. Common facilities such as the activity room and gym are best.
- The commercial unit on the ground floor has struggled historically given the relatively low population density of the surrounding industrial area. Only so much support can come from 80 units.
- Soundproofing and fireproofing were identified as the most critical elements of a truly great artist live-work. Other developments by Reliance that weren't built to the same standard have had vacancy.
- If a small number of artist live-work studios can be created, focus on non-intrusive creative industries such as painters, and target already established artists.



# 5.7 Vancouver Hack Space

The Vancouver Hack Space is the city's most accessible and inclusive maker lab.

## Overview

- The Vancouver Hack Space is a community run maker lab in East Vancouver that prides itself in inclusivity and diversity.

## Operating Model

- Members pay a monthly membership charge of \$60 a month (\$75 during COVID) which allows 24/7 and unlimited access to equipment and the space. Training for specialized equipment is required before use. Monthly revenue is approximately \$12,000 a month which sufficiently covers equipment, communal materials, utilities, rent, and insurance.
- The space is entirely run by volunteers and is a not-for-profit organization. The majority of the equipment in the space is donated, on temporary loan from members or donors, and materials are collectively purchased.

## Lessons Learned

- The continued existence of the Vancouver Hack Space is reliant on a number of critical factors including continued member support, fundraising activities, public support, below-market rent, and user stewardship.
- The onset of COVID-19 reducing membership numbers made the continued operation of the Hack Space precarious which only survived due to community support and a significant guerilla marketing and fundraising campaign.



## Project Information

City:	Vancouver
Address:	1601 Venables Street
Approx. Size:	4,000 Square Feet
Founded:	2019
Uses:	Community Lounge, Weld Shop, Woodworking Studio, 3D printing and machining, paint booth
Ownership:	Community non-profit
Funding Structure:	Monthly membership fees, donations



# 5.7 Vancouver Hack Space

Monthly operations rely on membership fees to cover costs. There is little to no operating surplus after expenses.

## Interview Summary

- The \$60 a month fee generally requires approximately 180 active members to ensure continued operation.
- As this is largely the sole source of revenue, there is little to no operating surplus after rent and utility expenses.
- The Vancouver Hack Space relies significantly on donations of materials and equipment to ensure members have the tools necessary to complete projects.
- Generally, there is a “pay what you use” program for communal materials such as sandpaper, welding wire, clear finish, etc. and there is an expectation of members to replenish supplies if heavily used.
- Donation campaigns and fundraising events fund operating income deficits and any future expansions of space or the purchase of new equipment.
- When the property was leased, members improved the space using skillsets of the collective.
- The Vancouver Hack Space was able to acquire a light-industrial space in the heart of East Vancouver at below-market rates as the landlord was having difficulty leasing the dated space to market users. The facility was largely unimproved when the lease commenced and viewed as unattractive/unconducive to most other users.



## 5.8 Firehall Arts Centre

The Firehall Arts Centre has been an anchor of performing arts in the Downtown Eastside.

### Overview

- The Firehall Arts Centre was Vancouver's first fire station operating until the mid 1970s. Led and operated by the Firehall Theatre Society, the centre has become one of Canada's most well-respected cultural hubs.
- The Firehall arts Centre has a studio theatre that is able to host up to 174 for a wide variety of performances and exhibitions, both in the performance space as well as the gallery/lounge.

### Operating Model

- The Firehall Arts Centre is a not-for-profit arts organization that relies on donations and ticket sales to cover production and operating costs.
- The Firehall Arts Centre is owned by the City of Vancouver and has set aside funds for renewal planning due to noted functionality and accessibility issues. The Firehall Arts Centre pays nominal rent to the City of Vancouver and generally needs to cover maintenance and upkeep costs.

### Lessons Learned

- Despite COVID significantly impacting ticket revenue, the outdoor courtyard was able to host sufficient event space to remain operational. In addition, grants and renting the venue to host other events ensured Firehall Arts Centre could continue operating.



### Project Information

City:	Vancouver
Address:	280 E Cordova Street
Approx. Size:	9,900 Square Feet
Founded:	1988
Uses:	Theatre and Performance Venue
Ownership:	Public, City of Vancouver
Funding Structure:	Nominal below market rent, grant funding, ticket revenue, space rental revenue

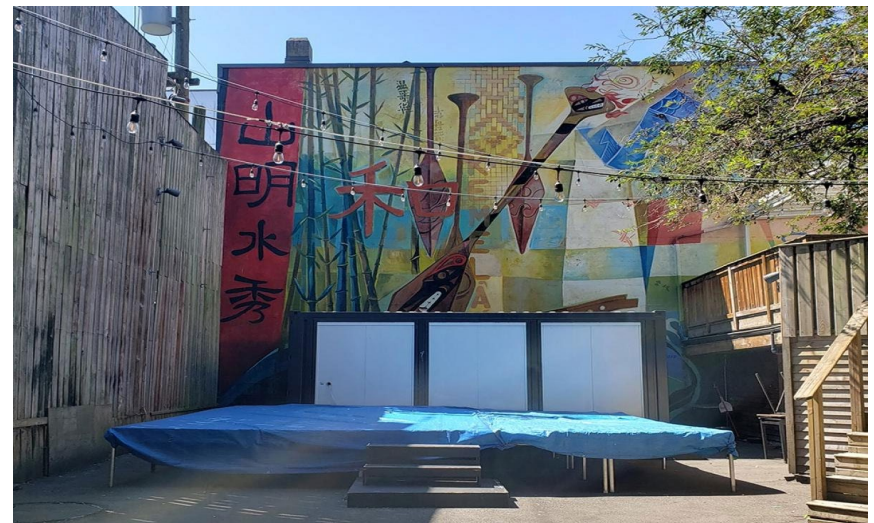


# 5.8 Firehall Arts Centre

The Firehall Arts Centre is able to continue operating in part due to the nominal rent paid to the City of Vancouver.

## Interview Summary

- The Firehall Arts Centre pays nominal below-market rent to the City of Vancouver who is responsible for overall building upkeep and capital improvements
- The Firehall Arts Centre is responsible for maintenance costs, day-to-day operations, and utilities.
- The conversion of the property was a partnership between multiple organizations (Access, Firehall, and Touchstone) before the partnership was consolidated into the Firehall Arts Centre
- The space is funded through ticket sales, grants, and renting out the venue to other user groups. Generally, ticket sales are sufficient to cover normal operating costs (pre-COVID).
- The outdoor concert space has been critical in ensuring continued operations given COVID as ticket sales were heavily impacted by restrictions
- In the next 5 years, it is expected that the City of Vancouver will make a significant capital investment to improve accessibility to the space in alignment with long term city of Vancouver art and culture strategies
- It was noted that the Firehall Arts Centre has a significant impact on the community as a hub for urban life and the promotion of equitable art and culture. Hosts pay what you can days to include marginalized members of the community from accessing the space.



## 5.9 nvrlnd

An artist run foundation that transformed an abandoned building into artist studios and community space

### Overview

- Original concept for nvrlnd Arts Foundation was founded in 2017, while the current space, a former hotel, was acquired and established in 2018. The land was annexed by the City for the Green Line and leased back to nvrlnd.
- The rehabilitation and conversion of the space was initiated and funded by members of the non-profit collective.
- The converted hotel space and adjacent buildings consist of 28 studios, roughly 220 square feet each hosting over 40 artists.
- An event space is also available to host gallery exhibitions, photoshoots, musical performance amongst many other events.

### Operating Model

- The majority of studio units are rented at below market rent which is sufficient to cover general operating costs.
- Nvrlnd currently pays nominal rent to the City of Calgary which allows the space to continue operating despite limited revenue generation.

### Lessons Learned

- In the case of nvrlnd, the nominal rent payable to the City of Calgary is a key factor in allowing the collective to continue operating. The rehabilitation and conversion of the space was highly dependent on volunteer and community effort.



### Project Information

City:	Calgary
Address:	1048 21 Ave Southeast
Approx. Size:	10,750 Square Feet
Founded:	2017
Uses:	Artist Residency, Flexible Event Space
Ownership:	City of Calgary and nvrlnd Arts Foundation
Funding Structure:	Not-for-profit collective, rental revenue to cover operating costs



# 5.10 Workshop Studio

Located in Inglewood's historic Brass Foundry building. It is a ceramics studio, classroom, and workshop.

## Overview

- Workshop Studios was founded in 2016 and offers pottery workshops, ceramic memberships, artist studios, pop-up markets, and is licensed to serve alcohol..
- There are 25 open-concept studios and 28 ceramic cupboards for 62 different artists. In addition, the space is able to host up to 96 students. The studio is open to members and tenants 24/7.

## Operating Model

- Workshop Studios operates in two bays of leased space in the historic Brass Foundry building.
- Permanent studios range in size from 25-159 square feet and cost between \$100 and \$600 a month. The 600 square foot photo studio can be rented for \$90/hour up to \$720. Included in rent is access to the facility and communal space.
- Catered event hosting, membership fees, classes, and studio rentals are assumed to sufficiently cover operating costs.

## Lessons Learned

- Special events are able to generate substantially more revenue than typical studio rentals.
- The liquor license makes events and special classes more attractive to potential guests and differentiates it from other studios for casual events such as "date nights".



## Project Information

City:	Calgary
Address:	2501 Alyth Rd SE Bay 3
Approx. Size:	5,000 Square Feet
Founded:	2016
Uses:	Community Workshop, Rental Studios, Classrooms, 600SF photo studio
Ownership:	Private, Workshop Studios
Funding Structure:	Membership fees, space rentals, workshops, special events

# 5.11 Blank Page Studio

The versatile and flexible studio supports a wide range of creative enterprises in an adapted commercial building.

## Overview

- Blank Page Studio has been a coworking office space in Kensington since 2014 and is located in an under-utilized commercial building.
- The space hosts three primary offices, an artist studio, host desks, and a common area.
- The shared common area encourages collaboration and several shared projects and ventures have resulted from combined efforts of tenants of Blank Page Studio.

## Operating Model

- Space subsidized by Truman Developments (building is owned by CEO George Trutina), resulting in slightly lower than market lease rates for offices and the studio. Primary users are local small businesses who benefit from collaboration and proximity to other creative enterprises.

## Lessons Learned

- Flexible, affordable, and small commercial units can be highly attractive to small businesses, particularly in well located neighbourhoods.
- Small enterprises can thrive when locating near other creative businesses and local establishments. A critical mass of these groups can be highly attractive in generating footfall.



## Project Information

City:	Calgary
Address:	1221 B Kensington Rd Northwest
Approx. Size:	3,000 Square Feet
Founded:	2014
Uses:	Artist Studios, Yoga Studio, Classroom, Office, Digital Media, Retail
Ownership:	Private, Non-Profit
Funding Structure:	Below market rent for leased space



# 5.12 Fuse33 Makerspace

Fuse33 is Calgary's largest public makerspace and has a wide variety of tools to accommodate most projects.

## Overview

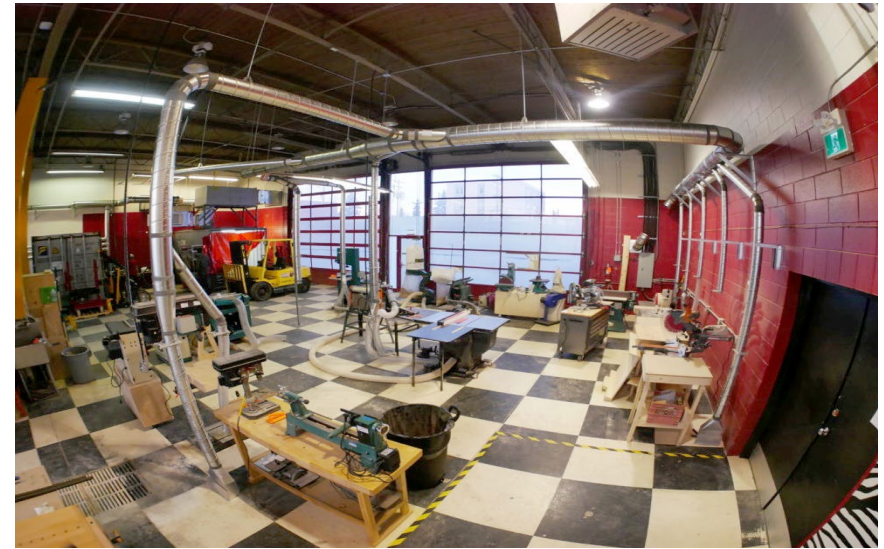
- Located along 17th Ave SE/International Ave, this shared workshop is open to the public and offers a fully equipped wood and metal shop, a 3D printing studio, and a sewing lab.
- The Artist in Residence Program in partnership with the IAACC has supported over 20 artists in expanding skills to add to individual practices.

## Operating Model

- Monthly membership fees and tiered membership style based on desired levels of equipment use and workshop access.
- Minimum commitment of 3 months before month to membership.
- Workshops are available to members and the public and are offered as introductory lessons to making with different techniques and mediums, and lets current and future members become comfortable with specialized equipment.

## Lessons Learned

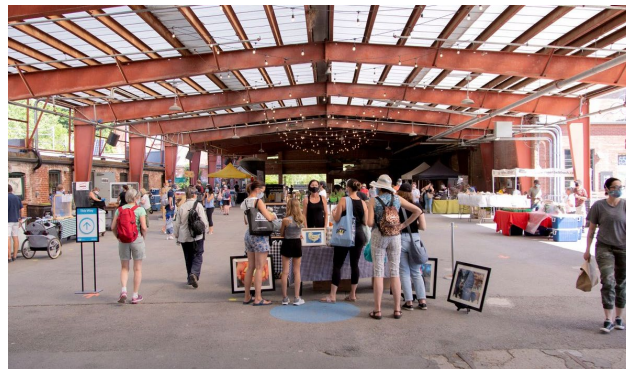
- Classes and workshops are beneficial in generating new membership and ensuring current members are familiar with equipment.
- Tiered membership of the space allows heavier and more consistent users to pay for greater proportions of overall costs.



## Project Information

City:	Calgary
Address:	1720 Radisson Dr SE
Approx. Size:	9,000 Square Feet
Founded:	2017
Uses:	Flexible Makerspace, Education Space
Ownership:	Employee Owned and Operated
Funding Structure:	Membership Funded, with supplementary workshop revenue and paid custom manufacturing work







# 5.13 Summary of Successful Characteristics

A number of common themes and trends have been identified when operating a successful art, culture, and creative space.

## Multiple-Use Event Spaces

- Multiple-use and flexible event spaces, particularly ones that are visually attractive, are able to cater to a wide variety of uses and users are highly desirable.
- The renting of these multi-purpose spaces are often able to subsidize costs outside of normal maintenance and operations in order to fund other activities such as expansion, renovation, and salaries.

## Rent and Expenses

- Many of the case studies examined have been able to operate for a number of years due to the below-market rents paid.
- Given the relatively limited revenue many spaces are able to achieve, below-market rent from a City-owned asset is the only way operating costs can remain sufficiently low.
- Many spaces subsidize operating deficits with a number of creative funding mechanisms such as donations, fundraising, or mixing market rent with below market rent.

## Fit Out

- Generally, there appears to be a trend, particularly for groups operating in below-market rent spaces, for the landlord to be responsible for the building shell, and users funding maintenance, upkeep, tenant improvements, and overall operating costs.

## Artist Live-Work Studios

- The review indicates that artist live-work studios are highly desirable and will experience significant demand. While the funding of these units vary, engagement indicates that 100% occupancy is easily achievable. Rents can be geared to income like at Wynchwood Barns or entirely based off of market rents as seen at Arc Studios.
- Paying market rent can be justifiable to artists if they are able to write off up to 70% of their rent as a business expense. Market rents can potentially subsidize non-revenue generating space in a project.

## Vulnerability

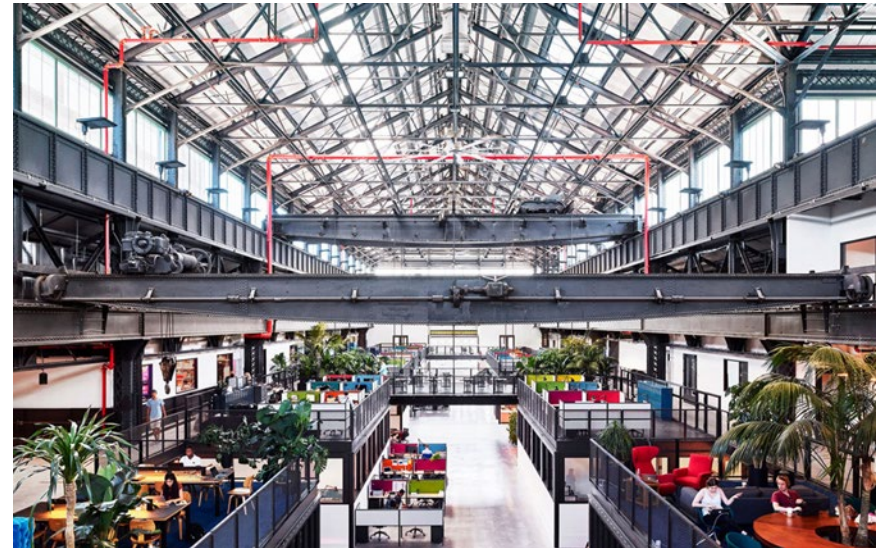
- A common element with a number of spaces, particularly the non-profit operations, are vulnerability to market conditions, changes, and increases in costs of operations. Revenue is often able to sustain operations, however, changes in expenses or sudden losses in revenue can significantly impact the ability to survive and operate in the long-term.

# 5.14 Summary

Given the City of Calgary’s desire to combine maximum financial return with community oriented cultural supporting space a number of the case studies examined would not be viable at the Calgary Cultural Campus

## Review

- The Calgary Cultural Campus can blend revenue generating space flexible space or market tenants and lower revenue generating uses to balance required operating costs and expenses.
- A number of the operating models of the case studies examined such as at the Firehall Arts Centre and the Vancouver Hack Space are unlikely to be viable based on financing constraints, operating costs, and inconsistent revenue.
- It is likely that part of a successful Calgary Cultural Campus could financially subsidize other user groups that are less able to generate revenue. This example has been seen in a number of facilities such as the Wynchwood Barns. In this scenario, the Firehall would likely be the adaptable and desirable revenue generator to subsidize the smaller cultural spaces in the Northwest Travellers’ building.
- A number of organizations operating in Calgary such as nvrlnd may benefit from a new facility for operations, particularly with development and demolition associated with the Green Line. If a group like nvrlnd were to occupy the Northwest Travellers’ building, it would further emphasize the need to have a strong revenue generator in the Firehall.



## Case Study Summary

Name	Ownership	Viability at Firehall
Wynchwood Barns	City	Moderate
Evergreen Brickworks	Public	Moderate-Low
Beaumont Studios	Private	Moderate
Maker Labs	Private	Moderate-High
The Arc	Private	Moderate
Vancouver Hack Space	Public	Low
Firehall Arts Centre	City	Low
nvrlnd	Private	Moderate
Workshop Studio	Private	Moderate-High
Blank Page Studio	Private	Moderate
Fuse33 Makerspace	Private	Moderate-High





## Section 6

# Financial Analysis

# 6.1 Introduction

City of Calgary's goal for the Arts Campus is economic sustainability notwithstanding the significant "upfront" capital required in order to upgrade the buildings up to a standard that will be appealing to third party proponents who typically can't pay "market" rates.

## Up Front Capital Upgrades

- Both the NWT & Firehall buildings require significant upgrades and improvements including such things as foundation upgrades, code and accessibility upgrades, heritage features preservation and other Landlord improvements such that the buildings are marketable to arts and non profit sectors .
- If left in an "as-is" state, it is unlikely these sectors will be in a position to undertake these capital costs in addition to undertaking specific tenant improvements and programming.
- Current estimates for NWT Building are **\$3.111M** including \$634K for Heritage and for the Firehall an estimated **\$5.317M** with \$2.36M in heritage related costs.
- These upfront costs should be considered as "sunk" costs by the City as it is unlikely that the rent structure (geared towards affordability) will be able to significantly pay off this initial investment in the building upgrades even over an extended period of time. These upgrades are also important as the City's desire is to retain these assets as community buildings and therefore the upgrades should be planned and implemented in a professional manner similar to the care and attention the City has paid to other civic assets.

## Financial Analysis

- Colliers has financially modeled several scenarios in an effort to analyze these two civic buildings from a Landlord perspective with a third party (Tenants) paying the City rent.
- The rent structure in most instances is deemed to be below market and nominal so as to coincide with the intended market occupying the spaces. In these cases assumptions were made that operating costs (estimated at \$12/sq.ft.) in many cases were not fully recovered. Alternatively, if the operating expenses are to be recovered the tenant lease rates would need to be adjusted accordingly.
- It has also been assumed that apart from the initial significant capital upgrades to the buildings, the City is not providing any Tenant inducements and buildings are turned over to the Tenant "as-is".



# 6.1 Introduction

City of Calgary's goal for the Arts Campus is economic sustainability notwithstanding the significant "upfront" capital required in order to upgrade the buildings up to a standard that will be appealing to third party proponents who typically can't pay "market" rates.

## Financial Analysis cont'd

- The following scenarios are presented:

### Historic Fire Hall 1

- **Scenario 1** Food & Beverage Operator
- **Scenario 2** Theatre & Performing Arts space

### Northwest Travelers'

- **Scenario 1** Coffee shop, Retail, Art Gallery, & Office
- **Scenario 2** Coffee shop, Retail, Art, & Artist Apartments

### Garage

- **Scenario 1** Pop Up Events Space
- **Scenario 2** Surface Pay Parking

- In scenarios where below market rents are anticipated (essentially all artist/non-profit uses such as gallery space, artist studios, rehearsal space etc.) the project would continue to require additional funding mechanisms. This would not allow the City to recapture the initial capital investment .
- For scenarios where there is the opportunity to achieve market rates (or very close to market rates) such as a brewery or other food & beverage options including a coffee shop. These uses perform much better from a lease perspective.
- The combination of using the Firehall for a food and beverage option and the NWT for retail and residential uses represents the best opportunity to achieve market rates. This combine scenario has the highest revenue potential for the project.
- It should be noted, the positive revenue generation must be balanced with the City's overall objective of creating a Downtown Arts Hub. Uses that align better with this vision may be warranted, albeit at a lower return.

# 6.2 Costing and Financial Analysis

## Historic Fire Hall 1

### Scenario 1

#### Direct Capitalization

##### Historic Fire Hall - Food & Beverage Option

#### Revenue

##### Base Rent

Basement - Private Dining	635	SF	\$ 10.00	per SF	6,350
Ground Floor	4,887	SF	\$ 32.00	per SF	156,384
2nd Floor	4,887	SF	\$ 22.00	per SF	107,514
Storage (Basement)	312	SF	\$ 5.00	per SF	1,560

##### Additional Rent

Total Rental Revenue	10,721	SF	\$ 25.35	per SF	271,808
Expense Recoveries			3.00%	non-rec.	138,154
Misc. Revenue					-
Potential Gross Revenue					409,962
Vacancy & Bad Debt			4.00%	of PGR	(16,398)
Effective Gross Revenue					393,563

#### Operating Expenses

OpEx & Taxes			\$ 12.00	per SF	128,652
Property Management Fee			3.50%	of EGR	13,775
Total Operating Expenses			\$ 13.28	per SF	142,427

#### Stabilized Net Operating Income

251,137

#### Stabilized Value

5.50% cap rate 4,566,122

#### Subtract:

Renovation Budget			\$495.94	per SF	(5,317,000)
Tenant Improvements			\$ -	per SF	-
Leasing Commissions	-	months PGR			-
Landlord's Work			\$ -	per SF	-

**Net Value** (750,000)

Cost shown exclude sitework costs

### Scenario 2

#### Direct Capitalization

##### Historic Fire Hall - Theatre Option

#### Revenue

##### Base Rent

Basement - Meeting Room	420	SF	\$ 5.00	per SF	2,100
Ground Floor - Theatre	4,887	SF	\$ 16.00	per SF	78,192
2nd Floor - Meeting Rooms	3,164	SF	\$ 13.00	per SF	41,132
2nd Floor - Rehearsal Space	1,163	SF	\$ 13.00	per SF	15,119
Storage (Basement)	1,130	SF	\$ 5.00	per SF	5,650

##### Additional Rent

Total Rental Revenue	10,764	SF	\$ 13.21	per SF	142,193
Expense Recoveries			100.00%	non-rec.	-
Misc. Revenue					-
Potential Gross Revenue					142,193
Vacancy & Bad Debt			4.00%	of PGR	(5,688)
Effective Gross Revenue					136,505

#### Operating Expenses

OpEx & Taxes			\$ 12.00	per SF	129,168
Property Management Fee			3.50%	of EGR	4,778
Total Operating Expenses			\$ 12.44	per SF	133,946

#### Stabilized Net Operating Income

2,560

#### Stabilized Value

5.50% cap rate 46,538

#### Subtract:

Renovation Budget			\$493.96	per SF	(5,317,000)
Tenant Improvements			\$ -	per SF	-
Leasing Commissions	-	months PGR			-
Landlord's Work			\$ -	per SF	-

**Net Value** (5,270,000)

Cost shown exclude sitework costs



# 6.2 Costing and Financial Analysis

## Northwest Travelers' Building

### Scenario 1

#### Direct Capitalization

##### NWT Building - Retail & Residential

#### Revenue

##### Base Rent

Basement - Storage	3,702	SF	\$ 5.00	per SF	18,510
Ground Floor - Coffee Shop	1,345	SF	\$ 25.00	per SF	33,625
Ground Floor - Retail	1,432	SF	\$ 19.00	per SF	27,208
2nd Floor - Residential	3,660	SF	\$ 25.20	per SF	92,232
3rd Floor - Residential	3,552	SF	\$ 26.40	per SF	93,773
4th Floor - Residential	3,832	SF	\$ 27.00	per SF	103,464

##### Additional Rent

Total Rental Revenue	17,523	SF	\$ 21.05	per SF	368,812
Expense Recoveries			75.00%	non-rec.	56,139
Misc. Revenue					-
Potential Gross Revenue					424,950
Vacancy & Bad Debt			4.00%	of PGR	(16,998)
Effective Gross Revenue					407,952

#### Operating Expenses

OpEx & Taxes			\$ 12.00	per SF	210,276
Property Management Fee			3.50%	of EGR	14,278
Total Operating Expenses			\$ 12.81	per SF	224,554

#### Stabilized Net Operating Income

					183,398
--	--	--	--	--	---------

Stabilized Value			4.75%	cap rate	3,861,011
Subtract:					

Renovation Budget			\$ 177.54	per SF	(3,111,000)
Tenant Improvements			\$ -	per SF	-
Leasing Commissions			-	months PGR	-
Residential Conversion	11,044	SF	\$ 125.00	per SF	(1,380,500)

<b>Net Value</b>					<b>(630,000)</b>
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Cost shown exclude sitework costs

### Scenario 2

#### Direct Capitalization

##### NWT Building - Retail & Office

#### Revenue

##### Base Rent

Basement - Storage	3,702	SF	\$ 5.00	per SF	18,510
Ground Floor - Coffee Shop	1,345	SF	\$ 25.00	per SF	33,625
Ground Floor - Retail	1,432	SF	\$ 19.00	per SF	27,208
Ground Floor - Gallery	1,141	SF	\$ 12.00	per SF	13,692
2nd Floor - Gallery	4,650	SF	\$ 12.00	per SF	55,800
3rd Floor - Artist Studios	2,895	SF	\$ 11.00	per SF	31,845
4th Floor - Arts Hub Office	1,496	SF	\$ -	per SF	-
4th Floor - Co-Op Offices	3,401	SF	\$ 10.00	per SF	34,010

##### Additional Rent

Total Rental Revenue	20062	SF	\$ 10.70	per SF	214,690
Expense Recoveries			85.00%	non-rec.	37,382
Misc. Revenue					-
Potential Gross Revenue					252,072
Vacancy & Bad Debt			4.00%	of PGR	(10,083)
Effective Gross Revenue					241,989

#### Operating Expenses

OpEx & Taxes			\$ 12.00	per SF	240,744
Property Management Fee			3.50%	of EGR	8,470
Total Operating Expenses			\$ 12.42	per SF	249,214

#### Stabilized Net Operating Income

					(7,224)
--	--	--	--	--	---------

Stabilized Value			6.00%	cap rate	(120,408)
Subtract:					

Renovation Budget			\$155.07	per SF	(3,111,000)
Tenant Improvements			\$ -	per SF	-
Leasing Commissions			-	months PGR	-
Landlord's Work			\$ -	per SF	-

<b>Net Value</b>					<b>(3,230,000)</b>
------------------	--	--	--	--	--------------------

Cost shown exclude sitework costs

# 6.2 Costing and Financial Analysis

## Garage

### Scenario 1

#### Direct Capitalization

##### Firehall Garage - Renovate

#### Revenue

Base Rent				
Garage Area	365 days	\$500.00 per day		182,500
Additional Rent				-
Total Rental Revenue	2,152 SF	\$ 84.80 per SF		182,500
Expense Recoveries		100.00% non-rec.		-
Misc. Revenue				-
Potential Gross Revenue				182,500
Vacancy & Bad Debt		50.00% of PGR		(91,250)
Effective Gross Revenue				91,250

#### Operating Expenses

OpEx & Taxes		\$ 12.00 per SF		25,824
Property Management Fee		3.50% of EGR		3,194
Total Operating Expenses		\$ 13.48 per SF		29,018

Stabilized Net Operating Income 62,232

Stabilized Value		6.00% cap rate		1,037,204
Subtract:				
Renovation Budget		\$118.96 per SF		(256,000)
Tenant Improvements		\$ - per SF		-
Leasing Commissions	- months PGR			-
Landlord's Work		\$ - per SF		-
<b>Net Value</b>				<b>780,000</b>

Cost shown exclude sitework costs

### Scenario 2

#### Direct Capitalization

##### Fire Hall Garage - Parking Lot

#### Revenue

Base Rent				
Surface Parking	4 stalls	\$ 20.00 per day		29,200
Additional Rent				-
Total Rental Revenue	4 stalls			29,200
Expense Recoveries		100.00% non-rec.		-
Misc. Revenue				-
Potential Gross Revenue				29,200
Vacancy & Bad Debt		40.00% of PGR		(11,680)
Effective Gross Revenue				17,520

#### Operating Expenses

Operating Expenses		30.00% of EGR		5,256
Total Operating Expenses		\$ 109.50 /stall/mo.		5,256

Stabilized Net Operating Income 12,264

Stabilized Value		6.00% cap rate		204,400
Subtract:				
Demolition	2,100 SF	\$ 20.00 per SF		(42,000)
Construction	8,050 SF	\$ 15.00 per SF		(120,750)
<b>Net Value</b>				<b>40,000</b>

Cost shown exclude sitework costs





## Section 7

# Summary



# 7.1 Summary

The current market for office and workspace uses in the downtown core of Calgary is not experiencing significant demand, resulting in low rental rates for space. Additionally, artist work space, and artist live-work space is highly desired and sought-after in the Calgary market. Introducing these uses in an accessible location will likely result in available space filling up fairly quickly.

While demand for the space is present, selecting tenants to occupy the space should not simply be a matter of filling in vacant space. As shown in this report, successful arts and cultural campuses have a mix of tenants, often curated by the management staff to ensure a complimentary and vibrant atmosphere. The future cultural hub on this site should ensure a mix of uses and tenants that compliment each other to create a vibrant community.

Additional complimentary measure in terms of revenue generation should also be considered. Finding a balance between uses that can pay market-rate rents and offer a source of revenue and subsidy for below-market, generally artistic uses, should be incorporated. The City of Calgary's goals of a vibrant cultural hub in downtown can be balanced with economic sustainability if a mix of tenants is secured. Depending on market changes, financial modeling shows that food and beverage options could potentially be viable in this location. These uses, combined with gallery and artistic work or residence spaces could be combined to create a successful arts and cultural campus.







# Appendices



## Appendix 1

# Market Sounding Engagement Package





# Historic Fire Hall #1 & North-West Travelers' BACKGROUND

February 2022



# PROJECT Drivers

- 1. There is a need to activate two City owned heritage assets located downtown that currently sit vacant.**
- 2. There is a gap in A&C spaces downtown, and a need to deliver on Council's direction to the fulfill a cultural space commitment in alignment with Council's intended purpose for Northwest Travellers to become a 'Cultural Campus'.**
- 3. There is a need to rehabilitate heritage elements and address immediate and near-term lifecycle items in both heritage buildings**

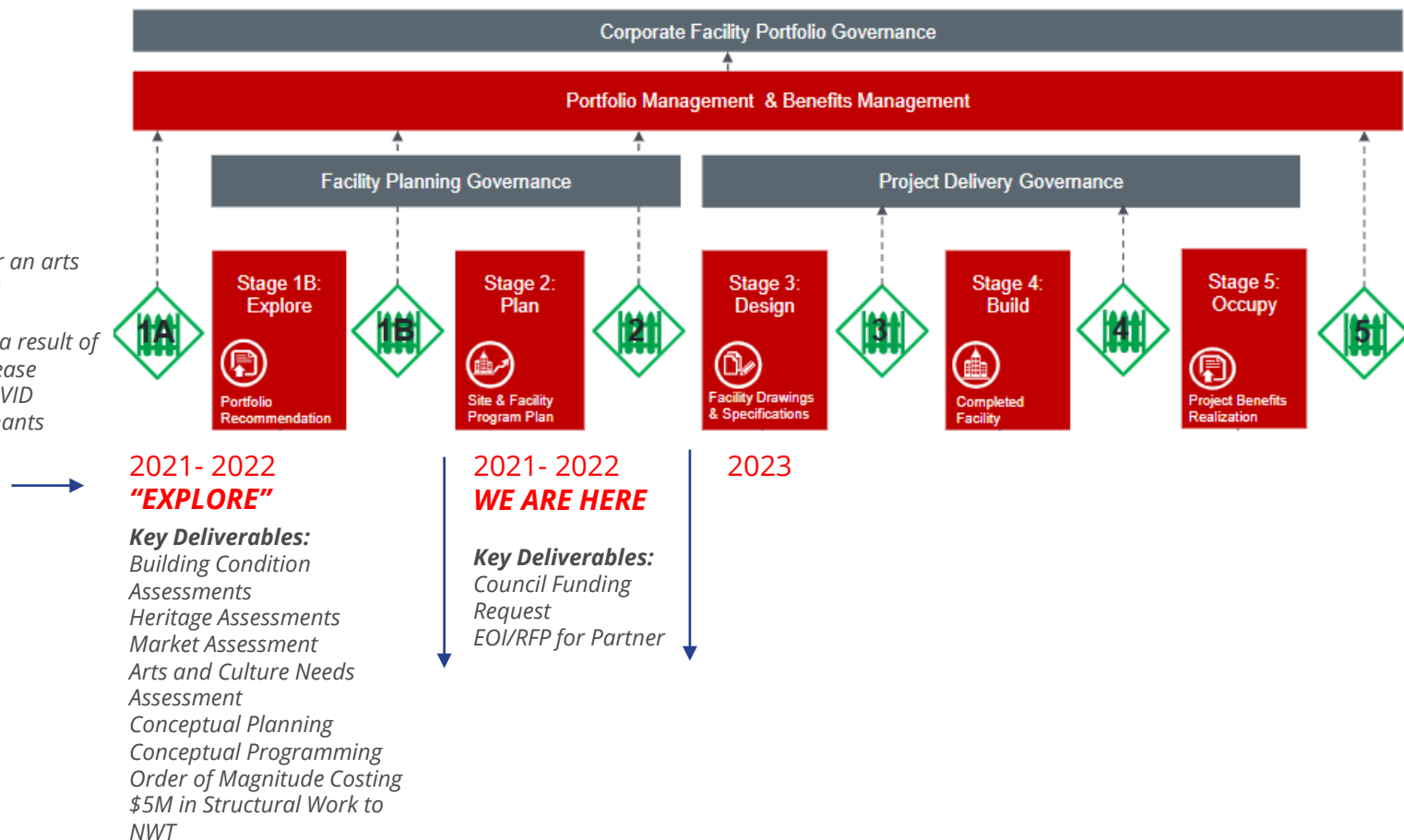




# Where we are

## Key Drivers:

- Council direction for an arts and culture campus downtown
- Buildings vacant as a result of Budget Rental Car lease termination and COVID impacts on NWT tenants



# Arts and Culture needs Assessment FINDINGS

**The following gaps/needs for arts and culture spaces\* downtown were identified:**

- A youth arts and culture space
- A small recording/ rehearsal space
- Small and mid-sized studios/ work-space with commercial opportunities
- Shared "incubator" areas and shared common spaces
- Flexible arts and culture space for exhibitions, events, and programming
- Small and mid-sized spaces for culturally-focused groups

\*Stakeholders highlighted the importance of creating accessible and affordable spaces

**The following complementary uses to explore co-locating with arts and culture spaces downtown were identified:**

- Food and beverage market
- Brewery
- Coffee shops and restaurant
- Multi-disciplinary space (ie. flex work/office space)
- Condominium conversions

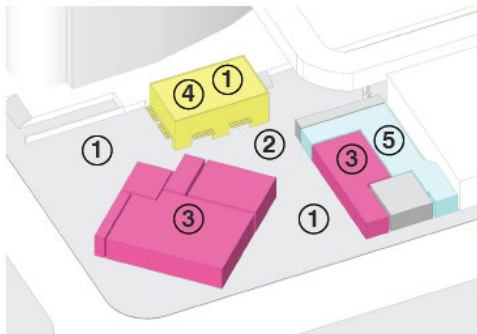
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# CONCEPTUAL PROGRAMMING

Proposed as mix of revenue generating spaces and A&C space

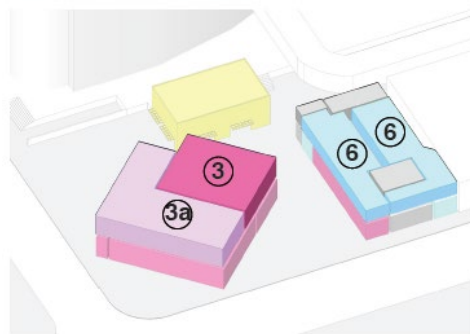
main floor activation



- 1 – art intervention space
- 2 – courtyard public amenity space
- 3 – food and beverage
  - HFH1 – brewery
  - NWT – market style f&b
- 4 – public event space
- 5 – gallery & arts market

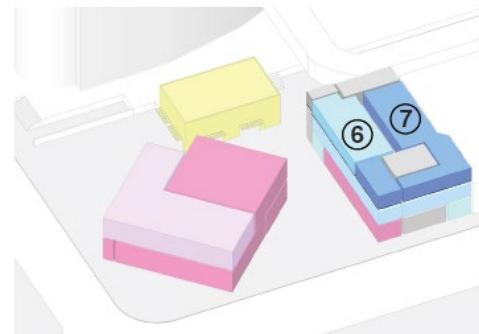
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second floor activation



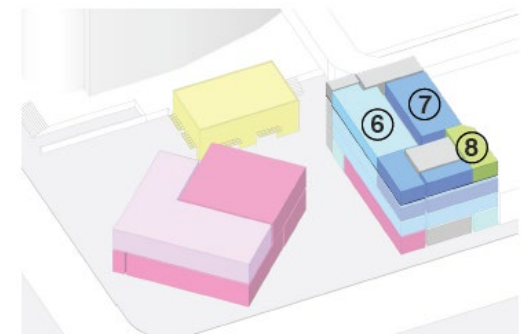
- 3 – brewery
- 3a – affordable flex. events space for brewery & A&C; option for rooftop patio on HFH1
- 6 – leasable space
  - 1 floor for private market use (office / flex work hub)

NWTB third floor activation



- 6 – leasable space
  - Affordable/subsidized rate, for multicultural organizations
- 7 – A&C amenity space
  - Flex multipurpose space for multicultural org use
  - Spiritual cultural space (ie. smudging before events / prayer room)

NWTB fourth floor activation



- 6 – leasable space
  - Affordable Artist's studios
- 7 – A&C amenity space
  - Youth hub/ arts incubator space
- 8 – North West Travellers Travelling Accommodation
  - For visiting artists/ cultural figures

# PROJECT PLANNING SCOPE

## Direction on the following execution options:

OPTION 1: City-owned, City-operated facilities (not preferred A&C model for service delivery)

OPTION 2:  
City- owned, third-party operations (lease to one third-party operator or multiple leases)

OPTION 3:  
Sale of one or both sites with caveats to deliver A&C uses, private market uses to be determined by new property owner

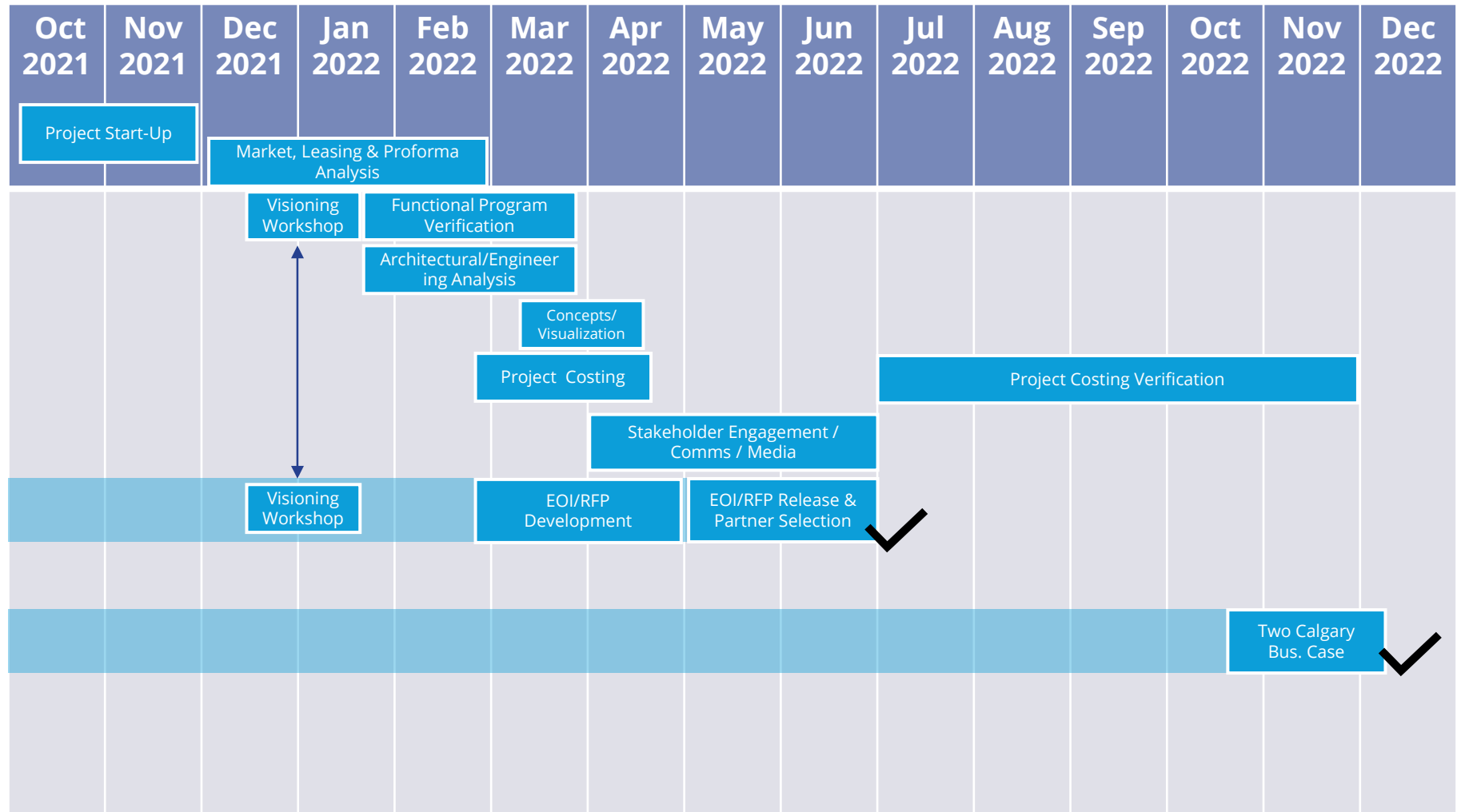
## Scope of work:

- Identification of capital funding opportunities
- Market Analysis Pro-forma development to inform EOI/RFP
- Determination of base building upgrades required for tenancy, and associated Class 3 costing
- Land valuation as required
- Development of an EOI or RFP process to support activation
- Development of lease agreements and/or terms and conditions of sale as required
- External Stakeholder and Public Engagement as required

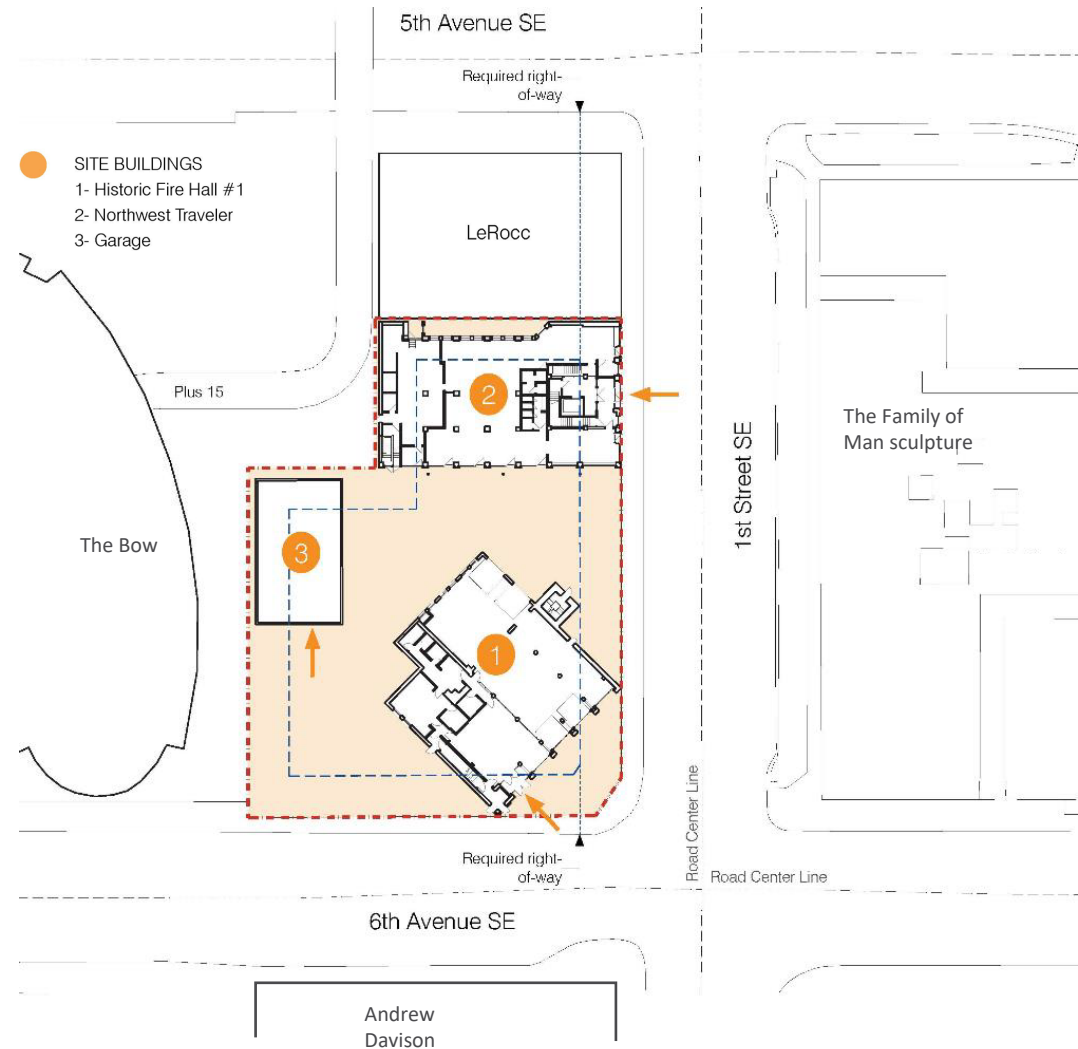
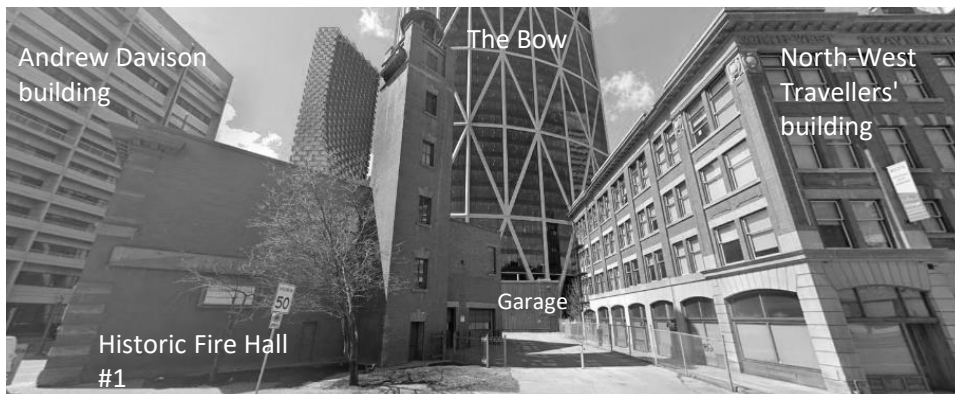
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# PROJECT TIMELINES



# THE SITE





# PROJECT VISION

“

The City of Calgary’s Historic Fire Hall No.1 and North-West Travelers buildings represent a rare and genuine opportunity for adding vibrancy in Downtown Calgary. The unique character, quality, and scale of the buildings, coupled with their prime location, results in immense potential for adaptive re-use. Repurposing these buildings for Arts and Culture and food and beverage-based encounters will create a new iconic destination. This project will support and enhance Calgary’s vibrant cultural ecosystem, contributing to how all Calgarians think, feel and experience our City.

# PROJECT GOALS

1. Support arts and culture community with a unique affordable and accessible downtown Arts and Culture campus.
2. Improve the area's vibrancy and connectivity through site activation, ground oriented design and public realm improvements.
3. Build social, cultural and economic resiliency downtown.
4. Attract downtown private sector investment and diversification.
5. Conserve historic City landmarks utilizing award winning conservation strategies.
6. Fulfill a cultural space commitment in alignment with Council's direction for NWT as a 'Cultural Campus'.
7. Push the boundaries of sustainability and climate risk adaptation, aspiring to Net Zero, LEED, Passivhaus certification standards.
8. To promote diversity and inclusivity through the project as an important civic asset in Calgary downtown.





# WHAT WE'D LIKE TO KNOW FROM YOU

- What are the key ingredients of a successful Arts Campus ?
- What is special about the Arts Community in Calgary?
- What are the biggest opportunities and constraints associated with the proposed development of an Arts Campus at the Firehall/NWT building?
- What are some of the key challenges or opportunities currently facing your specific business within the City of Calgary?



# WHAT WE'D LIKE TO KNOW FROM YOU

- What kind of Business Model should be adopted in order to make a successful Arts Campus ?
- What are the key ingredients that will allow for an economically sustainable Arts Campus?
- When we refer to “affordable” artist spaces- what does that mean to you? As a \$/sq.ft. or rent structure?
- What ancillary uses will strengthen the Arts Campus and make it dynamic 24/7 ?





# WHAT WE'D LIKE TO KNOW FROM YOU

- Are there any challenges with the existing site/location or buildings ?
- Are there connectivity issues and/or opportunities with the surrounding uses/neighbourhood?
- How would you plan on incorporating the site's "heritage" into the project?
- How important is sustainability to your business and branding and are there any sustainability guidelines or targets that you adhere to?



# WHAT WE'D LIKE TO KNOW FROM YOU

- Does the current transportation network positively or negatively affect the Arts Campus?
- Does a Downtown location near C Train make this site worth more? Would locating or relocating to this location be feasible for your organization?
- What methods of transportation do you and members/employees of your organization most often use to access your business or other businesses in the City? How important is public transit access?
- Regarding parking and vehicle loading/unloading, how does the current environment impact your ability to do business at the Arts Campus in the future?





# WHAT WE'D LIKE TO KNOW FROM YOU

- Where do you see your organization in 5 years? What will prevent you from getting there?
- If you could describe your ideal future of the Arts Campus in 20 years in 2 sentences, what do you envision?
- Are there any other topics you'd like to bring up that we haven't discussed yet today?



# HISTORIC FIRE HALL #1

Calgary Fire Hall No. 1 is a two-storey, concrete and masonry building amidst high-rise office buildings in downtown Calgary. The front facade, with its five bay doors and pedimented metal cornice, is diagonally oriented toward the corner.

Address: 140- 6th Avenue SE

Year of Construction: 1911

Year of Renovation: 1989

No of storeys: 2

Key uses over the years: Fire Station, Car rental





# NORTH-WEST TRAVELLERS BUILDING

The North-West Travellers Building is a four-storey red brick building in the Edwardian Classical Style, from the pre-World War One period, located on one city block at First Street and Fifth Avenue SW in downtown Calgary.

Address: 515- 1st Street SE

Year of Construction: 1912

Year of Renovation: 1989

No of storeys: 4

Key uses over the years: Northwest Travellers Association of Canada branch, Commercial club, Language school, food / beverages services



# MARKET PRECEDENTS

Precedent Projects based on approach to Arts and Culture program and operational models.

1. Beaumont Studios (Vancouver, BC)
2. nvrlnD Arts Foundation (Calgary, AB)
3. Workshop Studios (Calgary, AB)
4. Blank Page Studios (Calgary, AB)
5. The ARC (Vancouver, BC)
6. Artscape Wychwood Barns (Toronto, ON)
7. Fuse33 Makerspace (Calgary, AB)
8. Maker Labs (Vancouver, BC)
9. Evergreen Brickworks (Toronto, ON)
10. Vancouver Hack Space (Vancouver, BC)
11. Fire Hall Arts Centre (Vancouver, BC)





# FEATURES OF SUCCESS

1. Centrally Located
2. Diverse user base
3. Affordable rent or membership rates
4. Space for collaboration and meetings
5. Day and night use
6. Year-round
7. Flexible Space
8. Event Space
9. Storage Space



## Colliers Strategy & Consulting

We are the industry cornerstone of authoritative statistics, forecasts and market commentary across Canada.

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- Acquisition / divestiture strategies
- Demand & supply analyses & forecasts
- Competitive assessment
- Feasibility analysis
- Highest & best use studies
- Proforma / financial modelling
- Urban design & master planning
- Planning policy
- Civic approvals
- Community consultation & engagement



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**AltusGroup**

# **HISTORIC FIREHALL #1 & NWT CULTURAL CAMPUS CLASS 4 ESTIMATE**

13130.101273

PREPARED FOR:

**S2 Architecture**

900 - 110 12 Avenue SW, Calgary, AB, T2R 0G7

PREPARED BY:

**Altus Group - Cost & Project Management**

2020 4th Street SW, Suite 310, Calgary, AB, T2S 1W3

Phone: (403) 508-7770

Issued Date: R3 - November 9, 2022

Pricing as of: September 14, 2022

November 09, 2022

Project No.: 13130.101273

S2 Architecture  
900 - 110 12 Avenue SW  
Calgary, AB  
T2R 0G7

Attention: Madeleine Schmidts

**Re: Historic Firehall #1 & NWT Cultural Campus, Class 4 Estimate R3**

Dear Madeleine,

We submit for your review our Class 4 Estimate, at Q3 2022 in accordance with the terms of our engagement.

The estimate includes all direct and indirect construction costs and general conditions, as well as contractor's overheads and profit. The provisions for contingencies are based on the information provided and defined within the body of this report.

The estimate includes the following contingencies, which are defined within the body of this report.

- 15% for design and pricing contingency
- 7% for post-contract change order contingency
- 13.4% for cost escalation contingency to Q2, 2025
- COVID-19 contingency - EXCLUDED
- The City of Calgary's internal project contingency, if required - EXCLUDED

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Should you have questions related to this report please do not hesitate to contact the undersigned.

Yours truly,

ALTUS GROUP LIMITED



Gary Bowen, BSc, MSc, PQS, MRICS  
Associate



Ryan Makar, CET, PQS, MRICS  
Associate Director



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## **1 Introduction**

### **1.1 Scope**

This estimate consists of the Historic Firehall #1 & North-West Travellers Cultural Campus project located in Calgary, Alberta.

Scope of work includes exterior and interior remediation to the existing 2-storey Historic Firehall #1 and 4-storey North-West Travellers buildings. Remediation to existing mechanical and electrical systems are also included.

The Construction Estimate is intended to provide a realistic budget based on the information provided. The estimate reflects our 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 available. Certain exclusions and qualifications may apply; please refer to the detail within the estimate report.

### **1.2 Area / Project Statistics**

The areas have been measured in accordance with the Canadian Institute of Quantity Surveyors (CIQS) Standard Method of Measurement. Detailed areas and project statistics are included in Appendix A.



## **2 Project Details**

### **2.1 General Information**

From the information provided, we have measured quantities where possible and applied unit rates considered competitive for a project of this nature, based on historical and current cost data for this type of project. Where design information was limited, we have had discussions with the relevant design disciplines and/or made assumptions based on our experience with projects of a similar type, size, and standard of quality.

### **2.2 Location**

The location cost base for this estimate is Calgary, Alberta.

### **2.3 Measurement and Pricing**

The estimate has been derived using generally accepted principles on method of measurement as per the Canadian Institute of Quantity Surveyors Elemental Cost Analysis and/or Method of Measurement of Construction Works.

The rates used and developed for this estimate where applicable include labour and material, equipment, and subcontractor's overheads and profit. Pricing is based on our experience with similar projects, or quotes provided by subcontractors as noted within the estimate.

The unit rates in this estimate are indicative of current market conditions and do not account for periods of extreme market volatility, or escalation during construction, unless noted otherwise in the estimate. These unit rates can be considered current and accurate for the current period.

### **2.4 Environmental Sustainability**

The estimate incorporates design elements consistent with Green Standards as identified within the design information. Although the design and pricing incorporates energy efficient and sustainable elements, actual certification with a regulatory body is not necessarily included. Premium costs could be applicable relating to additional site management required and submission of necessary documentation.

### **2.5 Taxes**

The Goods and Services Tax (GST) has been excluded from this estimate.

### **2.6 General Requirements and Fees**

The fee for the Construction Manager is included. The general requirements are based on our assumptions of the anticipated construction approach and schedule.

The estimate includes premiums associated with bonding and insurance.

## **2 Project Details**

### **2.7 Procurement Methodology**

We have assumed that the project would be procured with a Construction Manager approach under a CCDC standard form of contract.

We have assumed a minimum of three bids would be received for all trade categories to establish competitive bidding and tender results. The estimate is a determination of fair market pricing and not a prediction of lowest bid in any trade category. Please note that should the above minimum bidding conditions not occur on this project, construction bids received could vary significantly from the estimated costs included within this report.

### **2.8 Schedule / Phasing**

The project has been priced to be completed as a single phase. The unit rates in our estimate are based on construction activities occurring during normal working hours and proceeding within a non-accelerated schedule.



### **3 Scope Exclusions**

#### **3.1 Construction Budget Exclusions**

The following items are excluded from the estimate:

1. Land and associated costs
2. Utility connection costs/charges
3. Soft costs and professional fees (design etc.)
4. Legal fees
5. City of Calgary marketing / promotion
6. City of Calgary operating expenses
7. Interest/finance charges
8. Remedial work to existing buildings/structures/property (LeRocc building, The Bow, +15 structure etc.)
9. Premiums for removal/abatement of hazardous materials / asbestos
10. Premiums for removal/treatment of contaminated soil
11. Vibration/noise control premiums
12. Tenant demising partitions
13. Tenant corridor partitions
14. Suite entrance doors
15. Tenant improvement / Fit-up of spaces
16. Build out of residential space, theatre, private dining, rehearsal space, artists studio space etc.
17. Expansion of washrooms
18. Owner supplied FF&E (except as noted)
19. Municipal off site services connection
20. COVID-19 contingency
21. The City of Calgary's own project contingency (Typically 10%)
22. GST

## 4 Contingencies

### 4.1 General

The effective use of contingencies in construction cost planning requires a clear understanding of estimating risks in both a project specific and general construction market sense. The appropriate level of contingency is dependent on the amount of information available, knowledge of the design teams' methods and philosophy, the timing of the estimate preparation relative to the project design and construction schedule, and the anticipated complexity of the construction work.

### 4.2 Design and Pricing

A design and pricing contingency of 15% has been included in the estimate.

This contingency covers the design and pricing evolution during the remaining design stages of the project. Please note this contingency is not intended to cover additional scope or additional functional program requirements.

### 4.3 Escalation

An escalation contingency of 13.4% has been included in the estimate. This contingency is intended to address anticipated changes in construction costs due to market fluctuations between the date of this report and the anticipated tender date of Q2, 2025.

### 4.4 Construction Contingency (Post-Contract)

A construction contingency of 7% has been included in the estimate. It is the intention of this contingency to cover post-contract change orders.

### 4.5 COVID-19

The COVID-19 pandemic has the potential to materially impact the project construction budget beyond the estimate provided herein and outside of "standard" project contingencies. This estimate does not include any potential COVID-19 related impact costs. We recommend that S2 Architecture / City of Calgary assess each project individually and apply an appropriate contingency.

### 4.6 The City of Calgary Project Contingency

Altus Group understand The City of Calgary typically allow 10% as a project contingency on all their projects to cover unforeseen / unknown items. This is not allowed for within this estimate. Altus recommend The City review the above contingencies we have recommended, and apply an appropriate total project contingency, if required.



## 5 General Statement of Liability

### 5.1 Probable Costs and Ongoing Cost Control

Altus Group Limited does not guarantee that tenders or actual construction costs will not vary from this estimate. Acute market conditions, proprietary specifications, or competition/collaboration among contractors may cause tenders to vary from reasonable estimates based on normal and abnormal competitive conditions.

Altus Group Limited recommends the owner and/or design team review the cost estimate report including line item descriptions, unit prices, allowances, assumptions, exclusions, and contingencies to ensure the appropriate design intent has been accurately captured within the report.

It should be noted that the cost consultants are not qualified to confirm that construction work and design is in accordance with approved plans and specifications.

Details of our Client Data Policy can be found at [www.altusgroup.com](http://www.altusgroup.com)

## 6 Glossary

### 6.1 Glossary

Item	Definition
GFA - Gross Floor Area	The total above and below grade floor areas contained within the building measured to the external face of the external walls. Excludes any architectural setbacks or projections.
Heritage	Original historical building elements or items that were replaced but are part of the character defining elements.
Base Building	Essential building components in order to all for necessary operation and purpose of the building.



## 7 Estimate Documentation

### 7.1 Documentation

Page Count	Description	Date
327	BCA Report - Old Firehall #1 2020 Draft 4.1 - Combined	April 1, 2021
295	BCA Report - NorthWest Travellers - Draft 3.0 - Combined	April 2, 2021
51	S2 Architecture - HFH1-NWT Cultural Campus (Community Activation) - Master Plan Report	September 7, 2022
5	Bunt & Associates - Transportation Due Diligence	August 30, 2022
7	Morrison Hershfield - Civil write-up for HFH1 and NWT	September 2022
1	Site Components	Undated
12	Concept Plans for both scenarios	September 7, 2022
2	HFH1+NWT_Landscape_Content for Report	September 2022
TBC	O2 Landscaping information	TBC

## **8 List of Appendices**

### **8.1 Class 4 Estimate**

- A. Project Statistics
- B. Executive Summary
- C. CIQS Elemental Summary & Detail - HFH#1
- D. CIQS Elemental Summary & Detail - NWTB
- E. CIQS Elemental Summary & Detail - Garage
- F. CIQS Elemental Summary & Detail - Siteworks



## **Project Statistics**

## FLOOR DETAILS

### GCA FLOOR DETAILS

Historic Fire Hall #1 (HFH1)	Enclosed Area (m <sup>2</sup> )	Void (m <sup>2</sup> )	GCA (m <sup>2</sup> )	GCA (sf)	Perimeter (m)	Height (m)	Envelope (m <sup>2</sup> )
B1 GFA	186	-	186	1,997	68	3.00	204
L1 GFA	533	-	533	5,732	107	5.20	559
L2 GFA	547	-	547	5,892	103	4.30	441
L3 GFA	17	-17	0	0	16	3.00	49
L4 GFA	0	-	0	0			
A Sub-Total	1,282	-17	1,265	13,621	294	15.50	1,253

North-West Travellers Building	Enclosed Area (m <sup>2</sup> )	Void (m <sup>2</sup> )	GCA (m <sup>2</sup> )	GCA (sf)	Perimeter (m)	Height (m)	Envelope (m <sup>2</sup> )
B1 GFA	618	-	618	6,649	108	3.50	378
L1 GFA	530	-	530	5,701	104	4.54	473
L2 GFA	526	-	526	5,661	101	3.60	362
L3 GFA	528	-	528	5,680	101	3.65	370
L4 GFA	529	-	529	5,697	101	4.00	406
L5 GFA	0	-	0	0			
B Sub-Total	2,730		2,730	29,388	515	19.29	1,988

Garage	Enclosed Area (m <sup>2</sup> )	Void (m <sup>2</sup> )	GCA (m <sup>2</sup> )	GCA (sf)	Perimeter (m)	Height (m)	Envelope (m <sup>2</sup> )
L1 GFA	199	-	199	2,146	58		
Roof	0	-	0	0			
C Sub-Total	199		199	2,146	58		

GROSS CONSTRUCTION AREA (GCA) **4,195 m<sup>2</sup>** **45,155 sf**

GROSS PARKING AREA (GPA) **0 m<sup>2</sup>** **0 sf**

TOTAL CONSTRUCTION AREA (TCA) **4,195 m<sup>2</sup>** **45,155 sf**

TOTAL SITE AREA **1,369 m<sup>2</sup>** **14,738 sf**



## **Executive Summary**

**\$10,219,000**  
PROJECT TOTAL

**\$2,436/m<sup>2</sup>**  
TOTAL /m<sup>2</sup>  
**\$226/sf**  
TOTAL /sf

**4,195 m<sup>2</sup>**  
**45,155 sf**  
PROJECT GFA

Building Component	Area (m <sup>2</sup> )	Area (SF)	Total/SF	Total
Historic Fire Hall #1 (HFH1)	1,265 m <sup>2</sup>	13,621 sf	284 /sf	\$3,870,806
North-West Travellers Building (NWT)	2,730 m <sup>2</sup>	29,388 sf	78 /sf	\$2,297,785
Garage	199 m <sup>2</sup>	2,146 sf	84 /sf	\$179,957
Site Development	1,369 m <sup>2</sup>	14,738 sf	81 /sf	\$1,198,856
Pre-contingency Subtotal (GFA)	4,195 m <sup>2</sup>	45,155 sf	\$167 /sf	\$7,547,404
Design and Pricing Contingency (15.0%)	4,195 m <sup>2</sup>	45,155 sf	25 /sf	\$1,132,111
Design Contingency Subtotal (GFA)	4,195 m <sup>2</sup>	45,155 sf	\$192 /sf	\$8,679,515
Escalation Contingency to Q2, 2025 (13.4%)	4,195 m <sup>2</sup>	45,155 sf	22 /sf	\$1,011,352
Construction Contingency (7.0%)	4,195 m <sup>2</sup>	45,155 sf	12 /sf	\$528,318
Total Construction Cost (GFA)	4,195 m <sup>2</sup>	45,155 sf	\$226 /sf	\$10,219,185
GST				EXCLUDED
<b>Total Construction Cost</b>	<b>4,195 m<sup>2</sup></b>	<b>45,155 sf</b>	<b>\$226 /sf</b>	<b>\$10,219,000</b>



## **CIQS Elemental Summary & Detail - HFH#1**

**\$5,241,000**  
HISTORIC FIRE HALL #1 (HFH1) TOTAL

**\$4,142/m<sup>2</sup>**  
TOTAL /m<sup>2</sup>  
**\$385/sf**  
TOTAL /sf

**1,265 m<sup>2</sup>**  
**13,621 sf**  
COMP. GCA

Element	GCA Ratio	Element Quantity	Element Unit Rate	Cost Total	\$ Total /m2 GCA	%
<b>A FIREHALL #1</b>				<b>3,247,943</b>	<b>2,567 /m2</b>	<b>62.0%</b>
A1 Fire Hall #1				2,636,143	2,083 /m2	50.3%
A11 Heritage	1.00	1,265 m2	1,281 /m2	1,620,850	1,281 /m2	30.9%
A12 Base Building	1.00	1,265 m2	628 /m2	795,303	628 /m2	15.2%
A13 Other	1.00	1,265 m2	174 /m2	219,990	174 /m2	4.2%
A2 Elevator & New Stairs				611,800	483 /m2	11.7%
A21 Elevator	0.00	1 sum	355,800 /sum	355,800	281 /m2	6.8%
A22 New Stairs	0.00	1 sum	256,000 /sum	256,000	202 /m2	4.9%
Net Construction Estimate				\$3,247,943	2,567 /m2	62.0%
<b>Z GENERAL REQUIREMENTS &amp; ALLOWANCES</b>				<b>1,993,128</b>	<b>1,575 /m2</b>	<b>38.0%</b>
Z1 General Requirements & Fee				622,863	492 /m2	11.9%
Z11 General Requirements		13.0 %		422,233	334 m2	8.1%
Z12 Insurance & Bonding		1.9 %		69,733	55 m2	1.3%
Z13 Fee (Head office overheads, and profit)		3.5 %		130,897	103 m2	2.5%
Total Construction Estimate (Excluding Contingencies)				\$3,870,806	3,059 /m2	73.9%
Z2 Contingencies				1,370,265	1,083 /m2	26.1%
Z21 Design and Pricing Contingency		15.0 %		580,621	459 m2	11.1%
Z22 Escalation Contingency to Q2, 2025		13.4 %		518,688	410 m2	9.9%
Z23 Construction Contingency		7.0 %		270,956	214 m2	5.2%
GST				EXCLUDED		
<b>TOTAL CONSTRUCTION COST</b>				<b>\$5,241,071</b>	<b>4,142 /m2</b>	<b>100%</b>



		Quantity	Unit Rate (\$)	Total (\$)
A1 Fire Hall #1				
A11 Heritage				
	<b>Concrete Lintels</b>			
AA11.1	<p>Lintels have gaps of missing concrete exist at the lintel to brick transitions at West and North elevation at the second floor. These lintels appear to be original to the building.</p> <p>Concrete lintels should be repaired. The patching concrete materials should match the original appearance and performance</p>	1 sum	10,000.00	10,000
	<b>Garage Brick</b>			
AA11.2	<p>Brick efflorescence should be cleaned from the brick at garage areas at exterior of West elevation and at all walls on the interior of the garage. The existing interior paint on the garage walls is likely not vapor permeable. Removal of the interior paint should be considered. Brick and mortar should be restored with materials suitable and similar to the original materials. Repairs should consist of replacement of broken brick units, installation of new brick unit above North elevation door, repointing of missing mortar, repointing and brick repair at cracked areas.</p>	note		Moved to garage
	<b>Brick Cracking at Bay Doors</b>			
AA11.3	<p>The large 3.0m wide bay doors into room 105 are showing through brick cracking all the way through the wall suggesting a failure of the block bearing under the concrete lintel beams. There are signs of repair to this condition in the past, but the repair is suffering the same failure as the original brick. The cracking through the bearing is such that full re-build of the wall is necessary. A new longer header over the door would avoid the problem developing again. If the lintel is to remain as a historic element an alternate bearing solution may be available at each end of the lintels. Not included in the life cycle costing.</p>	1 sum	78,750.00	78,750
	<b>Door Opening in NW Exterior Wall</b>			
AA11.4	<p>Man door with very shallow lintel located below windows. Header does not appear to be in distress however it is a critical element which does not appear adequate. Some brick deterioration around door frame.</p> <p>Leave the door framing as is and locally repair/repoint the masonry wall. OR, Infill door.</p>	1 sum	5,250.00	5,250

		Quantity	Unit Rate (\$)	Total (\$)
A1 Fire Hall #1				
A11 Heritage				
	<b>Stepped Cracks at Arches</b>			
AA11.5	Stepped cracks in brick mortar associated with dropped keystones: far right arch on main elevation, arch on west elevation. Rake out joints with missing mortar to sound surface and repoint using matching color consistency, texture and inclusions. Mortar to be non-hydraulic as per original mortar.	2 no.	31,500.00	63,000
	<b>NE bay doors into back of building.</b>			
AA11.6	Load bearing brick walls each side of wo large bay doors. Door header is concrete lintel. Through cracking exists in multi-wythe clay brick walls below concrete lintel beam bearing points.	1 sum	21,000.00	21,000
	Local repairs required. Bearing length of original concrete header may not be adequate with second level addition. New lintel with increased bearing on repaired brick wall below may be necessary.			
	<b>Hose Tower Walls</b>			
AA11.7	The masonry walls toward the top of the hose tower appear to be deteriorating faster than the brick walls throughout the remainder of the building or lower down the tower. Large areas of re-pointing and partial reconstruction appear necessary.	1 sum	310,000.00	310,000
	Scaffolding	1 sum	100,000.00	100,000
	repointing	1 sum	210,000.00	210,000
	<b>Original 1911 mortar</b>			
AA11.8	Red mortar with concave joints (assumed hot non-hydraulic lime). Brick mortar is in good to poor condition throughout the building. Areas of missing mortar and unsympathetic mortar repointing are throughout the building but mainly concentrated in adjacency to flat surfaces – i.e abutting the roof cornice, near the ground level and under the balconettes in the hose tower. Repointed mortar (mainly completed in 1989 renovation) is poorly matched and has high Portland cement content. Cracked mortar joints generally surrounding windows and in archways at front and south side of building. Staining from sandstone and organics is common on building as well. Caulked joint between tower and north side of building and on west and south sides are failing.	1,095 m2	387.49	424,300
	Repoint areas of missing mortar and unstable mortar in joints that have been repointed unsympathetically – using mortar color to match in color, consistency, texture and inclusions. Rake out joints with cracked mortar and repoint using above qualifications. Rake out old caulking between tower and building on north and south and west sides. Recaulk using color to match mortar.			
	Repoint brick and sandstone	1,095 m2	262.50	287,438
	Access	1,095 m2	125.00	136,875



		Quantity	Unit Rate (\$)	Total (\$)
<b>A1 Fire Hall #1</b>				
A11 Heritage				
	<b>Original 1929 mortar</b>			
AA11.9	Red mortar with concave joints (assumed hot non-hydraulic lime). 1929 brick mortar is in good to fair condition. Staining from organics is common on second storey addition. Clean mortar joints using soft bristle brush and water no more than 750psi.	1 sum	35,000.00	35,000
	<b>Original 1911 bricks on interior former firetruck bay and rear offices on main floor.</b>			
AA11.10	Painted common bricks on side walls and arches in interior of firetruck bay and rear offices on south side of main floor. Paint appears to be in good condition overall with some areas of chipped paint near the concrete floors. There are cracked joints in various locations. Bricks at base of interior arches are chipped in many locations. In western area of bay (originally the gymnasium) and at base of front bay doors, paint is damaged and brick skin has deteriorated due to standing water in bays when this area was used for newly washed cars when it functioned as a car rental establishment. In the western bay, the damage runs about 15 courses up from the slab. Painted brick does not allow for proper breathing and movement of water out of bricks. It is recommended to remove paint from all interior walls in bay using Molecular Tech EFS 2500 or equivalent. Rake out cracked joints and repoint using non-hydraulic mortar to match existing. In areas where fireskin is damaged, rake out joints and remove bricks with fireskin damaged beyond 75%. Replace with new salvaged red pressed brick or new brick to match existing in color, size and fireskin finish. Mortar to match original in texture, color and inclusions. Option 1: Remove paint to maximum height of brick damage (approximately 15 courses from slab) Option 2: Remove paint on all masonry surfaces	420 m2	52.50	22,050
	<b>Sandstone window sills</b>			
AA11.11	The sandstone window sills should be modified, replaced or protected with a flashing or other means of watershed protection to provide a positive drainage of moisture away from the building and avoid further deterioration. The appropriate repair selected should be coordinated with the historical conservation and architectural requirements.	1 sum	23,362.50	23,363
	Additional flashing to window sills	65 m	52.50	3,413
	Patch and repair sandstone areas - windows and cornice	54 m2	210.00	11,256
	Create dripped at sandstone above stained brick	69 m	126.00	8,694

**Sandstone Elements, 1911 Building on all elevations at the 1st storey & E,N,S elevations on the 2nd storey.**

		Quantity	Unit Rate (\$)	Total (\$)
<b>A1 Fire Hall #1</b>				
<b>A11 Heritage</b>				
AA11.12	<p>Smooth and rough-cut sandstone elements including: sills, storefront cornice, keystones, lintels, banding and plaque at the southeast corner. Sandstone elements vary in condition depending on location and exposure to the elements. Sandstone was sourced from a Calgary quarry – which tended to be a softer material than sandstone quarried from outside of the city. Therefore, at key areas, the sandstone is deteriorating more than protected areas including the base of the pilasters (salt damage and rising damp) on the front elevation, sandstone sills where snow and water is sitting and banding under balconettes on tower from standing water on the balconettes. The south elevation in the east corner has the highest concentration of sandstone damage. Overall there are general areas of chipped stone, flaking, exfoliation, pitting, delamination and erosion (streaking of stone down face of bricks). In general, keystones have settled lower than originally placed. Previous patching's appears to be in good condition overall. Sandstone has organics build up mainly on the north elevation.</p> <p>For areas that have delaminated or are flaking, brush loose material with a soft bristle brush. For areas that are more deteriorated or cracked, apply a consolidate like Keim Silex OH 100 for cracking and Keim Lithomex for patching in-kind. Some stones that have deteriorated beyond serviceable use and are posing a structural issue such as base of the pilasters on the front elevation and some windowsills, it is recommended to replace with new blocks to match existing in color, rough cut finish and mortar color/texture – mortar to be non-hydraulic lime-based. New sandstone to be composed of the same colored sandstone and of high tensile strength to last a minimum of 75 years. For keystones that have subsided, if there is no cracking in the mortar, they can be monitored. If there is cracking, rake out mortar and re-set keystones in original location. Repoint. All sandstone to be cleaned with still warm water and soft bristle brush to remove organics. Because of fragile nature of stone, not to use any type of water pressure for cleaning.</p> <p><b>Sandstone Mortar Joints, 1911 Building on all elevations at the first storey and east, north and south elevations on the sandstone.</b></p> <p>Buff colored mortar joints – Sandstone mortar is in good to poor condition throughout the building. Areas of missing mortar is mainly concentrated in in the vertical joints (keystone, lintels) – and there are only a few instances of mortar loss. Repointed mortar (mainly completed in 1989 renovation) is fairly well matched but has high Portland cement content.</p> <p>Repoint areas of missing mortar and unstable mortar in joints that have been repointed unsympathetically – using mortar color to match in color, consistency, texture and inclusions. Rake out joints with cracked mortar and repoint using above qualifications.</p> <p><b>South East Face Sandstone “Pilaster/Wall” Base</b></p> <p>Sandstone blocks at the base of the wall along the original apparatus bay door arches. Sandstone blocks displays advanced signs of erosion from water/deicing salt damage.</p> <p>We recommend that the bearing condition to the foundation wall below be investigated. Replacement of these sandstone blocks may be necessary.</p>	1 sum	262,500.00	262,500
AA11.13	<p><b>Sandstone Mortar Joints, 1911 Building on all elevations at the first storey and east, north and south elevations on the sandstone.</b></p> <p>Buff colored mortar joints – Sandstone mortar is in good to poor condition throughout the building. Areas of missing mortar is mainly concentrated in in the vertical joints (keystone, lintels) – and there are only a few instances of mortar loss. Repointed mortar (mainly completed in 1989 renovation) is fairly well matched but has high Portland cement content.</p> <p>Repoint areas of missing mortar and unstable mortar in joints that have been repointed unsympathetically – using mortar color to match in color, consistency, texture and inclusions. Rake out joints with cracked mortar and repoint using above qualifications.</p>	1 sum	26,250.00	26,250
AA11.14	<p><b>South East Face Sandstone “Pilaster/Wall” Base</b></p> <p>Sandstone blocks at the base of the wall along the original apparatus bay door arches. Sandstone blocks displays advanced signs of erosion from water/deicing salt damage.</p> <p>We recommend that the bearing condition to the foundation wall below be investigated. Replacement of these sandstone blocks may be necessary.</p>	1 sum	5,250.00	5,250

		Quantity	Unit Rate (\$)	Total (\$)
A1 Fire Hall #1				
A11 Heritage				
	<b>Parapets with cornices</b>			
AA11.15	The metallic roofing coating transition between the metal cladding and adjacent roof parapet. - Spots of deterioration. Points of deterioration should be re-coated or replaced to provide a continuous watertight transition.	69 m	1,000.00	69,000
	<b>Tower Balconies</b>			
AA11.16	Tower balconies-Repainting of metal and wood elements and replacement of loose cladding pieces is required at all balconies. The horizontal wood and metal coverings should be replaced with new sheathing installed onto the existing metal decking and provided with new waterproofing membrane.	1 sum	26,250.00	26,250
	<b>Wooden window frames</b>			
AA11.17	Wood Window Frames replaced in 1989 renovation - Replaced wooden window frames are composed of finger jointed wood and are intact and generally in good to fair condition, mainly because they are inset deeply from the brick walls. Small nicks and scratches in wood, mainly from installation of new windows in 1989. Some narrow wooden sills are rotten on the south elevation. Paint is cracked and failing overall. Brickmould caulking is worn and cracking in many locations.	65 m	480.00	31,200
	Repair in-kind wooden sills that are damaged beyond repair. Remove caulking at brick mold. Scrape paint to sound surface with hand tools. Repaint in historically accurate colors as per color schedule in Firehall 1 Heritage Building Report, March 2021. Add new caulking to match brick.			
	Window Sill	65 m	315.00	20,475
	Remove caulking - hand scraped	65 m	52.50	3,413
	Repaint in historically accurate color	65 m	37.50	2,438
	New caulking	65 m	75.00	4,875
	<b>Building envelope</b>			
AA11.18	Sealant between cladding and roofing components, as well as at window and door perimeters. The sealant appears to be at the end of its lifecycle, with the majority of materials beginning to fail cohesively and adhesively. Replacement of sealant is required. Ensure full removal of existing sealant prior to installing new.	1 sum	30,975.00	30,975



		Quantity	Unit Rate (\$)	Total (\$)
A1 Fire Hall #1				
A11 Heritage				
	<b>Entrance D107 and roof access DST-01-3</b>			
AA11.19	Metal framed entrance doors at ground and roof level. The metal framed doors are in generally fair condition. Repaint, new weather-stripping & upgrade hardware to lever handles.	2 no.	1,400.00	2,800
	Re paint	2 no.	400.00	800
	weather stripping	2 no.	200.00	400
	Hardware	2 no.	800.00	1,600
	<b>Existing Exterior Wood Doors</b>			
AA11.20	Three wood doors located at North and West elevations. The following repair options are recommended: Remove and replace existing wood doors and frames with new wood or metal doors.	3 no.	3,700.00	11,100
	<b>Southeast ground floor</b>			
AA11.21	Aluminum framed storefront curtain wall glazing at the former arched vehicle bays. Aluminum framing has been augmented with painted wood and steel trim. All exterior sealants appear to have reached the end of their service life. The interior IGU gaskets/glazing tape, although serviceable, show signs of deterioration. Wood vertical frames are present at the window jambs. These appear to have been used to fit the new doors into the previous archway door rough opening or to have been left in place from the original installation. The wood appears to be generally aged and deteriorated. At the central window of the East elevation main floor the lower 100mm of the wood frame was noted to be missing at both sides of the archway leaving visible gaps on the envelope. The main metal structure of the glazing system was noted to be corroded at the base of wall at all locations. Corroded at the base of wall at all locations. Recommendations: 1. Replacement of all exterior sealant. 2. Replacement or restoration of exterior wood frames at archway perimeter. 3. Clean/remove corrosion and repaint steel elements at base of windows with a corrosion resistant finish. 4. Removal and reinstallation of IGUs, with new glazing sealants and gaskets is also recommended depending on the expected future use of the building and required performance and service life required for these systems.	5 no.	1,050.00	5,250
	Option 1 - Storefront arch bays	5 no.	1,050.00	5,250

		Quantity	Unit Rate (\$)	Total (\$)
<b>A1 Fire Hall #1</b>				
A11 Heritage				
	<b>Throughout the building</b>			
AA11.22	<p>1. Replace in-kind damaged or rotten meeting rails. Scrape paint to sound surface with hand tools. Repaint in historically accurate colors as per color schedule in Firehall 1 Heritage Building Report, March 2021. Remove dripped sealant from IGUs</p> <p>2. Option to replace all wood windows with new wooden windows in the same style, opening and profiles.</p> <p>Heritage</p>	38 no.	1,050.00	39,900
	<b>Basement Murals</b>			
AA11.23	<p>Painted murals in basement in fair condition with some areas of missing paint and chips</p> <p>See Paint Conservator for recommendations. Any repairs to use original paint types &amp; colors.</p>	1 sum	20,000.00	20,000
	<b>Roofing</b>			
AA11.24	If the SBS roof is replaced, the whole roof should be made a consistent assembly with all flashings replaced.	17 m2	662.50	11,263
	New SBS Roof Assembly	17 m2	400.00	6,800
	New Cap Flashing	17 m	210.00	3,570
	Demo existing roof	17 m2	52.50	893
AA11.25	Exterior sealant replacement is recommended to replace aged and failing materials noted throughout.	1 sum	25,500.00	25,500
	Sealant at roofing	105 m	21.00	2,205
	Window perimeter	290 m	21.00	6,090
	Cladding joints	1,095 m2	15.75	17,246
AA11.26	The roofing membrane at the top of the tower requires a full replacement. The corrosion on the horizontal components at the base of the cupola structure requires cleaning and/or repair as recommended by the Structural condition assessment. The adjacent flashing elements to the roofing membrane should be replaced. Infill of the structure to provide a continuous roofing membrane.	1 sum	8,400.00	8,400
	<b>Hose tower cupola framing</b>			
AA11.27	Structural steel supporting framing for cupola. Beams supporting the cupola column are not capped and show signs of corrosion. Corrosion and water damages were also observed in the interior cupola support components (tie back steel rods and C-channels)	1 sum	52,500.00	52,500
	Repairs required for the steel frame and building envelope protection needed. This may require the removal and re-installation of the cupola.			
<b>TOTAL FOR A11 HERITAGE</b>		<b>1,265 m2</b>	<b>1,281 /m2</b>	<b>\$1,620,850</b>

		Quantity	Unit Rate (\$)	Total (\$)
A1 Fire Hall #1				
A12 Base Building				
	<b>Increase Vestibule Size</b>			
AA12.1	<p>Increase the depth of the vestibule to a minimum of 2,100mm by moving the inner set of doors to improve accessibility.</p> <p>Vestibules to remain as is, as directed by Architect</p>	note		Excluded
	<b>Level 1 Beam and Slab</b>			
AA12.2	<p>Suspended concrete slab and beam reinforcement bars. Some reinforcement is exposed and appears to be in good condition. Bar size and steel grade are not well understood.</p> <p>If the City of Calgary wishes the loadbearing capacity of existing concrete can be assessed based on field review and investigation work</p>	1 sum	6,300.00	6,300
	Exploratory work	1 sum	2,100.00	2,100
	Engineering fees	1 sum	2,100.00	2,100
	Report	1 sum	2,100.00	2,100
	<b>Room 105 slab on grade</b>			
AA12.3	<p>Existing slab on grade currently covered by traffic coating membrane. Condition unknown. Verification pending through further recommended investigations. Severe sulphate exposure deterioration expected.</p> <p>Local repairs required, extent to be confirmed based on field investigation. Possible large scale slab on grade remediation or replacement needed through old vehicle storage areas</p>	98 m2	193.88	19,000
	Step existing membrane	98 m2	21.00	2,058
	Prep and level slab	98 m2	47.25	4,631
	New epoxy flooring	98 m2	126.00	12,348
	<b>NW Masonry Wall, Interior Car Storage Area</b>			
AA12.4	<p>Load bearing multi-wythe clay brick masonry wall. Sulphate damage is present within brick wall. Standing salty water from parking area of slab on grade has leached into wall and is degrading brick.</p> <p>Brick requires replacement along bottom of wall. Damage may extend through multiple wythes of wall.</p>	1 sum	25,000.00	25,000
	<b>Exterior Sandstone</b>			
AA12.5	<p>The damaged sandstone at the base of the building should be removed and the sound stone components restored with new stone pieces or as recommended to suit the historical conservation requirements.</p>	1 sum	116,000.00	116,000
	Perimeter of building	116 m	1,000.00	116,000



		Quantity	Unit Rate (\$)	Total (\$)
A1 Fire Hall #1				
A12 Base Building				
Ground floor garage area				
AA12.6	Traffic deck coating installed in the ground floor garage area. The fluid applied coating has reached its end of expected life. Strip existing coating or apply new finish on top if compatible	note		Moved to garage
New Roof Covering & Flashing				
AA12.7	The BUR roof should be replaced as well as all related flashing. The two corroded conduits adjacent to one of the RTUs should be repaired as part of above roofing replacements.	533 m2	398.87	212,600
	Demo existing roof	530 m2	40.00	21,200
	New SBS Roof Assembly	530 m2	320.00	169,600
	Reconfigure roof drains	1 sum	5,000.00	5,000
	New sealant to cap flashing	105 m	40.00	4,200
	Replace vertical counter flashing and corroded metal cap flashing	105 m	120.00	12,600
Replacement of Roof Drains				
AA12.8	Roof drains are located throughout the main roof of the building and service bay area. Roof drains are complete with strainers.	1 sum	5,250.00	5,250
Entrances D101 (2 doors) and double door D102 @ southwest corner on ground floor				
AA12.9	Slim style aluminum framed entrance doors with double glazing. Double door set in arched opening with sidelights. Framed with painted decorative wood and steel trims. Brass hardware. Steel trims show some bents and corrosion. Paint has faded throughout and is patchy. All exterior sealants appear to have reached the end of their service life. The interior IGU gaskets/glazing tape, although serviceable, show signs of deterioration. The wood appears to be generally aged and deteriorated.	2 no.	1,050.00	2,100
1. Replacement of all exterior sealant. 2. Replacement or restoration of exterior wood frames at archway perimeter. 3. Clean/remove corrosion and repaint steel elements at base of windows with a corrosion resistant finish. 4. Removal and reinstallation of IGUs, with new glazing sealants and gaskets is also recommended depending on the expected future use of the building and required performance and service life required for these svstems.				
Doors / Glazing				
AA12.10	New insulated garage doors, glazing, or other infill materials should be installed depending on the intended future use of the building.	note		Moved to garage

		Quantity	Unit Rate (\$)	Total (\$)
A1 Fire Hall #1				
A12 Base Building				
AA12.11	Front entrance glazing requires an intervention, options are: Replacement or restoration of exterior wood frames at archway perimeter.	note		n/a
AA12.12	Front entrance glazing requires an intervention, options are: Clean/remove corrosion and repaint steel elements at base of windows with a corrosion resistant finish.	note		n/a
AA12.13	Front entrance glazing requires an intervention, options are: Removal and reinstallation of IGUs, with new glazing sealants and gaskets.	1 sum	6,700.00	6,700
<b>Gypsum Board Repairs</b>				
AA12.14	The gypsum board assemblies such as all gypsum board walls. The gypsum assemblies have some localized damage. <i>Excluded (Removed from scope) - Assumed part of tenant fit-up scope</i>	note		Excluded
<b>Slate Tile Flooring - Main floor rooms 104, 110 and 111.</b>				
AA12.15	Slate tile flooring. Tile flooring is in reasonable condition, however due to its nature, it is uneven with tendency to shale in high traffic zones. <i>Demo included. Replacement of tile flooring removed from scope - Assumed part of tenant fit-up scope, if required</i>	86 m2	10.47	900
	Demo Slate floor tile - Rooms 104, 110, 111	86 m2	10.50	903
	New floor tile - Rooms 104, 110, 111	86 m2	0.00	Excluded
<b>Ceiling finishes throughout the main and second floor</b>				
AA12.16	T-bar drop ceiling. Most tiles are slightly sagging, T -r grid looks greyed/aged. Replace system with new space configuration. <i>Demo included. Replacement of t-bar removed from scope - Assumed part of tenant fit-up scope, if required</i>	1,047 m2	5.25	5,500
	Demo Existing T-bar ceiling	1,047 m2	5.25	5,497
	New ACT ceiling system	1,047 m2	0.00	Excluded
<b>Carpet in rooms 115, 215 &amp; 216</b>				
AA12.17	Throughout the second floor and in 108, 109 and on stair ST-02 from level 1 to 2. Carpet in offices is in poor condition in some locations. Ripples in the carpet were noted in some second floor common areas. <i>Demo included. Replacement of carpet removed from scope - Assumed part of tenant fit-up scope, if required</i>	61 m2	10.49	640
	Demo existing carpet	61 m2	10.50	641
	New carpet	61 m2	0.00	Excluded

		Quantity	Unit Rate (\$)	Total (\$)
A1 Fire Hall #1				
A12 Base Building				
	<b>Exterior Painting</b>			
AA12.18	Wood framed windows/doors and fencing on site have been painted. Paint is in poor condition on all wood/steel elements. Repainting in the short term is recommended. Consider use of the historically color scheme.	68 no.	401.47	27,300
	Paint door frames	8 no.	262.50	2,100
	Paint window frames	60 no.	420.00	25,200
	<b>Fire Extinguishers</b>			
AA12.19	We recommend the review of locations of fire extinguisher to ensure all fire extinguishers are mounted on the wall and within travel distance range as per code references We recommend the review of locations of fire extinguisher to ensure all fire extinguishers are mounted on the wall and within travel distance range as per code references	1 sum	2,500.00	2,500
	<b>Plumbing piping Insulation</b>			
AA12.20	Insulation is present on domestic hot and cold-water piping throughout the building and the insulation material ranges from preformed fiberglass insulation with paper, PVC jackets and canvas jackets. The insulation condition is not consistent throughout the building. The incoming water main in the water meter room has missing insulation. Domestic hot water pipe insulation at the domestic water heater is missing in the mechanical room. Continue to inspect and replace/repair as required. Replace missing insulation.	1 sum	10,000.00	10,000
	<b>Domestic hot and cold-water piping</b>			
AA12.21	Piping material appears to be comprised of primarily copper and PEX. The 100 mm domestic water incoming connection appears to be original enters through the basement water meter room. A 25mm water meter complete with check valve assembly installed. The bypass pipe is installed on the line and no isolation valve is provided on the bypass line. The piping upstream of the main building shut-off valve appears to be original to the building and shows significant wear. This main piping should be considered for replacement in the near future. The piping downstream of the main shut-off valve, as well as the water meter and double check valve assembly appear to be newer. There are signs of corrosion and previous leaks on the double check valve assembly, and therefore it should be considered for replacement within the next 5 years.	1 sum	18,500.00	18,500
	Replace incoming domestic civil piping	1 sum	12,000.00	12,000
	Connect to existing water main	1 sum	6,500.00	6,500



		Quantity	Unit Rate (\$)	Total (\$)
A1 Fire Hall #1				
A12 Base Building				
	<b>Hose Bib - Exterior of Building</b>			
AA12.22	<p>There are two hose bibs located on the exterior of the building and past their end of life. These hose bibs are concealed non-freeze wall hydrant with vacuum breaker, wall flange, ¾" hose connection. The overall condition was generally fair.</p> <p>Work already completed, per City</p>	note		Completed
	<b>Backflow Prevention Valve</b>			
AA12.23	<p>Replace double check back flow prevention valve.</p> <p>Priority Lifecycle</p>	1 sum	1,050.00	1,050
	<b>Sanitary Piping</b>			
AA12.24	<p>A 100mm diameter sanitary line can be seen leaving the building from the basement level. The pipe material comprises of a mixture of ABS and copper pipe. The sanitary piping for the service bay leaves the building to the east. Visible sanitary piping and venting appeared to be in fair condition. Various sections of sanitary piping are newer as some has been replaced over the years.</p> <p>Camera inspect the below grade sanitary piping system to determine condition. Cost of inspection and annual lifecycle replacements included in the cost table.</p>	1 sum	2,750.00	2,750
	<b>Washroom, Lunchrooms</b>			
AA12.25	<p>Various floor drains are located throughout the building. Unable to determine the presence of trap primers. The vehicle area has no floor drains present. The overall condition of the floor drains is fair. No other concerns noticed.</p> <p>Installation of trench drains, sediment traps and sanitary drain lines in the vehicle area is recommended in accordance with code requirements and City of Calgary's preference based on the type of future tenant.</p>	1 sum	0.00	Not required
	Trench Drain heavy duty supply / install	note		Not required
	Sediment trap / catch basin accessory	note		Not required
	Sanitary lines to serve trench drains / tie in to existing	note		Not required
	Concrete work	note		Not required
	<b>Storm Drainage Piping</b>			
AA12.26	<p>Cast iron storm drainage piping (150mm dia.) can be seen in the basement and leaves the building to the east direction. Roof drains via internal leaders to basement collection. No concerns or leaks observed. Storm piping appears to be in fair condition. Various sections of the storm piping have been replaced over the years.</p> <p>Inspect above grade leaders annually and replace piping as required. An allowance has been included in the cost table for lifecycle replacements.</p>	1 sum	2,750.00	2,750

		Quantity	Unit Rate (\$)	Total (\$)
A1 Fire Hall #1				
A12 Base Building				
	<b>Room B.001</b>			
AA12.27	<p>One natural gas domestic water heater can be found in the mechanical room. Venting for the DHWH travels up to the roof. (Make: AO Smith. Capacity: 40 GAL Installed in 2011). The overall condition of the domestic water heater appears to be in poor condition. The bottom of the outer shell of the domestic hot water tank has started to show rust at the bottom of the tank. It is noted that the tank is not on a housekeeping pad.</p> <p>The tank should be further inspected. If the rust is extensive on the interior then the unit should be replaced.</p>	1 sum	3,300.00	3,300
	<b>Washrooms</b>			
AA12.28	<p>Four vitreous china floor mounted flush valve type water closets can be found throughout the building. There does not appear to be any barrier free WC in the building. The condition of the water closets appears to be fair.</p> <p>Excluded (Removed from scope) - Assumed part of tenant fit-up scope</p>	note		Excluded
AA12.29	<p>A single deck mount porcelain lavatory can be found in each of the 4 washrooms located in the building. Lunchrooms are equipped with single compartment stainless steel coffee sinks on both the floors. On the second floor, the coffee sink also has a water dispensing spigot installed as well. The overall condition of the lavatories and sinks is considered fair.</p> <p>Excluded (Removed from scope) - Assumed part of tenant fit-up scope</p>	note		Excluded
AA12.30	<p>Deck mount, single lever, manual faucets are used on each of the sinks and lavatories within the building. All faucets and fixtures operate, and no concerns reported.</p> <p>Excluded (Removed from scope) - Assumed part of tenant fit-up scope</p>	note		Excluded
	<b>Room 221</b>			
AA12.31	<p>An under counter water filter and refrigerated cooler is installed at the second-floor coffee sink. The cooler is showing signs of rust and was not operational at the site of the visit. Water supply may be turned off for the cooler due to empty building.</p> <p>Excluded (Removed from scope) - Assumed part of tenant fit-up scope</p>	note		Excluded

		Quantity	Unit Rate (\$)	Total (\$)
A1 Fire Hall #1				
A12 Base Building				
	<b>Thermostat's &amp; CO sensors throughout building</b>			
AA12.32	<p>All building equipment is independently controlled. Heating water terminal units are operated by line voltage thermostats. The boiler and hot water pumps control panel is located in the basement mechanical room. The boiler controls record end in 2012 and no further maintenance record found. Honeywell programmable heat/cool thermostat controls the packaged roof top unit for second floor. CO sensors can be seen in the vehicle space and is interlocked with exhaust fan and the make-up air unit. As per original design it appeared to be a dual level carbon monoxide detector with integral sensor, audible alarm. First level to activate fans, second level to sound audible alarm. Level one set for 50 ppm, level 2 set at 100 ppm. Terminal thermostats are old, and some appear to be not functioning</p> <p>All unit heaters and perimeter heaters' aged thermostats in the main floor vehicle area should be replaced. CO sensor and its controls panel should be replaced. This cost is expected to fall below the threshold.</p>	1 sum	9,000.00	9,000
	Replace thermostat and test	1 sum	682.50	683
	Replace CO sensor and panel	1 sum	8,360.00	8,360
	<b>Gas Lines</b>			
AA12.33	Gas lines should be painted or identified as per code.	1 sum	2,100.00	2,100
	<b>Sanitary Pumps - Room B.001</b>			
AA12.34	<p>Two dual hydromantic submersible sanitary pumps are installed in the basement mechanical room. The pumps are rated for 20 gpm @ 18' head. There are also two mechanical room floor drains connected to the pumps as well. Based off the rough age of the sumps, it is estimated that they are in fair condition.</p> <p>Continue annual inspection and maintenance. The pumps should be evaluated further to determine their exact condition and to see if replacement is necessary.</p>	1 sum	2,750.00	2,750
AA12.35	<p>Two Grundfos dual headed pumps are installed on the common heating glycol supply line. These pumps circulate the hot water throughout the building. Observed pumps appeared to be in fair condition.</p> <p>As the pumps are past their expected useful life, however still in fair condition, we recommend replacing the pumps in five years. Replacement allowance included in cost table.</p>	1 sum	12,600.00	12,600



		Quantity	Unit Rate (\$)	Total (\$)
A1 Fire Hall #1				
A12 Base Building				
	<b>Glycol Fill Station - Mechanical Room</b>			
AA12.36	One glycol fill station is found in the mechanical room for the hydronic system. Make: Axiom. The station appears to be in fair condition. Maintain as required. Cost of maintenance is expected to fall below threshold.	1 sum	525.00	525
	<b>Galvanized metal ducts throughout building</b>			
AA12.37	Air distribution is provided by galvanized metal ducts which runs through the concealed and exposed ceiling space. The ductwork in the exposed ceiling is painted. The observed ductwork appears to be in fair condition. Combustion air intake ductwork also appears to be in fair condition No concerns observed or reported - We recommend a full duct cleaning and inspection. An allowance for this has been made in the costing table.	1 sum	6,825.00	6,825
	<b>Exhaust fans</b>			
AA12.38	A single washroom exhaust fan is located in each of the four washrooms in the building. The fans appear to be in fair condition. Maintain as required. A maintenance cost allowance has been made in the costing table.	1 sum	525.00	525
AA12.39	650 cfm Exhaust fan EF-7 located on the 2nd floor training room. EF-7 fan has manual control increasing ventilation of space when used. The fan appears to be in fair condition. Maintain as required. A maintenance cost allowance has been made in the costing table.	1 sum	525.00	525
AA12.40	One reverse acting thermostat 200 cfm exhaust fan EF-6 located in the second-floor lunchroom. The fan appears to be in fair condition. Maintain as required. A maintenance cost allowance has been made in the costing table.	1 sum	525.00	525
AA12.41	A reverse acting thermostat 200 cfm exhaust fan EF-10 located in the second-floor office space. The fan appears to be in fair condition. Maintain as required. A maintenance cost allowance has been made in the costing table.	1 sum	525.00	525
AA12.42	Two ceiling circulating fans are installed in the vehicle area. These fans are capable of moving 13,000 cfm. Ceiling circulating fan in the vehicle area are dirty and should be cleaned. Clean fans and do maintenance as required.	1 sum	840.00	840

		Quantity	Unit Rate (\$)	Total (\$)
A1 Fire Hall #1				
A12 Base Building				
<b>Metal Grilles Throughout Building</b>				
AA12.43	<p>Prefinished metal grilles for air distribution are provided throughout the building. Facility comprises of various style of diffusers including square cone diffusers, round diffusers, and louvers. The office spaces are generally provided with square cone diffusers and eggcrate return air grilles. The overall condition of the diffusers and grilles was considered generally fair. The age of the diffusers ranged from 1989 to newer as some diffusers were replaced over the years.</p> <p>No concerns observed or reported. Inspect in 5 years' time and replace as needed. The cost of replacement has been included in the BCA protocol costing table.</p>	1 sum	2,750.00	2,750
<b>Gases Vents - On Roof</b>				
AA12.44	<p>Stacks appeared to be in fair condition. No dents appear on the flues.</p> <p>Consider replacing gas vents at the same time as their corresponding gas-fired equipment. The cost of this replacement is expected to fall below the capital threshold.</p>	1 sum	16,000.00	16,000
<b>Boilers - Room B.001</b>				
AA12.45	<p>Two atmospheric boilers are located in the basement mechanical room and they directly heat the hot water to heat the facility. The boiler flues are extended from the basement mechanical room up to the roof. Make: Allied Engineering, Model: AAE-720-N-M, Input Capacity: 720 MBH. The boiler appears to be in fair condition, however the boiler service records end in 2012 so it is not clear if the units have been maintained over the years. See photo in appendix.</p> <p>Further investigation will need to be done on the boilers, however they should be replaced in the near future.</p>	2 no.	31,900.00	63,800
<b>Roof</b>				
AA12.46	<p>A single cooling only TRANE packaged outdoor central air handling unit designed for 7000 cfm, 200 MBH cooling capacity is located on the roof. The overall condition of the unit is poor. Rust was seen throughout the unit and the unit is generally reached its end of life.</p> <p>Due to the overall condition of the unit, it is recommended that the air-handling unit is replaced.</p>	1 sum	38,500.00	38,500
AA12.47	<p>One make-up air unit supplies fresh air to the vehicle area when CO gas detected in the space. The fresh air flushes all the CO gases out via commanding an exhaust fan EF-8 upon CO gas detection. No nameplate data was found during site visit. Make: Engineered Air, The make-up air unit and connected gas connection is starting to show advanced signs of rust and wear and tear on the roof.</p> <p>Replace the make-up air unit and any subsequent connections and valves</p>	1 sum	19,800.00	19,800

		Quantity	Unit Rate (\$)	Total (\$)
A1 Fire Hall #1				
A12 Base Building				
	<b>Radiation Heaters Throughout Building</b>			
AA12.48	<p>The finned tube radiation heaters provide heating along perimeter of the facility. There are approximately 5 within the facility. The overall condition of the finned-tube radiation heaters appears to be fair.</p> <p>Continue annual maintenance as required. A yearly maintenance cost has been included in the costing table.</p>	5 no.	110.00	550
	<b>Unit Heaters – Throughout Building</b>			
AA12.49	<p>Approximately 5-unit heaters can be found in throughout the building is areas such as the vehicle space, showroom, and basement. These heaters are controlled by thermostats. No nameplate was found during site visit. Make: Engineered Air, The unit heaters appeared to be in fair condition.</p> <p>We recommend continuing annual maintenance as required. A maintenance allowance has been made in the lifecycle table.</p>	5 no.	110.00	550
	<b>Forced Flow Heaters – Throughout Building</b>			
AA12.50	<p>Approximately 4 forced flow heaters can be found throughout the building. These heaters are controlled by thermostats. No nameplate was found during site visit. The heaters appeared to be in fair condition.</p> <p>We recommend continuing annual maintenance as required. A maintenance allowance has been made in the lifecycle table.</p>	4 no.	247.50	990
AA12.51	<p>Replace panel '2D' with new, rated for wet locations if the garage is intended to remain as a wash bay</p>	note		Moved to garage
	<b>Panelboards throughout the building and wash bay</b>			
AA12.52	<p>The panelboards are manufactured by commander and are approximately 29 years old. There are five, typically 120/208V, 200A, 42 circuit. The panels are distributed through the facility and wash bay areas. The panelboards in building were found to be in acceptable condition but nearing their end of life. If maintained with annual thermal scan, cleaning and tightening of connections as required by qualified personnel, they could continue to operate and meet the users' needs for the immediate future. The washday panel exhibits rust due to water damage.</p> <p>This equipment should be scheduled for lifecycle replacement, as the equipment ages beyond this point the exposure to risk of failure increases. Replace all water damaged panel boards and equipment in wash bay area. In addition the manufacturer no longer exists.</p>	5 no.	2,400.00	12,000
AA12.53	<p>Move one of above to Garage section</p>	-1 no.	2,400.00	-2,400



	Quantity	Unit Rate (\$)	Total (\$)
A1 Fire Hall #1			
A12 Base Building			

### Interior Lighting

AA12.54	The fluorescent lighting is provided by a combination of compact fluorescent, T12 and T8 fixtures of various types typically 2'X4' recessed and surface mounted. Please note the fixtures are of varying ages and the "expected life and present age" noted are for the worst case T12 fixtures. The lighting system in the building was observed to be operational with the exception of some lamp replacements required. It is recommended that all T12 fixtures be replaced or retrofitted with LED as these lamp types are becoming obsolete and difficult to obtain replacement and maintenance components for. In addition energy efficiency is considerably improved with LED technology.	125 no.	280.00	35,000
AA12.55	Replace existing light fixtures with equivalent LED lighting complete with vacancy or occupancy sensors in intermittently occupied spaces.	1 sum	35,100.00	35,100

### Thermostats

AA12.56	All unit heaters and perimeter heaters' aged thermostats in the main floor vehicle area should be replaced. CO sensor and its controls panel should be replaced.	1 sum	19,250.00	19,250
	Hydronic Unit Heater replacement	5 no.	3,850.00	19,250

### Exit Signs

AA12.57	Installation of efficient LED pictogram green "running man" exit signs to replace incandescent red letter units.	18 no.	306.00	5,508
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### Fire Alarm

AA12.58	Installation of a complete fire alarm system for the building	1,265 m2	34.00	43,025
TOTAL FOR A12 BASE BUILDING		1,265 m2	628 /m2	\$795,303

### A13 Other

### Other

AA13.1	Remove existing gas storage tank and concrete pads. Conduct environmental testing as required by authorities. Not included in the life cycle costing. Work already completed, per City	note	Completed
	Remove existing gas storage tank	note	Completed
	Demo concrete pad	note	Completed

		Quantity	Unit Rate (\$)	Total (\$)
A1 Fire Hall #1				
A13 Other				
	<b>Main Floor cast-in-place concrete suspended slab structures.</b>			
AA13.2	Minor spawling, honeycombing, and cracking observed within concrete structure. Does not allow for replacement of reinforcing steel.	1 sum	5,000.00	5,000
AA13.3	Review and investigation of existing fire protection to steel beams above main floor (103, 104, 105).	1 sum	21,200.00	21,200
	Room 103	164 m2	63.00	10,332
	Room 104	74 m2	63.00	4,662
	Room 105	98 m2	63.00	6,174
AA13.4	Surface corrosion of the fence was noted throughout. Concrete bases are spalling. Remove paint and apply new coating. Partial repairs to spalled post bases is required.	note		Moved to siteworks
	<b>Stair Railings &amp; Ladder</b>			
AA13.5	Replace railings for the 2 flights of stairs (ST-02) to mitigate potential safety hazards.	16 m	315.00	5,040
	Demo Existing Railing	16 m	52.50	840
	New Steel Railing	16 m	262.50	4,200
AA13.6	Replace ladder access to the roof level with stairs within the existing stairwell (ST-02) to mitigate potential safety hazards and improve maintenance of HVAC equipment.	1 sum	30,000.00	30,000
	New ladder - overrun and stair	1 sum	30,000.00	30,000
	<b>Room 219 - Steps</b>			
AA13.7	Eliminate steps in boardroom (219) by replacing with B/F ramp or the raising of the floor level to adjacent floor height to allow for full accessibility.	1 sum	6,750.00	6,750
	Demo existing Stairs and finishes	1 sum	1,500.00	1,500
	Supply and install barrier free ramp	1 sum	5,250.00	5,250
	<b>Entrance Doors</b>			
AA13.8	Equip entrance doors in vestibule (102) with power door operators to meet barrier free requirements.	1 sum	7,000.00	7,000
	Automatic door operators to double door	2 no.	3,500.00	7,000

	Quantity	Unit Rate (\$)	Total (\$)
<b>A1 Fire Hall #1</b>			
A13 Other			

### Washroom

AA13.9	Remodel current washrooms on one or both floors to include either a single unisex barrier free stall or add one male & one female barrier free compartment. Added back into scope - Washroom renovations could form part of tenant improvement scope. This is an allowance for renovation only	4 no.	27,500.00	110,000
	Washroom 113	1 sum	27,500.00	27,500
	Washroom 114	1 sum	27,500.00	27,500
	Washroom 208	1 sum	27,500.00	27,500
	Washroom 209	1 sum	27,500.00	27,500

### Stairs / Railings

AA13.10	Improve the stairs and railings for increased safety for visually impaired.	1 sum	5,000.00	5,000
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### Onsite Parking

AA13.11	Onsite parking - metal bumpers with wooden rail. Replace or remove as part of site redevelopment.	note		Moved to site
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### General Interior Demolition

AA13.12	Demolition of existing non-loadbearing partitions, interior doors, fittings, finishes etc. Assumed required to give potential tenants open space for their tenant improvement. Demolition of some other elements priced in Base Building section.	1 sum	30,000.00	30,000
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TOTAL FOR A13 OTHER	1,265 m2	174 /m2	\$219,990
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## A2 Elevator & New Stairs

### A21 Elevator

### New Elevator

AA21.1	Add an elevator compliant with barrier free requirements at a central location serving all three levels of the building.	1 sum	355,800.00	355,800
	New elevator	3 stops	55,000.00	165,000
	Structural slab demolition / slab edge modifications	8 m2	1,600.00	12,800
	Slab on grade demo, granular removal, elevator pit construction	4 m2	1,100.00	4,400
	Foundations	1 sum	20,000.00	20,000
	Glass wall surrounding elevator	1 sum	105,600.00	105,600
	Structural steel	1 sum	18,000.00	18,000
	Electrical scope	1 sum	30,000.00	30,000

TOTAL FOR A21 ELEVATOR	1 sum	355,800 /sum	\$355,800
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	Quantity	Unit Rate (\$)	Total (\$)
A2 Elevator & New Stairs			
A22 New Stairs			

## New Stairs from Level 1-2 on NW of building

AA22.1	New enclosed stairs	1 sum	256,000.00	256,000
	Foundations	12 m2	650.00	7,852
	Lowest Floor Construction (Slab on grade)	12 m2	150.00	1,812
	Above Grade Structure - Steel	1,600 kg	8.50	13,600
	Metal Deck	24 m2	100.00	2,416
	Stairs - One Flight	1 sum	8,500.00	8,500
	Demo & modifications to existing exterior wall to create new entrance	1 sum	1,000.00	1,000
	Exterior wall	60 m2	1,600.00	96,000
	Parapet	10 m2	1,400.00	14,000
	Exterior Door	1 lvs	2,500.00	2,500
	Roof covering	12 m2	350.00	4,228
	Floor, wall, & ceiling finishes	1 sum	10,000.00	10,000
	Metal railings	1 sum	3,500.00	3,500
	Interior doors	2 no.	2,400.00	4,800
	Interior signage	1 sum	650.00	650
	Mechanical & Electrical	1 sum	55,000.00	55,000
	Allow to tie into existing building	2 flrs	15,000.00	30,000
	Foundation underpinning	note		Excluded

TOTAL FOR A22 NEW STAIRS		1 sum	256,000 /sum	\$256,000
NET BUILDING COST (Including Demolition)		1,265 m2	2,567 /m2	\$3,247,943
NET BUILDING COST (Including Demolition)		1,265 m2	2,567 /m2	\$3,247,943
General Requirements		13.00 %		422,233
Insurance & Bonding		1.90 %		69,733
Fee (Head office overheads, and profit)		3.50 %		130,897
TOTAL CONSTRUCTION ESTIMATE (Excluding contingencies)		1,265 m2	3,059 /m2	\$3,870,806
Design and Pricing Contingency		15.00 %		580,621
Escalation Contingency to Q2, 2025		13.40 %		518,688
Construction Contingency		7.00 %		270,956
TOTAL CONSTRUCTION ESTIMATE (Including contingencies)		1,265 m2	4,142 /m2	\$5,241,071
TOTAL CONSTRUCTION ESTIMATE (Excluding Taxes)		1,265 m2	4,142 /m2	\$5,241,071

## **CIQS Elemental Summary & Detail - NWTB**

# \$3,111,000

NORTH-WEST TRAVELLERS BUILDING (NWT)  
TOTAL

**\$1,140/m<sup>2</sup>**

TOTAL /m<sup>2</sup>

**\$106/sf**

TOTAL /sf

**2,730 m<sup>2</sup>**

**29,388 sf**

COMP. GCA

Element	GCA Ratio	Element Quantity	Element Unit Rate	Cost Total	\$ Total /m <sup>2</sup> GCA	%
<b>A NORTH-WEST TRAVELLERS BUILDING</b>				<b>1,928,042</b>	<b>706 /m<sup>2</sup></b>	<b>62.0%</b>
A1 North-West Travellers Building				1,928,042	706 /m <sup>2</sup>	62.0%
A11 Heritage	1.00	2,730 m <sup>2</sup>	179 /m <sup>2</sup>	489,100	179 /m <sup>2</sup>	15.7%
A12 Base Building	1.00	2,730 m <sup>2</sup>	339 /m <sup>2</sup>	926,842	339 /m <sup>2</sup>	29.8%
A13 Other	1.00	2,730 m <sup>2</sup>	188 /m <sup>2</sup>	512,100	188 /m <sup>2</sup>	16.5%
Net Construction Estimate				\$1,928,042	706 /m <sup>2</sup>	62.0%
<b>Z GENERAL REQUIREMENTS &amp; ALLOWANCES</b>				<b>1,183,159</b>	<b>433 /m<sup>2</sup></b>	<b>38.0%</b>
Z1 General Requirements & Fee				369,743	135 /m <sup>2</sup>	11.9%
Z11 General Requirements		13.0 %		250,645	92 m <sup>2</sup>	8.1%
Z12 Insurance & Bonding		1.9 %		41,395	15 m <sup>2</sup>	1.3%
Z13 Fee (Head office overheads, and profit)		3.5 %		77,703	28 m <sup>2</sup>	2.5%
Total Construction Estimate (Excluding Contingencies)				\$2,297,785	842 /m <sup>2</sup>	73.9%
Z2 Contingencies				813,416	298 /m <sup>2</sup>	26.1%
Z21 Design and Pricing Contingency		15.0 %		344,668	126 m <sup>2</sup>	11.1%
Z22 Escalation Contingency to Q2, 2025		13.4 %		307,903	113 m <sup>2</sup>	9.9%
Z23 Construction Contingency		7.0 %		160,845	59 m <sup>2</sup>	5.2%
GST				EXCLUDED		
<b>TOTAL CONSTRUCTION COST</b>				<b>\$3,111,201</b>	<b>1,140 /m<sup>2</sup></b>	<b>100%</b>



		Quantity	Unit Rate (\$)	Total (\$)
A1 North-West Travellers Building				
A11 Heritage				
	<b>Southeast Corner</b>			
BA11.1	<p>Mortar joints at front elevations, South and East, appear to be in serviceable condition with minimal delamination observed throughout. Mortar joints between brick and sandstone on these elevations appear to be particularly affected. Sealant was noted to have been installed at the joint at localized areas.</p> <p>ITEM 3.2 The gaps observed at the connection between brick walls and between brick and concrete structure at all corners except the southeast corner could result in moisture penetration into the assembly and potential worsening of the existing issue. Upon completion of any structural review or repair required on these joints the existing gaps should be protected with flashings and/or appropriate sealants. Based on the observed conditions it appears that a mortar joint would be prone to cracking. Installation of new sealant designed to be installed in movable joints is recommended. (see Entuitive BECA 3.1.5)</p>	1 sum	10,500.00	10,500
	<b>North Façade Brick Wall</b>			
BA11.2	<p>Brick Façade wall beyond concrete frame along north elevation. East and west end of skylight. Brick appears to be in acceptable condition. Brick is separated from main concrete frame behind. Visible gap between backside of brick and concrete frame.</p> <p>Stabilize brick wall using a through-drilled brick tie to concrete frame behind.</p>	1 sum	5,250.00	5,250
	<b>Red mortar with concave joints (assumed non-hydraulic lime based)</b>			
BA11.3	<p>1912-13 red mortar on east and south facades. Brick mortar on main facades is in good to fair condition overall. Localized areas of missing or cracked mortar around windows, surrounding fire escape on south elevation and at the corners of the parapets. Stepped cracks on front and south elevation under windows (2 total). Areas of repointed brick using poorly matched mortar with high Portland cement content.</p> <p>Repoint areas of missing and unstable mortar using mortar to match in color, consistency, texture and inclusions. Rake out joints with damaged mortar and repoint using above qualifications. Monitor areas where mortar has been unsympathetically repointed for damage to bricks.</p>	1 sum	26,250.00	26,250
	<b>Common bricks in common bond with concave red mortar on east and south facades</b>			
BA11.4	<p>1912-13 Multi-wythe multi-colored common bricks on west and north facades. Bricks on fair condition on the west and north elevations. Bricks are heavily stained below sills (north elevation). Specific conditions include: 1. Painted sign band on west elevation has trapped moisture and some bricks have fire skin loss as a result. 2. Area of efflorescence on south corner of west elevation – near foundation. 3. Several bricks have spalled on north elevation and upper levels on west elevation.</p> <p>Replace missing or damaged bricks with new/salvaged to match existing. Clean efflorescence and organics from bricks using gentlest methods including soft bristle brush and water (not above 700psi).</p>	1 sum	42,000.00	42,000

		Quantity	Unit Rate (\$)	Total (\$)
A1 North-West Travellers Building				
A11 Heritage				
	<b>Grey mortar (assumed non-hydraulic lime based) on north and south facades</b>			
BA11.5	Brick mortar rear facades is in fair condition overall. High level of mortar loss and holes in mortar throughout. Mortar missing from brick sills and joints between exposed concrete structural frame and header bricks on west elevation. High mortar loss on west elevation, south corner near foundation. Repoint areas of missing and unstable mortar using mortar to match in color, consistency, texture and inclusions. Rake out joints with damaged mortar and repoint using above qualifications.	1 sum	42,000.00	42,000
	<b>All exterior sandstone mortar</b>			
BA11.6	Sandstone mortar joints are generally in good condition. Missing mortar is concentrated in vertical joint mainly at sandstone storefront surrounds. Buff colored mortar joints Repoint areas of missing and unstable mortar using mortar color to match original in color, consistency, texture and inclusions. Rake out joints with damaged mortar to sound layer and repoint using original mortar joint profile.	1 sum	26,250.00	26,250
BA11.7	Sandstone areas: Repointing of mortar where required. Where sealant has been installed at joints, remove sealant and replace with new mortar.	1 sum	52,500.00	52,500
BA11.8	Damaged sandstone on horizontal surfaces – cornices/stringcourses. Option to apply waterproofing to horizontal surfaces. Recommend Master Seal Traffic Membrane - a rubber like material that will allow water to not penetrate horizontal surface. Clean surface to sound layer of sandstone. Color match traffic membrane to sandstone. Apply as per product directions to edge of horizontal surface only. All other surfaces to remain clean to allow sandstone to breathe.	1 sum	15,750.00	15,750
	<b>Steel grating fire escape attached to SW building façade.</b>			
BA11.9	The condition of the steel frame appears to be adequate although many years of paint re-application may be hiding some deterioration in the steel structure. Some connections to the building face were observed to have loose/missing anchors. Review all anchor locations and re-install/replace damaged or missing anchors.	1 sum	15,000.00	15,000
	<b>Steel fire escape ladder, south elevation</b>			
BA11.10	Metal appears to be in good condition but has been painted numerous times over the years. Connections to the building have loosened and mortar missing in joints surrounding ladder. Repair missing mortar surrounding ladder and re-instate missing/damaged anchors	1 sum	5,400.00	5,400
	Re-instate damaged or missing anchors	1 no.	2,700.00	2,700
	Access equipment	1 sum	2,700.00	2,700

		Quantity	Unit Rate (\$)	Total (\$)
A1 North-West Travellers Building				
A11 Heritage				
B.A11.11	Repair rust damage on pressed metal cornice.	1 sum	8,000.00	8,000
B.A11.12	The corroded metal flashing installed over the sandstone cornices should be replaced with in kind or repaired. The installation of the new flashing should include s-lock seams and reduce the number of fasteners provided in horizontal surfaces.	1 sum	21,000.00	21,000
B.A11.13	Exterior sealant replacement is recommended to replace aged and failing materials noted throughout.	1 sum	15,800.00	15,800
	Replace sealant	1 sum	10,500.00	10,500
	Access equipment	1 sum	5,300.00	5,300
<b>Exterior wooden paneled doors – east and south facades, second through fourth storeys</b>				
B.A11.14	Solid wood flat panel doors with two inset panels and upper lights. Wooden doors appear to be original. Wood is in good condition overall and have been painted. Doors were originally stained and varnished. Doors are missing hardware and paint is chipped and cracked in many locations. New IG units were installed in the doors and are in good working condition.	12 no.	2,000.00	24,000
	Scrape cracked paint to sound layer. Repaint in historically accurate colors as per Historic Color Schedule in Heritage Building Report.			
	Scrape cracked paint to exterior doors	12 no.	500.00	6,000
	Re-paint doors historical color	12 no.	800.00	9,600
	Remove / Reinstall existing doors and hardware	12 no.	700.00	8,400

## Exterior Windows



		Quantity	Unit Rate (\$)	Total (\$)
A1 North-West Travellers Building				
A11 Heritage				
B.A11.15	<p>The predominant window type on the second to fourth floors appears to be a wood framed double glazed window. Where original frames have been left in place, new Insulated Glass Units (IGUs) have previously been installed onto the existing frames including new wood glazing stops. These windows appear to have been originally operable double hung windows that were sealed in place to now perform as a fixed window. Where windows have been fully replaced by new assemblies, the new window fixed window frame appears to emulate a double hung operable window, to match other historical profiles. Generally, no signs of condensation or air/moisture leakage were noted on the interior. Peeling of the exterior paint was noted at the majority of window frames and sashes. At the horizontal surfaces of the window sills and transoms, the wood appears to have started to decay. Sealant appears to be provided at the window frame to wall and frame to sash joints. Generally, the sealant appears to be near the end of the service life.</p> <p>ITEM 3.5 Exterior repairs to all windows are recommended to extend their lifecycle: .1 Replacement of exterior sealant at window to wall and window frame to original operable frame connections. .2 Carefully remove exterior paint and loose wood and install new exterior paint. (see Entuitive BECA 3.1.8)</p>	110 no.	1,341.82	147,600
	Access equipment	1 sum	21,000.00	21,000
	Windows LV 2,3,4	94 no.	300.00	28,200
	Lower windows - Storefront	10 no.	400.00	4,000
	Lower windows - Small	6 no.	200.00	1,200
	Windows LV 2,3,4	94 no.	800.00	75,200
	Lower windows - Storefront	10 no.	1,500.00	15,000
	Lower windows - Small	6 no.	500.00	3,000
<b>4th Floor North Elevation</b>				
B.A11.16	<p>Wood Windows - Damaged 4th Floor Courtyard Window. The exterior of the wood frame at one fourth floor window on the courtyard area was noted to be detached from the window. This window frame does not appear salvageable.</p> <p>ITEM 3.6 Replace the damaged loose wood window frame at one courtyard elevation window on the fourth floor. Replacement of the exterior damaged piece of framing appears to be possible, however, replacement of the entire window is recommended. (see Entuitive BECA 3.1.8)</p>	1 sum	4,800.00	4,800
	Replace one wood window frame on fourth floor	1 no.	2,700.00	2,700
	Access equipment	1 sum	2,100.00	2,100
<b>Finish to all exposed original concrete surfaces</b>				
B.A11.17	<p>Plaster on concrete columns, beams and ceilings. The condition of the upper floors is generally good.</p> <p>Localized patching and repainting under new use.</p>	1 sum	27,000.00	27,000
TOTAL FOR A11 HERITAGE		2,730 m2	179 /m2	\$489,100

		Quantity	Unit Rate (\$)	Total (\$)
A1 North-West Travellers Building				
A12 Base Building				
	<b>Stairs ST-03</b>			
B.A12.1	Level sloping and uneven treads and add new handrails.	1 sum	28,455.00	28,455
	<b>Item S-3 – South West Main Floor Stair Landing</b>			
B.A12.2	Signs of concrete deterioration due to sulphate attack visible from underside of slab and along supporting foundation wall. (Repair and remediation of concrete foundation wall, landing slab, support beam, and down-flight stair needed.) Assumed already completed as part of basement structural work	1 sum	0.00	Excluded
	<b>Item S-6 – Exterior perimeter concrete frames and columns</b>			
	<b>Item S-4 – Basement concrete walls, main floor beams and slab.</b>			
B.A12.3	Previous renovations or investigations were undertaken within the main floor slab and supporting structure. Localized damage, cores, and minor deterioration. (Patch and repair slab penetrations to re-instate fire separation between basement and main level. Secondary deterioration and damage may be patched should the City of Calgary wish to improve the general condition of these elements.) Assumed already completed as part of basement structural work	note		Excluded
	<b>Basement to fourth floor millwork</b>			
B.A12.4	Miscellaneous millwork with a variety of finishes. - Components show signs of wear & tear. Millwork removed from scope - Assumed part of tenant fit-up scope	note		Excluded
	<b>Metal shed roof</b>			
B.A12.5	The recommendation on the replacement of metal shed roof will depend on the intended future use of the shed. If to remain in place, replacement of roofing may be beneficial to align with the replacement of roofing noted above for the BUR roof over the adjacent concrete block structure.	1 sum	21,000.00	21,000

		Quantity	Unit Rate (\$)	Total (\$)
A1 North-West Travellers Building				
A12 Base Building				
	<b>Maintenance to Roof</b>			
B.A12.6	The following maintenance related roofing repairs are currently recommended: 1. Protect exposed bitumen areas at pitch pockets and overflow scuppers from UV with a liquid UV stable coating. 2. Seal abandoned fastener locations at metal cladding of parapets. Reinstall metal cladding and closure flashings where misaligned. 3. Replace sealant at localized areas of the metal cap flashing where failed. 4. Repair of joints between sandstone caps. Installation of a mortar joint completed with sealant on the upper portions is recommended. Alternatively, sandstone caps could be protected by a metal flashing.	570 m2	100.00	57,000
	<b>Courtyard Builtup Roofing - Flashing</b>			
B.A12.7	The BUR roof over the courtyard concrete block addition appears to have reached the end of its expected service life and it is recommended to be replaced, including new perimeter flashings and tie ins to adjacent walls to maintain water tightness.	73 m	263.01	19,200
	Remove existing flashing	73 m	52.50	3,833
	Install new flashing - horizontal seams to reduce number of fasteners	73 m	210.00	15,330
	<b>Builtup Roofing - Courtyard</b>			
B.A12.8	The roof of the concrete block addition appears to consist of a built-up roof system with mopped gravel finish edge drained onto the adjacent shed roof. Displacement of the gravel and deterioration of the roofing membrane on the edge were noted. The perimeter flashing is tied into the adjacent walls via a Reglet detail. Corrosion of the flashing was noted. Generally, this roof appears to have reached the end of its service life.	1 sum	9,400.00	9,400
	ITEM 3.11 The BUR roof over the courtyard concrete block addition appears to have reached the end of its expected service life and it is recommended to be replaced, including new perimeter flashings and tie ins to adjacent walls to maintain water tightness. (see Enquitive BECA 3.1.11)			
	Demolish existing BUR to structure	1 sum	2,000.00	2,000
	Replace roof with new SBS Assembly	1 sum	4,200.00	4,200
	New perimeter flashing	1 sum	3,150.00	3,150
	<b>Plasterwork on interior concrete elements in basement and upper floors</b>			
B.A12.9	Plaster is in fair condition overall. On upper floors the plaster is intact and in good condition. There are areas of missing and damaged plaster in basement columns and beams.	1 sum	41,300.00	41,300
	Remove loose plaster to sound layer. Apply new plaster to match existing. Paint to match existing if painted.			
	Remove existing plaster	1 sum	15,000.00	15,000
	New plaster to match existing. Paint to match existing if painted to columns and beams in basement	1 sum	26,250.00	26,250



		Quantity	Unit Rate (\$)	Total (\$)
A1 North-West Travellers Building				
A12 Base Building				
	<b>Floor tiles in kitchen area and marble tiling in washrooms</b>			
B.A12.10	The tiles are partially broken, joints are soiled - allow for demo. of flooring only	80 m2	10.00	800
	New flooring removed from scope - New flooring assumed part of tenant fit-up scope			
	Remove existing flooring	80 m2	10.50	840
	Floor tile to kitchen	52 m2	0.00	Excluded
	Marble Tile to main floor washroom	28 m2	0.00	Excluded
	<b>Natural black slate tiles (Main floor entrance, stair ST1, upper floor washrooms)</b>			
B.A12.11	The tiles are in serviceable condition but appear worn in main traffic areas - costs allow for demolition only	162 m2	10.50	1,701
	New flooring removed from scope - New flooring assumed part of tenant fit-up scope			
	Remove existing flooring	162 m2	10.50	1,701
	Entrance	7 m2	0.00	Excluded
	Stair 1	74 m2	0.00	Excluded
	upper floor washrooms	81 m2	0.00	Excluded
	<b>T-bar drop ceiling to various areas basement and main floor</b>			
B.A12.12	Many areas have damaged or removed tiles - allow to demolish existing ceiling - costs allow for demolition only	688 m2	5.25	3,610
	New ceiling removed from scope - New ceiling assumed part of tenant fit-up scope			
	Remove existing T-bar	688 m2	5.25	3,610
	Basement	370 m2	0.00	Excluded
	Main Floor	318 m2	0.00	Excluded
	<b>Hardwood flooring on plywood and sleepers with wooden wall base (Main floor in open area)</b>			
B.A12.13	The flooring shows heavy wear in particular in the areas of the exterior doors along the south side - costs allow for demolition only	134 m2	21.00	2,814
	New flooring removed from scope - New flooring assumed part of tenant fit-up scope			
	Demo Hardwood	134 m2	21.00	2,814
	Vestibule Hardwood	53 m2	0.00	Excluded
	Open Areas - hardwood	81 m2	0.00	Excluded

		Quantity	Unit Rate (\$)	Total (\$)
A1 North-West Travellers Building				
A12 Base Building				
	<b>VCT tiles (in suites through-out second to fourth floor)</b>			
BA12.14	The flooring shows heavy wear - costs allow for demolition only New flooring removed from scope - New flooring assumed part of tenant fit-up scope	883 m2	5.25	4,636
	Demo VCT	883 m2	5.25	4,636
	VCT tiling throughout building	883 m2	0.00	Excluded
	<b>Carpet tiles (Level 2 - Level 4)</b>			
BA12.15	The flooring shows typical wear in particular in the areas of higher traffic. Some localized staining - costs allow for demolition only New flooring removed from scope - New flooring assumed part of tenant fit-up scope	205 m2	5.25	1,076
	Demo flooring	205 m2	5.25	1,076
	Carpet second to fourth floor	205 m2	0.00	Excluded
	<b>Wall and ceiling paint (basement to Level 4)</b>			
BA12.16	Reasonable condition - Repainting Repainting removed from scope - assumed part of tenant fit-up scope	note		Excluded
	<b>Fire Extinguishers</b>			
BA12.17	We recommend the review of locations of fire extinguisher to ensure all fire extinguishers are mounted on the wall and within travel distance range as per code references Allowance for one fire extinguisher and cabinet	1 sum	2,100.00	2,100
	<b>Fire Department connection</b>			
BA12.18	Fire department connection at front of NE corner of building is in fair condition	1 allow	1,500.00	1,500
	<b>Sprinkler system throughout building</b>			
BA12.19	Facility is sprinklered and system is standpipe type, the main sprinkler control (sprinkler tree) located in the basement. Sprinkler systems, where visible appear to be in fair to good condition - Cost for annual inspection Continue annual inspections when sprinkler valves are tested. An annual lifecycle replacement allowance has been included in the cost table. Sprinkler tree and associated piping will already be relocated/and or replaced as per another project in this area	1 sum	3,500.00	3,500

		Quantity	Unit Rate (\$)	Total (\$)
A1 North-West Travellers Building				
A12 Base Building				
	<b>Plumbing piping Insulation throughout building</b>			
B.A12.20	<p>Insulation is present on domestic hot and cold-water piping throughout the building and the insulation material ranges from preformed fiberglass insulation with paper, PVC jackets and canvas jackets. The insulation condition is not consistent throughout the building. The incoming water main in the water meter room has missing insulation. Domestic hot water pipe insulation at the domestic water heater is missing in the mechanical room. The majority of the insulation in the building is of fair condition.</p> <p>Continue to inspect and replace/repair as required. Replace missing insulation. The cost of replacements is below threshold.</p>	1 sum	5,000.00	5,000
	<b>Domestic hot, cold and recirc water piping throughout building</b>			
B.A12.21	<p>Piping material appears to be comprised of primarily copper and PEX. The 4" domestic water incoming connection appears to be original and enters through the basement vault from the east. Domestic hot water system equipped with hot water recirc pump. A 1.5" water line comes with a water meter and check valve assembly installed. A sub-meter is located in the basement vault serves the vacant restaurant on the main floor. The water sub-meter comes with an isolation valve only, the sub-meter should come with a backflow preventor. A 4" sprinkler main tree is located in adjacent to the water service entry. The hot water and cold-water copper piping appear to be of various age and condition with a majority of it being original to the building.</p> <p>Replace the incoming 4" water line with a 6" water line. Replace the facility's domestic water-meter and sub water meter service with City of Calgary's latest standards. Provide a sub meter backflow valve. These items are currently being addressed. No need to include them for future costing. Continue to annually inspect and replace/repair building piping as required.</p>	1 sum	26,250.00	26,250
	Annual inspection budgetary allowance	1 sum	2,100.00	2,100
	Budgetary allowance	1 sum	4,200.00	4,200
	Budgetary allowance	1 sum	4,200.00	4,200
	Allowance for demo and access	1 sum	15,750.00	15,750
	<b>Damaged Floor Drain in Basement</b>			
B.A12.22	<p>Various floor drains are located throughout the building. Unable to determine the presence of trap primers. The overall condition of the floor drains is fair. Basement employee room floor drain is damaged.</p> <p>Replace any damaged floor drains.</p>	1 sum	2,600.00	2,600
	drain	1 no.	1,575.00	1,575
	misc. concrete work	1 no.	1,000.00	1,000



		Quantity	Unit Rate (\$)	Total (\$)
A1 North-West Travellers Building				
A12 Base Building				
	<b>Roof drains</b>			
B.A12.23	<p>The roof drains collect the rainwater and storm piping located inside the building, a 4" storm water line can be seen in open space b/w Northwest Travelers and Le Rocc building. Roof has two rain water roof drains complete with strainers.</p> <p>Replace roof drains at next re-roofing.</p>	1 sum	5,250.00	5,250
	<b>Sanitary Main</b>			
B.A12.24	<p>A 6" sanitary main leaving the building appeared to be original and leaves the facility through the basement east wall. Sanitary waste piping is comprised of a mixture of cast iron and ABS pipe. Due to the age of the sanitary piping, it is not rare to find defects in cast iron piping. Existing sanitary main in the basement appears to be newer till the bar area and there is no concerns. The 6" line from a bar area to leaving the building is defected. There is one sanitary connection left open ended on the sanitary main connection in the basement vault. Overall, various sections of sanitary piping are newer as some has been replaced over the years.</p> <p>It is recommended to cap off the open ended connection in the basement and replace any defected piping. Replace piping up to main outdoor manhole is needed. This piping replacement is currently being addressed and does not need to be included in the costing table.</p>	1 sum	5,655.00	5,655
	<b>Replacement of Domestic Water Heater</b>			
B.A12.25	<p>One natural gas fired domestic water heater can be found in the basement mechanical room. Venting for the DHWH travels up to the roof. (Make: State; Capacity: 75 GAL Installed in 2001). The overall condition of the domestic water heater appears to be in poor condition. The gas fired hot water heater appeared old and located on the floor of the basement mechanical room. Rust impressions on the heater were observed during the site visit.</p> <p>We recommend replacing the 20 year old domestic hot water tank with same capacity tank. Provide a 1" high housekeeping pad for new installation to avoid any water damage at the bottom exterior of tank.</p>	1 sum	3,800.00	3,800
	Includes removal and replacement of Hot Water Tank, concrete housekeeping pad is excluded.	1 sum	2,300.00	2,300
	HK Pad	1 sum	1,500.00	1,500
	<b>Replacement of Analog Thermostats to Digital</b>			
B.A12.26	<p>Building equipped with unitary controls. Facility is supplemented by thermostats to control reheat coils to provide additional zoning control. Generally, majority of thermostats are analog type. Terminal thermostats are analog type and old. A few thermostats are in poor condition.</p> <p>Consider replacing old analog type thermostats with digital thermostats.</p>	20 no.	747.50	14,950
	Replace thermostat and test operation - unit price	20 no.	747.50	14,950

		Quantity	Unit Rate (\$)	Total (\$)
A1 North-West Travellers Building				
A12 Base Building				
B.A12.27	<p>Prefinished metal grilles for air distribution are provided throughout the building. No return air grilles or transfer air grilles installed on the 2nd and 3rd floors within the spaces. It is believed that the return air is making its path to the main roof top unit return air grille at the shaft through the door undercuts. Only fourth floor has transfer air grilles installed within the spaces. Facility comprises of various style of diffusers including square cone diffusers, supply air grilles, return air grilles and transfer air grilles. The overall condition of the diffusers and grilles was considered generally fair.</p> <p>We recommend installing a transfer air grilles throughout the facility for adequate air distribution. Inspect existing grilles in 5 years' time and replace as needed. The cost of replacement has been included in the BCA protocol costing table.</p>	note		Excluded
<b>Washrooms</b>				
B.A12.28	<p>Various vitreous china floor mounted flush valve type water closets can be found throughout the building. There does not appear to be any barrier free WC in the building. Approximately 14 WC are found throughout the building. Approximately 4 urinals can be found in the building as well. Main floor men's washroom urinals are not functional. Main floor single women's washroom located at the back of the kitchen, water closet is not functional and is in poor condition. 3rd floor men's washroom, a urinal is not functional. See photo in appendix.</p> <p>New water closets removed from scope - Replacement assumed part of tenant fit-up scope</p>	note		Excluded
	Replace urinals and trim - unit price	4 no.	0.00	Excluded
	Replace wall mount Lavatory and trim - Unit price	14 no.	0.00	Excluded
B.A12.29	<p>Various sinks and lavatories can be found through the building. Approximately 13 single deck mount porcelain sinks, and 2 stainless steel sinks can be found in the building. Main floor men's washroom lavatories are not functional. Main floor women's washroom lavatories are not functional. Second floor women's washroom, a lavatory has too low-pressure water. See photo in appendix.</p> <p>New sinks &amp; lavatories removed from scope - Replacement assumed part of tenant fit-up scope</p>	note		Excluded
	Replace stainless steel Sinks and trim	13 no.	0.00	Excluded
	Replace stainless steel Sinks and trim	2 no.	0.00	Excluded

		Quantity	Unit Rate (\$)	Total (\$)
A1 North-West Travellers Building				
A12 Base Building				
	<b>Gas Lines</b>			
B.A12.30	Gas lines should be painted or identified as per code.	1 sum	2,625.00	2,625
	<b>Grundfos Pumps</b>			
B.A12.31	Two grundfos pumps are installed on the common hot water supply line. These pumps circulate the hot water throughout the building. Pumps are designed for 34 gpm at 20 ft head with 0.5 HP motor. No nameplate data was found during site visit. Hot water pumps appear to be in fair condition. See photo in appendix. Inspect and replace pumps if required at the end of their useful life	2 no.	8,250.00	16,500
	<b>Level 1 Metal Ducts</b>			
B.A12.32	Air distribution is provided by galvanized metal ducts which runs through the concealed and exposed ceiling space. The ductwork in the exposed ceiling is painted. Ductwork located enclosed within the ceiling could not be observed. Basement mechanical room combustion air intake located between an open space between Northwest Travelers and Le Rocc buildings. It appears that basement combustion duct is enclosed in a fire rated enclosure and is free from fire dampers or any resistance. The majority of the observed ductwork appears to be in fair condition. Combustion air intake ductwork also appears to be in fair condition. It is noted that both the main floor exhaust air opening on west wall and the main floor kitchen store ductwork is damaged. We recommend repair or replacement of the main floor damaged ductwork. Abandoned ductwork should be removed from the facility servicing the vacant main floor kitchen area.	1 sum	11,500.00	11,500
	<b>Gas Vents - On Roof</b>			
B.A12.33	Gas fired appliances in this facility are vented by sheet aluminum and steel flues. The gas vents are type B vent; inner pipe of sheet aluminum and outer pipe is galvanized sheet steel. Stacks appeared to be in fair condition. No dents appear on the flues. No other concerns observed or reported. Consider replacing gas vents at the same time as their corresponding gas-fired equipment. The cost of this replacement is expected to fall below the capital threshold.	1 sum	13,200.00	13,200



		Quantity	Unit Rate (\$)	Total (\$)
A1 North-West Travellers Building				
A12 Base Building				
	<b>Basement Mechanical Rooms - Boiler &amp; Expansion Tank Replacement</b>			
B.A12.34	<p>A single water tube boiler is located in the basement mechanical room. A combined boiler flue vent is extended from the basement mechanical room up to the roof. Make: Allied Engineering; Model: AAE-840; Serial Number:AKK-8594; Input Capacity: 840 MBH; There is also a floor mounted expansion tank which connects to the boiler in the mechanical room. No nameplate data was found on this expansion tank. The boiler appears to be in fair condition. Reinspect at end of useful life and replace as needed.</p>	1 sum	353,000.00	353,000
	Boiler replacement	1 sum	345,000.00	345,000
	Expansion Tank replacement	1 sum	8,000.00	8,000
	<b>Roof - RTU101-105 (Replacement of RTU's)</b>			
B.A12.35	<p>There are 5 Carrier roof top units located on the roof each roof top unit provides ventilation, heating and cooling per their respective floor. Main floor to 4th floor roof top units are 15 ton each and basement unit is 7.5 ton roof top unit. Basement to main floor roof top units are side discharged units whereas 4th floor roof top unit is down discharged unit. These unit are the only source of mechanical cooling in this facility. Two model types: 48TJF016, 48TFF008. The overall condition of the unit is poor. The roof top unit supply and return air ductwork started to show a sign of wear and tear. Few shaft openings on roof are damaged and water pooling. The roof top unit evaporator fins are dented due to hailstorm and scratches. See photo in appendix. We recommend replacing the existing Carrier roof top units with the same sized units as the equipment reaching its end of life. At the time of the replacement the ventilation code requirements for the tenant should be considered in order to size the new equipment.</p>	1 sum	170,000.00	170,000
	<b>Radiant Heater - Main Entrance Vestibules</b>			
B.A12.36	<p>One radiant heater can be found in the main entrance vestibule. No nameplate data was found. The heater appeared to be in fair condition. We recommend continuing annual maintenance as required.</p>	1 sum	440.00	440
	<b>Unit Heater - Basement mechanical room</b>			
B.A12.37	<p>One gas fired unit heater can be found in the basement mechanical room. Make: Reznor; The unit heater appeared to be in fair condition. No other concerns observed or reported. See photo in appendix. We recommend continuing annual maintenance as required.</p>	1 sum	550.00	550

		Quantity	Unit Rate (\$)	Total (\$)
A1 North-West Travellers Building				
A12 Base Building				
	<b>Flow Heater - Basement, main floor kitchen</b>			
B.A12.38	An electric forced flows heaters service the basement and the main floor kitchen area. No nameplate was found during site visit. The unit heater appeared to be in fair condition. See photo in appendix. We recommend continuing annual maintenance as required.	1 sum	550.00	550
	<b>Exit Signs</b>			
B.A12.39	Installation of efficient LED pictogram green running man exit signs to replace incandescent red letter units.	1 sum	7,800.00	7,800
	Electrical - Replace one for one	25 no.	310.00	7,750
	<b>B021 Service Room (Thermal Scan)</b>			
B.A12.40	The main distribution switchboard is in the form of Square D main switchboard assembly rated at 120/208V, 1600A, and was installed in circa 2017. The panelboards in building were found to be in acceptable condition but nearing their end of life. If maintained with annual thermal scan, cleaning and tightening of connections as required by qualified personnel, they could continue to operate and meet the users' needs for the immediate future. This equipment should be scheduled for lifecycle replacement, as the equipment ages beyond this point the exposure to risk of failure increases. In addition, the Federal Pioneer manufacturer no longer exists.	1 sum	880.00	880
	<b>Panel Boards</b>			
B.A12.41	Replace Federal Pioneer panels with new panel boards with equal capacity and ratings, as the existing old breakers and spare parts can be difficult to source.	5 no.	2,360.00	11,800
	<b>Interior Lighting</b>			
B.A12.42	Replace existing light fixtures with equivalent LED lighting complete with vacancy or occupancy sensors in intermittently occupied spaces.	1 sum	66,700.00	66,700
	Electrical Occupancy sensors	16 no.	302.50	4,840
	Electrical - Light fixture R&R	225 no.	275.00	61,875
	<b>Communications</b>			
B.A12.43	Provide support of communications cabling infrastructure in ceiling. Recommend using J-hooks for free aired cabling.	1 sum	9,700.00	9,700
	Electrical - Assumed qty of J-Hooks	195 no.	49.50	9,653
TOTAL FOR A12 BASE BUILDING		2,730 m2	339 /m2	\$926,842

		Quantity	Unit Rate (\$)	Total (\$)
A1 North-West Travellers Building				
A13 Other				
	<b>Shafts</b>			
BA13.1	Shaft M 201 - Confirm the functionality and rating of the closures and fire dampers as well as the fire stopping.	1 sum	5,250.00	5,250
	<b>Washrooms</b>			
BA13.2	Contingent of the future tenant improvement for the main floor a second B/F entrance should be considered. Removed from scope - New washrooms form part of tenant fit-up scope as directed by Architect (Assumed \$45,000, if required)	note		Excluded
BA13.3	Reverse door swings and provide auto door operators for barrier free washrooms (B005, B006) in basement. Assumed required as part of scope	2 no.	5,000.00	10,000
	Reverse swing doors	2 no.	1,500.00	3,000
	Automatic door operator	2 no.	3,500.00	7,000



		Quantity	Unit Rate (\$)	Total (\$)
A1 North-West Travellers Building				
A13 Other				
B.A13.4	Remodel washrooms 104, 107 & 108 to meet current barrier free- standards.	28 m2	3,412.36	95,000
	Added back into scope - Washroom renovations could form part of tenant improvement scope. This is an allowance for renovation only			
	Demo existing	4 m2	120.00	492
	Drywall Ceilings	4 m2	100.00	410
	Tiling - Floors	4 m2	180.00	738
	Tiling - Walls	24 m2	200.00	4,800
	Millwork	1 no.	750.00	750
	Washroom accessories	1 no.	500.00	500
	Plumbing fixtures- Toilets	1 no.	2,000.00	2,000
	Plumbing fixtures - Sinks	1 no.	2,000.00	2,000
	Floor Drain	1 sum	1,000.00	1,000
	Electrical	1 sum	2,500.00	2,500
	Demo existing	14 m2	120.00	1,662
	Drywall Ceilings	14 m2	100.00	1,385
	Tiling - Floors	14 m2	180.00	2,493
	Tiling - Walls	54 m2	200.00	10,800
	Millwork	1 no.	1,500.00	1,500
	Toilet partitions	1 no.	2,000.00	2,000
	Washroom accessories	1 no.	500.00	500
	Plumbing fixtures- Toilets	2 no.	2,000.00	4,000
	Plumbing fixtures - urinals	2 no.	1,500.00	3,000
	Plumbing fixtures - Sinks	2 no.	2,000.00	4,000
	Floor Drain	1 sum	1,000.00	1,000
	Electrical	1 sum	5,000.00	5,000
	Demo existing	10 m2	120.00	1,187
	Drywall Ceilings	10 m2	100.00	989
	Tiling - Floors	10 m2	180.00	1,780
	Tiling - Walls	45 m2	200.00	9,000
	Millwork	1 no.	1,500.00	1,500
	Washroom partitions	4 no.	2,000.00	8,000
	Washroom accessories	4 no.	500.00	2,000
	Plumbing fixtures- Toilets	4 sum	2,000.00	8,000
	Plumbing fixtures - Sinks	2 no.	2,000.00	4,000
	Floor Drain	1 sum	1,000.00	1,000
	Electrical	1 sum	5,000.00	5,000

		Quantity	Unit Rate (\$)	Total (\$)
A1 North-West Travellers Building				
A13 Other				
B.A13.5	Remodel washrooms on floors 2,3 and 4 to comply with current barrier free- standards.	107 m2	2,510.71	269,600
	Added back into scope - Washroom renovations could form part of tenant improvement scope. This is an allowance for renovation only			
	Demo existing	27 m2	120.00	3,299
	Drywall partitions	101 m2	75.00	7,575
	Drywall Ceilings	27 m2	100.00	2,749
	Tiling - Floors	27 m2	180.00	4,948
	Tiling - Walls	101 m2	200.00	20,200
	Millwork	1 no.	1,500.00	1,500
	Toilet partitions	6 no.	2,000.00	12,000
	Washroom accessories	6 no.	500.00	3,000
	Plumbing fixtures- Toilets	6 no.	2,000.00	12,000
	Plumbing fixtures - urinals	2 no.	1,500.00	3,000
	Plumbing fixtures - Sinks	5 no.	2,000.00	10,000
	Floor Drain	1 sum	1,000.00	1,000
	Electrical	1 sum	5,000.00	5,000
	Demo existing	26 m2	120.00	3,121
	Drywall partitions	101 m2	75.00	7,575
	Drywall Ceilings	26 m2	100.00	2,601
	Tiling - Floors	26 m2	180.00	4,682
	Tiling - Walls	101 m2	200.00	20,200
	Millwork	1 no.	1,500.00	1,500
	Toilet partitions	6 no.	2,000.00	12,000
	Washroom accessories	6 no.	500.00	3,000
	Plumbing fixtures- Toilets	6 no.	2,000.00	12,000
	Plumbing fixtures - urinals	2 no.	1,500.00	3,000
	Plumbing fixtures - Sinks	5 no.	2,000.00	10,000
	Floor Drain	1 sum	1,000.00	1,000
	Electrical	1 sum	5,000.00	5,000
	Demo existing	26 m2	120.00	3,126
	Drywall partitions	101 m2	75.00	7,575
	Drywall Ceilings	26 m2	100.00	2,605
	Tiling - Floors	26 m2	180.00	4,689
	Tiling - Walls	101 m2	200.00	20,200
	Millwork	1 no.	1,500.00	1,500
	Toilet partitions	6 no.	2,000.00	12,000
	Washroom accessories	6 no.	500.00	3,000
	Plumbing fixtures- Toilets	6 no.	2,000.00	12,000
	Plumbing fixtures - urinals	2 sum	1,500.00	3,000
	Plumbing fixtures - Sinks	5 no.	2,000.00	10,000
	Floor Drain	1 sum	1,000.00	1,000
	Electrical	1 sum	5,000.00	5,000
	Misc HVAC - All levels	3 flr	4,000.00	12,000

		Quantity	Unit Rate (\$)	Total (\$)
A1 North-West Travellers Building				
A13 Other				
	<b>Stairwells</b>			
B.A13.6	Delete the stair floor finishes and modify or add continuous handrails New stair floor finish removed from scope - Assumed part of tenant fit-up scope	1 sum	25,000.00	25,000
	Remove Stair finish	100 m2	100.00	10,000
	New stair finish	note		Excluded
	Continuous hand rail	1 sum	15,000.00	15,000
	<b>Elevator Signaling</b>			
B.A13.7	Review elevator signaling with respect to current barrier free standards	1 sum	26,250.00	26,250
	Elevator signaling	1 sum	26,250.00	26,250
	Allowance for Elevator / Barrier Free consulting fees	note		incl. above
	Allowance for necessary modifications	note		incl. above
	<b>Hygrothermal Analysis</b>			
B.A13.8	Any repurposing and upgrade of the building's envelope and mechanical systems should include a detailed hygrothermal analysis of any retrofitted wall details and how it is expected to perform with any new building uses.	1 sum	10,000.00	10,000
	<b>Fire Escape</b>			
B.A13.9	Repair fire escape connections into building	1 sum	5,000.00	5,000
	<b>General Interior Demolition</b>			
B.A13.10	Demolition of existing non-loadbearing partitions, interior doors, fittings, finishes etc. Assumed required to give potential tenants open space for their tenant improvement. Demolition of some other elements priced in Base Building section.	1 sum	66,000.00	66,000
TOTAL FOR A13 OTHER		2,730 m2	188 /m2	\$512,100
NET BUILDING COST (Including Demolition)		2,730 m2	706 /m2	\$1,928,042
NET BUILDING COST (Including Demolition)		2,730 m2	706 /m2	\$1,928,042
General Requirements		13.00 %		250,645
Insurance & Bonding		1.90 %		41,395
Fee (Head office overheads, and profit)		3.50 %		77,703
TOTAL CONSTRUCTION ESTIMATE (Excluding contingencies)		2,730 m2	842 /m2	\$2,297,785



	Quantity	Unit Rate (\$)	Total (\$)
Design and Pricing Contingency	15.00 %		344,668
Escalation Contingency to Q2, 2025	13.40 %		307,903
Construction Contingency	7.00 %		160,845
TOTAL CONSTRUCTION ESTIMATE (Including contingencies)	2,730 m2	1,140 /m2	\$3,111,201
TOTAL CONSTRUCTION ESTIMATE (Excluding Taxes)	2,730 m2	1,140 /m2	\$3,111,201

## **CIQS Elemental Summary & Detail - Garage**

**\$244,000**

GARAGE TOTAL

**\$1,222/m<sup>2</sup>**

TOTAL /m<sup>2</sup>

**\$114/sf**

TOTAL /sf

**199 m<sup>2</sup>**

**2,146 sf**

COMP. GCA

Element	GCA Ratio	Element Quantity	Element Unit Rate	Cost Total	\$ Total /m <sup>2</sup> GCA	%
<b>A GARAGE</b>				<b>151,000</b>	<b>757 /m<sup>2</sup></b>	<b>62.0%</b>
A1 Garage				151,000	757 /m <sup>2</sup>	62.0%
A11 Heritage	6.35	1,265 m <sup>2</sup>	39.51 /m <sup>2</sup>	50,000	251 /m <sup>2</sup>	20.5%
A12 Base Building	6.35	1,265 m <sup>2</sup>	79.81 /m <sup>2</sup>	101,000	507 /m <sup>2</sup>	41.5%
Net Construction Estimate				\$151,000	757 /m <sup>2</sup>	62.0%
<b>Z GENERAL REQUIREMENTS &amp; ALLOWANCES</b>				<b>92,662</b>	<b>465 /m<sup>2</sup></b>	<b>38.0%</b>
Z1 General Requirements & Fee				28,957	145 /m <sup>2</sup>	11.9%
Z11 General Requirements		13.0 %		19,630	98 m <sup>2</sup>	8.1%
Z12 Insurance & Bonding		1.9 %		3,242	16 m <sup>2</sup>	1.3%
Z13 Fee (Head office overheads, and profit)		3.5 %		6,086	31 m <sup>2</sup>	2.5%
Total Construction Estimate (Excluding Contingencies)				\$179,957	903 /m <sup>2</sup>	73.9%
Z2 Contingencies				63,705	320 /m <sup>2</sup>	26.1%
Z21 Design and Pricing Contingency		15.0 %		26,994	135 m <sup>2</sup>	11.1%
Z22 Escalation Contingency to Q2, 2025		13.4 %		24,114	121 m <sup>2</sup>	9.9%
Z23 Construction Contingency		7.0 %		12,597	63 m <sup>2</sup>	5.2%
GST				EXCLUDED		
<b>TOTAL CONSTRUCTION COST</b>				<b>\$243,662</b>	<b>1,222 /m<sup>2</sup></b>	<b>100%</b>



		Quantity	Unit Rate (\$)	Total (\$)
A1 Garage				
A11 Heritage				
	<b>Brick to Garage</b>			
C.A11.1	Brick efflorescence should be cleaned from the brick at garage areas at exterior of West elevation and at all walls on the interior of the garage. The existing interior paint on the garage walls is likely not vapor permeable. Removal of the interior paint should be considered. Brick and mortar should be restored with materials suitable and similar to the original materials. Repairs should consist of replacement of broken brick units, installation of new brick unit above North elevation door, repointing of missing mortar, repointing and brick repair at cracked areas.	1 sum	50,000.00	50,000
	Clean brick efflorescence at garage area	1 sum	50,000.00	50,000
TOTAL FOR A11 HERITAGE		1,265 m2	39.51 /m2	\$50,000
A12 Base Building				
	<b>Base Building</b>			
	<b>Ground floor garage area</b>			
C.A12.1	Traffic deck coating installed in the ground floor garage area. The fluid applied coating has reached its end of expected life. Strip existing coating or apply new finish on top if compatible	262 m2	194.27	50,900
	Strip garage flooring	262 m2	21.00	5,502
	Apply new finish	262 m2	126.00	33,012
	Prep. and level existing floor	262 m2	47.25	12,380
	<b>Overhead Garage Doors</b>			
C.A12.2	New insulated garage doors, glazing, or other infill materials should be installed depending on the intended future use of the building.	2 no.	22,500.00	45,000
	Demo overhead doors	2 no.	1,500.00	3,000
	Replace existing overhead doors	2 no.	21,000.00	42,000
C.A12.3	Replace panel '2D' with new, rated for wet locations if the garage is intended to remain as a wash bay	1 sum	2,700.00	2,700
C.A12.4	The panelboards are manufactured by commander and are approximately 29 years old. There are five, typically 120/208V, 200A, 42 circuit. The panels are distributed through the facility and wash bay areas. The panelboards in building were found to be in acceptable condition but nearing their end of life. If maintained with annual thermal scan, cleaning and tightening of connections as required by qualified personnel, they could continue to operate and meet the users' needs for the immediate future. The washday panel exhibits rust due to water damage. This equipment should be scheduled for lifecycle replacement, as the equipment ages beyond this point the exposure to risk of failure increases. Replace all water damaged panel boards and equipment in wash bay area. In addition the manufacturer no longer exists.	1 no.	2,400.00	2,400

		Quantity	Unit Rate (\$)	Total (\$)
A1 Garage				
A12 Base Building				
TOTAL FOR A12 BASE BUILDING		1,265 m2	79.81 /m2	\$101,000
C.A13.1	<b>Gas Storage Tank</b>			
	Remove existing gas storage tank and concrete pads. Conduct environmental testing as required by authorities. Not included in the life cycle costing. Work already completed, per City	note		Completed
	Remove existing gas storage tank	note		Completed
	Demo concrete pad	note		Completed
NET BUILDING COST (Including Demolition)		199 m2	757 /m2	\$151,000
NET BUILDING COST (Including Demolition)		199 m2	757 /m2	\$151,000
General Requirements		13.00 %		19,630
Insurance & Bonding		1.90 %		3,242
Fee (Head office overheads, and profit)		3.50 %		6,086
TOTAL CONSTRUCTION ESTIMATE (Excluding contingencies)		199 m2	903 /m2	\$179,957
Design and Pricing Contingency		15.00 %		26,994
Escalation Contingency to Q2, 2025		13.40 %		24,114
Construction Contingency		7.00 %		12,597
TOTAL CONSTRUCTION ESTIMATE (Including contingencies)		199 m2	1,222 /m2	\$243,662
TOTAL CONSTRUCTION ESTIMATE (Excluding Taxes)		199 m2	1,222 /m2	\$243,662

## **CIQS Elemental Summary & Detail - Siteworks**



**\$1,623,000**  
SITE DEVELOPMENT TOTAL

**\$1,186/m<sup>2</sup>**  
TOTAL /m<sup>2</sup>  
**\$110/sf**  
TOTAL /sf

**1,369 m<sup>2</sup>**  
**14,738 sf**  
COMP. SCA

Element	SCA Ratio	Element Quantity	Element Unit Rate	Cost Total	\$ Total /m <sup>2</sup> SCA	%
<b>D SITE &amp; ANCILLARY WORK</b>				<b>1,005,944</b>	<b>735 /m<sup>2</sup></b>	<b>62.0%</b>
D1 Site Work				968,298	707 /m <sup>2</sup>	59.7%
D11 Site Development	1.00	1,369 m <sup>2</sup>	601 /m <sup>2</sup>	823,298	601 /m <sup>2</sup>	50.7%
D12 Mechanical Site Services	1.00	1,369 m <sup>2</sup>	51.13 /m <sup>2</sup>	70,000	51 /m <sup>2</sup>	4.3%
D13 Electrical Site Services	1.00	1,369 m <sup>2</sup>	54.78 /m <sup>2</sup>	75,000	55 /m <sup>2</sup>	4.6%
D2 Ancillary Work				37,646	27 /m <sup>2</sup>	2.3%
D21 Site Demolition	1.00	1,369 m <sup>2</sup>	27.50 /m <sup>2</sup>	37,646	27 /m <sup>2</sup>	2.3%
<b>NET SITE COST</b>				<b>1,005,944</b>	<b>735 /m<sup>2</sup></b>	<b>62.0%</b>
Net Construction Estimate				\$1,005,944	735 /m <sup>2</sup>	62.0%
Z1 General Requirements & Fee				192,911	141 /m <sup>2</sup>	11.9%
Z11 General Requirements		13.0 %		130,773	96 m <sup>2</sup>	8.1%
Z12 Insurance & Bonding		1.9 %		21,598	16 m <sup>2</sup>	1.3%
Z13 Fee (Head office overheads, and profit)		3.5 %		40,541	30 m <sup>2</sup>	2.5%
Total Construction Estimate (Excluding Contingencies)				\$1,198,856	876 /m <sup>2</sup>	73.9%
Z2 Contingencies				424,395	310 /m <sup>2</sup>	26.1%
Z21 Design and Pricing Contingency		15.0 %		179,828	131 m <sup>2</sup>	11.1%
Z22 Escalation Contingency to Q2, 2025		13.4 %		160,647	117 m <sup>2</sup>	9.9%
Z23 Construction Contingency		7.0 %		83,920	61 m <sup>2</sup>	5.2%
<b>TOTAL CONSTRUCTION COST</b>				<b>\$1,623,251</b>	<b>1,186 /m<sup>2</sup></b>	<b>100%</b>

		Quantity	Unit Rate (\$)	Total (\$)
<b>D1 Site Work</b>				
<b>D11 Site Development</b>				
	<b>Siteworks</b>			
	<b>Preparation</b>			
Site.D11.1	Rough grading	1,369 m2	5.00	6,846
	<b>Paving and Surfacing Including Base</b>			
Site.D11.2	Concrete walk - city sidewalk	288 m2	0.00	Excluded
	Assumed not replacing existing City sidewalk on 6th Ave & 1st Street			
Site.D11.3	Concrete walk - pedestrian	140 m2	150.00	20,993
Site.D11.4	Precast concrete pavers	933 m2	220.00	205,357
	<b>Curbs and Gutters</b>			
Site.D11.5	Concrete curbs - city	116 m	0.00	Excluded
	Assumed not replacing existing City curb & gutter on 6th Ave & 1st Street			
	<b>Retaining Walls</b>			
Site.D11.6	Cast-in-place concrete planter wall with foundation and seatings	259 m	1,650.00	426,657
	<b>Planters</b>			
Site.D11.7	Planter soil/mulch	117 m2	55.00	6,460
	<b>Signage</b>			
Site.D11.8	Exterior signage allowance	1 no.	20,000.00	20,000
	<b>Site Furnishings</b>			
Site.D11.9	Bike ring	10 no.	250.00	2,500
	Assumed required			
Site.D11.10	Waste & recycle receptacles	2 no.	1,100.00	2,200
	Assumed required			
Site.D11.11	Allowance for miscellaneous site furnishings	1 sum	15,000.00	15,000

		Quantity	Unit Rate (\$)	Total (\$)
<b>D1 Site Work</b>				
<b>D11 Site Development</b>				
Site.D11.12	<b>Picnic table - mounted</b> Assumed part of construction scope	11 no.	2,500.00	27,500
Site.D11.13	<b>Moveable furniture</b> Loose furniture excluded from base construction costs	21 no.	0.00	Excluded
Site.D11.14	<b>Moveable furniture - seasonal planters</b> Assumed part of construction scope	5 no.	7,500.00	37,500
Site.D11.15	<b>Allowance for fire feature / sculpture</b>	1 no.	10,000.00	10,000
Site.D11.16	<b>Allowance for public water foundation</b>	1 no.	25,000.00	25,000
	<b>Planting</b>			
Site.D11.17	<b>Minor plantings</b>	117 m2	45.00	5,286
Site.D11.18	<b>Trees - medium</b>	16 no.	750.00	12,000
Site.D11.19	<b>Irrigation</b> Priced in mechanical	117 m2	0.00	Incl. elsewhere
<b>TOTAL FOR D11 SITE DEVELOPMENT</b>		<b>1,369 m2</b>	<b>601 /m2</b>	<b>\$823,298</b>
<b>D12 Mechanical Site Services</b>				
	<b>Mechanical Site Services</b>			
Site.D12.1	<b>Allowance for modifications to deep utilities (Water, storm, sanitary) - NWTB</b>	1 allow	25,000.00	25,000
Site.D12.2	<b>Allowance for modifications to deep utilities (Water, storm, sanitary) - HFH#1</b>	1 allow	25,000.00	25,000
Site.D12.3	<b>Placeholder for site drainage, irrigation etc.</b>	1 allow	20,000.00	20,000
<b>TOTAL FOR D12 MECHANICAL SITE SERVICES</b>		<b>1,369 m2</b>	<b>51.13 /m2</b>	<b>\$70,000</b>



		Quantity	Unit Rate (\$)	Total (\$)
<b>D1 Site Work</b>				
D13 Electrical Site Services				
<b>Electrical Site Services</b>				
Site.D13.1	Placeholder for electrical (lighting etc.)	1 allow	75,000.00	75,000
TOTAL FOR D13 ELECTRICAL SITE SERVICES		1,369 m2	54.78 /m2	\$75,000
<b>D2 Ancillary Work</b>				
D21 Site Demolition				
<b>Demolition of Site Components</b>				
Site.D21.1	Remove asphalt	1,067 m2	27.50	29,347
Site.D21.2	Remove landscaping	82 m2	25.00	2,059
Site.D21.3	Remove metal fence	23 m	25.00	566
Site.D21.4	Remove concrete retaining wall	35 m	90.00	3,174
Site.D21.5	Misc. site demo	1 sum	2,500.00	2,500
<b>Hazardous Materials</b>				
Site.D21.6	Remediation of contaminated soils Assumed not required	note		Excluded
TOTAL FOR D21 SITE DEMOLITION		1,369 m2	27.50 /m2	\$37,646
NET SITE COST		1,369 m2	735 /m2	\$1,005,944
General Requirements		13.00 %		130,773
Insurance & Bonding		1.90 %		21,598
Fee (Head office overheads, and profit)		3.50 %		40,541
TOTAL CONSTRUCTION ESTIMATE (Excluding contingencies)		1,369 m2	876 /m2	\$1,198,856
Design and Pricing Contingency		15.00 %		179,828
Escalation Contingency to Q2, 2025		13.40 %		160,647
Construction Contingency		7.00 %		83,920

	Quantity	Unit Rate (\$)	Total (\$)
TOTAL CONSTRUCTION ESTIMATE (Including contingencies)	1,369 m2	1,186 /m2	\$1,623,251
TOTAL CONSTRUCTION ESTIMATE (Excluding Taxes)	1,369 m2	1,186 /m2	\$1,623,251