

Appendix A

ARTS AND HERITAGE HUB CONCEPT DESIGN REPORT



Town of Ladysmith

January 2019

HOTSON

P+A Landscape Architecture
Site Planning



ARTS AND HERITAGE HUB CONCEPT DESIGN REPORT

Prepared for:
THE TOWN OF LADYSMITH
January 2019

By:
HOTSON Architecture Inc.
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1.0 Executive Summary

The Arts and Heritage Hub is the first piece of a rejuvenated Waterfront for the Town of Ladysmith. The rationale in starting here as an early phase of development lies with the fact that there is already considerable momentum in this part of the overall plan. Through the efforts of a number of dedicated tenants, currently occupying space in a grouping of significant, older industrial buildings, the precinct is evolving in a creative manner.

Detailed design has been taking place for several months on the Machine Shop, the building seen as the anchor to the Hub. It was determined that a broader study was necessary to determine the overall opportunities for the Hub and the make-up of tenants that would energize the place.

All great places are founded on a Big Idea.

The Hub will be a meeting place for the people of Ladysmith, for tourists, and for those who work on the site. Here, arts and heritage activities in the community come together in a vibrant, interactive and creative place. It will be interesting; it will spawn curiosity; and, it will be fun for all.

This report contains the program, the concept plan and the design details that can result in “creative place-making”. The uses proposed in the plan comprise approximately 45,000 square feet of space arranged in five heritage buildings and five new buildings. No one group will dominate the make-up of the precinct as it will thrive on its diversity.

The precinct will be consolidated through a well-designed and active public realm, able to support a variety of outdoor functions and events.

But what will it all cost? A preliminary, Class D level cost estimate, suggests that the build-out of the Hub will be in the range of twenty-five million dollars (\$25,000,000) to complete. It is assumed that the project will be phased over time with the development of bite-sized chunks as funding permits.

2.0 CREATING A VISION

Waterfront Area Plan

In 2017 the Waterfront Area Plan, forming Schedule B of the Town of Ladysmith Official Community Plan, was created through a collaborative process led by DIALOG. This document sets out the planning parameters for a “Cultural Hub” as a sub-area of the plan. The identity, character, and existing conditions are enhanced in this key area to further define it as a creative arts, cultural, and heritage hub. The Machine Shop is maintained as an anchor, building on its current activities. An early implementation of the Hub was recommended as there is already high energy to this part of the site thanks to several committed tenants who occupy both building and outdoor spaces with arts and heritage activities.

Machine Shop Study

Starting in 2018, HOTSON architecture completed a study of the 1943 Comox Logging Machine Shop which houses several of these tenants and is in need of upgrading. Following this work the Town realized that a broader view of the sub-area was necessary to scope out the full opportunity for the use and activity and, ultimately, the tenanting of both indoor and outdoor spaces.

Stakeholder Workshop on 23 November 2018

A day-long workshop was organized by the Town, attended by the key interest groups currently occupying space on the site. The primary outcome of this process was an invigorated will amongst the participants to work together, and to share space in the project, in order to realize the full potential of the Hub. The full outcome of the Workshop can be found in the Appendix of this report.

Ten Principles

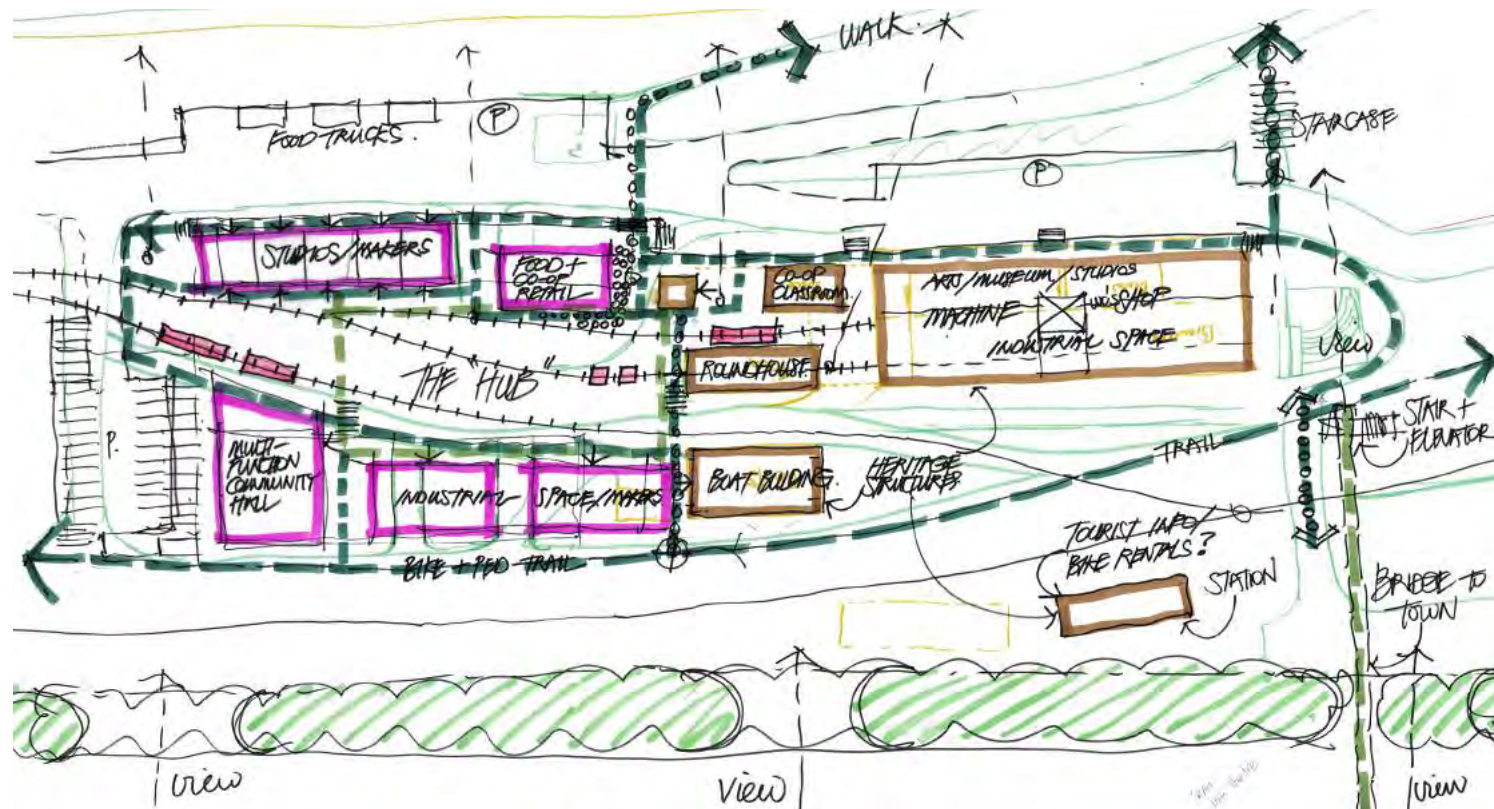
Ten “guiding principles” emerged from the findings of the day:

- 1 The principal uses in the Hub should focus on the arts, making and repairing things, and the interesting history of the site.
- 2 The project should demonstrate, through tangible elements, the working relationship between the Town of Ladysmith and the Stz’uminus First Nation.
- 3 By encouraging a diversity of activities on the site it will be more attractive to both locals and visitors to Ladysmith.
- 4 In representing history, authenticity and interaction are of paramount importance, rather than simply static displays.
- 5 Spaces in the project should be flexible, supporting a multitude of activities, and shared by the various users and tenants on site.
- 6 The project must be well-connected to both the downtown and the waterfront, for walking, biking and driving (parking), ensuring people have convenient access to the place.
- 7 Architectural design should respect the historic character of the site while clearly articulating new from old.
- 8 A well-conceived, public realm design should be built in tandem with building upgrades and new construction to ensure that the site is accessible, active, inviting, safe and secure.
- 9 The project should be planned for incremental development over time where spaces are left for future buildings or open spaces.
- 10 The design and construction of the project may be of modest proportions to stretch the availability of funding. Good design does not have to be expensive.

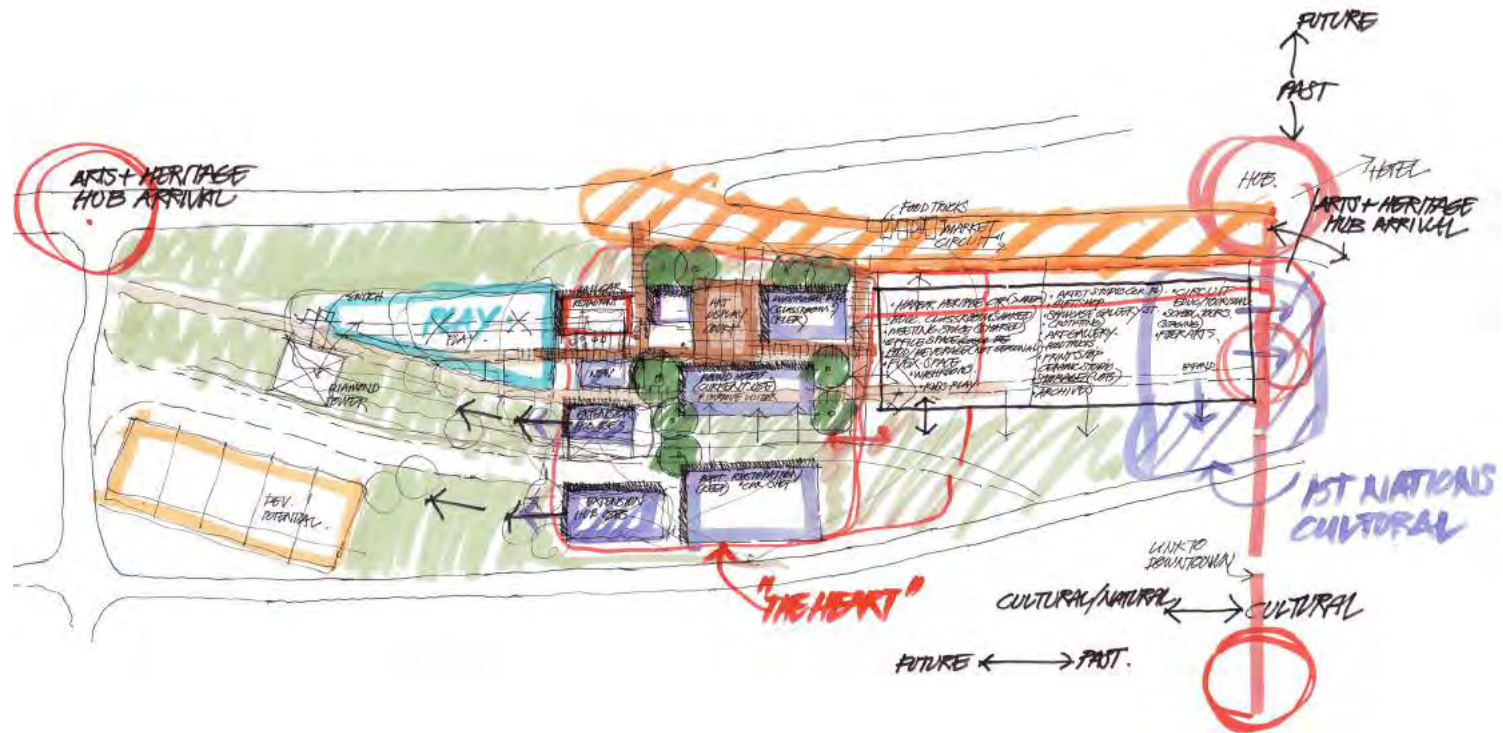
Stakeholder Concepts

The group split into two teams to develop sketch concepts for the Hub. Several of the ideas expressed by the teams were similar while others varied. Following are the two concepts:

Group 1 - Concept



Group 2 - Concept



3.0 PROGRAM NEEDS

Several tenants currently occupy space on the site, utilizing buildings and open spaces. The groups represented have prepared an analysis of their long term needs. This consultant has extrapolated the information and filled in blanks for floor areas where none existed. As well, other spaces are suggested to round out the activities of the Hub. The following table is a synopsis of the suggested floor areas to be included in the Hub. The table is a preliminary suggestion of space allocation based on the long term needs of existing users. Further consultation, review, and approval is required. The allocation is provided to show one possible outcome utilizing the space available.

GROUP	INDOOR AREA	OUTDOOR
Arts Council of Ladysmith		
Gallery	1,200	
Kitchen/bathroom	400	
Studio/office	1,000	
2 art classrooms	1,000	
Fabric classroom	700	
Printmaking shop	700	
Pottery studio	1,000	
Framing shop	500	
Photo darkroom	200	
Support space	500	garden
Sub-total	7,000 sf	
Ladysmith Maritime Society		
Harbour Heritage Centre/archive	950	
Archive	150	
Administration	1,000	
Multi-function room	1,000	
Storage	700	
Car Shop boat restoration	3,000	access/loading
Multimedia theatre	700	
Support space	500	
Sub-total	8,000 sf	varies

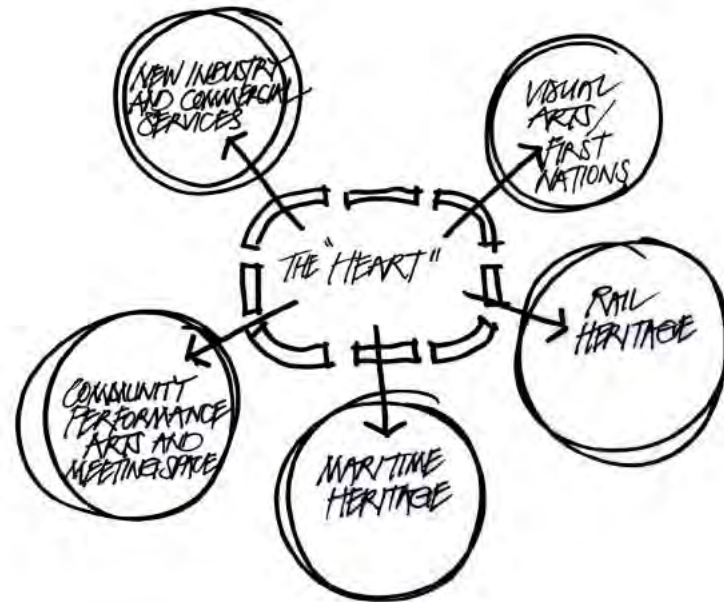
Ladysmith and District Historical Society		
Locomotive shop	1,560	
First aid building	240	
Loci /artifact display	1,500	
Compound display	700	1,900
Trackage artifact storage		varies
Sub-total	4,000 sf	1,900 sf
John Marston artist		
Carving studio	2,000	
Covered area		1,000
Sub-total	2,000	1,000 sf
Dennis Brown artist		
Studio	700	
Sub-total	700 sf	none
Other program components		
Shared classroom	1,000	
Gift shop	750	
Café	750	patio
Artist studios	4,500	work/display
Community meeting place	10,000	patio
Industrial arts	5,000	work/display
Public/staff washrooms	1,000	
Sub-total	23,000 sf	varies
<hr/>		
TOTAL HUB PROGRAM	44,700 SF	VARIES

In the short term, the specific tenants listed above can be accommodated in existing space located on the site.

4.0 DESIGN CONCEPT

The “Big Idea”

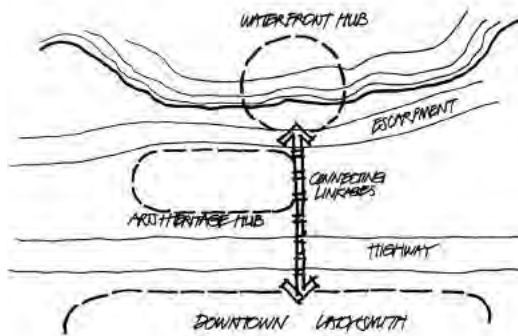
All great places are founded on a Big Idea. The Hub will be a meeting place for the people of Ladysmith, for tourists, and for those who work on the site. Here, arts and heritage activities of the community come together in a vibrant, interactive and creative place. The Waterfront Area Plan references a “vision of One Heart + One Mind”: Itst uw’hw-nuts’ ul-wum (we are working as one) to create a waterfront for now and for future generations. The Hub will support this vision.



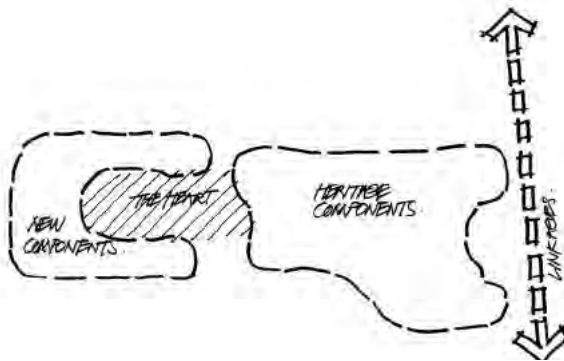
Planning Concepts

Several planning concepts inform the new plan for the Hub.

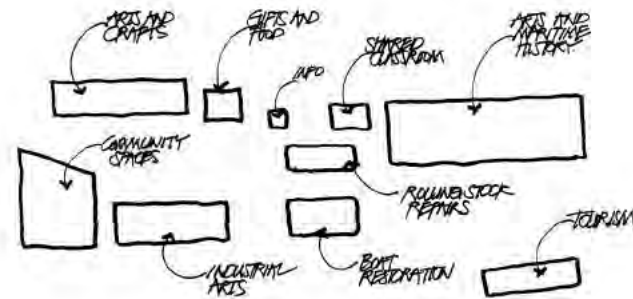
- 1 The Arts and Heritage Hub is a major component of the Waterfront Plan and serves as the connecting link between downtown and activities on the waterfront.



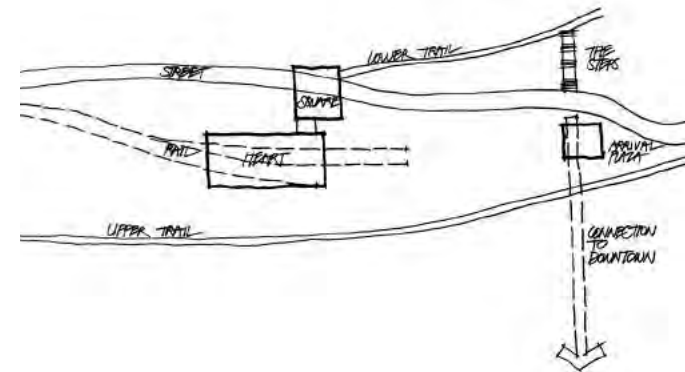
- 2 The existing heritage buildings are complimented by new buildings to form an open space at the centre of the site that will support a variety of outdoor activities and become the "heart" of the Hub.



- 3 A diversity of arts and heritage activities contribute to the cultural goals of the project.



- 4 The existing movement corridors on the site, as well as new connecting pieces, form the basis of the new open space framework.



The Preferred Plan

The two concepts generated during the stakeholder workshop become the groundwork for a preferred plan for the site. The goal has been to produce a development strategy for the Arts and Heritage Hub that:

- 1 identifies and locates the preferred land uses and tenant types;
- 2 suggests the location and scale of buildings; and;
- 3 develops an exciting approach for the design of the public realm.

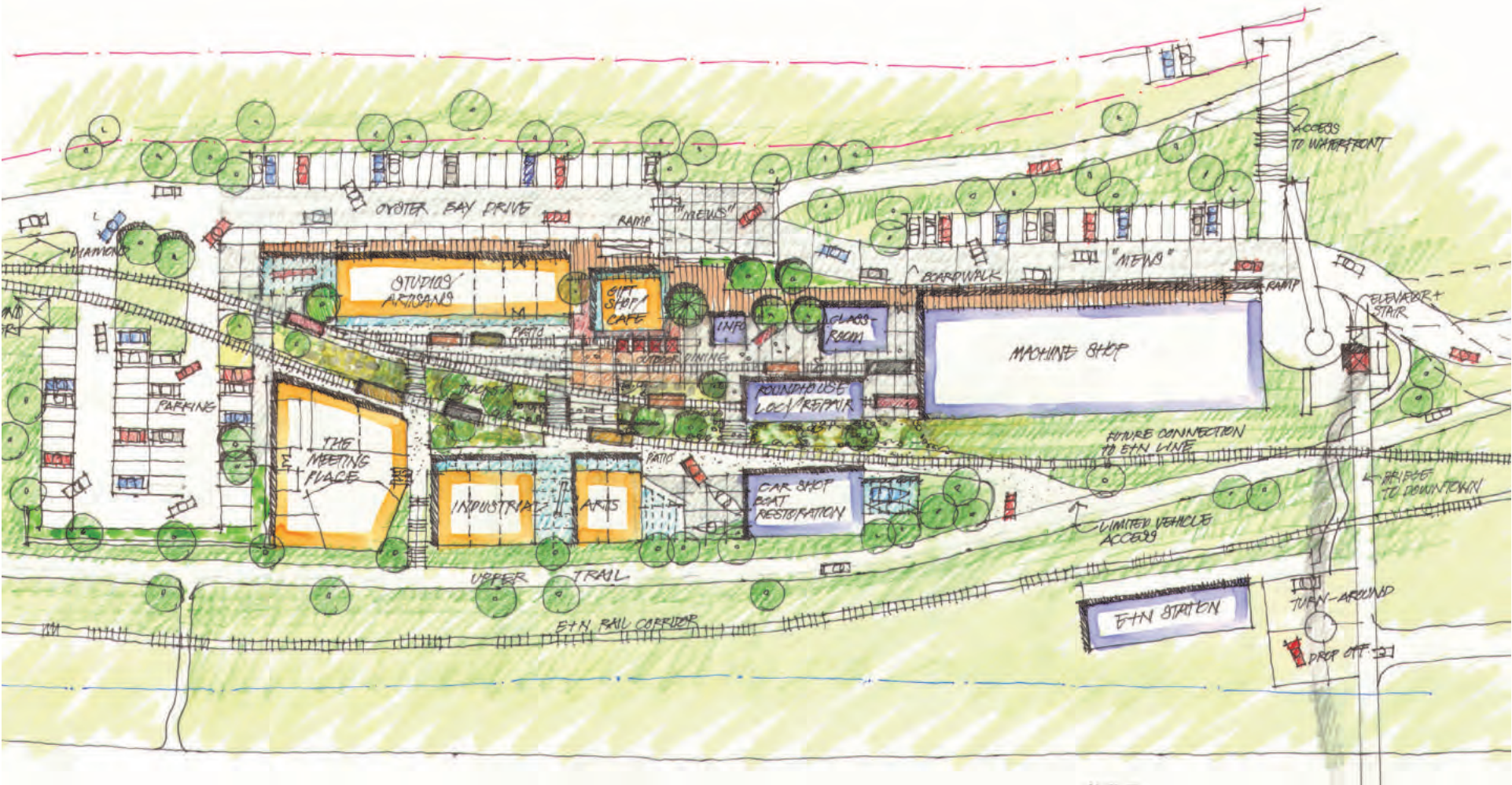
The site plan represents a diverse, collaborative and exciting approach to developing a cultural precinct in Ladysmith. It brings together in one place the combined interests of the visual arts, railway and maritime heritage, and first nations art. Most importantly, it is done in a manner that results in “creative placemaking”. For those visiting the site there will be places for socializing, with the attraction and comfort of food and beverage, indoor and outdoor seating, and public washrooms.

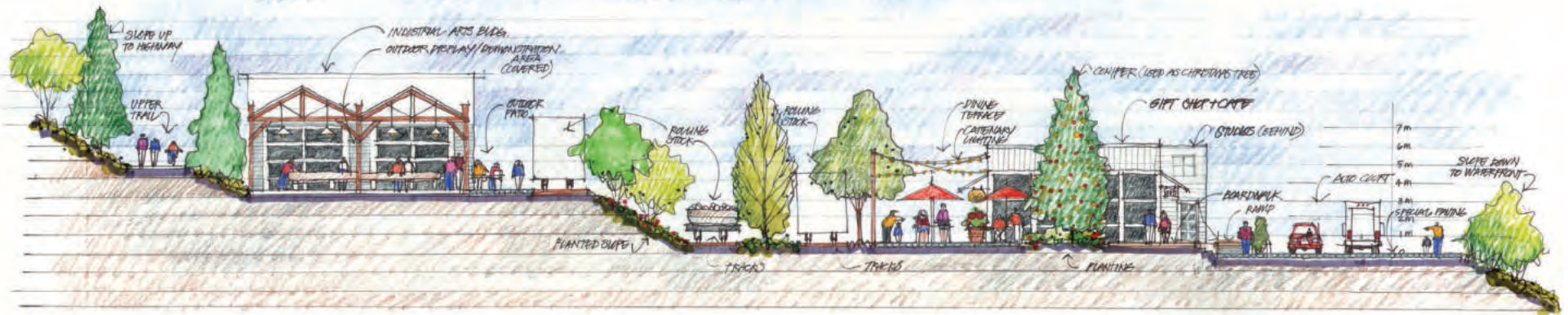
The key concept in the plan is to create a “heart” for the Hub located in the historic railyard of the Comox Logging and Railway Company. This central space will be used for a multiplicity of activities, including rail artifact repair and display, public gatherings, small concerts, patio seating with food and beverage, art display, and many others.

Surrounding the heart, and creating well-defined edges to the central space, will be the full range of historic and cultural uses contained in the program.

A major consideration of the plan has been to ensure its connectivity to downtown and the waterfront. Existing pathways are respected and new ones added. Truck service and emergency access is provided. Oyster Bay Road is reimagined as a “mews” with character paving and landscaping. Parking is provided along streets and in new lots. And, provision is made in the plan for a new pedestrian overpass from the Machine Shop to the historic museum building on the north side of Gatacre Street. The place will not survive if people cannot get there by foot, by bike and by car.

Concept Plan





East-West section through the site looking North



North-South section through the site looking East

The Architecture

The plan builds on the character of the existing precinct. Old buildings will be renovated to express their historic qualities, materials and colours. New buildings will be modern but done in a way that is fully compatible and complimentary with the old. Defining features will include the use of heavy timber and engineered timber structures, multi-paned windows, large opening doorways, metal cladding, and flat or gently-sloped roofs. Large overhangs will provide rain protection above outdoor walkways and patios. Colour and signage will bring life to the precinct.

Historic Buildings in the Plan

1943 Machine Shop – 27,000 square feet (sf)

The Machine Shop will be renovated to achieve seismic and code upgrades, energy and envelope improvements, and a new roof. The building will accommodate The Arts Council, Ladysmith Maritime Society, Ladysmith and District Historical Society, and artists.



Roundhouse - 1,560 sf

The Roundhouse will be renovated to accommodate ongoing use for the repair of railway rolling stock.



Lunch Room/Washroom – 1,120 sf

The Lunchroom will receive similar upgrades and will become a classroom to be shared by all tenants.



First Aid - 225 sf

The First Aid Building will receive similar upgrades and become a location for disseminating information and interpreting the rich history of the site.



Car Shop - 3,000 sf

The car shop will be renovated to continue to be used for boat restoration.



CPR Station - 2,400 sf

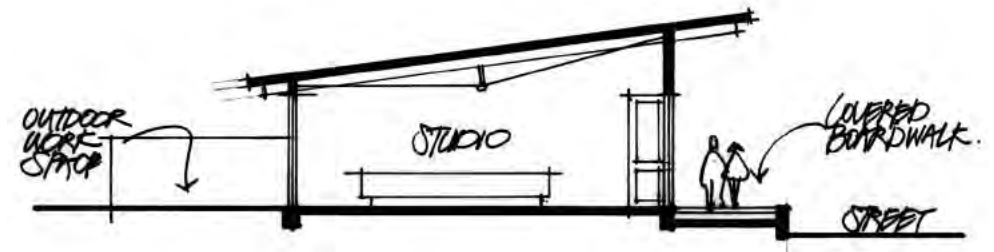
Further analysis is warranted to determine the future use of this building. Site works would be required to accommodate vehicular access for drop-off and parking.



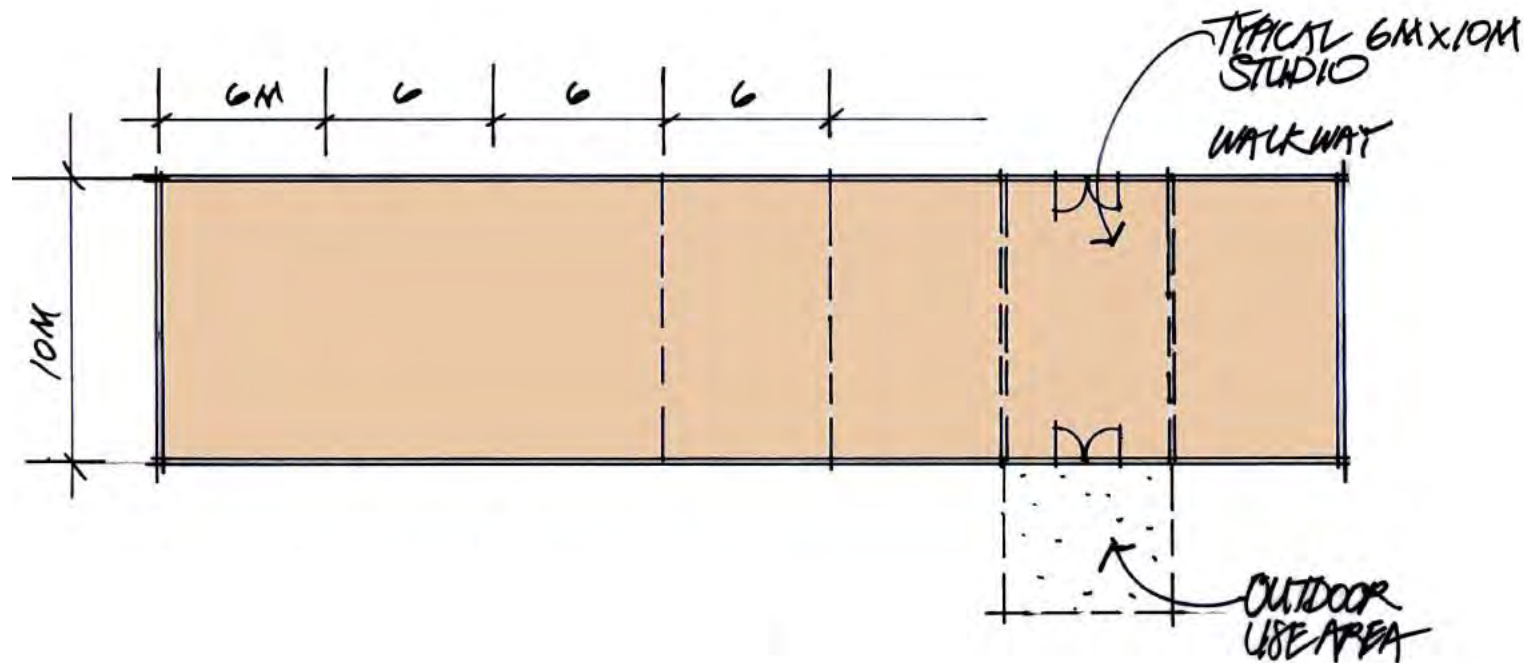
New Buildings in the Plan

Studio Building – 4,500 sf

The Studio Building is designed to house Stz'minus First Nation carvers and other artists. The intent is to showcase modern, indigenous design through the architecture and the arts and crafts produced within this building.



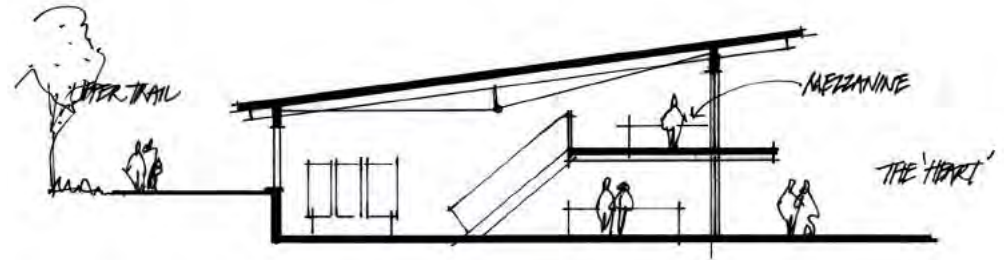
Cross Section



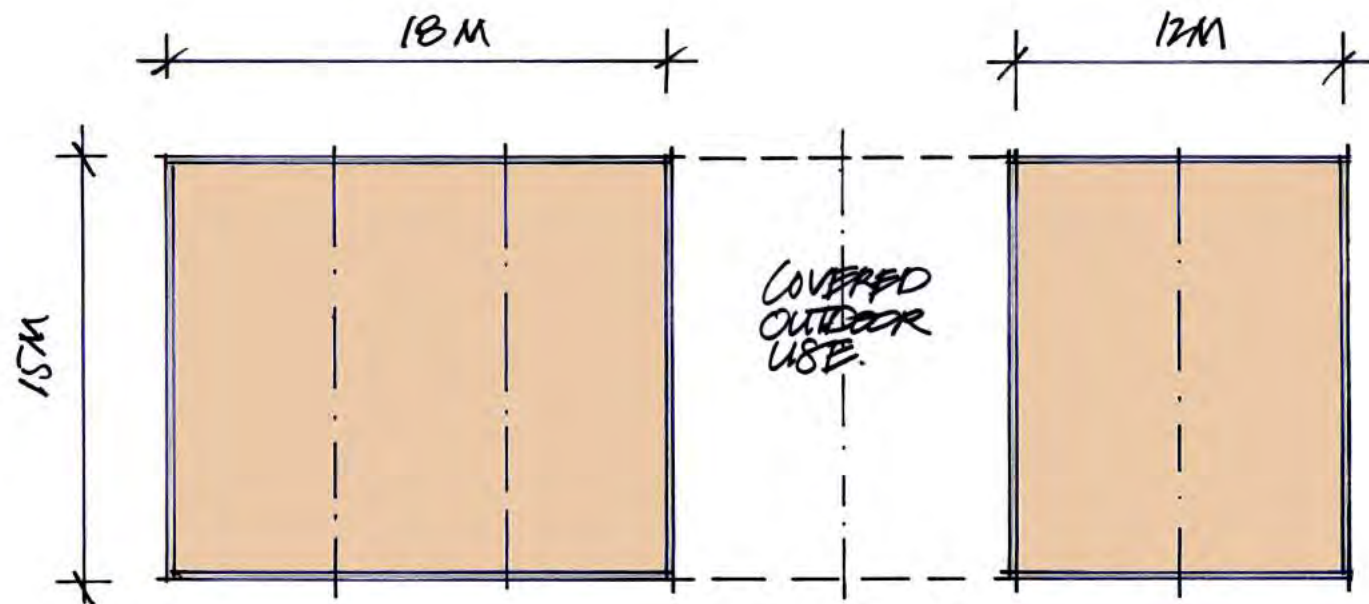
Plan

Industrial Arts – 4,800 sf

The Industrial Arts Building is an industrial space to be used for light industrial and cottage industry and crafts tenants.



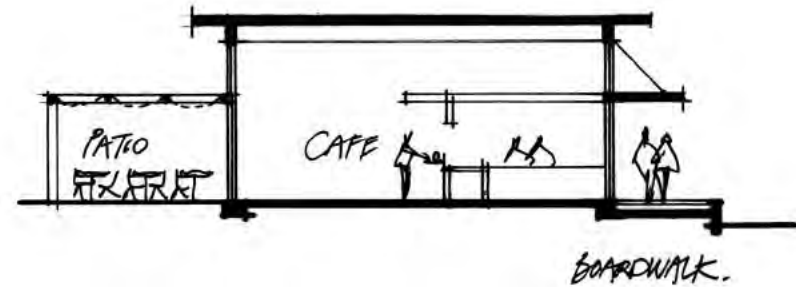
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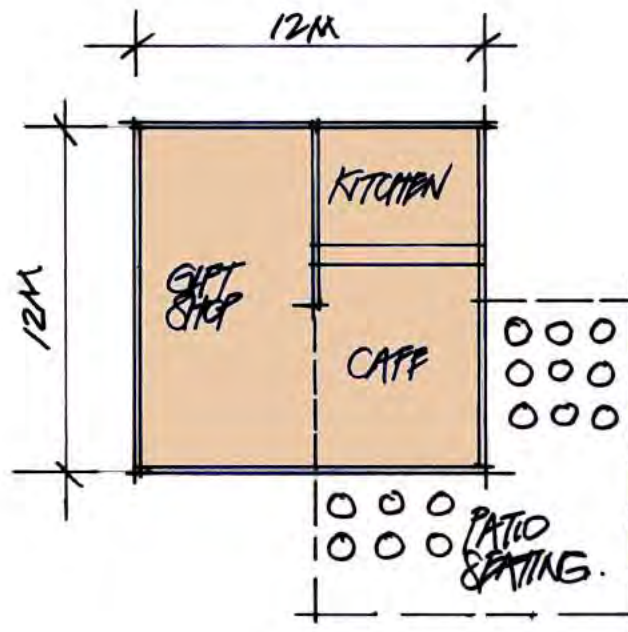
Plan

Café/Gift Shop – 1,500 sf

This new building will house a shared gift shop and a commercial café serving light food and drinks. It will be the social heart of the Hub.



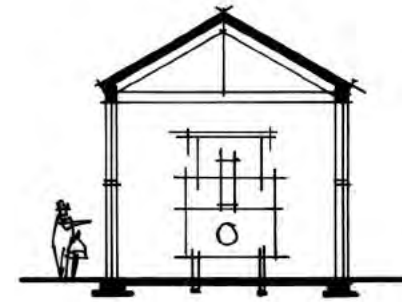
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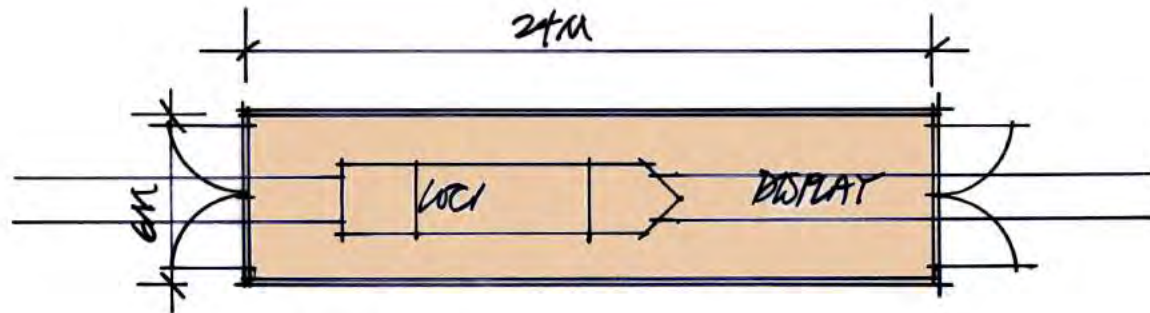
Plan

Rolling Stock Display Shed – 1,500 sf

This open air building would serve as a permanent display space for rolling stock offering protection from the elements.



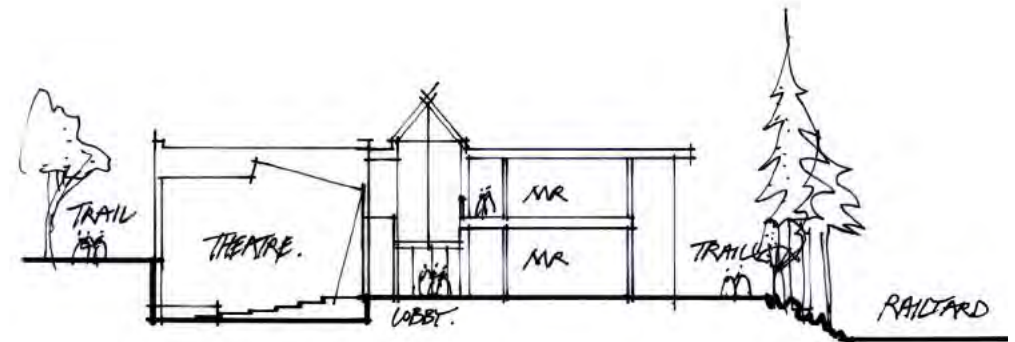
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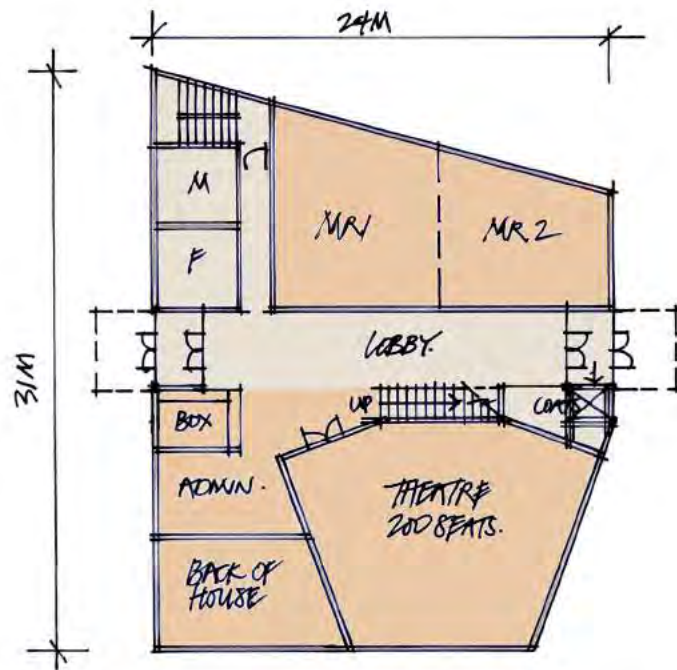
Plan

Community Meeting Place – 10,000 sf

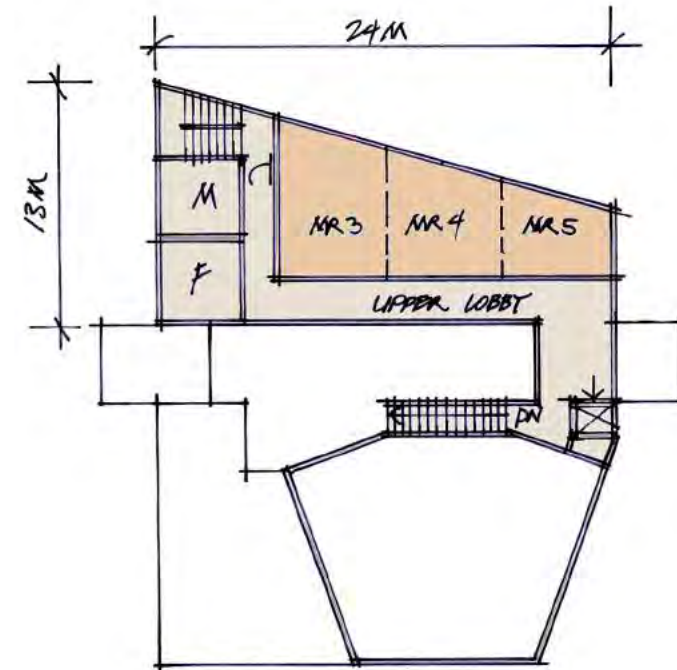
The concept for this building is to provide new space for the broader community of Ladysmith to accommodate performance, in an intimate “black box” theatre, meetings and conferences, and social gatherings. The building can also be used by tenants on the site requiring flexible, meeting space.



Cross Section



Main Floor Plan



Second Floor Plan

The Public Realm

The public realm of the Arts and Heritage Hub plays an important role in supporting the project's "guiding principles"; most notably, by providing places for social interaction, authentic interpretation of history, diversity of activities, flexibility of uses, and expressing the relationship between the Town of Ladysmith and the Stz'uminus First Nation. These objectives can be fulfilled by carefully designing and positioning the buildings to form dynamic spaces and by strengthening the relationship between indoor and outdoor activities. The intent is to create a place that fits its setting. Rather than highly-refined, urban treatments, it is more appropriate to design spaces that are robust and slightly "gritty", suited to the historic character.

The streets, trails, walkways and open spaces of the precinct comprise the public realm. One of the drivers of the concept design is to make a great place for both the people who work there and for those who visit. The public realm consists of the following key design elements:

- 1 Streets
- 2 The Plinth
- 3 The Heart
- 4 Patios
- 5 Walkways
- 6 Parking Areas
- 7 Slopes and Natural Areas
- 8 Connections

1 Streets

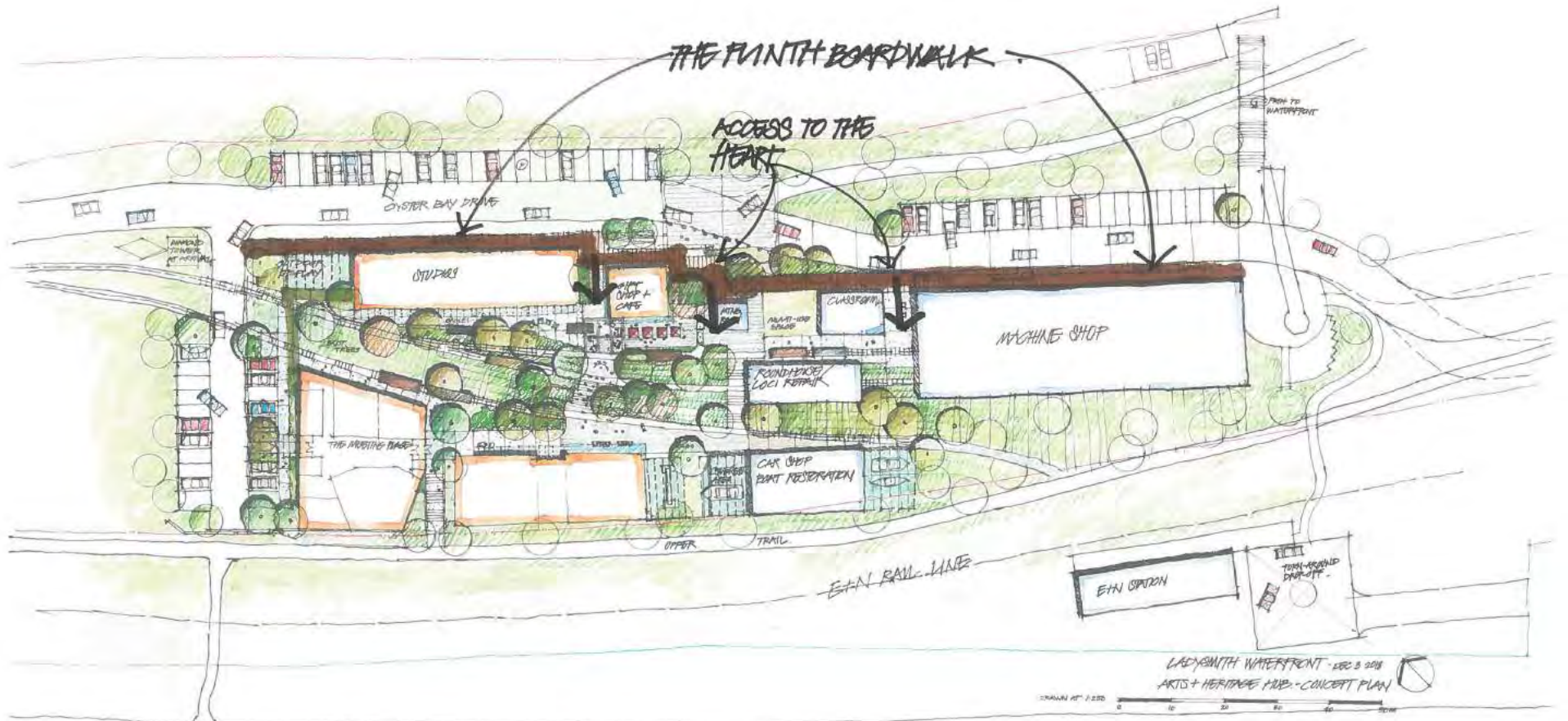
Oyster Bay Drive provides the primary vehicular access to the site from the north and south. The intent is to design this corridor as part of the Hub, rather than a road that passes beside it. This is accomplished by introducing higher quality, textured paving in certain areas. It is also possible to “bump up” the road elevation by a few inches to provide a safe-crossing zone for pedestrians. Special treatments, including the “Diamond and

Diamond Tower” at the arrival point from the north, and the new overpass, stair and elevator at the south end of the precinct will help to identify the Hub as a special place along the corridor. The small-scale roadway that leads down to the waterfront can either continue to be used as a vehicular link or become a route used exclusively by pedestrians and bicyclists.



2 The Plinth

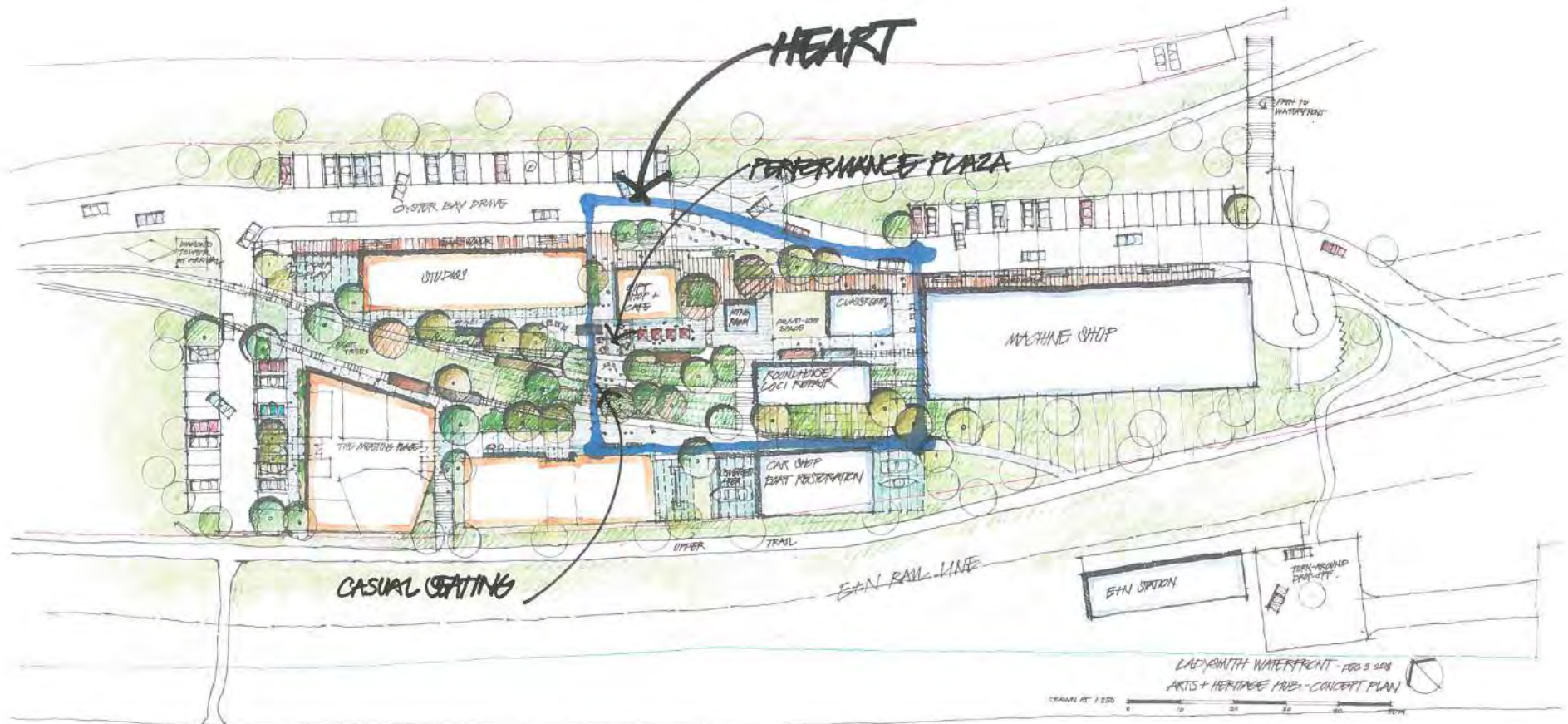
A boardwalk is proposed along the edge of Oyster Bay Drive the full length of the Hub, linking the Machine Shop with new buildings to the north. This element is a direct result of the site being slightly elevated above grade. It will replace the existing red paver walkway and will serve to unify the prominent edge that faces Oyster Bay Drive, symbolically linking past, present and future. It will also act as a threshold through which one passes to arrive at the heart of the project.



3 The Heart

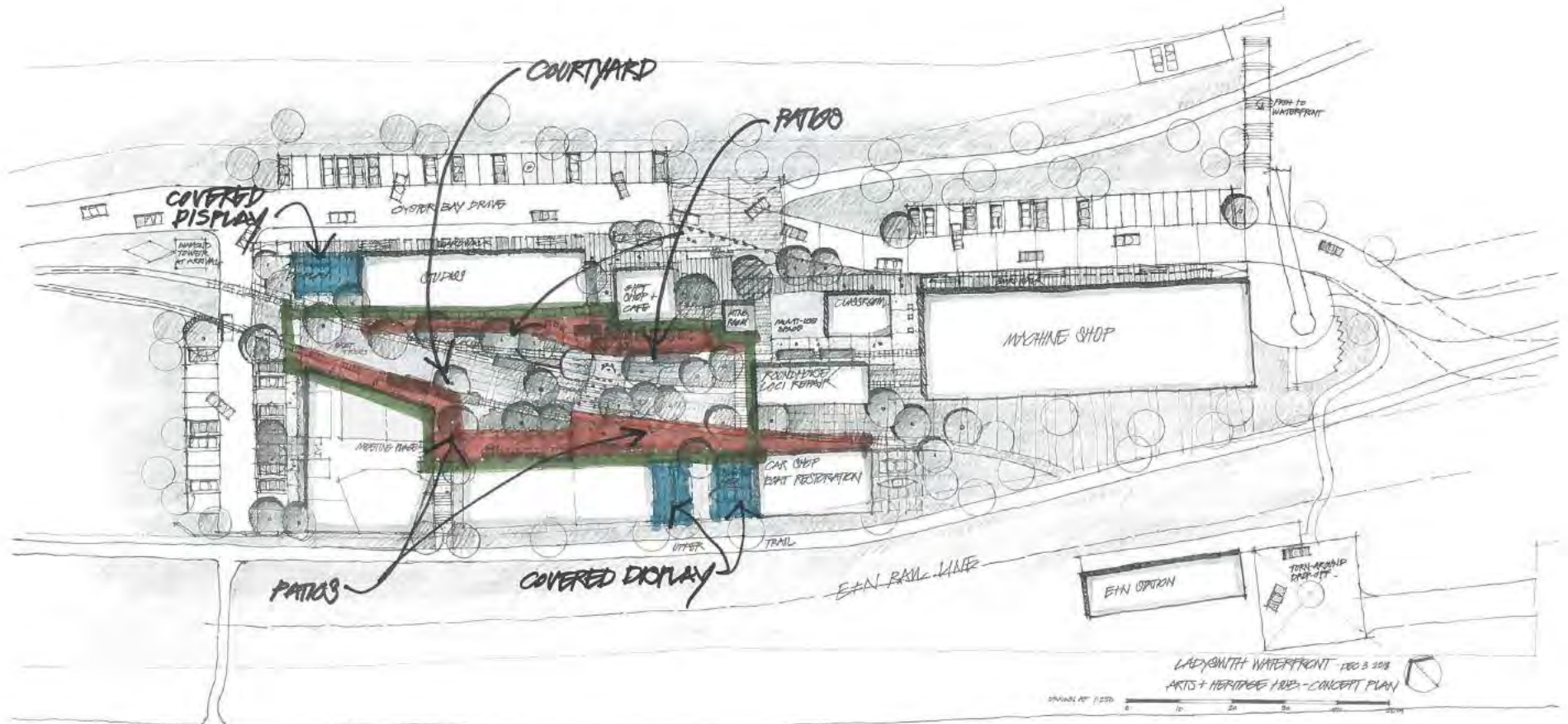
A central space, extending from the north edge of the existing Machine Shop to the new Studios building has been identified as “The Heart”. This space is the historic railyard and is to become the special place within the Hub and would include outdoor dining patios, a performance area with terraced seating, casual/moveable seating, and display areas for temporary art exhibitions. The Heart would have a higher level of furnishings, finishes and potentially catenary lighting. Two

or three existing trees would be protected and saved. All of the rail lines located in the Hub will be retained and restored with the exception of the spur that lies closest to Oyster Bay Road, the site of the new Studio Building. The upper rail line will also be extended to its original connection with the E & N rail line to the south. This will all allow for the movement of rolling stock in and out of the site, and the potential use of “speeders” for tour rides.



4 Patios

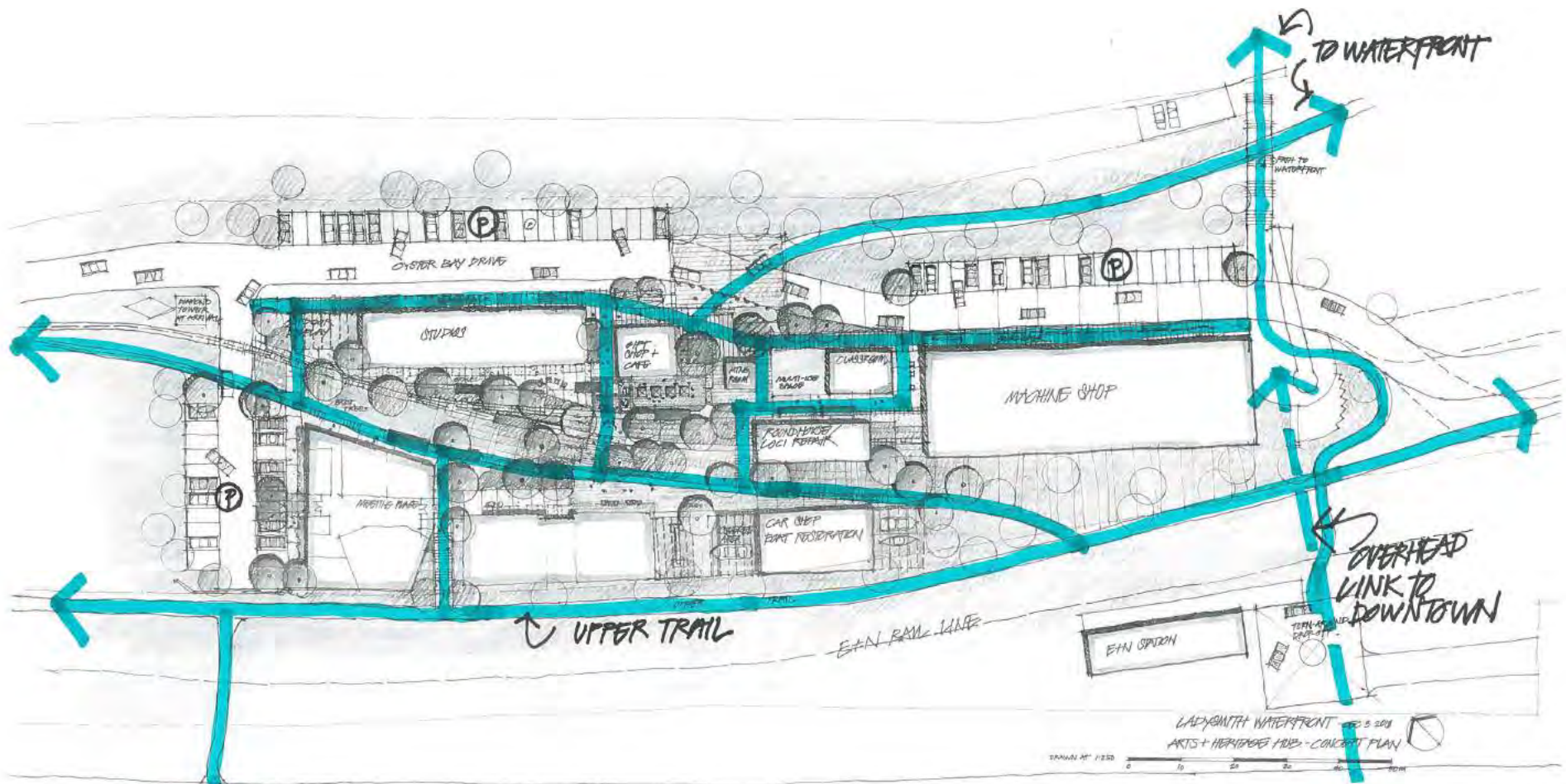
Positioning of new buildings in relation to existing buildings, allows for the creation of a central public open space with internally-oriented perimeter patios. These patios can have multiple uses including art display, interactive exhibits, performances and special events. They can also be used for casual seating. Adjacent to these patios, there is potential to provide covered demonstration areas where visitors can observe artisans carrying out their work.



5 Walkways

The public realm concept for the Hub is “pedestrians-first”. It is recognized that many visitors will arrive by car but the intent is for the vehicles to be parked and the amenities enjoyed on foot. The site occupies one of a series of terraces stepping from the downtown to The Hub, to the waterfront. A trail system linking these places together is an important objective to achieve over time. The upper level trail, located on an old rail

line provides another access point to the site. Stair access to the courtyard space from this trail should be provided.



6 Parking Areas

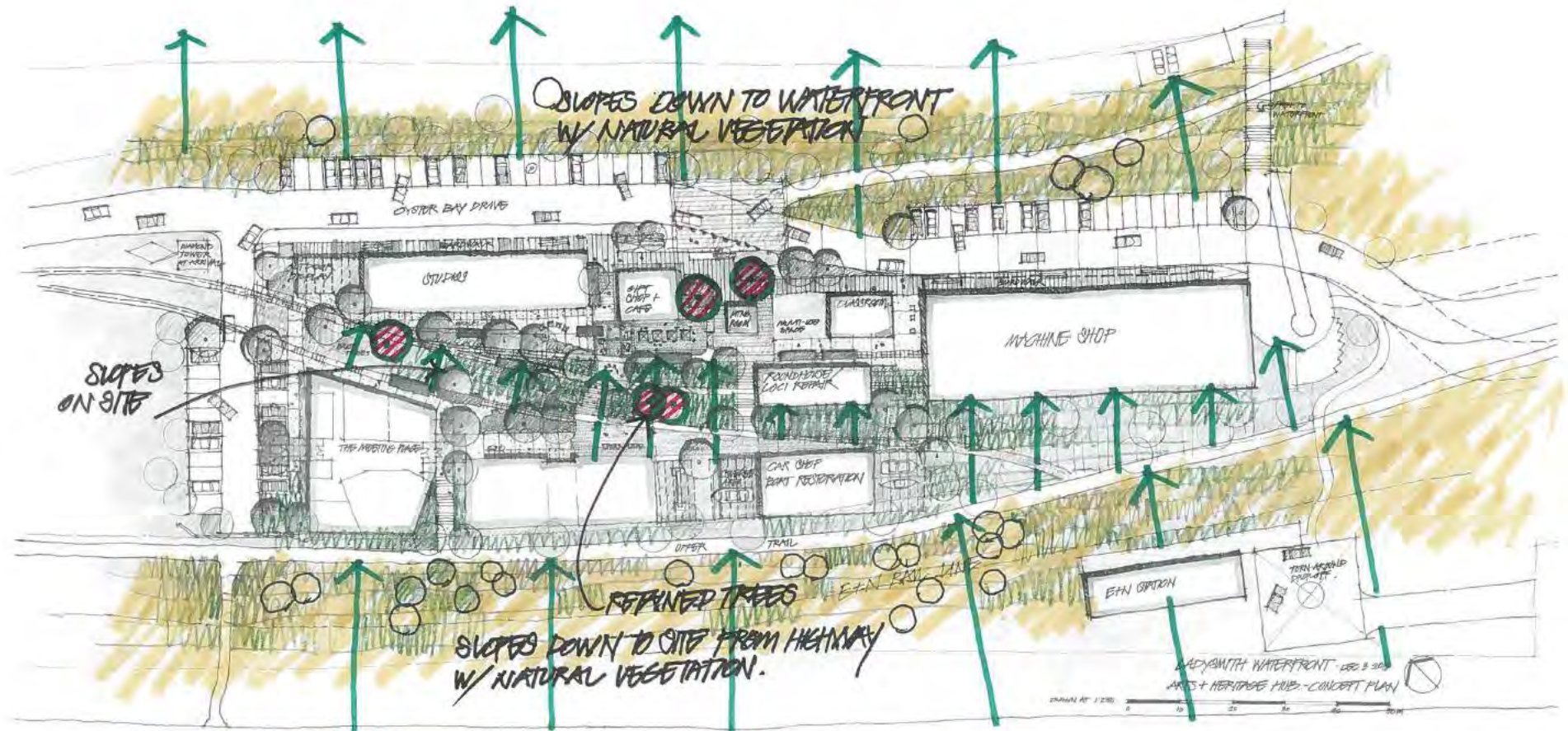
Parking is proposed along the east edge of Oyster Bay Drive and also in a formalized lot to the north of The Hub. All parking spaces are to be arranged at 90 degrees to maximize their number and to provide access for vehicles traveling from both directions. Due to grade changes, it is anticipated that retaining walls may be required in certain areas.



7 Slopes and Natural Areas

The Hub site occupies one of a series of terraces that cascade down from the upper community to the waterfront. Within this terrace, a series of smaller grade changes exist between four, short rail spur lines. These level changes will be incorporated into the design of the spaces in the form of courts, patios and seating for performances. Stairs will connect the different levels. Barrier free routes will also exist as the grades level out toward the north end of the

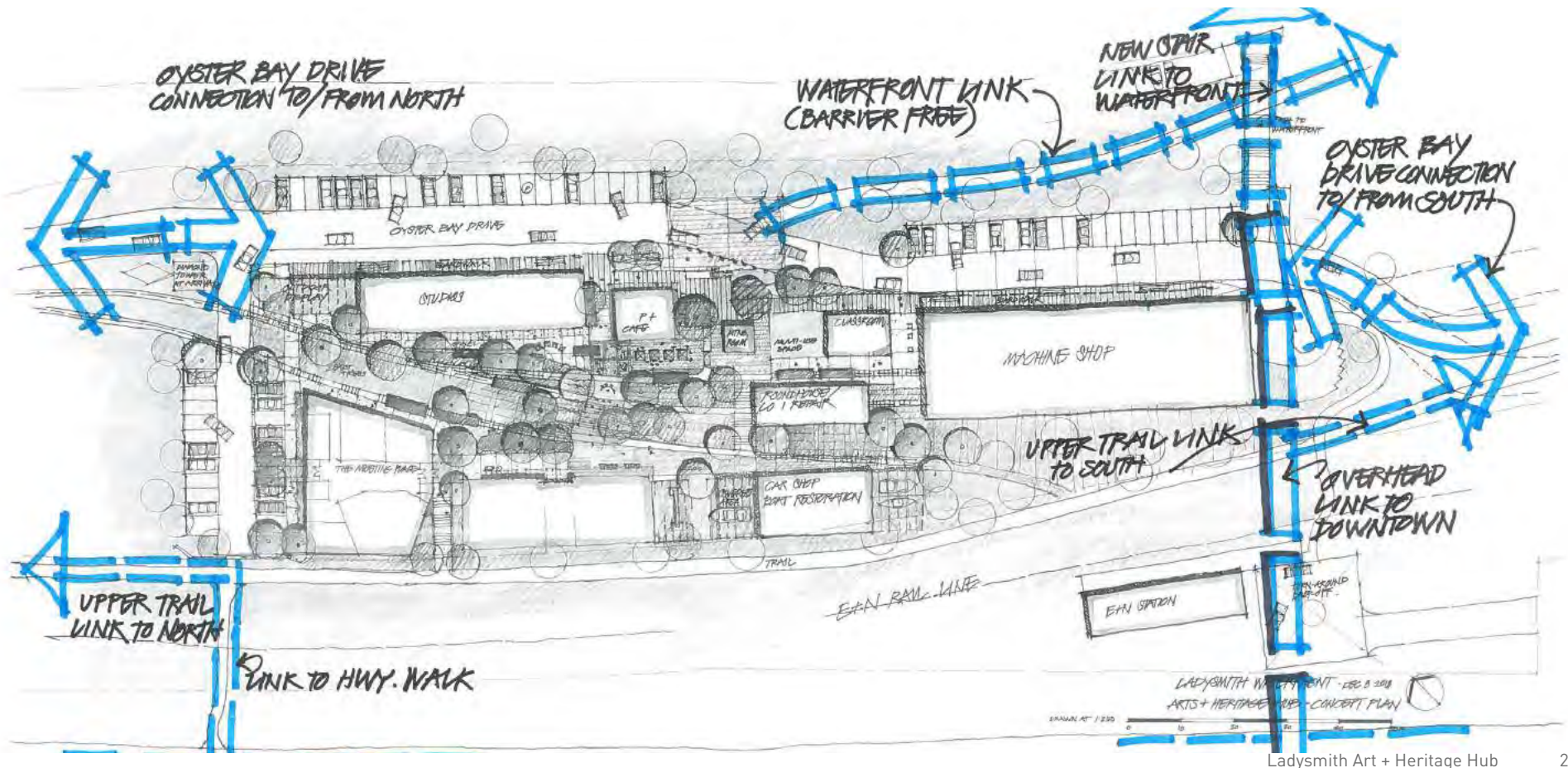
courtyard. Where possible, existing trees and natural areas will be retained and left undisturbed. The rail spurs are to remain as an important historical reference and as a means for bringing rolling stock into and out of the courtyard. One of these lines extends through the Roundhouse and Machine Shop as an important component of the project. It is recognized that there will need to be service and emergency vehicle access provided to all facilities on the site.



8 Connections

It is important that the Arts and Heritage Hub is well-integrated into the Waterfront Plan area and the larger community by all modes of transportation, including vehicles, cyclists and pedestrians. Vehicular access is via Oyster Bay Drive from the north and south. There is also potential to provide an east/west pedestrian link that fully connects the downtown area to the waterfront. This link can be accomplished by introducing an elevated bridge structure from the

downtown, over the highway and the E&N rail corridor, and arriving at the plaza at the south end of the Machine Shop. The trail would then continue down a new stair from Oyster Bay Drive to the waterfront. Barrier-free access can be provided utilizing the existing roadway that currently connects to the harbour.



5.0 Project Budget

To ensure that the financial impacts of the plan are fully understood a construction cost estimate has been prepared for the Hub by the cost consulting firm, BTY Group. The estimate breaks down the project cost into its constituent parts to form a grocery list of construction items. This approach allows for the logical phasing of construction works as funding becomes available.

The following is a cost summary; the full estimate can be found in the appendix of this report.

Ladysmith Arts + Heritage Hub Study
Class D Estimate #1
January 14, 2019



APP I: Project Cost Summary

		Estimated Cost
A. LAND COST	<i>excluded</i>	\$0
A1	Land	0
A2	Legal Fees	0
B. CONSTRUCTION		\$21,414,000
B1	Site Development	1,996,200
B2	Existing Buildings	6,532,200
B3	New Buildings	9,205,600
B4	Contingencies	3,680,000
C. INFRASTRUCTURE / OFF SITE WORKS - ALLOWANCE		\$750,000
C1	Roadwork and utilities outside the property lines	750,000
D. PROFESSIONAL FEES	15.0%	\$3,212,100
D1	Programming	incl.
D2	Architectural	incl.
D3	Structural	incl.
D4	Mechanical	incl.
D5	Electrical	incl.
D6	Quantity Surveying	incl.
D7	Acoustic	incl.
D8	Equipment Consultant	incl.
D9	Code Consultant	incl.
D10	Other Consultants and Disbursements	incl.
E. CONNECTION FEES & PERMITS	<i>excluded</i>	\$0
E1	Rezoning Cost	0
E2	DCC & Building Permits	0
F. MANAGEMENT & OVERHEAD	<i>excluded</i>	\$0
F1	Project Management Fee	0
F2	Owners Planning and Administrative Cost	0
F3	Project Insurance	0
F4	Project Commissioning, Move-In	0
G. FURNISHINGS, FITTINGS & EQUIPMENT	<i>excluded</i>	\$0
H. GOODS & SERVICES TAX (GST)	<i>excluded</i>	\$0
TOTAL PROJECT COST (2019 Dollars)		\$25,376,100
J. ESCALATION	<i>excluded</i>	\$0
J1	Escalation Reserve	0
J2	FF & E Escalation	0
ESCALATED PROJECT COST (2019 Dollars)		\$25,376,100

Notes: Where zero dollar values are stated, BTY has excluded these costs and the values should be carried in a separate budget (if applicable).

6.0 IMPLEMENTATION

Critical Mass

Of importance, is the concept of critical mass. For a place to be successful it is best to develop the most important, character-defining elements as a single phase of construction. This approach allows the project to gain momentum, with enough to do on-site that people will be attracted to visit and enjoy the place. However, the plan has been set up as a framework, where holes are intentionally left for future development as funding becomes available.

Phasing Strategy

Project phasing will likely be a prerequisite of the Hub simply due to the availability of funding. The initial phase(s) of work should focus on the areas of critical need. In this case, it is the repair of the site's most important asset, the 1943 Machine Shop. Future phases can then fill in the spaces that are required to achieve the critical mass for success.

A preliminary assessment suggests six phases, as follows:

- 1 The Machine Shop seismic, code upgrade and new roof;
- 2 Oyster Bay frontage development and parking areas, the plinth and boardwalk, the Studios, the Gift Shop/Café building, and minor renovations to the Roundhouse, Lunchroom, and Car Shop;
- 3 The Machine Shop architectural, mechanical, electrical and interiors upgrade;
- 4 Renovation of the historic buildings, including the Lunchroom, First Aid, Roundhouse and Car Shop, and construction of the "heart" space, and adjacent open areas;
- 5 Construction of the Industrial Arts buildings and site walkways;
- 6 Construction of the Community Meeting Place and north parking lot.

phases of the project.

Recommendations

As a result of this study, and to advance the project, it is recommended that:

- 1 Council receive and approve this Concept Design Report for the Arts and Heritage Hub and authorize staff to proceed to the next steps in the implementation process;
- 2 The existing tenants and stakeholders, the SFN, and the broader public be informed of the concepts and recommendations of this report;
- 3 A detailed location/leasing plan be prepared for all tenant spaces, and leases be formalized with existing tenants;
- 4 The funding process be determined and initiated to allow the first phases of the project to proceed
- 5 A parking management plan be prepared to rationalize the number, location, use and operation of parking spaces serving this area. For example, allocating dedicated parking for marina users; staff parking; and, short-term public parking located along Oyster Bay Road in front of the Hub; and,
- 6 The next stages of consultant services be contracted to finalize project design, costing, and the implementation of the first

7.0 APPENDIX

7.1 *Stakeholder Workshop*

DATE:	23 November 2018
LOCATION:	The Machine Shop, Ladysmith, BC
PARTICIPANTS:	Arts Council of Ladysmith The Ladysmith Maritime Society The Ladysmith and District Historical Society John Marston, Stz'uminus artist Dennis Brown, artist, represented by his wife
CONSULTANTS:	Norm Hotson of Hotson Architecture Inc. Kim Perry of Perry and Associates, Landscape Architects
TOWN STAFF:	Kim Fowler Clayton Postings Julie Tierney

EXERCISE 1:

WHAT ARE THE KEY WORDS THAT DESCRIBE THE IDEA OF AN ARTS AND HERITAGE HUB?

QUALITIES OF THE PLACE

- Intercultural and intergenerational experiences and learning
- Year round, day and evening, programs
- Linking past, present and future - history of the harbour – first nations, town development, industry, environmental degradation, future vision
- Integration of economic, socio/cultural and environmental
- Honouring Stz'uminus history and culture
- Joint programming of the arts, education and history
- Balancing community needs and desires with tourism
- Building on existing strengths and successes
- Shared / communal use
- Mixed use that manages compatibility of interests
- Arts and creativity central to all elements
- Safe and secure
- Diverse
- Engaging
- Active

THE PROCESS FOR ACHIEVING SUCCESS

- Cooperation
- Communication
- Unity amongst all users
- Room for everyone
- Public interaction
- Identification of all stages of development
- Strength in equal and diverse partnerships
- Relate all users to a common vision
- Understanding the meaning of “heritage”
- Sharing volunteers
- Using technology to advantage

PROPOSED USE OF THE SITE

- Showcase past industry – coal, lumber, oysters, fishing
- Education
- Art
- Heritage preservation
- Public art that shares stories of the place
- Lots to do - activities and facilities
- Heritage boat restoration/repair – open door for public viewing
- Family boat building
- Connection to waterfront – education, multi-media, interactive
- Commercial uses tied to the marina
- Travelling exhibits
- Tourism and recreation
- Eco tourism – multi-media theatre, real time participation

SITE PLANNING CONSIDERATIONS

- Information and directional signage
- Ease of accessibility
- Visible connection to the waterfront
- Community gathering areas
- Landscaping
- Lighting and security
- Parking
- Identification of future development sites
- Existing amphitheatre for common programming
- Create a “heart”
- Connections to downtown and waterfront
- Pathways for pedestrians, bikes, scooters, prams
- A village concept
- Places to sit with water view

SPECIFIC SPACES AND PROGRAMS FOR THE SITE

Flexible and shared spaces

Art studios

Classrooms

Working rail equipment

Community space / meeting rooms - rentals

Community art gallery

Gift shop – shared

Public / staff washrooms

First nations carving studio / shed

Passenger rail tours – using speeders

Museum and archives located uptown, not here.

WHAT ARE YOUR SPECIFIC IDEAS FOR THE PLANNING AND DESIGN OF THE SITE?



CONSULTANT SUMMARY OF THE THEMES THAT EMERGED FROM THE DAY'S DISCUSSION

1 – The principal uses in the Hub should focus on the arts, making and repairing things, and the interesting history of the site.

2 – The project should demonstrate, through tangible elements, the strong partnership between the Town of Ladysmith and the Stz'uminus First Nation.

3 – By encouraging a diversity of activities on the site it will be more attractive to both locals and visitors to Ladysmith.

4 – In representing history, authenticity and interaction are of paramount importance, rather than simply static displays.

5 – Spaces in the project should be flexible, supporting a multitude of activities, and shared by the various users and tenants on site.

6 – The project must be well-connected to both the downtown and the waterfront, for walking, biking and driving (parking), ensuring people have convenient access to the place.

7 – Architectural design should respect the historic character of the site while clearly articulating new from old.

8 – A well-conceived, public realm design should be built in tandem with building upgrades and new construction to ensure that the site is accessible, active, inviting, safe and secure.

9 – The project should be planned for incremental development over time where spaces are left for future buildings or open spaces.

10 – The design and construction of the project may be of modest proportions to stretch the availability of funding. Good design does not have to be expensive.

These themes and observations can form the basis of a set of “guiding principles” for the make-up and design of the Arts and Heritage Hub project.

7.2 BTY Group Cost Report

Ladysmith Arts + Heritage Hub Study
Class D Estimate #1
January 14, 2019



Ladysmith Arts + Heritage Hub Study
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January 14, 2019

APP I: Project Cost Summary

	Estimated Cost
A. LAND COST	excluded \$0
A1 Land	0
A2 Legal Fees	0
B. CONSTRUCTION	\$21,414,000
B1 Site Development	1,996,200
B2 Existing Buildings	6,532,200
B3 New Buildings	9,205,600
B4 Contingencies	3,680,000
C. INFRASTRUCTURE / OFF SITE WORKS - ALLOWANCE	\$750,000
C1 Roadwork and utilities outside the property lines	750,000
D. PROFESSIONAL FEES	15.0% \$3,212,100
D1 Programming	incl.
D2 Architectural	incl.
D3 Structural	incl.
D4 Mechanical	incl.
D5 Electrical	incl.
D6 Quantity Surveying	incl.
D7 Acoustic	incl.
D8 Equipment Consultant	incl.
D9 Code Consultant	incl.
D10 Other Consultants and Disbursements	incl.
E. CONNECTION FEES & PERMITS	excluded \$0
E1 Rezoning Cost	0
E2 DCC & Building Permits	0
F. MANAGEMENT & OVERHEAD	excluded \$0
F1 Project Management Fee	0
F2 Owners Planning and Administrative Cost	0
F3 Project Insurance	0
F4 Project Commissioning, Move-In	0
G. FURNISHINGS, FITTINGS & EQUIPMENT	excluded \$0
H. GOODS & SERVICES TAX (GST)	excluded \$0
TOTAL PROJECT COST (2019 Dollars)	\$25,376,100
J. ESCALATION	excluded \$0
J1 Escalation Reserve	0
J2 FF & E Escalation	0
ESCALATED PROJECT COST (2019 Dollars)	\$25,376,100

Notes: Where zero dollar values are stated, BTY has excluded these costs and the values should be carried in a separate budget (if applicable).

Description	Quantity	Unit	Rate	Amount
B1 Site Development				
Demolition allowance related to site development	1	sum	150,000.00	150,000
Allowance for site regrade & upgrading the existing site utilities within the property lines to accommodate the new development	1	sum	700,000.00	700,000
Allowance for modification to existing roadwork	1	sum	200,000.00	200,000
On-Site Landscape Cost - provided by Perry and Associates				
A Parking Stalls & New Road				
New gravel parking	1,841	m ²	40.00	73,600
Vehicular rated special unit paving (incl. edger)	306	m ²	120.00	36,700
Grading & preparation	2,147	m ²	10.00	21,500
B Paths				
Concrete or unit paving	777	m ²	90.00	69,900
CIP concrete stairs	149	m ²	400.00	59,400
Grading & preparation	925	m ²	10.00	9,300
Railings	113	m	120.00	13,500
C Wood Boardwalk				
Boardwalk	689	m ²	250.00	172,300
Bull rail	191	m	40.00	7,600
Demolition of retaining walls	9	m ³	60.00	500
D Amenity Plaza Area				
Special unit paving (incl. edger)	519	m ²	120.00	62,300
E Pavilions				
Concrete or unit paving	404	m ²	90.00	36,400
Weather protection structures (see Arch.)				
F Rough Grass				
Rough grass incl. topsoil	2,706	m ²	5.00	13,500
Grading & preparation	2,706	m ²	10.00	27,100
G Planting (Assume 50% New Planting)				
Trees	55	no	400.00	22,000
Indigenous planting incl. topsoil	1,245	m ²	70.00	87,200
Grading & preparation	1,245	m ²	10.00	12,500
Irrigation	1,245	m ²	20.00	24,900
H Site Furnishings & Features				
Benches	12	no	1,500.00	18,000
Bike racks	3	no	1,000.00	3,000
Bollards	20	no	750.00	15,000
Trash cans	5	no	1,000.00	5,000
Performance tents	1	sum	20,000.00	20,000
Signs / wayfinding & directional	1	sum	25,000.00	25,000
Interpretative structures	1	sum	20,000.00	20,000
Miscellaneous	1	sum	40,000.00	40,000
Site lighting	1	sum	50,000.00	50,000

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Description	Quantity	Unit	Rate	Amount
B2 Existing Buildings				
<u>Renovation of the existing Machine Shop:</u> Cost according to BTY's Class D Estimate dated May 8, 2018 Building upgrades & retrofit for new function program Renovation to the back shop area into Brewpub Renovation to the north half of the back shop into community meeting place Retain LMS Marine Heritage at street level and repurpose other spaces into small, independent artist studios Anticipated works include interior retrofit, structural reconfiguration for new exit. M&E associated retrofit works	1	sum	3,312,200	3,312,200
Extra over for seismic upgrade - provided by engineer	1	sum	1,300,000	1,300,000
<u>Renovation of the existing Lunchroom / Washroom:</u> Wood framed structure New perimeter foundation walls Demolition to interior partitions New interior finishes New roofing Restore / replace exterior windows & doors Patch & paint exterior walls New heating & electrical systems No plumbing required	1	sum	300,000	300,000
<u>Renovation of the existing First Aid Building:</u> Wood framed structure, same scope as above	1	sum	200,000	200,000
<u>Renovation of the existing Roundhouse Building:</u> Wood framed structure, same scope as above	1	sum	420,000	420,000
<u>Renovation of the existing Car Shop Building:</u> Wood framed structure, same scope as above	1	sum	600,000	600,000
Extra over for reconstruct perimeter foundation walls to existing buildings	1	sum	400,000.00	400,000

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Ladysmith Arts + Heritage Hub Study
Class D Estimate #1

January 14, 2019

Description	Quantity	Unit	Rate	Amount
B3 New Buildings				
<u>New Building - Café w/ Kitchen & Gift Shop</u> Foundation excavation w/ engineering fills Standard concrete foundations w/ SOG Timber framed exterior/interior walls & flat roof Aluminum storefronts w/ double doors to 2 sides Aluminum framed fix windows w/ openers Corrugated steel to exterior claddings w/ insulations 2-Ply SBS membrane roofing w/ insulations Aluminum framed glazed entrance canopies Floor tiles to all interior floor area Painted drywalls to all interior walls & furring Suspended ceiling tiles to all ceiling area Misc. metals Millworks incl. bar counter, cabinets, shelves, & etc. Exterior/interior signages Complete mechanical system w/ heating & cooling Complete electrical system	144	m²	4,200.00	604,800
Extra over for Café kitchen equipment	1	sum	25,000.00	25,000
Extra over for exterior wood patio seating area w/ canopy and lightings to BLDG 6	108	m²	600.00	64,800
<u>New Building - Art Studios</u> Foundation excavation w/ engineering fills Standard concrete foundations w/ SOG Timber framed exterior/interior walls & sloped roof Aluminum storefronts w/ double doors to 2 long sides Aluminum framed fix windows w/ openers Corrugated steel to exterior claddings w/ insulations 2-Ply SBS membrane roofing w/ insulations Wood soffits to exterior roof overhangs Movable partitions w/ supporting structure between studios Concrete sealer flooring to all interior floor area Painted drywalls to all interior walls & furring Exposed ceiling w/o paint Misc. metals Millworks incl. work tables, cabinets, shelves, & etc. Exterior/interior signages Complete mechanical system w/ heating & cooling Complete electrical system	420	m²	3,600.00	1,512,000

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Ladysmith Arts + Heritage Hub Study
Class D Estimate #1

January 14, 2019

Description	Quantity	Unit	Rate	Amount
B3 New Buildings				
<u>New Building - Industrial Arts Buildings</u>	450	m²	4,000.00	1,800,000
Foundation excavation w/ engineering fills				
Standard concrete foundations w/ SOG & retaining walls				
Timber framed mezzanines & balconies w/ concrete toppings				
Metal stairs w/ glazed guardrails				
Timber framed exterior/interior walls & sloped roof				
Aluminum storefronts w/ double doors to 2 long sides				
Aluminum framed fix windows w/ openers				
Corrugated steel to exterior claddings w/ insulations				
2-Ply SBS membrane roofing w/ insulations				
Wood soffits to exterior roof overhangs				
Concrete sealer flooring to all interior floor area				
Painted drywalls to all interior walls & furring				
Exposed ceiling w/o paint				
Misc. metals				
Millworks incl. cabinets, display shelves, & etc.				
Exterior/interior signages				
Complete mechanical system w/ heating & cooling				
Complete electrical system				
Extra over for exterior canopy and lightings to covered outdoor use between BLDG 8	180	m²	1,500.00	270,000
<u>New Building - The Meeting Place</u>	920	m²	4,800.00	4,416,000
Foundation excavation w/ engineering fills				
Standard concrete foundations w/ SOG & retaining walls				
Timber framed upper floors w/ concrete toppings				
Metal stairs w/ glazed guardrails				
Timber framed exterior/interior walls & flat roof				
Aluminum storefronts w/ double doors to entrances				
Aluminum framed fix windows w/ openers				
Aluminum framed window wall				
Corrugated steel to exterior claddings w/ insulations				
2-Ply SBS membrane roofing w/ insulations				
Aluminum framed sloped skylights on top of lobby area				
Aluminum framed glazed entrance canopies				
Wood soffits to exterior roof overhangs				
Movable partitions w/ supporting structure between MRs				
Floor tiles to all washrooms floor & BOH				
Carpet to all other areas				
Painted drywalls to all interior walls & furring				
Wall tiling to washrooms & BOH				
Suspended ceiling tiles to all other ceiling area				
Suspended drywall ceiling to washrooms & BOH				
Misc. metals				
Millworks incl. box counters, cabinets, display shelves, & etc.				
Misc. specialties				
Exterior/interior signages				
BOH equipment				
Hydraulic elevator				
Complete mechanical system w/ heating & cooling				
Complete electrical system				

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Ladysmith Arts + Heritage Hub Study
Class D Estimate #1

January 14, 2019

Description	Quantity	Unit	Rate	Amount
B3 New Buildings				
<u>New Building - The Meeting Place (cont.)</u>				
Extra over for theatre area incl. finishes, seating, lightings, AV systems, & etc. in BLDG 9	150	m²	1,500.00	225,000
<u>New Building - Rolling Stock Display Building</u>	144	m²	2,000.00	288,000
Foundation excavation w/ engineering fills				
Standard concrete foundations w/ SOG				
Wood framed exterior walls & sloped roof				
Open structure				
Asphalt shingle roofing w/o insulations				
Concrete sealer flooring to all interior floor area				
Exposed ceiling w/o paint				
Misc. metals				
Exterior/interior signages				
Minimum electrical system & lighting				
B4 Contingencies				
Design Contingency		15%		2,660,000
Construction Contingency		5%		1,020,000
Escalation Contingency		excluded		
Total Construction Cost				\$21,414,000

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