

Analysis of Adaptive Re-use Options

A summary of the findings of the adaptive re-use study is provided below. The summary provides an analysis of the three adaptive re-use options presented in the study, and the cost implications of each potential use.

Office Use

Use of the building for administrative offices was recommended by the 2008 *Heritage Conservation and Adaptive Re-Use Study* report authored by Eric Pattison and remains a viable use for the building. Iredale estimates 7 or 8 workstations could be accommodated. Their concept plan includes upgrades to achieve accessibility.

Cost estimates for this use include civil and site works to make the lot accessible to park users. The cost of this option could be reduced by limiting access to the lot to staff only. The estimates do not include soft costs (such as equipment and furnishings).

Program Use

Use of the building as a satellite programming space to deliver arts, culture, and recreational programming was explored and identified as a viable use of the building. Both indoor and outdoor space could be used to extend the programming delivered by the Burnaby Village Museum, Shadbolt Centre for the Arts, or other City recreational and/or cultural programming. It is estimated the building could accommodate a group of approximately 20 to 27 people in a classroom style setting, or up to 8 to 11 for more interactive programming experiences (such as hands-on arts classes or summer camp programs).

Higher numbers of participants and greater programming opportunities could be achieved if several interior walls were removed to create larger rooms. As these changes would require considerable structural and building code upgrades, the consultant's quantity surveyor provided separate costing for pursuing an option that includes removing interior walls. Information about the costing for both scenarios is provided in Section 3.1.4.

Cost estimates for this use include civil and site works to make the lot accessible to park users and to enable use of the property for outdoor programming.

The estimates do not include soft costs (such as equipment and furnishings) or operational costs for delivering programming.

Park Natural Space

Demolition of the Louis and Annie Hill residence was identified as an option, with incorporation of the lot into Deer Lake Park as natural space. This option would include

interpretive signage or an interpretive element to commemorate the site's history, while providing valuable open space for public recreation.

Cost Implications

A Class D cost estimate was provided by the consultants to assist with the City's analysis of options for the site. The estimates include a construction contingency of 10% and a design allowance of 10%. They do not include an estimate for potential escalation, and it is noted that Class D cost estimates have a level of accuracy in the range of plus or minus 30 to 35%.

These estimates do not include costs of archaeological permits or work of an archaeologist, which are recommended for work on this site.

Description	Office Use	Program Use (retaining existing layout)	Program Use (removing walls to achieve larger programming spaces)
Exterior renovations and upgrades	\$490,105	\$490,105	\$490,105
Interior upgrades for office use	\$688,121		
Interior upgrades for program use		\$750,742	\$750,742
Structural upgrades	\$24,695	\$24,695	\$158,752**
Civil and site work	\$253,333	\$253,333	\$253,333
TOTAL ESTIMATED COST	\$1,456,254	\$1,518,875	\$1,652,932

** Structural upgrades to remove interior walls could also potentially trigger a requirement for a fire suppression upgrade, with an estimated cost of \$101,997.

As the attic and basement are not occupiable, these works would achieve approximately 120.4 square meters (1,296 square feet) of occupiable indoor space, at a cost of \$12,095 to \$14,575 per square meter (\$1,123 to \$1,354 per square foot).

Demolition of the Louis and Annie Hill Residence with landscaping upgrades to provide public access to the site could be achieved at an estimated cost of \$448,673. This estimate provided by the consultant's quantity surveyor includes the cost of an interpretive feature to commemorate the site's history.