



FCAPX was commissioned by the Peace River Regional District to provide building condition assessments for three community centres in their region. One of these centres was the Kelly Lake Community Centre located in Kelly Lake just west of the Alberta British Columbia border. The community centre itself is built on the northern edge of the lake. The views from this location to the lake are excellent and provides a unique and high quality context for the building itself.

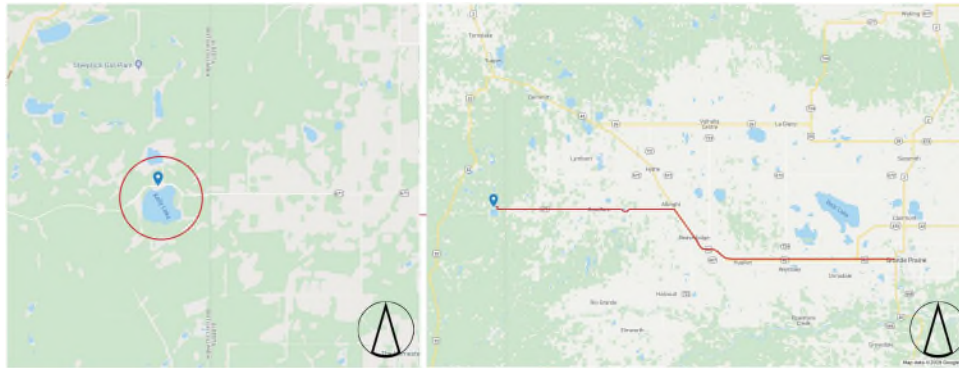
Thinkspace was brought to the project by FCAPX to address the needs requirements of the Kelly Lake Community Centre specifically providing both a program and ideas of how that program might be realized in the location.

Two trips were made to the facility. The first was on July 12, 2019. This workshop was a visioning and programming session to learn about the community and determine the space needs of the group.

The second trip was made on October 11, 2019 to present the outcome of architectural studies done to identify a possible solution to the program developed as a result of the workshop held



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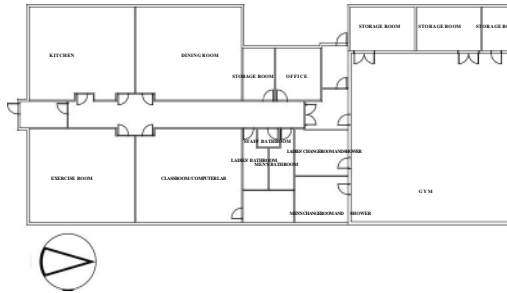


on July 12, 2019.

### The Building

Kelly lake Community Centre consists of two connected structures: the gymnasium, and the lower office and classroom area. The gym is constructed of load bearing concrete block with open web steel joists spanning the space. Metal deck spans the joists.

The lower portion of the building was originally part of a school and is a steel frame with open web steel joists spanning from the outside beam to a column and beam located on either side of the central corridor.



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The exterior finishes are the concrete block painted and a profiled metal cladding well above the exit doors for the gym, and brick with the same profiled metal cladding at upper part of the lower building.

### Public Consultation

Before we describe the public consultations a short description of what we do might be useful. The intent of this first all day consultation was to establish two components that are required to assess the kind and extent of changes that might be suggested. These are:

- **The "Vision":** This establishes what the consensus view of the future might look like. The tools we use to get to this are quite straight forward. We facilitate a discussion where everyone is free to speak about about how they see a future version of the Community Centre operating and what programs and services it will offer. Once that discussion is complete, we ask participants to vote on the top 3 goals that were identified. This is done one cards and with small green sticky dots.
- **Programming:** This is the term used by planners for the process of gathering information of the specific functions that must be included and how much floor area each of this will require. The tool we use here is a spreadsheet where record the different types of rooms and capture the specific areas. The areas we use are based on benchmarking to similar spaces



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in other locations

#### Consultations

The consultations were done with face-to-face workshops and questionnaires distributed to the community. The first round consisted of Workshop scheduled for July 12, 2019 with preliminary material sent to the Regional District and the community well ahead of the actual workshop date. The meeting occurred in the area designated as the "Dining Room" in the

community centre.

The group was extremely responsive and engaged as we discussed the community's vision for how the community centre should function. The clear indication emerging from the workshop is that the community centre is a vital location and the centre of community life and enjoys use from across all areas of the community.

The second part of the workshop covered the functional needs of the facility and how they were related to one another.



Existing Gymnasium

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Existing Kitchen



Weight Room and General Purpose



Classroom  
and Child  
Care



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### Results of the Workshop

The discussion revealed the basic vision of the facility as follows:

- Space that is clean and comfortable
- Available to all ages
- Designed with a sense of community
- Make the internal flow logical
- That it be warm in the winter
- That the facility have adequate power for as-sembly events
- That the centre be perceived as the centre of the community and be a landmark.
- Have adequate support for a business centre
- That there be a larger gymnasium

As can be seen in the photo to the right by the clustering of the green dots that mark the individual votes on the most important elements of the goals for the facility, the two most important elements were:

1. A gymnasium that was a more workable size - at least that of a typical elementary school
2. That there be the proper infrastructure for the facility in terms of electrical capacity, proper me-chemical ventilation and heating, and gas service instead of the existing propane.



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### Programming

The information gathered at the meeting of July 12, 2019 also provided what was required to prepare a program of the space needs. Once the functional uses were established, Thinkspace benchmarked the uses to similar facilities and placed calculated the net areas required for each one of the functions. This was also compared to the spaces now available. This information is captured in the area to the left on the spreadsheet.

The area of the spreadsheet that captures the room functions and sizes required is on the left of the spreadsheet - tinted light yellow here. The portion of the spreadsheet to the right captures the actual existing area of those functions - here tinted light red. The summary of the areas needed and existing is shown at the top of the following page.

The existing net program area available in the building is **594.10 SM** with a required net area of **749.0 SM**. That is a shortfall of **154.9 SM**. The approximate gross building area required to meet the program is **1,198.4 SM**. The gross area of the existing building is **816.49**. This suggests an addition of some **381.91 SM** is required.



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PEACE RIVER REGIONAL DISTRICT									
Ref No.	ROOM NAME	Req. of Staff	Allow (sqm)	Area (sqm)	Room Type	AS FOUND LOCATION	Area (sqm)	Ratio	AS FOUND
<b>2.1.0 INDIVIDUAL AND SHARED OFFICE SPACE</b>									
<b>2.1.1 OFFICE</b>									
S.1.1	Office	1	10.0	10.0	Shared office		10.0	1.0	AS FOUND
S.1.2	Front Desk	1	10.0	10.0			10.0	1.0	AS FOUND
<b>2.1.2 MEETING</b>									
S.1.3	Meeting Room	1	10.0	10.0			10.0	1.0	AS FOUND
S.1.4	Meeting Room	1	10.0	10.0			10.0	1.0	AS FOUND
<b>2.1.3 PROGRAM SPACE</b>									
S.1.5	General Purpose 1	11	2.0	22.0	Shared classroom		22.0	1.0	AS FOUND
S.1.6	General Purpose 2	11	2.0	22.0	Shared classroom		22.0	1.0	AS FOUND
S.1.7	Reading Room	10	2.0	20.0			20.0	1.0	AS FOUND
S.1.8	Reading Room	10	2.0	20.0			20.0	1.0	AS FOUND
<b>2.1.4 GYM</b>									
S.1.9	Elementary School Gym	11	2.0	22.0			22.0	1.0	AS FOUND
S.1.10	High School Gym	11	2.0	22.0			22.0	1.0	AS FOUND
S.1.11	High School Gym	11	2.0	22.0			22.0	1.0	AS FOUND
S.1.12	High School Gym	11	2.0	22.0			22.0	1.0	AS FOUND
<b>2.1.5 OUTDOOR SPACE FOR ADULTS IN PROGRAM</b>									
S.1.13	Outdoor Space for Adults in Program	11	2.0	22.0			22.0	1.0	AS FOUND
S.1.14	Outdoor Space for Adults in Program	11	2.0	22.0			22.0	1.0	AS FOUND
<b>2.1.6 SUPPORT SPECIALTY SPACE</b>									
<b>2.1.6.1 COMMERCIAL KITCHEN</b>									
S.1.15	Kitchen with Loading Dock	11	2.0	22.0	Loading kitchen		22.0	1.0	AS FOUND
S.1.16	Garaging	11	2.0	22.0			22.0	1.0	AS FOUND
S.1.17	Garaging	11	2.0	22.0			22.0	1.0	AS FOUND
<b>2.1.6.2 OTHER</b>									
S.1.18	Front Hall	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.19	Office	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.20	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.21	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.22	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.23	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.24	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.25	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.26	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.27	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.28	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.29	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.30	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.31	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.32	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.33	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
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S.1.36	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
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S.1.40	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
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S.1.42	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.43	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.44	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.45	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.46	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.47	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.48	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.49	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.50	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.51	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
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S.1.56	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.57	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
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S.1.60	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
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S.1.64	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
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S.1.67	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.68	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.69	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.70	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.71	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
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S.1.73	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.74	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.75	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.76	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.77	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.78	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.79	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.80	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.81	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.82	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.83	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.84	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.85	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.86	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.87	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.88	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.89	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.90	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.91	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.92	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.93	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.94	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.95	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.96	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.97	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.98	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.99	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND
S.1.100	Reception Counter	11	2.0	22.0	None		22.0	1.0	AS FOUND

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A-1.0 INDIVIDUAL AND SHARED OFFICE SPACE	13.0	18.6
A-2.0 PROGRAM SPACE	531.0	500.4
A-3.0 SUPPORT SPECIALTY SPACE	279.0	75.2

TOTAL SPACE NEEDED	825.0	594.10	Existing Net Program Area
TOTAL NET SPACE REQUIRED (Less Exterior Needs)	749.0	Total Building Net Area	765.77
APPROXIMATE TOTAL GROSS AREA NEEDED:	1198.4	Existing Gross Area	816.49

### Adjacencies

The spreadsheet has an area that captures the adjacencies for the room functions. By adjacency we mean the space that needs to be the closest physically to the one being viewed. For example, if you are looking at room "A" and you indicated that room "B" needs to be the closest, then you would plan the floor to ensure that A was as close to B as possible. The adjacencies for the Program Space portion of the spreadsheet is shown to the right. The adjacency column is tinted light red.

A description of the adjacencies required of the project allows us to begin planning a possible solution. The adjacencies are expressed in a chord diagram that captures the adjacencies identified in the spreadsheet above.

In order to better understand the relationships that emerge from the spreadsheet, we take the information and create what is called a "chord" diagram. The diagram puts all of the functions for which an adjacency has been given on the outermost edge of a circle. It sizes the segments of the circle based on how many times the adjacency has been given to a par-

A-2.0 PROGRAM SPACE					
2.1 Classrooms		PER	ALLOW		
2.1.1	General Purpose 1	15	2.2	33.0	GATHERING
2.1.2	General Purpose 2	15	2.2	33.0	GATHERING
2.1.3	Dining Room	30	2.5	75.0	GATHERING
2.1.4				0.0	
				141.0	
2.2 Gym		PER	ALLOW		
2.2.1	Elementary Sized Gym	1	250.0	250.0	GATHERING
2.2.2	Weight Room	4	8.0	32.0	GYM
2.2.3		3	60.0	60.0	FRONT OFFICE
2.2.4				0.0	
				342.0	
2.3 Childcare		PER	ALLOW		
2.3.1	Childcare Space for Adults in Program	5	10.0	50.0	GATHERING
2.3.2				0.0	
				50.0	
				594.0	

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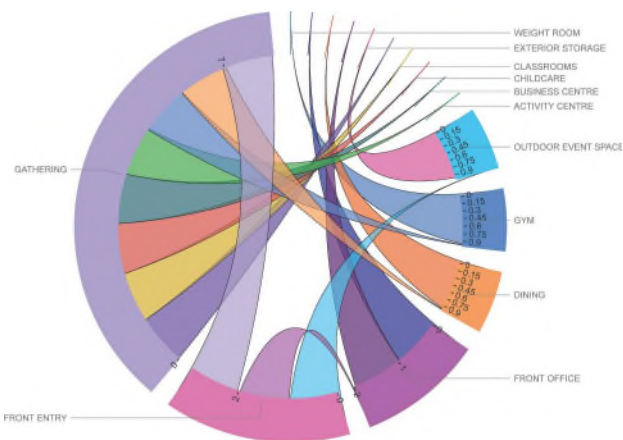
ticular function. The result is a series of coloured connections between the adjacent functions that expresses the frequency and the function to which that adjacency is required.

In the diagram generated for our spreadsheet, the space marked "Gathering" has the most frequent indication of a required adjacency and therefore is the largest. That is followed by the "Front Entry", then "Front Office" and so forth.

### Connections

The outer circle then connects functions together. In the diagram, the "Gathering" function has eight connections to other functions with the heaviest of these connections to the "Front Entry" function. You can trace through the adjacencies by following the connections between functions. The relative sizes of the functions and the connections are again based on the number of times the adjacency is indicated.

The chord diagram clearly shows the importance of the gathering space identified in the program. All public functions are marshaled around this key location. Any solution to the program would require a central



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area for this gathering function that in turn leads to all of the other principal functions within the facility that is shown in the connections in the chord diagram. This immediately identifies a key problem with the existing building: it does not have a gathering area and the functions are strung out along a corridor.

#### Developing a Solution

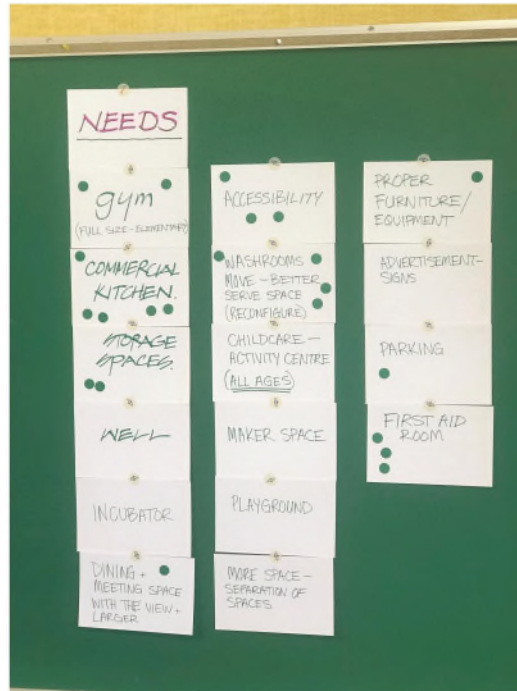
The Thinkspace architectural team worked with the programming document and the chord diagram to develop an approach to the building that could meet the program and yet work with the existing building in a positive and optimal way.

The original scope of this study was to include three alternative approaches. The Peace River Regional District later advised us that two approaches would suffice provided that one alternative considered what could be achieved within the existing envelope and the second looking at the implications of the full program allowing expansion beyond the existing envelope.

#### Objectives of the Alternative Schemes

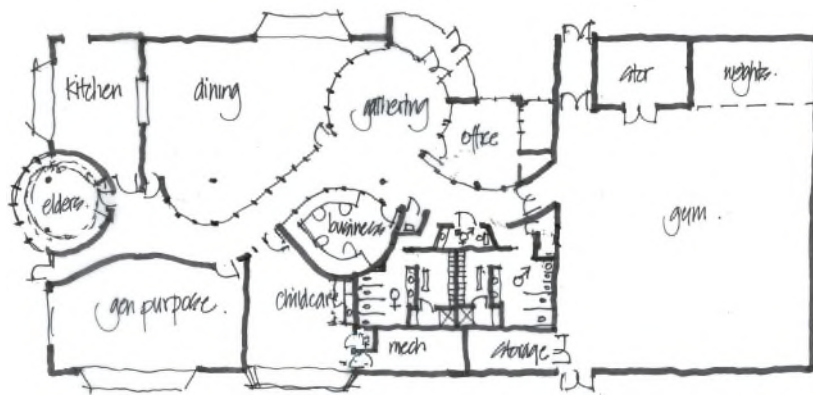
The two alternatives that are presented here have several commonalities based on the siting of the existing building. These include:

- The need for clear visibility from the administrative offices to both the entry and the internal circulation
- Ability of users to see and understand what is occurring within the building. This is intended to make the experience of the Community Centre more inclusive and functioning clear



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- Areas should take advantage of the stunning view to the lake and make that view part of the internal experience of the building
- The building classification under the BC Building Code is A2 - Assembly. This applies to the entire building and all occupancy calculations must adhere to that classification



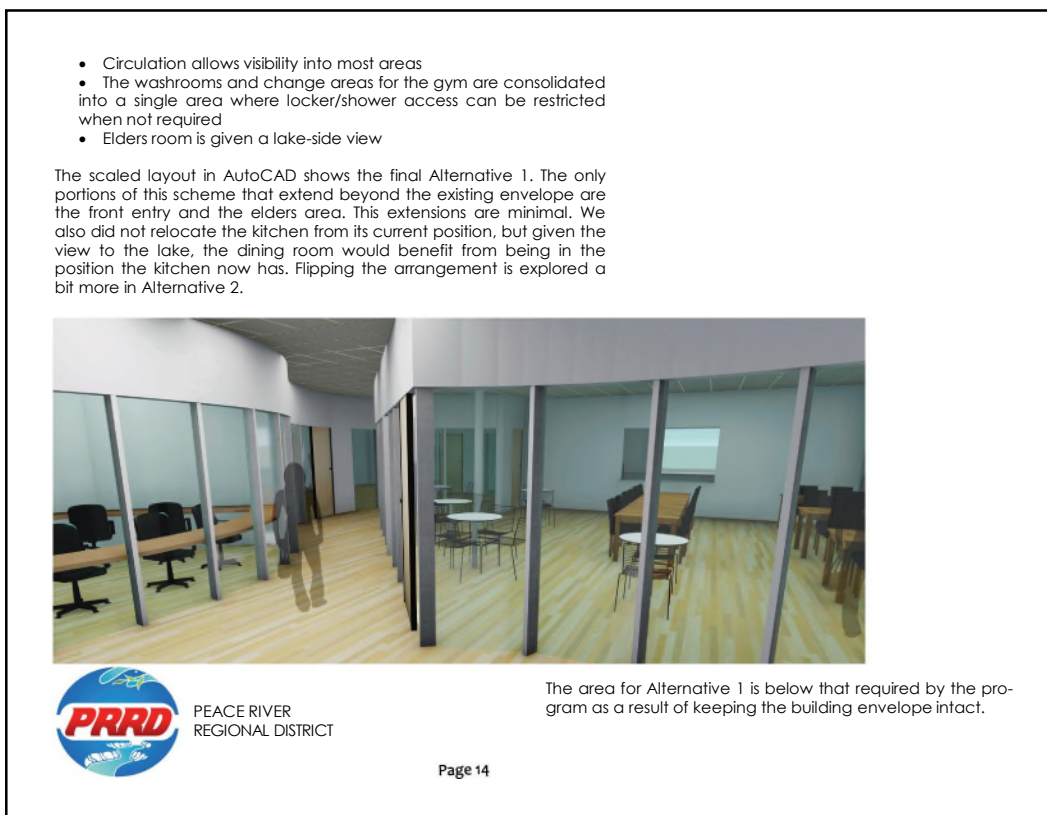
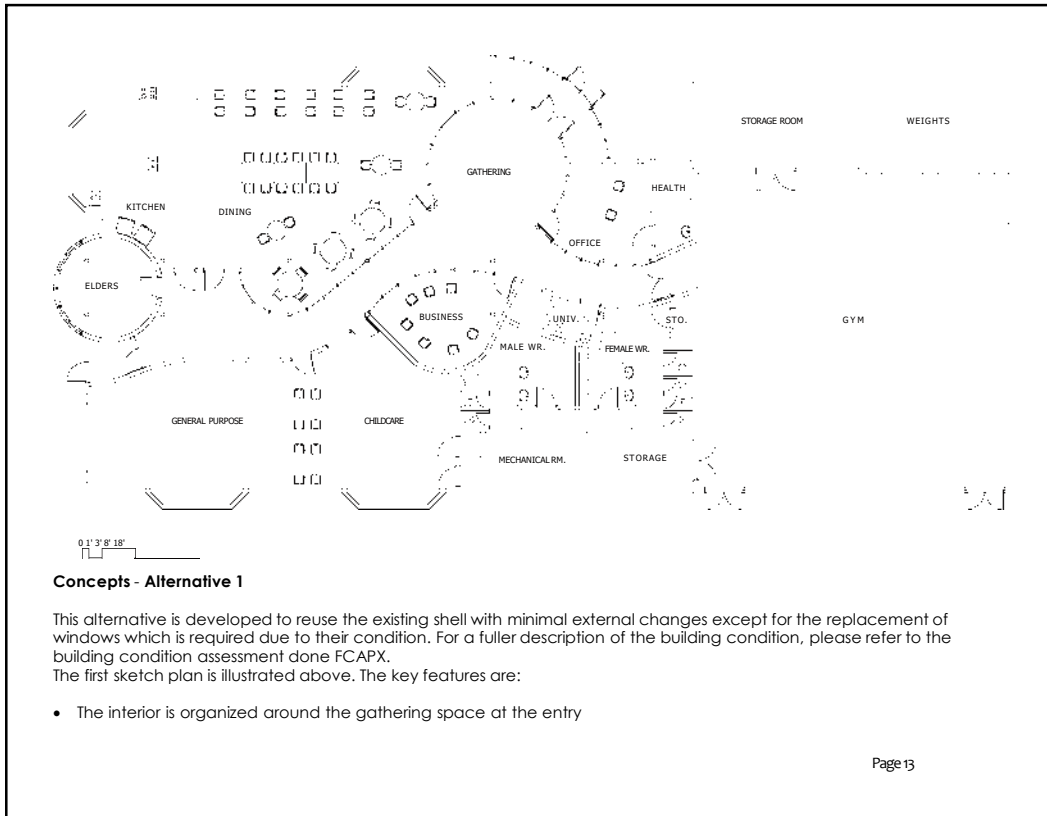
Kelly Lake Community Centre  
Trial Plan

August 20, 2019

thinkspace



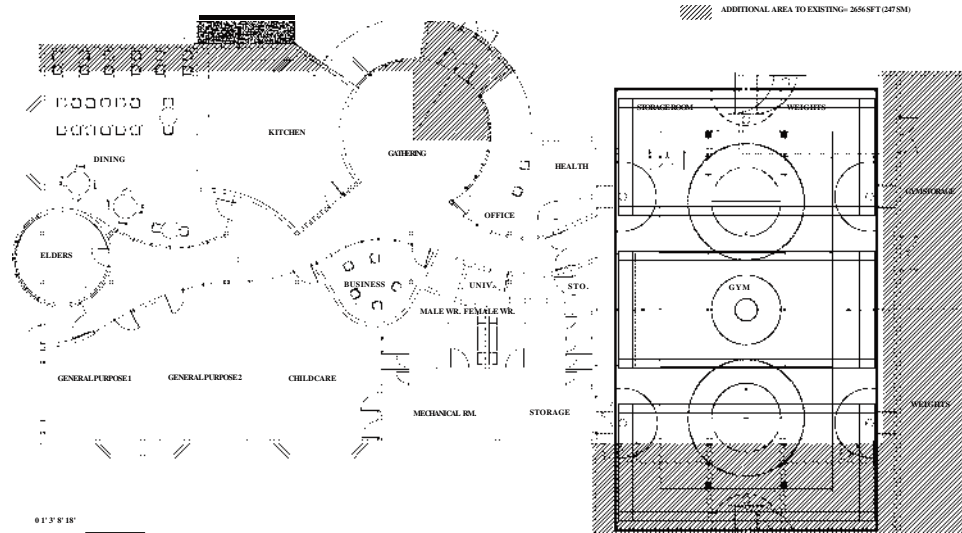
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### Concepts - Alternative 2

Alternative 2 pursues the entire scope as described in the program document. This necessitates a major expansion mostly centred on the gymnasium where the size of both the gym itself and its storage are much greater than what is currently there.

There is also an expansion to the kitchen dining area to meet the area requirements. All other uses are essentially the same. The two variants studies here are the flipping of the kitchen/dining room arrangement and having two multi-purpose rooms



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and child care on the east side. The approach to the interior space remains unchanged.

We should note that the structure of the lower portion of the building in both Alternative 1 and 2 are untouched. **Follow-Up**

The two alternatives were reviewed with stakeholders at a workshop held at the Kelly Lake Community Centre on October 11,



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2019. In addition, a questionnaire was sent out with illustrations of the alternatives prior to the event. A short presentation was made taking the participants through the process beginning with the previous workshop and stepping through the process of programming and developing the alternatives. Knowing that most people have difficulty understanding plans, we created a number of three dimensional imagery including renderings of the interior to provide the group with as cogent an idea of what the changes might look like as we could.

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The three dimensional images solicited the most comment. After some further questions and discussion, the was very clearly to us that the group favoured Alternative 2 as the one the community would like to have constructed.



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The costs of each option were developed to a class D level using current costs for a more remote location. The closest major centre is Grande Prairie which is about a one hour drive from the western edge of the city. The cost of the demolition and rebuilding of the interior is approximately **\$2.53 million**. This includes design contingency, soft costs and contractor overhead, profit, and fees.

LITTLE LANE COMMUNITY CENTRE - ELUMINALCO ELEMENTAL			OPTION 10			
Item	Rate to CPA	Quantity Unit Rate Sub Total	Total Cost \$1,412.43	Price per sqm m		174%
				Sub-Total	Total	
<b>STRUCTURE</b>						
Normal Foundations	0.02					
Earthwork for Building	0.02	21.11	162.12 \$1,432.25	\$4.01		
Normal Foundations	0.02	21.11	165.90 \$990.05	\$10.00	\$17.70	3.596%
<b>STRUCTURE</b>						
Grab on Floor	0.02					
Gravel Floor Construction	0.02	21.11	88.01 \$1,435.49	\$1.08		
Gravel Construction	0.02	21.11	300.76 \$4,365.68	\$7.40		
Structural Walls	0.02	21.11	345.91 \$7,302.16	\$8.57		
				\$653.26 93	\$766.33	33.79%
<b>EXTERNAL CLADDING</b>						
Gravel Finish	0.00					
Walls Below Ground Floor	0.04	21.11	231.91 \$4,895.62	\$5.51		
Walls Above Ground Floor	0.04	37	125.00 \$4,125.00	\$8.88		
Windows	0.10	0	\$10.00 \$2.00			
External Doors and Screens	0.10	119	m\$4,809.49 \$572,129.31	\$75.33		
Window Shutters	0.10	4	No 17,800.00 \$71,500.00	\$65.7		
Roofcladding	0.05	0	\$0.00			
Roofing and Projections	0.05	0	\$0.00			
				\$1188.93311	\$20	\$221.63 7.439%
<b>INTERNAL PARTITIONS</b>						
Permanent Partitions	0.40					
Concrete Windows	0.10	385.6	173.79 \$67,013.42	\$78.62		
Concrete Walls - Solid Concrete	0.12	112	m\$4,809.49 \$540,000.00	\$95.54		
Concrete Slated Walls	0.00	0	\$0.00			
Open Chamber Curtain	0.00	0	16,764.29 \$0.00			
Internal Doors	0.10	17	Lvs 1,410.74 \$23,982.58	\$88.11	\$0.00	
Partitions	0.10	17	Lvs 819.83 \$1,937.11	\$58.15		
<b>VERTICAL MOVEMENT</b>						
Stairs	0.00			\$0.00		3.000%
Stairs	0.00			\$0.00		
Ramps and Stairs	0.00			\$100,056.96	\$117.37	
<b>INTERIOR</b>						
Floor Finishes	0.63	522	80.32 \$4,927.04	\$49.18		1.950%
Ceiling Finishes	0.63	522	79.57 \$4,539.54	\$45.72	\$114.07	
Door Finishes	0.63	522	77.19 \$4,594.38	\$44.77		
<b>FITTINGS AND EQUIPMENT</b>						
Network	0.29	250	m\$1,432.25 \$357.50	\$2.18		
Whiteboards/Flashboards	0.63	522	7.43 \$3,878.46	\$4.35		
Whiteboards/Signboards	0.63	522	38.32 \$167.04	\$7.23		
Recalcitrantous Mats	0.63	522	9.66 \$5,042.52	\$5.52		
WC Access and Partitions	0.63	522	11.77 \$6,143.54	\$7.00		
WC Access	0.63					
Gravel Grills	0.63					
Wall Off Panels	0.63		\$5,000	\$1.75		
Stairs	0.63		\$9,000	\$1.11		
Roofing	0.63		\$5,000	\$1.12		
Refrigerator, Chilling, Free Profiling	0.63		\$6,000	\$1.57		
Refrigerator (Chilling/Freezing)	0.63		\$5,000	\$1.25		
Cook Equipment	0.63		\$1,200	\$131,538.78	\$145	\$154.30
Refrigerator (Chilling/Freezing)	0.63					
<b>ELECTRICAL</b>						
Services and Distribution	0.63	522	62.00 \$3,364.00	\$7.79		5.193%
Lighting	0.63	522	98.00 \$5,156.00	\$9.60		
Lighting	0.63	522	38.00 \$19,336.00	\$37.22		
Fire Alarm	0.63	522	13.00 \$6,786.00	\$6.52		
Fire Alarm	0.63	522	20.09 \$10,796.78	\$10.22		
Fire Alarm	0.63	522	13.00 \$6,786.00	\$6.52		
Fire Alarm	0.63	522	77.00 \$1,654.00	\$243,064.08	\$285.13	
<b>Pipe and Auxiliary Systems</b>						
<b>MECHANICAL</b>						
Smoking and Drainage	0.63	522	90.11 \$47,037.42	\$55.18		3.596%
Fire Protection	0.63	522	32.53 \$1,980.66			
HVAC	0.63	522	298.00 \$155,556.00	\$302.40		
Drainage	0.63	522	40.00 \$22,400.00	\$75.6		
<b>PEACE RIVER</b>						
OVERHEAD AND PROFIT/GC FEE				\$219,959.15		8.76%
SOFT COSTS				\$463,567.34		16.38%
TOTAL				\$1,131,899.41		
NET BUILDING COST				\$1,533,064.42		
Gross Floor Area \$52.47 DESIGN CONTINGENCY 15%						

