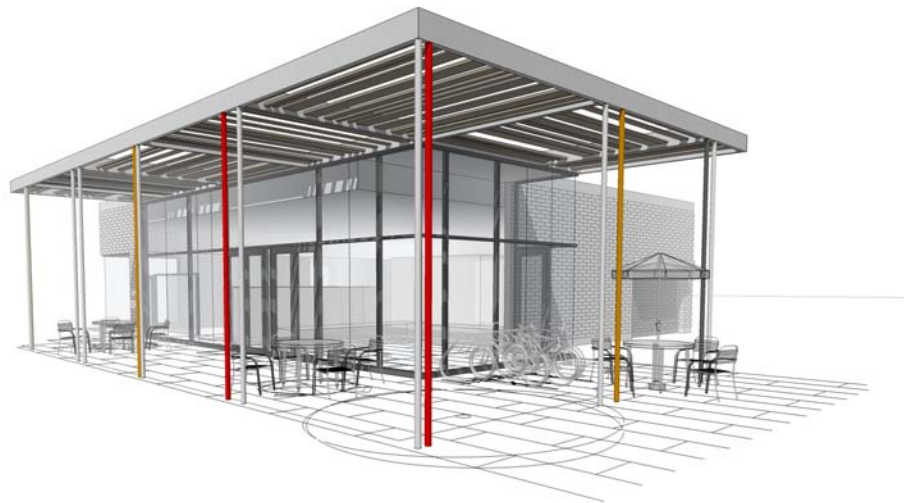


# LAKE COUNTRY FOOD BANK FEASIBILITY STUDY



Monday, June 25, 2012

PRESENTED TO:  
The District of Lake Country  
Attn: Steve Schaffrick, DIRECTOR OF COMMUNITY AND CUSTOMER SERVICES  
10150 Bottom Wood Lake Road  
Lake Country, BC V4V 2M1

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June 25, 2012

The District of Lake Country  
Attn: Steve Schaffrick, DIRECTOR OF COMMUNITY AND CUSTOMER SERVICES  
10150 Bottom Wood Lake Road  
Lake Country, BC V4V 2M1

**RE:** LAKE COUNTRY FOOD BANK FEASIBILITY STUDY

Mr. Schaffrick,

Please find accompanying our draft report of the *Lake Country Food Bank Feasibility Study* for your records and use.

The consultant team would like to thank you for your direction and comments throughout the process preparing the report. We are pleased to have had the opportunity to work with yourself and volunteers with Rotary and Lake Country Food Assistance Society to complete what we regard as an important community facility for the District.

We hope that the work of this study brings clarity to what is a complex set of problems and that we can continue our involvement with The District of Lake Country as the project moves forward.

Yours truly,  
BRUCE CARSCADDEN ARCHITECT INC

A handwritten signature in black ink, appearing to read "B. Carscadden".

Bruce Carscadden, PRINCIPAL, MAIBC MRAIC

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## EXECUTIVE SUMMARY

In the winter of 2012, the District of Lake Country retained Bruce Carscadden Architect to work with District, the Rotary Club of Lake Country, and the Lake Country Food Assistance Society to explore options for a permanent home for the Lake Country Food Bank. In particular, this study aims to:

- Identify a preferred site for the Lake Country Food Bank;
- Compile an ideal program of types and sizes of spaces for the Food Bank;
- Assess community support and ideas for the proposed Food Bank;
- Establish preliminary conceptual design and costing options for a new Lake Country Food Bank.

With support from representatives from the three stakeholder organizations, Bruce Carscadden Architect conducted an in-depth review of related food bank precedents and a technical site analysis of the existing Lake Country Food Bank. A number of sites were explored, and this report looks specifically at the Winfield Recreation Centre as a potential location for the Lake Country Food Bank, as identified by the Rotary Club and the District after several years of research.

The project team engaged the public in a process that included a number of meetings, including an information session with representatives from the Seniors Centre and a Public Open House. The project was introduced and comments were solicited and recorded from attendees.

The results of these explorations and the public engagement process informed program and concept development completed by the consultant. The following program was developed, which was used in the creation of a number of conceptual design options:

<b>LOBBY AND RECEPTION</b>	<b>300 FT2</b>	Conceptual siting options explored the distance between the proposed Food Bank and the existing Seniors Centre to enhance future expansion options. A review of zoning and parking requirements was undertaken as a part of this exploration.
- PUBLIC WASHROOM	56 FT2	
- LOBBY AND ENTRY	200 FT2	
- SERVICE DESK	44 FT2	
<b>DISPLAY/ IN-VIEW STORAGE</b>	<b>400-700FT2</b>	Conceptual options were presented to the public at an Open House, and through an iterative process with the project team, a Preferred Option was developed. This option proposes a new stand alone food bank close to the south property line, across from the Seniors' Centre in a campus-like arrangement of community facilities. The Food Bank includes the complement of spaces proposed in the program, but also includes the basic structural flexibility necessary to expand the facility in the future. This concept formed the basis of code compliance and energy and environment discussions, with an eye to ensuring compliance and creating a sustainable facility.
<b>ADMINISTRATION</b>	<b>450 FT2</b>	
<b>PREP AREA</b>	<b>170 FT2</b>	
<b>WAREHOUSE/ STORAGE</b>	<b>400-500 FT2</b>	This option was also the basis for a Class D cost estimate based on comparable projects and costs per square foot. It is estimated that the Preferred Option will cost between \$500,000 and \$750,000. A more in-depth Class C cost estimate is currently being completed.
- WALK-IN COOLER		
- OVERHEAD DOOR ACCESS		
<b>SERVICE SPACE</b>	<b>300 FT2</b>	
- MECHANICAL		

## 1. INTRODUCTION

### PROJECT TEAM

To achieve the project's goals, an experienced team of professionals was assembled:

Architecture & Planning      **Bruce Carscadden Architect Inc**  
Bruce Carscadden MAIBC MRAIC PARTNER-IN-CHARGE  
Ian Ross McDonald MAIBC ASSOCIATE

The consulting team was assisted by the contributions of the elected officials and staff who gave their time, energy, and guidance in this process and in the preparation of this report. Key participants included:

Authority                      **The District of Lake Country**  
Steve Schaffrick DIRECTOR OF COMMUNITY AND CUSTOMER SERVICES

Operators                    **Lake Country Food Assistance Society**  
Phyllis MacPherson FOOD BANK MANAGER  
Art Reich  
Ron Van Sicckle  
David Madison  
Ro Schan

Stakeholders                **Rotary Club of Lake Country**  
Tom Roth  
Dan Sigal  
Dave Nightingale  
Bob Rymarcuk  
Dave Colquhoun

### REPORT ORGANIZATION

This report is structured to reflect the design research process employed to arrive at the report's final outcome as well as provide the District of Lake Country with a suitable document to frame future discussions regarding issues concerning the Lake Country Food Bank Feasibility Study.

To that end, following this section, the report details the review and analysis conducted during the course of research. Analysis is described both in general terms as well as in some preliminary detail, and is intended to capture in a broad sense issues critical to the project should it move forward. Specifically, the Review and Analysis section of the report includes documentation of the existing Food Bank Facility, discussion of precedents, information regarding the proposed site, as well as a description of the public engagement process to date.

Following the Review and Analysis section of this report is a description of the schematic design concepts and the iterative process that produced them. Presentation material is included in full in the Appendices.

Conclusions provide a summary of the design research and exploration documented in the report and offer suggestions on how to proceed with further work.

## 2. REVIEW AND ANALYSIS

**Bruce Carscadden Architect conducted an in-depth review of related food bank precedents including typical programs, sizes, and spatial relationships.**

In addition to meetings and site reviews, the following important documents were made available for review from the District of Lake Country:

- District of Lake Country OCP Winfield Recreation Centre Master Plan
- District of Lake Country Servicing Bylaw
- District of Lake Country Zoning Bylaw

A Project Initiation Meeting was held where the consulting project team and key stakeholders including the Director of Community and Customer Services, and representatives from the Lake Country Food Assistance Society and Rotary. This meeting was to review, identify and prioritize the key issues that affect the project, operations and functions, and a “program” or “wish list” for the project.

Based on this program and with a steering committee meeting and design workshops, concept options were developed, that explored a range of costs, features, ideas and configurations. These were presented to the public in an Open House format. Following is a summary of these Concept Options. The detailed presentation panels for these options – including architectural cost estimates for each – can be found the appendices to this report.

### EXISTING FOOD BANK

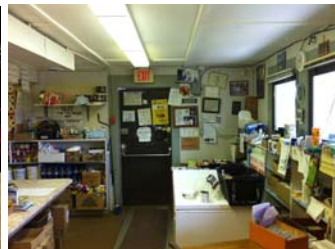
**A technical site analysis included explorations of siting options, sun exposure, and parking constraints and was also illustrated graphically on a panel with the existing building plans.**

The existing facility is organized to appear much like a corner grocery store with a clear front and back of house division. The facility itself is modest and the available storage, circulation, and staff space does not currently meet the daily operational requirements, either in terms of staff and volunteers performing their duties, or patrons of the Food Bank picking up groceries. Presently, the Food Bank operates an order-counter model: patrons arrive and volunteers assemble for them their groceries. Patrons, often with children, are frequently required to wait outside the facility as there is insufficient space suitable to accommodate them.

### EXISTING FACILITY PHOTOGRAPHS



CLOTHES 'BOUTIQUE



FOOD BANK ENTRY



FOOD BANK STORAGE

## COMPARISONS

A review of comparisons included a number of recent BC facilities, graphically represented on panels and also presented in a Power Point presentation along with a number of international references. The consultant team reviewed examples of similar facilities.

Research and observations suggest that current trends include attempts to normalize the experience of visiting in an attempt to lessen the perceived stigma associated with requiring assistance from a food bank. The Quest Food Bank in Vancouver's Downtown Eastside is one such example. Quest enjoys a significant street front presence similar to most businesses in the neighbourhood and there is typically a sidewalk sign outside the main entry. Inside, Quest is bright and airy, and feels more like a grocery store than social services institution. Quest approaches its customer services operation similarly: patrons browse as one would at any store and have a normal checkout experience at the till when they leave.

## PROPOSED SITE

This report looks specifically at the Winfield Recreation Centre as a potential site for the Lake Country Food Bank. This site was identified by the Rotary Club of Lake Country and the District of Lake Country following several years of research.

The Rotary Club has conducted site surveys of other areas within the community, including:

### Proposed New Fire Hall Property

- location is not central (restricts patron access)
- not suitable with current zoning (cost implications)

### Old Wood Lake School Property

- not owned by the District (cost implications)
- School District has not developed a long range plan for this property (interferes with operational stability)

### Church Properties (various)

- long-term use and viability obstacles (interferes with operational stability)

### Commercial Properties (various)

- not suitable with current zoning (cost implications)
- purchase price beyond Food Bank's budget (cost)

### Long-Term Lease

- Suitability and tax exemption status an obstacle (cost implications)

### Integrated Services Site

- Existing building does not accommodate the Food Bank program requirements and would require demolition and removal

The proposed site for the Food Bank is the northeast corner of the Winfield Arena property. The facility is east of the existing Seniors' Centre and along the north edge of the parking lot.

This location on the property is significant for several reasons. First, it presents a clearly visible front to the main parking lot, making wayfinding for both drivers and pedestrians relatively simple. This clear sense of address works to support the ambition to minimize any stigma that might be associated with the need to use a food bank. It is also believed that there is a strong social benefit by having the Food Bank located close to the Winfield Recreation Centre, McCarthy Park, and with eventual pedestrian connections to Swalwell Park. Young families who need to access the Food Bank will have the opportunity to visit and experience inexpensive or free recreational services. It is anticipated that the site will be accessible by public transportation – a bus stop on Bottom Wood Lake Road – in the near future.

Second, the site lends itself to the incorporation of a Community Garden or Community Orchard. In discussions with a local representative of the Central Okanagan Community Garden Society, a Community Orchard, or edible urban forest, could be possible and further the social benefits related to the Food Bank. Healthy eating is strongly supported through the Province of BC's Healthy Community Initiative and a community orchard would be widely viewed as supporting this initiative.

Third, the proposed location of the food bank is significantly biased to the east of the property in order to best preserve any future eastward expansion of the food bank. Indeed, the proposed location allows for multiple expansion options for both facilities.

Finally, that the site is owned by the District of Lake Country which allows the District to be an active partner with the relocation of the Food Bank but without having to contribute funds for construction. This land is currently zoned to allow the Food Bank and of course will be tax exempt which is imperative for the operational sustainability.

#### PUBLIC ENGAGEMENT

**The project's process has involved engagement with the public and stakeholders on a number of occasions. These were valuable meetings and sessions both to introduce the project and gather public comments.**

Both the Rotary Club of Lake Country and Food Bank volunteers have been involved with the project from the beginning, helping to clarify program requirements and commenting on the organization of the facility. Their participation is ongoing and since both groups comprise volunteers, their engagement is representative not only of people who work with/for the Food Bank, but also of the concerned public. Both have been engaged in formal meetings.





The closest building to the proposed location for the food bank is the existing Seniors' Centre to the west. The Seniors' Centre hosted an information session for their members on May 24, 2012 where District staff, the Rotary Club, and Bruce Carscadden Architect presented work-to-date for discussion. The session lasted for two hours and members of the Seniors' Centre were invited to submit any further comments to the District directly.

In addition to stakeholder meetings and the information session held at the Seniors' Centre, a Public Open House was held in the evening at the Winfield Municipal Hall on May 24, 2012 from approximately 5:30pm until 7:00pm. District staff and Bruce Carscadden Architect were available to answer questions. The Open House was advertised and well attended. Comment sheets were made available and responses are included in the appendix of this report.

Two main concerns were brought forward by the Seniors' Centre Society: parking requirements and limitation of expansion to the Seniors' Centre with the siting of the Food Bank. In determining parking requirements, guidance is taken from the District's Zoning Bylaw. A summary of parking requirements for the entire Winfield Recreation Centre is provided on the Site Plan panel included in the appendix. A significant factor in looking at parking requirement is hours of operation and peak demand use for the Food Bank, Seniors' Centre and the arena. The Food Bank's hours of operation are Monday, Wednesday, and Thursday from 9:00 am to 3:00 pm. The parking conflicts in this area take place mostly on Friday afternoons, Saturdays, and Sundays because of the high use of the arena. The increase in parking demand for the Food Bank, which is estimated to be approximately fifteen cars, can easily be accommodated in the existing parking configuration.

It is also important to note that a bus route along Bottom Wood Lake Road, with a stop in front of the community centre, is anticipated for the near future.

The expansion of the Seniors Centre has been considered since the Winfield Recreation Master Plan was completed in 2006. Expansion of the facility has always been contemplated to expand west, and potentially north. Also, during the Winfield Recreation Centre Phase Three Feasibility Study, it was identified that a new Seniors' Centre could be incorporated into a new structure that would be adjoining the existing arena/curling rinks. The Site Plan shows the potential area for a Seniors' Centre expansion which is consistent with the Winfield Recreation Centre Master Plan.

### 3. SCHEMATIC DESIGN CONCEPTS

#### PROGRAM DEVELOPMENT

Program development included discussions with staff and review of precedents and related facilities. Through an iterative process, the following program was developed, and used in the conceptual design options:

Lobby and Reception	300 ft <sup>2</sup>
- Public Washroom	56 ft <sup>2</sup>
- Lobby and Entry	200 ft <sup>2</sup>
- Service Desk	44 ft <sup>2</sup>
Display and Storage In View	400-700 ft <sup>2</sup>
Administration	450 ft <sup>2</sup>
Prep Area	170 ft <sup>2</sup>
Warehouse Storage	400-500 ft <sup>2</sup>
- Walk-in Cooler	
- Overhead door access	
Service Space	300 ft <sup>2</sup>
- Mechanical	
- Electrical	



PROPOSED PROGRAM AS PRESENTED AT THE MAY 24, 2012 PUBLIC OPEN HOUSE.

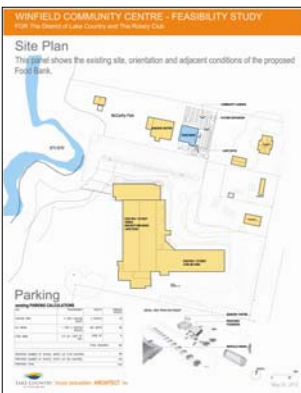
#### CONCEPT DEVELOPMENT

Based on the proposed program and through steering committee meetings and design workshops, a number of critical site related issues were explored. This site analysis was presented along with early building concept, first with staff and stakeholders and again in May during an Open House with the Seniors Society. Following is a summary of the Concepts. The presentation panels can be found the appendices to this report.

Option One located the facility twenty feet away from the Seniors' Centre and oriented to the south. The building set back aligned with the Seniors' Centre and limiting distance between the two buildings was considered as it impacts light, access and code compliance.

In an iterative process, the location was revised to enhance future expansion options for the Seniors' Centre without compromising the function or feel of the proposed food bank. Parking and circulation were identified as significant issues that address in part in a review of the zoning and existing parking stock. Discussion of a future bus route confirmed the importance of this to the Community Centre as whole.

Initial building concepts were an elaboration of the program set out above and several key issues were identified early in the process.



SITE PLAN AS PRESENTED AT THE MAY 24, 2012 PUBLIC OPEN HOUSE.

THE FOOD BANK (BLUE) IS SHOWN TO THE EAST OF THE SENIORS' CENTRE.

## 4. PREFERRED OPTION

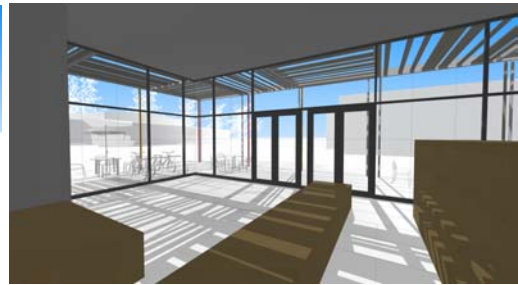
### PREFERRED OPTION

The preferred option represents a significant amount of work that balances the various desires of multiple stakeholders and members of the community.

The Preferred Option proposes a new stand alone food bank close to the south property line, across from the seniors building in a campus like arrangement of community facilities. The Food Bank includes the full complement of spaces, but includes the basic structural flexibility necessary to expand the improved facility in future phases.



VIEW OF ENTRY



VIEW FROM INTERIOR

The siting strategy is an evolution from early presentations, having positioned it further east than initially proposed in order to preserve the Seniors' Centre's ability to expand in future. This revised siting entails also an improved maneuvering scenario for deliveries to the Food Bank since the drive is located in-line with the parking aisle.



SITE PLAN.



BUILDING PLAN

## CODE COMPLIANCE

Any successful strategy considers code compliance early. This report and the Proposed Option address key code and zoning issues.

Development of code compliance strategies is an important step in realizing a complex and highly coordinated project like the proposed Food Bank. To explore this, the project team reviewed relevant building codes and zoning bylaw relative to the proposed concept schemes. Some of these features and decisions reached include:

- Parking
- Building setback requirements
- Washrooms
- Occupancy
- Occupancy loads.

Based on this meeting, the spatial separations between the structures were increased and a general agreement was met that upgrades to the existing area would not be required.

These concepts are captured in the drawings below and the presentation panels are included in the appendices.

## ENERGY AND THE ENVIRONMENT

Even modest buildings can include sustainable solutions. In this case, sustainability and cost-effectiveness operate together.

The building will be insulated using typical pre-engineered systems and will provide satisfactory service; however, upgrades and enhancements are options that were considered. Future energy and heat recovery options may include tie-ins to the existing Winfield Arena and a high-efficiency air source heat pump.

Of course, there are many environmental choices to lessen a facility's impact on the environment that can be elected. We believe that any project can be a showcase for your community's green aspirations by identifying and implementing sustainable features early and often. The possibilities include responsible siting, local materials, natural ventilation, low-flow fixtures, generous day lighting, low-VOC paints, solar panels, durable materials, to name but a few. Many can be tailored to fit a project and community's specific needs and desires, and these and other options can be identified in the detailed design phases to ensure that the Lake Country Food Bank looks to the future in a cost-effective way. LEED Certification may be considered, however it may be more economical to work towards best practices in relation to LEED and forgo certification.

## COSTING

Estimated capital costs of the early concept options presented in May 2012 were developed based on a Class D estimate of comparable projects and costs per square foot. The cost was estimated between \$500,000 and \$750,000.

Early research considered two scenarios. The first, a small 2,000 square foot facility built at the low-end minimum per square foot cost of \$250, would require a construction budget of approximately \$500,000. The second scenario considered a slightly larger 2,500 square foot facility built with a more typical per square foot cost of \$300, and suggests a construction budget of approximately \$750,000. Apart from differences in project size, the two scenarios imply a different level of quality, with the latter entailing more robust, durable facility with easier to maintain finishes.

With consensus reached for a preferred option for a new food bank facility, a Class C estimate was prepared by Jim Bush and Associates Ltd. A Class C estimate is an elemental breakdown of materials and units based on the drawings provided.

This cost estimate is based on the drawings prepared by Bruce Carscadden Architect and is an estimate of the larger facility option of 2,440sf. The Total Reasonable Bid Price for construction given in the report is \$770,000 which is within 2.7% of the Class D estimate described above. The cost report does not include soft costs associated with the project; soft costs can range from 20% to 30% of the Construction cost and include permit fees and consultant fees, among other things. In this case, 25% soft costs would mean an approximately an additional \$190,000. Refer to the appendices for details and the full report.

Funding for the project will come from a variety of sources, including possibly, private donations from community residents, businesses, and organizations. A "Donor Wall", providing recognition for these donors, could be a valuable addition to the facility. This might take the form of a plaque, glass etched with a list of donars, or individual bricks stamped with donar names.

## 5. CONCLUSIONS

Central to this report is the observation that the Lake Country Food Bank is in need of a new and stable home. The report itself, and the Proposed Options included, test the feasibility of both the site and the facility program with that observation in mind. The conclusions below follow directly from that testing, and as such, are grounded by direct input from the community and stakeholders as well as the architectural research outcomes represented by the Preferred Option.

Further development of the project will necessarily involve program refinement and more detailed material research, but the essential conclusion of this report is that the project fundamentals are sound: the site is a reasonable one in the context of the District of Lake Country; the program itself is workable and makes sense; and the associated cost of design and construction appear well understood.

With respect to the choice of site, the Rotary Club of Lake Country has conducted a thorough search over several years and examined many sites. Many sites were unsuitable because they are not easily accessible by Food Bank patrons, do not have an appropriate level of service, or are beyond the Food Bank's financial means.

In terms of the Food Bank building itself, the Preferred Option represents a demonstration of workability. The various pieces fit and relate well to each other without conflict. The program and the building described in the report are sized appropriately and based on discussions with Food Bank volunteer staff, and meet their organizational needs.

The report also includes a discussion of construction costs. The difference between Class D and Class C cost estimates is 2%-3%, suggesting a relatively well-understood construction strategy.

Crucially, the report demonstrates a generally code and bylaw compliant solution appropriate for this stage of design. The building itself includes washroom facilities sufficient for a mercantile occupancy and the proposed siting abides by the Bylaw setback requirement of 6m. The facility is also consistent with the Parking Bylaw.

If the foregoing speaks to the pragmatic aspects of the Food Bank's feasibility as a built project, it is worth observing as a final conclusion that there are qualitative merits to the project, not only in its own right (the Food Bank is an important public institution for many) but also for what it might bring to the Winfield Recreation Centre Site: a broader and more diverse public whose presence has the capacity to enliven an increasingly important civic centre.

## 6. APPENDICES

PUBLIC OPEN HOUSE COMMENTS (VERBATIMS)

MEETING RECORDS

PRESENTATION PANELS

PRELIMINARY COST ESTIMATE, JUNE 20, 2012 (JIM BUSH & ASSOCIATES)





Following is a verbatim record of comments received by the District of Lake Country during and following the May 24, 2012 Public Open House held at the District of Lake Country's Municipal Hall. Table 1 is a tabulated summary of the primary issues identified by respondents.

Comment	Frequency
Prefer alternate location	7
Public transportation access	6
Parking concerns	6
Seniors' Centre expansion	3
General approval	2
Environmental aspirations	1
Proposed Facility too small	1
Proposed facility too big	1
Operational/Funding concerns	1
Impact on neighbours	1
Does not accommodate children	1
Public process did not involve public soon enough	1
Outdoor amenity will encourage loitering	1

Table 1: Public Open House Comment Summary.

1. The facility is not child friendly, does not help single / two parent families who cannot find alternative care for their children whilst accessing food services. This is sending a clear message that the "community" is catering to the senior population. Transportation, rather the lack of is also a major issue as there isn't a bus services to the proposed site.
2. It appears that the seniors are not even considered in the proposed plan ie. Parking, Expansion, parking etc.
3. No \_\_\_\_\_ services at present at proposed location. Parking is congested at present at proposed location. Outdoor café only encourages loitering.

\*Consider the little house on Hill & Main st. for possible location. Bus access one block away, stones throw to Coopers, McDonalds etc. Perhaps the city can make a grant towards fund raising.

4. I am not for having the Food Bank locate next to the Senior Centre.
  - a. Parking, there has been problems in parking space for last 15 years (I was custodian for 13 yrs. At the senior centre) and now u have add on to the Arena, loss of 15 to 20 spots. What will u do for parking when u add a 2 ice sheet, or enlarge the senior center??
  - b. NO BUS service (nearest one is Berry RD spot.
  - c. Why in a RECREATION Complex?? Why not at Beasley or Swalwell, there room there and on a bus route.
  - d. Locations,
    - i. Rebuild the old Winfield school (for all services, food bank, boys & girls, other services).
    - ii. The old house behind coopers on Main & Hill rd.. good place, can have a thrift store also, tourist etc. will shop, good income for food bank??
    - iii. Integrated Services BLG.
    - iv. All are on a bus route etc.

I have no problem with the Food BANK looking for a new home, they sure can use it, but think before we cause more hardship for other groups.

THANK YOU John Fiwchuk, director / custodian Winfield Memorial Hall, member / director Lake Country Lions, past director Senior Centre.

5. Your parking #'s are unrealistic for what is already there, it should be put on Main St. Where there is lots of ample room for buildings and parking, and on a bus route for the patrons of the food bank, and I question land values of surrounding properties.
6. 3/Comments
  - a. Location – More central, suggest behind coopers on lot next to house.
  - b. Maintenance – who covers the cost of ongoing maintenance, power, gas, pitone, building upkeep.
  - c. Size – Suggested size is too small. If fun. Re limiting this plan for expansion.
7. I approve – Go ahead
8. As a client of the Food Bank, this is an excellent project and design concept. UBC-O has built its new building on Geo-thermal / & Solar. Would there be funding from Government in helping make it eco-energy efficient. It would be nice to have a warm / cool place A.S.A.P. Thanks
9. If there was a choice of where the food bank was to go – by the senior Centre on Main Street – I'd choose Main St. It's more easier to get to. Enough property to utilize most of the ideas presented. Bus route is there. – What I like about the Food Bank by the Seniors Centre Enough space is there but more parking is needed. Plus bus route is necessary.
10. I would like a Seniors Condominium (on this site) that is jointed on a nice new seniors complex.
11. Parking estimates are not realistic. Often parking is already maxed out at the arena. A bus route will not help as hockey people don't take the bus to the rink with all their gear. You are losing some parking already with this design. Also future expansion of the rink will not have additional parking area.

This is a very skinny building. I did not think there is enough land for building, garden, etc. U have not allowed adequate expansion room for the centre. There is going to be a much larger number of seniors soon and I'd rather see the land used to expand the seniors centre (including additional parking for them).

Fundraising needs to be done for this food bank project, perhaps a better location (more central to mainstreet) needs to be purchased with additional fundraising money.

It would have been a good idea to talk to neighboring residents before investing all the money in this proposal, as they could have given accurate information on observer park / recreation usage. This proposal seems shortsighted, taking away future expansion possibilities for the rink and seniors centre.

Redoing the existing parking lot is not a good use of taxpayers money, and won't generate many more parking spots.
12. This information session reminds me of the meetings when Main Street was being planned. The idea (plan) was in place and nobody from the community was listened to.

There are better places for this facility. One important factor is accessibility for those using the Food

Bank – the elderly, the handicapped single mothers that do not have transportation. You say the bus will eventually pass by. It was also said Main Street would have businesses along the street. If Rotary is fundraising – why not buy property along Main Street it would be handy for the clients, why not the little house on the corner of Hill St. & Main St. It would be convenient for clients and deliveries of food.

The Rink, Sr. Centre and Curling club is a busy area at times and more traffic would make parking even more difficult. If the parking plan in front of the skating rink would have to be altered the monies the community could save by not changing it could be donated to the costs of property for the food bank.

I hope you will seriously consider my comments as I have lived next to this property for 25 years and I know what I am talking about!



**MEETING RECORD #1**

- COURIER  
 EMAIL  
 FAX

3 PAGES INCLUDING THIS PAGE

TO District of Lake Country  
 10150 Bottom Wood Lake Road Lake Country, BC V4V 2M1  
**Steve Schaffrick**, Director of Parks and Recreation *and other departments*  
 P (250) 766-5650 x211 F (250) 766-0116 E sschaffrick@lakecountry.bc.ca

CC

FROM Bruce Carscadden, MAIBC

PROJECT DISTRICT of LAKE COUNTRY - FOOD BANK FEASIBILITY STUDY  
 #1215

DATE 17 April 2012

**REMARKS**

*The following summarizes subjects discussed and decisions reached at our meeting of Thursday April 12, at the District of Lake Country Offices. Please advise the writer of any errors or omissions.*

**PRESENT**

Tom Roth	Rotary Club of Lake Country
Dave Nightingale	Rotary Club of Lake Country
Bob Rymarcuk	Rotary Club of Lake Country
Art Reich	Food Bank
Ron Van Jrckle	Food Bank
Phyllis MacPherson	Food Bank
Ro Schan	Food Bank
Steve Schaffrick, Director of Parks and Recreation	District of Lake Country (DoLC)
Bruce Carscadden, MAIBC	Bruce Carscadden <i>Architect (BCA)</i>

ITEM	DESCRIPTION	ACTION BY
------	-------------	-----------

**1 Introductions**

- |     |  |      |
|-----|--|------|
| 1.1 | Introductions were made as noted above.  | INFO |
| 1.2 | An aerial photo of the proposed site, and <u>Food Bank Facilities – Lake Country Food Assistance Society, An overview of Facility Planning</u> was tabled by the Rotary Club. Bruce Carscadden presented a site plan and possible program based on 2,000 to 2,500 square feet.   |      |
| 1.3 | PROGRAM, SCHEDULE AND BUDGET – BCA suggested that each project has these three drivers. Budget was discussed briefly noting that cost per square foot was a reasonable measure at this point. BCA noted that today as group we would like to focus on program – a list of the spaces and their technical requirements that are given to the architect as design instructions.<br>SITE – existing zoning, site servicing and rodent control was discussed and further investigations is required. |      |

Comments and directions are recorded as follows:

ITEM	DESCRIPTION	ACTION BY
<b>2</b>	<b>Discussion</b>	
2.1	<p><b>Reception Area:</b>  This area provides space for patrons to sit, take a number, be served by a food bank staff person. This area has a view of the shelving and display. It is here that customers pick up assembled hampers. This area provides direct access to public washrooms, and the exterior. Suggest: <u>200 to 400 ft<sup>2</sup></u>.</p>	
2.2	<p><b>Display and Storage in View:</b>  This area includes a number of residential chest freezers and shelving with products displayed. This area is primarily staff only. The existing area is approx 20'x20'. Consider: <u>400 ft<sup>2</sup> to 800ft<sup>2</sup></u>.</p>	
2.3	<p><b>Prep Area:</b>  This area is separated from the staff lunch and kitchen would included functions like washing bottles, sterilizing, and re-bagging dry foods. There is no food preparation and the area should meet current health requirements. This area is for staff only and should have direct access to the Display, Storage and Warehouse areas. Suggest: <u>200 to 300 ft<sup>2</sup></u>.</p>	
2.4	<p><b>Warehouse / Storage:</b>  Storage is currently located in a number of smaller rooms. Ideal storage might be a larger warehouse type space with direct loading access and over head door. Loading of supplies using pallets and pallet jacks were discussed. Vegetable storage that is cooler and can contain dust is needed. Consider <u>400 to 500 ft<sup>2</sup></u></p>	
2.5	<p><b>Administration Office:</b>  This office will include computer and accounting functions. Must be secure. Visual sight lines into the display area would be valuable. Consider: <u>150 to 200 ft<sup>2</sup></u>.  A second smaller office for interviews was suggested. Consider <u>80 to 100 ft<sup>2</sup></u>.</p>	
2.6	<p><b>Staff Areas</b>  Staff areas directly accessible from the office should include dedicated washrooms, staff kitchen and eating area. Suggest: <u>250 to 450 ft<sup>2</sup></u></p>	
2.7	<p><b>Site and Parking:</b>  Accessible parking and entrances are felt to be of high importance. Direct access to parking provided by this site was felt to be positive. A dedicated loading zone that addresses public safety and van storage was felt to be valuable.</p>	
2.8	<p><b>Mechanical, Electrical, Site Services, and Circulation space</b>  DoL suggested investigations into to existing site services.  Gross up for circulation and building services was suggested to be <u>15%</u>;</p>	
<b>3</b>	<b>Conclusions</b>	
3.1	<p><b>SITE REVIEW</b> – A site visit to the existing Food Bank was suggested. Following the meeting, Bruce and Steve visited the Food Bank.</p>	



ITEM	DESCRIPTION	ACTION BY
4	<b>Next Steps</b>	
4.1	BCA review the proposed methodology in general and suggested the next steps include concept designs that explore a range of options including budget and program. The next meeting in two to three weeks is to be scheduled.	

5 **Distribution**

5.1 Distribution as noted above

BRUCE CARSCADDEN ARCHITECT INC

A handwritten signature in black ink, appearing to read 'B. Carscadden', written in a cursive style.

Bruce Carscadden, MAIBC  
Project Architect

**MEETING RECORD #2**

- COURIER  
 EMAIL  
 FAX

6 PAGES INCLUDING THIS PAGE

TO District of Lake Country  
10150 Bottom Wood Lake Road Lake Country, BC V4V 2M1  
**Steve Schaffrick**, Director of Parks and Recreation *and other departments*  
P (250) 766-5650 x211 F (250) 766-0116 E sschaffrick@lakecountry.bc.ca

CC

FROM Bruce Carscadden, MAIBC

PROJECT 1215 DISTRICT of LAKE COUNTRY - FOOD BANK FEASIBILITY STUDY

DATE 1 June 2012

ENCL Verbatim transcript

*The following summarizes subjects discussed and decisions reached at our meeting on Thursday May 24, 2012, at 10am at the District of Lake Country Municipal Hall. Please advise the writer of any errors or omissions.*

**PRESENT**

Tom Roth	Rotary Club of Lake Country (RC)
Dan Sigal	Rotary Club of Lake Country
Dave Nightingale	Rotary Club of Lake Country
Bob Rymarcuk	Rotary Club of Lake Country
Dave Colquhoun	Rotary Club of Lake Country
Phyllis MacPherson FOODBANK MANAGER	Food Bank (FB)
Art Reich	Food Bank
Ron Van Jrckle	Food Bank
David Madison	Food Bank
Ro Schan	Food Bank
Steve Schaffrick, DIRECTOR OF COMMUNITY AND CUSTOMER SERVICES	District of Lake Country (DLC)
Bruce Carscadden, MAIBC PARTNER-IN-CHARGE	Bruce Carscadden <i>Architect</i> (BCA)
Ian Ross McDonald MAIBC ASSOCIATE	Bruce Carscadden Architect (BCA)

ITEM	DESCRIPTION	ACTION BY
<b>1</b>	<b>ADMINISTRATION</b>	
1.1	Introductions were made as noted above.	INFO
1.2	BCA presented the panels Proposed Program, Site Plan, and Proposed Concept Plan, May 24, 2012.	
<b>2</b>	<b>DISCUSSION</b>	



ITEM	DESCRIPTION	ACTION BY
2.1	<b>Panel: Proposed Program:</b> The proposed program as presented was _	
2.2	<b>Panel: Site Plan</b> The proposed building is shown on the NE corner of the Winfield Arena site, adjacent to the Seniors' Centre.	
2.3	<b>Panel: Proposed Building Plan</b> The proposed building plan is based on the proposed program and shows the larger version of the program outlined above.	
2.4	<b>Future Expansion:</b> Show future expansion on Site Plan	
2.5	<b>Storage:</b> Below-grade storage was discussed and agreed to be in appropriate.	
2.6	<b>Heating and Services:</b> BCA to review with Jade West regarding potential available heat from Winfield Arena and feasibility generally for geothermal	
2.7	<b>Comparison to Existing Facility:</b> BCA to measure existing facility.	
2.8	<b>Program:</b> - 12' clear height was suggested for the facility. - an additional bathroom as well as a janitors closet are required.	
2.9	<b>Clothes Boutique:</b> The existing boutique was discussed in detail. In general it was agreed that moving the existing boutique facility was impractical. BCA to include in future plans.	
2.10	<b>Public vs. Private:</b> The issue of potential stigma associated with patroning the Food Bank was discussed at length. The strategy presented, and in general agreed to, is to 'normalize' the experience.	
3	<b>NEXT STEPS</b>	
3.1	DOLC reported that there is a council meeting in the 3 <sup>rd</sup> week of June and suggested targeting this date for presentation and council approval.	
4	<b>DISTRIBUTION</b>	
4.1	Distribution as noted above	

The following summarizes subjects discussed and decisions reached at our meeting on Thursday May 24, 2012, at 2pm at the District of Lake Country Seniors' Centre. Please advise the writer of any errors or omissions.

**PRESENT**

Members of the District of Lake Country Seniors' Centre

Bob Rymarcuk

Steve Schaffrick, DIRECTOR OF COMMUNITY AND CUSTOMER SERVICES

Bruce Carscadden, MAIBC PARTNER-IN-CHARGE

Ian Ross McDonald MAIBC ASSOCIATE

Rotary Club of Lake Country (RC)

District of Lake Country (DLC)

Bruce Carscadden *Architect (BCA)*

Bruce Carscadden Architect (BCA)

ITEM	DESCRIPTION	ACTION BY
<b>5</b>	<b>ADMINISTRATION</b>	
5.1	Introductions were made as noted above.	INFO
5.2	BCA presented the panels Proposed Program, Site Plan, and Proposed Concept Plan, May 24, 2012.	
<b>6</b>	<b>DISCUSSION</b>	
6.1	<b>Parking:</b> Parking was discussed at length: - It was noted that the amount of available parking meets the Parking Bylaw. - Members of the Seniors' Centre reported that parking spaces intended for seniors' use and appropriate use of drive aisles are not properly observed by visitors to the arena.	INFO
6.2	<b>Future Expansion:</b> Future expansion of the Seniors' Centre was raised. It was suggested that the location of the foodbank on the Winfield Arena site not restrict future expansion of the Seniors' Centre.	INFO
6.3	<b>Site Selection:</b> The selection of the Winfield Arena site was discussed at length. RC reviewed the site selection process that preceded the feasibility study and clarified the selection criteria: - Proximity to public transit an asset - Available non-commercial land - Potential for reduced operating costs an asset RC noted that of the sites reviewed, this site was the first to warrant further exploration (a feasibility study).	INFO
6.4	That the Seniors' Centre hosts a variety of activities was noted. The Seniors' Centre is to provide a complete list and schedule to District staff.	SC
6.5	The Horseshoe Club articulated a desire to claim dedicated parking (similar to what the Seniors' Centre achieved with signage.	INFO





# LAKE COUNTRY FOOD BANK FEASIBILITY STUDY

FOR The District of Lake Country and The Rotary Club of Lake Country

## Proposed Program

Based on input from user groups, stakeholders and comparable projects.

### FOOD BANK

**Lobby / Reception** 300 sf  
 This area provides space for patrons to sit, take a number, be served by food bank staff. This area has a view of the shelving and displays. It is here that customers pick up assembled hampers this area provides direct access to public washrooms (56 sf) and the exterior.

**Display and Storage in View:** 400-700 sf  
 This area includes a number of residential chest freezers and shelving with products displayed. This area may primarily be staff only.

**Administration** 450 sf  
 This office will include computer and accounting. Must be secure. Visual sight lines into the display area would be valuable.

One Office space for administration (dedicated) 80 ft<sup>2</sup>  
 Interview Room (dedicated) 80 ft<sup>2</sup>  
 Staff Washrooms, two at 25 ft<sup>2</sup> each (total 50 ft<sup>2</sup>)  
 Staff room and Kitchen 170 ft<sup>2</sup>

**Prep Area** 170 sf  
 This area is separated from the staff lunch and kitchen and would include functions like washing bottles, sterilizing and re-bagging dry foods. There is no food preparation and this area, but should meet current health requirements. This area is for staff only and should have direct access to the Display, Storage and Warehouse areas.

**Warehouse / Storage** 400-500 sf  
 Warehouse type space with direct loading access and over head door. Walk in cooler for vegetable storage.

**Gross Up**  
 1.25 times net  
 mechanical electrical circulation

### OUTDOOR SPACE CONSIDERATIONS

**Universal Access to the Community - Pathways / Sidewalks**  
 Connecting the Community Center / Arena and food bank  
 Connecting the two facilities to the Town Centre and to parks and open space at Swallowwell Park

**Landscaping**  
 Adjacent to both buildings, including grass, and indigenous plant materials, Seating areas, Picnic benches

**Parking**  
 Parking for automobiles, covered area for bicycles and scooters. 5-7 automotive stalls as per zoning bylaw 561, Section 9.5.

### EXISTING FACILITIES

<b>Main Room - 23x21</b>	483 sf	<b>Boutique - 10x20</b>	200 sf
<b>Kitchen - 23x9</b>	207 sf	<b>Extra Storage - 8x8 x (3)</b>	192 sf
<b>Storage Room - 8x6</b>	48 sf	<b>Dry Storage - 8x8</b>	64 sf
subtotal	738 sf	subtotal	456 sf
+10%	811 sf	+10%	501 sf

Approximate Total Existing Square Footage = **1312.6 sf**

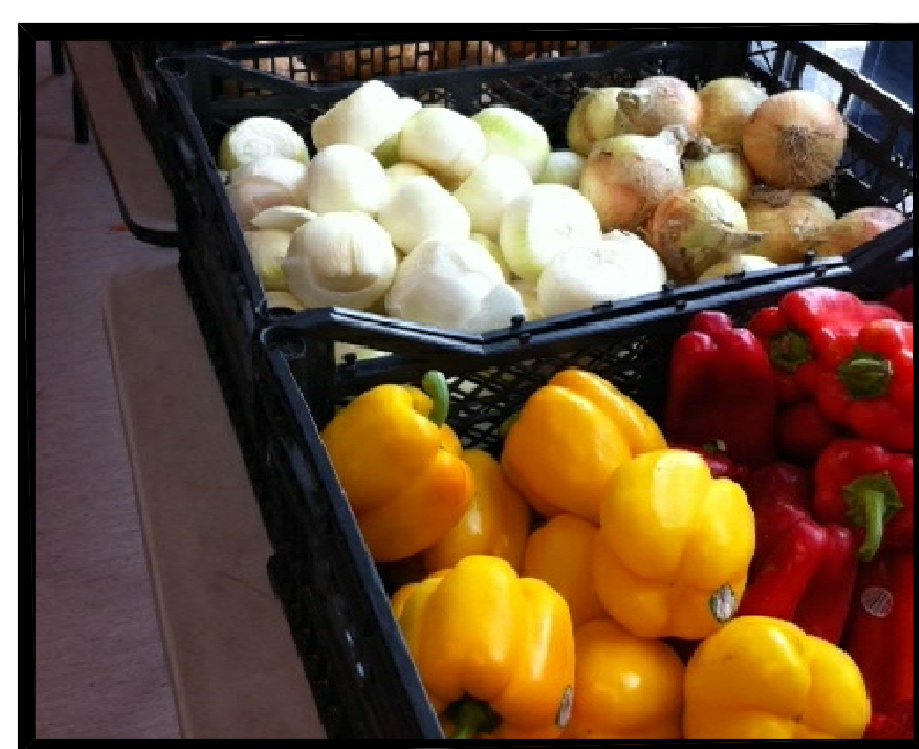
FOOD BANK  
2,500 ft<sup>2</sup>



Range of Gross Area

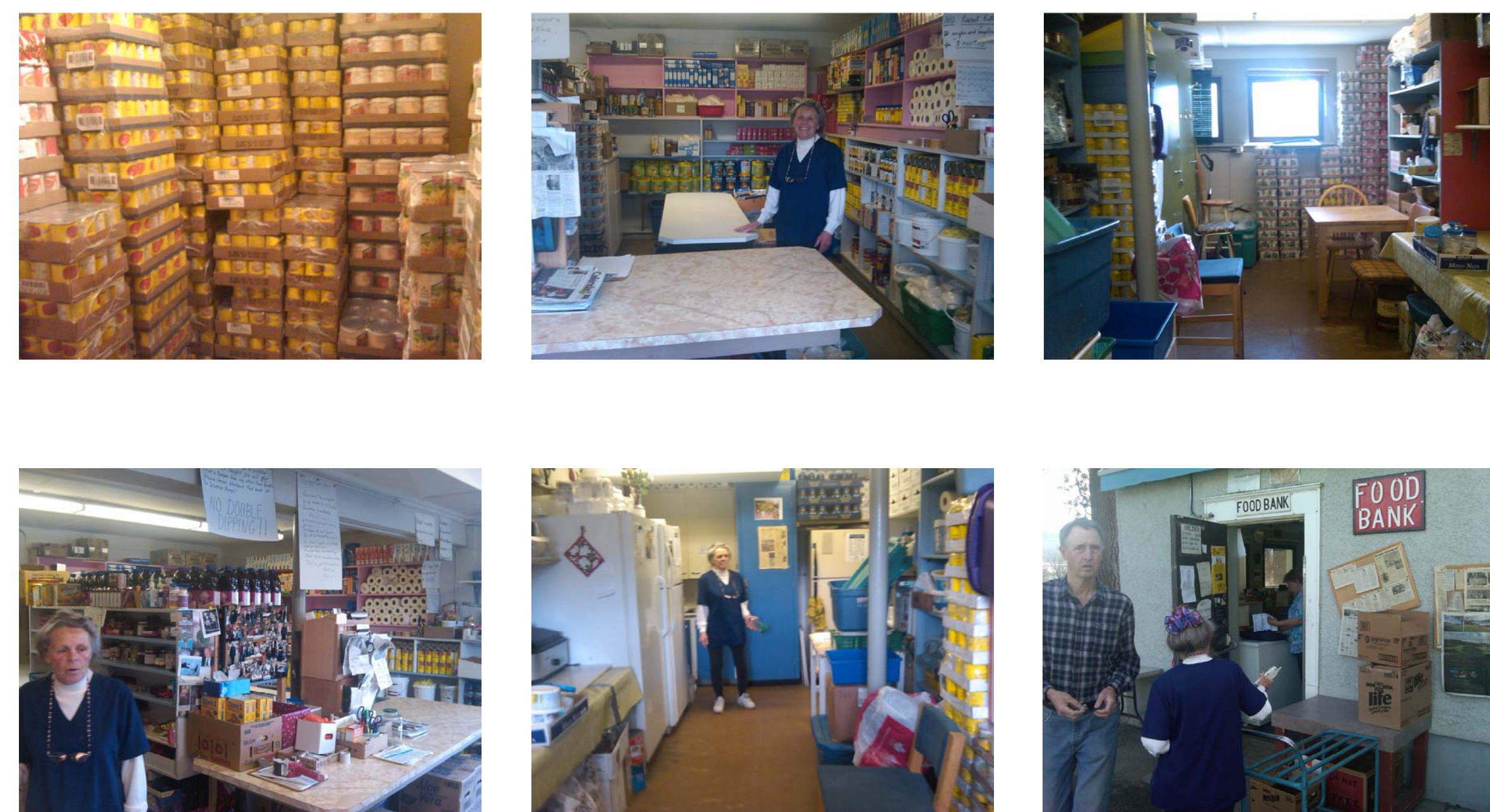
\$ Largest: 2,500sf  
 @ \$300/sf = \$750,000

FOOD BANK  
2,000 ft<sup>2</sup>



\$ Smallest: 2,000sf  
 @ \$250/sf = \$500,000

+ Soft Costs



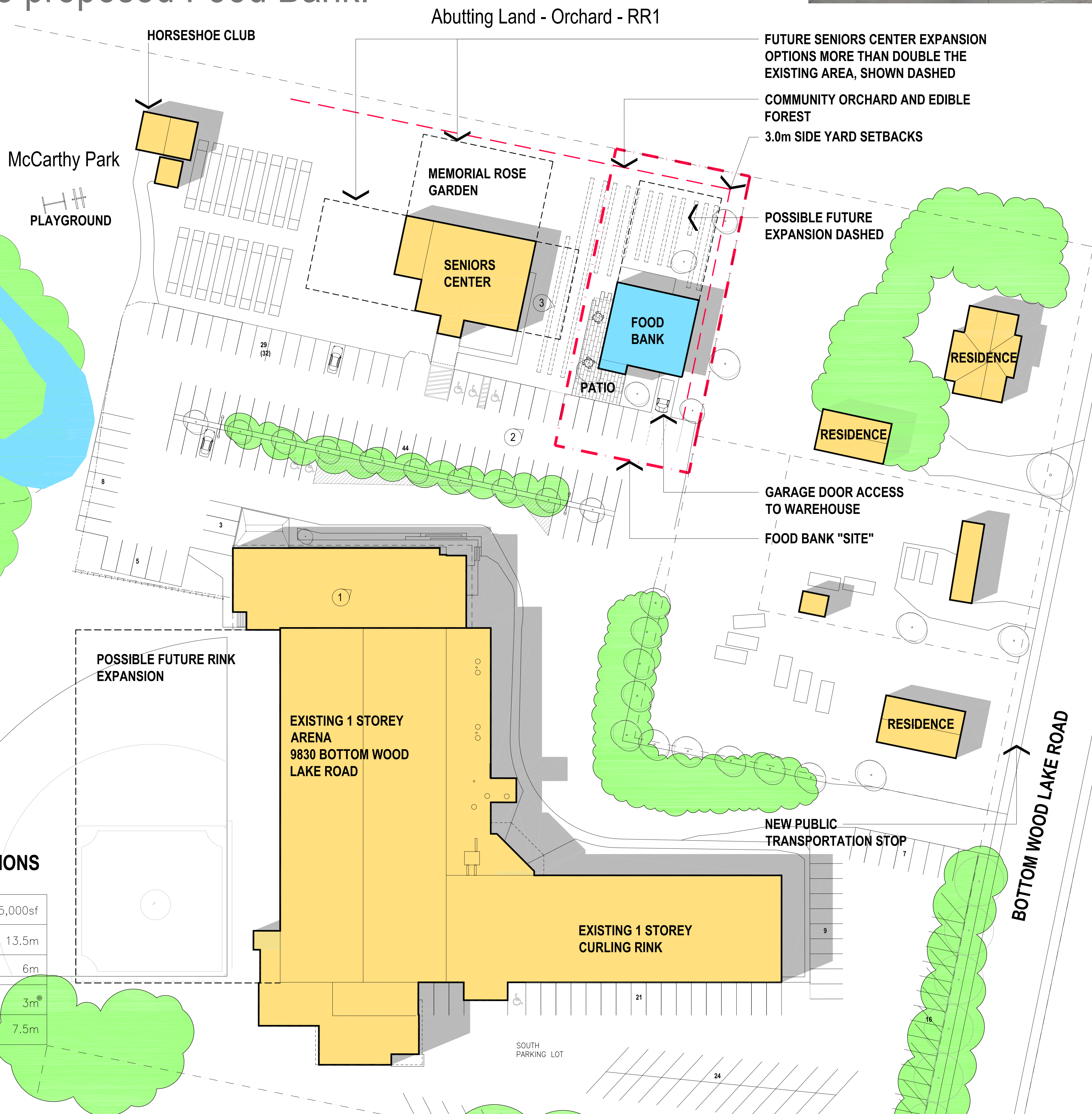


# LAKE COUNTRY FOOD BANK FEASIBILITY STUDY

FOR The District of Lake Country and The Rotary Club of Lake Country

## Site Plan

This panel shows the existing site, orientation and adjacent conditions of the proposed Food Bank.



## Zoning

**Zone P2 BUILDING RESTRICTIONS**  
(District of Lake Country Zoning Bylaw 561)

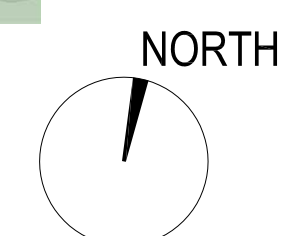
FOOD BANK SITE AREA	15,000sf
MAXIMUM HEIGHT	13.5m
FRONT YARD SETBACK	6m
SIDE YARD SETBACK	3m*
BACK YARD SETBACK	7.5m

## Parking

### EXISTING PARKING CALCULATIONS

USE	REQUIREMENT	FACILITY	PARKING SPACES
CURLING RINK	4 PER CURLING SHEET	4 SHEETS	16
ICE ARENA	1 PER 5 SEATING SPACES	189 SEATS	38
SENIORS CENTER	20 PER 1000 SF USEABLE	2400 SF	48
HORSESHOE CLUB	2 PER HORSESHOE PIT	28 PITS	56
FOOD BANK	2.5 PER 1000 SF GFA	2500 SF	6
TOTAL REQUIRED			164

	EXISTING NUMBER OF SPACES	CHANGE IN NUMBER OF SPACES	SUBTOTAL
NORTH LOT	92	-3	89
SOUTH LOT	102	0	102
PROPOSED TOTAL			191





# LAKE COUNTRY FOOD BANK FEASIBILITY STUDY

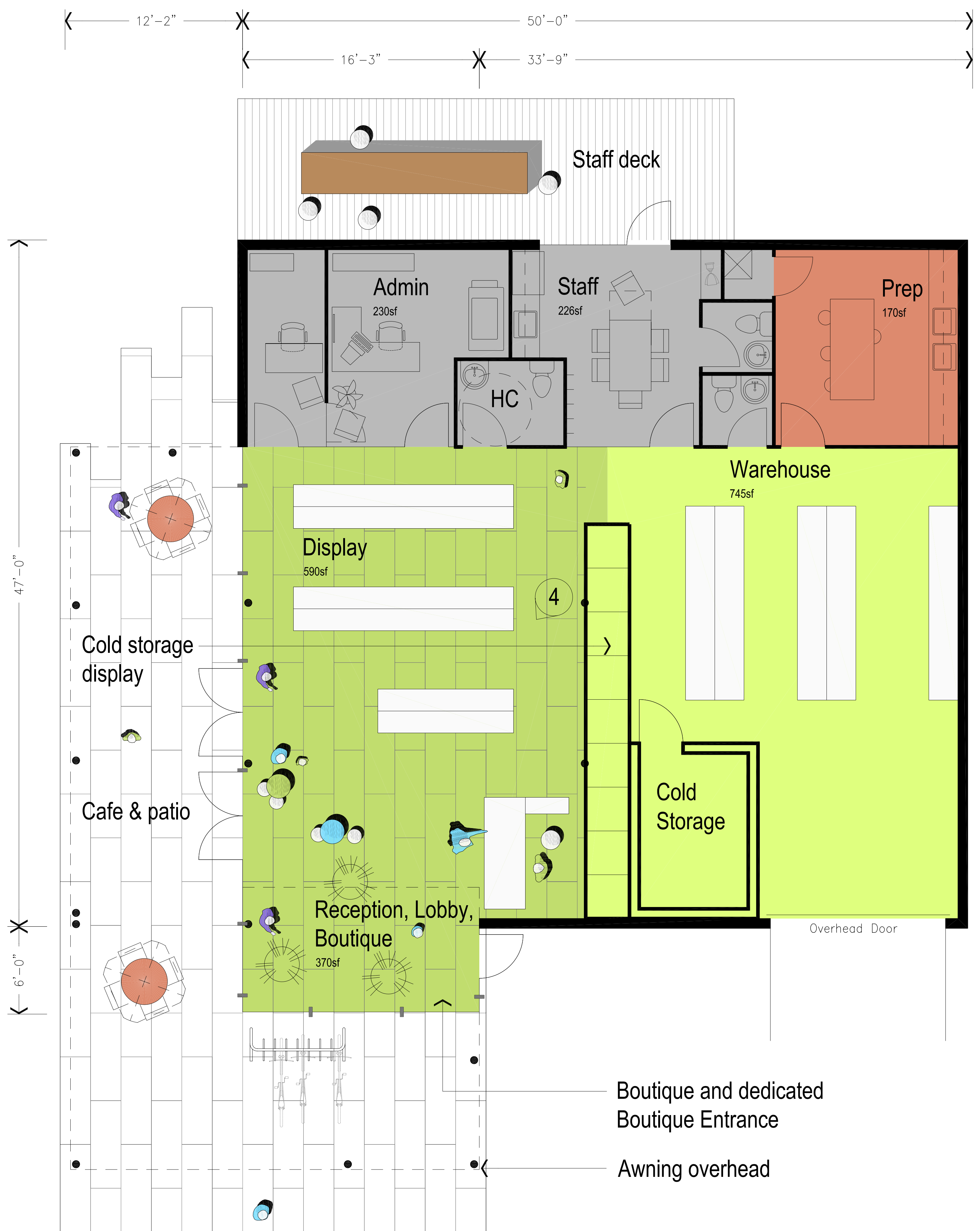
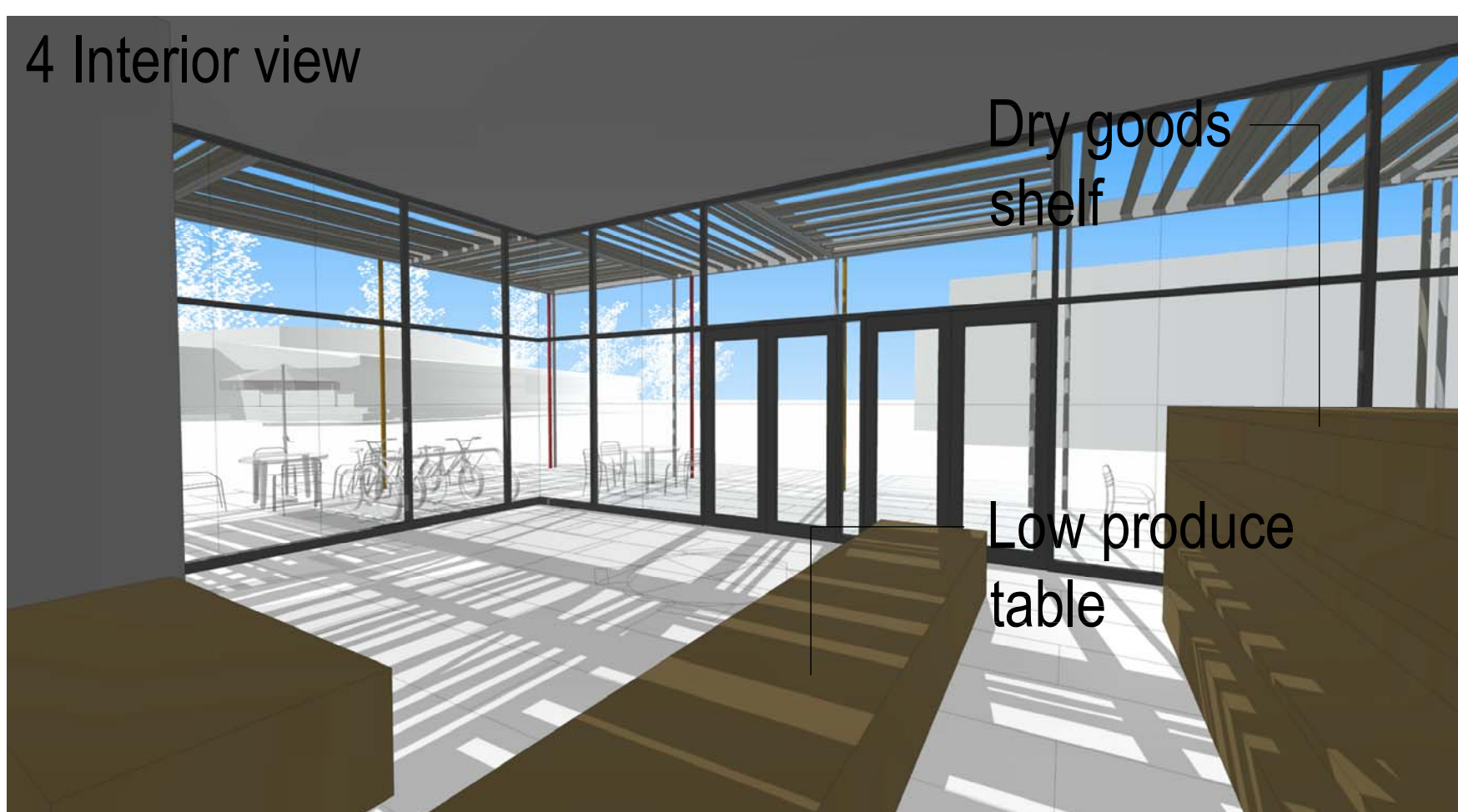
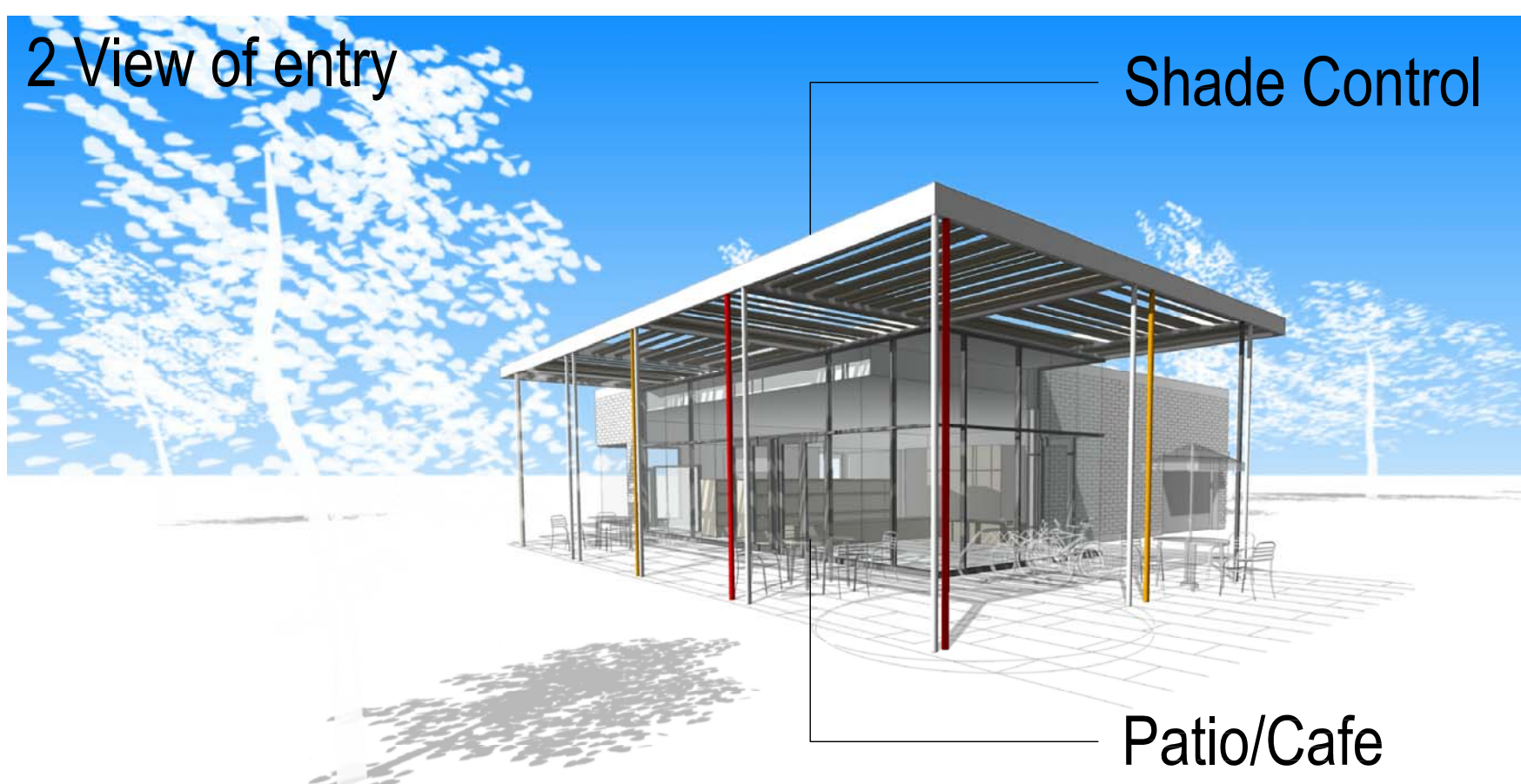
FOR The District of Lake Country and The Rotary Club of Lake Country

## Proposed Concept Plan

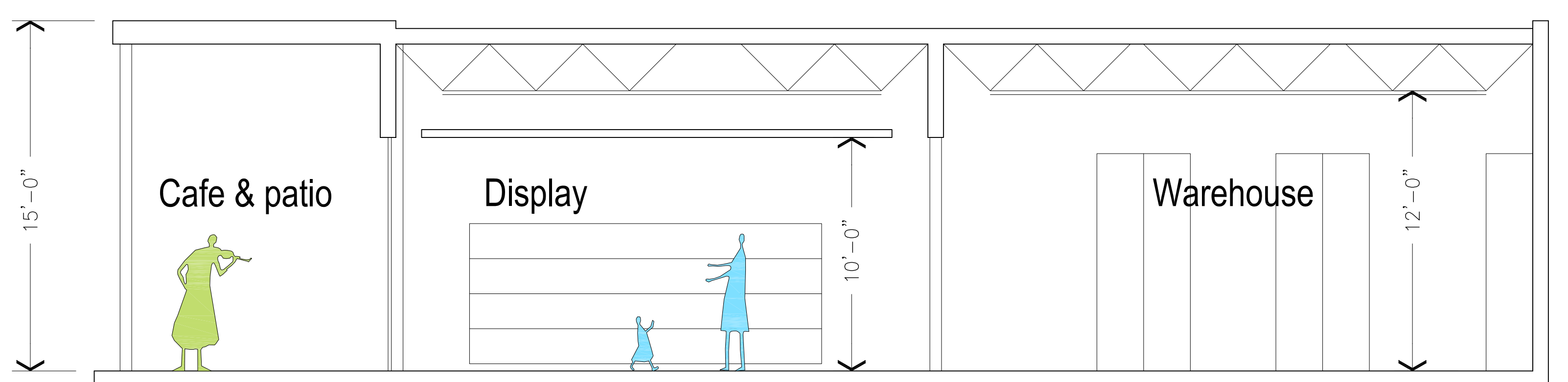
The foodbank plan is flexible and adaptable, organized with an idea of a small corner grocery store and exterior patio that spills out to the adjacent community orchard and edible forest.

## Code Analysis

2,440 SQ. FT. GROSS FLOOR AREA 12 FT. CLEAR CEILINGS
MAJOR OCCUPANCY E, MERCHENTILE OCCUPANCIES (3.1.2.1)
OCCUPANT LOAD 3.7 PERSONS PER M <sup>2</sup> = 61 PERSONS (3.1.17)
REQUIRED WASHROOMS 1 MALE, 1 FEMALE (3.7.2.2 (16), 3.7.2.2.B) 1 UNIVERSAL (3.8.2.3 (2))



Plan



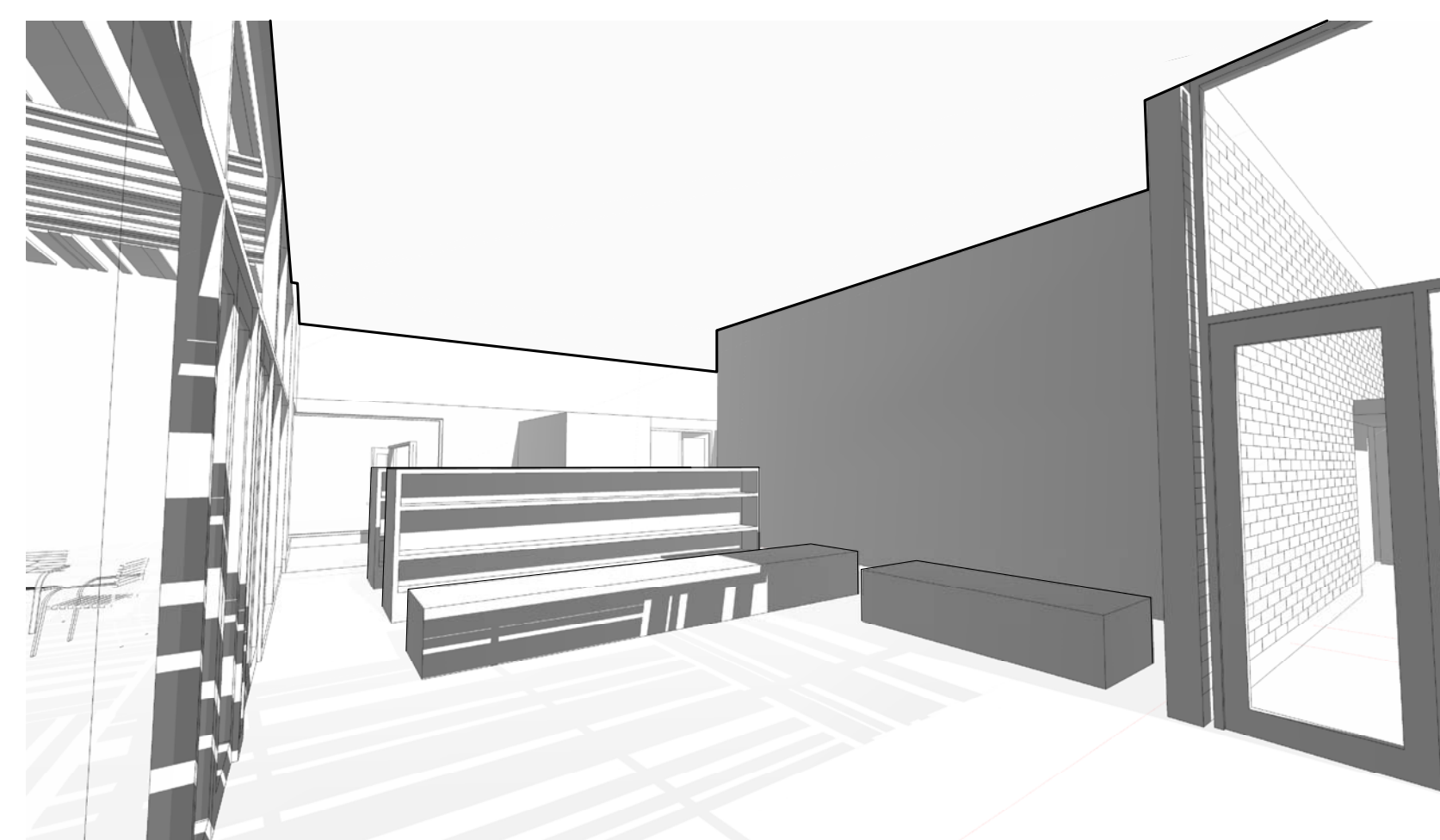
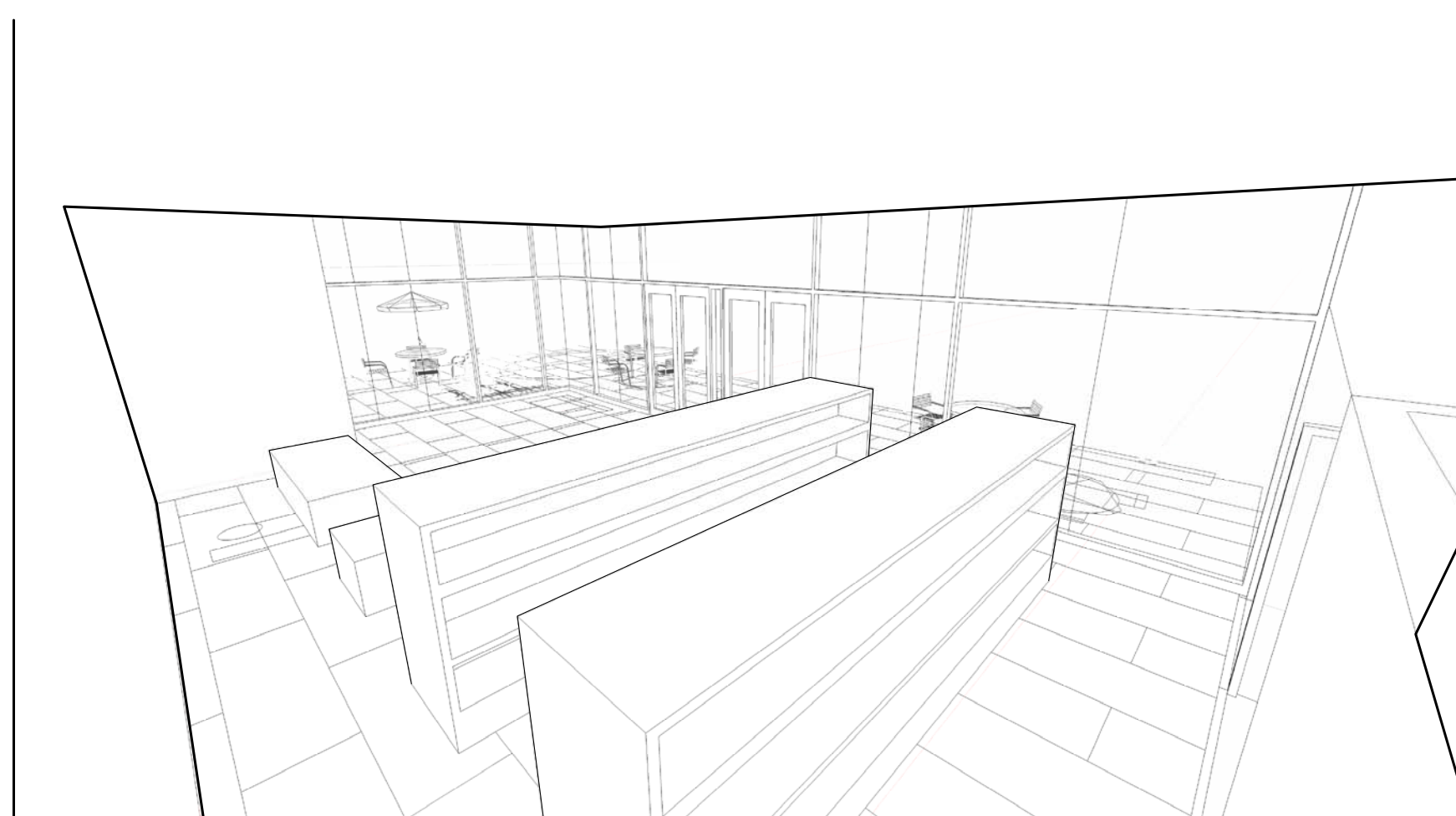
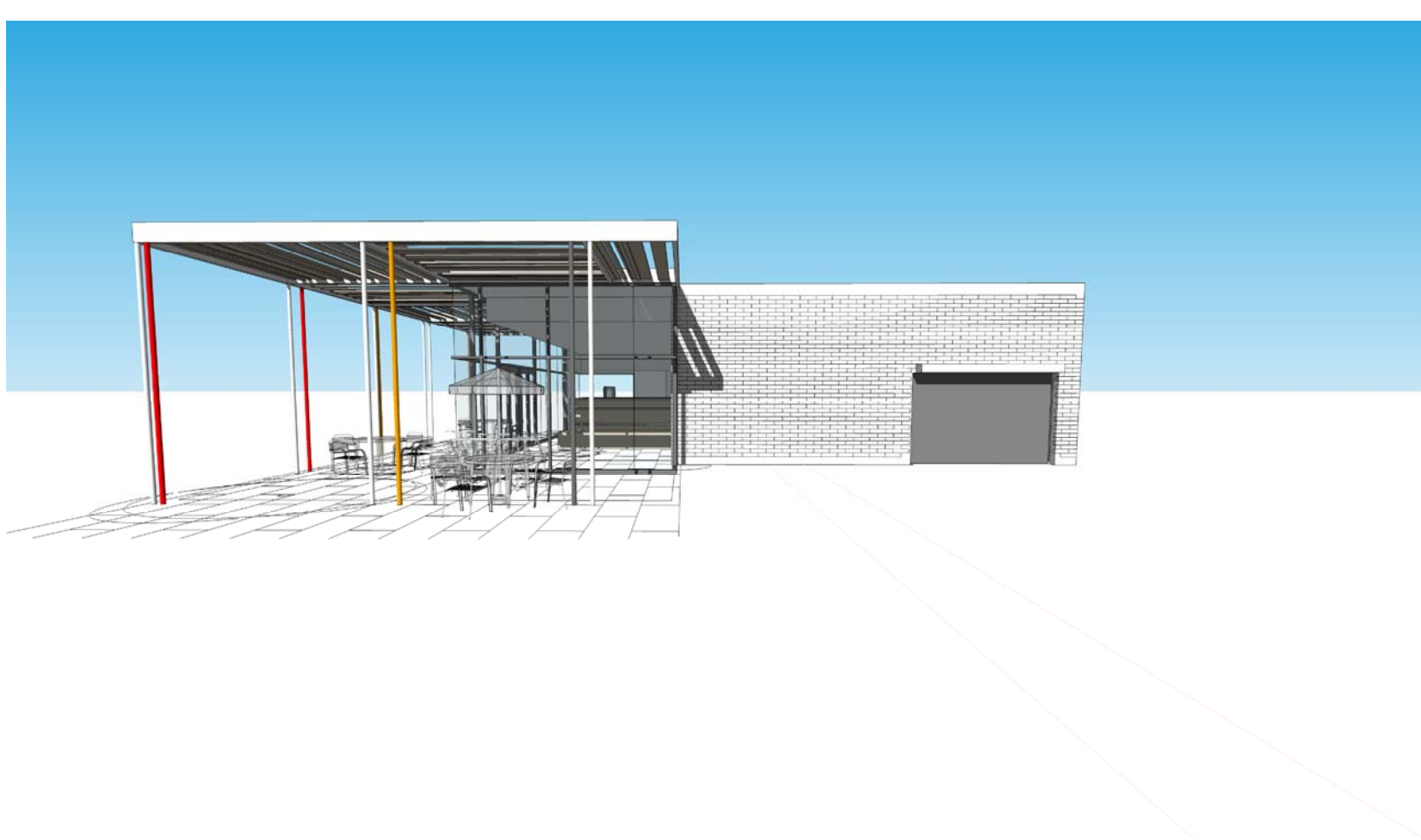
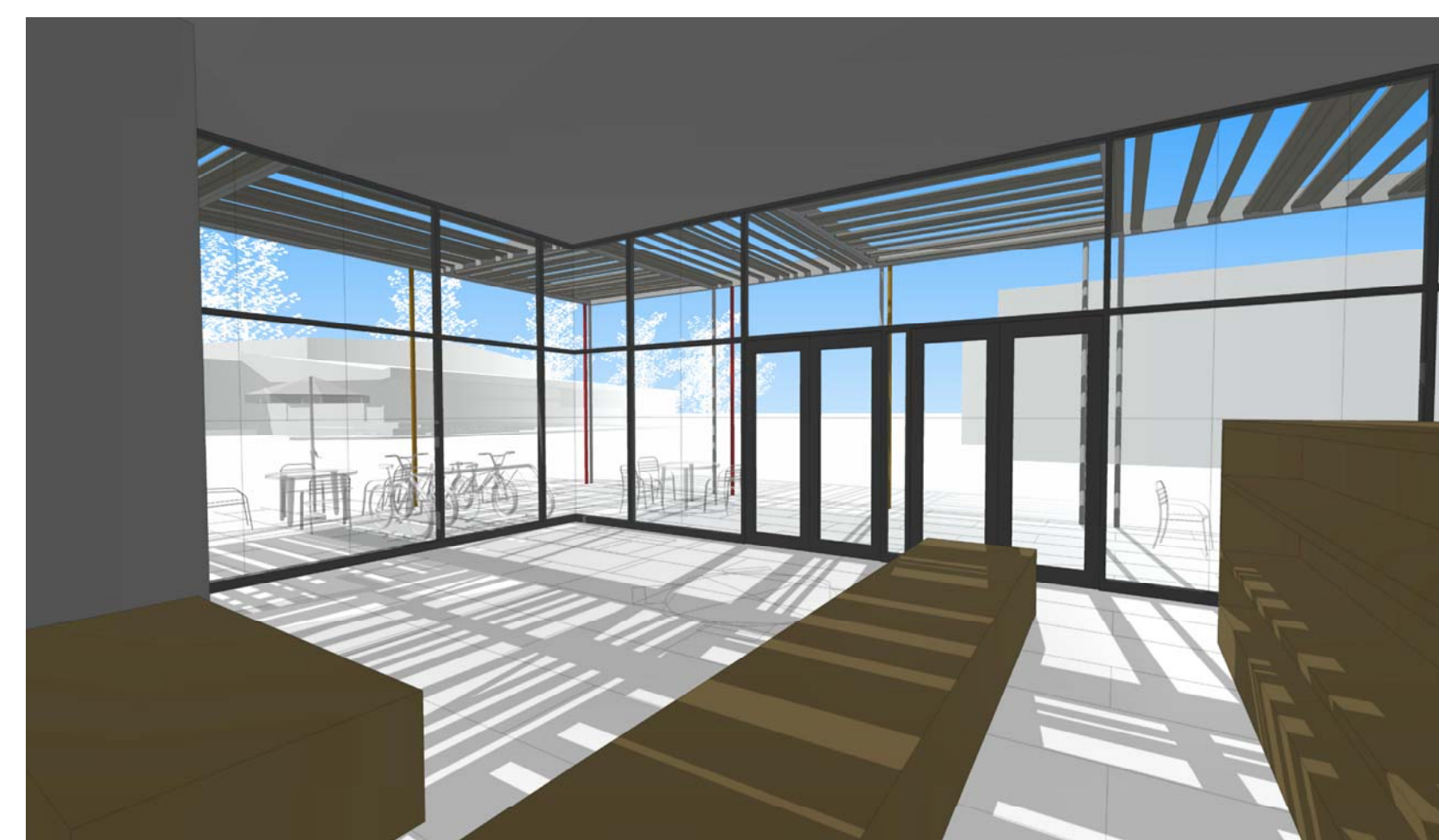
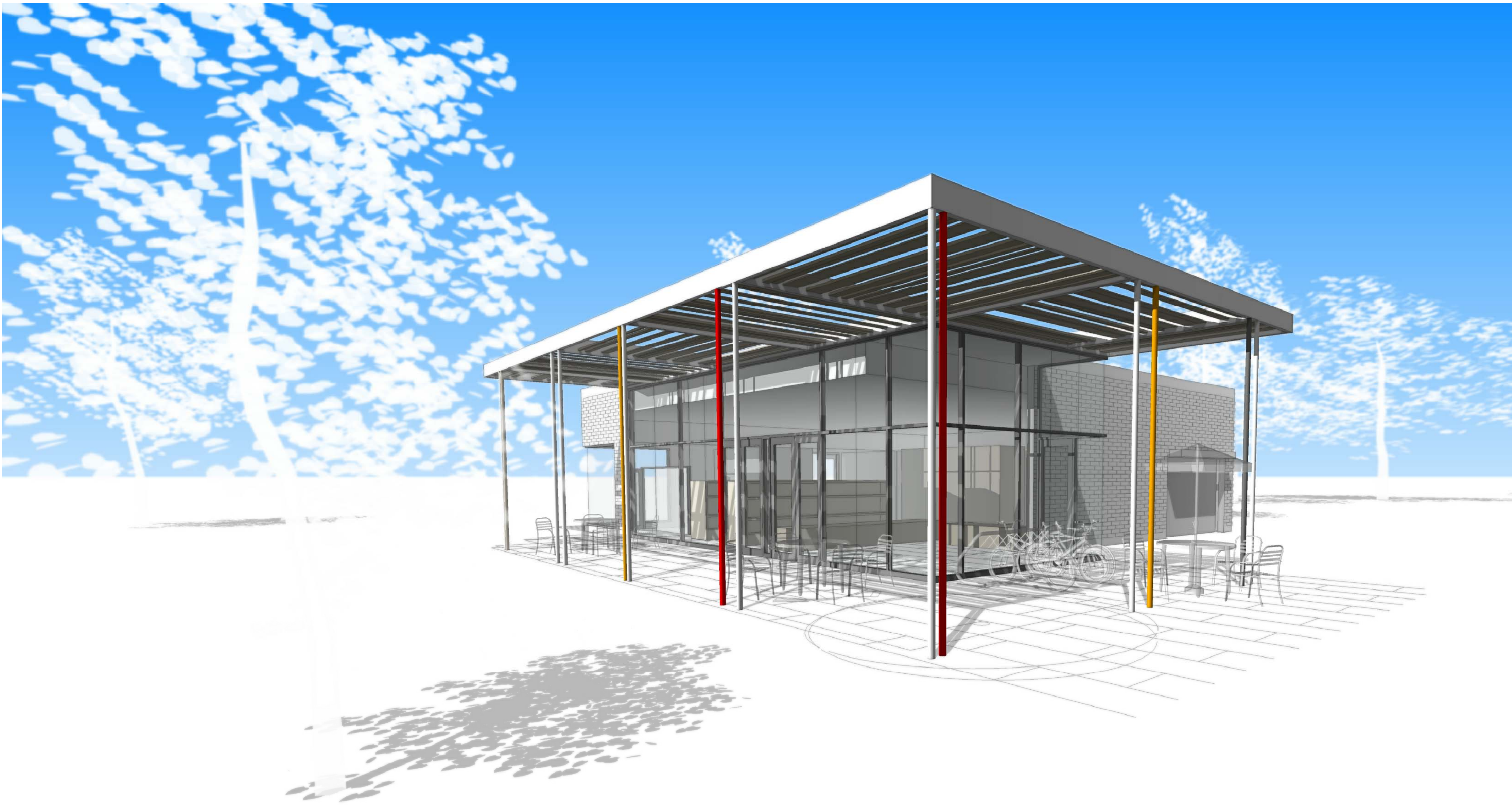
Section



# LAKE COUNTRY FOOD BANK FEASIBILITY STUDY

FOR The District of Lake Country and The Rotary Club of Lake Country

## Renderings









PROFESSIONAL QUANTITY SURVEYORS

VALUE ANALYSTS, CONSTRUCTION COST MANAGERS

LEED™ ACCREDITED PROFESSIONAL

**JBA**

**LAKE COUNTRY FOOD BANK**  
at Bottom Wood Lake Rd, WINFIELD, BC  
for The DISTRICT of LAKE COUNTRY and the ROTARY  
CLUB of LAKE COUNTRY  
design by for BRUCE CARSCADDEN ARCHITECTS INC

**PRELIMINARY COST ESTIMATE**

**June 20, 2012**

James Bush & Associates Ltd., Professional Quantity Surveyors

13657-20A Avenue, South Surrey, BC, V4A 9V7  
Phone (604) 535-5800 Fax (604) 535-5836 Email jim@jba.bc.ca

at Bottom Wood Lake Rd, WINFIELD, BC

for The DISTRICT of LAKE COUNTRY and the ROTARY CLUB of LAKE COUNTRY

design by for BRUCE CARSCADDEN ARCHITECTS INC

**EXECUTIVE SUMMARY OF CONSTRUCTION COSTS**

**Construction Cost Estimate Summary**

**Preliminary Cost Estimate**

\$/SF

Site Development		\$100,200	\$41.07
Site Prep, Earthwork	\$24,900		
Paving, Patios, Decks, Truck Loading Pad	\$17,800		
Soft Landcaping (excludes Community Garden)	\$5,000		
Utilities, connections	\$52,500		
Concrete Work		\$37,500	\$15.37
Masonry Work		\$0	
Structural & Miscellaneous Metals		\$0	
Rough & Finish Carpentry, Millwork		\$92,000	\$37.70
Exterior Cladding (Roof & Wall, Exterior Doors, Awning)		\$174,900	\$71.68
Doors, Frames & Hardware, Overhead Door		\$24,100	\$9.88
Finishes		\$44,900	\$18.40
Specialties, Signage		\$5,600	\$2.30
Electrical		\$42,700	\$17.50
Mechanical		\$98,300	\$40.29
Plumbing & Drainage	\$38,200		
Sprinklers	\$0		
HVAC, Controls	\$60,100		
General Contractor Overhead		\$80,300	\$32.91
Cash allowances		\$0	
Design Contingency	10%	\$69,500	\$28.48
Market Escalation to start of construction		\$0	

**TOTAL Reasonable Bid Price Construction**

**\$770,000**

\$315.57

*(SUMMER 2012 dollars, excl. HST)*

<b>SOFT COSTS</b> - Design & Engineering Fees, Owner's costs, Project Contingency	Not Included
<b>FURNITURE, FITTINGS &amp; EQUIPMENT, WAREHOUSE/DISPLAY SHELVING</b>	Not Included
<b>COLD ROOM, COLD DISPLAY UNIT</b>	Not Included

TOTAL: Floor Area (m2)	227 m2
TOTAL: Floor Area (SF)	2,440 SF
Unit Cost per SF floor area (CONSTRUCTION)	\$315.57 /SF

**NOTES & CLARIFICATIONS**

This estimate is based on a lump sum, competitively bid form of contract. Rates used exclude PST.

Priced in JUNE 2012 dollars, with no allowance for Escalation to start of construction as the market is very competitive and is expected to remain so for next quarter.

This estimate represents a fair and reasonable construction cost of the work based on an understanding of the work as outlined on the Feasibility Study report by BRUCE CARSCADDEN ARCHITECT, JUNE 20, 2012

The estimate prepared by JBA reflects probable construction costs prevailing at the date of this report and is a determination of fair market value for the construction of this project and should not be taken as a prediction of the lowest bid price. The Construction market is extremely variable and we are still seeing very competitive bidding.

JBA does not have control over the cost of labour, materials, equipment, over a contractor's method of determining bid prices, or over competitive bidding, market conditions. Accordingly JBA cannot and does not warrant or represent that bid prices will not vary from this estimate.

**LAKE COUNTRY FOOD BANK**

June-20-12

at Bottom Wood Lake Rd, WINFIELD, BC  
 for The DISTRICT of LAKE COUNTRY and the ROTARY CLUB of LAKE COUNTRY  
 design by for BRUCE CARSCADDEN ARCHITECTS INC

<b>CONSTRUCTION COST ESTIMATE</b>			
		<b>FLOOR AREA SUMMARY</b>	
		Reception, Lobby, Boutique	370 SF
		Display	590 SF
		Warehouse, Cold Store,	745 SF
		Prep	170 SF
		HC Wrm, 2 x Unit WC's	84 SF
		Staff	226 SF
		Admin	230 SF
		Janitor	9 SF
		Wall thickness	16 SF
		<b>TOTAL GROSS FLOOR AREA</b>	<b>2,440 SF</b>
<b>Site Development</b>		<b>100,200</b>	
<b>Site Work: Earthwork</b>		<b>24,900</b>	
Site Hoarding/Fencing & Temporary Protection & Access		Allow	1,500
Site Prep - remove organics		4,037 SF	1.67 6,700
Excavation for building footprint/strip footings		159 CY	45.00 7,100
Granular fill - clear crush backfilling, slab base, foundations		106 CY	65.00 6,900
Backfill and make good existing grade, reinstate paving etc.		1,070 SF	2.50 2,700
<b>Paving, Patios, Decks and Truck Loading Pad</b>		<b>17,800</b>	
Patio - PC slabs		1,100 SF	8.50 9,400
Staff Deck - wood		325 SF	15.00 4,900
Truck loading pad - reinf conc		500 SF	7.00 3,500
<b>Landscaping</b>		<b>5,000</b>	
Soft Landscaping & Planting		Allowance	5,000
Community Garden			By Others
<b>Utilities &amp; Connections</b>		<b>52,500</b>	
Incoming Water Service			7,500
Sanitary Drainage			8,000
Storm water, footing Drainage connection			12,000
Hydro Service - underground ducts (allow 30m to Curling Rink)			15,000
Hydro/Tel Service Connection FEES			10,000
<b>Concrete Work</b>		<b>37,500</b>	
<b>Concrete Foundations &amp; Slab on Grade</b>		<b>2,440 SF 15.37 37,500</b>	
<i>(assume std 16" wide strip footings, 2ft depth and 4" slab on grade)</i>			
• formwork		1,025 SF	9.00 9,200
• concrete foundation and slab		58 CY	180.00 10,400
• rebar		10,409 lbs	0.95 9,900
• concrete placing		2 Pours	1,800.00 3,600
• concrete finishing, slope to drains etc.		2,440 SF	1.80 4,400
<b>Masonry Work</b>		<b>0</b>	
<b>Structural &amp; Miscellaneous Metals</b>		<b>0</b>	

**LAKE COUNTRY FOOD BANK**

June-20-12

at Bottom Wood Lake Rd, WINFIELD, BC  
 for The DISTRICT of LAKE COUNTRY and the ROTARY CLUB of LAKE COUNTRY  
 design by for BRUCE CARSCADDEN ARCHITECTS INC

<b>CONSTRUCTION COST ESTIMATE</b>			
<b>Rough &amp; Finish Carpentry, Millwork</b>			<b>92,000</b>
<b>Rough Carpentry Work - Structure</b>	2,440 SF	34.67	84,600
<i>(Assume Wood Frame Building, Load bearing wood frame walls/cols/beams, Roof trusses/joists, Plywood roof deck)</i>			
Roof framing - truss/joist, plywood deck, Columns, GL Beams	2,440 SF	21.00	51,200
Exterior Walls - 2x6 framing, plywood sheathing	2,625 SF	8.50	22,300
Interior Partitions - 2x4 Framing	1,968 SF	5.00	9,800
Plywood to partitions to 8ft (warehouse)	600 SF	2.10	1,300
<b>Finish Carpentry</b>			<b>2,200</b>
Install doors/frames, hardware, incl. caulking	5 Lvs		400
Misc Rough Carpentry - blocking, plywood panels		Item	1,500
Install specialties etc.		Item	300
<b>Millwork</b>			<b>5,200</b>
Sink counter unit & upper cupboards (Staff)	7.5 LF	Item	1,700
Kitchen counter & upper cupboards (Prep)	14 LF	Item	3,500
Reception Counter, Display Shelving, Warehouse Shelving			NOT INCLUDED
<b>Exterior Cladding (Roof &amp; Wall, Exterior Doors, Awning)</b>			<b>174,900</b>
<b>Roofing</b>			<b>44,000</b>
SBS Membrane roofing, insulation, VB	2,440 SF	16.50	40,300
Perimeter flashing - fascia	205 LF	18.00	3,700
<b>Building Insulation</b>			<b>7,200</b>
Roof Insulation	2,440 SF	included with Roofing	
Exterior wall batt insulation, AVB	2,625 SF	2.75	7,200
<b>Storefront Glazing, aluminum Windows</b>			<b>46,200</b>
Aluminum Frame glazed storefront	840 SF	55.00	46,200
<b>Exterior Wall Cladding</b>			<b>58,900</b>
Rain-screen cladding (average price range product)	2,625 SF	22.00	57,800
Flashing & caulking at doors, windows etc.		Item	800
Louvres/Vents		Item	300
<b>Soffit &amp; Overhang (Awning)</b>			<b>18,600</b>
Awning - to outdoor patio	745 SF	25.00	18,600
<b>Doors, Frames &amp; Hardware, Overhead Door</b>			<b>24,100</b>
<b>Doors &amp; frames</b>			<b>12,800</b>
Interior H/M door frame - single	5 No.	180.00	900
Interior Solid Core interior wood door	4 Lvs	340.00	1,400
Interior Solid Core interior wood door with glazed panel	1 Lvs	600.00	600
Aluminum frame, glazed door	6 Lvs	1,650.00	9,900
<b>Finish Door Hardware</b>			<b>3,800</b>
Supply Door Hardware	5 Lvs	750.00	3,800
<b>Overhead Door</b>			<b>6,800</b>
Overhead Door - insulated exterior door with elec oper 12ft x 10ft high	1 No.	6,800.00	6,800
<b>Painting</b>			<b>700</b>
Painting Doors/Frames	5 Lvs	130.00	700

**LAKE COUNTRY FOOD BANK**

June-20-12

at Bottom Wood Lake Rd, WINFIELD, BC

for The DISTRICT of LAKE COUNTRY and the ROTARY CLUB of LAKE COUNTRY

design by for BRUCE CARSCADDEN ARCHITECTS INC

<b>CONSTRUCTION COST ESTIMATE</b>			
<b>Finishes</b>			<b>44,900</b>
<b>Flooring</b>			<b>11,700</b>
Concrete sealer - warehouse	754 SF	2.00	1,500
Resilient Flooring - Display/Reception etc, Staff, Prep	1,356 SF	6.00	8,100
Carpet	230 SF	6.00	1,400
Ceramic tile	84 SF	8.00	700
<b>Ceilings</b>			<b>7,800</b>
Drywall ceiling - underside of truss	2,440 SF	2.20	5,400
Painting	2,440 SF	1.00	2,400
<b>Walls</b>			<b>25,400</b>
Gypsum board to interior walls	6,561 SF	2.75	18,000
Painting walls	6,561 SF	0.80	5,200
Painting exterior metals/wood etc			400
Ceramic Tile to 5ft	225 SF	8.00	1,800
<b>Specialties, Signage</b>			<b>5,600</b>
Miscellaneous Specialties		Allow	500
Washroom Accessories, Grab Bars etc	3 Sets	Item	1,800
Caulking, Firestopping		Allow	800
Signage - Building		Item	2,500
<b>Electrical</b>			<b>42,700</b>
<b>Power &amp; Distribution</b>			<b>9,400</b>
Permit & site set-up		Item	1,500
200Amp/120/208Volt main switch & distribution panel		Item	2,600
Transformer		Item	2,000
Feeders cables/connections		Item	2,500
Grounding & bonding		Item	800
<b>Lighting - Interior &amp; Exterior</b>			<b>20,200</b>
Lighting - Fixtures, lamps, circuits, installation, controls	2,440 SF	8.00	19,500
Exit signs	4 No.	185.00	700
Lamps			Included
Fixture installation			Included
Conduit & wire			Included
Switches			Included
<b>Power</b>			<b>8,700</b>
Duplex receptacle	20 No.	150.00	3,000
Duplex receptacle GFI - W.P.	4 No.	175.00	700
Overhead door connection & button	1 No.	180.00	200
Mechanical connections - DHW/AHU/HRV/Duct Heater		Item	1,200
Equipment connections - Cooler, Cold Display		Item	1,200
Baseboard Heaters		Item	2,400
<b>Fire Alarm &amp; Building Systems</b>			<b>4,400</b>
<u>Fire Alarm - smoke detectors, panel etc.</u>	2,440 SF	1.80	4,400
<u>Data/Tel</u>		Allowance	5,000
<u>Security</u>			3,000

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<b>CONSTRUCTION COST ESTIMATE</b>			
<b>Mechanical</b>	2,440 SF	40.29	<b>98,300</b>
<b>Plumbing &amp; Drainage</b>	2,440 SF		<b>38,200</b>
<u>Plumbing</u>	13 Fxt	2,261.54	
WC	3 No.	950.00	2,900
Sink, Lav	5 No.	750.00	3,800
Floor Drains, Equipment Funnel Drains	4 No.	80.00	300
Janitor Sink	1 No.	700.00	700
Exterior hose bib	2 No.	90.00	200
DHW Heater 40gal		Item	2,100
1 1/4" DCW water entry, RPBA/PRV, shutoffs etc.		Item	2,400
DCW/DHW piping to fixtures	9 Fxt	650.00	5,900
Waste/Vent connections	13 No.	850.00	11,100
<u>Footing Drainage</u>	220 LF	40.00	8,800
<b>Sprinklers</b>			<b>0</b>
<b>HVAC &amp; CONTROLS</b>	2,440 SF	24.63	<b>60,100</b>
<u>Air Handling</u>	2,440 SF	24.00	58,600
Heat Recovery Unit Ventilators, Roof Top Unit/AHU etc.			Included
Ductwork			Included
Diffusers			Included
Louvres			Included
Controls			Included
Baseboard Heaters			Div 16
Site set-up, test & commissioning, manuals & drawings, etc		Item	1,500
<b>General Contractor Overhead</b>			12.9% <b>80,300</b>
Direct Site Overhead ( <i>office, privies, cleanup, garbage etc.</i> )			45,000
Superintendent, foreman, Supervision			INCL
Insurance, Bonding & Permits			16,700
Construction Manager Fee or Contractor Mark-up/Profit			18,600
<b>Cash Allowances</b>		<b>Allowance</b>	<b>0</b>
<b>Design Contingency</b>		<b>10%</b>	<b>69,500</b>
<b>Reasonable Bid Price - CONSTRUCTION (excl. HST)</b>	2,440 SF	\$315.57	<b>\$770,000</b>

Essential to our work is a *respect for place* that grows out of an understanding of a specific site, climate, and historical and community context. We seek out the particulars within these critical issues and synthesize them to create an appropriate architectural solution. Perhaps because of this, the focus of our work has been as varied as our clients and the places in which we have built. We are committed to an architecture that embodies the aspirations of its community and returns to its occupants a healthier environment.

