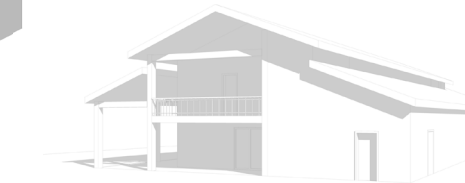
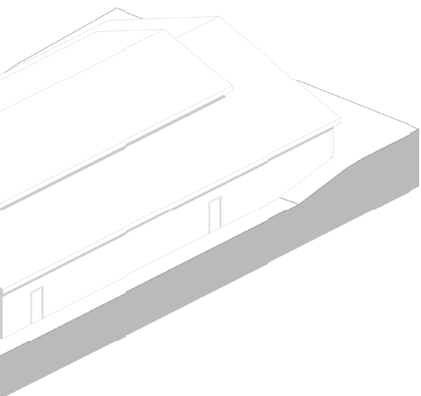
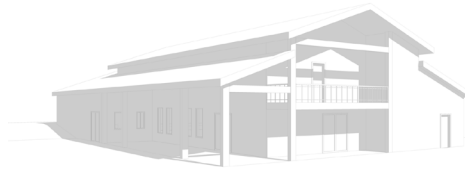
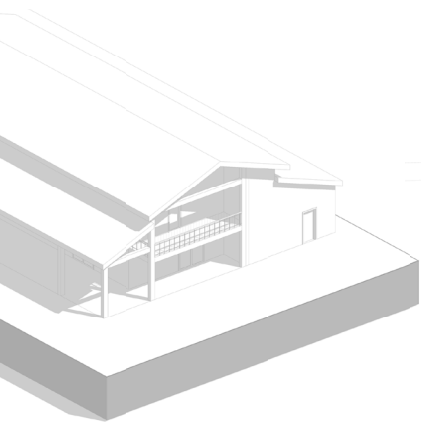




BOSUN HALL

New Denver, BC



FEASIBILITY REPORT

OCTOBER 2018

cover Architectural Collaborative Inc
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p. 250.354.4445
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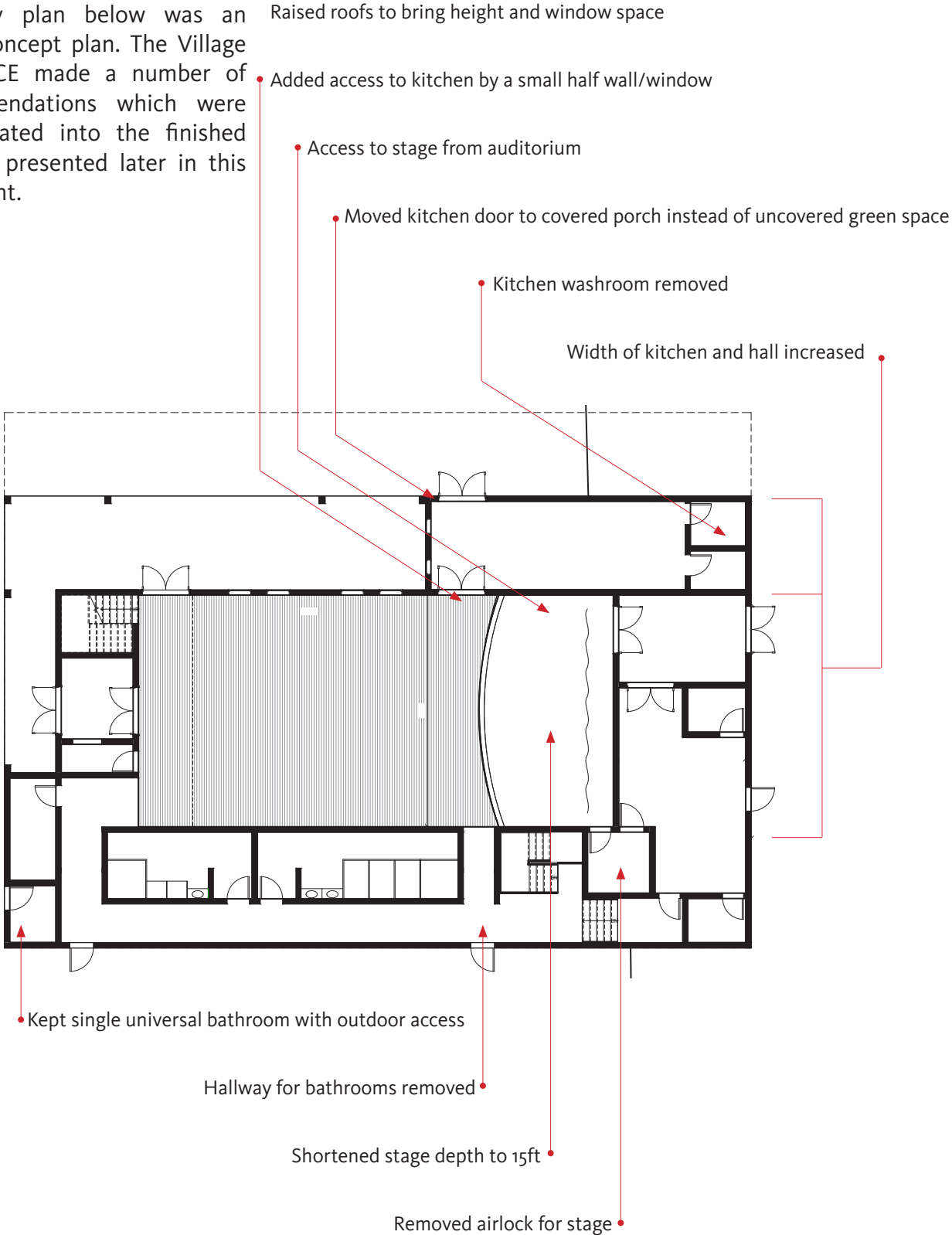
Bosun Hall is the heart of New Denver community life, and provide space for events such as weddings, arts performances, children’s activities, birthdays, funerals, public meetings, and more. Cover Architecture has been working with key community stakeholders to envision what it will take to replace this important piece of community infrastructure. Included in this report is an image of the Bosun Hall replacement, Cover’s architectural drawings, a record of the concept development and the costing estimate for the replacement project.

The current Bosun Hall is approximately 3100 sqft, split between three main components: hall, stage and kitchen. There is also an unused mezzanine and an unused crawlspace. It is expected that the new building should roughly match the overall size and capacity of the existing hall, with a reallocation of space to better meet the needs of the community. The capacity of the proposed design includes 163 people in the main hall, 76 in the stage and green room area, 30 in the mezzanine, 4 in the kitchen, and 3 in the basement for an overall capacity of 276 people.

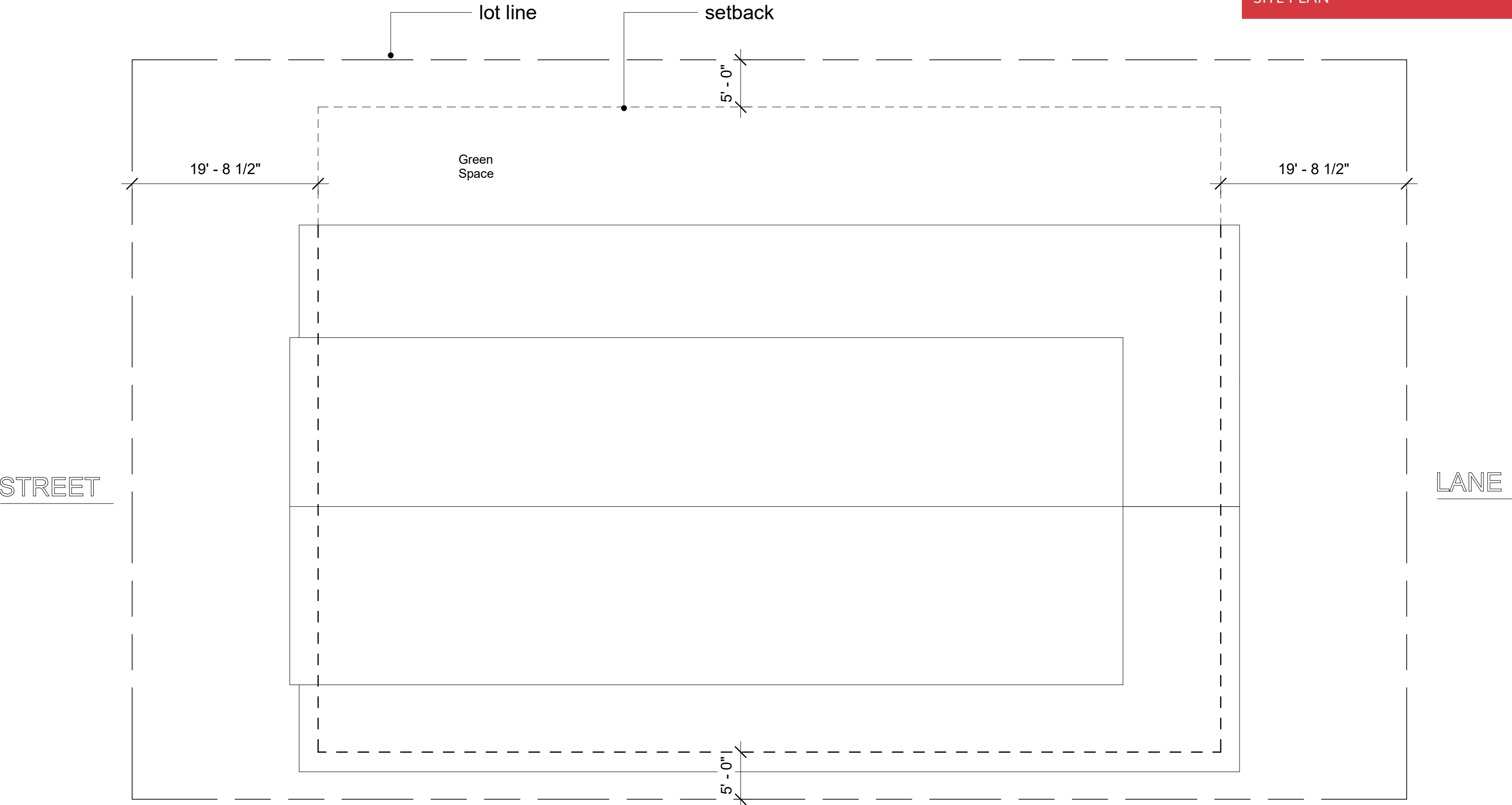
Cover Architecture has created a new design that matches or improves on the capacity of the current hall, has the potential to meet the new Step Code 3 energy code, and fits aesthetically within the village of New Denver.

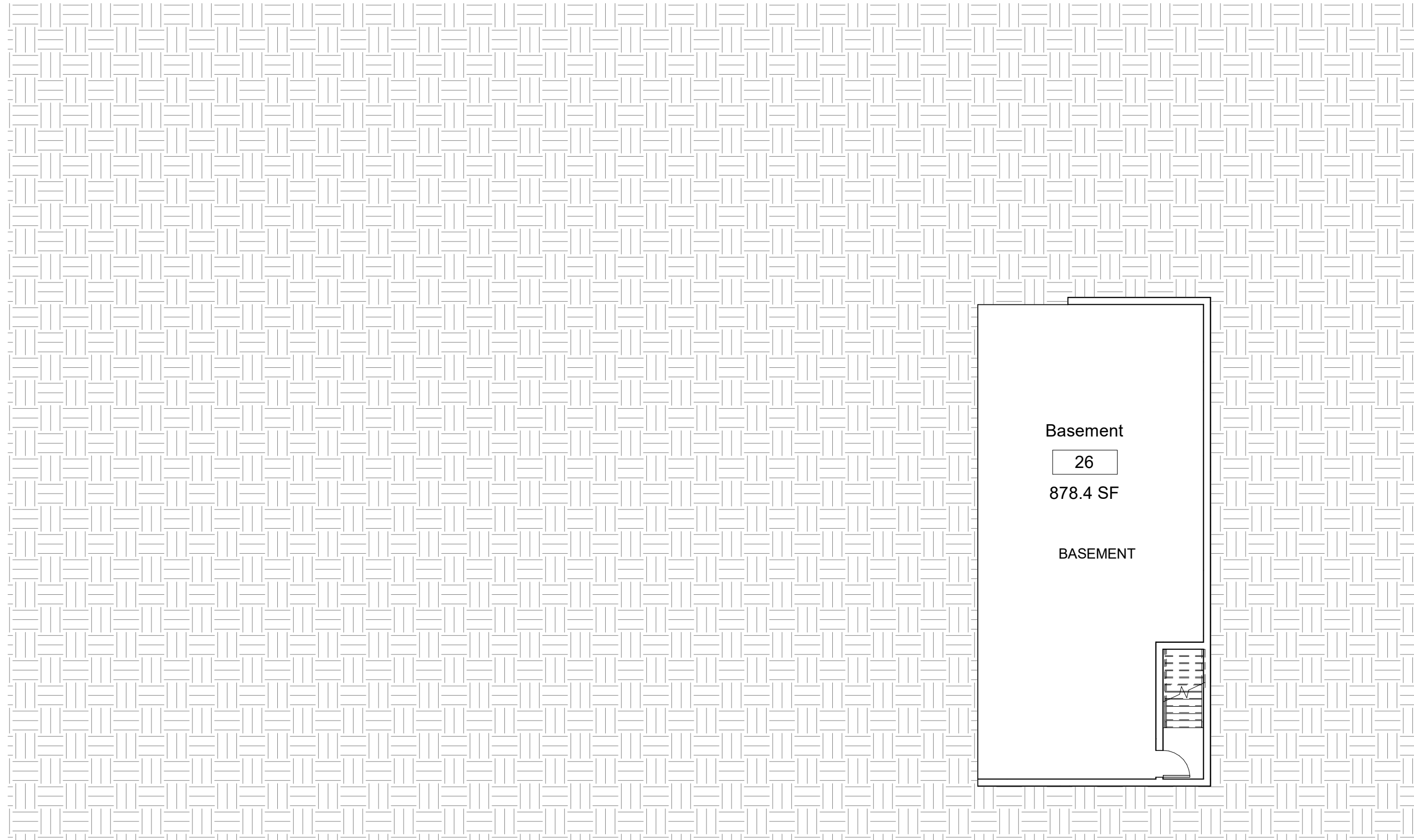
Cover Architecture would like to thank New Denver’s CAO Bruce Woodbury, New Denver’s Recreation and Cultural Services Coordinator Amanda Murphy, and the Lucerne Association for Community Education (LACE) for their assistance in completing this study.

The key plan below was an initial concept plan. The Village and LACE made a number of recommendations which were incorporated into the finished concept presented later in this document.

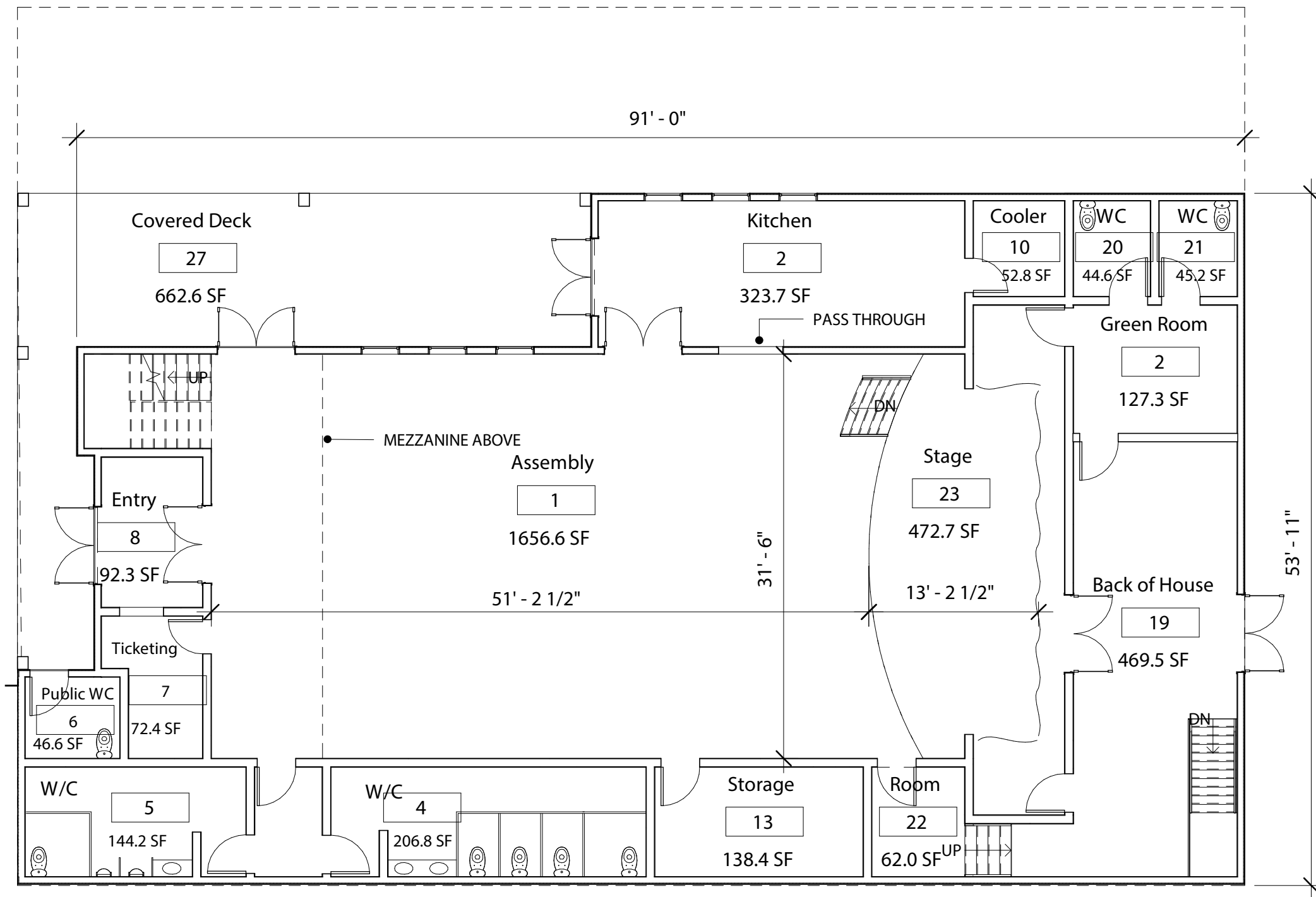




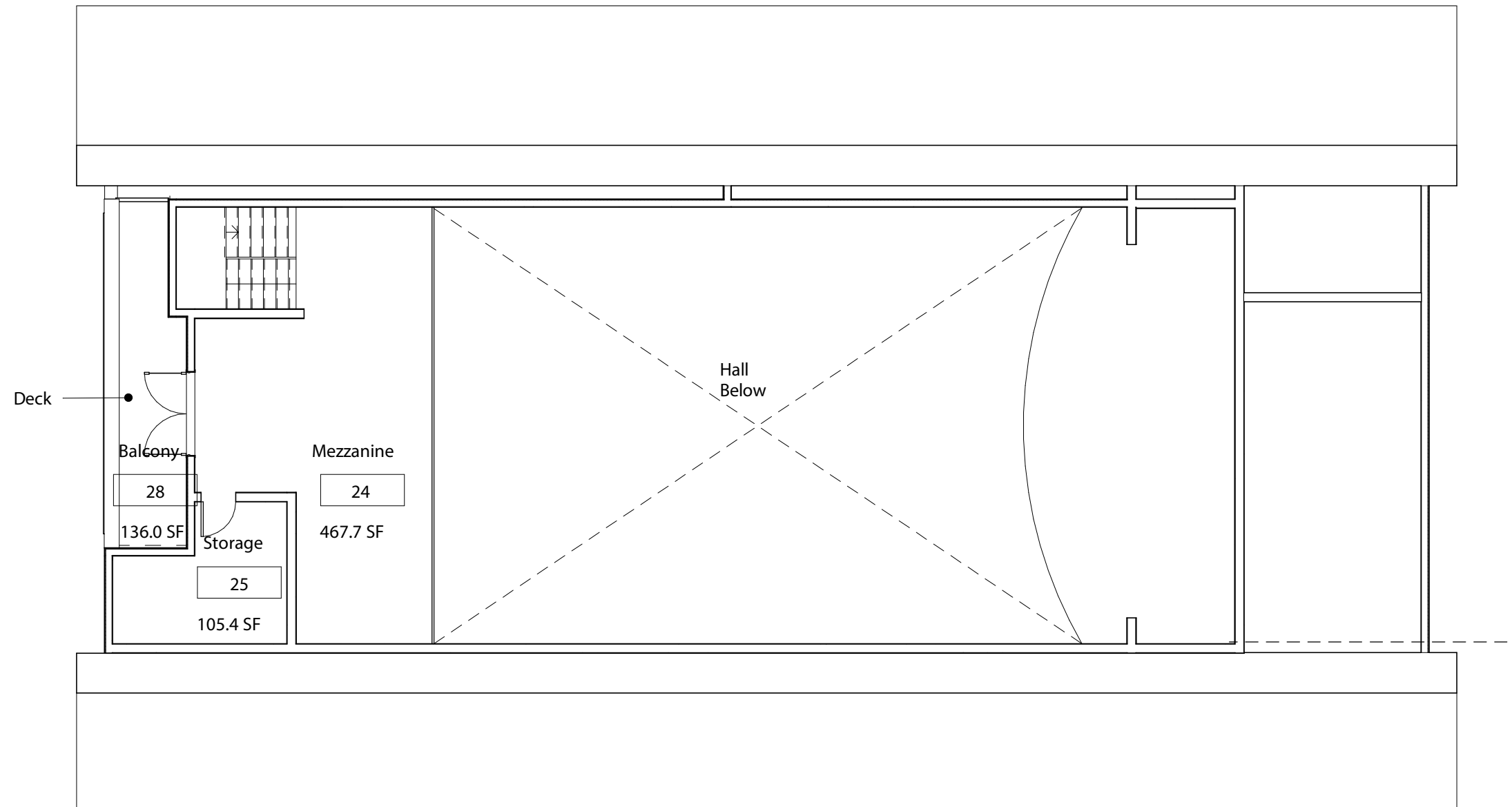




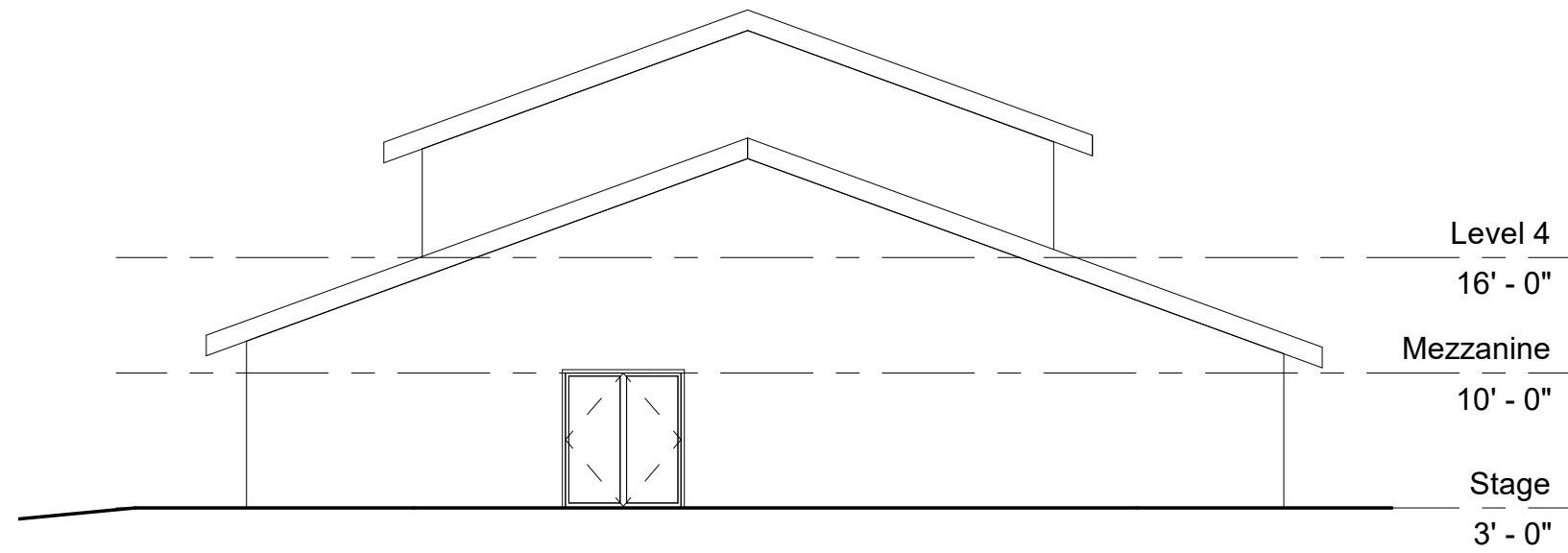
BASEMENT PLAN



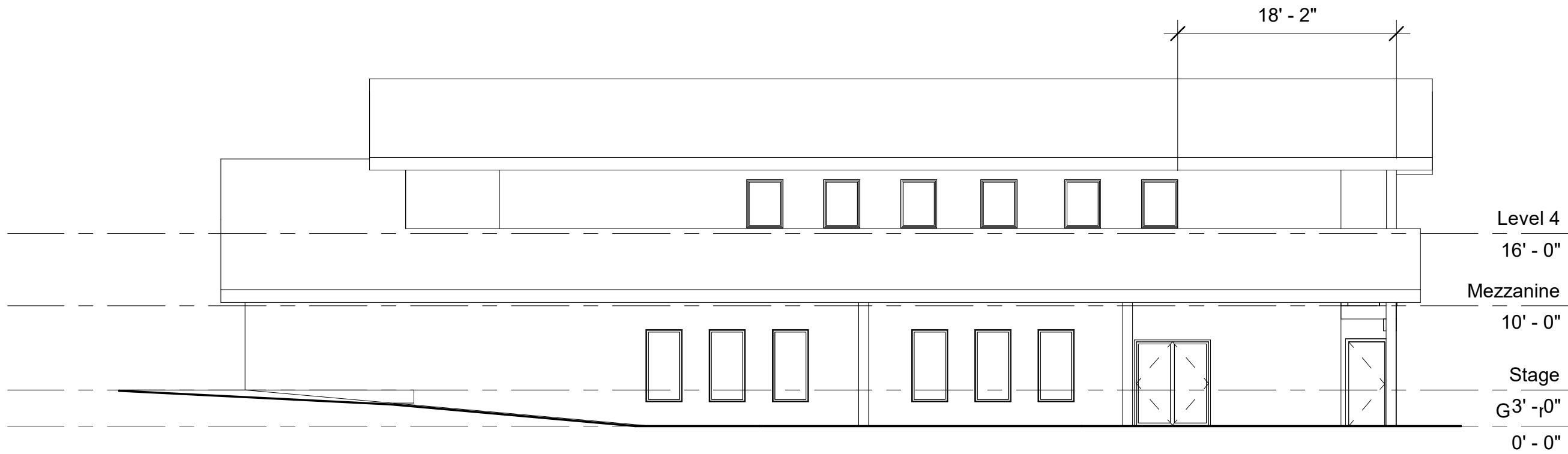
MAIN FLOOR PLAN



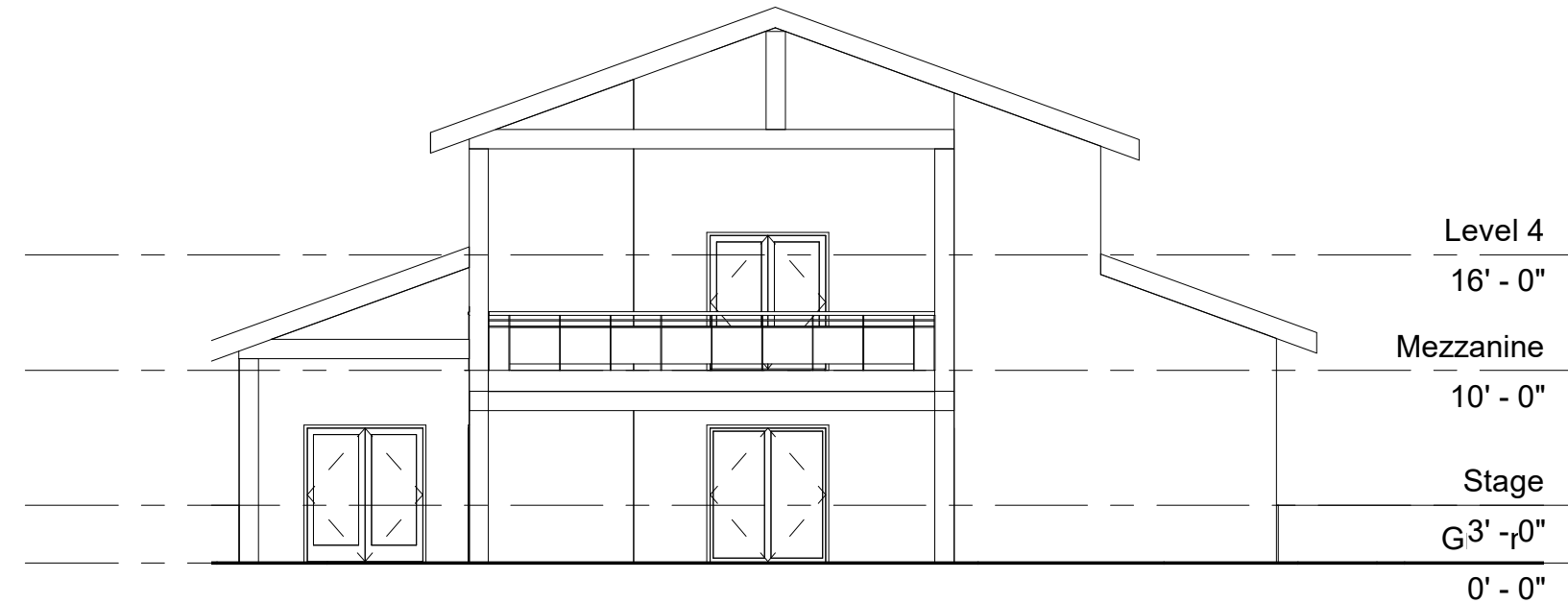
MEZZANINE PLAN



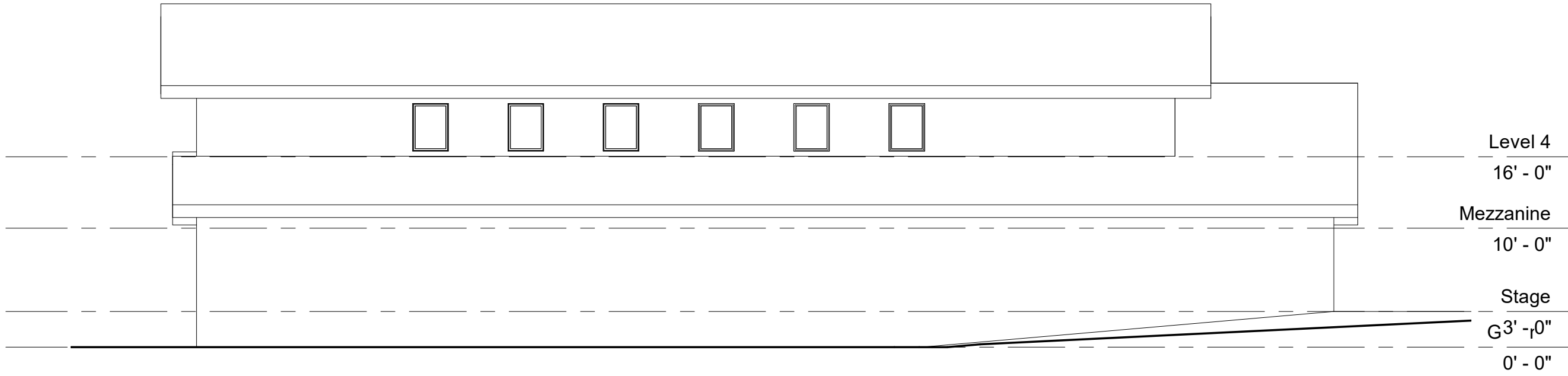
EAST ELEVATION



NORTH ELEVATION

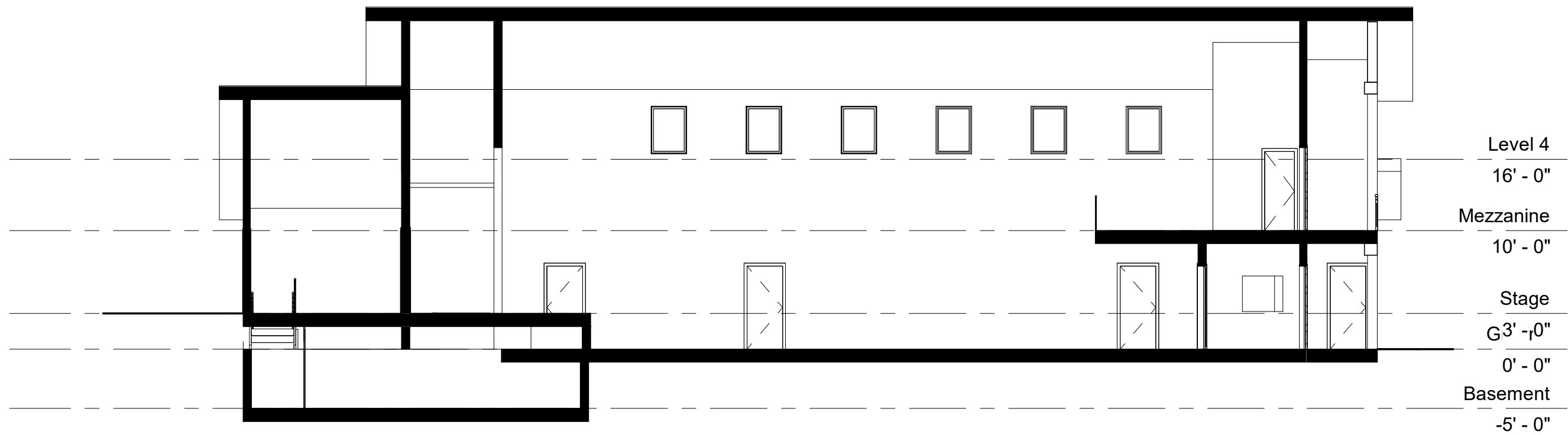
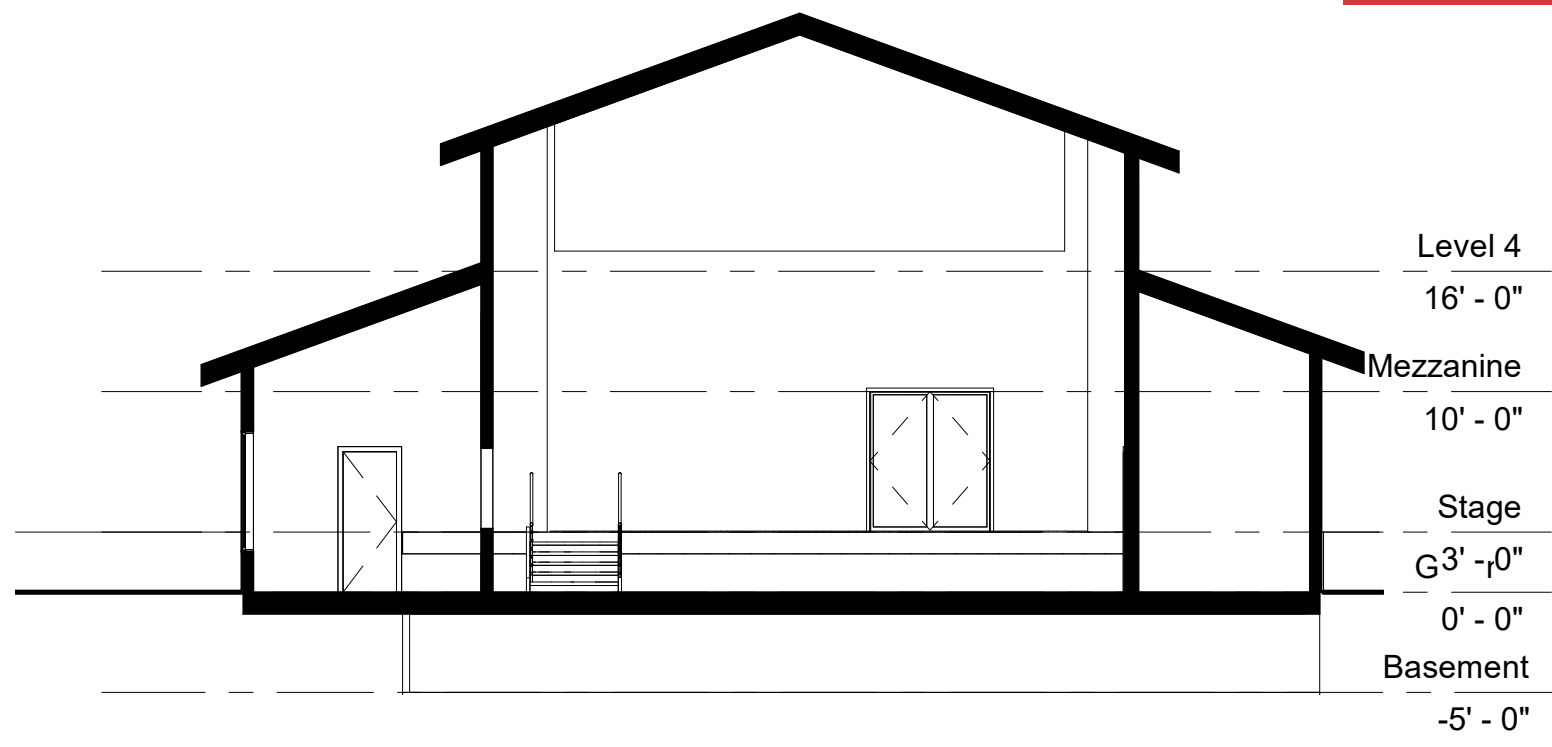
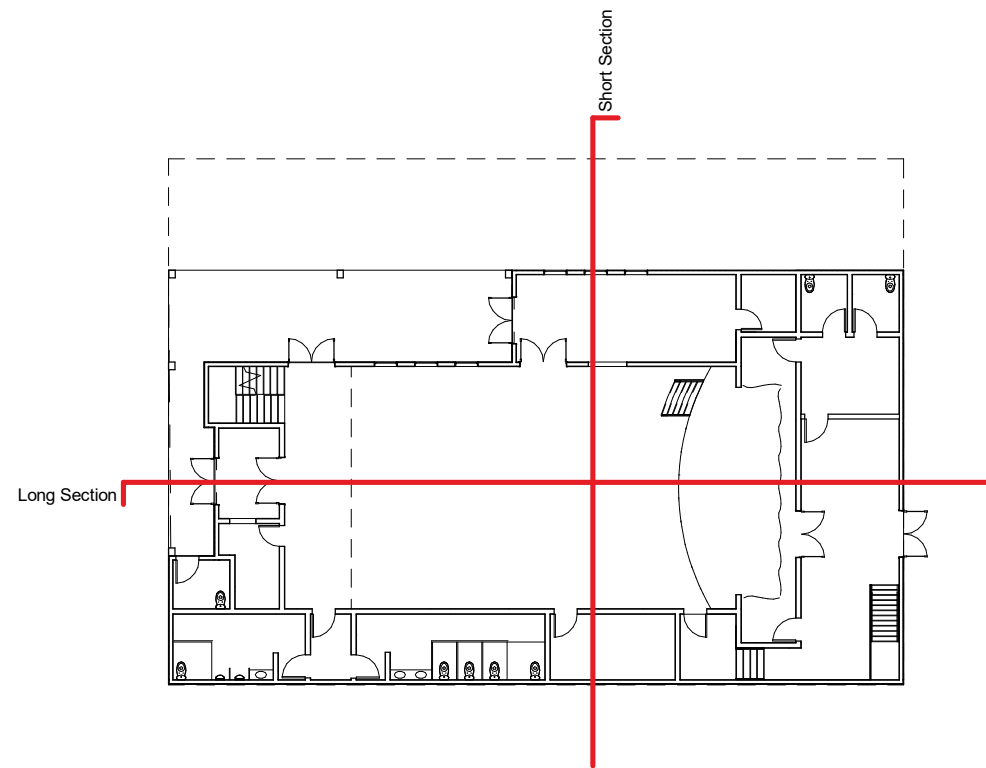


WEST ELEVATION



SOUTH ELEVATION

SECTIONS



Bosun Hall Cost Estimate

Sept 18 2018

Construction Costs

Description	sqft	Rate	Total
Demolition (Existing Building)	3767		\$ 90,000
mezzanine	632	\$ 100.00	\$ 63,200
main floor	4480	\$ 300.00	\$ 1,344,000
basement	996	\$ 100.00	\$ 99,600
Outdoor Deck Space - main level	662	\$ 80.00	\$ 52,960
Exterior Balcony - second level	136	\$ 80.00	\$ 10,880
Subtotal			\$ 1,570,640

Miscellaneous

Lighting			\$ 5,000
Sound			\$ 5,000
Fixture, Fittings, equipment			\$ 50,000.00
Subtotal			\$ 60,000

Service Costs

Description	Total
Site Grading,surfacing, utilities, septic	\$ 50,000
Architectural/Structural/ Mechanical/ Electrical Fees	\$ 125,651
Civil Engineering Fees	\$ 5,000
Survey	\$ 1,500
Geotechnical	\$ 2,500
Construction Contingency 10%	\$ 157,064
Design Contingency 5%	\$ 78,532
Subtotal	\$ 420,247
Total Project Cost (Code Level Construction)	\$ 2,050,887

Total Project Cost (Step Code 4 , 40% reduction in energy use) add	5%	\$ 2,129,419.20
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Note: This cost estimate assumes a variation of ±25%.

Excludes - Off Site Infrastructure Upgrading / Financing
Costs / Permits/ Taxes

Assumptions - Annual Escalation = 4%

THANK YOU!

