

Silverton Gallery

Part 2: Feasibility Study Exterior Restoration and Cost Estimates

Part 2: Feasibility Study

Option B: Exterior Restoration and Cost Estimates

2.1) Foundations

Make good foundations around south extension areas
Parge exposed foundations as required
Re-point chimney

Cost Estimate **\$2,200**

2.2) Restoration of Bell Tower

Make good existing replicate and
or replace components as required

Cost Estimate **\$1,800**

2.3) Replication/ Replacement of exterior wood siding /trim and stucco

Remove front portico
Remove all framing and sheeting
Make good all framing and sheeting
Make good all stucco
Install horizontal cedar bevel siding and trim on all
extension faces and on main entrance way
Install cedar shingles on dormer extensions

Cost Estimate **\$38,500**

2.4) Exterior Finish

Fill, sand, prime and paint all wood siding,
trim, windows and doors
Fill and make good stucco prime, and paint

Cost Estimate **\$20,000**

2.5) Doors and Windows

Replace all doors to to-days code requirements,
complete with panic hardware, closures, and locks sets
Replicate, restore and or replace all windows

Cost Estimate **\$48,000**

2.6 Entrance/Egress

2.6.1) Wheelchair Access

To be determined by Architects Fire Code Review

2.6.2) Fire Exits Second Floor

To be determined by Architects Fire Code Review

Cost Estimate **\$12,000**

2.6.2) Porches

Replicate original main entrance porch configuration

Design new porch on east entrance to match main entrance

Cost Estimate **\$8,000**

2.7) Roofs

Install engineered snow stops on all roofs

Install metal counter flashings on all roof to building connections

Cost Estimate **\$18,500**

2.8) Landscaping

Make good ground slope on perimeter of building

Cost Estimate **\$500**

2.9) Other

2.9.1) Planning and Engineering

Professional Services

Cost Estimate **\$6,000**

2.9.2) Infrastructure

Included in General Mechanical

2.9.3) Project Management / Supervision

Provide on site supervision and management

Provide detailed records of all restoration work

Maintain budget and liaison with council

and funding agencies

Based on 12% of project costs

Cost Estimate **\$18,400**

2.9.4) Administration

Maintain accurate records

Based on 4% of project costs

Cost Estimate

\$6,000

2.10) Option B: Summary of Exterior Restoration Costs

\$179,900

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Part 3: Feasibility Study Interior Renovation and Cost Estimates

Part 3: Interior Renovation and Cost Estimates
Section 1: Ground Floor

3.1.1) Floor

Remove carpets and sub floor in foyer and office
make good all concrete

Cost Estimate

\$3,500

3.1.2) Walls

Remove walls and reframe as required
Install drywall in art room, bathroom and furnace room
as required

Cost Estimate

\$5,000

3.1.3) Ceilings

Install fire guard drywall in furnace room
Install drywall in art room

Cost Estimate

\$4,200

3.1.4) Mill Work

Make good all trim mouldings

Cost estimate

\$5,000

3.1.5) Cabinetry

Included in General Mechanical

3.1.6) Insulation

3.1.6.1) Walls

Make good all walls and boxing joist cavities

Cost Estimate

\$2,000

3.1.7) Other

3.1.7.1) Project Management and Supervision

Provide on site supervision and management

Provide detailed records of all work performed

Maintain budget and liaison with council and

Funding agencies

Based on 4% of project costs

Cost Estimate

\$2,500

3.1.7.2) Administration

Maintain accurate records

Based upon 4% of project costs

Cost Estimate

\$800

3.1.8) Summary of Ground Floors Renovation Costs

\$23,000

Section 2: Second Floor

3.2.1 Floors

Remove original fir wood floor, make good sub floor
Install new fir edge grain wood floor, sand and finish.
Make good all other flooring surfaces

Cost Estimate **\$35,000**

3.2.2) Walls

Make good all surfaces

Cost Estimate **\$6,000**

3.2.3) Ceilings

Make good ceiling tile in performance area

Cost estimate **\$3,000**

3.2.4) Mill-Work

Make good all mouldings and trim

Cost Estimate **\$4,000**

3.2.5) Cabinetry

Included in General Mechanical

3.2.6) Insulation

3.2.6.1) Walls

Insulate as required

Cost estimate **\$2,000**

3.2.6.2) Ceilings

Blow in cellulous fibre to level area

Cost Estimate **\$4,200**

3.2.7) Other

3.2.7.1) Management / Supervision

Provide on site supervision and management
Provide detailed records of all work
Maintain budget and liaison with council
and funding agencies
Based on 12% of project costs

Cost estimate **\$6,500**

3.2.7.2) Administration

Maintain accurate records
Based on 4% of project costs

Cost Estimate **\$2,100**

3.2.8) Summary Second Floor Renovation Costs **\$62,800**

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Part 4: General/ Mechanical

Part 4: General Mechanical

4.3.1) Heating System

Replace oil furnace make good all duct-work
Install separate zone controls

Cost Estimate **\$ 45,000**

4.3.2) Electrical

Install new electrical distribution system
Survey existing systems and make good

Cost Estimate **\$7,000**

4.3.3) Fire Alarms

Install pull stations / interface with fire
suppression system

Cost Estimate **\$ 11,000**

4.3.4) Fire Suppression System

Engineer, Design, Build sprinkler System
Install new 4" water line
Make good all surfaces

Cost Estimate **\$64,330**

4.3.5) Plumbing

Install rough in and all fixtures for washrooms
Decommission and cap plumbing as required
Cut and make good all concrete floors and walls

Cost Estimate **\$26,500**

4.3.6) Septic System

Engineer, Design, Build, new septic system

Cost Estimate **\$18,000**

4.3.7) Environmental

Environmental Assessment
Cost Estimate

\$1,500

4.3.8) Other

4.3.8.1) Project Management/Supervision

Provide on-site supervision and management
Provide detailed records of all work
Maintain budget and liaison with council
and funding agencies
Based on 12% of project costs

Cost Estimate

\$21,000

4.3.8.2) Administration

Maintain accurate records
Based on 4% of project costs

Cost Estimate

\$6,700

Total Costs General / Mechanical

\$201,030

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Part 5: Addition Concept Options

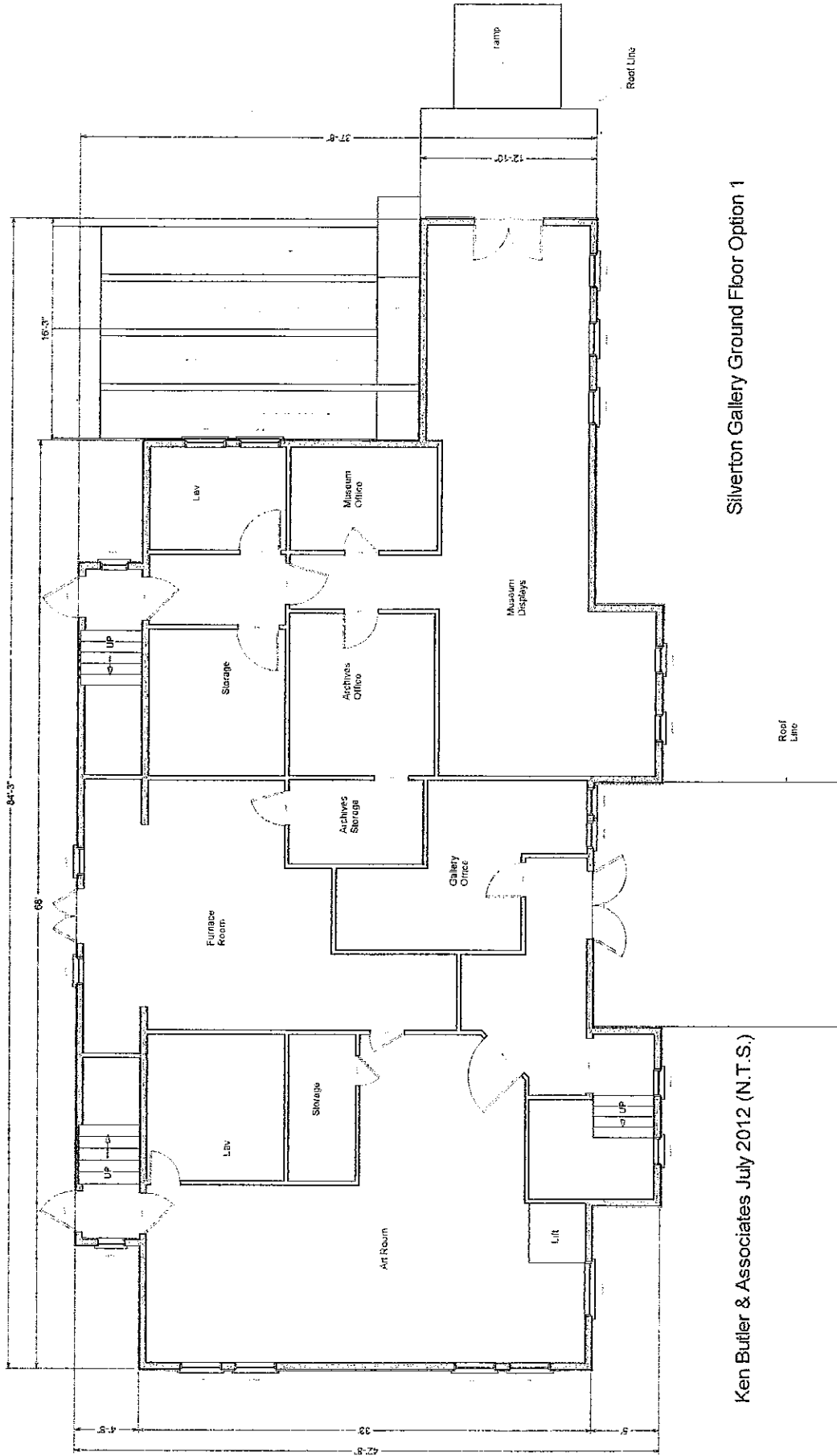
Part 5: Summary Addition Concept Options

5.1) Addition Concept Option 3

Construction Costs East Addition	\$70,400
Remove Wall and Kitchen make good all surfaces	15,000
Washrooms	30,000
Warm-up Kitchen	20,000
Partition Wall	30,000
Relocate Lights/Sound Equipment	5,000
Electrical	8,000
Professional Services	21,500
Project Management	21,500
Administration	<u>7,136</u>
Summary Addition Concept Option 3	<u>\$228,536</u>

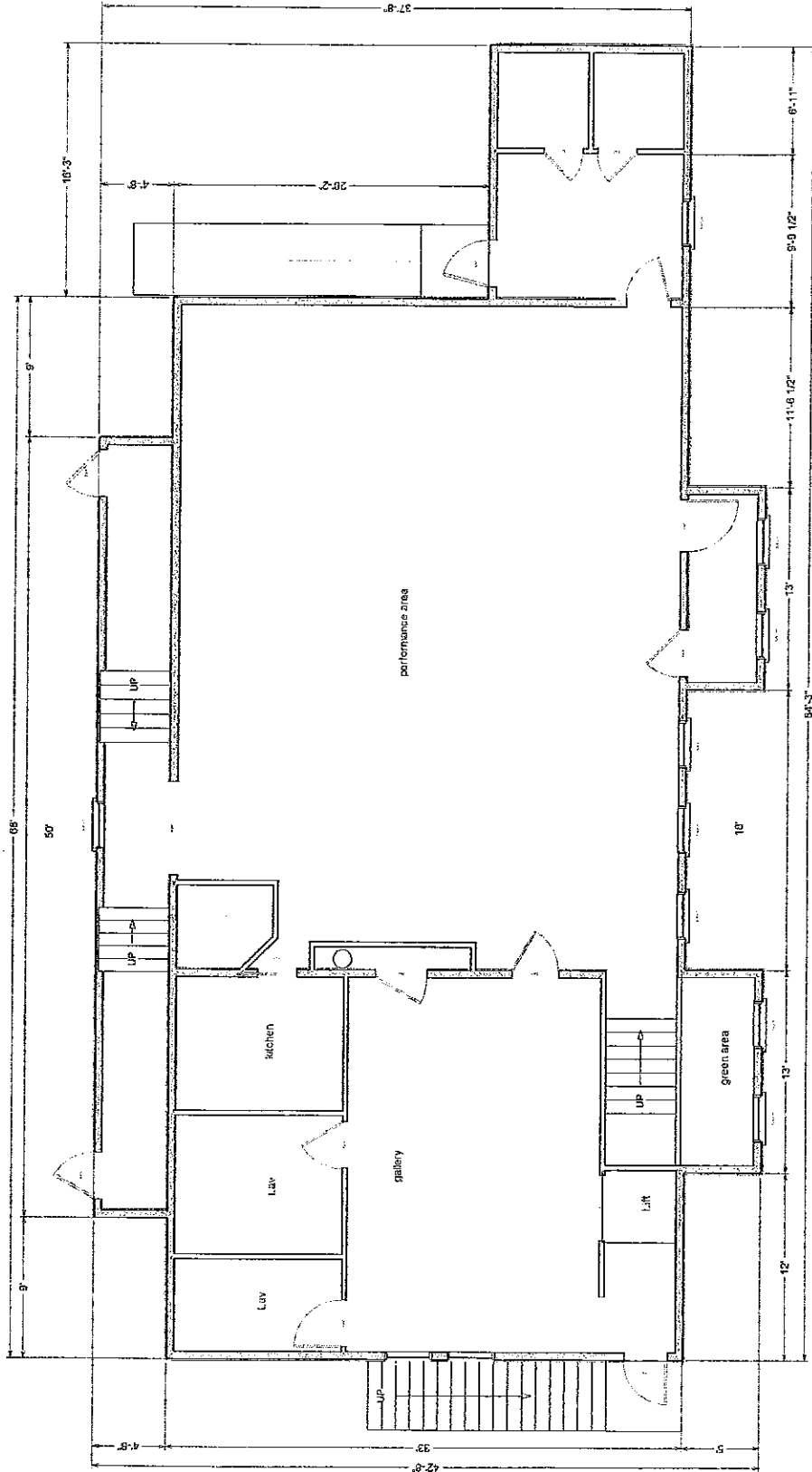
5.2) Addition Concept 4

Construction Costs West Addition	\$50,000
Decommission Gallery Kitchen Convert to Washroom	10,000
Decommission ground Floor Washroom Convert to Display Space	5,000
Convert Art Workshop Washroom To Wheelchair Washroom	10,000
Reconstruct Main Foyer	5,000
Professional Services	10,000
Project Management	10,000
Administration	<u>3,200</u>
Summary Addition Concept 4	<u>\$103,200</u>



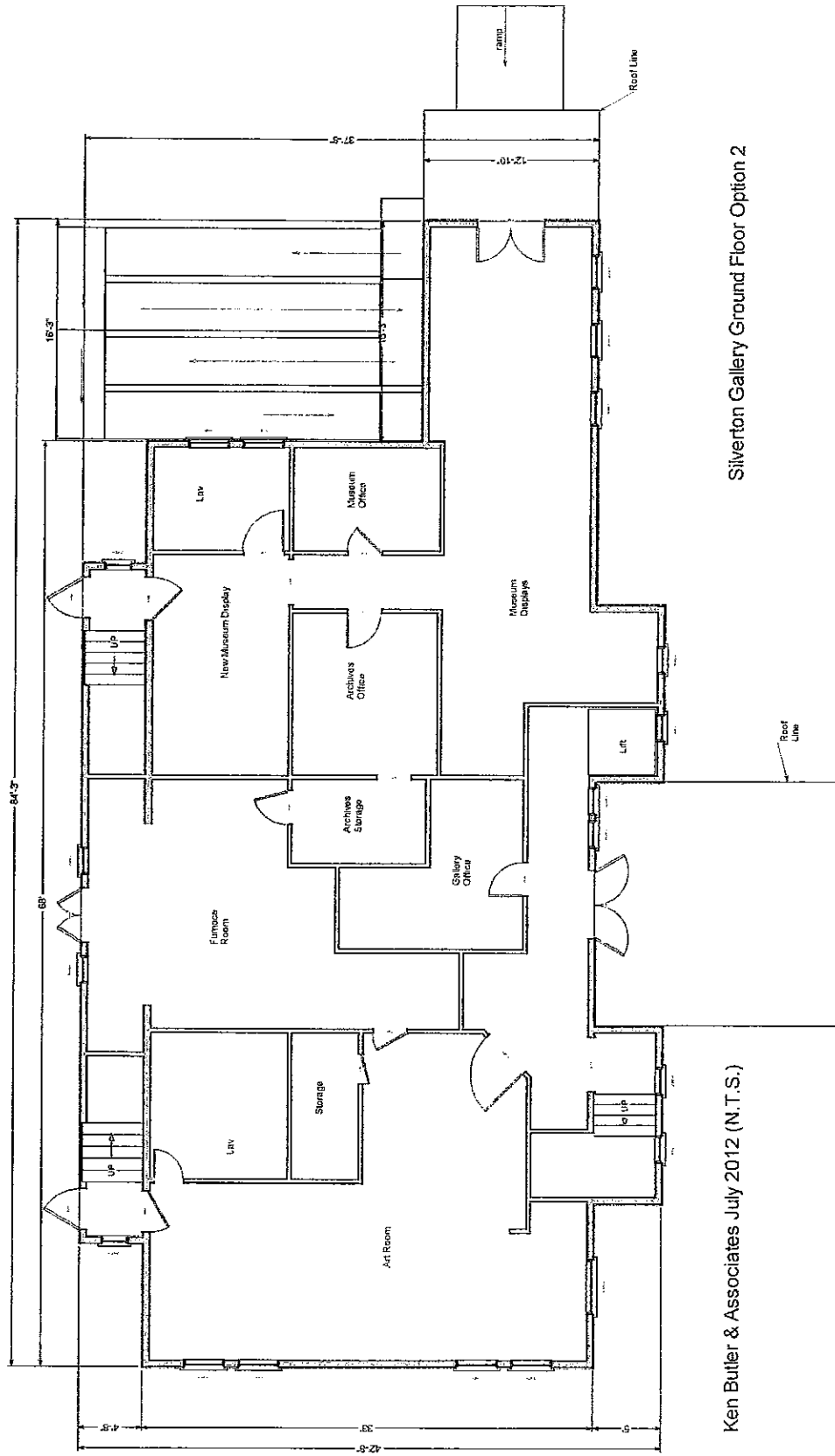
Silverton Gallery Ground Floor Option 1

Ken Butler & Associates July 2012 (N.T.S.)



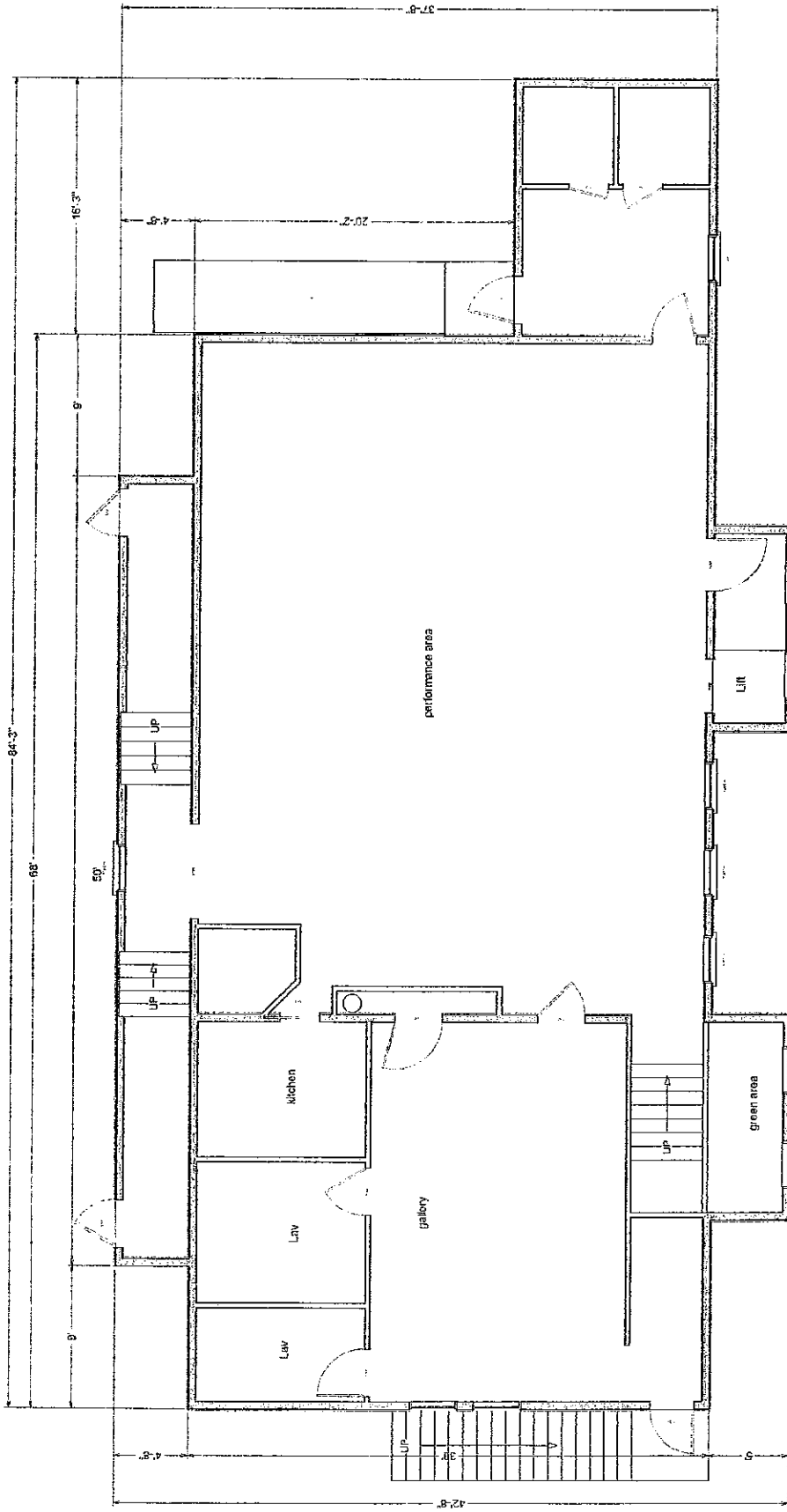
Ken Butler & Associates July 2012 (N.T.S.)

Silverton Gallery Second Floor Option 1

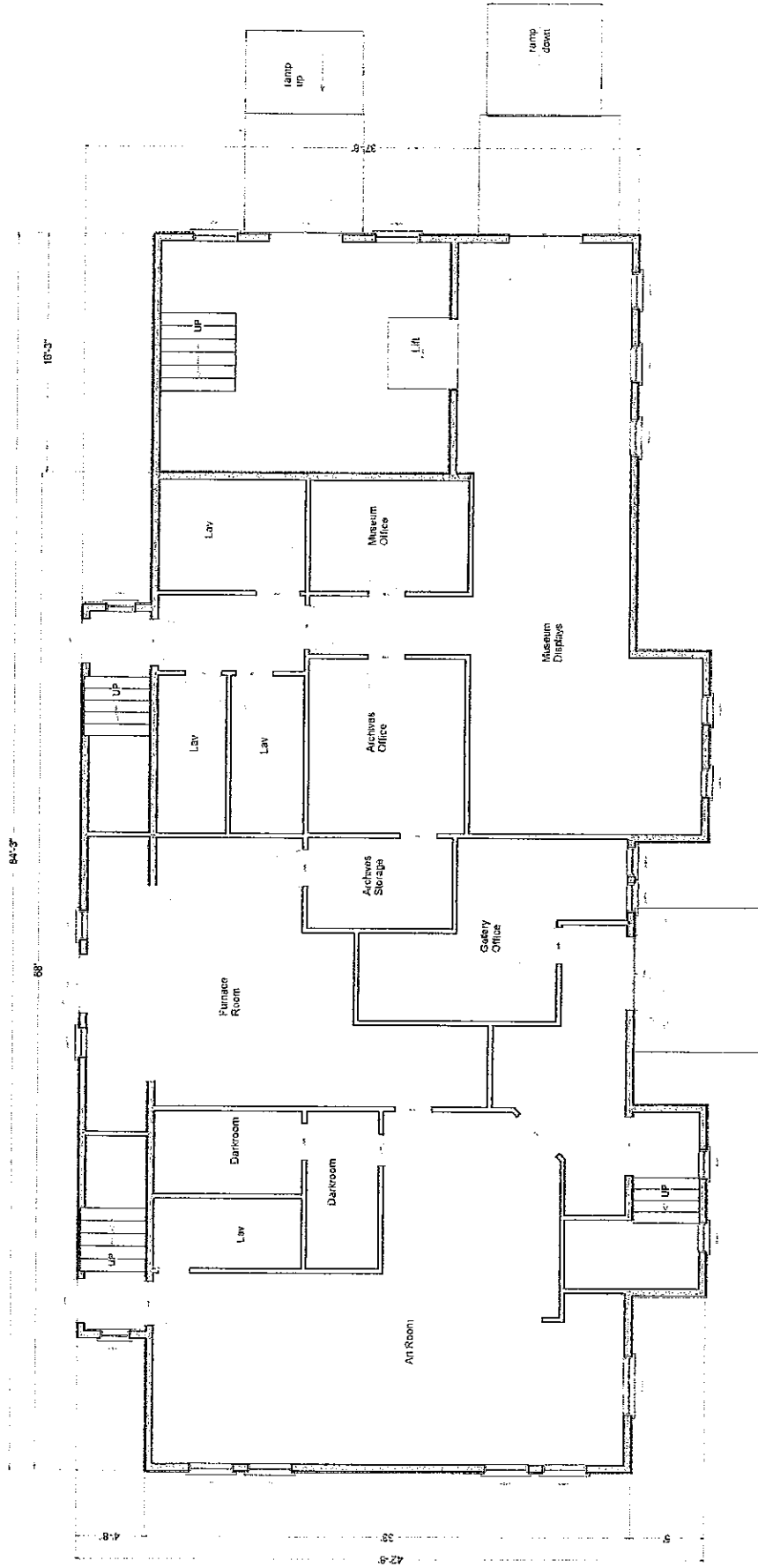


Silverton Gallery Ground Floor Option 2

Ken Butler & Associates July 2012 (N.T.S.)

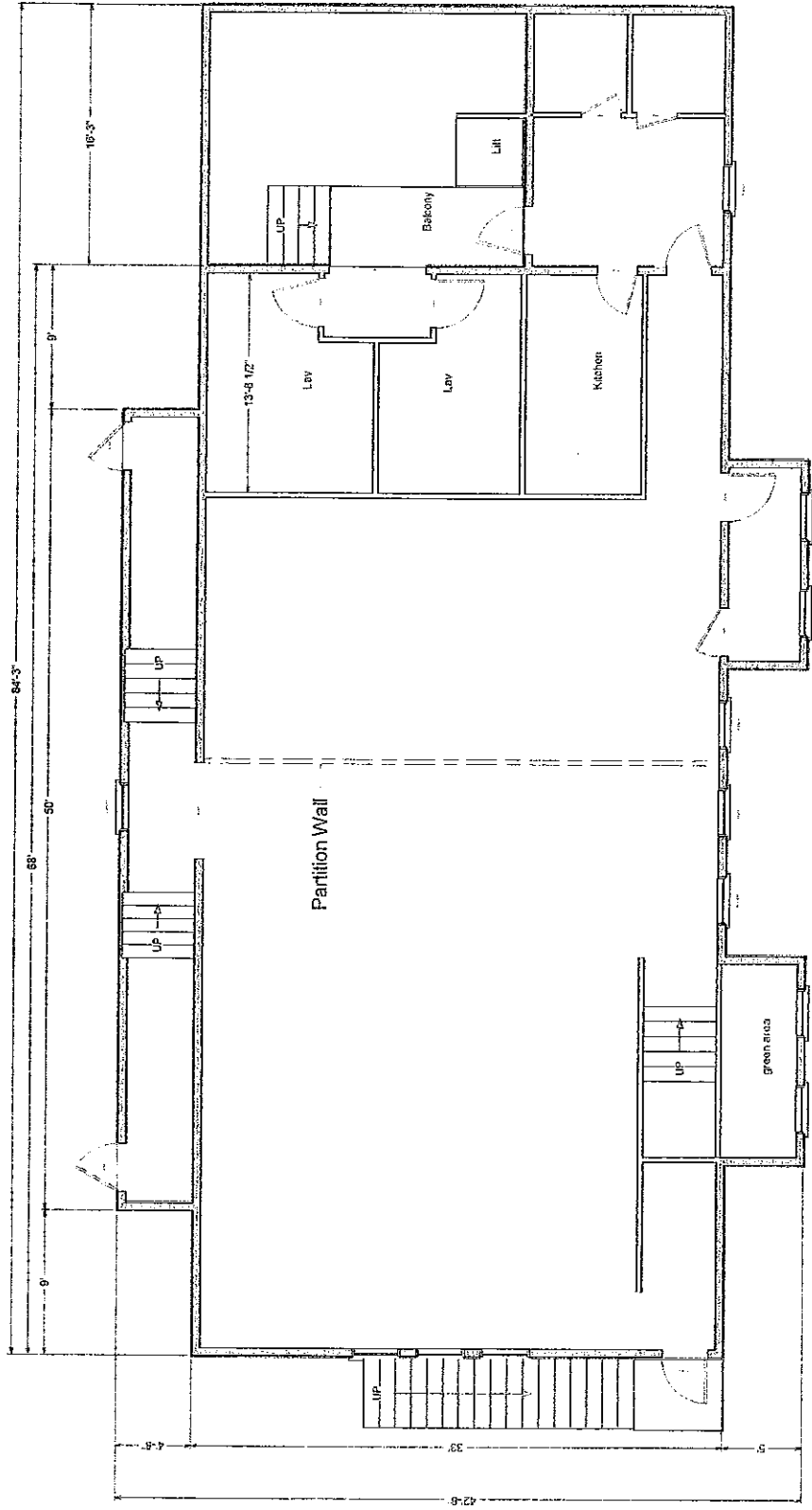


Ken Butler & Associates July 2012 (N.T.S.) Silverton Gallery Second Floor Option 2



Ken Butler & Associates July 2012 (N.T.S.)

Silverton Gallery Ground Floor Option 3



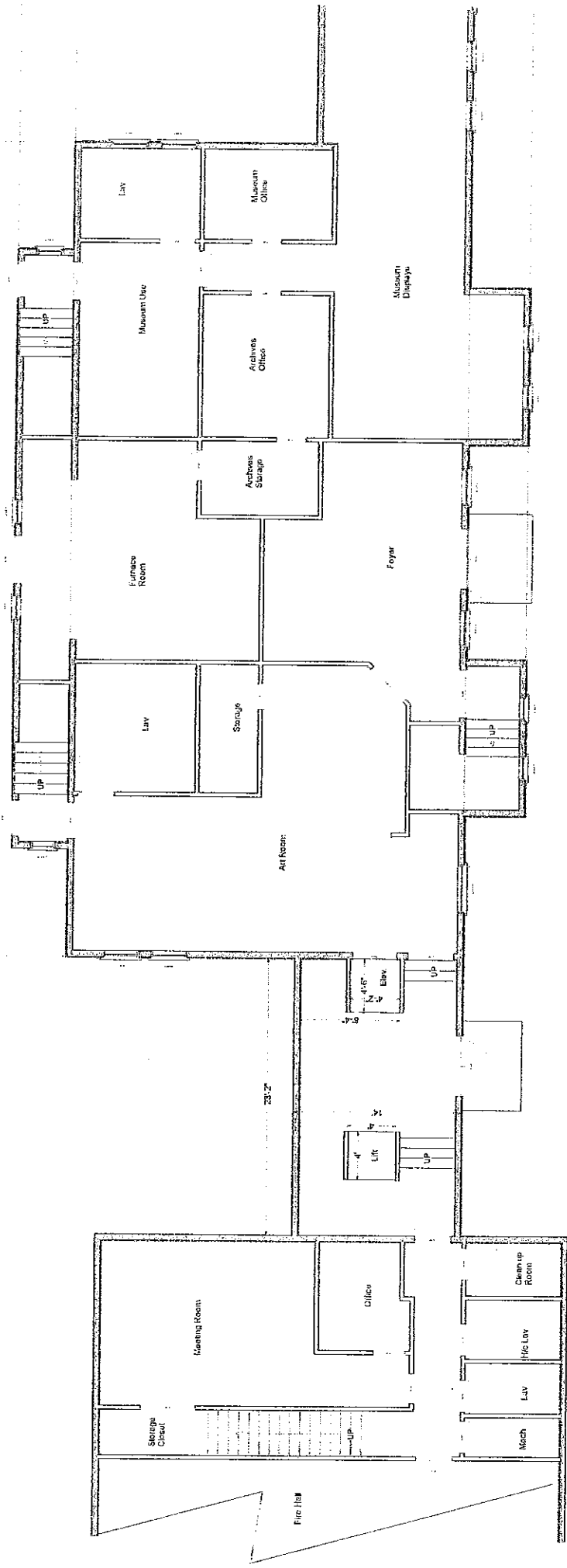
Ken Butler & Associates July 2012 (N.T.S.)

Silvertown Gallery Second Floor Option 3

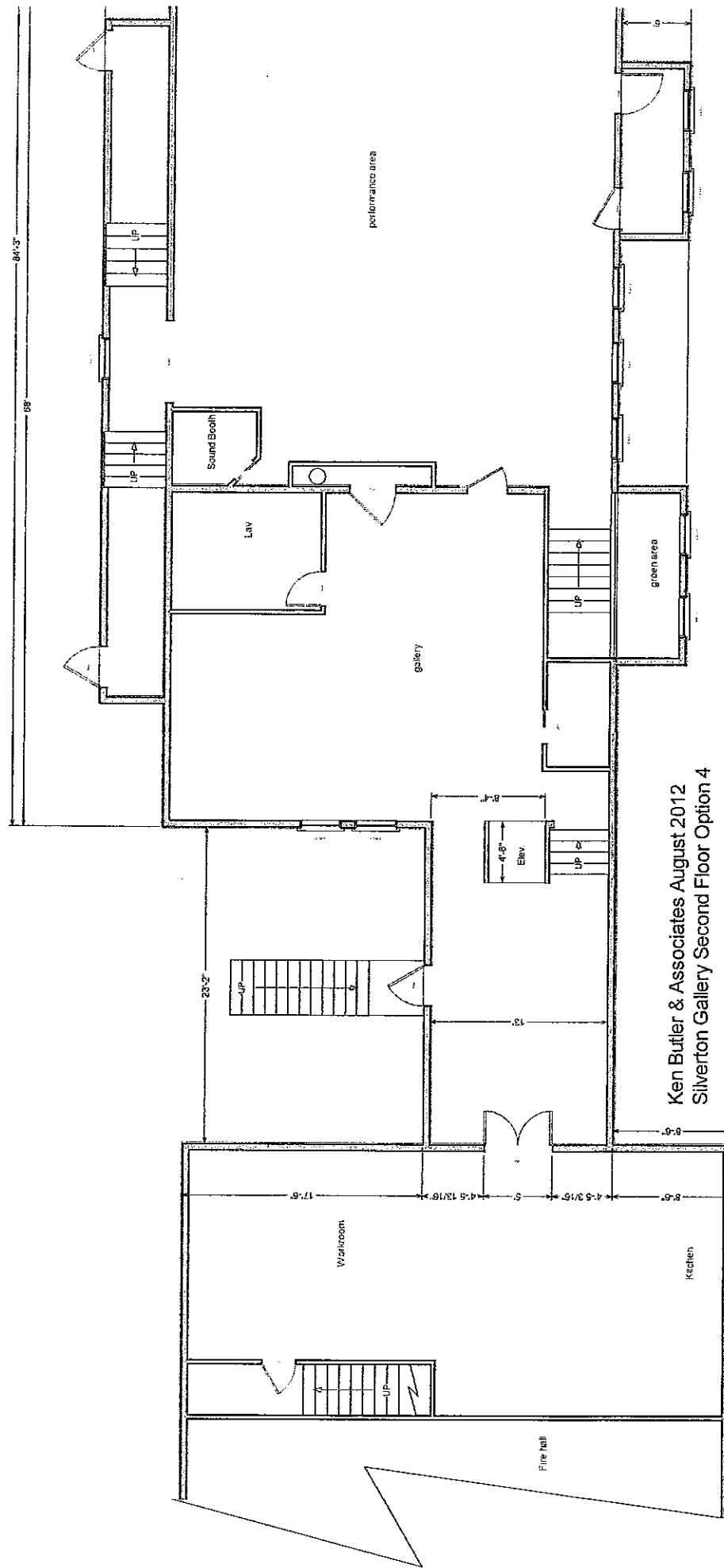
84'-3"

68'

16'-3"



Ken Butler & Associates August 2012
 Silverton Gallery Ground Floor Option 4



Ken Butler & Associates August 2012
 Silverton Gallery Second Floor Option 4