



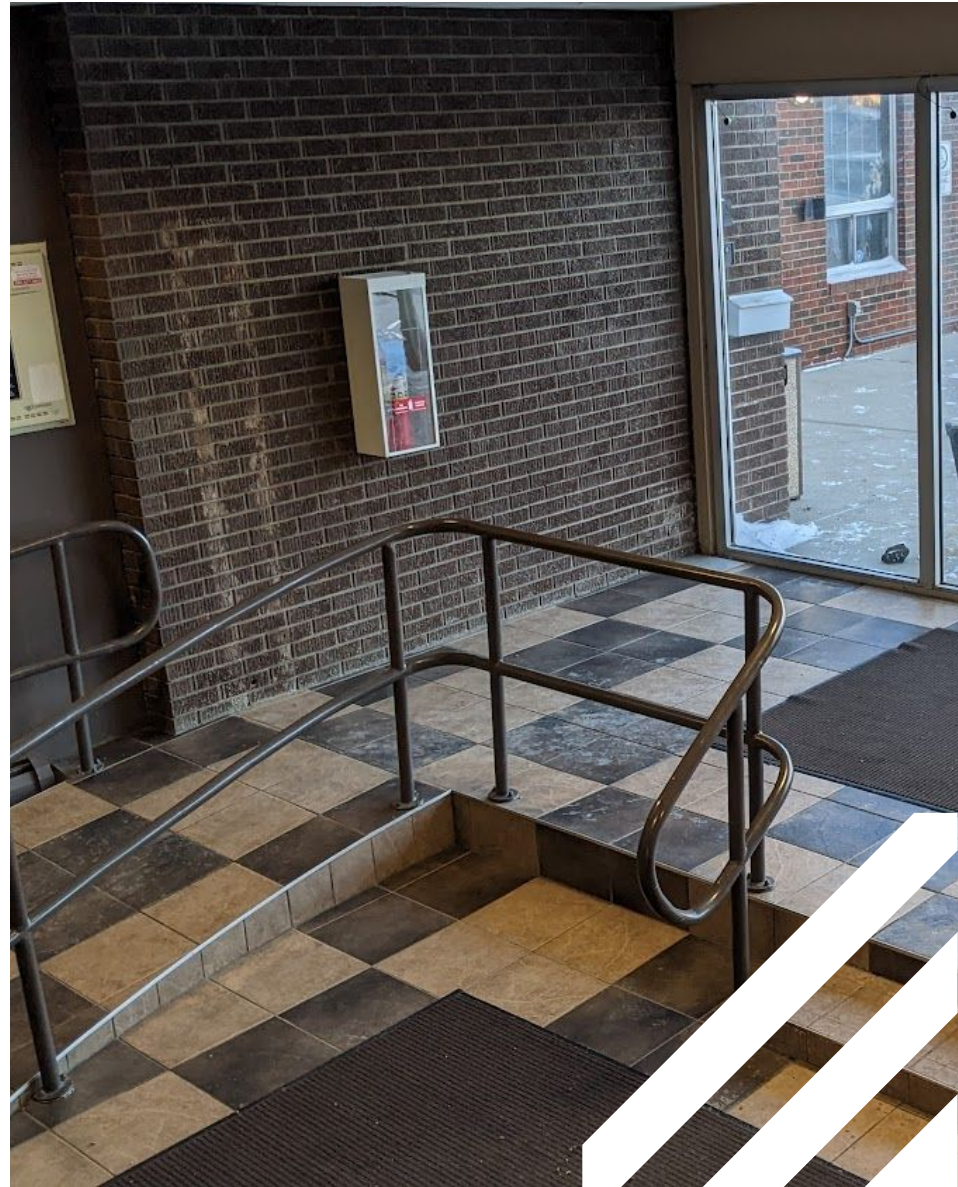
Square One Community Hub

Scope Study and Test Fit

FEBRUARY 3, 2023 • REIMAGINE.CA

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PROJECT TEAM

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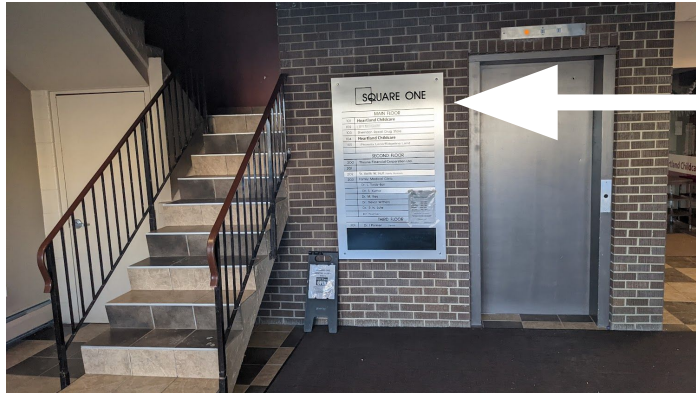
Interior Design Technologist



1.0 Existing Conditions



▲ View of existing front entrance to be reconfigured



▲ View of existing core elevator and central stair to be modified and refinished

BUILDING CONDITION

While the building is structurally sound, it has been largely left unoccupied and unattended for many years. As a result of the lack of maintenance, and even just the age of the finishes, Reimagine recommends to largely demolish what is existing and rebuild from there.

Areas to Maintain

Though the scope of the demolition is expansive on the interiors, there are a few areas where we recommend keeping in place, but refinishing to align with your new design.

These areas include:

- Central Feature Stairs
- Elevator
- Three perimeter exit stairs
- Addition basement (proposed as use for storage only at the time of this report.)

Front Entrance

As the design of the front entrance does not meet current barrier-free building standards, it will need to be modified to suit. These modifications are shown in the subsequent layouts.

2.1 Main Floor Proposed Scheme



▲ 3D plan view of possible main floor scheme

MAIN FLOOR SUMMARY

The newly reconfigured barrier free entrance opens into a large, common lounge space which is available to all tenants in the building.

As with all floors, the central washrooms have been demolished and enlarged to accommodate current barrier free requirements.

Reimagine notes that an thorough code review is recommended to ensure that the building will meet today's standards.

Childcare Spaces

The main floor (as well as the extended addition shown on the following pages) has been largely allocated to children's programming. Included on the main floor:

- After school care
- Daycare
- FCSS Indoor Playground (in the addition)
- Common Lounge Space
- Common Meeting / Workshop Space
- Community Laundry Facilities
- Bookable, multi-purpose space

2.2 Main Floor Proposed Scheme Detailed Views



▲ Proposed Common Lounge Space



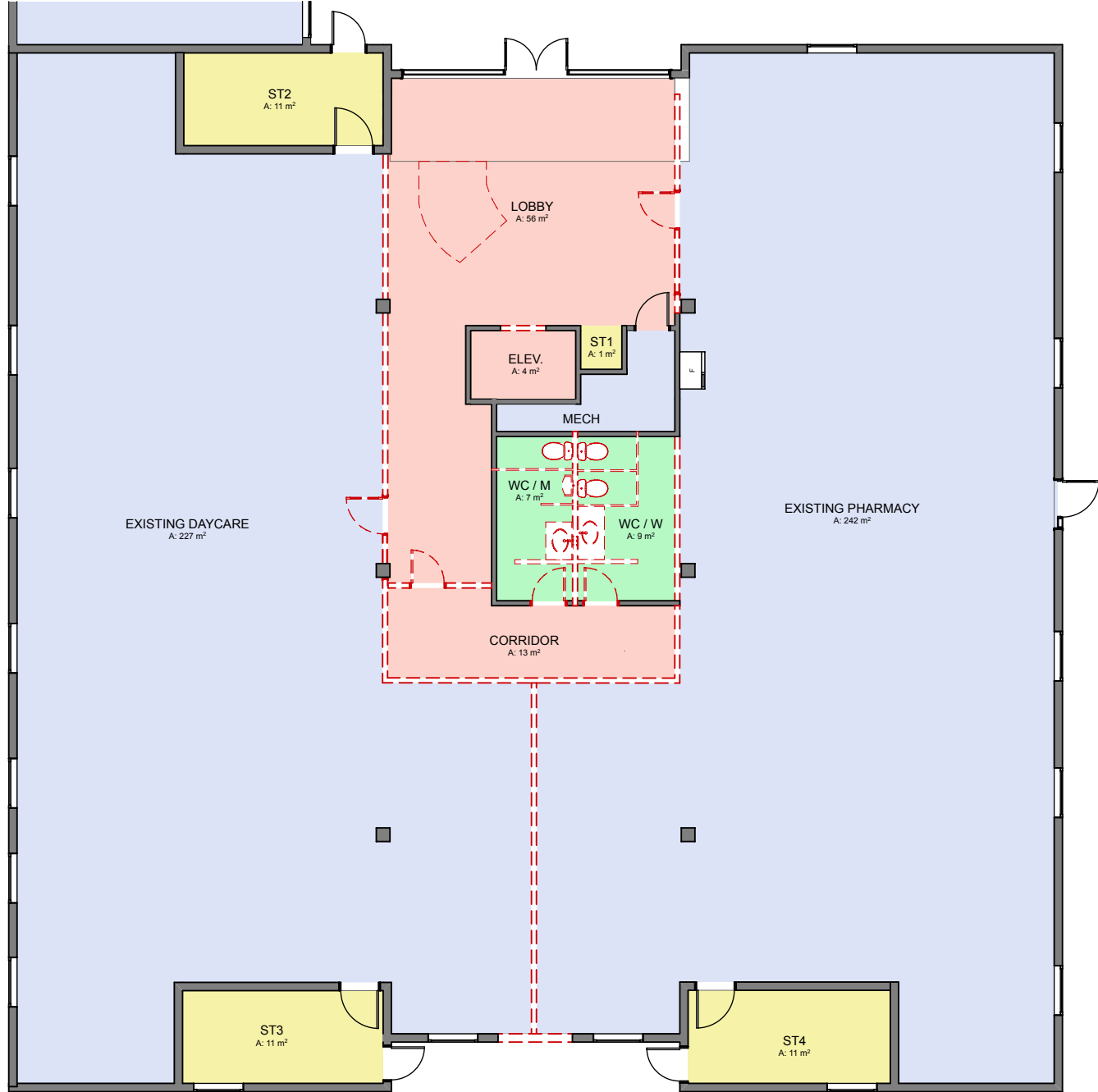
▲ After School Care



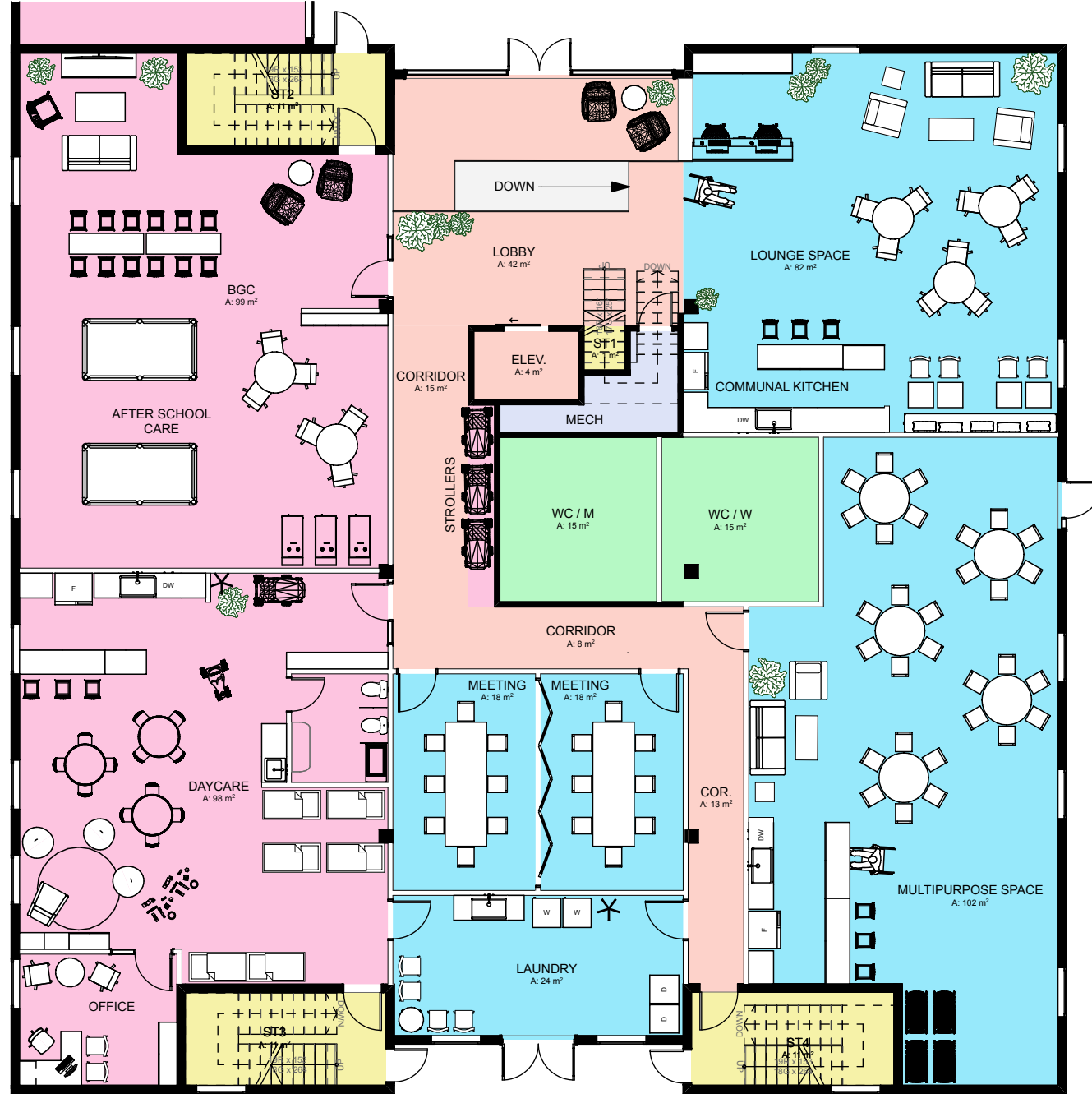
▲ Daycare View



▲ Multipurpose Area



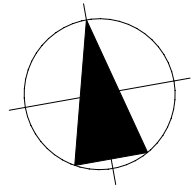
MAIN FLOOR DEMO
SCALE: 1:150



MAIN FLOOR CONCEPTUAL LAYOUT
SCALE: 1:150

LEGEND

- WASHROOM
- CIRCULATION
- STAIRS
- UNACCESSIBLE SPACE
- TENANT SPACE
- EXISTING TENANT
- COMMON USE



2.2 Second Floor Proposed Scheme



SECOND FLOOR SUMMARY

The second floor has been largely designated to leasable tenant spaces. This proposed scheme includes:

- Four leasable tenant spaces of varying sizes and requirements.
- Common spaces available to the building:
 - Lounge Space
 - Private phone booths / zoom rooms
 - Meeting Spaces
 - Touchdown workstations

▲ 3D plan view of possible second floor scheme

2.2 Second Floor Proposed Scheme Detailed Views

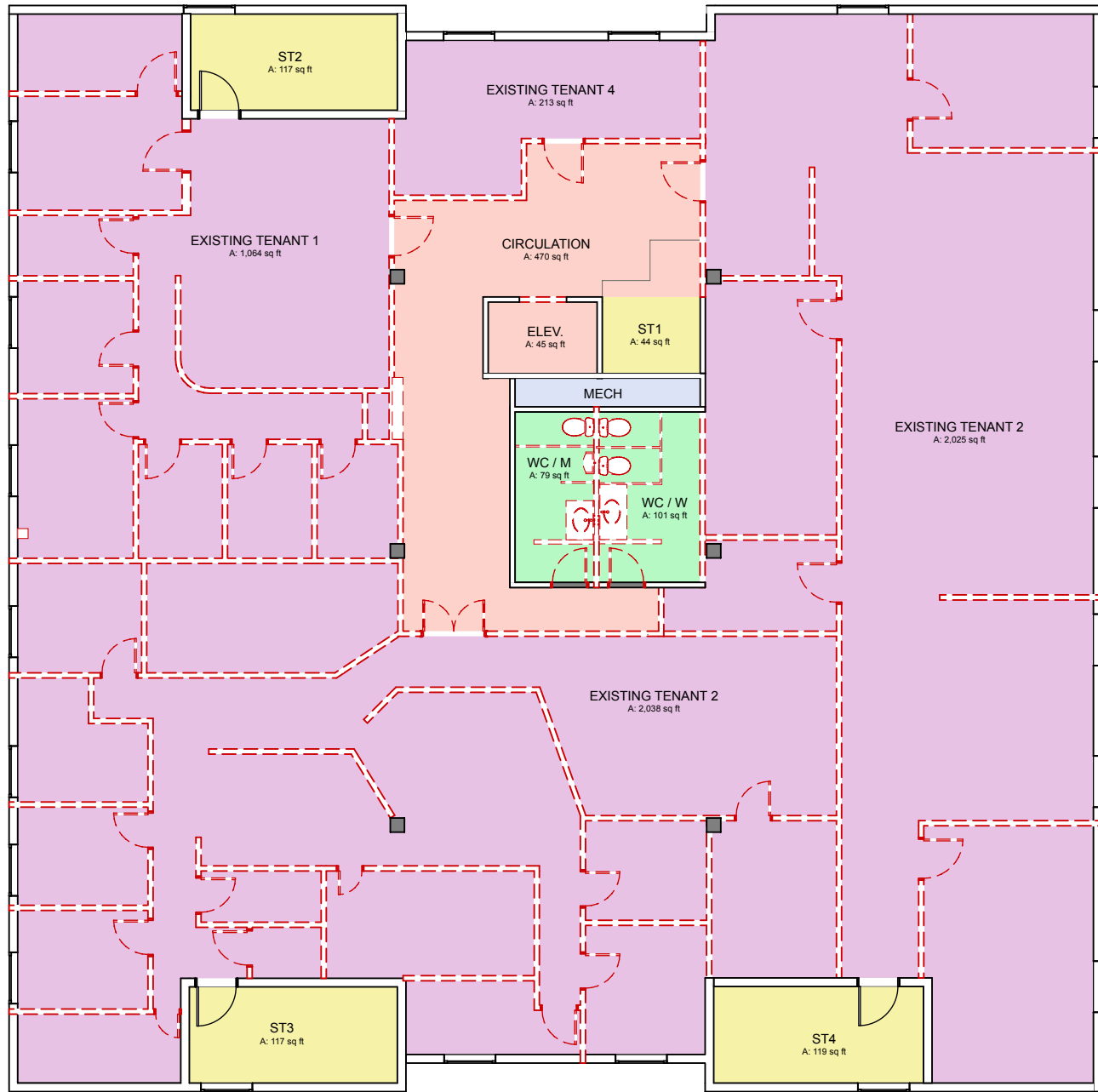


▲ Second Floor Common Use Space

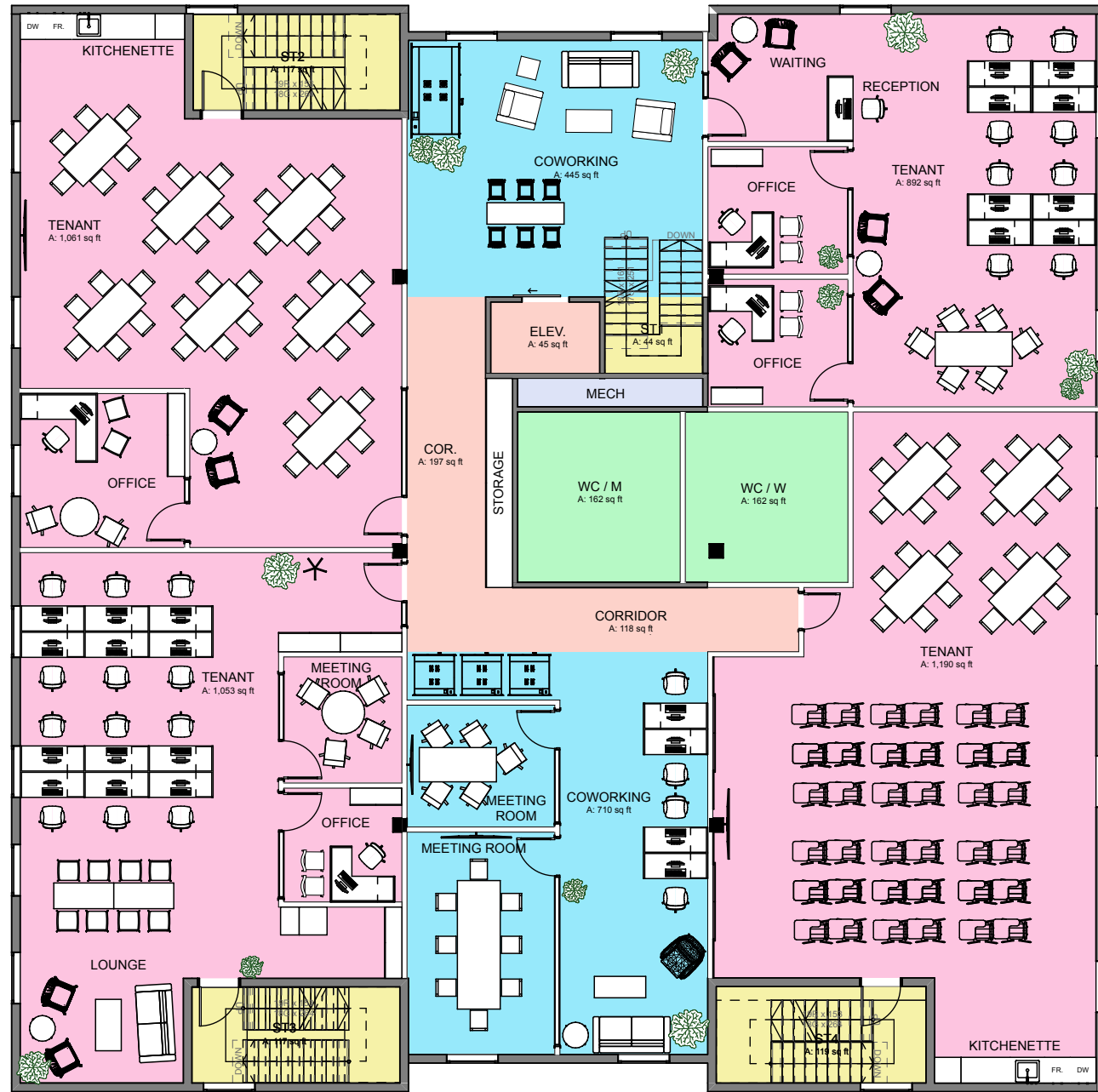


▲ Second Floor Common Use Space





SECOND FLOOR DEMO
SCALE: 1:150



SECOND FLOOR CONCEPTUAL LAYOUT
SCALE: 1:150

LEGEND

- WASHROOM
- CIRCULATION
- STAIRS
- UNACCESSIBLE SPACE
- TENANT SPACE
- EXISTING TENANT
- COMMON USE



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PURPOSED DEMOLITION AND CONCEPTUAL FLOOR PLANS | FEB 3, 2023

2.3 Third Floor Proposed Scheme



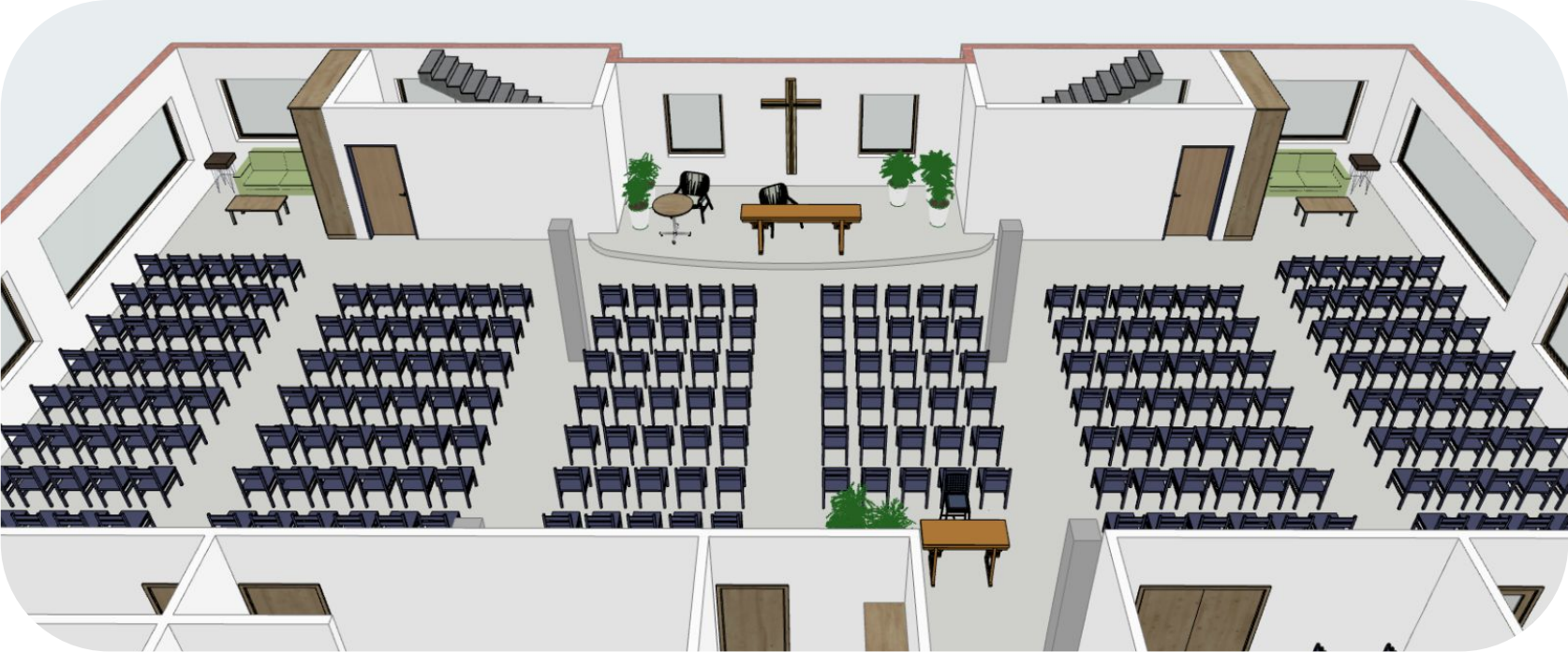
THIRD FLOOR SUMMARY

The third floor has been allocated in its entirety to Bridge Church. This proposed layout includes the following areas: (in addition to the enlarged, barrier free washrooms)

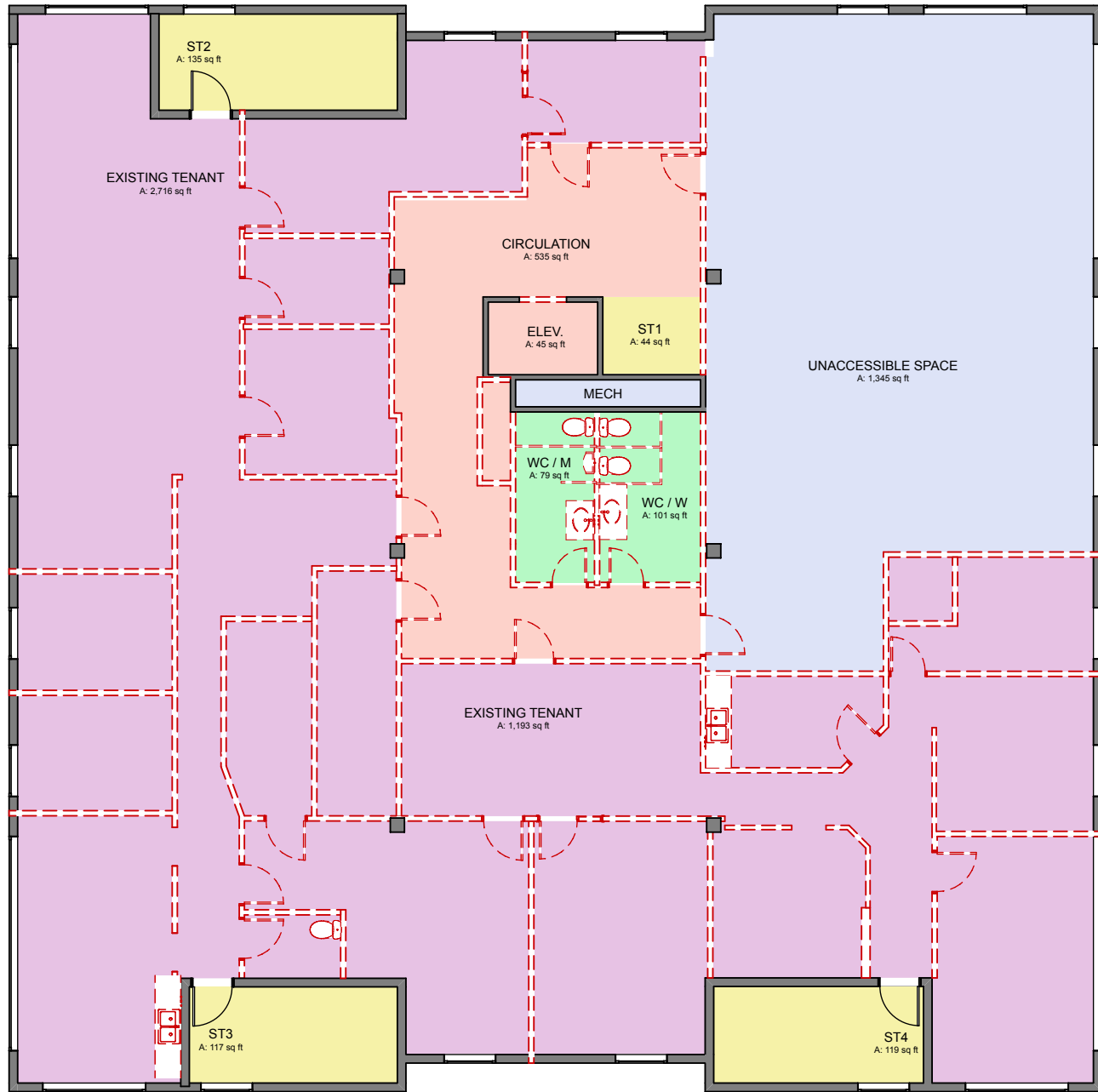
- Reception Area
- Multipurpose room
- Worship space
- Children's breakout area
- Common Lounge space
- Office suite including:
 - Designated meeting room
 - Private office
 - Coworking zone

▲ 3D plan view of possible third floor scheme

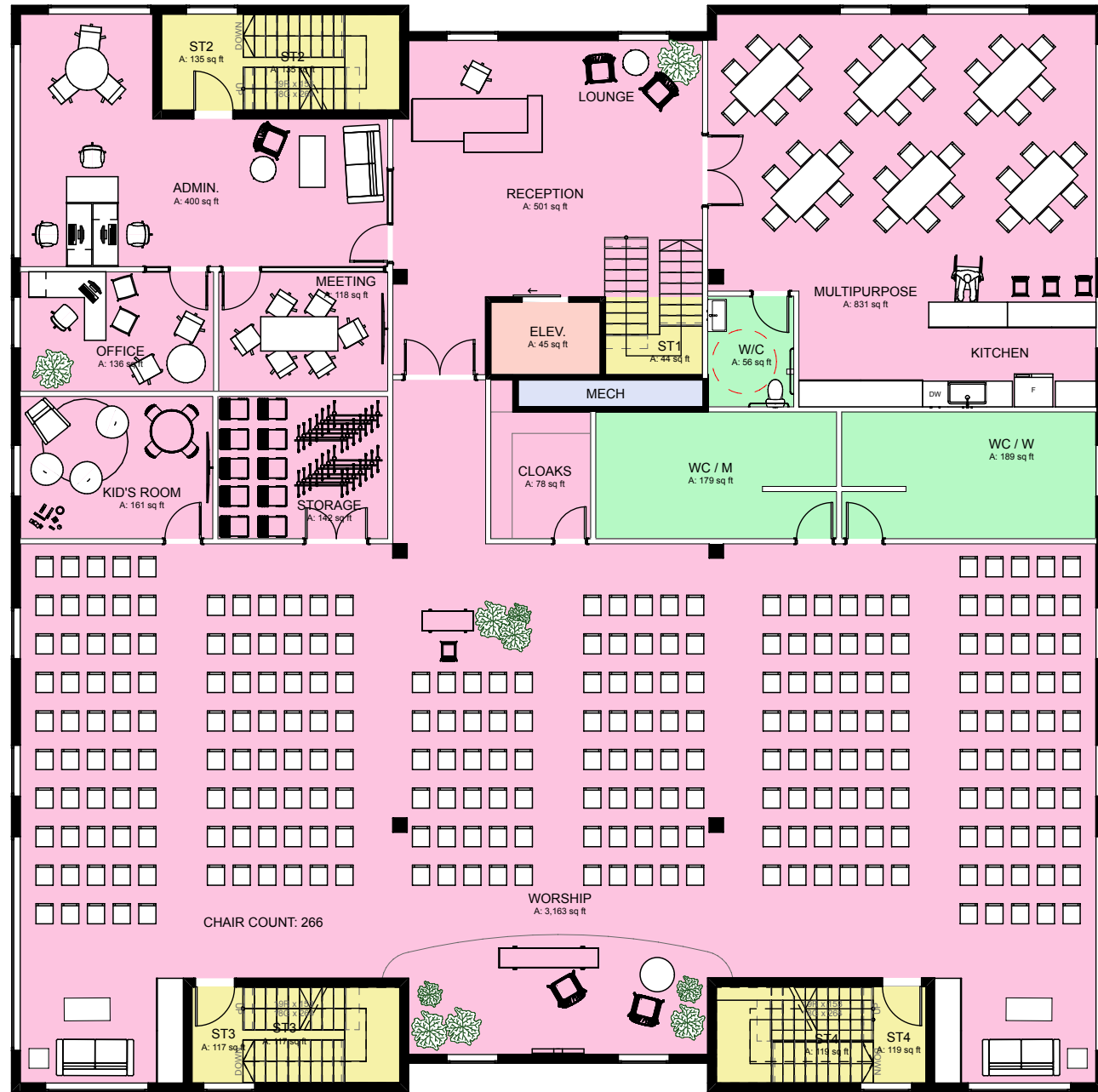
2.3 Third Floor Proposed Scheme Detailed View



▲ Proposed Worship / Multipurpose Area



THRID FLOOR DEMO
SCALE: 1:150



THIRD FLOOR CONCEPTUAL LAYOUT
SCALE: 1:150

- LEGEND
- WASHROOM
 - CIRCULATION
 - STAIRS
 - UNACCESSIBLE SPACE
 - TENANT SPACE
 - EXISTING TENANT
 - COMMON USE



Order of Magnitude Costing

SCOPE DEFINING COSTING

ORDER OF MAGNITUDE COSTING

To calculate the order of magnitude costing for the fit up of the existing building and it's associated addition, Reimagine used a factor of \$150 / square foot. This will include demolition, clean-up, and bringing the 'base building' to an 'as new' condition.

The following scope is included in this \$150 / square foot allowance:

- Demolition
- Central Washroom Core
- Common use Spaces (shown in blue on floor plans)
- Common use Lobby and circulation spaces
- Refinishing the existing stairs
- Refinishing the existing elevator
- Tenant space demising walls and entrance doors.

The following scope is not included in this \$150 / square foot allowance:

- Individual Tenant Improvements (TI)
 - This includes walls, millwork and finishes with in the individual tenant spaces.
- Addition Basement (proposed as being used for storage at the time of this report)

AREA CALCULATIONS

According to our measurements on site, we calculate that each floor of the main building is approximately 613 meters square, or **6598 square feet**.

Based off of this area, we calculate that each floor will have an order of magnitude cost for Redevelopment (minus the TI work) as follows:

6598 square feet x \$150 = \$989,700 per floor

Total:
\$2,969,100 for all 3 floors of main building

The addition has been calculated to have an area of approximately 150 meters square, or **1615 square feet**.

1615 square feet x \$150 = \$242,000 for the main floor of addition.



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