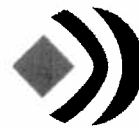
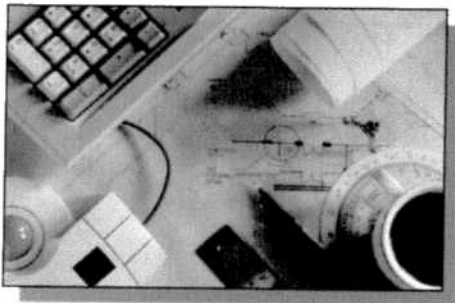
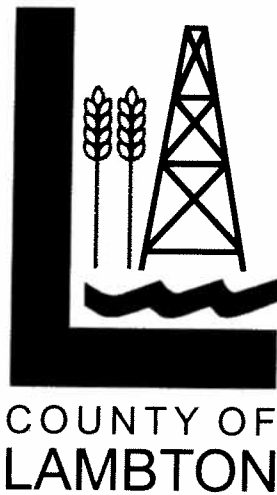
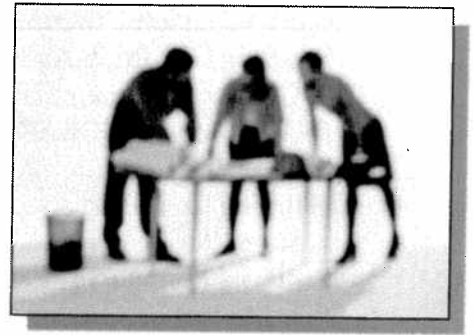


**COUNTY OF LAMBTON
GALLERY LAMBTON
SITE ASSESSMENT**



**SNC•LAVALIN
ProFac**

MAY 2009

Table of Contents

Executive Summary	1
Gallery Lambton Site Assessment Report	7
A. Introduction.....	7
Methodology	8
Assessments of Proposed Gallery Sites	9
B. Bayside Centre Mall	9
Proposal Summary	9
Site Evaluation Criteria.....	9
Building Condition Assessment.....	15
C. Gentrac – Christina St.....	21
PROPOSAL SUMMARY	21
Site Evaluation Criteria.....	21
Building Condition Assessment.....	26
D. Kenn Poore.....	31
Proposal Summary	31
Site Evaluation Criteria.....	32
Building Condition Assessment.....	37
E. Structural Evaluation of Proposed Locations	42
F. Leadership in Energy and Environmental Design (LEED)	45
G. Pricing:.....	45
H. Conclusion and Recommendations:.....	47

Appendices

Appendix A: Site Evaluation Criteria and Parameters	48
Appendix B: LEED Evaluation Matrix.....	59
Appendix C: LEED Application Guide	66

Executive Summary

The County of Lambton's Cultural Services Division identified the need to relocate Gallery Lambton to a new larger site within the downtown core of Sarnia that could meet the physical requirements of a Category A gallery yet reflect the Gallery's artistic vision for its art holdings. TCI Management Consultants and Reich & Petch Architects conducted an expansion planning study for the Gallery which was completed in February 2009. It was felt that the Gallery should be accessible, conveniently located and near other arts and cultural activities in the community. A new site could present opportunities for the Gallery to become a tourist destination and act as a catalyst for economic development. The study indicated that the Gallery ideally requires 17,400 square feet of space.

Site assessment criteria were developed and subsequently approved by County Council, along with the go ahead to identify a preferred site. Subsequently two Requests for Proposal were developed and issued concurrently; one to assist the County to evaluate potential Gallery sites and the other was a proposal call for proponents to present sites within the boundaries suggested by Council that could meet the Gallery's space needs. SNC-Lavalin ProFac Inc. was employed to assist the County to evaluate the offered sites based upon the approved site assessment criteria.

The proposal call for sites yielded four proposals with one owner submitting two slightly varying proposals for the same site. All four proposals presented adaptive re-use scenarios. The owners were invited to present their proposals to the team which occurred over a two day period. The presentations were followed by site tours and written questions. The responses were used to further assist with the evaluation. The team independently assessed and scored the properties. An average of the scores was calculated by criterion. County representatives conducted their evaluation separate from the SNC-Lavalin ProFac team.

A high level building condition assessment of each site is included in this report. The environmental conditions for a Category A gallery are very strict and the sites were evaluated with those standards in mind. MIG Engineering prepared a structural assessment of each site.

Bayside Centre Mall – 150 Christina St.

The Bayside Centre Mall is located in downtown Sarnia. The mall's boundaries consist of George St. to the north; Vidal St. to the east, Christina St. to the west and Cromwell St. to the south. It is the current home of Gallery Lambton. The Gallery has been located at its current location since 1996 and occupies approximately 7,770 square feet (sq. ft.) of leased space. The current lease will expire in December 2011.

The proposal identifies some aesthetic improvements to the existing Gallery façade creating a new street front entrance to improve visibility and landscape improvements that would create an outdoor court which could be used as an outdoor studio, sculpture court or gallery event

spill-out space. The Landlord suggested that the Gallery could be expanded into the existing food court to meet its space requirements of 17,400 sq. ft. Expansion space is readily available within the mall; as well the location has ample parking, both above ground and underground.

The landlord did not identify the specific renovations and budget that he would provide as part of the proposal. Renovations to be undertaken include: converting the food court into gallery space, creating a new entrance with canopy closer to Christina St., an enclosed loading dock, courtyard improvements as well as a new fire suppression system appropriate for galleries. It was unclear what renovations would occur during Phases 1 to 4. All interior renovations would be the responsibility of the County. The landlord did not identify the new lease rates that the County would be expected to pay for the improvements identified above. Through the presentations it was learned that in order for the Landlord to undertake the renovations the County would have to commit to a minimum 15 year lease term.

Gentrac – 139 & 147 Lochiel St.

Gentrac submitted two proposals. The proponent proposes to reuse a historically and socially significant building and an adjacent site located at 139 and 147 Lochiel St. in Sarnia at the southwest corner of Lochiel Street and Christina Street. The structure known as the Saks building has a historical connection to the area as it housed the studio of the late J.S. Thom.

The current structures can accommodate approximately 14,700 square feet. The Gallery's 17,400 square foot requirement can be met by adding a third floor to the properties. The building façade is visible from Front St. and could act as a draw for tourists visiting the waterfront. The property has the best potential to link to the economic revitalization that has been occurring along Front St. and the waterfront. The proponent proposes to sell the two sites in an "as is" condition to the County for \$145,000 plus taxes. The proposed sale price includes environmental clean-up, demolition costs, maintenance and consultant expenses.

The second proposal is identical to the one mentioned above except that Gentrac would undertake a complete turn key design build solution for Gallery Lambton for the \$6.4 million identified in the TCI report. The proponent has experience with the restoration of historical buildings.

Kenn Poore – 136 & 140 Christina St. North

The site presented is located at 136-140 Christina Street North in downtown Sarnia. The building is located on the corner of Christina Street North and Cromwell Street. The building consists of a 2 ½ storey wood frame construction and has a footprint of 8,710 square feet. An external loading dock is located adjacent to the building. The property has an easement registered on title granting the property to the north a right of way access over the rear loading dock driveway. The building is over 100 years old and has a rich historic past.

The building has been divided in half to accommodate the two tenants and their businesses. The two building halves have different ceiling and floor heights but can be converted back

into a single occupant facility. The site could provide up to 26,000 of sq. ft. of gallery space. The site is being offered for sale as part of a turn key package for \$4,447,777.00. The owner did not identify a separate sale price for the property only. The proposal includes allowances of \$730,000 for lighting, HVAC and humidity equipment, a new façade, architect/engineering fees, and special architectural features. Most of the existing mezzanine in the North building would be removed.

Exclusions - Costs not included in the proposal fee:

Trade fixtures, furniture and equipment not specially listed in the proposal are excluded. As are the costs of an emergency generator and its installation. The proponent intends to use the charged and pressurized water system and has not included costs to convert the fire system to a system more appropriate to an art gallery and its valuable assets. An enclosed loading/unloading area to gallery standards was not contemplated in the proposal. Heating and cooling equipment could be provided to the enclosed loading dock at an additional cost. The proponent would prepare a cost estimate for the County if it wishes to excavate and waterproof the perimeter foundation.

Site Assessment

Each site was evaluated against the previously established criteria approved by Council. The Site Evaluation Matrix below indicates the ratings for each site. The Gentrac proposal has the highest rating overall. This site appeared to have the highest potential to be a positive cultural and economic catalyst for the downtown core and the arts community. It is a highly visible site that seemed to fit closest with the Gallery's artistic vision because it is a build to suit solution that can be specifically designed to the County's requirements. More detailed information has been included in the body of the report about the evaluation of each criterion.

The Kenn Poore proposal ranked second and the Bayside Centre ranked third.

Site Evaluation Matrix				
Gallery Lambton 2009 - Proposed Locations				
Site Evaluation Criteria:	Max Score	BaySide Mall	Kenn Poore	Gentrac
Artistic Vision	12	5.4	8.6	10.3
Community Value	10	0.75	7.9	8.8
Site Visibility	10	4.25	8.2	10
Site Availability	10	2.6	3.3	3.9
Economic Development - Catalytic Potential	10	3.1	6.7	9.1
Cultural Development - Catalytic Potential	8	4.8	7.4	7.7
Parking	8	8	4	3
Proximity to Amenities	8	7.5	7.4	7.4
Site Size and Flexibility	8	4	4.4	4.6
Pedestrian/Bike Access	6	5.6	6	4
Loading Access	5	3.4	3.7	6
Public Transit Access	5	4.7	4.6	5
Average Totals:	100	54.1	72.2	79.8

The following table summarizes the key findings developed by the various members of the SNC-Lavalin Profac team.

It consists of 1) the Site Inspection which was developed by the building professionals, 2) the costing section developed by the quantity surveyor and 3) the MIG Evaluation developed by a structural engineer familiar with local conditions.

The preferred site is the 139-147 Lochiel Street location as it received the best overall rating from 1) the Site Inspection, 2) has the best overall costing approach and 3) scored the highest overall points in the MIG structural evaluation.

Building Condition Assessment Summary of Findings			
	Bayside Mall	139 & 147 Lochiel St.	136-140 Chrisitna St.
Site Inspection:			
- General Conditions	Fair to Good	Good to Excellent	Fair to Excellent
- Environmental	Fair to Good	Good to Excellent	Good to Excellent
- Electrical	Excellent	Excellent	Excellent
- Plumbing			
- Structural	Fair to Excellent	Excellent	Fair to Excellent
Costing:	Additional Fit-up costs estimated to be in excess of \$4M.	Completely new construction. "Design Build" is an open book approach considered the most cost effective over the long term.	Turn key Approach – Doubtful that improvements can be completed within Landlord's budget.
MIG Evaluation:	113 Points Not recommended. Lowest overall score.	140 Points New construction. Most favourable from a structural perspective.	131 Points Wooden structure presents an inherent fire hazard as well as many possible unforeseens.

Pricing:

Pricing of the proposals was an issue since one Landlord did not present any pricing and appeared reluctant to do so, while another owner did not identify a separate purchase price for the property. It was difficult to compare the proposals from this point of view. It was questionable whether all proponents fully understood the requirements of a Category A gallery. Any building can be renovated to Gallery standards if funds are unlimited. Pricing will also be affected if the County wishes to pursue LEED (Leadership in Energy and Environmental Design) standards. The proponents do not appear to have incorporated this into their pricing.

The Gallery is currently located at Bayside Centre and all special temperature requirements have attempted to be met by the County itself as the mall has not been able to adequately meet temperature and humidity standards. It would be very difficult to meet Gallery standards in a mall environment. The proposal did not indicate how much Bayside was prepared to invest retrofitting the mall to meet the Gallery's requirements, nor was a lease rate identified. It was clear that any investment undertaken would require a long term (15 year) lease commitment from the County.

The Kenn Poore proposal offered a combined price for land and construction. The building itself could be renovated to Gallery standards but it was uncertain whether the Gallery standards could be met based upon the pricing that was given. A number of items were excluded from the proposed price as was evident through the follow up questions. It was questionable whether or not the proponent was familiar enough with gallery standards to create a realistic budget. The Expansion Planning Study which was completed by professional consultants experienced in developing art gallery projects identified a cost of \$368 per square foot for an adaptive reuse scenario. The proposed price of \$4,447,777 includes the sale price of the property. The building consists of approximately 26,000 square feet which means only \$171 per square foot has been allocated for renovation costs including the sale price. This is less than half of the funding recommended by the County's previous consultants. It is doubtful whether the Gallery's requirements could be satisfied at this price.

The Gentrac proposal offers a turn key solution design build solution for \$6.4 million, (approx. \$368 per sq. ft.) exactly what the consultants recommended an adaptive reuse scenario would cost. The Gallery would essentially receive a turn-key building designed to its specifications.

Conclusion:

After considering the site evaluation criteria, the building, its structure and systems and pricing, the site that best meets gallery requirements from the proposals submitted would be the Gentrac site located at the corner of Lochiel and Christina Streets.

Gallery Lambton Site Assessment Report

A. Introduction

The County of Lambton's Cultural Services has undertaken a review process of Gallery Lambton's needs that began around 2002 with the development of a strategic plan for Gallery Lambton. The County's 2003 Strategic Plan identified the need to relocate the Gallery to a new larger site within the downtown core of Sarnia that could meet the physical requirements of a Category A gallery. As well, the County would like the new facility to reflect its artistic vision for its art holdings. The stakeholder consultation process identified that the retrofit of facility with a historical connection to the community would be viewed favourably.

Last year the County hired TCI Management Consultants and Reich & Petch Architects to conduct an expansion planning study for the Gallery which was completed in February 2009. This study identified that "the development of a new Gallery would need to be done within the context of a new Vision for the Gallery that was dynamic, progressive and responsive to the needs of the community."¹ It was felt that the Gallery should be accessible, conveniently located and near other arts and cultural activities in the community. The consultants undertook an analysis of the Gallery's strengths and weaknesses and identified the current Gallery site's weaknesses as being the site location, lack of transit, size, space configuration and lack of a street presence. A new site could address these issues as well as present opportunities for the Gallery to become a tourist destination and act as a catalyst for economic development.

The study indicated that the Gallery ideally requires 17,400 square feet of space. Site assessment criteria were developed and a number of preliminary sites located throughout Lambton County were evaluated against the criteria. Capital cost estimates were used to compare an adaptive reuse of a downtown facility versus new construction of a facility. County Council approved the site assessment criteria that were developed in the Expansion Planning Study and gave approval to proceed with identifying a preferred site in downtown Sarnia. Subsequently two Requests for Proposal were developed and issued concurrently; one for assisting the County to evaluate potential Gallery sites and the other was a proposal call for landlords to present sites that could meet the Gallery's space needs and that are located in the downtown core.

SNC-Lavalin ProFac Inc. was hired to assist the County to evaluate the sites presented by landlords to determine their suitability as a Gallery based upon established site assessment criteria that were developed in the Expansion Planning Study.

¹ Gallery Lambton Expansion Planning Study by TCI Management Consultants & Reich+Petch Architects, February 2009, p. 13



METHODOLOGY

SNC-Lavalin ProFac Inc. reviewed the criteria developed in the Expansion Planning Study and refined them further to add more levels and to provide guidance to its team for scoring purposes. A copy of the refined criteria used by the evaluation team is located in Appendix A. The team consisted of real estate professionals, an urban planner, a LEED certified architect, building professionals, a professional involved with art galleries, a structural engineer from MIG Engineering, and County representatives.

The proposal call for sites yielded three proposed sites but four proposals as one owner submitted two slightly varying proposals for the same site. All four proposals presented adaptive re-use scenarios. The owners were invited to present their proposals to the team which occurred over a two day period. The presentations were followed by site tours. Follow-up questions were given to the proponents in writing. Their responses were used to further assist with the evaluation. The ProFac team individually and independently undertook their assessments. An average of all scores was calculated to create one integrated team score. County representatives conducted their evaluation separate from the SNC-Lavalin ProFac team.

In addition, the building professionals undertook a building condition assessment of each site which is included in this report. The environmental conditions for a Category A gallery are very strict and the sites were evaluated with those standards in mind. MIG Engineering completed the building condition assessments by preparing a structural assessment of each site.

Assessments of Proposed Gallery Sites

B. Bayside Centre Mall

PROPOSAL SUMMARY

The Bayside Centre Mall in Sarnia is located partly on Christina Street and behind the eastern stores fronting on Christina St. between Lochiel and Cromwell Street. Its address is 150 North Christina Street. It is the current home of Gallery Lambton. The Gallery has been located at its current location since 1996 and occupies approximately 7,770 square feet (sq. ft.). The current lease will expire in December 2011. The TCI report identifies some deficiencies with the Mall location as mentioned previously. The Bayside Centre owner has read the TCI report and has presented the site as an adaptive re-use option. The proposal identifies some aesthetic improvements to the existing Gallery façade creating a new street front entrance to improve visibility and landscape improvements that would create an outdoor court which could be used as an outdoor studio, sculpture court or gallery event spill-out space. The Landlord suggested that the Gallery could be expanded into the existing food court to meet its space requirements of 17,400 sq. ft. Expansion space is readily available within the mall; as well the location has ample parking both above ground and underground.

The landlord did not identify the new lease rates that the County would be expected to pay for the renovated space. Through the presentations it was identified that in order for the Landlord to undertake the renovations the County would have to commit to a 15 year lease term.

SITE EVALUATION CRITERIA

The site selection or evaluation criteria were previously developed by TCI during Phase I of this process. The criteria were used as a guide to assessing the sites with further refinement as to allocation of points by SNC-Lavalin ProFac Inc. The criteria are identified below and the average number of points assigned to it based upon the independent evaluators' scores. Average points were compiled from eight team members not including a separate assessment conducted by County staff.

1. **Artistic Vision:** Extent to which site facilitates or enables artistic and programming vision of Gallery. Maximum points: 12.



Evaluation:

The Bayside Centre is located in the downtown core of Sarnia situated in close proximity to other commercial and other community arts related activities such as the Imperial Theatre, cafes, art galleries and library. The building is structurally sound and provides good quality space well suited to its retail nature. As an art gallery the site lacks presence, is not easily visible, and the building and site elements are not artistic in nature or appearance. It is difficult to envision that the mall could be altered to present an exciting artistic vision for the gallery that could meaningfully serve the art and allow the public to make personal connections with it. The architecture is not striking nor does it reflect the contemporary contents of the facility. It is difficult to host events at the current site.

The mall does not attract a wide cross section of the community as it has moved from a predominantly retail mall to more of a services centre. On the plus side the mall has accessible indoor parking, although the hours do not always coincide with gallery events. There is sufficient parking to accommodate event crowds. There is plenty of space within the mall although the configuration of the space is not ideal for gallery needs.

Average points: 5.4

2. **Community Value:** Extent to which site/building evokes historical/cultural associations with the community. Maximum points: 10

Evaluation:

The intent of this criterion was to target the re-use of buildings that have strong historical and cultural associations with the community. The Bayside Centre does not have strong cultural and historical connections or associations with the community. The expansion of the Gallery would result in a renovation of an existing mall that appears to have a services focus. The site lacks a broad based appeal to a variety of socio-economic groups. The mall does not have very strong connections to the arts community.

Average points: .75

3. **Site Visibility:** High profile location and is easily identified. Maximum points: 10

Evaluation:

Buildings that would score high on this criterion would consist of a site and building that is highly visible to the public on a high traffic route. The Bayside Centre, the Gallery's current location, lacks street presence. The mall and Gallery entrance with

the bright awning is visible from Christina Street but is somewhat set back because of the angled exterior entrance to the building. The first impression of the Gallery space from the inside of the mall is that its appearance is similar to other retail stores in the mall. Access to the Gallery from inside the mall is across from the food court. The mall is a low traffic route as evidenced by the high number of vacancies inside the mall.

Average points: 4.25

4. **Site Availability:** Ease with which site may be acquired for this type of public sector use. Maximum points: 10

Evaluation:

Sites owned by the County would receive the highest points while sites owned by private sector or owners not known to be sympathetic to the Gallery's objectives would receive the lowest rating. The Bayside Centre is owned by the private sector which is sympathetic to the Gallery's interests. The Bayside Centre has sufficient space to meet the Gallery's needs. The owner does not wish to sell the mall but it will lease as much space to the County as is required to accommodate the Gallery's increased size. In addition, the County does not wish to own the Bayside Centre. The owner will renovate the mall to suit the Gallery's needs by relocating the current food services tenants and converting the food court into space for the Gallery.

Average points: 2.6

5. **Economic Development – Catalytic Potential:** Extent to which development will act as an economic catalyst for the surrounding area. Maximum points: 10 Points

Evaluation:

The Gallery has been a tenant in the mall since 1996. The Mall has had minimal effect as a catalyst on related and ancillary economic development in the vicinity. The owner has been struggling with the mall's high vacancy rate and as result the tenants of the mall have moved from a retail focus to a services focus (e.g. government and call centre. The addition of an outside entrance flush with the street store fronts is unlikely to promote any revitalization activities in the area. The Gallery is unlikely to attract similar tenants if the existing mall location is expanded. The location in the mall will not foster renovation or rescue of derelict buildings.

Average points: 3.1



6. **Cultural Development – Catalytic Potential:** Extent to which this site lends itself to be a catalyst for the creative community, and will enhance a creative image. Maximum points: 8

Evaluation:

A location that is anticipated to act in a major way as a catalyst to the arts and culture community and contribute to the image of a healthy and creative community would receive the highest rating. Although in a good location the Bayside Centre does not serve as a cultural catalyst as it was originally designed as a retail center. The Bayside Centre does not project an image of inspiration to the arts and culture community. The location is sub-optimal from the perspective of linking to the arts and cultural community.

Average points: 4.8

7. **Parking:** Convenience and accessibility of parking. Maximum points: 8

Evaluation:

The sites with free dedicated or adjacent parking would receive the highest rating under this criterion. The Bayside Centre has ample dedicated parking that is free. It has approximately 900 parking spaces. As well the site offers underground parking. It is the only site downtown that has this amount of parking.

Average points: 8

8. **Proximity to Amenities:** Proximity of site to complementary and support services. Maximum points: 8

Evaluation:

The Bayside Centre is located in the downtown core within walking distance to restaurants, shops, commercial galleries and other cultural activities such as the Imperial Theatre.

Average points: 7.5

9. **Site Size and Flexibility:** Ease with which current and future development can take place on site. Maximum points: 8

Evaluation:

Under this criterion the site that is large enough to accommodate the Gallery's present requirements and has the potential to accommodate future expansion would receive the highest number of points listed. The Bayside Centre has ample space for expansion but the configuration of the space and ceiling heights are a concern. The mall structure does not give the feeling of a free standing gallery structure as it is difficult segregate it from the rest of the mall. The integration with the mall also makes it difficult to maintain appropriate temperature and humidity levels.

Average points: 4

10. **Pedestrian/Bike Access:** Ease of access of the site by pedestrians or cyclists. Maximum points: 6

Evaluation:

The Bayside Centre is easily accessible by pedestrians and cyclists.

Average points: 5.6

11. **Loading Access:** Ability of building or site to accommodate service and delivery functions, and vehicles. Maximum points: 5

Evaluation:

The Bayside Centre has an existing loading dock in close proximity to the Gallery's current location in the mall but it is not enclosed. The owner has indicated that he is willing to dedicate the loading dock to the Gallery and convert the existing garbage room to an enclosed loading dock. The location of a needed acclimatization room is unclear.

Average points: 3.4

12. **Public Transit Access:** Extent to which site is easily reached by public transit. Maximum points: 5

Evaluation:

The Bayside Centre is well serviced by public transit. The mall is on a public transit route.

Average points: 4.7



Total Average Points for the Site: 54.1. This was calculated by taking the total number of points given by each assessor and dividing by the total number of assessors to get the overall average points for the site. This was not calculated by adding up the average points for each criterion.

BUILDING CONDITION ASSESSMENT

As part of the owner presentations the owners took the team on site tours of their facilities. SNC-Lavalin ProFac's team undertook a high level assessment of the buildings during the site tours. Our team assumed that the buildings and building systems already met code for the uses that were being conducted within the structure, however, they may not meet what would be considered a 'new' installation or use. A good example of this would be the existing sprinklers in those buildings. While they are legal now, for a new installation, most likely they would not conform to the new requirements. The buildings may also be easily or not so easily modified to meet the anticipated requirements.

The definitions identified below are a generic guide used for the evaluations. The condition is rated as excellent, good, fair or poor. The definitions of rating terms are as follows:

Excellent: The building element performs as intended. No rehabilitation is required.

Good: The building element is sound and performing as intended. Signs of normal wear and tear may be evident.

Fair: The building element is sufficient for its intended purpose and conforms to accepted standards.

Poor: The building element cannot be relied upon to continue performing its function. This may be due to deficiencies in design, obsolescence, deferred maintenance or extended life cycle. Up-dating is required.

Site Inspection		
GALLERY LAMBTON		
Building:		BAYSIDE MALL
Proposal by:		BAYSIDE MALL LIMITED
Items	Condition	Comments
General		
Offices - Location	Poor	Site is located within a retail mall and is not free standing or wholly segregated.
Staff / tenant / client access. Handicapped access.	Fair	Staff and public gain access through same entry points. Handicapped access is through the mall interior via mall entrance or through exterior entrance with vestibule making wheel chair access difficult.

Security - personal property and data collection/retrieval.	Good	New leased premises to be designed and fit-up taking into account Gallery requirements. Gallery will also rely on Landlord security as well as its own.
Security - premises.	Good	Security system to be designed to protect the leased space and Gallery property, including artworks. Gallery will also rely on Landlord's security system as well as its own.
Operating Hours	Poor	Mall's operating hours are not consistent with those of the Gallery.
Secure storage	Excellent	To be on-site
Work Areas:		
· staff work areas	Good	To be based on Gallery "Needs Analysis"
· space for office equipment	Good	To be based on Gallery "Needs Analysis"
· kitchen facilities	Good	To be based on Gallery "Needs Analysis"
· staff amenities	Good	To be based on Gallery "Needs Analysis"
· reception and waiting areas	Good	To be based on Gallery "Needs Analysis"
Lighting	Good	To be based on Gallery "Needs Analysis"
Common Areas:		
· Pedestrian	Fair	Retail Mall
· Bikes	Good	
· Parking	Good	Mall parking located underground, accessible by elevator and escalator. Operating hours not sympathetic to Gallery needs.
· Restaurant	Fair	Failing food court facilities / Fast Food. Risk that this may not change following food court relocation.
· Seating	Good	Mall seating and food court seating.
· Windows and Coverings	Good	Gallery will expand into food court area which will be windowless allowing for full control of artwork lighting.
Health and Safety - Environmental		
Emergency Response	Fair	Shared fire and life safety systems; Gallery is reliant on Landlord for maintenance and service of mall systems.
Fire Evacuation Plan	Good	Landlord Responsibility in Accordance with Codes

Fire Exits	Good	Landlord Responsibility in Accordance with Codes
Fire Evacuation Procedure	Good	Landlord Responsibility in Accordance with Codes
Visibility	Good	Landlord Responsibility in Accordance with Codes
Marked Egress Points - Fire Exits	Good	Landlord Responsibility in Accordance with Codes
Maintenance - Fire Exits	Good	Landlord Responsibility in Accordance with Codes
Spinklers	Good	Landlord Responsibility in Accordance with Codes
Fire and Safety Equipment	Good	Landlord Responsibility in Accordance with Codes
Alarms	Good	Landlord Responsibility in Accordance with Codes
Fire Extinguishers	Good	Landlord Responsibility in Accordance with Codes
Signage	Good	Landlord Responsibility in Accordance with Codes.
Flammable Liquids	Fair	None to be stored on site. Possible risk that Landlord and other tenants may store flammable products elsewhere in the mall.
Health & Safety	None Observed	Employer Responsibility
Security Protocols	Good	Landlord Responsibility
Cleaning	Good	Gallery space is clean, mall is neat and tidy.
Asbestos	n/a	Landlord Responsibility in Accordance with Codes
Lead	n/a	Landlord Responsibility in Accordance with Codes
PCB	n/a	Landlord Responsibility in Accordance with Codes
Other Environmental issues	n/a	Landlord Responsibility in Accordance with Codes
Smoking	Good	Landlord Responsibility in Accordance with Codes
HVAC - Electrical - Plumbing		
Ventilation	Excellent	New construction according to Gallery standards.
Temperature	Excellent	New construction according to Gallery standards.
Humidity	Excellent	New construction according to Gallery standards.

Plumbing	Excellent	New construction according to Gallery standards.
Electrical	Excellent	New construction according to Gallery standards.
Natural Gas	Excellent	Roof top location
Structural		
Roof	Fair	Staged replacement program planned for entire mall roofing system.
Signage	Fair	Good exterior signage, poor interior signage.
Windows	Good	Continued use of existing windows.
Exterior Walls	Good	Large interior spaces
Wall Insulation	Good	
Ceilings	Excellent	New construction according to Gallery standards.
Elevator	Good	Existing mall elevator and escalators
Freight	n/a	
Loading dock	Excellent	Existing garbage room will accommodate new Loading Dock
General Comment / Observation		
		Landlord Parking - Hours of Operation not sympathetic to Gallery needs.
		Possible delays due to relocation of existing food court tenants.
		Public Elevator - 66"x94"
		Power 600V - 3 Phase, modern building
		Ceiling Height - Approx. 13'
		Gallery Ceiling Height - 11'6"
		Noise Issues from other areas of the Mall.
		Odours from Foodcourt - Subway Store
		Mall Clients - social services sector
		Potential problem of pedestrian mall traffic travelling through Gallery space.

Bayside Mall: Construction and Costing Issues

The proponent's offer does not include the following:

- Costs pertaining to interior work for a finished gallery expansion.
- Interior design and renovation.
- Upgrade to the North Christina Street Façade.
- Exterior Gallery signage.

The Landlord states that modifications and leasehold improvements will be completed by end of 2009.

The details of the proposal are vague. The Landlord's scope of work is not listed.

The Landlord's proposal does not identify a:

- Proper Project Schedule, or a
- Firm Construction Completion Date.

The required interior work cannot be completed until the Landlord finishes the modifications to the food court area and relocates existing food court tenants.

The Gallery will need to finish its own Tenant work in order to meet the deadline.

The following items may require long delivery times:

- a. New HVAC Equipment if required
- b. Emergency Generator if decided to be incorporated in the project

It appears that the Landlord will only undertake the demolition, demising wall construction and convert existing food court area in to base building standard space.

The gallery will be responsible for the remainder of the work excluding front courtyard work.

The following costs may be incurred:

- a. New or upgraded Roofing system .
- b. A new Emergency Generator.
- c. HVAC: More stringent temperature and humidity control will be required. The exterior wall construction will have to be examined closely to meet this requirement, especially in winter, when high RH value is required. All the interior faces of the building, including exterior walls and roof may need to be treated to avoid any thermal bridges. A high efficiency filtration system may be required.
- d. Sprinkler system will require specific upgrades over and above fire codes.
- e. A CCTV system and theft alarm system.
- f. Upgrading and converting existing garbage room to loading dock.
- g. New plumbing in washrooms, catering kitchen, janitor's room, curator's workshop.



- h. New plumbing fixtures.
- i. New washroom partitions and accessories.
- j. Drywall finishes for interior walls and ceiling surfaces, including required insulation.
- k. New suspended ceiling.
- l. New flooring throughout including:
 - a. Galleries,
 - b. Washrooms, kitchen, classroom/workshops, and
 - c. Carpeting for admin spaces.
- m. Painting of all wall surfaces.
- n. Architect, Engineer and Project Management Fees.
- o. Specialized Gallery Lighting.
- p. Special architectural finishes.

Tenant Work may cost the County between \$200 and \$250 per square foot excluding design fees.

Therefore, 17,400 square feet of finished premises may cost as much as an additional \$4,350,000.

C. Gentrac – Christina St.

PROPOSAL SUMMARY

The proponent for Gentrac submitted two proposals. The proponent proposes to repurpose a historically and socially significant building and an adjacent site located in downtown Sarnia at the southwest corner of Lochiel and Christina Streets; a major intersection in the downtown core. The addresses for the two sites are 147 and 139 Lochiel Street. The structure known as the Saks building has a historical connection to the area as it housed the studio of the late J.S. Thom. The proposal envisions an adaptive reuse of the buildings on both sites as well as adding a third floor onto the buildings and/or leasing the second floor of the neighbouring CIBC building located to the west of the sites and across the street from the waterfront. The proposal includes a letter from CIBC supporting the use of its space for Gallery Lambton purposes.

The current structures can accommodate approximately 14,700 square feet. The minimum square footage of 17,400 currently required by the Gallery can be met by adding a third floor to the properties, and/or expanding into the neighbouring premises owned by CIBC. Both options would provide views of the waterfront. A feature of this site is that it is visible from the waterfront and could act as a draw for tourists visiting the waterfront.

The proponent proposes to sell the two sites in an “as is” condition to the County for \$145,000 plus taxes. The proposed sale price includes environmental clean-up, demolition costs, maintenance and consultant expenses.

The second proposal is identical to the one mentioned above except that Gentrac would undertake a complete turn key design build solution for Gallery Lambton for the \$6.4 million identified in the TCI report. The proponent has experience with the restoration of historical buildings.

SITE EVALUATION CRITERIA

1. **Artistic Vision:** Extent to which site facilitates or enables artistic and programming vision of Gallery. Maximum points: 12.

Evaluation:

The Gentrac site is located at the corner of Christina and Lochiel Streets. It is situated in the downtown core and in close proximity to the arts and cultural community. The space would be new and specifically designed to the Gallery’s needs allowing the Gallery’s artistic vision to be implemented and apparent to the public. The site is near other cultural spaces and activities. The building façade is visible from Front St. and could be used to tie the waterfront to Christina St. and the



downtown core. The proposed building shell will reflect the contents of the facility. The building will provide new contemporary space. Building has a turret and nice architectural features. Ceiling heights will be modified to gallery needs. The building and site is likely to draw more traffic into the Gallery.

Average points: 10.3

2. **Community Value:** Extent to which site/building evokes historical/cultural associations with the community. Maximum points: 10

Evaluation:

The site has a historical connection to downtown Sarnia and the community. The site evokes historical and cultural associations within the community. It was built in 1893 and was used at one time as an art studio by a known artist. It is the re-use of an existing historical building that is currently vacant with cultural links. The building has significant architectural features such as a turret. The building is located close to other arts based organizations.

Average points: 8.8

3. **Site Visibility:** High profile location and is easily identified. Maximum points: 10

Evaluation:

Buildings that would score high on this criterion would consist of a site and building that is highly visible to the public on a high traffic route. The site is located on a prime corner property with street frontage on both Lochiel and Christina Streets. It is visible from both streets and from Front St. to the west. It is situated on a high traffic route for both pedestrian and vehicular traffic.

The site can be used to tie the Front St. and the waterfront to Christina St. and the downtown core. The proximity to the bicycle path along the river would possibly increase the “drop-in” traffic. The building has distinctive architectural features which make it easily recognizable.

Average points: 10

4. **Site Availability:** Ease with which site may be acquired for this type of public sector use. Maximum points: 10

Evaluation:

Sites owned by the County would receive the highest points while sites owned by private sector or owners not known to be sympathetic to the Gallery's objectives would receive the lowest rating. The site on the corner of Christina and Lochiel Streets is owned by a private sector owner who is sympathetic to the Gallery's objectives. The owner is interested in seeing the Gallery thrive. The owner's two proposals include an offer to sell the property to the County. The buildings are currently vacant.

Average points: 3.9

5. **Economic Development – Catalytic Potential:** Extent to which development will act as an economic catalyst for the surrounding area. Maximum points: 10 Points

Evaluation:

The selection of this site will help rescue vacant and derelict buildings and turn them into productive buildings. This will assist economic development through converting buildings in disrepair at a key identifiable downtown intersection into useable space. It will help turn the streetscape into a vibrant arts and cultural district. The site will give the cultural district a distinctive focal point.

The site is visible to the waterfront and will draw tourists from the waterfront to the Gallery, Sarnia's main street, and downtown core spurring spin-off spending. Location and program anticipated to act in a major way as a catalyst for related and ancillary economic development in the vicinity. Close to all the antique shops, and encompasses two streetscapes.

Average points: 9.1

6. **Cultural Development – Catalytic Potential:** Extent to which this site lends itself to be a catalyst for the creative community, and will enhance a creative image. Maximum points: 8

Evaluation:

It is anticipated that the site would act in unison with the Imperial Theatre as a cultural incubator for the main street in downtown Sarnia's central core. It has the potential to act as a catalyst to the arts and cultural community. This site fronts on two streetscapes on a prime corner of the downtown core with visibility to the waterfront. It has the potential to attract restaurants, cafes, music stores and other private galleries. Front Street along the river front has undergone some transition to



its streetscape already. This site could further assist in that as well. The site has the potential to contribute to a good image of a healthy and creative community.

Average points: 7.7

7. **Parking:** Convenience and accessibility of parking. Maximum points: 8

Evaluation:

The Gentrac site does not have free dedicated or adjacent parking. Gallery patrons would have to rely on street parking or private and public parking lots in the area. There are parking lots within walking distance of the corner of Christina and Lochiel Streets.

Average points: 3

8. **Proximity to Amenities:** Proximity of site to complementary and support services. Maximum points: 8

Evaluation:

The site is in close proximity to complementary and support services. The location is within walking distance of restaurants, specialty shops and commercial galleries.

Average points: 7.4

9. **Site Size and Flexibility:** Ease with which current and future development can take place on site. Maximum points: 8

Evaluation:

The site will be able to meet the Gallery's current requirements by building a third floor on top of the existing two storey facility. There may be some difficulty with site flexibility for meeting future expansion requirements. It is unclear how this could be accomplished on this site. Site configuration presents some constraints to development. The location of the loading dock and ceiling heights could be of concern.

Average points: 4.6

10. **Pedestrian/Bike Access:** Ease of access of the site by pedestrians or cyclists. Maximum points: 6

Evaluation:

The site provides excellent access by pedestrians and cyclists from the waterfront or the main streets of the downtown core. The site is located on one of the major intersections in the downtown core.

Average points: 6

- 11. Loading Access:** Ability of building or site to accommodate service and delivery functions, and vehicles. Maximum points: 5

Evaluation:

The site does not currently have a loading dock. The proposal indicates that a loading dock will be designed as part of the re-build of the site. The loading dock will be difficult to incorporate into the site. A loading dock is possible but will be challenging. It is unclear where it will be located and whether Sarnia will allow a curb cut from Lochiel St. or Christina St. The location of the proposed loading dock will impact the configuration of the space. The proposal also indicates that an acclimatization room will be built as well connected to the proposed enclosed loading dock.

Average points: 3

- 12. Public Transit Access:** Extent to which site is easily reached by public transit. Maximum points: 5

Evaluation:

The site is well serviced and easily accessed by public transit.

Average points: 5

Total Average Points for the Site: 79.8. This was calculated by taking the total number of points given by each assessor and dividing by the total number of assessors to get the overall average points for the site. This was not calculated by adding up the average points for each criterion.



BUILDING CONDITION ASSESSMENT

The definitions identified below are a generic guide used for the evaluations. The condition is rated as excellent, good, fair or poor. The definitions of rating terms are as follows:

Excellent: The building element performs as intended. No rehabilitation is required.

Good: The building element is sound and performing as intended. Signs of normal wear and tear may be evident.

Fair: The building element is sufficient for its intended purpose and conforms to accepted standards.

Poor: The building element cannot be relied upon to continue performing its function. This may be due to deficiencies in design, obsolescence, deferred maintenance or extended life cycle. Up-dating is required.

Site Inspection		
GALLERY LAMBTON		
Building:		147 LOCHIEL
Proposal by:		GENTRAC
Items	Condition	Comments
General		
Offices - Location	Excellent	Free standing structure to be constructed/renovated
Staff / tenant / client access. Handicapped access.	Excellent	New structure to be constructed taking into account accessibility requirements
Security - personal property and data collection/retrieval.	Good	New structure to be constructed taking into account Gallery requirements
Security - premises.	Good	Security system to be designed to protect the building asset and Gallery property(artworks).
Operating Hours	Excellent	Operating hours to be in accordance with Gallery requirements
Secure storage	Excellent	To be on site
Work Areas:		
· staff work areas	Good	To be based on Gallery "Needs Analysis"
· space for office equipment	Good	To be based on Gallery "Needs Analysis"
· kitchen facilities	Good	To be based on Gallery "Needs Analysis"
· staff amenities	Good	To be based on Gallery "Needs Analysis"
· reception and waiting areas	Good	To be based on Gallery "Needs Analysis"
Lighting	Good	To be based on Gallery "Needs Analysis"

Common Areas:		
· Pedestrian	Good	City Street
· Bikes	Good	City Street
· Parking	Fair	Off site parking available in neighbouring parking facilities
· Restaurant	Good	Good quality neighbouring restaurants and cafes.
· Seating	Good	City Street
· Windows and Coverings	Excellent	To be based on Gallery "Needs Analysis"
Health and Safety - Environmental		
Emergency Response	Excellent	To be designed to satisfy prevailing Provincial and Municipal Codes.
Fire Evacuation Plan	Good	In accordance with Building Code Requirements
Fire Exits	Good	In accordance with Building Code Requirements
Fire Evacuation Procedure	Good	In accordance with Building Code Requirements
Visibility	Good	In accordance with Building Code Requirements
Marked Egress Points - Fire Exits	Good	In accordance with Building Code Requirements
Maintenance - Fire Exits	Good	In accordance with Building Code Requirements
Spinklers	Good	In accordance with Building Code Requirements
Fire and Safety Equipment	Good	In accordance with Building Code Requirements
Alarms	Good	In accordance with Building Code Requirements
Fire Extinguishers	Good	In accordance with Building Code Requirements
Signage	Good	In accordance with Building Code Requirements
Flammable Liquids	n/a	None to be stored on site.
Health & Safety	n/a	Employer Responsibility
Security Protocols	Excellent	As determined by Gallery
Cleaning	Excellent	As determined by Gallery
Asbestos	n/a	New construction
Lead	n/a	New construction
PCB	n/a	New construction
Other Environmental issues	n/a	New construction
Smoking	n/a	According to City of Sarnia by-laws.
HVAC - Electrical - Plumbing		
Ventilation	Excellent	New construction according to Gallery standards
Temperature	Excellent	New construction according to Gallery standards
Humidity	Excellent	New construction according to Gallery standards

Plumbing	Excellent	New construction according to Gallery standards
Electrical	Excellent	New construction according to Gallery standards
Natural Gas	Excellent	New construction according to Gallery standards
Structural		
Roof	Excellent	New construction according to Gallery standards
Signage	Excellent	New construction according to Gallery standards
Windows	Excellent	New construction according to Gallery standards
Exterior Walls	Excellent	New construction according to Gallery standards
Wall Insulation	Excellent	New construction according to Gallery standards
Ceilings	Excellent	New construction according to Gallery standards
Elevator	Excellent	New construction according to Gallery standards
Freight	Excellent	New construction according to Gallery standards
Loading dock	Excellent	New construction according to Gallery standards
General Comment / Observation		
		Excellent location and visibility
		Re-use of existing heritage building
		Sensitive to downtown re-development
		Possibility of variation in ceiling heights
		1st. Floor: 12'4"
		2nd Floor: +/- 11'
		First Floor could be +/- 13'6" with 22" extra space on ground level.
		Completely new construction except two walls in elevation. This will add to total project cost as compared to adapting a building requiring minimum alterations.
		Smaller footprint of 4,922.5 square feet. This will result in more vertical expansion.
		Congested site will result in challenges for new construction.

Genrac: Construction and Costing Issues**Option One:**

Stipulates that the purchase price represents the approximate costs pertaining to:

- A Environmental Cleanup
- B Demolition
- C Maintenance
- D Consultant Expenses

Proposed completion date: On or before September 1, 2009.

The building foot print is 4,922.5 square feet.

The County will assume ownership and develop the property further.

The proposal does not define the scope of items described in A to D above. These items need to be defined.

Next steps:

- a. A Project Manager should be appointed by the County.
- b. The Project Manager will appoint Prime Architect, M & E, Structural, Geo-Technical and Restoration Consultants.
- c. Design activities then can be completed as described in TCI report.

Option Two:

This option does not identify:

- a. A firm price.
- b. Project Schedule.
- c. Firm Construction Completion Date.

Genrac proposed that the two walls of former Saks building, facing two streets be preserved and renovated.

Balance of the structure to be demolished above basement level.

New building constructed within to meet Gallery Lambton requirements.

The building foot print is 4,922.5 square feet. This will require a vertical expansion of the building.



The existing walls will require temporary support during construction and will be a hindrance.

Existing perimeter walls adjoining the neighbouring property will require attention. It was suggested that the basement level will be lowered. Lowering existing basement will be awkward and time consuming, in view of the existing walls to remain. Lowering the basement will cause further challenges, such as shoring the face of excavations. Depending upon the depth of excavation, earth anchors may be required to support the shoring.

The proposal does not describe any of these concepts.

It is necessary for the developer to outline a proper approach to construction along with an anticipated construction schedule.

D. Kenn Poore

PROPOSAL SUMMARY

The site presented is located at 136-140 Christina Street North in downtown Sarnia. The building is located on the corner of two streetscapes; Christina Street North and Cromwell Street. The building has been painted a very distinctive “Red Ryan Red” colour. The overall dimensions of the building are 65 feet by 130 feet while the site itself is 10,204 sq. ft. The building is over one hundred years old and has wood frame construction. The building consists of 2 ½ storeys and has a footprint of 8,710 sq. ft. plus an external loading dock adjacent to the building. The property has an easement registered on title granting the property to the north a right of way access over the rear loading dock driveway. The building has a rich historic past and was originally designed to house a groceries store.

The building has been divided in half to accommodate the two tenants and their businesses. The two building halves have different ceiling and floor heights but can be converted back into a single occupant facility. The site could provide up to 26,000 of sq. ft. of gallery space. The site is being offered for sale as part of a turn key package for \$4,447,777.00. The proposal did not identify a separate sale price for the property. The turn key solution includes allowances of \$730,000 for lighting, HVAC and humidity equipment, a new façade, architect/engineering fees, and special architectural features. Most of the existing mezzanine in the North building would be removed.

The main gallery would have a ceiling height of 15 to 16 feet. The retail lobby space would have ceiling heights of 20 feet.

Exclusions - Costs not included in the proposal fee:

Trade fixtures, furniture and equipment not specially listed in the proposal are excluded. The costs of an emergency generator and its installation have not been included in the turn key price. The proponent intends to use the charged and pressurized water system and has not included costs to convert the fire system to a system more appropriate to an art gallery and its valuable assets. An enclosed loading/unloading area that a truck can be driven into was not contemplated in the proposal. Heating and cooling equipment could be provided to the enclosed loading dock at an additional cost. The proponent would prepare a cost estimate for the County if it wishes to excavate and waterproof the perimeter foundation.



SITE EVALUATION CRITERIA

1. **Artistic Vision:** Extent to which site facilitates or enables artistic and programming vision of Gallery. Maximum points: 12.

Evaluation:

The site is located at the corner of Christina St. and Cromwell St. It has visibility on two street fronts but is at the lower end of the downtown Sarnia's commercial district. The site is located within close proximity to the artistic and cultural community. It is within walking distance of the current Gallery location, the Imperial Theatre, library and commercial galleries. The site has a funky exterior and would require some changes to the exterior façade to fulfill the Gallery's artistic vision. The space within the building has been divided into two with different levels and ceiling heights between the two sides. There is sufficient space to meet the Gallery's needs. The building has a large number of columns within the space that are 16 feet apart. It may be awkward to partition for Gallery exhibitions. Removal of the columns could be expensive as well it would result in the loss of ceiling height.

Average points: 8.6

2. **Community Value:** Extent to which site/building evokes historical/cultural associations with the community. Maximum points: 10

Evaluation:

The DTZ building is over 100 years old and is made of wood frame construction. The site has strong historical and cultural associations with the community. The building is within close walking distance of other arts and cultural activities such as the Gallery, the Imperial Theatre, and the library. The site itself houses an antiques store that sells art. It would initiate the adaptive re-use of an existing historical building with cultural links.

Average points: 7.9

3. **Site Visibility:** High profile location and is easily identified. Maximum points: 10

Evaluation:

Buildings that would score high on this criterion would consist of a site and building that is highly visible to the public on a high traffic route. The site is located on the corner of Christina St. (Sarnia's main street) and Cromwell Streets in the downtown core of Sarnia so the building fronts onto two streetscapes. It is a highly visible building because of its distinctive "Ryan" red colour. The building houses two

businesses which generates some traffic. The rear of the building is located adjacent to the Bayside Centre Cromwell St. entrance. The waterfront does not appear to be as visible from this site.

Average points: 8.2

4. **Site Availability:** Ease with which site may be acquired for this type of public sector use. Maximum points: 10

Evaluation:

Sites owned by the County would receive the highest points while sites owned by private sector or owners not known to be sympathetic to the Gallery's objectives would receive the lowest rating. The site is owned by the private sector sympathetic to the Gallery's objectives. The owner is interested in seeing the arts and cultural community thrive in the County and has been involved in the renovation of the Imperial Theatre.

The site currently accommodates two ongoing local businesses and the owner would have to terminate the leases of the existing tenants. Construction could not begin until the tenants leases had been terminated and the tenants relocated. The owner is willing to sell the building to the County although the actual sale price of the property itself was not identified as it was included in a total price for a turn key package.

Average points: 3.3

5. **Economic Development – Catalytic Potential:** Extent to which development will act as an economic catalyst for the surrounding area. Maximum points: 10 Points

Evaluation:

The location and program is anticipated to act in a positive way as a catalyst for related and ancillary economic development in the vicinity. Some barriers may exist for this, such as existing adjacent business uses. The existing neighbouring businesses are non-complementary that demonstrate little spin-off benefit, i.e. arcades, flea market, dollar stores. Most of the art shops and antique stores are located closer to Front and Locheil.

The current building is already in use so the proposal does not rescue or re-use a vacant building of which there are a number in downtown Sarnia. There are currently two businesses in the building which would have to be displaced. There is the potential that the relocation of the Gallery to this location may have a negative impact



on the two businesses currently located within the building. Those businesses may decide to locate outside of the downtown area if they can't find suitable space.

Average points: 6.7

6. **Cultural Development – Catalytic Potential:** Extent to which this site lends itself to be a catalyst for the creative community, and will enhance a creative image. Maximum points: 8

Evaluation:

Location and program anticipated to act in a major way as a catalyst to the arts and culture community, and contribute to the image of a healthy and creative community. The location is near the Imperial Theatre, Lawton Gallery, other arts organizations and the library. The location should spur the growth and clustering of more arts and cultural activities in the area.

Average points: 7.4

7. **Parking:** Convenience and accessibility of parking. Maximum points: 8

Evaluation:

The site does not have free dedicated onsite or adjacent parking. Gallery patrons would have to rely on street parking or neighbouring private and public parking lots in the area. There are parking lots within walking distance of the corner of Christina and Cromwell Streets.

Average points: 4

8. **Proximity to Amenities:** Proximity of site to complementary and support services. Maximum points: 8

Evaluation:

The site is in close proximity to complementary and support services. The location is within walking distance of restaurants, specialty shops and commercial galleries.

Average points: 7.4

9. **Site Size and Flexibility:** Ease with which current and future development can take place on site. Maximum points: 8

Evaluation:

The site is able to meet the Gallery's current requirements with some additional space. However, the site does not allow for future expansion and development should the Gallery in the future require more than what the building can currently provide. It is unclear how this could be accomplished on this site. Site configuration presents some constraints to development. There may be some constraints with how the loading dock is developed and enclosed because of the existing right of way across the driveway. To fully enclose the loading dock to gallery standards and provide an acclimatization room could prove challenging without encroaching on the right of way access. The varying ceiling and floor heights between the two locations could be of concern.

Average points: 4.4

10. **Pedestrian/Bike Access:** Ease of access of the site by pedestrians or cyclists. Maximum points: 6

Evaluation:

The site is located on the main street of the downtown core. The site is easily accessible by pedestrians and cyclists and is within walking distance of other arts and cultural organizations in downtown Sarnia.

Average points: 6

11. **Loading Access:** Ability of building or site to accommodate service and delivery functions, and vehicles. Maximum points: 5

Evaluation:

The site has an existing outdoor loading dock which is external to the building footprint. There is a right of way easement that is registered on the property that allows driveway access to the adjacent restaurant/bar. The loading dock driveway is the same driveway over which the adjacent landowner has access. Exclusive access would be preferable. It is unclear what impact the enclosure of the loading dock would have on the right of way easement and whether it would encroach upon it. There is a concern about whether there would be enough truck clearance for deliveries to the adjacent building to the north.

Average points: 3.7



12. **Public Transit Access:** Extent to which site is easily reached by public transit.
Maximum points: 5

Evaluation:

The site is well serviced and easily accessed by public transit.

Average points: 4.6

Total Average Points for the Site: 72.2. This was calculated by taking the total number of points given by each assessor and dividing by the total number of assessors to get the overall average points for the site. This was not calculated by adding up the average points for each criterion.

BUILDING CONDITION ASSESSMENT

The definitions identified below are a generic guide used for the evaluations. The condition is rated as excellent, good, fair or poor. The definitions of rating terms are as follows:

Excellent: The building element performs as intended. No rehabilitation is required.

Good: The building element is sound and performing as intended. Signs of normal wear and tear may be evident.

Fair: The building element is sufficient for its intended purpose and conforms to accepted standards.

Poor: The building element cannot be relied upon to continue performing its function. This may be due to deficiencies in design, obsolescence, deferred maintenance or extended life cycle. Up-dating is required.

Site Inspection		
GALLERY LAMBTON		
Building:		136-140 CHRISTINA
Proposal by:		KENN POORE
Items	Condition	Comments
General		
Offices - Location	Good	Free standing structure to be renovated, subject to structural limitations.
Staff / tenant / client access. Handicapped access.	Fair	Building to be renovated taking into account accessibility requirements
Security - personal property and data collection/retrieval.	Excellent	Building to be renovated taking into account new Gallery requirements
Security - premises.	Good	Security system to be designed to protect the building asset and Gallery property(artworks).
Operating Hours	Excellent	Operating hours to be in accordance with Gallery requirements
Secure storage	Excellent	To be on site
Work Areas:		
· staff work areas	Good	Some structural limitations anticipated.
· space for office equipment	Good	Some structural limitations anticipated.
· kitchen facilities	Good	Some structural limitations anticipated.
· staff amenities	Good	Some structural limitations anticipated.

· reception and waiting areas	Good	Some structural limitations anticipated.
Lighting	Good	Some structural limitations anticipated.
Common Areas:		
· Pedestrian	Good	City Street
· Bikes	Good	City Street
· Parking	Fair	Off site parking available in neighbouring parking facilities
· Restaurant	Good	Good quality neighbouring restaurants and cafes.
· Seating	Good	City Street
· Windows and Coverings	Excellent	Based on Gallery "Needs Analysis"
Health and Safety - Environmental		
Emergency Response	Excellent	To be designed to satisfy prevailing Provincial and Municipal Codes.
Fire Evacuation Plan	Good	To be in accordance with Building Code
Fire Exits	Good	To be in accordance with Building Code
Fire Evacuation Procedure	Good	To be in accordance with Building Code
Visibility	Good	To be in accordance with Building Code
Marked Egress Points - Fire Exits	Good	To be in accordance with Building Code
Maintenance - Fire Exits	Good	To be in accordance with Building Code
Spinklers	Good	To be in accordance with Building Code
Fire and Safety Equipment	Good	To be in accordance with Building Code
Alarms	Good	To be in accordance with Building Code
Fire Extinguishers	Good	To be in accordance with Building Code
Signage	Good	To be in accordance with Building Code
Flammable Liquids	n/a	None to be stored on site.
Health & Safety	n/a	Employer Responsibility
Security Protocols	Excellent	As determined by Gallery
Cleaning	Excellent	As determined by Gallery
Asbestos	n/a	Subject to possible additional surveys.
Lead	n/a	Subject to possible additional surveys.
PCB	n/a	Subject to possible additional surveys.
Other Environmental issues	n/a	Subject to possible additional surveys.
Smoking	n/a	According to City of Sarnia by-laws.
HVAC - Electrical - Plumbing		

Ventilation	Excellent	To be renovated to Gallery standards.
Temperature	Excellent	To be renovated to Gallery standards.
Humidity	Excellent	To be renovated to Gallery standards.
Plumbing	Excellent	To be renovated to Gallery standards.
Electrical	Excellent	To be renovated to Gallery standards.
Natural Gas	Excellent	To be renovated to Gallery standards.
Structural		
Roof	Fair	EDPM, mid life, recommend replacement.
Signage	Excellent	To be renovated to Gallery standards.
Windows	Excellent	To be renovated to Gallery standards.
Exterior Walls	Excellent	To be renovated to Gallery standards.
Wall Insulation	Excellent	To be renovated to Gallery standards.
Ceilings	Excellent	To be renovated to Gallery standards.
Elevator	Excellent	To be renovated to Gallery standards.
Freight	Fair	Existing is too small, requires modern controls
Loading dock	Excellent	Limitations anticipated due to existing Right of Way.
General Comment / Observation		
		Major mechanical and electrical up-grade required.
		Exterior walls require vapour retarder and insulation.
		Good ceiling height, first floor, possible loss of height following re-reinforcement of mezzanine,
		Mezzanine design will present code issues.
		Brick exterior, wood frame building presents possible fire safety issues
		Does not rescue a derelict building.
		Funky exterior, visible street location.
		Does not present a heritage impression.
		Possible fire protection issues due to wood construction.
		Larger footprint offers more flexibility of design.
		Changes in floor levels on ground floor will require incorporation of Barrier free lifts.



Kenn Poore: Construction and Costing Issues

Turn Key Proposal:

Proposed sale of property on a turn-key basis including the listed improvements for \$4,447,777 plus applicable taxes.

The purchase price includes all costs pertaining to a fully finished professional gallery and ancillary space not less than 17,400 square feet including:

- 1 Required modifications to the roof
- 2 Required Modifications to the sprinkler system
- 3 New plumbing to all washrooms, catering kitchen, janitor's room, curator's workshop
- 4 New plumbing fixtures
- 5 New washroom partitions
- 6 New HVAC throughout including a cash allowance for Gallery areas
- 7 Loading dock improvements:
 - a. New metal cladding to enclose the open loading area
 - b. New industrial loading area door
 - c. New Concrete pad
- 8 Demolition of existing mezzanine
- 9 All necessary steel, carpentry and masonry work
- 10 New 400 A, 3Ph, 208 V electrical service
- 11 New insulation, vapour barrier (as required) and drywall finishes to all perimeter walls
- 12 New stairs and railings as required
- 13 New cabinetry for kitchen and staff washroom areas
- 14 New doors and hardware as required
- 15 Drywall finishes for interior walls and ceiling surfaces above grade, including required insulation
- 16 New flooring throughout including:
 - a. Select grade maple for Galleries
 - b. Commercial linoleum for bathrooms, kitchen, classroom/workshops
 - c. Commercial grade carpeting for admin spaces
- 17 Prime and painting of all surfaces
- 18 New Commercial Passenger Elevator
- 19 Architect, Engineer and Project Management Fees
- 20 Cash Allowances of \$730,000 for:
 - a. Specialized Gallery Lighting \$30,000
 - b. Gallery area HVAC and humidity equipment and controls and all related modifications \$150,000
 - c. Installation of Iconic Façade \$200,000
 - d. Architect/Engineering Fees \$ 250,000
 - e. Special Architectural Features Unique to Galleries \$100,000

Proposed completion date: No completion date has been identified.
The building foot print is approximately 8,710 square feet.

Observations and Comments:

This appears to be a detailed and well studied proposal.

The construction will be carried out by the proponents by employing services of a Project Manager. The proposal does not identify:

- a. Project Schedule.
- b. Firm Construction Completion Date.

The proposed price falls well within the budget proposed in the TCI report however it is doubtful that the cash allowance will cover the additional costs necessary to bring the building up to the environmental standards required for a Class "A" art gallery.

The building offered does allow 'Adaptive Reuse' with reasonable alterations to the existing structure to be cost effective.

The following items may require long delivery times:

- c. New Elevator;
- d. New HVAC Equipment;
- e. Emergency Generator if incorporated in the project.

The existing building is occupied and appears to be strong enough. The following cost implications should be examined further:

- q. New four ply roofing system is desirable.
- r. Basement waterproofing may be re-done to avoid any future problems.
- s. It is recommended that all hazardous materials be removed to facilitate any future repairs to mechanical piping.
- t. The provision of an Emergency Generator.
- u. HVAC for gallery: Stringent temperature and humidity control will be required. The exterior wall construction will have to be examined closely to meet this requirement, especially in winter, when high RH value is required. All the interior faces of the building, including exterior walls, basement walls and roof may need to be treated to avoid any thermal bridges. High efficiency filtration system may be required.
- v. Sprinkler system for art gallery must protect the art as well as humans, and therefore may require specific design considerations over and above fire codes.
- w. Requirement of a CCTV system and theft alarms should be examined.
- x. Barrier Free Access: The level difference in main floor may require installation of lifts.
- y. Upgrading the existing freight elevator.
- z. The proposal does not mention 'vanities for public washrooms and washroom accessories for all washrooms.
- aa. Upgrade to existing red painted brick elevations is desirable.

E. Structural Evaluation of Proposed Locations

A high level preliminary assessment of the structures was undertaken by MIG Engineering from Sarnia. The firm's representative attended the presentations and site visits. These were supplemented by follow-up questions to each proponent.

General Observations & Purpose:

- The stated purpose of this evaluation is to determine the best path forward between four base proposals from a strictly structural perspective. It should be noted that, to date, this has involved strictly observations only. No analytical or physical testing of the existing structure &/or site has been conducted.
- The four proposals have been submitted by three parties with one party submitting two separate proposals.
- An evaluation matrix has been developed to assist in the evaluation. It should be noted that the scores are solely the opinion of the author. This opinion is based upon the proposals as presented, the site visits which were a part of the presentation, consultation with committee members and structural expertise.

General Summary

- Based on our evaluation the Gentrac proposal would be most favourable from a purely structural perspective. However, the second Gentrac and the DTZ proposals are also both very favourable and would certainly be workable. Only the Bayside Centre proposal would not be recommended outright.
- The most favourable is also expected to be most costly, subject only to unforeseen items at the other locations. It is most favourable largely due to its meeting the cultural intent of the gallery in a way which the other proposals cannot. This intent advantage is due to the fact that it extends between two parallel streets. It has both the downtown historical aspect as well as a river front presence.

Structural Evaluation Matrix					
Gallery Lambton 2009 - Proposed Locations					
Location:		Bayside Centre	Kenn Poore	Gentrac	
Structural Criteria:	Max. Score				
Compatibility with Cultural Intent	45	15	30	30	
Structural Costs to finished Gallery	45	24	36	12	
Unforeseen - (U/G, previous renovations)	30	30	12	18	
Ease of conversion as Gallery use	15	5	8	10	
Structural Restrictions at Interior	15	10	10	12	
Structural Efficiency - use of multi levels	15	0	10	12	
Roof suitability for equipment loads	10	3	5	10	
Roof membrane/structure adequacy	10	3	4	10	
Ext. Wall membrane/structure adequacy	10	3	4	10	
Foundation & Floor Adequacy	10	10	4	10	
Anticipated permit approval	10	10	8	6	
Total:	215	113	131	140	
Notes: 1. Highest score for each criteria and overall is most favourable. 2. Higher Max.Score values rank more significant than lower.					
<table border="1"> <tr> <td> MIG Engineering By: R.E.Haveman Date: May 5, 2009 Revision: 0 Project No.: 10397 </td> </tr> </table>					MIG Engineering By: R.E.Haveman Date: May 5, 2009 Revision: 0 Project No.: 10397
MIG Engineering By: R.E.Haveman Date: May 5, 2009 Revision: 0 Project No.: 10397					

Specific Summaries

Cultural Intent

- Structurally this comes into play as it concerns possible restoration and/or reconstruction. The “cultural fit” will leave a certain perception in the community and beyond. The Bayside proposal offers very little if any benefit here. The DTZ proposal offers a definite Sarnia culture/heritage aspect as does the Gentrac proposal as referenced above.

Cost to Construct/Convert

- The recommended site presents the greatest cost largely because it involves, in large part, new construction in addition to the restoration of an old façade and renovation of existing space. The other proposals involve, in large part, renovation only.

Unforeseen Items

- There are such unforeseen items with each of the proposals. These include soil and environmental conditions all of which may not be realized until actual construction begins. Recently, road construction outside both of the “recommendable” locations experienced this exact scenario. Besides these considerations the DTZ proposal may pose other unforeseens such as previous renovations which may or may not have been conducted properly. These previous renovations include roof structure replacement, the removal of building columns, addition of a hung mezzanine and the partial lowering of floor(s).

Structural Efficiency and Restrictions

- This speaks to how well the existing spaces can be used for the purpose of an Art Gallery. This will undoubtedly require the further services of an experienced architect(s).

Existing Structure Adequacy

- In order to maintain a standard gallery climate condition the existing walls and roof may require significant upgrade in the case of renovation. Because the recommended option is, in large part, new construction this would not be an issue and is certainly least restrictive.
- A second and important consideration in this regard is the inherent fire hazard. The risk with the DTZ is far greater in this regard as the building is a wood structure including all beams and columns. The Gentrac proposals are concrete and steel.

Concluding Remarks:

- This summary is to be viewed as strictly comparative and in no way is it intended as a quantitative or complete structural evaluation of any of the proposals.
- Of the proposals which, from our perspective, can be recommended; all are very viable options.
- Whichever option is selected going forward further evaluations will be necessary prior to final commitments especially as they pertain to unforeseen issues.

F. Leadership in Energy and Environmental Design (LEED)

A member of the SNC-Lavalin ProFac team who participated in the site evaluations is a LEED accredited architect. A high level review was completed based upon the site tours, presentations and proposals. This can be found in Appendix B. The category of LEED that would apply will depend on the extent of the work that will be done to the buildings. In some of the proposals the full nature and extent of the work that will be undertaken was unclear and the categories indicated below could change depending on the work proposed. In order to define which category of LEED, New Construction or Existing Building, would apply to each of the sites, it would depend on the scope of work that the site will undergo. Two of the sites may be evaluated as existing buildings as the building envelope would not be reconstructed. The Gentrac site most likely would be evaluated under the new construction category as it will undergo a major renovation of more than 50% of the building value and the building envelope will be renovated. There is a different criterion for each type of alteration. The application guide for new construction is located in the Appendix C. A full evaluation is a complicated and time consuming process and has not been undertaken here as the proponents did not have any construction drawings and appeared unclear as to the full requirements needed to meet Gallery standards.

In order for these sites to meet LEED certification, there needs to be a commitment to pursue this objective. It is our understanding that the Request for Proposal did not require the proponents to include LEED considerations in their pricing. On new construction a silver certification would increase commercial construction prices on average by 2 – 5% and in some situations it could raise the cost by 8%. Because of the special purpose nature of the facility it may increase costs further. If the County is interested in pursuing LEED then the proponents would need to revise their cost estimates accordingly. The County could then determine whether it wants to pursue LEED accreditation or just 'green' practices.

G. Pricing:

Pricing of the proposals was an issue since one Landlord did not present any pricing and appeared reluctant to do so, while another owner did not identify a separate purchase price for the property. It was difficult to compare the proposals from a consistency point of view. It was questionable whether all proponents fully understood the requirements of a Category

A gallery. Any building can be renovated to Gallery standards if funds are unlimited. Pricing will also be affected if the County wishes to pursue LEED (Leadership in Energy and Environmental Design) standards. The proponents do not appear to have incorporated this into their pricing.

The Gallery is currently located at Bayside Centre and all special temperature and humidity requirements have attempted to be met by the County itself as the mall has not been able to adequately meet temperature and humidity standards. It would be very difficult to meet Gallery standards in a mall environment as building systems are intended for the whole of the structure. The proposal did not indicate how much Bayside was prepared to invest retrofitting the mall to meet the Gallery's requirements. The landlord did not identify the specific renovations and budget that he would provide as part of the proposal. Renovations to be undertaken include: converting the food court into gallery space, creating a new entrance with canopy closer to Christina St., an enclosed loading dock, courtyard improvements as well as a new fire suppression system appropriate for galleries. It was unclear what renovations would occur during Phases 1 to 4. All interior renovations would be the responsibility of the County.

The landlord did not identify the new lease rates that the County would be expected to pay for the above noted improvements identified. Through the presentations it was learned that in order for the Landlord to undertake the renovations the County would have to commit to a minimum 15 year lease term.

The Kenn Poore proposal offered a combined price for land and construction. The building itself could be renovated to Gallery standards but it was uncertain whether the Gallery standards could be met based upon the pricing that was given. A number of items were excluded from the proposed price as was evident through the follow up questions. It was questionable whether or not the proponent was familiar enough with gallery standards to create a realistic budget. The Expansion Planning Study which was completed by professional consultants experienced in developing art gallery projects identified a cost of \$368 per square foot for an adaptive reuse scenario. The proposed price of \$4,447,777 includes the sale price of the property. The building consists of approximately 26,000 square feet which means that less than \$171 per square foot has been allocated for renovation costs because the price includes the sale price of the land. This is less than half of the funding recommended by the County's previous consultants. It is doubtful whether the Gallery's requirements could be satisfied at this price.

The Gentrac proposal offers a turn key solution design build solution for \$6.4 million, (approx. \$368 per sq. ft.) exactly what the TCI report consultants recommended an adaptive reuse scenario would cost. The Gallery would essentially receive a turn-key building designed to its specifications.

H. Conclusion and Recommendations:

Although all buildings could potentially be renovated to Gallery standards it is directly dependent on the amount of investment needed to achieve Category A standards. While all three properties were located within one city block of one another and each was an adaptive reuse situation, each structure and owner presented different scenarios. Each property had its strengths and weaknesses. While the Bayside Centre had abundant parking it lacked artistic vision and presence to meet what the County is trying to achieve with its new Gallery. The Bayside Center scored highly on the following criteria: parking, proximity to amenities, pedestrian/bike access and public transit access. It scored low on: community value, site visibility, and catalytic potential.

The Gentrac property scored high on artistic vision, community value, catalytic potential, proximity to amenities and access. It could meet the Gallery's artistic vision but lacked dedicated parking. The property has the best potential link to the economic revitalization that has been occurring along Front St. and the waterfront. It was the highest rated site based on the site evaluation criteria. Structurally, this property scored the best as well.

The Kenn Poore property lacked dedicated parking but had more than sufficient space to accommodate the Gallery's space requirements. Each property was evaluated on the twelve site criteria developed as part of the Expansion Planning Study and as approved by Council. This property had the second highest score on the site evaluation criteria. There was some concern about the pricing that was submitted and whether the proponent fully understood Category A gallery standards. The pricing submitted seemed low compared with the previous report (February 2009 Expansion Planning Study) that the County had commissioned with consultants who were experienced in gallery renovations. The structural assessment mentioned the possibility of encountering unforeseen items during the renovations because of the lack of drawings, the age of the building and the quality of previous renovations that have been completed. This site poses a greater fire risk than the other sites because of the wood construction.

The property with the highest total score on the criteria was Gentrac, followed by Kenn Poore and then Bayside Centre. After considering the site evaluation criteria, the building, its structure and systems and pricing, the site that best meets gallery requirements from the proposals submitted would be the Gentrac site located at the corner of Lochiel and Christina Streets.

Appendix A

Site Evaluation Criteria and Parameters

**LAMBTON COUNTY
ART GALLERY LAMBTON
SITE EVALUATION CRITERIA AND
PARAMETERS**

**ORC Project No. 2009-105
April 2009**

SNC Lavalin ProFac Inc.

Art Gallery Lambton Site Criteria and Parameters

Points Rating

Sites will be evaluated and scored based on a point system against the evaluation criterion and the established parameters

Site Evaluation Criteria

Evaluation criterion/parameters have been identified as follows and further explained later in the document:

1. Artistic vision;
2. Community value;
3. Site visibility;
4. Site availability;
5. Catalytic Potential- Economic Development;
6. Catalytic Potential- Cultural Development;
7. Parking;
8. Proximity to Amenities;
9. Site size and flexibility;
10. Pedestrian/Bike access;
11. Loading access; and
12. Public Transit access.

1. Artistic vision

A new facility is needed to allow degrees of freedom for the Gallery to exploit its assets. The architecture should be striking yet contemporary in character and should reflect the contents of the facility. Building or site elements should be artistic in nature and appearance. Site should evoke, facilitate and enable the artistic and programming vision of the Gallery and community.

- Proximity to community of artists;
- Proximity of Gallery to associated/related cultural activities;
- Quality of space (permanent display space as well as smaller scale flexible space to accommodate a variety of activities);
- Obvious demonstration of all three above achieves highest rating.
- None of the above = lowest rating.

Table 1: Interpretation Area Criterion One – Artistic Vision

Ranking	Interpretation	Points
Meets Criterion	Meets the entire criterion by providing proximity to artists, cultural and related activities, and quality of space/ needs.	12
Significantly Meets Criterion	Proximity to associated/cultural however space requirements slightly lower than needed.	8
Partially Meets Criterion	Quality of space is high but proximity to related amenities is low.	4
Does Not Meet Criterion	Not close enough to artists or associated/cultural activities nor has desired space requirements.	0

2. Community Value

The current location is considered a major drawback due to the lack of walk-by traffic, the proximity of undesirable uses and lack of accessibility to attract different socio-economic groups. The gallery wishes to be situated in a location which reflects the community value of the artistic content and relationships it may build with other elements of the Sarnia-Lambton arts community. The new site should evoke historical and/or cultural associations within the community. The gallery wishes to see relationships with other arts-based organizations. Community value is derived from an atmosphere it creates with fine and contemporary art, along with other like groups such as those involved with music integrated art, technology and dance groups in a symbiotic environment.

- Re-use of building that has had previous association with the community (historical or cultural use);
- Site has similar historical or cultural associations;
- Strong historical and cultural associations;
- Low or no associations

Table 2: Interpretation Area Criterion Two – Community Value

Ranking	Interpretation	Points
Meets Criterion	Strong cultural and historical associations.	10
Significantly Meets Criterion	Re-use of building that has association with the community (historical or cultural)	6
Partially Meets Criterion	Site has similar historical or cultural associations	3
Does Not Meet Criterion	Low or no associations	0

3. Site Visibility

The current location is not suitable based on lack of street presence, located primarily on the interior of a mall, with non-like entrances and being at the terminus of a mall food court. A high profile location is highly desirable along with being in a location that is easily identified. It needs to be on a high-traffic route and visible. Visibility will enable and attract attention and increase profile in the community. An independent site will be preferable to permit and meet the criteria established in other parts of the evaluation.

- Site and building can be viewed easily and identified, and is on a high-traffic route;
- Gallery can be easily viewed but is in low-traffic area;
- Gallery is in location with other facilities but is easily found;
- Gallery is not visible, hard to find.

Table 3: Interpretation Area Criterion Three – Site Visibility

Ranking	Interpretation	Points
Meets Criterion	Site and building can be viewed easily and identified, and is on a high-traffic route	10
Significantly Meets Criterion	Gallery can be easily viewed but is in low-traffic area	6
Partially Meets Criterion	Gallery is in location with other facilities but is not easily found	3
Does Not Meet Criterion	Gallery is not visible, hard to find	0

4. Site Availability

This refers to the ability to secure a site with ease and limited drawn out negotiations and consultations. The most preferable site would be one owned by a public institution.

- Site/ building owned by County;
- Site/ building owned by other public sector agency;
- Site/ building owned by private sector interests sympathetic to Gallery's objective;
- Site/building owned by private sector interests not known to be sympathetic to Gallery's objectives.

Table 4: Interpretation Area Criterion – Site Availability

Ranking	Interpretation	Points
Meets Criterion	Site/ building owned by County	10
Significantly Meets Criterion	Site/ building owned by other public sector agency	7
Partially Meets Criterion	Site/ building owned by private sector interests sympathetic to Gallery's objective	3
Does Not Meet Criterion	Site/building owned by private sector interests not known to be sympathetic to Gallery objectives	0

5. Catalytic Potential - Economic Development

The gallery should be located in an area which may assist in turning derelict buildings or streetscapes into a vibrant arts or cultural district. A district of like businesses would be possible with a new gallery. An investment of a new gallery would foster neighbouring landowners to renovate buildings and attract a new type of tenant to the area that may not exist currently.

- Location and program anticipated to act in a major way as a catalyst for related and ancillary economic development in the vicinity;
- Location unlikely to have significant impact on economic development catalytic effect.

Table 5: Interpretation Area Criterion Five – ED

Ranking	Interpretation	Points
Meets Criterion	Location and program anticipated to act in a major way as a catalyst for related and ancillary economic development in the vicinity	10
Significantly Meets Criterion	Location and program anticipated to act in a positive way as a catalyst for related and ancillary economic development in the vicinity. Some barriers may exist for this, such as adjacent business uses (non-complementary that demonstrate little spin-off benefit i.e. arcades, dollar stores)	7
Partially Meets Criterion	Location and program anticipated to act in a minor way as a catalyst for related and ancillary economic development in the vicinity. Located in area where no catalyst may occur such as area of automobile related uses.	3
Does Not Meet Criterion	Location unlikely to have significant impact on economic development catalytic effect	0

6. Catalytic Potential- Cultural Development

This includes the extent to which development will act as a cultural catalyst for the creative community and enhances the creative arts image. A new gallery location may attract restaurants, cafes, music stores and other private galleries. Use may see other like uses in the County or Region to locate in the block or district. Currently downtown the Imperial Theatre and Artopia Gallery exist in the CBD, it would be expected other uses in varying scale and focus may located in the core. The gallery has given significant support to emerging artists and this has found favour with granting councils. It would be expected that a new gallery location would assist in spurring emerging artists in other adjacent sites and act as an cultural incubator.

- Location and program anticipated to act in a major way as a catalyst to the arts and culture community, and contribute to the image of a healthy and creative community.
- Location is sub-optimal from perspective of convenience of linking to and involving the arts and cultural community.
- Location too remote from main cultural community to have significant catalytic effect.

Table 6: Interpretation Area Criterion Six – CD

Ranking	Interpretation	Points
Meets Criterion	Location and program anticipated to act in a major way as a catalyst to the arts and culture community, and contribute to the image of a healthy and creative community.	8
Partially Meets Criterion	Location and program sub-optimal from the perspective of convenience of linking to and involving the arts and cultural community	4
Does Not Meet Criterion	Location too remote from the location of the main cultural community	0

7. Parking

This criterion refers to the convenience and accessibility of parking for the new gallery. Paid parking located off-site is not as desirable as free parking on site.

- Dedicated or adjacent parking visible, available and free;
- Underground parking is available free;
- Cost of parking free;
- Parking within eye sight of entrance.

Table 7: Interpretation Area Criterion Seven – Parking

Ranking	Interpretation	Points
Meets Criterion	Dedicated or adjacent parking easily available, underground and free..	8
Significantly Meets Criterion	Dedicated or adjacent parking available above-ground and free	4
Does Not Meet Criterion	Parking available near site free or pay for service and with sight of gallery entrance.	0

8. Proximity to Amenities

Proximity of site to complementary and support services such as artists supply stores, restaurants and cafes, theatres, music shops and other like users.

- Nearby walking distance restaurants, specialty shops, commercial galleries, etc.
- Complementary facilities within short driving distance;
- Complementary facilities some distance away.

Table8: Interpretation Area Criterion Eight – Proximity to Amenities

Ranking	Interpretation	Points
Meets Criterion	Nearby walking distance restaurants, specialty shops, commercial galleries, etc.	8
Partially Meets Criterion	Complementary facilities within short driving distance	4
Does Meets Criterion	Complementary facilities some distance away	0

9. Site Size and Flexibility

Site, size and flexibility permits the gallery to be located on a site to achieve gallery goals and objectives.

- Site large enough to accommodate present development and potential expansion;
- Site configuration presents some constraints to development.

Table 9: Interpretation Area Criterion Nine – Size and Flexibility

Ranking	Interpretation	Points
Meets Criterion	Site large enough to accommodate current and future expansion	8
Partially Meets Criterion	Site configuration presents some constraints to development.	4
Does Not Meet Criterion	Site configuration and lay-out does not meet requirements, constraints too onerous to meet Gallery Lambton's objectives.	0

10. Pedestrian/Bike Access:

Ease of access to site by pedestrians or bikes.

- Location is on bike paths or well recognized pedestrian routes (including downtown);
- Location distant from pedestrian or bike routes;
- Location can only be accessed by car.

Table 10: Interpretation Area Criterion Ten – Pedestrian/ Bike Access

Ranking	Interpretation	Points
Meets Criterion	Location is on bike paths or well recognized pedestrian routes	6
Partially Meets Criterion	Location distant from pedestrian or bike routes	3
Does Not Meet Criterion	Location can only be accessed by car	0

11. Loading Access

This refers to the ability of a site/building to accommodate service and delivery functions and vehicles. Dedicated loading areas, lift elevators and secure areas may be appropriate or provision for such.

- Site is convenient and useable loading dock is present or can be easily constructed;
- Loading dock will be difficult to incorporate into facility.

Table 11: Interpretation Area Criterion Eleven – Loading Access

Ranking	Interpretation	Points
Meets Criterion	Site is convenient and useable loading dock is present or can be easily constructed	5
Partially Meets Criterion	Loading dock will be difficult to incorporate into facility.	2.5
Does Not Meet Criterion	Loading dock does not exist or cannot be incorporated	0

12. Public Transit Access

Extent to which site is easily reached by public transit or the potential to attract more transit users to reach varying demographic groups.

- Site is on public transit network, with access point at site;
- Site is on public transit network, with access point within walking distance
- Site is not public transit network

Table 12: Interpretation Area Criterion Twelve – Public Transit

Ranking	Interpretation	Points
Meets Criterion	Site is on public transit network, with access point at site	5
Partially Meets Criterion	Site has an access point within walking distance (within 800m from public network or 400m from bus stop)	2.5
Does Not Meet Criterion	No public transit to area.	0

AREA EVALUATION MATRIX			
Lambton Art Gallery Proposed Location			
Location	Location 1	Location 2	Location 3
1. Artistic Vision (12 Points Max.)			
Score	0	0	0
2. Community Value (10 Points Max.)			
Score	0	0	0
3. Site Visibility (10 Points Max.)			
Score	0	0	0
4. Site Availability (10 Points Max.)			
Score	0	0	0
5. Economic Development (10 Points Max.)			
Score	0	0	0
6. Cultural Development Catalyst (8 Points Max.)			
Score	0	0	0
7. Parking (8 Points Max.)			
Score	0	0	0
8. Proximity to Amenities (8 Points Max.)			
Score	0	0	0
9. Size and Flexibility (8 Points Max.)			
Score	0	0	0
10. Pedestrian/Bike Access (6 Points Max.)			
Score	0	0	0
11. Loading Access (5 Points Max.)			
Score	0	0	0
12. Public Transit (5 Points Max.)			
Score	0	0	0



Appendix B

LEED Evaluation Matrix



Location Kenn Poore	
Existing Building	
Comments	
Sustainable Sites	
<ol style="list-style-type: none"> 1. Adopt a Building Exterior and Hardscape Management Plan. 2. Integrated Pest Control Plan. 3. Alternative Commuting Transportation. 4. Site Development and Restoration. 5. Stormwater Quantity Control. 6. Heat Island Reduction. 7. Light Pollution Reduction. 	<p>The proponent will gain considerable points if LEED standards are achieved.</p> <p>Currently there is no commitment, or allowance to achieve LEED standards in the proposed costing.</p> <p>If the type and construction of the roof materials was revised to reflect LEED consideration further points could be added.</p>
Water Efficiency	
<ol style="list-style-type: none"> 1. Minimum Indoor Plumbing Fixture and Fitting Efficiency. 2. Water Performance Measurement. 3. Cooling Water Management 	<p>The proposal submitted has demonstrated no consideration for water efficient fixtures or flows or a reduction in potable water use.</p>
Energy and Atmosphere	
<ol style="list-style-type: none"> 1. Energy Efficiency Best Management Practice. 2. Minimum Energy efficiency Performance. 3. Fundamental Refrigerant Management 4. Optimize Energy Efficiency Performance. 5. Existing Building Commissioning. 6. Performance Measurement (metering). 	<p>Class A galleries require rigid standards of ventilation/humidity control and cooling. These requirements need to be aligned with energy efficiency in order to comply with LEED requirements.</p> <p>This has not been taken into consideration, in design or cost. Additionally, commissioning of systems is mandatory for achieving LEED, and a commitment needs to be in place by the proponent to demonstrate this.</p>
Materials and Resources	
<ol style="list-style-type: none"> 1. Sustainable Purchasing Policy. 2. Solid Waste Management Policy. 3. Sustainable Purchasing. 4. Solid Waste Management. 	<p>Most of the building will be re-used, and most of the points in this section can be achieved. However, there needs to be a purchasing policy in place and a construction waste management plan in order to pursue the credits. Currently there is neither commitment nor cost incorporated in the proposal. Materials purchased must comply with LEED materials.</p>
Indoor Air Quality	
<ol style="list-style-type: none"> 1. Minimum Indoor Air Quality Performance. 2. Environmental Tobacco Smoke 	<p>The nature of the gallery requires a certain level of air quality, therefore the proponents should consider following an IAQ plan to</p>



Location Kenn Poore	
Existing Building	
Comments	
Control. 3. Green Cleaning Policy. 4. Indoor Air Quality (IAQ) Best Management Practices. 5. Occupant Comfort. 6. Controllability of Systems. 7. Daylight views. 8. Green Cleaning.	maintain a controllable environment. Currently this has not been factored into cost of the proposals.
Innovation in Design	
Innovation in Operations.	Always room for innovation. A LEED AP could be beneficial on team. Currently there is no LEED expert advising the proponent.
Other	
Regional Priority	This project is considered a regional priority.

Note: Highlighted red text is considered mandatory prerequisites for LEED.

Note: Canadian LEED Existing Buildings has not been published yet, and is scheduled for publishing for end of June 09.

Summary: In order for these sites to acquire LEED certification, there needs to be a commitment from the proponents and an adjustment in pricing accordingly in order for the City to study the proposals from this standpoint. Otherwise, the City could pursue a "Green" building using green practices, but not certification.

Location Genrac	
Major Renovation	
Comments	
Sustainable Sites	
<ol style="list-style-type: none"> 1. Erosion and Sedimentation Control. 2. Site Selection. 3. Development Density. 4. Redevelopment of Contaminated Sites. 5. Alternative Commuting Transportation. 6. Site Development and Restoration 7. Stormwater Quality Control 8. Heat Island Reduction. 9. Light Pollution Reduction 	<p>The proponent has demonstrated no commitment, construction or cost allocation for LEED in the proposal.</p> <p>Points would be further added if this was demonstrated.</p>
Water Efficiency	
<ol style="list-style-type: none"> 1. Innovative Waste Technologies. 2. Water Use Reduction. 3. Water Efficient Landscaping. 	<p>There are considerable points that can be gained in this section if the proponent commits to LEED.</p> <p>Currently there is no commitment, or allowance for these components in the proposed cost.</p>
Energy and Atmosphere	
<ol style="list-style-type: none"> 1. Fundamental Building Systems Commissioning. 2. Minimum Energy Efficiency Performance. 3. CFC Reduction in HVAC and R Equipment. 4. Optimize Energy Performance. 5. Best Practice Commissioning. 6. Ozone Protection. 7. Measurement and Verification. 8. Green Power. 	<p>Class A galleries require rigid standards of ventilation/humidity control and cooling. These requirements need to be aligned with energy efficiency in order to comply with LEED requirements.</p> <p>This has not been taken into consideration, in design or cost. Additionally, commissioning of systems is mandatory for achieving LEED, and a commitment needs to be in place by the proponent to demonstrate this.</p>
Materials and Resources	
<ol style="list-style-type: none"> 1. Storage and Collection of Recyclables. 2. Building Re-use. 3. Construction Waste Management. 4. Resource Re-use. 	<p>There was no provision in the design for recyclables, however this can still be incorporated. The building will not be re-used, but reconstructed, however most of the points in this section can be achieved by diverting construction waste from landfills and reusing</p>



Location Genrac	
Major Renovation	
Comments	
5. Regional Material. 6. Certified Woods. 7. Durable Building.	them. The proponent should demonstrate that a construction waste management plan is in place in order to pursue LEED credits. Additionally, 'green' material should be purchased. Currently there is neither commitment nor cost incorporated in the proposal to address this.
Indoor Air Quality	
1. Minimum Indoor Air Quality Performance. 2. Environmental Tobacco Smoke Control. 3. CO2 Monitoring. 4. Indoor Air Quality Management Plan. 5. Occupant Comfort (Thermal Comfort). 6. Controllability of Systems. 7. Daylight views. 8. Ventilation Effectiveness. 9. Low Emitting Materials. 10. Indoor Chemical and Pollutant Control.	The nature of the gallery requires a certain level of air quality, therefore the proponents should consider following an IAQ plan to maintain a controllable environment. Additionally, the proponent could commit to purchasing 'green' products to achieve most credits under this category. Currently this has not been factored into the proposal.
Innovation in Design	
1. Innovation in Design. 2. LEED Certified Professional.	Nature of site proposes innovation in design. Currently there is a LEED AP architect on the proponent's team.
Other	
Regional Priority	This project is considered a regional priority.

Location Bayside	
Existing Building	
Comments	
Sustainable Sites	
<ol style="list-style-type: none"> 1. Adopt a Building Exterior and Hardscape Management Plan. 2. Integrated Pest Control Plan. 3. Alternative Commuting Transportation. 4. Site Development and Restoration. 5. Stormwater Quality Control 6. Heat Island Reduction. 7. Light Pollution Reduction 	<p>No modifications to the roof are proposed. A heat island effect results from the current roof structure.</p> <p>LEED points could be added if the proponent included this in the proposal.</p>
Water Efficiency	
<ol style="list-style-type: none"> 1. Minimum Indoor Plumbing Fixture and Fitting Efficiency. 2. Water Performance Measurement. 3. Cooling Water Management 	<p>This section requires commitment to using efficient plumbing fixtures, for reduction of potable water use.</p> <p>Currently there is no commitment or allowance in the proposal for this.</p>
Energy and Atmosphere	
<ol style="list-style-type: none"> 1. Energy Efficiency Best Management Practice. 2. Minimum Energy Efficiency Performance. 3. Fundamental Refrigerant Management 4. Optimize Energy Efficiency Performance. 5. Existing Building Commissioning. 6. Performance Measurement (metering). 	<p>Class A galleries require rigid standards of ventilation/humidity control and cooling. These requirements need to be aligned with energy efficiency in order to comply with LEED requirements.</p> <p>This has not been taken into consideration, in design or cost. Additionally, commissioning of systems is mandatory for achieving LEED, and a commitment needs to be in place by the proponent to demonstrate this.</p>
Materials and Resources	
<ol style="list-style-type: none"> 1. Sustainable Purchasing Policy. 2. Solid Waste Management Policy. 3. Sustainable Purchasing. 	<p>Most of the building will be re-used, and most of the points in this section can be achieved. However, there needs to be a purchasing policy in place and a construction waste management plan in order to pursue the</p>

Location Bayside	
Existing Building	
Comments	
4. Solid Waste Management.	credits. Currently there is neither commitment nor cost incorporated in the proposal to meet these considerations. Materials purchased must comply with LEED materials.
Indoor Air Quality	
1. Minimum Indoor Air Quality Performance. 2. Environmental Tobacco Smoke Control. 3. Green Cleaning Policy. 4. Indoor Air Quality (IAQ) Best Management Practices. 5. Occupant Comfort. 6. Controllability of Systems. 7. Daylight views. 8. Green Cleaning.	The nature of the gallery requires a certain level of air quality, therefore the proponents should consider following an IAQ plan to maintain a controllable environment. This has not been factored into the proposal.
Innovation in Design	
Innovation in Operations.	Always room for innovation. A LEED AP could be beneficial on team. Currently there is no LEED expert advising the proponent.
Other	
Regional Priority	This project is considered a regional priority.



Appendix B

LEED Evaluation Matrix

Location Kenn Poore	
Existing Building	
Comments	
Sustainable Sites	
<ol style="list-style-type: none"> 1. Adopt a Building Exterior and Hardscape Management Plan. 2. Integrated Pest Control Plan. 3. Alternative Commuting Transportation. 4. Site Development and Restoration. 5. Stormwater Quantity Control. 6. Heat Island Reduction. 7. Light Pollution Reduction. 	<p>The proponent will gain considerable points if LEED standards are achieved.</p> <p>Currently there is no commitment, or allowance to achieve LEED standards in the proposed costing.</p> <p>If the type and construction of the roof materials was revised to reflect LEED consideration further points could be added.</p>
Water Efficiency	
<ol style="list-style-type: none"> 1. Minimum Indoor Plumbing Fixture and Fitting Efficiency. 2. Water Performance Measurement. 3. Cooling Water Management 	<p>The proposal submitted has demonstrated no consideration for water efficient fixtures or flows or a reduction in potable water use.</p>
Energy and Atmosphere	
<ol style="list-style-type: none"> 1. Energy Efficiency Best Management Practice. 2. Minimum Energy efficiency Performance. 3. Fundamental Refrigerant Management 4. Optimize Energy Efficiency Performance. 5. Existing Building Commissioning. 6. Performance Measurement (metering). 	<p>Class A galleries require rigid standards of ventilation/humidity control and cooling. These requirements need to be aligned with energy efficiency in order to comply with LEED requirements.</p> <p>This has not been taken into consideration, in design or cost. Additionally, commissioning of systems is mandatory for achieving LEED, and a commitment needs to be in place by the proponent to demonstrate this.</p>
Materials and Resources	
<ol style="list-style-type: none"> 1. Sustainable Purchasing Policy. 2. Solid Waste Management Policy. 3. Sustainable Purchasing. 4. Solid Waste Management. 	<p>Most of the building will be re-used, and most of the points in this section can be achieved. However, there needs to be a purchasing policy in place and a construction waste management plan in order to pursue the credits. Currently there is neither commitment nor cost incorporated in the proposal. Materials purchased must comply with LEED materials.</p>
Indoor Air Quality	
<ol style="list-style-type: none"> 1. Minimum Indoor Air Quality Performance. 2. Environmental Tobacco Smoke 	<p>The nature of the gallery requires a certain level of air quality, therefore the proponents should consider following an IAQ plan to</p>



Location Kenn Poore	
Existing Building	
Comments	
Control. 3. Green Cleaning Policy. 4. Indoor Air Quality (IAQ) Best Management Practices. 5. Occupant Comfort. 6. Controllability of Systems. 7. Daylight views. 8. Green Cleaning.	maintain a controllable environment. Currently this has not been factored into cost of the proposals.
Innovation in Design	
Innovation in Operations.	Always room for innovation. A LEED AP could be beneficial on team. Currently there is no LEED expert advising the proponent.
Other	
Regional Priority	This project is considered a regional priority.

Note: Highlighted red text is considered mandatory prerequisites for LEED.

Note: Canadian LEED Existing Buildings has not been published yet, and is scheduled for publishing for end of June 09.

Summary: In order for these sites to acquire LEED certification, there needs to be a commitment from the proponents and an adjustment in pricing accordingly in order for the City to study the proposals from this standpoint. Otherwise, the City could pursue a "Green" building using green practices, but not certification.

Location Genrac	
Major Renovation	
Comments	
Sustainable Sites	
<ol style="list-style-type: none"> 1. Erosion and Sedimentation Control. 2. Site Selection. 3. Development Density. 4. Redevelopment of Contaminated Sites. 5. Alternative Commuting Transportation. 6. Site Development and Restoration 7. Stormwater Quality Control 8. Heat Island Reduction. 9. Light Pollution Reduction 	<p>The proponent has demonstrated no commitment, construction or cost allocation for LEED in the proposal.</p> <p>Points would be further added if this was demonstrated.</p>
Water Efficiency	
<ol style="list-style-type: none"> 1. Innovative Waste Technologies. 2. Water Use Reduction. 3. Water Efficient Landscaping. 	<p>There are considerable points that can be gained in this section if the proponent commits to LEED.</p> <p>Currently there is no commitment, or allowance for these components in the proposed cost.</p>
Energy and Atmosphere	
<ol style="list-style-type: none"> 1. Fundamental Building Systems Commissioning. 2. Minimum Energy Efficiency Performance. 3. CFC Reduction in HVAC and R Equipment. 4. Optimize Energy Performance. 5. Best Practice Commissioning. 6. Ozone Protection. 7. Measurement and Verification. 8. Green Power. 	<p>Class A galleries require rigid standards of ventilation/humidity control and cooling. These requirements need to be aligned with energy efficiency in order to comply with LEED requirements.</p> <p>This has not been taken into consideration, in design or cost. Additionally, commissioning of systems is mandatory for achieving LEED, and a commitment needs to be in place by the proponent to demonstrate this.</p>
Materials and Resources	
<ol style="list-style-type: none"> 1. Storage and Collection of Recyclables. 2. Building Re-use. 3. Construction Waste Management. 4. Resource Re-use. 	<p>There was no provision in the design for recyclables, however this can still be incorporated. The building will not be re-used, but reconstructed, however most of the points in this section can be achieved by diverting construction waste from landfills and reusing</p>



Location Gentrac	
Major Renovation	
Comments	
5. Regional Material. 6. Certified Woods. 7. Durable Building.	them. The proponent should demonstrate that a construction waste management plan is in place in order to pursue LEED credits. Additionally, 'green' material should be purchased. Currently there is neither commitment nor cost incorporated in the proposal to address this.
Indoor Air Quality	
1. Minimum Indoor Air Quality Performance. 2. Environmental Tobacco Smoke Control. 3. CO2 Monitoring. 4. Indoor Air Quality Management Plan. 5. Occupant Comfort (Thermal Comfort). 6. Controllability of Systems. 7. Daylight views. 8. Ventilation Effectiveness. 9. Low Emitting Materials. 10. Indoor Chemical and Pollutant Control.	The nature of the gallery requires a certain level of air quality, therefore the proponents should consider following an IAQ plan to maintain a controllable environment. Additionally, the proponent could commit to purchasing 'green' products to achieve most credits under this category. Currently this has not been factored into the proposal.
Innovation in Design	
1. Innovation in Design. 2. LEED Certified Professional.	Nature of site proposes innovation in design. Currently there is a LEED AP architect on the proponent's team.
Other	
Regional Priority	This project is considered a regional priority.

Location Bayside	
Existing Building	
Comments	
Sustainable Sites	
<ol style="list-style-type: none"> 1. Adopt a Building Exterior and Hardscape Management Plan. 2. Integrated Pest Control Plan. 3. Alternative Commuting Transportation. 4. Site Development and Restoration. 5. Stormwater Quality Control 6. Heat Island Reduction. 7. Light Pollution Reduction 	<p>No modifications to the roof are proposed. A heat island effect results from the current roof structure.</p> <p>LEED points could be added if the proponent included this in the proposal.</p>
Water Efficiency	
<ol style="list-style-type: none"> 1. Minimum Indoor Plumbing Fixture and Fitting Efficiency. 2. Water Performance Measurement. 3. Cooling Water Management 	<p>This section requires commitment to using efficient plumbing fixtures, for reduction of potable water use.</p> <p>Currently there is no commitment or allowance in the proposal for this.</p>
Energy and Atmosphere	
<ol style="list-style-type: none"> 1. Energy Efficiency Best Management Practice. 2. Minimum Energy Efficiency Performance. 3. Fundamental Refrigerant Management 4. Optimize Energy Efficiency Performance. 5. Existing Building Commissioning. 6. Performance Measurement (metering). 	<p>Class A galleries require rigid standards of ventilation/humidity control and cooling. These requirements need to be aligned with energy efficiency in order to comply with LEED requirements.</p> <p>This has not been taken into consideration, in design or cost. Additionally, commissioning of systems is mandatory for achieving LEED, and a commitment needs to be in place by the proponent to demonstrate this.</p>
Materials and Resources	
<ol style="list-style-type: none"> 1. Sustainable Purchasing Policy. 2. Solid Waste Management Policy. 3. Sustainable Purchasing. 	<p>Most of the building will be re-used, and most of the points in this section can be achieved.</p> <p>However, there needs to be a purchasing policy in place and a construction waste management plan in order to pursue the</p>

Location Bayside	
Existing Building	
Comments	
4. Solid Waste Management.	credits. Currently there is neither commitment nor cost incorporated in the proposal to meet these considerations. Materials purchased must comply with LEED materials.
Indoor Air Quality	
1. Minimum Indoor Air Quality Performance. 2. Environmental Tobacco Smoke Control. 3. Green Cleaning Policy. 4. Indoor Air Quality (IAQ) Best Management Practices. 5. Occupant Comfort. 6. Controllability of Systems. 7. Daylight views. 8. Green Cleaning.	The nature of the gallery requires a certain level of air quality, therefore the proponents should consider following an IAQ plan to maintain a controllable environment. This has not been factored into the proposal.
Innovation in Design	
Innovation in Operations.	Always room for innovation. A LEED AP could be beneficial on team. Currently there is no LEED expert advising the proponent.
Other	
Regional Priority	This project is considered a regional priority.

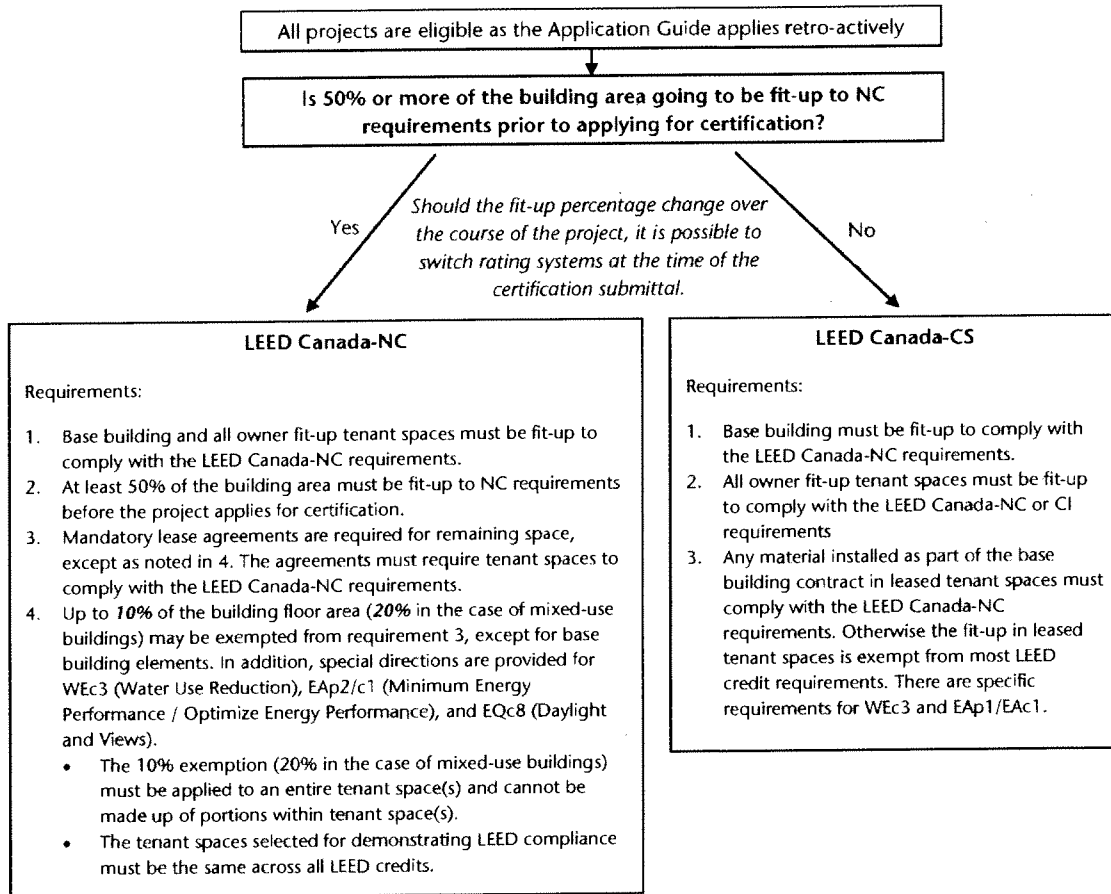
Appendix C

LEED Application Guide



Fact Sheet:

Application Guide for Core and Shell Buildings and Leased Tenant Spaces in LEED Canada-NC



Definitions (refer to Application Guide for full definitions)

Base building: building envelope, structure and all common space and common systems (sometimes referred to as Core and Shell).

Tenant space: all area that could be leased or occupied either by the building owner or by tenants, defined as rentable area.

Owner fit-up tenant space: all tenant area that the building owner or related companies will occupy or fit-up as part of the base building contract. In most cases this would include spaces intended for residential occupancy (even if intended to be sold as condominiums).

Leased tenant space: tenant areas intended for lease or sale that are fit-up by organizations that are at arm's length (i.e. not controlled by the same organization) from the building owner. Residential space is normally not included within this definition and is considered *owner fit-up tenant space* as the original developer was responsible for that fit-up; however where residential fit-up is designed by tenants, regardless of whether it was completed before or after purchase, that residential space is considered leased tenant space. This latter case is sometimes seen in high-end custom condos.

Mixed-use projects: those projects with at least 10% of the floor area for tenants whose space function is different from the majority of the building.

Owner: the company(ies) that own and/or develop the base building.

This document is provided for information purposes only; the Application Guide supersedes this document.

July 28, 2008

Vertical line on the right side of the page.

