

FEASIBILITY STUDY

EXPO LEGACY PROJECT

ARTS CENTRE

FORT ST. JOHN, BRITISH COLUMBIA

Howard|Yano Architects
DAVID H. BROCKINGTON ARCHITECT

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SEPTEMBER 11, 1987

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September 11, 1987

8729

North Peace Expo Legacy Committee
10003 - 100th Street
Fort St. John, B. C.
V1J 3Y5

RE: Expo Legacy Project/Arts Centre
Fort St. John, B. C.

Dear Sirs:

The requested Feasibility Study is submitted herewith.

Our Consultant Design Team has reviewed the existing Hudson's Bay Building, available building documentation, the proposed building program and budget and met with the Building Committee and User Groups in order to understand and advise on the feasibility of renovating the proposed Hudson's Bay Store site into an effective Arts Centre.

Our study confirms that the existing building is basically sound and suitable for conversion to an Arts Centre with a variety (4) of alternative schemes related essentially to budget and theatre facilities presented for consideration. While this report is general in nature and many more detailed items will require resolution, we believe it presents a reasonable interpretation of User expectations and construction costs sufficient to allow the North Peace River Community to consider and pursue an appropriate Arts Centre.

We would also stress that although the schemes presented reflect basic program requirements, that they are conceptual only and will be developed and modified in the actual design process through working meetings with the Committee and the Users.

We would particularly like to acknowledge the assistance and keen participation of Vonnie Dixon and the Building Committee. We look forward to assisting all concerned with the design and construction of this project - which we believe will contribute immeasurably to the artistic and community life of the North Peace.

Yours Truly,



R. B. Howard, M.A.I.B.C.
Howard/Yano Architects

RBH/tm

STUDY TEAM

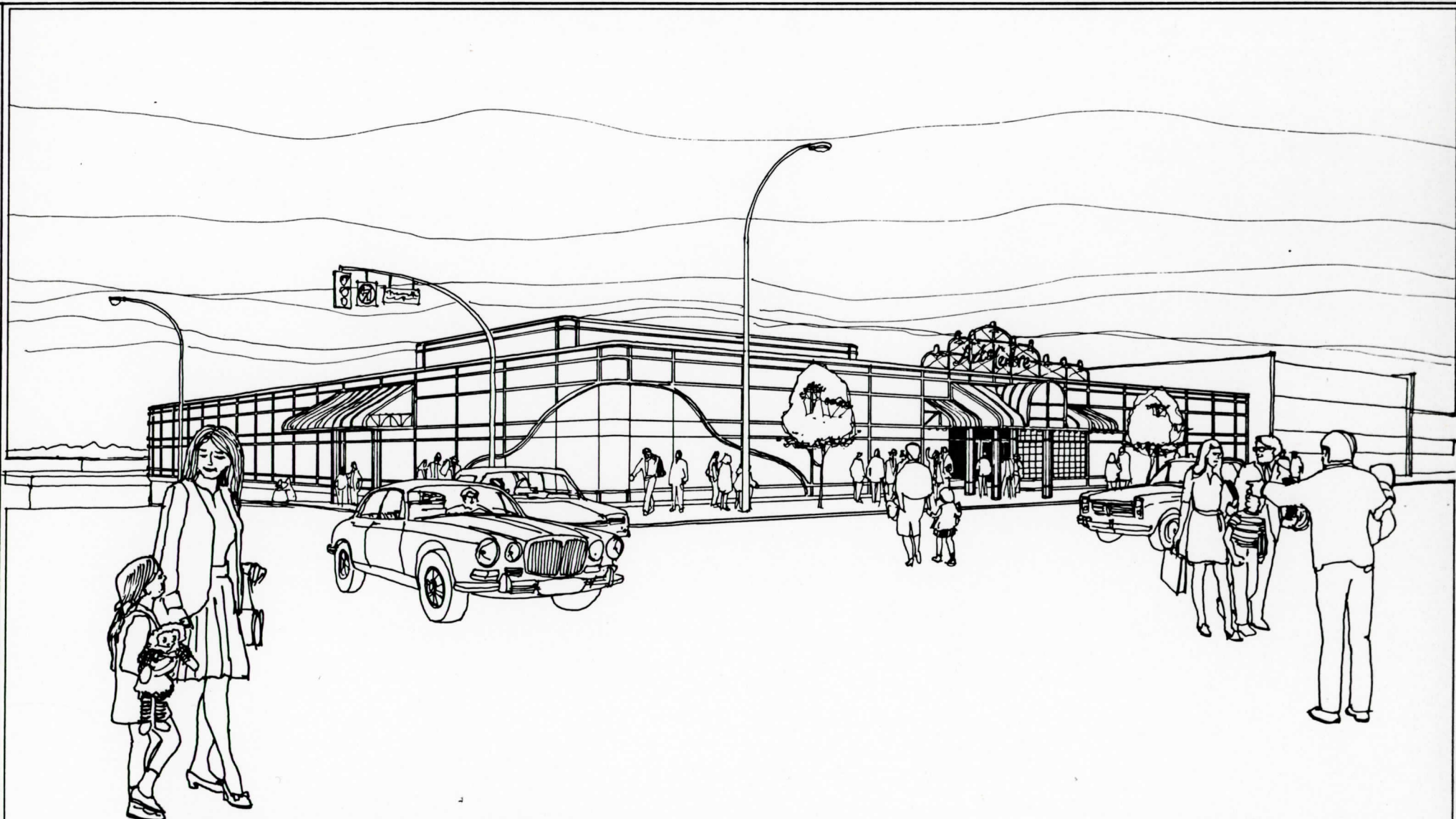
ARCHITECTS:	Howard/Yano Architects Ronald Howard Michael Hill Peter Lang
THEATRE:	David Brockington, Architect
STRUCTURAL ENGINEERS:	David Nairne & Associates David Nairne
MECHANICAL ENGINEERS:	Pomeroy Engineering Ltd. Gordon Aalhus Ronald Wong
ELECTRICAL ENGINEER:	Peter Scott & Assoc. Peter Scott
COST ESTIMATES:	CM Projects Terry Ward
ROOF INSPECTION:	Topside Consulting Ltd. Peter Van Genne

NORTH PEACE EXPO LEGACY BUILDING COMMITTEE

**Yvonne Dixon
John Herron
Ross MacLean
David Toews**

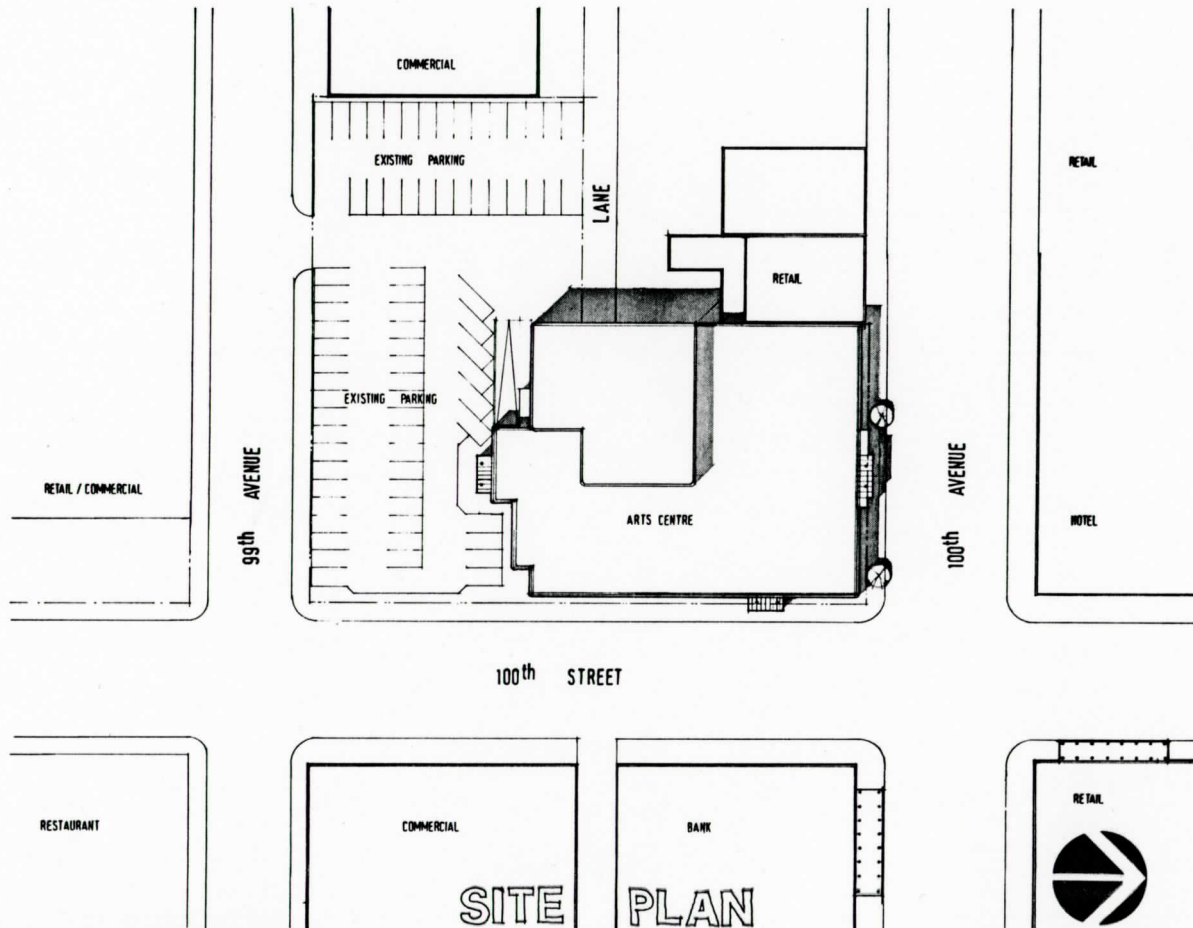
PROJECT DESCRIPTION

- Overall Concept:**
- To create an active and successful regional Arts Centre - bringing together the communities major cultural resources into a central focus that will serve to stimulate and enhance the interaction and growth of the Arts and reinforce the economic base of Downtown Fort St. John.
 - To erase the 'Hudson's Bay' image and provide a bright and eye-catching statement of this new Arts energy.
 - To provide an interior concourse or 'street' with a central atrium celebrating the gathering of the Arts and Cultural facilities arranged about it - using glass and natural light to provide a sense of openness, warmth and welcome to the community at large.
- Site Area:** Assumed: 1.65 acres/72,000 sq.ft.
- Location:** The south-west corner of 100 St. and 100 Ave.
- Building Area Gross:**
- | | | |
|-------------------------|--------------|-----------------------------|
| Existing | | 29,500 sq.ft. |
| Stage Addition: Main | 2,700 | |
| Basement | <u>2,100</u> | |
| Subtotal: | | <u>4,800</u> |
| Total Built Out: | | <u>34,300</u> sq.ft. |
- Use and Occupancy Class.** Group A, Division 2, 1 & 2 storeys
- Parking:** Provided: 71± Cars plus Loading
- Construction Permitted:** Combustible or Non-combustible
- Maximum Area Permitted:** Sprinklered **51,668** sq.ft.
1 Storey, 3 Streets
- Exterior:** Existing stripped and re-faced with steel cladding.
Add front and rear canopies and entrances.
Remove existing roof and replace with raised steel structure at atrium with metal windows over and at theatre.
- Interior:** Existing interior stripped, outside walls refinished with gypsum wallboard, steel stud and insulation.
Add sprinkler system.
Add carpet and resilient sheet flooring with hardwood at Arts dance area.
Install steel stud and gypsum wallboard partitions with extensive interior glazing.
Construct washrooms and insulate acoustically.
Rework existing mechanical system.
Refurbish existing ceiling tile and lights, adding modest supplementary lighting.
- Interior - Theatre:** Construct raised seating for 260+ seats, carpet floor and simple acoustic treatment at walls.
Install hardwood floor at 'stage'.
Provide basic lighting and sound systems.
Add rooftop air conditioning unit.



Arts Centre
Fort St. John B.C.

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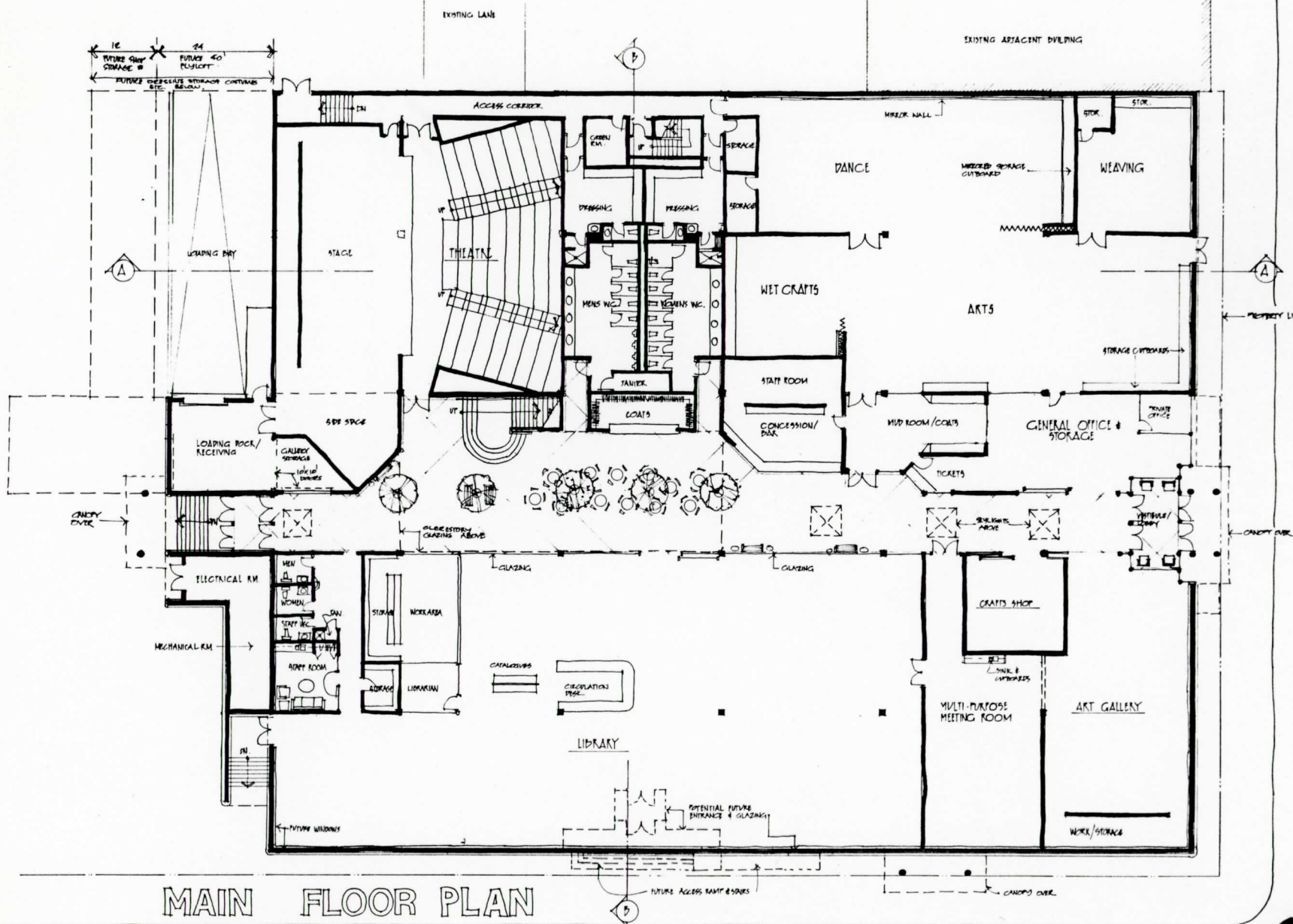
Arts Centre
Fort St. John B.C.

SITE PLAN

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SCHEME B

<p>Howard Yano Architects <small>100 Columbia Street Vancouver, B.C. V6C 2B8</small></p>	
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<p>SITE PLAN</p>	
<p>DATE: 1-1-07</p>	<p>BY: [Signature]</p>
<p>SCALE: P.L.</p>	<p>1</p>



MAIN FLOOR PLAN

Arts Centre
Fort St. John B.C.

100th STREET

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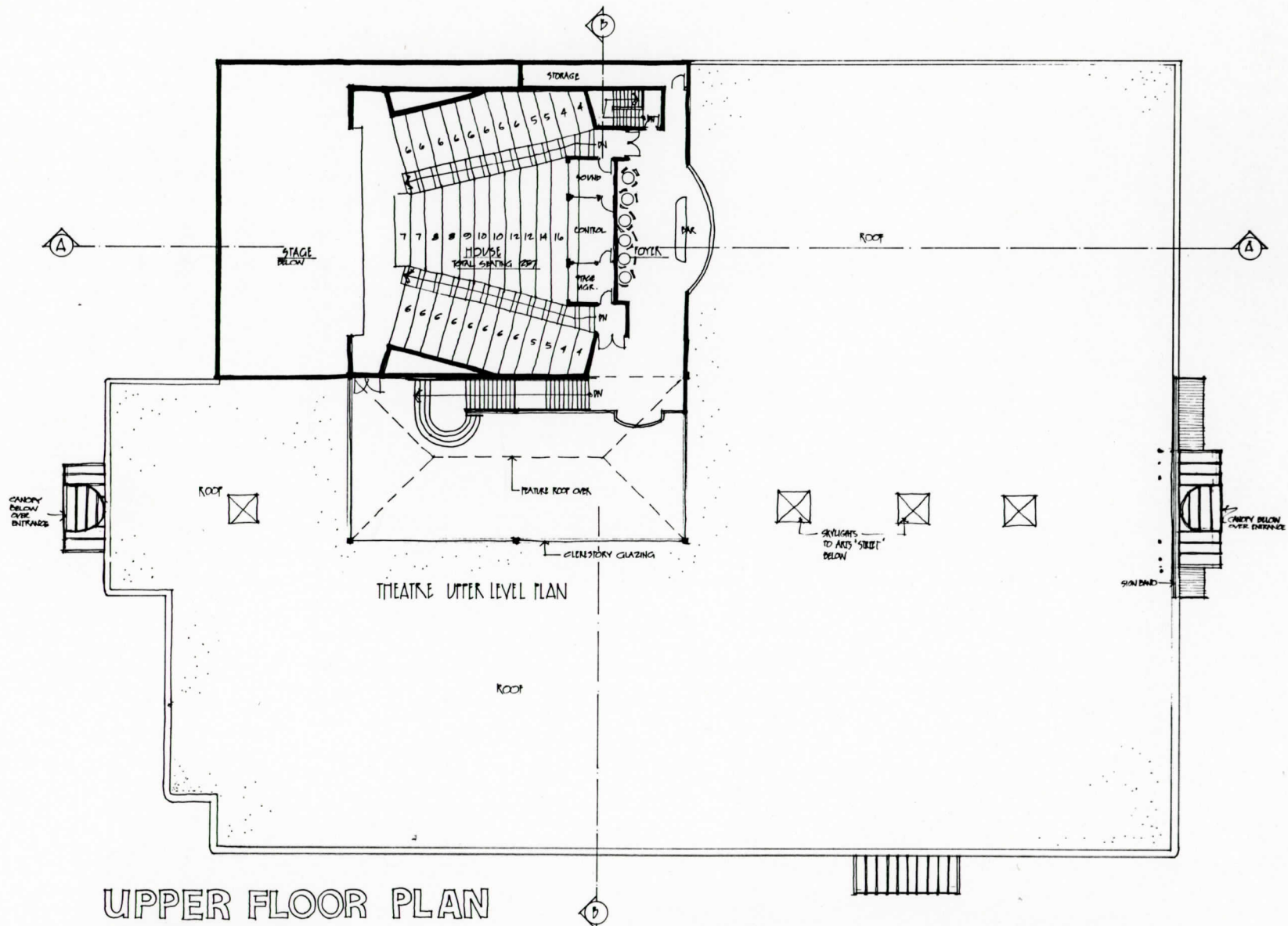
SCHEME B

ARTS CENTRE
FORT SAINT JOHN B.C.

Howard|Yano Architects
100 Carlton Street
Vancouver B.C. V6B 3K8

CONCEPTUAL
MAIN FLOOR
PLAN

DATE	NOV 19 1997
BY	DH
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SCALE	1/4" = 1'-0"
SHEET NUMBER	2



UPPER FLOOR PLAN

Arts Centre
Fort St. John B.C.

SCHEME B

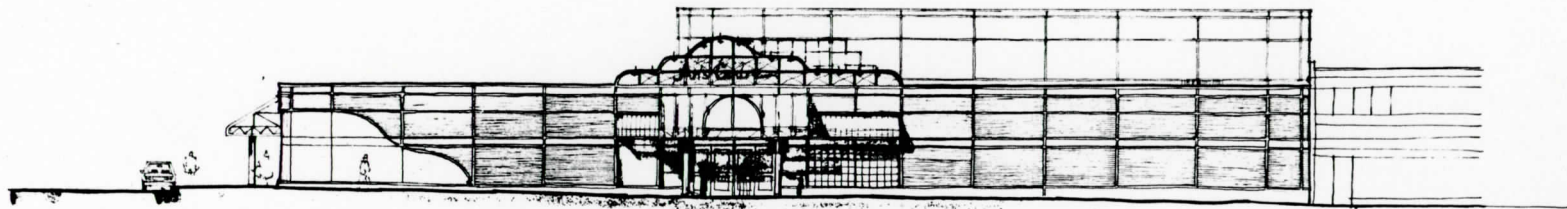
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ARTS CENTRE
FORT SAINT JOHN B.C.

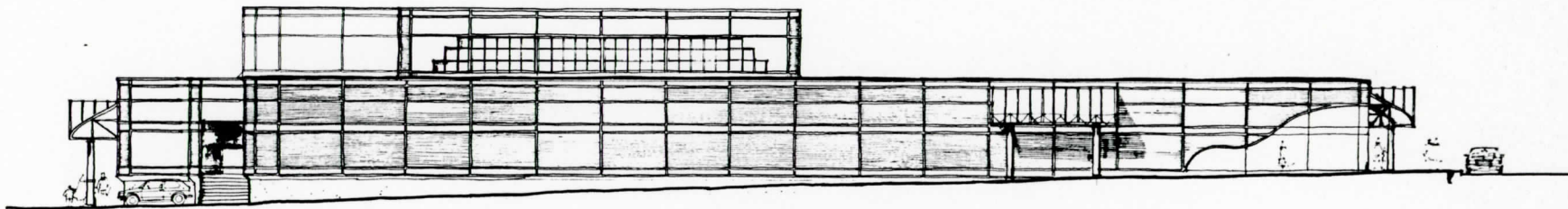
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Vancouver, B.C. V6B 3E9

THEATRE -
UPPER LEVEL
CONCEPTUAL
PLAN

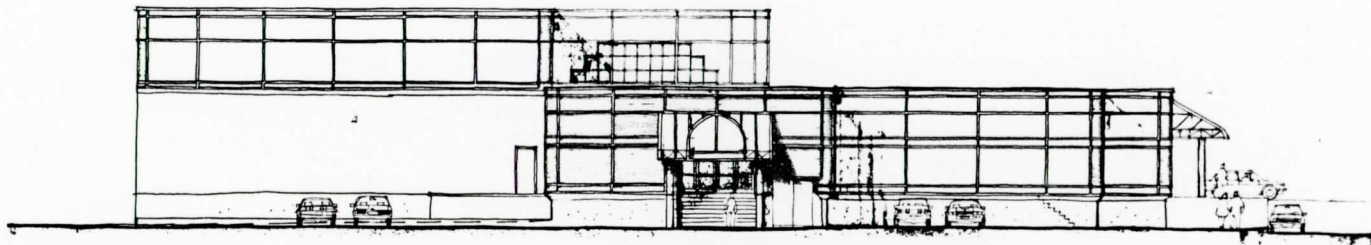
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DATE		DATE	



NORTH ELEVATION (100TH AVENUE)



EAST ELEVATION (100TH STREET)



SOUTH ELEVATION

Arts Centre
Fort St. John B.C.

SCHEME B

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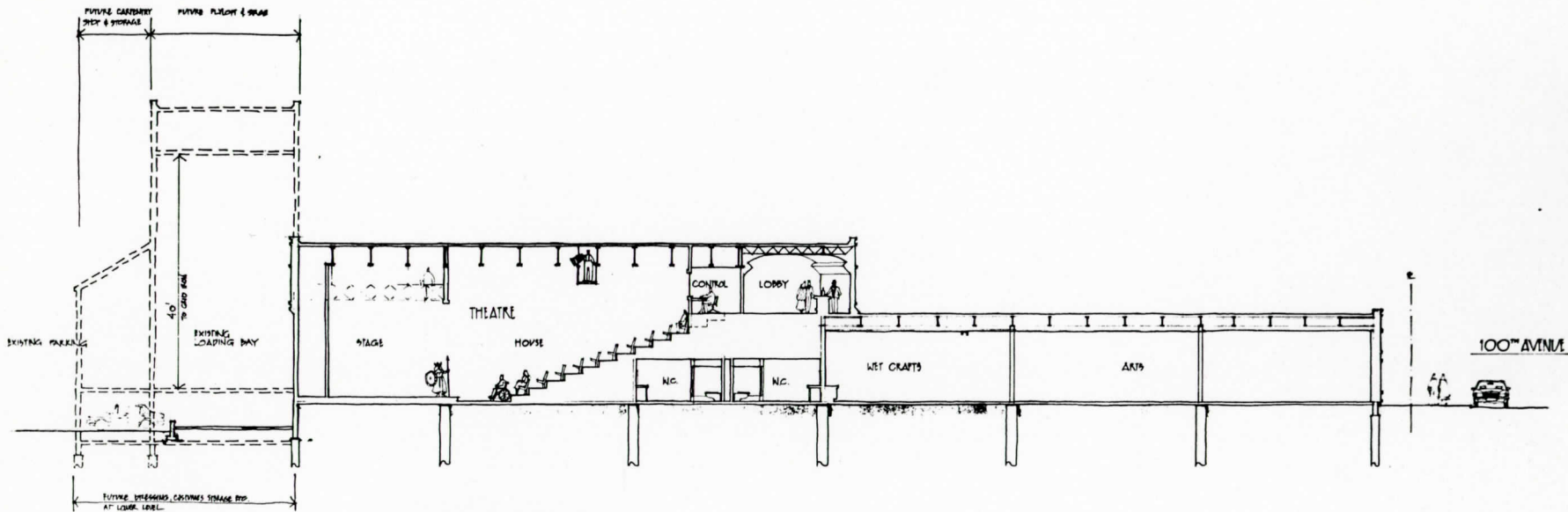
ARTS CENTRE
FORT ST. JOHN B.C.

No.	REVISIONS	DATE

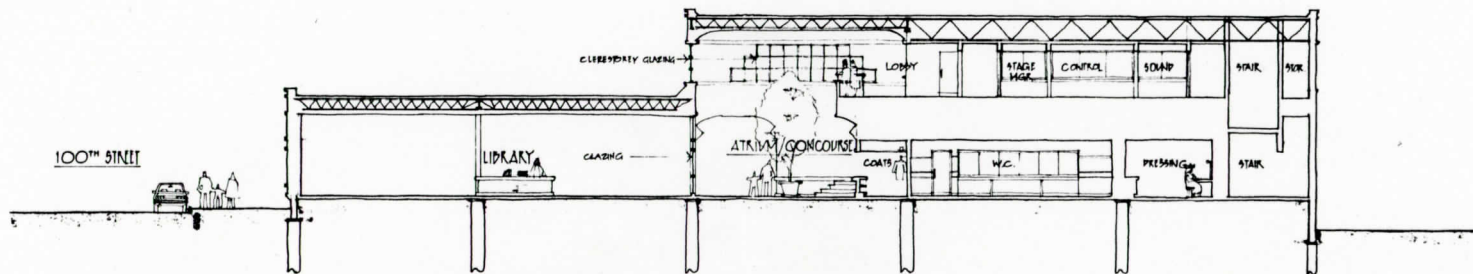
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Architects
101 Cordova Street
Vancouver, B.C. V6C 2K8

CONCEPTUAL ELEVATIONS
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CONCEPTUAL
ELEVATIONS



SECTION A



SECTION B

SCHEME B

Arts Centre
Fort St. John B.C.

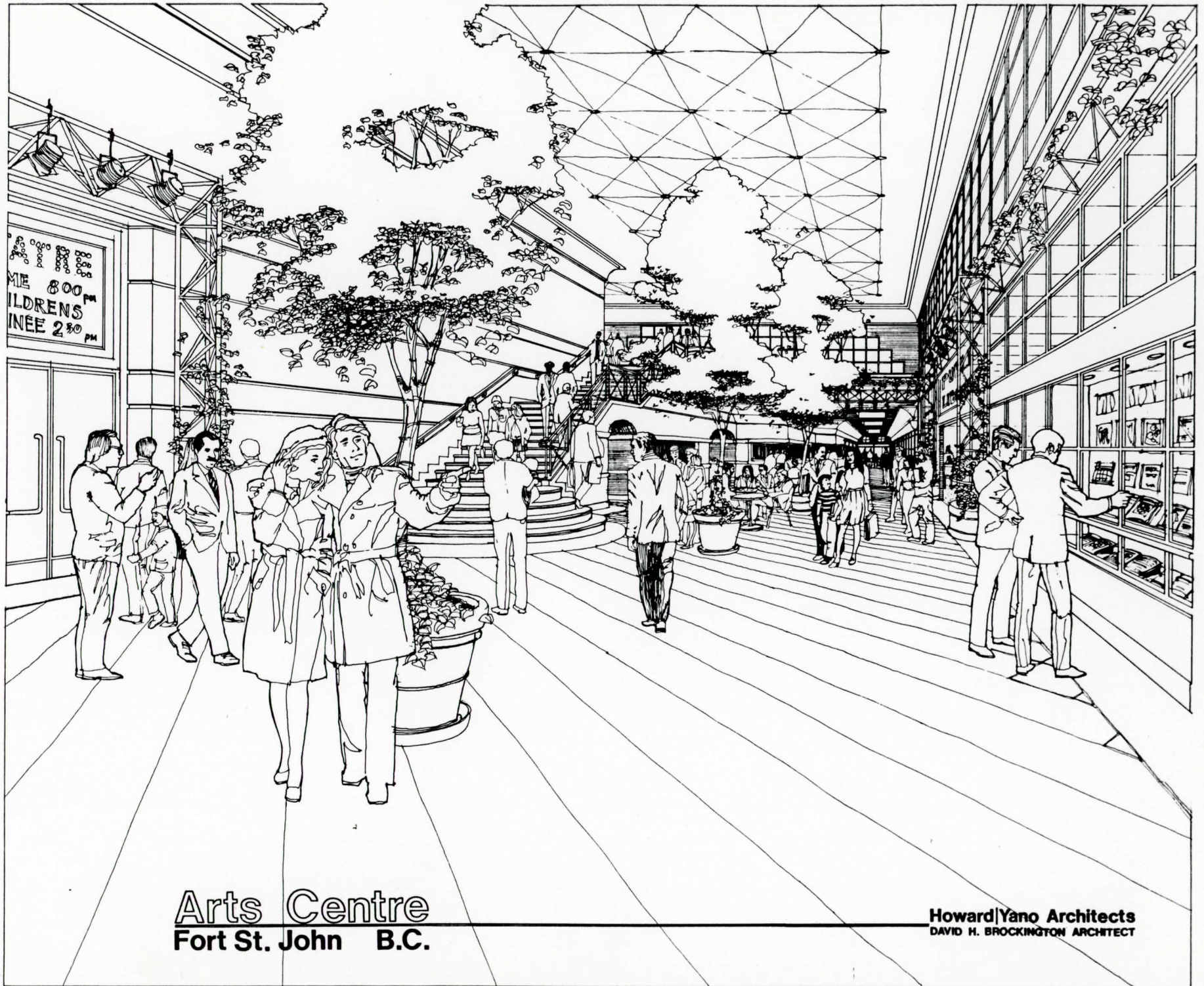
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ARTS CENTRE
FORT ST. JOHN B.C.

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CONCEPTUAL
SECTIONS

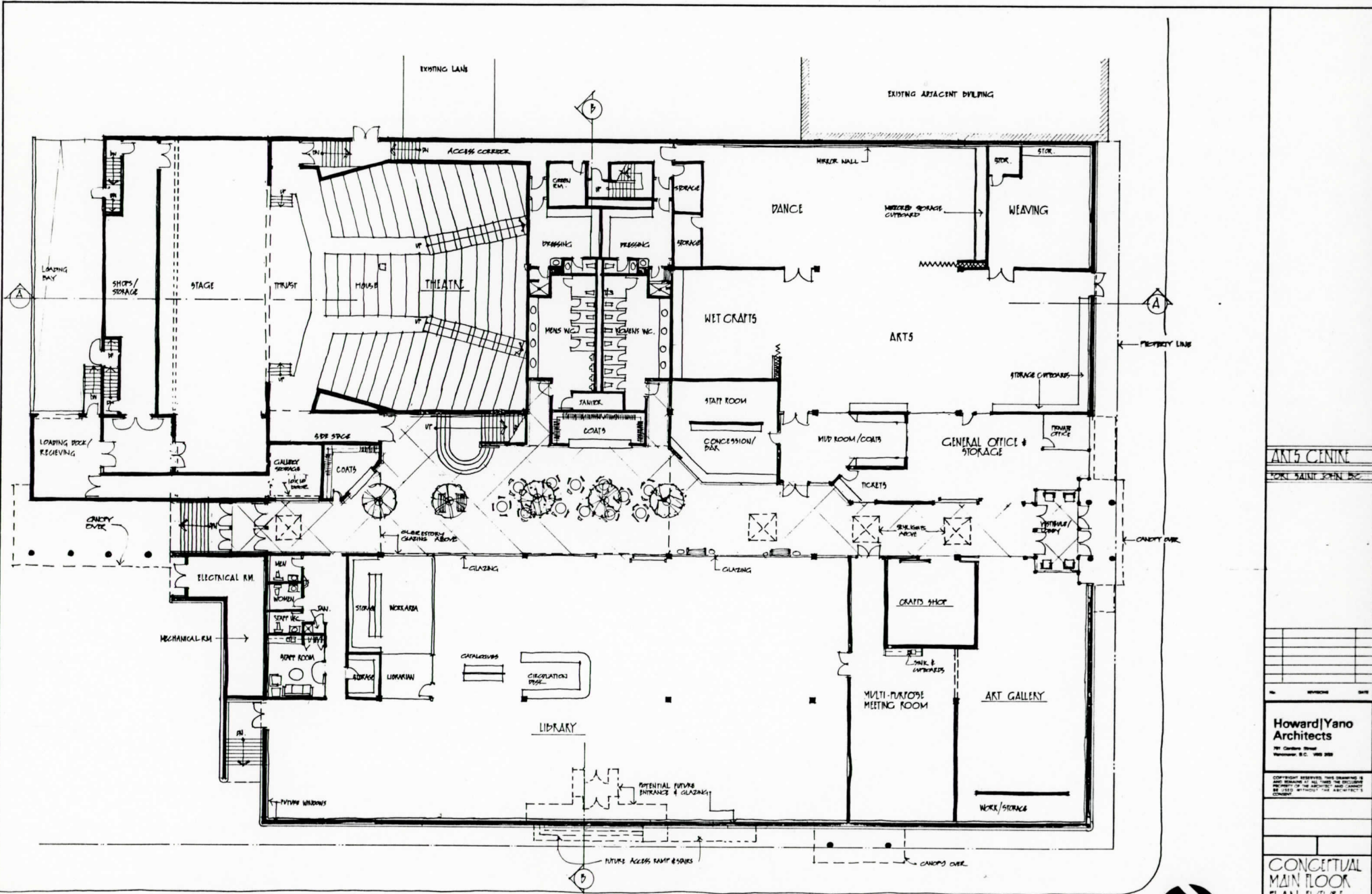
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Fort St. John B.C.

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APPENDIX



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CONCEPTUAL MAIN FLOOR PLAN FUTURE

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 CHECKED BY: P.C.L.
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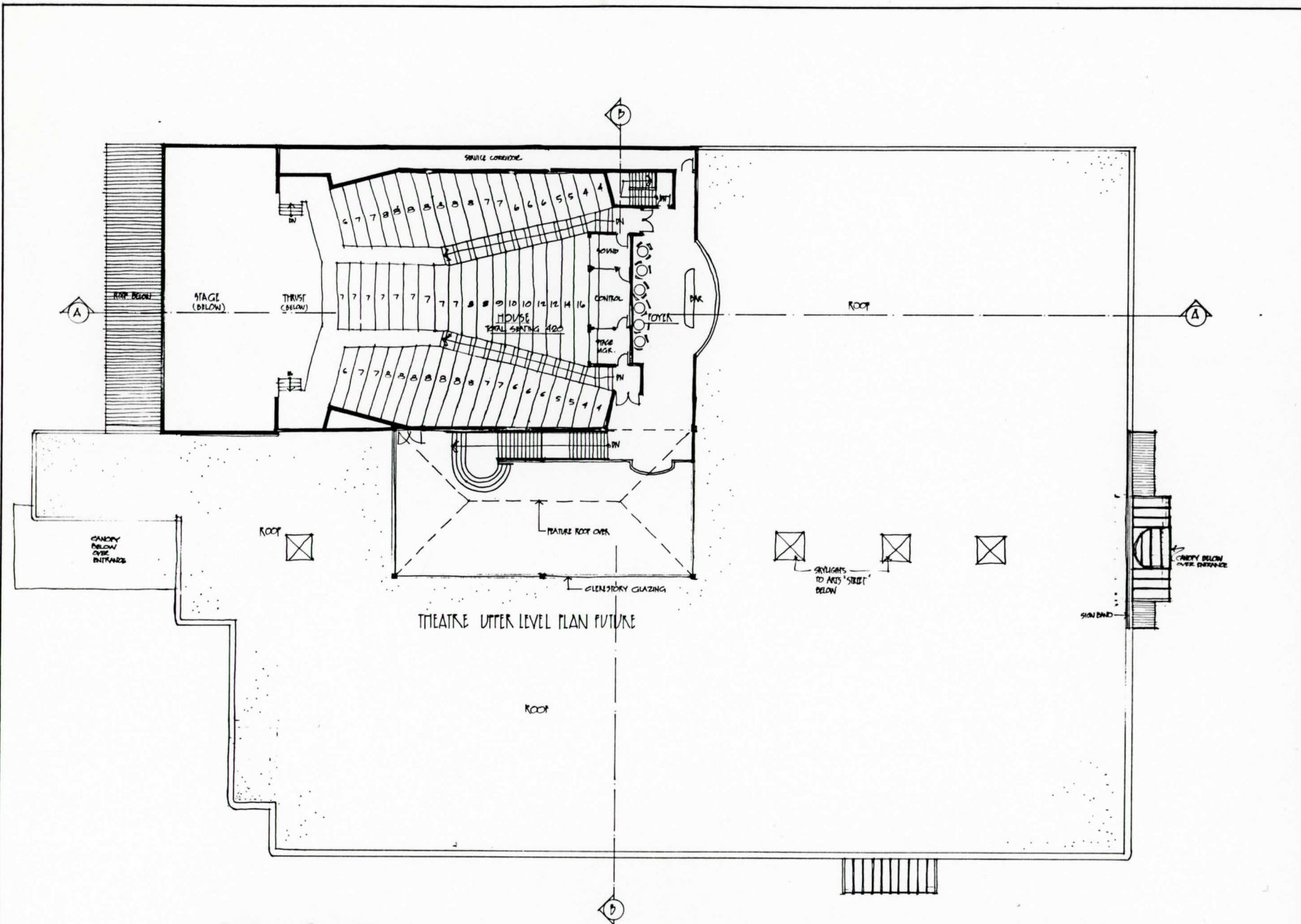
Arts Centre
 Fort St. John B.C.

100TH STREET

SCHEME D

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Fort St. John B.C.

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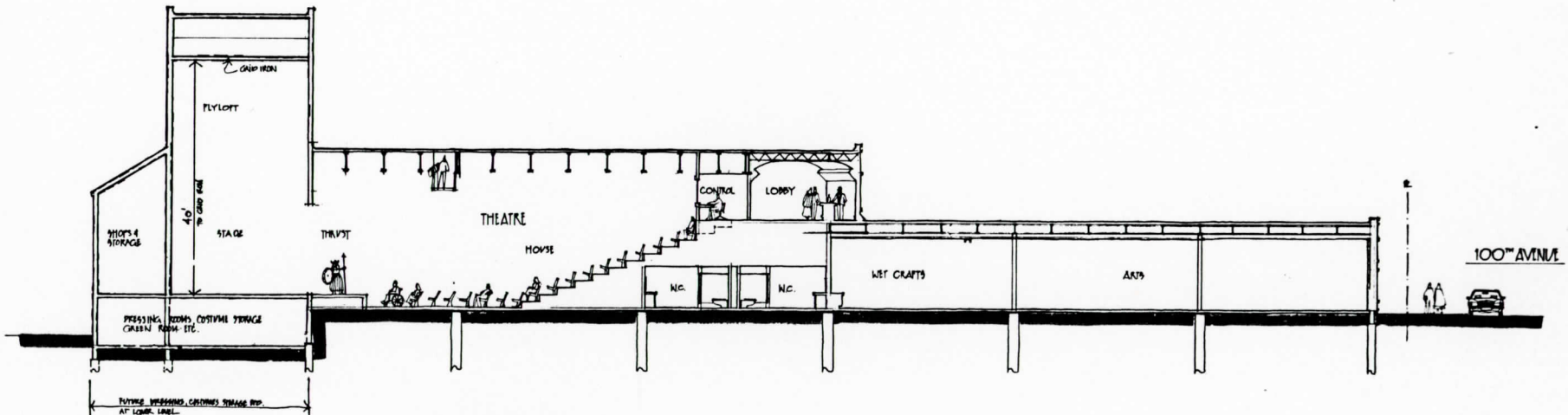
SCHEME D

ARTS CENTRE
FORT SAINT JOHN B.C.

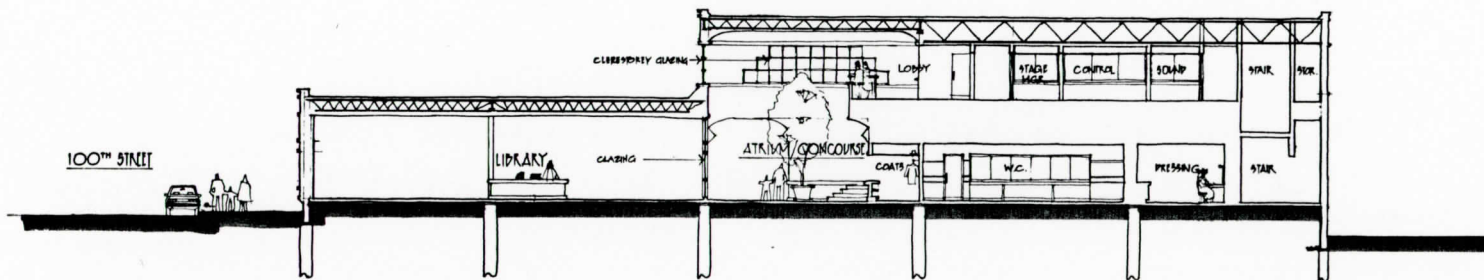
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100 Centre Street
Vancouver, B.C. V6C 2B8

THEATRE - FUTURE
UPPER LEVEL
CONCEPTUAL
PLAN

10/1/07
10/1/07
10/1/07
2F



SECTION A (FUTURE)



SECTION B

Arts Centre
Fort St. John B.C.

SCHEME D

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AN 5 CAN

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CONCEPTUAL
SECTION 5

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18/11/12
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