



KOOTENAY-COLUMBIA

DISCOVERY CENTRE SOCIETY

SITE SELECTION & SCHEMATIC DESIGN

JULY 2018



Architectural
Collaborative
Inc

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EXECUTIVE SUMMARY

The Creston Valley Wildlife Interpretive Centre has been a prominent conservation and educational institution for decades, and a formative experience for countless elementary school classes who make the journey to the centre every year to learn about the rich biodiversity and important role the Creston Valley wetlands play in the larger ecosystems of the Kootenays, BC, Canada, and the rest of the world.

In 2014, Cover Architectural Collaborative Inc. and a team of engineers across disciplines led a condition assessment of the existing 1974 facility to determine if it was feasible to rehabilitate the aging building to contemporary standards. The results of the study concluded that beyond regular age/maintenance-related issues, the building had problems with accessibility, programmatic shortfalls, building code/life safety, and a presence of hazardous materials. Additionally, a review of the existing grid of 100+ creosote foundation piles was reviewed, as well as a review of current literature on the negative effects of them on sensitive wetland environments. This assessment resulted in findings indicating that renewal costs were 65-75% the cost of replacement.

In November 2017, Cover Architectural Collaborative was contracted to do Site Selection review of 4 potential sites, and a Schematic Level Concept Design that can be used for funding applications and public consultation.

Phase 1 - Site Selection

- With members of the KCDCS steering committee, Cover walked all sites identified by the users for the location of a new interpretive centre. The former Summit Creek Provincial Park Site was added to the list of sites being considered by request of the KCDCS steering committee. Sites were reviewed for a range of priorities identified in consultation with the steering committee, and comparatively analyzed in a matrix for their appropriateness for redevelopment.
- Based on this review, the site of the existing building proved to be the most appropriate, and was approved as the site for further work in the subsequent Schematic Design Phase.

Phase 2 - Schematic Design Phase

Functional Programming

- A functional program was developed with the KCDCS staff and steering committee. A review of existing program and desired improvements was discussed and prepared as a spreadsheet for review and approval. Program areas were developed based on comparable contemporary buildings, existing use, code requirements, and future growth considerations.

Site Layout

- The site is limited in opportunities for parking, as well as accessible entrances for people with limited mobility. Several options were prepared for discussion of potential for expansion of parking capabilities on site. There was a tension between accommodating additional parking on site, and conservation of the wetland ecosystem. The approved option included additional parking, improved access to the building, and the inclusion of a turnaround for easier dropoff and deliveries.

Schematic Design Options and Estimate of Probable Costs

- A Schematic Option for a 2 storey replacement building was developed and presented, based on the prepared functional plan, including drawings and renderings of the exterior of the building. A review of flood plain level, conservation considerations, access, BC Building Code requirements, Fire Access, and other considerations was used to inform these early stage designs. The arrangement of the programmed space was based on a central access point for admissions, with an ability for portions of the building to be accessed independently for special events. Flexibility of use for spaces was a priority, as exhibits are changing, and there is the potential of the centre to be accessed by a wide range of groups.
- A range of recent comparable projects was reviewed in tandem with the preparation of the estimate of probable costs for the project. There was a tension between the desire for an iconic building that would be a destination in itself, and setting an untenable cost for the project. The schematic design options prepared have been prepared in anticipation of cost reduction techniques to improve buildability and efficiency in construction in order to achieve a reasonable cost for the project.
- At the request of the steering committee, two additional options were prepared, with associated estimate of total project budgets. The additional options were requested because of an interest in providing a few different potential configurations and visions, as well as provide an option that reduced the overall scope and size as a cost-saving option. The additional options were also valuable in fundraising and public consultation sessions to be done subsequent to this study.
- At the conclusion of the investigation, this summary report was prepared to document the investigation and provide to potential funders and for the purposes of public consultation. As concepts, these options will lay the initial groundwork for subsequent design and construction documentation and represent ideas that may potentially be integrated into the built work, and inform future design phases.

Update to the building condition assessment

- At the request of the KCDCS steering committee, Cover Architectural Collaborative solicited for proposals from various subconsultant engineers to do an updated assessment on the architectural, mechanical, and electrical systems. Austin Engineering was contracted to do a review of the structural, mechanical, and electrical systems, and the architectural portion not proceeding. The summary evaluation indicated a host of issues within the building, and that there were health and life safety issues associated with the continued use of the facility.

Temporary Modular Replacement

- As the existing building is not suitable for continued use and occupancy, the KCDCS pursued a temporary building which can serve as an interim centre until the replacement building can be built. Cover Architectural Collaborative was asked to support this effort by providing a letter detailing the state of existing building and a high level schedule for the modular replacement and subsequent design and construction phases of the replacement building that can be shown to potential funders. The letter and schedule has been provided as an appendix to this report.

SITE SELECTION PROCESS

3 potential sites were identified initially;

- 1- A wedge-shaped parcel of land located between West Creston Road and Evans Road
- 2- A large parcel of land between West Creston Road and Teetzel Road
- 3- The existing site of the KCDCS Centre and parking lot

Subsequently, an 4 site was identified as a potential development site, Summit Creek Park.

Each site was toured, and there were 3 follow up meetings on site to review findings and work through the process, as well as teleconference meetings to review the criteria and qualities of each site that informed the selection process.

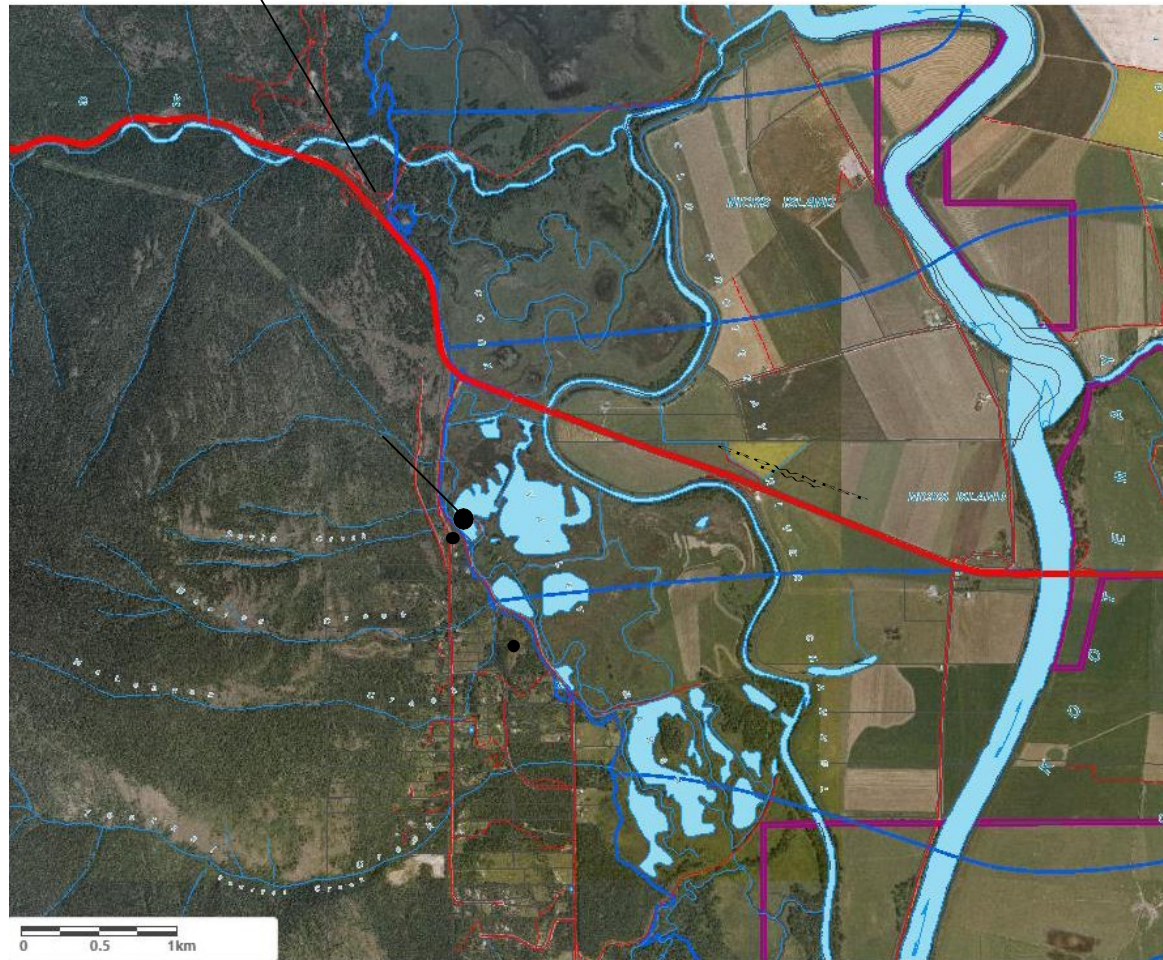
Each site was reviewed for a number of different criteria that affect the feasibility of developing on each location. Land size, Servicing, Access/Parking, and Relationship to the Wetlands were all determined to be important measures of each site's feasibility. A Matrix is attached in the summary section, following the synopsis of each site.

SUMMIT CREEK PARK
(POTENTIAL SITE #4)

EXISTING INTERPRETIVE CENTRE
(POTENTIAL SITE #3)

POTENTIAL SITE #1

POTENTIAL SITE #2

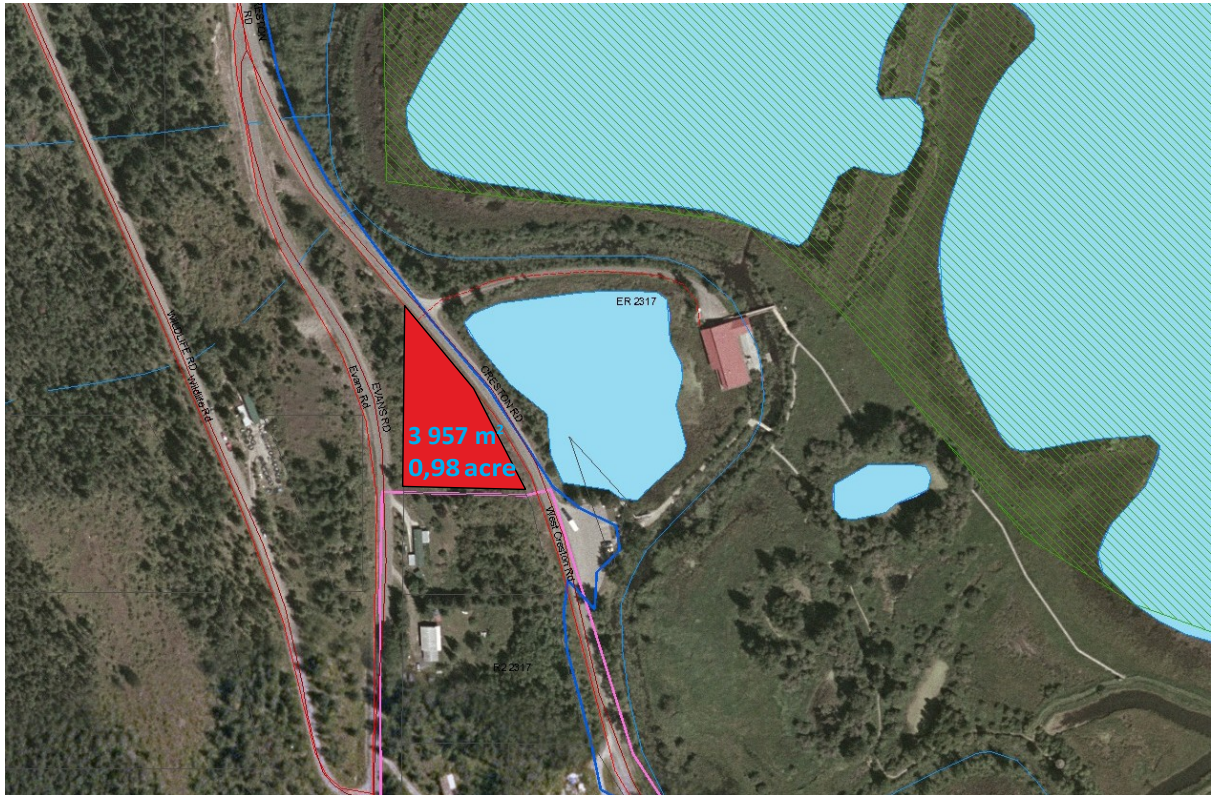


Key Map of Potential Sites

The Community Services and Administration land use designation applies to the KCDCS Interpretive Centre, and the existing site falls under the Environmental Reserve Zoning (ER). This allows the following uses: Agriculture, Bird Sanctuary, Wildlife Sanctuary, Nature Reserve, Open Space, and interpretative facilities and one dwelling unit as an accessory use. Potential Site #1 and 2 are currently zoned R2, which would require a rezoning to accommodate the use of the KCDCS Interpretive Centre. Summit Creek would be able to accommodate the KCDCS Centre under the Parks and Recreation (PR) zoning.

Only the existing interpretive centre site is located within the ALR, and the replacement option is consistent with continued use of the site for the same purpose of an interpretive centre.

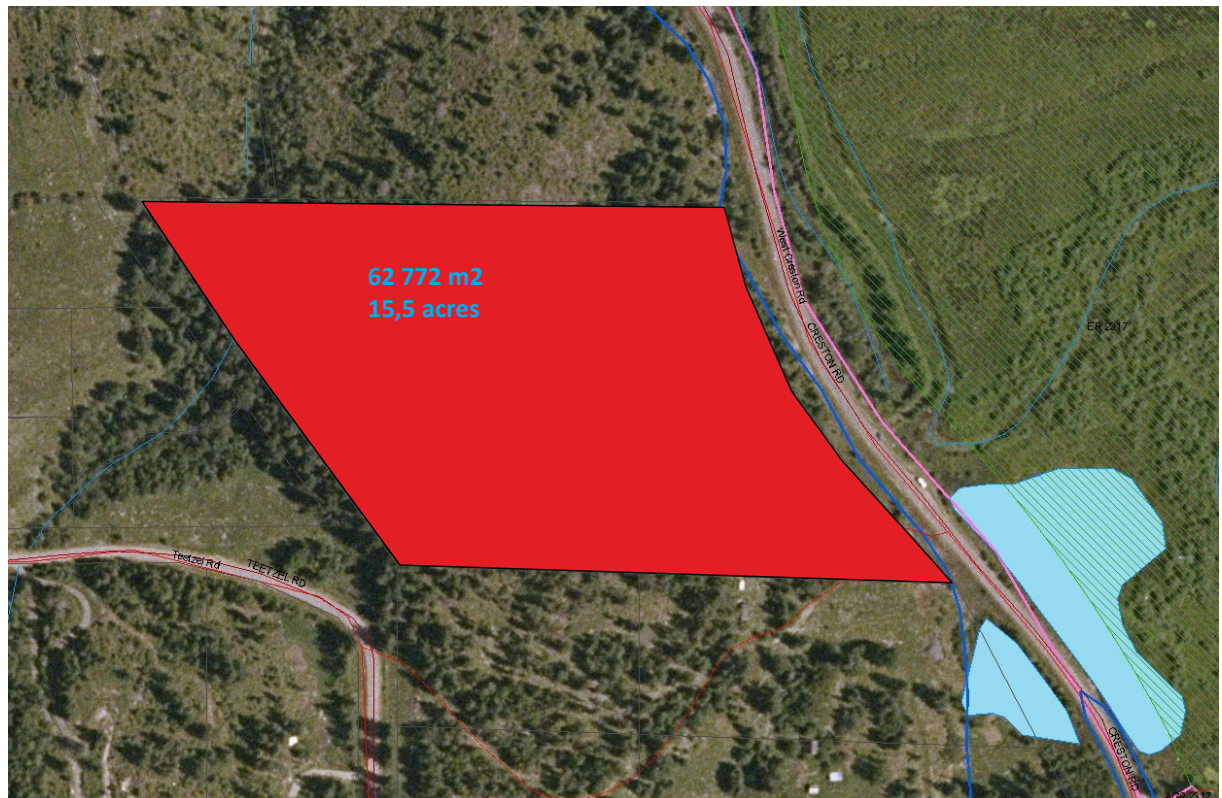
In the analysis, we have not included zoning as a criteria for our recommendations for site selection, it is assumed that a rezoning process would be undertaken for the selected site if necessary.



KEY FINDINGS

This site is in very close proximity to the entry point to the wetlands, separated by West Creston Road. The site had a number of constraints and opportunities that were observed in review of the site:

- Excellent dramatic views of the wetlands and valley
- Good proximity to wetlands and West Creston Road, but limited access because visitors would be required to cross West Creston Road. This presented a major challenge, as traffic along the road can be fast and numerous at periods during the day. Additionally, the distance to the access points in the wetland is relatively far, and would be excessive for small children and people with mobility challenges.
- Currently no septic or water is available on site
- The property is Federal Crown Land
- Electrical service available at roadway for new connections
- The site is almost entirely comprised of a rocky outcrop, so any construction of a building or parking lot would require extensive blasting and fill. This was identified as a major drawback of the site, as the costs for this work would be excessive
- Site may be too restrictive for the new centre. Between the pie-shaped parcel, and significant changes in grade from one side of the property to the other, the buildable area would be restrictive.



KEY FINDINGS

- The site is located next to the wetlands, but in an area that is not close to the boardwalks and existing public access to the wetlands. The adjacent wetlands are also not very deep, and seasonally can dry up and be inaccessible by canoe. A shuttle bus system to the current entry point to the canals from this location is an option to address this, but was not preferred.
- Excellent dramatic views of the wetlands and valley
- Currently no septic or water available
- The property is Federal Crown Land
- Electrical service available at roadway
- On rock which would involve blasting for foundations, roadwork, and parking lot
- The site is almost entirely comprised of a rocky outcrop, so any construction of a building or parking lot would require extensive blasting and fill. The steep slope on the property would suggest that a road requiring extensive work would be necessary to access the relatively flat building sites at the upper portion of the property. This was identified as a major drawback of the site, as the costs for this work would be excessive.



KEY FINDINGS

The existing site has proven to be a landmark site with a prominent presence in the landscape, and visible from the highway as people pass by.

- Excellent dramatic views of the wetlands and valley
- Easy access - parking on site is limited, but the network of boardwalks and access to the wetlands is in place
- Existing Electrical, Water, and Septic are in place, although may require upgrading.
- The existing building and creosote pile foundation are understood to be removed regardless of which site is chosen. New foundations for the replacement building may present challenges if a traditional concrete foundation, but could be supported using a driven steel piling or screw pile foundation at a more reasonable cost.
- Access to the building site is established; a boardwalk extends from the existing limited parking area, and an access driveway extends from West Creston Road.



SUMMIT CREEK RECREATION AREA

- Potential Building Site does not have direct access to the wetlands or views across the valley
- The KCDCS wetlands are not close, and would have to be accessed by shuttle to the existing boardwalk and canoe access - or develop a new access point in closer proximity. This was indicated as an option that was not favoured.
- Existing services from a previous building are in place, updates may be required
- The site would be easy to build on, as there was a building in place previously.
- Easy access and existing parking areas with some pavement levelling and rehabilitation required
- Great site but not ideal for this project as it is too removed from the KCDCS and has poor connection to the wetlands
- Mature Cottonwood trees are also a major hazard, and there is a potential for flooding of the building site from Summit Creek - even with flood prevention dykes, this site has a lot of liability from potential flooding, as a simple log jam could cause substantial flooding of a new building

Although each site had amazing views and natural beauty, every site had challenges. Site 1 and 2 had significant rocky bedrock outcrops that would require extensive and costly blasting for access, parking, and servicing. Site 2 and Summit Creek Park were not close to access points of the wetland for canoeing and interpretive trails, and although shuttle buses were an option, they were not seen as an acceptable solution. The existing site has parking limitations, and limited land available but building on the existing building location is our recommendation as the best option because of the existing access, services, and excellent relationship to the wetland.

	CURRENT SITE	SITE 1	SITE 2	SUMMIT CREEK PARK
DESCRIPTION	Right over the wetlands, foundation remediation, building in bad condition.	Right next to the existing site, first building seen on W Creston Rd, steep, narrow, small, rocky.	Further on W Creston Rd, further from the wetlands, big land, steep, rocky.	Far from the wetlands, tree hazard, big land, mosquitos during summer.
APPROXIMATE AREA	Existing footprint	1 acre 3 960 m ¹	15.5 acres 62 770 m ²	42 acres 171 740 m ²
RELATION W/ WETLANDS	Amazing view, Easy access	Nice view, good proximity to wetlands but have to cross the road to get to the wetlands.	A little bit far. Nice view, but have to cross the road to get to the wetlands. Available wetlands are not deep and dry out during parts of the season.	No view, no relation to KCDCS wetlands at building location.
SERVICES (Electrical, Sanitary, Water)	Existing services in place, updates to septic maybe required.	No septic or water currently available. Electrical service available at roadway.	No septic or water currently available. Electrical service available at roadway.	Existing services in place, updates may be required depending on condition.
FOUNDATIONS	Foundation updates required. Challenging because of high water table.	On rock, involved blasting for foundations.	On rock, involved blasting for foundations, roadwork and new parking lot.	Easy to build
ACCESS / PARKING	Existing access, Existing parking + Possibility of small expansion	Hard to build access road and parking on a steep and rocky hillside	Hard to build an extensive access road and parking on a steep hill	Easy access and existing parking areas. Pavement levelling and rehabilitation necessary.
RECOMMENDATION	Even though it's a challenging site, it is recommended because the site has the spirit of the project and gives direct access to the wetlands.	Not recommended because the site might be too restrictive to build a new interpretive centre.	Even though the construction would be challenging, it could be possible. A little bit to far, but has a great view over the wetlands. The access is more complicated because of the road.	Great site, but not for this type of project. It is removed from the KCDCS and has poor link with the wetlands. Mature Cottonwood trees are a major hazard throughout the area, removing them would be costly and remove bird nesting habitat. Potential for floods from Summit Creek.

The table below represents a functional program for the replacement KCDCS Interpretive Centre. Areas represented below were prepared based on existing programming, future program considerations, building code requirements, architectural graphic standards, and industry standards for a building of a similar purpose/ use. The areas were presented and reviewed with the KCDCS Interpretive Steering Committee and key staff at the interpretive centre. Subsequent Schematic Design used this as a basis for layouts, and added a gross up factor for circulation, structure, walls, services, etc. All figures below are represented in square feet (ft²)

1-BUILDING	
Entrance/Staging Area	2,445
Main Foyer	800
Large public washrooms	220
Ticket Booth	25
Staging area for groups. Clothing and backpacks (100 kids)	800
Kids interactive Zone	600
Main Display Area	3,500
Permanent and temporary exhibits	3,500
Main room with several alcoves	
Potentially with aquaria and plants	
Bright and airy	
Exit to deck, trail, sights	
Conference Room and Theatre	1,000
Large room to host (100 people)	1,000
No permanent seating	
Dividable into 2 separates rooms	
Research Lab	1,200
Desk space for approx. 30 people	1000
Running water and sinks	
Computer / laptop electrical friendly	
Washrooms with showers	100
Storage for lab equipment and tools	100
Cafeteria	1,500
Seating area for approx. 30 people	1000
Functional kitchen area	500
Expandable via access to outdoor seating	
Office Space	920
4 offices min.	800
Operations	
Naturalists	
Others	
Adjacent staff washroom and rest/first aid area	100
Closets, storage areas for janitorial, utility	20
Gift Shop	500
Near Exit	
SUBTOTAL	11,065
30% GROSSUP	3319.5
TOTAL	14,385

Below is a revised functional program, based on the reduced floor areas for a more cost effective option on a single level as represented in Option 3 in this report. All figures below are represented in square feet (ft²)

Entrance/Staging Area	1,241
Main Foyer	508
Large public washrooms	220
Staging area for groups. Clothing and backpacks (100 kids)	513
Main Display Area	2,101
Permanent and temporary exhibits	2,101
Main room with several alcoves	
Potentially with aquaria and plants	
Bright and airy	
Exit to deck, trail, sights	
Conference Room and Theatre	600
Large room to host (100 people)	600
No permanent seating	
Dividable into 2 separates rooms	
Research Lab	760
Desk space for approx. 30 people	600
Running water and sinks	
Computer / laptop electrical friendly	
Washrooms with showers	100
Storage for lab equipment and tools	60
Cafeteria	961
Seating area for approx. 30 people	661
Functional kitchen area	300
Expandable via access to outdoor seating	
Office Space	555
4 offices min.	396
Operations	
Naturalists	
Others	
Janitorial, utility	159
Gift Shop	275
Near Exit	
SUBTOTAL	6,493
25% GROSSUP	1593
TOTAL	8,086

Site Planning and Schematic Design Options - Design Drivers

Below are some key points that have been pivotal issues in the development of the three design options and site plan presented. Although more were incorporated into the design than what is articulated, these were important considerations in the design.

Site Planning

- As part of the review of the Schematic Design Options, a review of the site configuration was undertaken. Parking on site has historically been very limited, and available areas for expansion are also very limited. During peak events, overflow parking typically extends along the length of West Creston Road, which creates a somewhat hazardous situation for pedestrians walking to and from their vehicles.
- Because of the lack of available land, several options for filling in portions of the adjacent wetland were explored. This was discussed at length with the staff biologists in the context of wetland conservation efforts, as filling in wetland areas is typically contrary to sensitive wetland conservation. In the past, water levels fluctuated substantially, limiting the intensity of growth of vegetation on the banks of the river and shores of the wetlands and in turn providing good nesting habitat for the painted turtle. With the construction of the dams along the Kootenay and Columbia River, the vegetation has grown substantially, and nesting habitat has become more scarce. Along the length of the highway beside the KCDCS Interpretive Centre is an area that would benefit from a habitat restoration to support additional shoreline nesting areas, and could be incorporated into the expanded fill that would be used to provide additional parking spots along West Creston Road as shown in the proposed site plan. Use of this area adjacent to the highway would have to be negotiated, as it is not within the current land parcel where the existing centre resides.
- A dropoff area and new turnaround has been incorporated into the existing access driveway to the rear entrance of the existing building. This will allow for an accessible dropoff point for people with limited mobility, as well as small touring buses - the area does not allow for a large turning area, so not all sizes of vehicles have been accommodated. Similarly, large fire department vehicles will not be able to turn around, and it is assumed that trucks would have to back out or run hoses from the street in an emergency (as is currently the case).

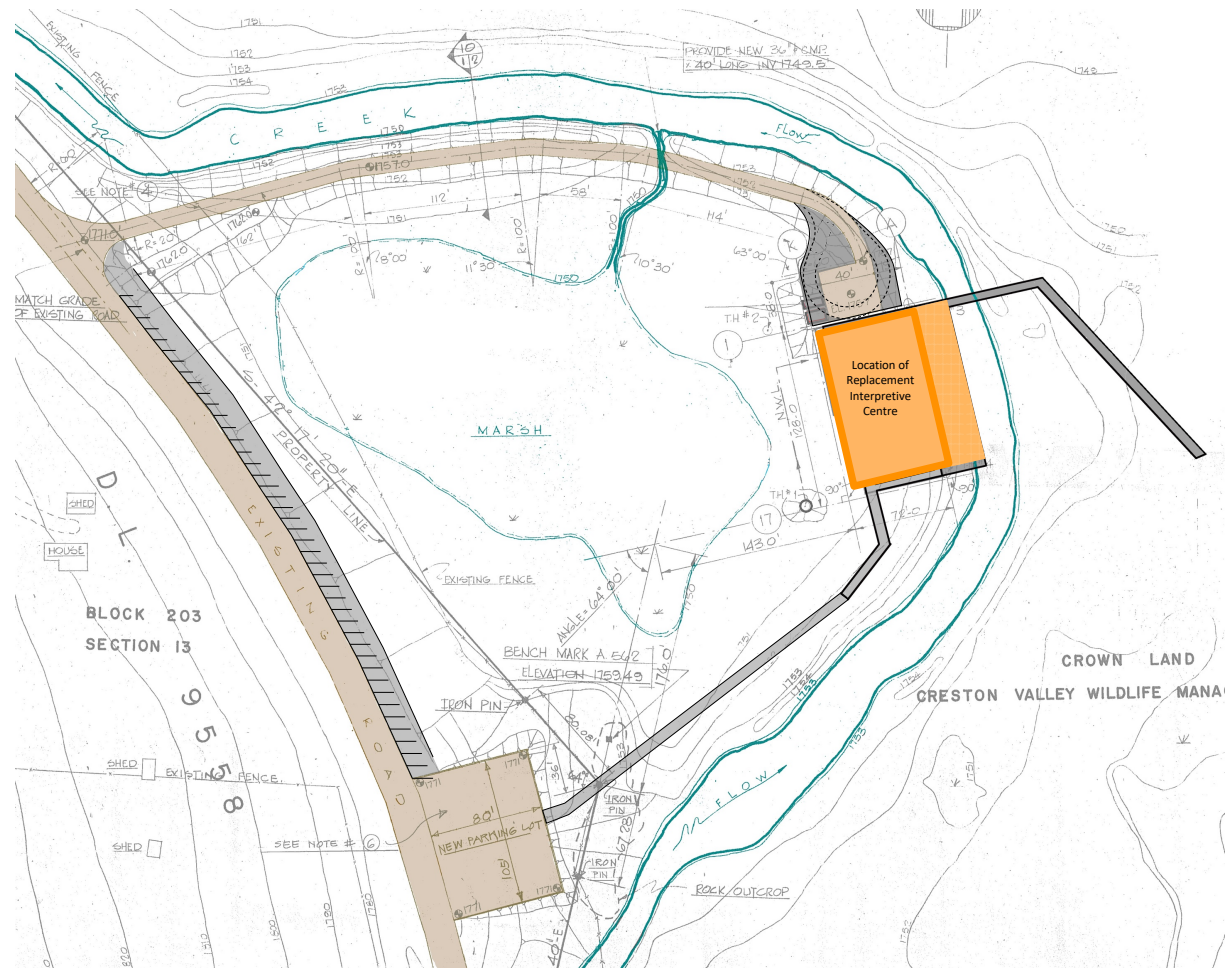
Schematic Design

At the request of the steering committee, two additional options were prepared, with associated estimate of total project budgets. The additional options were requested because of an interest in providing a few different potential configurations and visions, as well as provide an option that reduced the overall scope and size as a cost-saving option. The additional options were also valuable in fundraising and public consultation sessions to be done subsequent to this study.

The Schematic Design Options attached provide a range of three (3) potential visions for the replacement KCDCS replacement building. In conversation with the steering committee, there were several priorities in the planning and vision of the project, with some of the most pertinent outlined below:

- The new building should be an iconic building that draws people in from the highway, and continues to be an attraction as one approaches the building, parks their vehicles, walks along the boardwalk, and enters the building.
- There was a strong interest from the steering committee for an organic form that was representative of the wildlife and ecosystems in the Creston Valley wetlands
- The interior of the building acts as an inspiring, educating space for people to congregate at for a wide variety of purposes, and acts as a gateway to explore the wetlands on foot or by canoe.
- Materials for the exterior of the building need to be highly durable - being a mecca for bird species on a wetland ecosystem brings with it all of the maintenance issues of nesting, pecking, and guano. This criteria lends itself to an exterior made of steel or some similarly durable material with a high-performance finish coating that is easily cleaned by pressure washing.
- It was desired by the steering committee to provide an interior finish with a large wood/timber component. Each option presented has represented a significant timber presence.
- Many of the spaces within the building needed flexibility in use because of the different characteristics of potential user groups. As such we have incorporated demountable dividers in key areas, limited fixed millwork, and common spaces that programmed areas can bleed out into attached spaces when required.
- The spaces in each option have been arranged to provide a clear entry point for the general public, with a central ticketing and meeting area for groups. Depending on the purpose of their visit, they would then be redirected toward the appropriate location, whether it is the exhibit spaces, wetland tours, lecture halls, or the modest cafeteria included in the programmed space.
- Outdoor deck space is an important part of the current facility, and will be in the replacement building - we have incorporated expansive covered and open deck space into the schematic design, leaving opportunity for further refinement in subsequent phases for nuances of canoe storage, outdoor events, and navigation to the wetland boardwalks.
- Of option 1 and 2, it was preferred to provide vaulted ceiling spaces with second storeys to allow for expansive views of the valley.
- Option 1 and 2 were based on similar areas and similarly complex construction types - Estimates of Total Probable Costs for both options are represented as identical for this early stage.
- A third option was also provided as a more cost-conservative concept, which provided for a reduction in program areas to allow for the elimination of vertical circulation spaces (stairs, elevators, HVAC shafts, etc.).

PROPOSED SITE PLAN





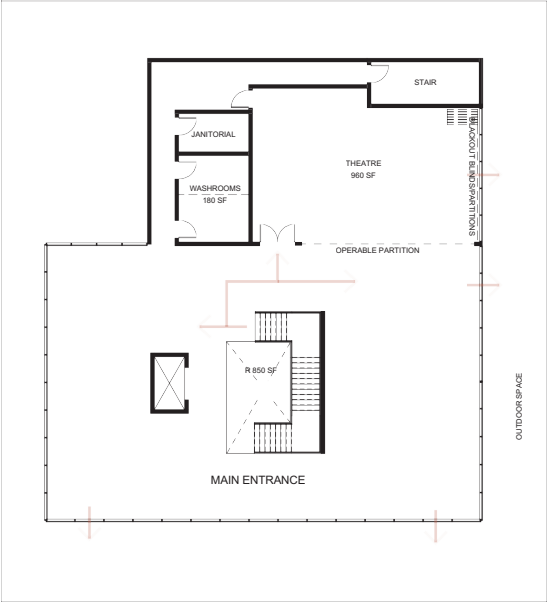
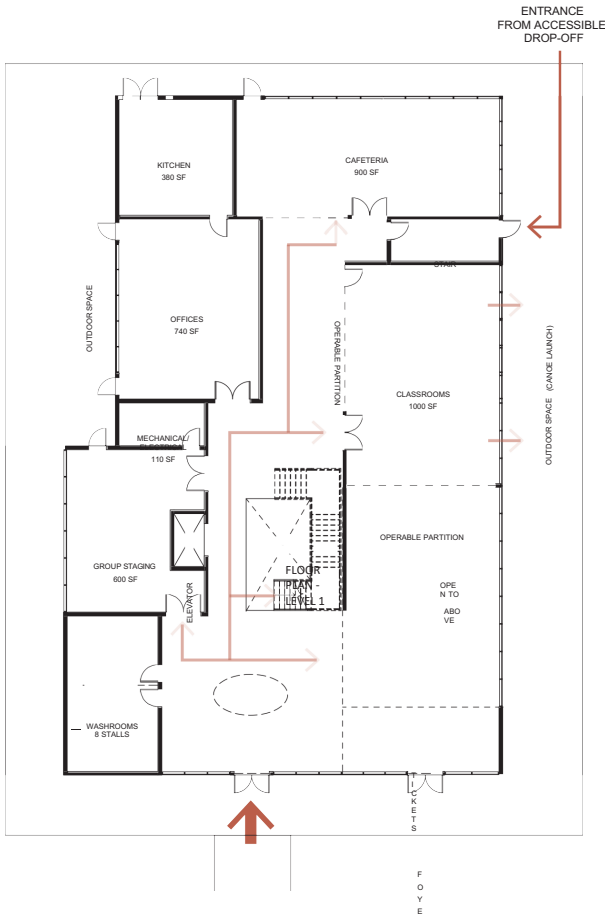
EXTERIOR PERSPECTIVE



INTERIOR PERSPECTIVE



SECTION THROUGH THE BUILDING





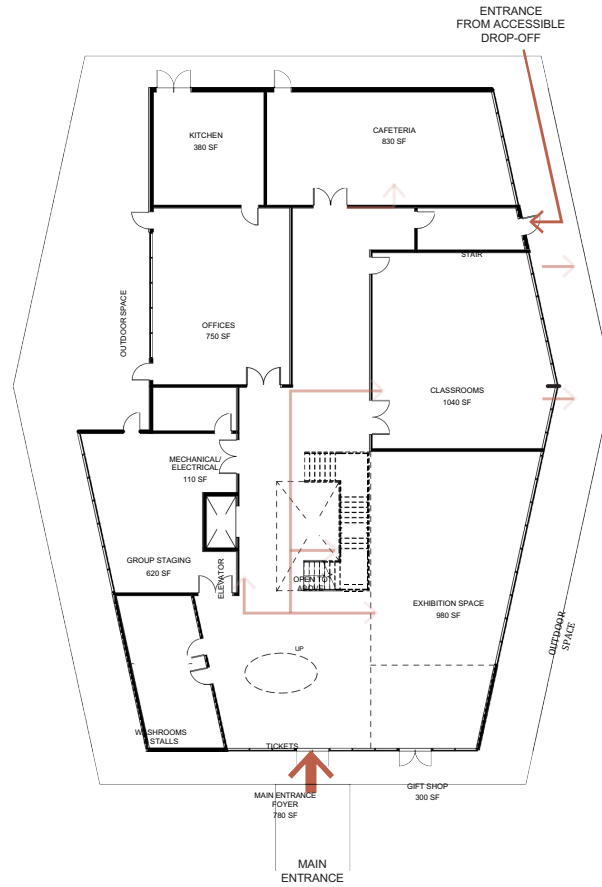
EXTERIOR PERSPECTIVE



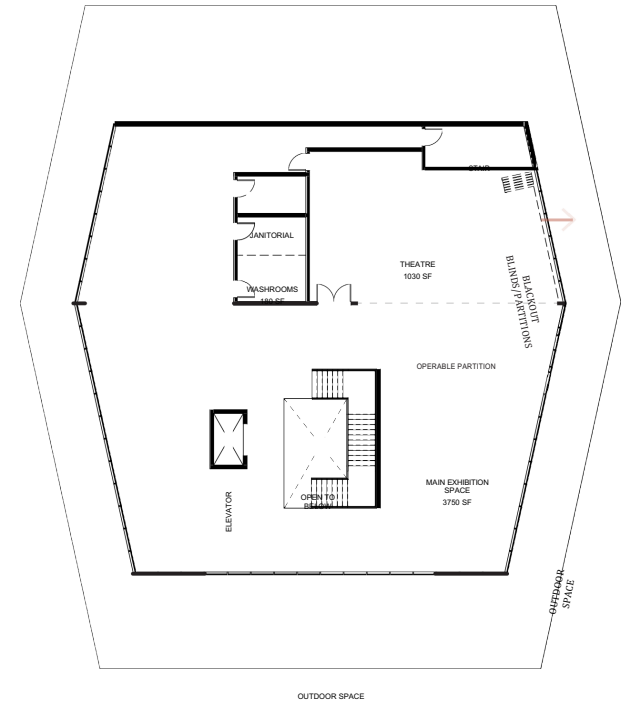
INTERIOR PERSPECTIVE

SCHEMATIC DESIGN 2

AN - LEVEL 1



FLOOR PLAN - LEVEL 2



ESTIMATE OF PROBABLE CONSTRUCTION COSTS

Construction Costs

Description	Units	Quantity	Rate	Total
Demolition (Existing Building)	ft ²	8813	\$ 20.00	\$ 176,260
Site Remediation (Hazardous Materials)				Not Included
Structural Fill - Beneath New Parking	m ³	1986	\$ 50.00	\$ 99,303
Structural Fill - Beneath DropOff Extension	m ³	549	\$ 50.00	\$ 27,463
Paving and Marking	m ²	1014	\$ 45.00	\$ 45,648
Proposed Building	ft ²	13656	\$ 425.00	\$ 5,803,800
Proposed Outdoor Deck Space	ft ²	4485	\$ 100.00	\$ 448,499
Walkway Upgrade	ft ²	2015	\$ 50.00	\$ 100,750
Contingency (10%)				\$ 670,172
Subtotal				\$ 7,371,895

Service Costs

Description	Total
Architectural/Structural/ Mechanical/ Electrical	\$ 804,207
Civil	\$ 50,000
Survey	\$ 7,000
Geotechnical	\$ 25,000
Materials Testing	\$ 14,000
Project Related Expenses	\$ 15,000
Design Contingency	\$ 20,500
Subtotal	\$ 935,707
Total Project Cost	\$ 8,307,602

Note: This cost estimate assumes a variation of ±20%.
 Excludes - Off Site Infrastructure Upgrading / Financing
 Costs / Permits/ Taxes/ Habitat Rehabilitation/ Finishes,
 Furnishing and Equipment
 Assumptions - Annual Escalation < 4%



EXTERIOR PERSPECTIVE



FLOOR PLAN - LEVEL 1

ESTIMATE OF PROBABLE CONSTRUCTION COSTS

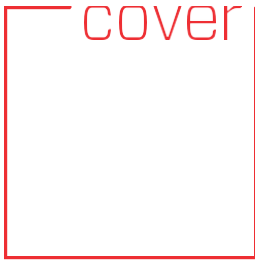
Construction Costs

Description	Units	Quantity	Rate	Total
Demolition (Existing Building)	ft ²	8813	\$ 20.00	\$ 176,260
Site Remediation (Hazardous Materials)				Not Included
Structural Fill - Beneath New Parking	m ³	1986	\$ 50.00	\$ 99,303
Structural Fill - Beneath Drop Off Extension	m ³	549	\$ 50.00	\$ 27,463
Paving and Marking	m ²	1014	\$ 45.00	\$ 45,648
Proposed Building	ft ²	8086	\$ 425.00	\$ 3,436,550
Proposed Outdoor Deck Space	ft ²	4485	\$ 100.00	\$ 448,499
Walkway Upgrade	ft ²	2015	\$ 50.00	\$ 100,750
Contingency (10%)				\$ 433,447
Subtotal				\$ 4,767,920

Service Costs

Description	Total
Architectural/Structural/ Mechanical/ Electrical	\$ 520,137
Civil	\$ 50,000
Survey	\$ 7,000
Geotechnical	\$ 25,000
Materials Testing	\$ 14,000
Project Related Expenses	\$ 15,000
Design Contingency	\$ 20,500
Subtotal	\$ 651,637
Total Project Cost	\$ 5,419,557

Note: This cost estimate assumes a variation of ±20%.
 Excludes - Off Site Infrastructure Upgrading / Financing
 Costs / Permits/ Taxes/ Habitat Rehabilitation/ Finishes,
 Furnishing and Equipment
 Assumptions - Annual Escalation < 4%



To: CVWMA
Attention: James Posynick
1874 Wildlife Rd
West Creston, BC
Phone: (250) 402 6900

January 23, 2018

Good Afternoon Jim,

We're providing this letter in regards to the anticipated work at the CVWMA Interpretive Centre. Following our building assessment that we completed in 2014 with our team of subconsultant engineers, we have been working with the CVWMA board members and staff towards a site selection, project cost, and schematic design for a replacement interpretive centre.

The existing building has been a landmark of conservation and education since 1974 when it was built, and continues to draw people from across the world to experience and learn about the wetlands. We are passionate about the importance of the services this building offers to visitors.

In recent years, the costs of maintenance and repairing deterioration have become more monumental. Progressive noncompliance with code requirements, accessibility, Asbestos mitigation, damage/degradation from water ingress, and low energy efficiency of the aged building have all been major hurdles that would need to be overcome in order to restore it to contemporary building standards. Perhaps most importantly, the extensive grid of creosote piles in the wetland that have supported the building are at odds with the mission of conservation and protection of sensitive wetland ecosystems.

Based on these past reports and currently underway study, we have been assisting with an appropriate strategy to plan for the replacement building, continued presence on site and delivering quality interpretive centre services to the public. As such, we have prepared an aggressive but achievable schedule (attached) that has been tailored to allow the project to be delivered in a relatively short period, with a plan for a temporary visitor centre modular building, public consultation sessions, and to take advantage of periods that are favourable for local tendering to general contractors.

We hope that this is helpful in understanding the project considerations - the work anticipated is timely and important to avoid continued escalation in the cost to maintain and repair the existing facility.

Sincerely,

Robert Stac

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