

# Smith Avenue Offices

Active Living & Culture office renovations & fit-out

March 19, 2018





# Cultural District



Active Living &  
Culture Offices

Smith Ave.

Smith Ave.

Future  
Development  
Site

Library Square

# Active Living & Culture

- ▶ Social Development
- ▶ Strong Neighbourhoods
- ▶ Cultural Services
- ▶ Partnerships
- ▶ Grants & Special Projects





# Active Living & Culture

- ▶ Improve public access and visibility
- ▶ City-owned home
- ▶ Co-located office with shared facilities
- ▶ Three minutes from City Hall
- ▶ Located downtown in Cultural District



# Existing Office Exterior





# Existing Office Interior



# Capital Costs

Shell costs	\$300,000
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Insulation, HVAC, sprinklers, washrooms, exterior glazing

Includes 12% contingency

Fit out costs	\$325,000
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Offices, kitchenette, meeting room, finishes, lighting,  
furniture, fixtures, security and data

Includes 12% contingency

Total	\$625,000
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# Operational Costs

## Glenmore Drive offices

Lease costs (\$48,000)

Shared operational costs (\$18,000)

Property tax, snow clearing, landscaping, etc

City operating costs (\$13,000)

Utilities, cleaning, maintenance

## Smith Avenue offices

Operating costs \$19,700

Utilities, cleaning, maintenance

**Total (\$59,300)**



# Recommendations

- ▶ Authorize expenditure \$625,000 for renovations
- ▶ Transfer \$625,000 from Civic Facilities Reserve
- ▶ Omit \$59,300 from annual operating budget

