

**March 2026**

**Development Plan for old Barriere Chamber building in the heart of downtown**

**Property Address:** 4624 Barriere Town Road

**Project Overview by Barriere and Area Men’s Shed (BAMS)**

This development proposal outlines a three-phase plan to renovate, upgrade, and improve the functionality, safety, and appearance of the property. Each phase includes defined scope, estimated costs, and timelines.

A fourth phase (overall exterior aesthetic and property improvement - towards the ongoing vision of an improved downtown core development and revitalization) is not detailed here but would be an ongoing design process through phases 1-3, with a draft developed for discussion with the district, before or during implementation of phase 3. It is how to make the property a centerpiece of community engagement and enjoyment and set an example for other property owners. A recent positive example in the area is the old saw shop, now an exceptionally functional and visual improvement by LNTCF and home to new facilities.

---

**Phase 1: Interior Demolition and Refurbishment**

**Scope of Work**

- Removal and recycling of existing T-bar ceiling in shop area
- Demolition of interior walls in shop area to create open workspace
- Inspection and upgrading of electrical systems as required
  - Electrical permit to be obtained
- Removal of existing flooring throughout the building
- Refurbishment of washroom, including toilet and sink/vanity
- Installation of a new kitchenette with sink in office/meeting room
- Installation of new LED lighting throughout shop area
- Installation of new or reused overhead door(s)

**Estimated Cost**

**\$5,000**

**Estimated Timeline**

**1–2 months**

---

**Phase 2: Exterior Upgrades and Structural Improvements**

## **Scope of Work**

- Modernizing existing building envelope towards improving energy sustainability and reduce overhead costs.
  - Improvement of building energy use and sustainability. Eg Installation of Styrofoam insulation panels on exterior walls, improved ceiling insulation
  - Replacement of single-pane windows with sealed units
  - Replacement or refurbishment of entry doors, including locks and security features as required
  - Installation of concrete siding (Hardie plank) to create a weather-resistant exterior
- Removal of existing roof shingles and replacement with metal roofing
- Installation of new flashing where roof meets existing walls
- Structural reinforcement for wind resistance (as required)
- Ground-level exterior finishing improvements
- Construction of a main entrance portico roof
- Coordination of exterior colors and design with District of Barriere guidelines and downtown core vision
- Implementation of temporary protective measures during construction to prevent deterioration

## **Estimated Cost**

**\$60,000**

## **Estimated Timeline**

**3–4 months**

---

## **Phase 3: Roofing Completion**

### **Scope of Work**

- Removal of remaining old roofing materials
- Installation of torch-on roofing system across the entire structure
- Work to be completed in compliance with applicable building codes

### **Estimated Cost**

**\$35,000**

## Estimated Timeline

To be determined (typically 1–2 months depending on conditions)

### Total Project Summary

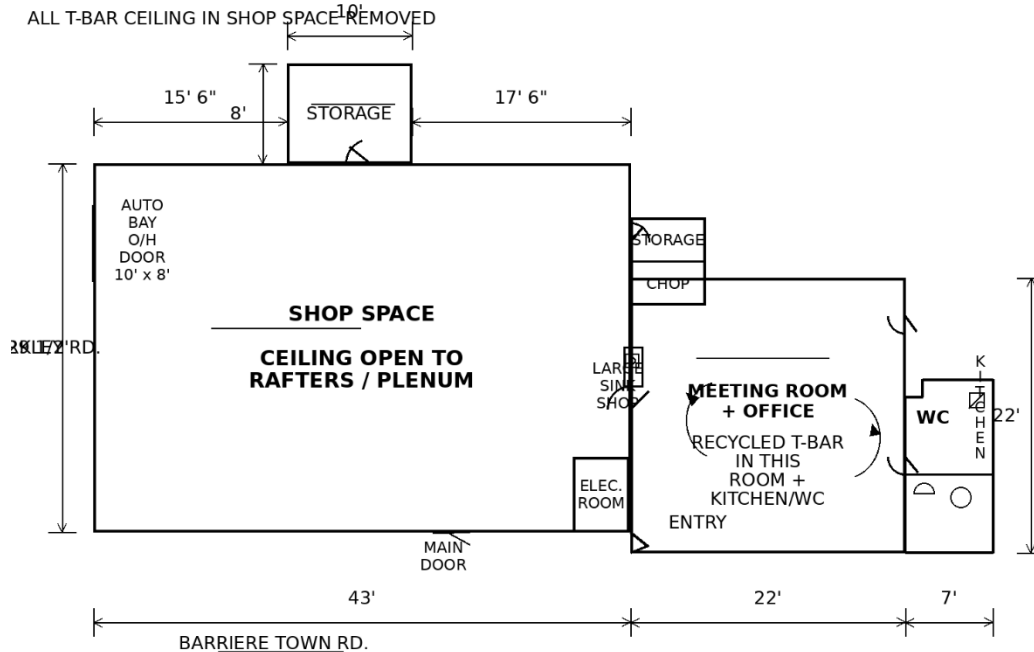
Phase	Description	Estimated Cost	Timeline
Phase 1	Interior demolition & upgrades	\$15,000	0-12 months
Phase 2	Exterior & structural improvements	\$60,000	0-48 months
Phase 3	Roofing completion	\$35,000	0-60 months
<b>Total</b>	<b>Full Development</b>	<b>\$110,000</b>	<b>60 months</b>

### Conclusion

This phased approach allows for manageable budgeting while progressively improving the building's safety, sustainability, usability, and appearance. Priority is given to interior functionality first, followed by exterior protection, long-term structural integrity and modernization of exterior appearance towards a revitalized and aesthetically pleasing downtown core as desired by the district, BAMS, and Barriere residents in general

2D CHAMBER / COMM BUILDING PHASE 1 SEE ATTACHMENT PAGE  
 LAYOUT / W ALL EXISTING INTERIOR WALLS REMOVED SCALE 1/8" = 1'-0"  
 ALL T-BAR CEILING IN SHOP SPACE REMOVED

①



OLD CHAMBER/COMM. BUILDING  
EXTERIOR ELEVATIONS SCALE 1/8" = 1'0"

PHASE 2 - SEE ATTACHMENT PAGE

2

