

THE MEMORIAL & LEGION

BUILDING PROPOSALS

DESIGN
CONCEPT &
DELIVERY
PLAN



Memorial & Legion Buildings



PROJECT
TEAM

VISION

SCHEDULE

CAPITAL
INVESTMENT

COMMENTS
&
FEEDBACK

PROJECT TEAM



TaskForce
Engineering
Inc.

Osprey/
Real Capital
Partners

Pace
Design



TaskForce Engineering Inc.

- Design-Build Construction Company
- Specializes in Construction in the Industrial, Commercial & Institutional Sectors
- In-house Engineering and Design Capabilities
- In Business for over 25 years
- Local company based in Belleville, ON
- website: www.taskforce-eng.com

Osprey/Real Capital Partners

- Successfully developed more than 1,000,000 sq.ft. of retail space across Ontario
- Established a strong reputation with local and national tenants
- Well established relationships with construction lenders such as Laurentian Bank and CLMS
- Successfully partnered with TaskForce Engineering on numerous retail projects - first being Shoppers Drug Mart, Belleville
- website: www.ospreybay.ca



Pace Design

- Is a Belleville based firm
- Principle is John Smale who is an active member of ARIDO (Association of Registered Interior Designers of Ontario), IDC (Interior Designers of Canada) and ASID (American Society of Interior Designers).
- John has been in the interior design business for over thirty years.
- Pace Design has completed design work for numerous municipal and private projects including a number with the City of Belleville and TaskForce Engineering.
- website: www.pacedesign.ca



VISION & DESIGN CONCEPT



The
Memorial

The
Legion

The Memorial



FLOOR
PLANS

VISION
&
INSPIRATION

FOOD
MARKET

MICRO
BREWERY

RETAIL
SHOPS

BUSINESS
OFFICES

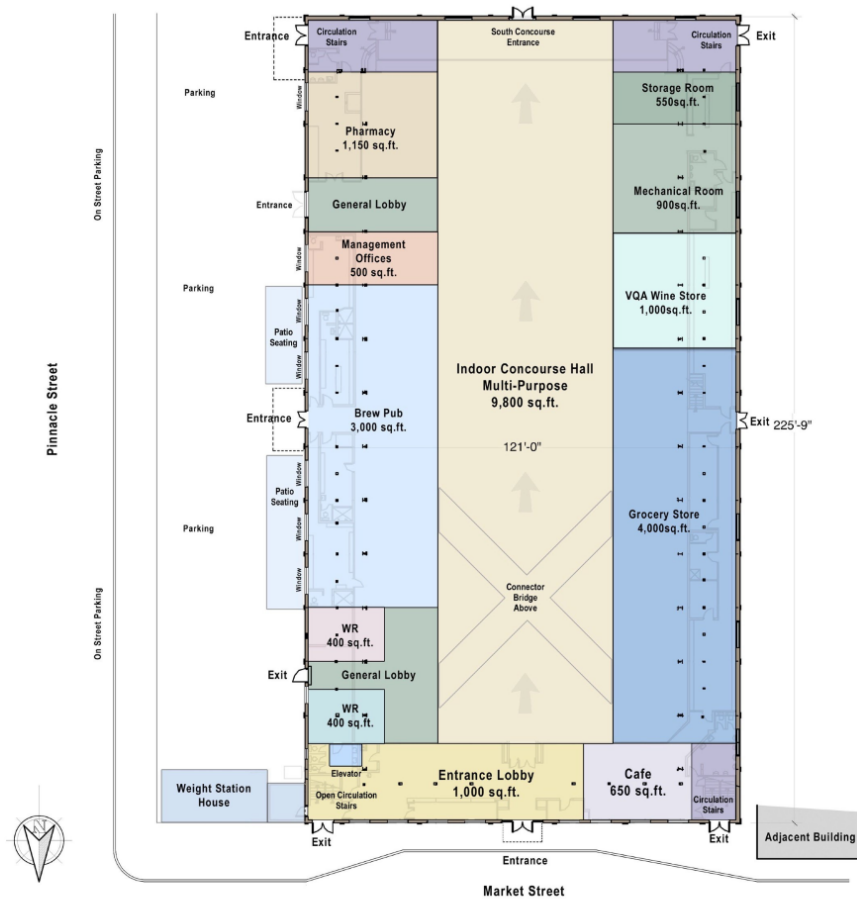
BELLEVILLE
MCFARLANDS

FLOOR PLANS



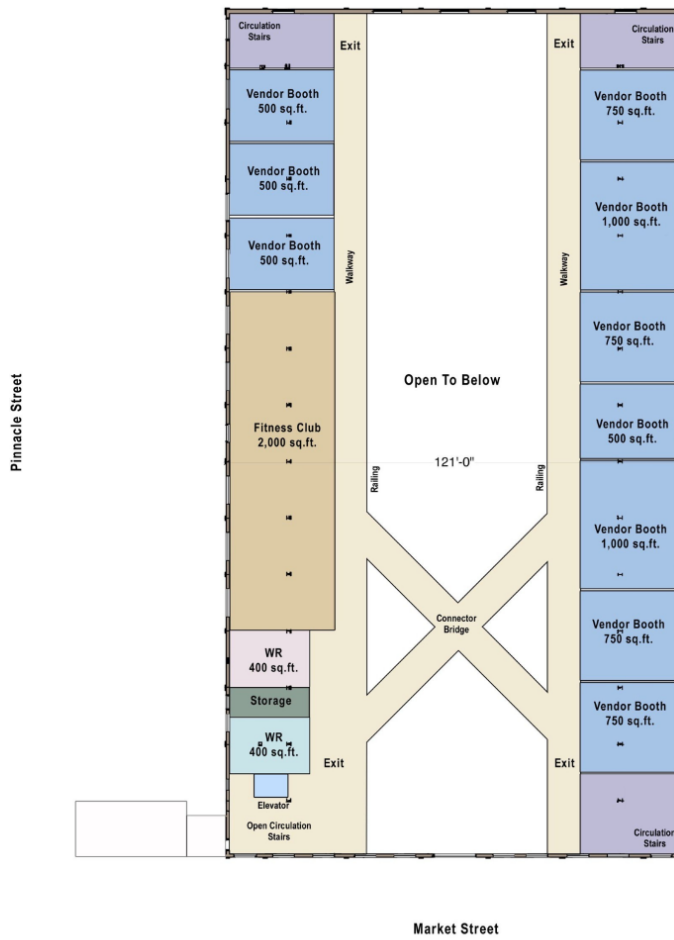
Ground
Floor

Second
Floor



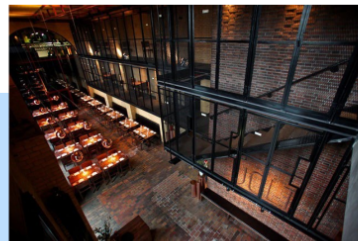
Memorial Market Place - Main Floor Plan





Memorial Market Place - Mezzanine Floor Plan





Architectural Vision and Inspiration



PACE
DESIGN



Market Shops and Kiosks



Brew Pub Concept

PACE
DESIGN



Specialty Retail Opportunities

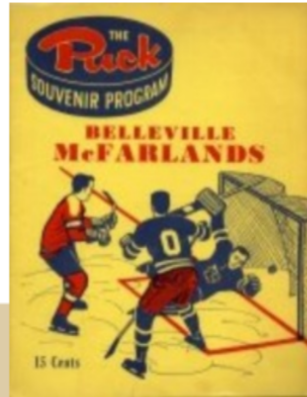


Downtown Office Opportunities with Loft Feel





This could tell the story of the fabled McFarlands - winners of the Allen World Cup in 1959



Belleville McFarlands Display

The Legion

- Opportunity for 20 - 24 affordable housing units
- Layouts and amenities planned for independent senior living
- Great access to public transportation
- Complimentary use to Memorial redevelopment
- Capital funding opportunities through Hastings County Housing Program

Proposed
South
Elevation

Proposed
North
Elevation

Conceptual
Floor Plan



South View





Proposed Milestone Schedule

- 6 months from date of executed agreement of purchase & sale to complete due diligence.
- 6 - 12 months to design and finalize lease negotiations with anchor tenants
- 10 - 12 months of construction
- Total duration from award to construction completion would be 2-3 years.



Capital Investment

Memorial Building

- It is anticipated that the costs to develop the retail space will be approx. \$150 / SF plus tenant fit-out costs for a total capital investment of \$4.0 million

Legion Building

- It is anticipated that the costs to develop residential units will be approx. \$175 / SF for a total capital investment of \$4.1 million

Thank You!



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