

Pikangikum Business Complex - Feasibility Study

In April 2006, Two Row Architect submitted a feasibility study for the Pikangikum Business Complex. The feasibility study included a content plan, schematic design, cost estimate and a construction schedule. It also contained material that illustrated the financial viability of the project in accordance with current market trends and the needs of the Pikangikum First Nation, tenants who had expressed an interest in leasing space such as Tikinagan Child and Family Services and any other related stakeholders that were identified of the course of the project.

The study set out constraints, opportunities and costs estimates clearly, objectively and comprehensively allowing the client to make informed decisions on the future of their project. The study outlined in an economic viability report important items such as;

- Schedule
- Cash Flow Requirements
- Revenue and Expenditure Projections
- Financing Rates and Amortization Period
- Lease Rates
- Viability Summary
- Three (3) Year Pro Forma Statements
- Financing Life Cycle Cost Analysis

Furthermore, the document was also intended to be circulated to any potential funding and/or financial institutions that may have been approached regarding contributions, construction financing and long term financing as it addressed the majority of the questions that are typically asked by funding agencies and financiers.

Most importantly an implementation strategy was developed to, firstly, construct the facility and, secondly, oversee its continuing administration.



Client: Pikangikum First Nation
 Size: 3,682 ft²
 Cost: Est. \$757,826 project cost
 Architect: Two Row Architect
 Const. Manager: Two Row Architect

