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**HCMA Architecture + Design**  
400-675 West Hastings Street  
Vancouver, BC V6B 1N2

Attention: **PAUL FAST**  
*Principal Architect AIBC, AAA, OAA, MRAIC*

38 – 1146 Pacific Blvd  
Vancouver  
BC V6Z 2X7  
Canada

T: 604.616.0285  
E: info@rtaqs.com  
W: www.rtaqs.com

**CSRD AQUATIC CENTRE  
TOWN OF GOLDEN, BC  
CLASS C SCHEMATIC DESIGN PROJECT ESTIMATE (NECB 2015)**

We have prepared a Class 'C' Schematic Design (based on preliminary schematic design information) project estimate priced in current Q2 2022 Town of Golden, BC local dollars (and escalated forward to the anticipated midpoint of construction) and enclose our estimate report.

Pricing has been included at Q2 2022 local unit rates noting the current uncertainty and volatility of the market. Supply chain issues currently being experienced may have unknown (short and long term) impacts on pricing levels and anticipated projected construction escalation.

Current market instability is a significant short- and long-term cost and schedule risk item (supply chain fulfilment of orders in a timely manner may create potential for critical path related construction delays).

Please note the conditions on which the costs are based, and the items excluded.

For RTA



Ross Templeton MRICS, PQS  
Principal  
ross@rtaqs.com

cc. Daniel Holland, Partner, RTA

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## PROJECT DESCRIPTION

The project involves the proposed new leisure facility ‘CSRD Aquatic Centre’ in the Town of Golden, BC as described fully in the HCMA Architecture + Design (and respective sub-consultants) comprehensive preliminary schematic design package designed to energy code minimum building (NECB 2015), Mechanical Option 1 and envelope performance at code minimum.

## ESTIMATED CAPITAL PROJECT COST SUMMARY

Please refer to the appended Class C estimate for the estimate detail:

Element	Class C Estimate \$
A. Land Costs, Property Taxes, Legal Fees	Excluded
B. Estimated Construction Cost (Net Costs Q2 2022 \$) (NECB 2015)	19,882,700
C. Contingencies (Design Pricing, Escalation Q2 2025 & Construction Change Orders)	8,134,000
<b>D. Estimated Construction Cost including Contingencies</b>	<b>\$ 28,016,700</b>
E. Professional Fees (Allowance) (NECB 2015)	3,082,000
F. Connection Fees & Permits (Permits & Utility Company charges only)	230,000
G. Owners Management & Overhead (Commissioning allowance only)	140,000
H. Soft Cost Contingency (5% allowance of Items E to G)	173,000
I. Loose FF&E (5% allowance of Item B)	500,000
J. GST	Excluded
L. Financing Charges	Excluded
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<b>M. Escalated Project Cost (Excl. GST, Financing, Exclusions)</b>	<b>\$ 32,141,700</b>

Preliminary Schematic Design stage Class C construction cost estimates are typically +/- 15-20% in accuracy with many variables influencing the final construction price including most importantly the final design scope parameters, final specifications (output specification, performance specifications, proprietary specifications), final drawings, contractors’ contractual obligations, extent of supplementary conditions, number of compliant bidders, volatility of the market, supply chain issues and market activity at time of tender.

Pricing has been included at Q2 2022 local unit rates noting the current uncertainty and volatility of the market. Supply chain issues currently being experienced may have unknown (short and long term) impacts on pricing levels and anticipated projected construction escalation.

Please refer to the exclusions section and appended Class C SD estimate detail.

### Note:

Please note material supply prices have recently spiked with current market supply chain price increases affecting supply price of aluminium, copper, steel, silicone, tile, insulation, ipex, PVC/UPVC products etc. Container freight shipping costs have recently increased by +300-400%. Current market instability is a significant short and long-term cost and schedule risk item (supply chain fulfilment of orders in a timely manner may create potential for critical path related construction delays).

## ESTIMATED CONSTRUCTION COST SUMMARY (NECB 2015)

Please refer to the appended elemental summary and construction estimate detail.

Element	Estimated Cost \$
Substructure	607,500
Structure	3,584,100
Exterior Enclosure	3,057,600
Partitions & Doors	588,000
Finishes	1,859,300
Fittings & Equipment (excluding Loose FF&E)	1,210,900
Mechanical (including Pool Equipment) <b>Option 1</b>	2,392,200
Electrical	1,272,300
General Requirements (Div.1) & GC Fee (Building)	2,401,400
<b>Net Building Cost (Q2 2022 \$ excluding contingencies)</b>	<b>\$ 16,973,300</b>
Sitework (on site only, off-site excluded)	2,050,400
Ancillary Work (Demolition)	337,200
HazMat Abatement (allowance only, specialist survey and costing required)	110,200
General Requirements (Div.1) & GC Fee (Site)	411,600
Design Pricing Contingency	1,988,300
Escalation Contingency (Q2 2025 mid-point allowance)	4,811,600
Construction Contingency (Change Orders) – Owner Owned	1,334,100
<b>Total Escalated Construction Costs (excluding GST &amp; Soft Costs)</b>	<b>\$ 28,016,700</b>
<b>Escalated Construction Cost \$/m<sup>2</sup></b>	<b>\$ 11,270 /m<sup>2</sup></b>

## SEPARATE PRICE – INCLUDED IN BASELINE ESTIMATE

The MPR room is currently included in the baseline estimate. Should the MPR room be deleted from the design and program it would create an approximate construction cost saving of \$295k (net Q2 2022 building costs excluding contingencies and soft costs).

## PROJECT CALENDAR

A construction start date of Q1 2024 has been indicated. We have included an allowance to cover projected anticipated construction escalation calculated to the assumed construction midpoint of Q2 2025.

## AREA ANALYSIS

Gross Floor Areas measured in conformance to CIQS (Canadian Institute of Quantity Surveyors) rules of measurement is 2,486 m<sup>2</sup> (26,760 sqft).

## CONTRACT CONDITIONS

The costs are based on the work being executed through a fixed lump sum competitive tender contract or construction management on standard form documents with no onerous supplementary conditions. Tenders will be received from at least five qualified bidders with tenders received from three sub-contractors for each major sub-trade and supply contracts (civils, earthworks, pool equipment, concrete, steel reinforcement, formwork, framing/structure, proprietary specifications, specialty fixed equipment, glazing, steel stud and drywall, mechanical and electrical). Consideration of future unknown market volatility and supply chain issues at the time of tender have been specifically excluded from this estimate.

## EXCLUSIONS

- Legal, land, financing charges, accounting, property taxes and soft costs not detailed are excluded
- Soft costs noted as excluded or not listed
- Soft costs exceeding budget allowances included
- Unforeseen existing ground or existing building conditions
- Special foundations (piling, rock blasting, shotcrete, excessive dewatering conditions etc)
- Out of hours working premium / restricted working hours / restricted noise conditions
- Off-site works (outside the property line)
- Off-site utility upgrades
- Site works beyond allowances included
- Utility company charges beyond allowance included
- Construction works outside the defined scope
- Hazmat Abatement beyond allowance included (specialist HazMat report and costing required)
- Demolition beyond allowance included
- Parking lot on north west side of 9<sup>th</sup> St S
- Phasing of the works
- Accelerated Schedule
- Development cost charges (separate budget)
- Owners Project Management Fee (separate budget)
- Owners Planning and Administrative Cost (separate budget)
- Project Insurance (separate budget)
- Permits beyond allowances included by City
- Exhibits, Artwork, Public Art
- PassiveHouse, LEED, Net Zero design, construction or certification
- Design requirements beyond NECB 2015
- Mechanical Option 1 is included only
- Temporary facilities
- Moving or decanting costs
- City staff training
- Operating, Maintenance and Facility Management Costs
- Loose Fixtures, Furnishings & Equipment (FF&E) beyond allowance included
- Pricing based on BCBC 2018 and NECB 2015 and does not include future unknown code change cost implications
- Goods & Services Tax (GST)
- Extraordinary market conditions, market volatility and supply chain issues
- Cost escalation past allowance included
- Items listed as 'excluded' in the estimate detail

## DESIGN PRICING CONTINGENCY

The project is at preliminary schematic design and a design pricing contingency of ten percent (10%) has been included to cover quantity and pricing variances that may occur with changes to scope, design assumptions, detailing clarifications and specification changes through the remainder of the design process. This contingency will ultimately reduce to zero at tender stage.

## CONSTRUCTION CONTINGENCY

Construction projects are rarely completed without some level of change and often additional scopes of work are required. We recommend the owner carry an additional sum of five percent (5%) of the construction cost in their budget to help offset any unforeseen costs that may arise during construction.

We have included this allowance within the project estimate.

This contingency is owner owned and will not be included in the tender returns but should be set aside in a separate budget for the owner to manage during the construction period.

## ESCALATION CONTINGENCY

Pricing has been included at Q2 2022 local unit rates noting the current uncertainty and volatility of the market. Supply chain issues currently being experienced may have unknown (short and long term) impacts on pricing levels and anticipated projected construction escalation.

A construction escalation contingency of twenty-two percent (22%) has been included in the estimate to cover projected anticipated construction escalation calculated to the assumed construction midpoint of Q2 2025 using seven percent (7%) per annum, compound calculated (noting the above statement). At construction start all key sub-trades should be fully procured and price locked in.

Projecting future escalation carries risk given unknown future market conditions, local and world economy status, general cost of living, CPI, prime rates, supply chains, micro/macro economics local, national and world political situation etc.

## DOCUMENTS AND DATA

This cost plan estimate has been prepared using the following concept documents (file names noted for reference):

- 009a-098-20 RPT-002 - Golden Concept Report Revision
- 21084.001.E Golden Aquatic Centre Concept Report
- CSRD - Plans - 2021-03-04
- Golden Aquatic Centre Expansion - Civil Concept - R0 2021-02-24 DRAFT
- VAN.128437.0001-RPT-20210224-MRA-CRSD Aquatic Concept Design

ESTIMATED CAPITAL COST SUMMARY		ESTIMATED CAPITAL COST TOTAL (\$)
<b>A. LAND COST</b>		<b>Excluded</b>
1 Land		Excluded
2 Property Taxes		Excluded
3 Legal Fees		Excluded
<b>B. ESTIMATED CONSTRUCTION COST (Net Building Cost Q2 2022 \$)</b>		<b>\$19,882,700</b>
1 Net Construction Cost (Q2 2022): NECB 2015	Estimate	16,973,300
2 Site Works, Demolition & HazMat allowances	Estimate	2,909,400
3 Off Site Works	Excl.	Excluded
<b>C. CONSTRUCTION CONTINGENCIES (Allowances)</b>		<b>\$8,134,000</b>
1 Design Pricing Contingency (Design & Program Changes)	10.0%	1,988,300
2 Escalation Contingency (Q2 2025)	22.0%	4,811,600
3 Post Tender Change Order Contingency	5.0%	1,334,100
<b>D. ESTIMATED CONSTRUCTION COST INCLUDING CONTINGENCIES</b>		<b>\$28,016,700</b>
<b>E. PROFESSIONAL FEES (Allowance) NECB 2015</b>		<b>11.0%</b>
		<b>\$3,082,000</b>
<b>F. CONNECTION FEES &amp; PERMITS (Allowances)</b>		<b>\$230,000</b>
1 Allowance for Development Cost Charges (Fees waived)	Excluded	Excluded
2 Allowance for Building Permits (City allowance)	Allowance	30,000
3 Utility Company Charges (on-site) (Allowance)	Allowance	200,000
<b>G. OWNERS MANAGEMENT &amp; OVERHEAD (Allowances)</b>		<b>\$140,000</b>
1 Owners Project Management Fee (separate budget)	Excluded	Excluded
2 Owners Planning and Administrative Cost (separate budget)	Excluded	Excluded
3 Project Insurance (separate budget)	Excluded	Excluded
4 Project Commissioning (Allowance)	0.50%	140,000
<b>H. SOFT COSTS PROJECT CONTINGENCY (5% of Items E to G)</b>		<b>5%</b>
		<b>\$173,000</b>
<b>SUB-TOTAL (Excluding FF&amp;E)</b>		<b>\$31,641,700</b>
<b>I. LOOSE FURNISHINGS, FITTINGS &amp; EQUIPMENT (Allowance)</b>		<b>Allow</b>
		<b>\$500,000</b>
<b>SUB-TOTAL (Including FF&amp;E)</b>		<b>\$32,141,700</b>
<b>J. GST (Excluded)</b>		<b>0%</b>
		<b>Excluded</b>
<b>K. TOTAL PROJECT COST (Excluding Finance Charges &amp; GST)</b>		<b>\$32,141,700</b>
<b>L. FINANCING CHARGES</b>		<b>Excluded</b>
1 Financing Interest Charges (Excluded)	0.00%	Excluded
<b>M. ESCALATED PROJECT COST (Excluding Finance Charges &amp; GST)</b>		<b>\$32,141,700</b>
<b>STATISTICS</b>		
1 Gross Floor Area - (m <sup>2</sup> )		2,486 m <sup>2</sup>
2 Total Net Q2 2022 \$ Construction Cost (Excluding Contingencies) \$/m <sup>2</sup> (Item B)		\$7,998/m <sup>2</sup>

ELEMENTAL COST ANALYSIS

ELEMENT	Total Quantity	Unit	Average Unit Rate	ESTIMATED COST (\$)		
				GFA =	2,486 m <sup>2</sup>	
				\$	\$/m <sup>2</sup>	%
<b>SUBSTRUCTURE</b>				<b>607,500</b>	<b>244</b>	<b>4%</b>
Standard Foundations	2,097	m <sup>2</sup>	243.73	511,100	206	
Basement Excavation	1,766	m <sup>3</sup>	54.59	96,400	39	
<b>STRUCTURE</b>				<b>3,584,100</b>	<b>1,442</b>	<b>21%</b>
Lowest Floor Construction	2,097	m <sup>2</sup>	233.09	488,800	197	
Upper Floor Construction	389	m <sup>2</sup>	1,210.28	470,800	189	
Stair Construction	0	sum	0.00	109,100	44	
Roof Construction	2,097	m <sup>2</sup>	1,199.52	2,515,400	1,012	
<b>EXTERIOR ENCLOSURE</b>				<b>3,057,600</b>	<b>1,230</b>	<b>18%</b>
Walls Below Grade	365	sum	2,168.65	792,100	319	
Walls Above Grade	915	m <sup>2</sup>	745.85	682,600	275	
Structural Walls Above Grade	0	m <sup>2</sup>	0.00	0	0	
Windows & Entrances	493	m <sup>2</sup>	1,371.96	676,100	272	
Exterior Doors (including roller doors)	7	no.	18,000.00	126,000	51	
Roof Covering	2,108	m <sup>2</sup>	334.58	705,300	284	
Skylights	0	N/a	0.00	0	0	
Projections	1	sum	75,500.00	75,500	30	
<b>PARTITIONS &amp; DOORS</b>				<b>588,000</b>	<b>237</b>	<b>3%</b>
Fixed Partitions	908	m <sup>2</sup>	475.66	431,900	174	
Structural Partitions	0	m <sup>2</sup>	0.00	0	0	
Movable Partitions	0	N/a	0.00	0	0	
Interior Doors	34	no.	4,591.18	156,100	63	
<b>FINISHES</b>				<b>1,859,300</b>	<b>748</b>	<b>11%</b>
Floor Finishes	2,040	m <sup>2</sup>	364.31	743,300	299	
Ceiling Finishes	1,337	m <sup>2</sup>	401.50	536,800	216	
Wall Finishes	2,486	m <sup>2</sup>	232.98	579,200	233	
<b>FITTINGS &amp; EQUIPMENT</b>				<b>1,210,900</b>	<b>487</b>	<b>7%</b>
Metals	2,486	m <sup>2</sup>	55.11	137,000	55	
Millwork	2,486	m <sup>2</sup>	85.88	213,500	86	
Specialties	2,486	m <sup>2</sup>	130.17	323,600	130	
Equipment	2,486	N/a	215.93	536,800	216	
Elevators	0	N/a	0.00	0	0	
<b>MECHANICAL (Option 1)</b>				<b>2,392,200</b>	<b>962</b>	<b>14%</b>
Plumbing & Drainage (incl. pool equipment)	2,486	m <sup>2</sup>	418.99	1,041,600	419	
Fire Protection	2,486	m <sup>2</sup>	55.99	139,200	56	
HVAC	2,486	m <sup>2</sup>	443.00	1,101,300	443	
Controls	2,486	m <sup>2</sup>	44.29	110,100	44	
<b>ELECTRICAL</b>				<b>1,272,300</b>	<b>512</b>	<b>7%</b>
Service & Distribution	2,486	m <sup>2</sup>	213.60	531,000	214	
Lighting, Devices & Heating	2,486	m <sup>2</sup>	204.79	509,100	205	
Systems & Ancillaries	2,486	m <sup>2</sup>	93.40	232,200	93	
<b>GENERAL REQUIREMENTS &amp; FEE (BUILDING)</b>				<b>2,401,400</b>	<b>966</b>	<b>14%</b>
General Requirements (Div.1)			12.0%	1,748,600	703	
GC/CM Fee			4.0%	652,800	263	
<b>NET BUILDING COST (EXCL. CONTINGENCIES)</b>				<b>\$16,973,300</b>	<b>\$6,828 /m<sup>2</sup></b>	<b>100%</b>

ELEMENTAL COST ANALYSIS

ELEMENT	Total Quantity	Unit	Average Unit Rate	ESTIMATED COST (\$)		
				GFA =	2,486 m <sup>2</sup>	
				\$	\$/m <sup>2</sup>	%
<b>SITWORK</b>				<b>2,050,400</b>	<b>825</b>	
Site Preparation	2,486	m <sup>2</sup>	54.38	135,200	54	
Hard Surfaces	2,486	m <sup>2</sup>	308.33	766,500	308	
Improvements	2,486	m <sup>2</sup>	246.90	613,800	247	
Landscaping	2,486	m <sup>2</sup>	36.73	91,300	37	
Mechanical Site Services	2,486	m <sup>2</sup>	105.39	262,000	105	
Electrical Site Services	2,486	m <sup>2</sup>	73.05	181,600	73	
<b>ANCILLARY WORK</b>				<b>447,400</b>	<b>180</b>	
Demolition	0	Excl.	0.00	337,200	136	
Hazardous Materials Abatement (Allowance)	0	Excl.	0.00	110,200	44	
<b>GENERAL REQUIREMENTS &amp; FEE (SITE)</b>				<b>411,600</b>	<b>166</b>	
General Requirements (Div.1)			12.0%	299,700	121	
GC/CM Fee			4.0%	111,900	45	
<b>CONTINGENCIES</b>				<b>8,134,000</b>	<b>3,272</b>	
Design Pricing Contingency			10.0%	1,988,300	800	
Escalation Contingency (Q2 2025)			22.0%	4,811,600	1,935	
Construction Contingency			5.0%	1,334,100	537	
<b>TOTAL ESTIMATED CONSTRUCTION COST (Excluding GST &amp; Soft Costs)</b>				<b>\$28,016,700</b>	<b>\$11,270 /m<sup>2</sup></b>	



ELEMENTAL COST ANALYSIS

Gross Floor Area: 2,486 m<sup>2</sup>  
\$ /m<sup>2</sup>

<b>SUBSTRUCTURE</b>					607,500	244	4%
<b>Standard Foundations</b>					511,100	206	
Pad footing F1 - 2400x2400x450 dp	10	no.	3,979.70	39,800			
Excavation and disposal			-	-			
Backfill			-	-			
Concrete supply, 35 MPa			-	-			
Formwork			-	-			
Rebar			-	-			
Placing of concrete			-	-			
Blinding course concrete supply			-	-			
Placing of blinding course: pump			-	-			
Pad footing F2 - 3500x3500x550 dp	9	no.	8,833.80	79,500			
Excavation and disposal			-	-			
Backfill			-	-			
Concrete supply, 35 MPa			-	-			
Formwork			-	-			
Rebar			-	-			
Placing of concrete			-	-			
Blinding course concrete supply			-	-			
Placing of blinding course: pump			-	-			
Strip footing SF1 - 450x250 dp	193	m	324.00	62,400			
Excavation and disposal			-	-			
Backfill			-	-			
Concrete supply, 35 MPa			-	-			
Formwork			-	-			
Strip footing keyway 50 x 100			-	-			
Rebar			-	-			
Placing of concrete			-	-			
Blinding course concrete supply			-	-			
Placing of blinding course: pump			-	-			
Strip footing SF1 - 450x250 dp (lap pool)	88	m	349.10	30,500			
Excavation and disposal			-	-			
Backfill			-	-			
Concrete supply, 35 MPa			-	-			
Formwork			-	-			
Strip footing keyway 50 x 100			-	-			
Rebar			-	-			
Placing of concrete			-	-			
Blinding course concrete supply			-	-			
Placing of blinding course: pump			-	-			
Strip footing SF1 - 450x250 dp (curved pool walls)	74	m	787.10	58,200			
Excavation and disposal			-	-			
Backfill			-	-			
Concrete supply, 35 MPa			-	-			
Formwork; curved to pool walls			-	-			
Strip footing keyway 50 x 100			-	-			
Rebar			-	-			
Placing of concrete			-	-			
Blinding course concrete supply			-	-			
Placing of blinding course: pump			-	-			

ELEMENTAL COST ANALYSIS

Gross Floor Area: 2,486 m<sup>2</sup>  
\$ /m<sup>2</sup>

				Gross Floor Area:	2,486	m <sup>2</sup>
				\$	/m <sup>2</sup>	
Strip footing SF2 - 3000x600 dp	54	m	2,252.00	120,900		
Excavation and disposal			-	-		
Backfill			-	-		
Concrete supply, 35 MPa			-	-		
Formwork			-	-		
Strip footing keyway 50 x 100			-	-		
Rebar			-	-		
Placing of concrete			-	-		
Blinding course concrete supply			-	-		
Placing of blinding course: pump			-	-		
Allowance for additional foundation works associated with tie-in to existing building	1	sum	95,750.00	95,800		
Perimeter drainage; allowance	233	m	103.00	24,000		
Special Foundations			-	-		
Special foundation excluded (piles, rock blasting, raft slab, pre-load, non-standard dewatering or tanking etc)		Excl.	-	-		
Underpinning - Excluded		Excl.	-	-		
<b>Basement Excavation</b>				<b>96,400</b>	<b>39</b>	
Bulk excavation; disposal on site to reinstate ground where existing pool has been demolished; allowance	1,766	m <sup>3</sup>	54.60	96,400		
Non standard dewatering site conditions - Excluded		Excl.	-	-		
Shotcrete - Excluded		Excl.	-	-		
Shoring and soil anchors - Excluded		Excl.	-	-		
<b>STRUCTURE</b>				<b>3,584,100</b>	<b>1,442</b>	<b>21%</b>
<b>Lowest Floor Construction</b>				<b>488,800</b>	<b>197</b>	
Concrete slab on grade 125mm thick including concrete supply, placing, rebar, formwork and granular base (standard) (note: excludes 100mm rigid insulation below slab)	1,493	m <sup>2</sup>	123.90	185,000		
150mm granular base			-	-		
Concrete supply - 35 Mpa			-	-		
Edge formwork			-	-		
Rebar; assumed 60kg/m <sup>3</sup>			-	-		
Placing			-	-		
6 mil poly			-	-		
Expansion joint/Control joint			-	-		
Screed and Trowel finish			-	-		
Cure & protect			-	-		
100mm rigid insulation - excluded			-	-		
Concrete slab on grade 150mm thick including concrete supply, placing, rebar, formwork, 100mm rigid insulation and granular base (Pools)	604	m <sup>2</sup>	376.20	227,200		
150mm granular base			-	-		
Concrete supply - 35 Mpa			-	-		
Edge formwork			-	-		
Rebar; assumed 100kg/m <sup>3</sup>			-	-		
Placing			-	-		

CLASS 'C' SCHEMATIC DESIGN ESTIMATE (NECB 2015) - April 20, 2022

ELEMENTAL COST ANALYSIS

Gross Floor Area: 2,486 m<sup>2</sup>  
\$ /m<sup>2</sup>

6 mil poly	-	-		
Expansion joint/Control joint	-	-		
Screed and Trowel finish	-	-		
Cure & protect	-	-		
100mm rigid insulation	-	-		
Allowance for additional slab on grade works associated with tie-in to existing building	1	sum	76,600.00	76,600
<b>Upper Floor Construction</b>				<b>470,800 189</b>
Allowance for columns; HSS 203x203x?	4,653	kg	9.50	44,200
Allowance for W610 beams x ?	17,750	kg	9.50	168,600
Extra over allowance for bracing	1	sum	38,217.20	38,200
Allowance for miscellaneous steel	2,240	kg	12.50	28,000
80mm concrete topping on 114mm composite steel decking	434	m <sup>2</sup>	400.00	173,600
Allow for gusset plates with embeds, etc.	1	sum	18,183.00	18,200
<b>Stair Construction</b>				<b>109,100 44</b>
Allowance for new steel stair to level 2 arena exit	1	no.	60,610.00	60,600
Allowance for stairs to leisure pool	1	sum	30,305.00	30,300
Allowance for concrete fire exit stair	1	no.	18,183.00	18,200
<b>Roof Construction</b>				<b>2,515,400 1,012</b>
Allowance for columns; HSS 203x203x?	4,653	kg	9.50	44,200
Allowance for columns; HSS 254x254x?	15,640	kg	9.50	148,600
Allowance for W250 beams x ?	2,003	kg	9.50	19,000
Allowance for W610 beams x ?	35,508	kg	9.50	337,300
Allowance for 1000dp x ? OWSJ	8,944	kg	9.40	84,100
76mm steel deck roof including decking angles	959	m <sup>2</sup>	118.90	114,000
Extra over allowance for bracing and cantilevered	1	sum	125,251.70	125,300
Allowance for miscellaneous steel	6,675	kg	12.50	83,400
Allow for gusset plates with embeds, etc.	1	sum	18,183.00	18,200
Extra over for galvanizing steel in wet area	1	sum	242,440.00	242,400
80mm concrete topping on 114mm composite steel decking	434	m <sup>2</sup>	400.00	173,600
GL 215x1254 dp including sealer, temporary weather protection, erection, craneage, engineering, PST	251	m	1,377.50	345,800
90mm LVL or GLT panels; budget allowance including sealer, temporary weather protection, erection, craneage, engineering, PST	1,149	m <sup>2</sup>	509.10	585,000
Misc. glulam connections and plates	1	sum	102,574.20	102,600
Allowance for additional roof structure works associated with tie-in to existing building; including joint (150-200mm)	1	sum	91,920.00	91,900
<b>EXTERIOR ENCLOSURE</b>				<b>3,057,600 1,230 18%</b>
<b>Walls Below Grade</b>				<b>792,100 319</b>
Allowance quantities; scope TBD				
Allowance for 150mm CIP Concrete walls below grade including concrete supply, placing, formwork and rebar	123	m <sup>2</sup>	612.20	75,400
Allowance for 200mm CIP Concrete walls below grade including concrete supply, placing, formwork and rebar	131	m <sup>2</sup>	1,375.80	180,600

CLASS 'C' SCHEMATIC DESIGN ESTIMATE (NECB 2015) - April 20, 2022

ELEMENTAL COST ANALYSIS

Gross Floor Area: 2,486 m<sup>2</sup>  
\$ /m<sup>2</sup>

ELEMENTAL COST ANALYSIS				Gross Floor Area: 2,486 m <sup>2</sup>	
				\$	\$/m <sup>2</sup>
Allowance for 200mm CIP Concrete walls below grade including concrete supply, placing, formwork and rebar; curved	111	m <sup>2</sup>	2,102.00	233,000	
Allowance for leisure pool, steps, ramp, handrails walls; lazy river walls etc	1	sum	303,050.00	303,100	
<b>Walls Above Grade</b>				<b>682,600</b>	<b>275</b>
Allowance for exterior wall assembly, cementitious panels, z-girts, semi-rigid insulation (65% of assumed total exterior wall area) - minimum code	915	m <sup>2</sup>	648.30	593,300	
Allowance for architectural louvres	1	sum	89,262.00	89,300	
<b>Structural Walls Above Grade</b>				<b>0</b>	<b>-</b>
Included in Upper Floor Construction		Note	-	-	
<b>Windows &amp; Entrances</b>				<b>676,100</b>	<b>272</b>
Double glazed curtain wall; Kawneer 1600 (non UT)	493	m <sup>2</sup>	1,322.40	651,700	
Extra over curtain wall glazing for fritted pattern (Allow 20%)	99	m <sup>2</sup>	248.00	24,400	
<b>Exterior Doors</b>				<b>126,000</b>	<b>51</b>
Single Hollow Metal Doors; insulated doors including hardware	1	no.	2,201.80	2,200	
Double Hollow Metal Doors; insulated doors including hardware	2	no.	4,165.60	8,300	
Double glazed aluminium double entry door; including hardware	4	no.	6,061.00	24,200	
Allowance for overhead door	1	allow	23,142.00	23,100	
Allowance for automatic door openers	4	no.	4,628.40	18,500	
Allowance for nanawall to MPR	1	sum	49,700.20	49,700	
<b>Roof Covering</b>				<b>705,300</b>	<b>284</b>
Allowance for 2-ply roofing including sloped rigid insulation, protection board; allowance	2,108	m <sup>2</sup>	300.80	634,100	
Parapet details/junction details, gutters downpipes	410	m	173.60	71,200	
<b>Skylights</b>				<b>0</b>	<b>-</b>
None		Excl.	-	-	
<b>Projections</b>				<b>75,500</b>	<b>30</b>
Allowance for suspended soffit cladding, strapping and metal framing	1	sum	35,002.30	35,000	
Allowance for overhangs detailing; scope TBD	1	sum	40,498.50	40,500	
<b>PARTITIONS &amp; DOORS</b>				<b>588,000</b>	<b>237</b> <b>3%</b>
<b>Fixed Partitions</b>				<b>431,900</b>	<b>174</b>
Allowance for interior partitions; allowance (steel stud and CMU block wall)	908	m <sup>2</sup>	327.30	297,200	
Glazed partitions allowance (including sauna and steam)	1	sum	91,429.40	91,400	
Allowance for rough carpentry, backing, blocking	2,486	m <sup>2</sup>	17.40	43,300	
<b>Structural Partitions</b>				<b>0</b>	<b>-</b>
Included in Fixed Partitions		Note	-	-	

CLASS 'C' SCHEMATIC DESIGN ESTIMATE (NECB 2015) - April 20, 2022

ELEMENTAL COST ANALYSIS

Gross Floor Area: 2,486 m<sup>2</sup>  
\$ /m<sup>2</sup>

					0	-
<b>Movable Partitions</b>						
None		Excl.	-	-		
<b>Interior Doors</b>					156,100	63
Single door, Glazed; set, including all hardware and accessories (steam/sauna)	2	no.	3,030.50	6,100		
Single solid core wood door; set, including all hardware and accessories (washrooms)	25	no.	1,818.30	45,500		
Single solid core wood door; set, including all hardware and accessories (general areas)	3	no.	1,939.50	5,800		
Single hollow metal door; set, including all hardware and accessories	2	no.	2,182.00	4,400		
Double hollow metal door; set, including all hardware and accessories	1	no.	3,879.00	3,900		
Double door, Glazed; set, including all hardware and accessories	1	no.	5,454.90	5,500		
Specialty hardware, panic, electronic card access, auto opener access etc - allowance	1	sum	84,854.00	84,900		
<b>FINISHES</b>					1,859,300	748 11%
<b>Floor Finishes</b>					743,300	299
Sealed concrete floors	81	m <sup>2</sup>	17.60	1,400		
Allowance for ceramic tile; Washrooms and showers	294	m <sup>2</sup>	308.60	90,700		
Allowance for ceramic tile; pool floors	604	m <sup>2</sup>	503.60	304,200		
Allowance for ceramic tile; pool deck, steam room	487	m <sup>2</sup>	449.60	219,000		
Allowance resilient sheet vinyl flooring	564	m <sup>2</sup>	99.20	56,000		
Allowance for polished concrete (minor area)	1	sum	17,632.00	17,600		
Sauna wood floor	10	m <sup>2</sup>	264.50	2,600		
2nd floor mechanical room - no floor finish		Excl.	-	-		
Allowance for patching and repairs; tie-into existing	1	sum	51,794.00	51,800		
<b>Ceiling Finishes</b>					536,800	216
Suspended GWB drop ceiling including paint finish	1,337	m <sup>2</sup>	137.80	184,200		
Allowance for suspended GWB bulkheads	1	sum	57,304.00	57,300		
Allowance for acoustic ceiling panels	1	sum	115,710.00	115,700		
Allowance for sauna ceiling finish	1	sum	13,224.00	13,200		
Misc. painting and finishes - allowance	1	sum	115,710.00	115,700		
Allowance for patching and repairs; tie-into existing	1	sum	50,692.00	50,700		
<b>Wall Finishes</b>					579,200	233
Allowance for ceramic wall tiles including pool tanks	1	sum	266,347.00	266,300		
Allowance for acoustic wall panels	1	sum	90,915.00	90,900		
Allowance wall finishes and specialty surfaces yet to be defined including paint to walls, trim including intumescent paint where required to steel structure	2,486	m <sup>2</sup>	89.30	222,000		
<b>FITTINGS &amp; EQUIPMENT</b>					1,210,900	487 7%
<b>Metals</b>					137,000	55
Allow for miscellaneous metals (By GFA)	2,486	m <sup>2</sup>	55.10	137,000		
<b>Millwork</b>					213,500	86
Allow for millwork (By GFA)	2,486	m <sup>2</sup>	71.60	178,000		
Loose Workshop; loose Benches, loose millwork, etc.		Excl. FF&E	-	-		

CLASS 'C' SCHEMATIC DESIGN ESTIMATE (NECB 2015) - April 20, 2022

ELEMENTAL COST ANALYSIS

Gross Floor Area: 2,486 m<sup>2</sup>  
\$ /m<sup>2</sup>

Office and meeting room loose furniture		Excl. FF&E		-	
Allow for finish carpentry, extra over miscellaneous	2,486	m <sup>2</sup>	14.30	35,500	
				<b>323,600</b>	<b>130</b>
<b>Specialties</b>					
Allowance for miscellaneous specialties including but limited to:	2,486	m <sup>2</sup>	71.60	178,000	
Directional wayfinding & information signage		Incl.			
Room signage		Incl.			
Fire extinguisher cabinets		Incl.			
Wall & corner guards		Incl.			
Stair nosings		Incl.			
Washroom & changeroom accessories		Incl.			
Pedigrid metal grid entrance mat		Incl.			
Mirrors		Incl.			
Window treatments (allowance)	1	sum	52,345.00	52,300	
Roller blinds, shading, window film - allowance		Incl.			
Allowance for acoustic treatments; specialties (not covered elsewhere)	2,486	m <sup>2</sup>	17.60	43,800	
			-	-	
Lockers; Allow double stack	107	no.	462.80	49,500	
				<b>536,800</b>	<b>216</b>
<b>Equipment</b>					
Kitchen equipment (Excluded - Owners FF&E budget)		Excl. FF&E			
Washer/dryer equipment (Excluded - Owners FF&E budget)		Excl. FF&E			
Tables and chairs (Excluded)		Excl. FF&E			
Loose furniture, furnishings and equipment (Excluded)		Excl. FF&E			
Entry control gates	1	sum	44,080.00	44,100	
Saunas and steam rooms equipment	2	set	25,346.00	50,700	
Water play features for Leisure pool (allowance scope TBD)	1	sum	203,870.00	203,900	
Springboards	1	sum	42,978.00	43,000	
Allow for roof safety anchors	1	sum	88,160.00	88,200	
Waterslide (Excluded)		Excl. (FF&E)			
Portable lifts (Excluded)		Excl. (FF&E)			
Pool cleaning equipment (Excluded)		Excl. (FF&E)			
Allowance for fixed equipment (By GFA)	2,486	m <sup>2</sup>	43.00	106,900	
				<b>0</b>	<b>-</b>
<b>Elevators</b>					
None		Excl.	-	-	
				<b>2,392,200</b>	<b>962</b>
<b>MECHANICAL (Option 1)</b>					
				<b>1,041,600</b>	<b>419</b>
<b>Plumbing &amp; Drainage</b>					
Allow for plumbing & drainage (including pool equipment)	2,486	m <sup>2</sup>	419.00	1,041,600	
				<b>139,200</b>	<b>56</b>
<b>Fire Protection</b>					
Allow for Fire Protection	2,486	m <sup>2</sup>	56.00	139,200	
Fire stopping		Incl.	-	-	
				<b>1,101,300</b>	<b>443</b>
<b>HVAC</b>					
Allow for HVAC systems (including garage exhaust system)	2,486	m <sup>2</sup>	443.00	1,101,300	

CLASS 'C' SCHEMATIC DESIGN ESTIMATE (NECB 2015) - April 20, 2022

ELEMENTAL COST ANALYSIS

Gross Floor Area: 2,486 m<sup>2</sup>  
\$ /m<sup>2</sup>

ELEMENTAL COST ANALYSIS					Gross Floor Area:	2,486	m <sup>2</sup>
					\$	/m <sup>2</sup>	
<b>Controls</b>						<b>110,100</b>	<b>44</b>
Allow for controls	2,486	m <sup>2</sup>	44.30	110,100			
<b>ELECTRICAL</b>					<b>1,272,300</b>	<b>512</b>	<b>7%</b>
<b>Service &amp; Distribution</b>					<b>531,000</b>	<b>214</b>	
Allow for service & distribution	2,486	m <sup>2</sup>	213.60	531,000			
<b>Lighting, Devices &amp; Heating</b>					<b>509,100</b>	<b>205</b>	
Allow for Lighting, Devices & Heating	2,486	m <sup>2</sup>	204.80	509,100			
<b>Systems &amp; Ancillaries</b>					<b>232,200</b>	<b>93</b>	
Allow for systems & ancillaries	2,486	m <sup>2</sup>	93.40	232,200			
<b>GENERAL REQUIREMENTS &amp; FEE (BUILDING)</b>					<b>2,401,400</b>	<b>966</b>	<b>14%</b>
General Requirements (Div.1)	12.0%			1,748,600			
GC/CM Fee	4.0%			652,800			
<b>NET BUILDING COST (EXCL. CONTINGENCIES)</b>					<b>\$16,973,300</b>	<b>\$6,828 /m<sup>2</sup></b>	<b>100%</b>
<b>SITWORK</b>					<b>2,050,400</b>	<b>825</b>	
<b>Site Preparation &amp; Civils</b>					<b>135,200</b>	<b>54</b>	
Allowances - preliminary design stage not all scope is defined at this stage					-	-	
Site Preparation	1	Sum	40,526.30	40,500			
Rough grading (minor)	1	Sum	10,131.60	10,100			
Allowance for reinstatement of ground post demolition of existing pool/building, using new aquatic building excavated native material obtained on site	3,021	m <sup>3</sup>	28.00	84,600			
Environmental sedimentary control (Excluded)		Excl.	-	-			
Wheel wash station requirement (Excluded)		Excl.	-	-			
On site storm detention tank (Excluded)		Excl.	-	-			
Work outside the property line is excluded		Excl.	-	-			
<b>Hard Surfaces</b>					<b>766,500</b>	<b>308</b>	
Allowance quantities - preliminary design stage not all scope is defined at this stage					-	-	
Allowance for cast-in place sidewalks including curbs and letdowns; allowance area	570	m <sup>2</sup>	175.80	100,200			
Allowance for new asphalt paving including curbs where required, paint markings and parking rubber bump stops	5,320	m <sup>2</sup>	95.50	508,100			
Allowance for cast-in place plaza including curbs and letdowns; allowance area	900	m <sup>2</sup>	175.80	158,200			
Work outside the property line is excluded		Excl.	-	-			
<b>Improvements</b>					<b>613,800</b>	<b>247</b>	
Site furnishings general allowance (basic) - trash receptacles (including parking), bench, picnic table, bollards, bike racks, metal handrails, stop signs (on site only) etc.	1	Sum	30,305.00	30,300			
Sports & Play Equipment		Excl.	-	-			

CLASS 'C' SCHEMATIC DESIGN ESTIMATE (NECB 2015) - April 20, 2022

ELEMENTAL COST ANALYSIS

Gross Floor Area: 2,486 m<sup>2</sup>  
\$ /m<sup>2</sup>

ELEMENTAL COST ANALYSIS				Gross Floor Area: 2,486 m <sup>2</sup>	
				\$	\$/m <sup>2</sup>
Allowance for site signage including on-site parking signage	1	Sum	28,927.50	28,900	
<u>New Splash Park Allowance</u>			-	-	
Allowance for new splash park (basic); 366m <sup>2</sup> , scope and design intent TBD	1	Sum	554,581.50	554,600	
Work outside the property line is excluded		Excl.	-	-	
<b>Landscaping</b>				<b>91,300</b>	<b>37</b>
Soft landscaping (basic) general allowance; no irrigation, no new trees; draught resistant ground cover, sodding, shrub/flower beds with growing medium	1	Sum	91,328.20	91,300	
Irrigation		Excl.	-	-	
New trees		Excl.	-	-	
Tree protection (permanent - excluded)		Excl.	-	-	
Rain garden		Excl.	-	-	
Green Roof (building)		Excl.	-	-	
Work outside the property line is excluded		Excl.	-	-	
<b>Mechanical Site Services</b>				<b>262,000</b>	<b>105</b>
Allowance for mechanical site demolition	1	Sum	11,571.00	11,600	
			-	-	
<u>Allowance quantities - preliminary design stage not all scope is defined at this stage</u>			-	-	
			-	-	
<u>Storm Sewer</u>			-	-	
Storm Sewer	107	m	301.30	32,200	
Storm service connections	1	no	1,818.30	1,800	
Drywell	7	no	7,057.30	49,400	
Video Inspection	1	L/S	3,636.60	3,600	
Tie in to existing	1	no	4,242.70	4,200	
			-	-	
<u>Sanitary Sewer</u>			-	-	
Sanitary Sewer	103	m	354.50	36,500	
Sanitary service connection	1	no	1,818.30	1,800	
Manholes	3	no	15,788.50	47,400	
Manhole clean outs	3	no	188.20	600	
Cap sanitary sewer	1	no	614.60	600	
Video Inspection	1	L/S	1,818.30	1,800	
			-	-	
<u>Water Main</u>			-	-	
Water Main	166	m	403.70	66,800	
Water main service connection	3	no	1,229.20	3,700	
			-	-	
Allowance for gas connections (excluded)		Excl.	-	-	
On-site storm water detention tanks		Excl.	-	-	
Geothermal (excluded)		Excl.	-	-	
Allowance for Fire Hydrants (excluded)		Excl.	-	-	
Offsite utilities, work outside the property line is excluded		Excl.	-	-	
<b>Electrical Site Services</b>				<b>181,600</b>	<b>73</b>
Allowance for electrical site demolition	1	Sum	5,785.50	5,800	
Allowance for electrical site services (no design/scope available) including allowance for new transformer pad, lighting bollards, parking lighting, ducts, feeders, associated civils earthworks	1	Sum	175,769.00	175,800	



CLASS 'C' SCHEMATIC DESIGN ESTIMATE (NECB 2015) - April 20, 2022

ELEMENTAL COST ANALYSIS

Gross Floor Area: 2,486 m<sup>2</sup>  
\$ /m<sup>2</sup>

New transformer - excluded in construction estimate, by BC Hydro (soft cost - included in project cost summary)	Soft Cost	-	-	
Emergency power generator	Excl.	-	-	
Offsite utilities, work outside the property line is excluded	Excl.	-	-	
<b>ANCILLARY WORK</b>				<b>447,400 180</b>
<b>Demolition &amp; Off-Site</b>				<b>337,200 136</b>
Off-site, work outside the property line, off-site utilities or infrastructure upgrades, pedestrian crosswalk, intersection works, traffic lights are all excluded	Excl.	-	-	
Allowance to demolish existing 1-storey pool support building	545 m <sup>2</sup>	171.90	93,700	
Allowance to demolish existing 6-lane 25 m pool + deck	924 m <sup>2</sup>	163.10	150,700	
Demolish existing parking lot; asphalt/concrete pavings, existing splash park, allowance area	3,500 m <sup>3</sup>	18.30	64,100	
Allowance for on site mechanical and electrical demolition	Ref M&E Site Se	-	-	
Allowance for demolition of existing miscellaneous site works	1 sum	28,652.00	28,700	
<b>Hazardous Materials Abatement</b>				<b>110,200 44</b>
Allowance for Hazardous Materials (specialist HazMat costing and survey required) (no HazMat \$0 is included in the Demolition estimate)	1 Allow	110,200.00	110,200	
<b>GENERAL REQUIREMENTS AND FEE (SITE)</b>				<b>411,600 166</b>
General Requirements (Div.1)	12.0%		299,700	299,700
GC/CM Fee	4.0%		111,900	111,900
<b>CONTINGENCIES</b>				<b>8,134,000 3,272</b>
Design Pricing Contingency	10.0%		1,988,300	
Escalation Contingency (Q2 2025)	22.0%		4,811,600	
Construction Contingency	5.0%		1,334,100	
<b>TOTAL ESTIMATED ESCALATED CONSTRUCTION COST (Excluding GST &amp; Soft Costs)</b>				<b>\$28,016,700 \$11,270 /m<sup>2</sup></b>