

PROJECT COST SUMMARY

ESTIMATED CAPITAL COST SUMMARY		ESTIMATED CAPITAL COST TOTAL (\$)
A. LAND COST		Excluded
1 Land		Excluded
2 Property Taxes		Excluded
3 Legal Fees		Excluded
B. ESTIMATED CONSTRUCTION COST (Net Building Cost Q2 2022 \$)		\$21,471,100
1 Net Construction Cost (Q2 2022): ZCB Zero Carbon Standard	Estimate	18,561,700
2 Site Works, Demolition & HazMat allowances	Estimate	2,909,400
3 Off Site Works	Excl.	Excluded
C. CONSTRUCTION CONTINGENCIES (Allowances)		\$8,783,800
1 Design Pricing Contingency (Design & Program Changes)	10.0%	2,147,100
2 Escalation Contingency (Q2 2025)	22.0%	5,196,000
3 Post Tender Change Order Contingency	5.0%	1,440,700
D. ESTIMATED CONSTRUCTION COST INCLUDING CONTINGENCIES		\$30,254,900
E. PROFESSIONAL FEES (Allowance) ZCB Zero Carbon Standard		14.0%
		\$4,236,000
F. CONNECTION FEES & PERMITS (Allowances)		\$230,000
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
G. OWNERS MANAGEMENT & OVERHEAD (Allowances)		\$151,000
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%	151,000
H. SOFT COSTS PROJECT CONTINGENCY (5% of Items E to G)		5%
		\$231,000
SUB-TOTAL (Excluding FF&E)		\$35,102,900
I. LOOSE FURNISHINGS, FITTINGS & EQUIPMENT (Allowance)		Allow
		\$500,000
SUB-TOTAL (Including FF&E)		\$35,602,900
J. GST (Excluded)		0%
		Excluded
K. TOTAL PROJECT COST (Excluding Finance Charges & GST)		\$35,602,900
L. FINANCING CHARGES		Excluded
1 Financing Interest Charges (Excluded)	0.00%	Excluded
M. ESCALATED PROJECT COST (Excluding Finance Charges & GST)		\$35,602,900
STATISTICS		
1 Gross Floor Area - (m ²)		2,486 m ²
2 Total Net Q2 2022 \$ Construction Cost (Excluding Contingencies) \$/m ² (Item B)		\$8,637/m ²

ELEMENTAL COST ANALYSIS

ELEMENT	Total Quantity	Unit	Average Unit Rate	ESTIMATED COST (\$)		
				GFA =	2,486 m ²	
				\$	\$/m ²	%
SUBSTRUCTURE				607,500	244	3%
Standard Foundations	2,097	m ²	243.73	511,100	206	
Basement Excavation	1,766	m ³	54.59	96,400	39	
STRUCTURE				3,720,900	1,497	20%
Lowest Floor Construction	2,097	m ²	298.33	625,600	252	
Upper Floor Construction	389	m ²	1,210.28	470,800	189	
Stair Construction	0	sum	0.00	109,100	44	
Roof Construction	2,097	m ²	1,199.52	2,515,400	1,012	
EXTERIOR ENCLOSURE				3,799,800	1,528	20%
Walls Below Grade	365	sum	2,168.65	792,100	319	
Walls Above Grade	915	m ²	969.19	887,000	357	
Structural Walls Above Grade	0	m ²	0.00	0	0	
Windows & Entrances	493	m ²	1,719.97	847,600	341	
Exterior Doors (including roller doors)	7	no.	18,000.00	126,000	51	
Roof Covering	2,108	m ²	508.35	1,071,600	431	
Skylights	0	N/a	0.00	0	0	
Projections	1	sum	75,500.00	75,500	30	
PARTITIONS & DOORS				588,000	237	3%
Fixed Partitions	908	m ²	475.66	431,900	174	
Structural Partitions	0	m ²	0.00	0	0	
Movable Partitions	0	N/a	0.00	0	0	
Interior Doors	34	no.	4,591.18	156,100	63	
FINISHES				1,859,300	748	10%
Floor Finishes	2,040	m ²	364.31	743,300	299	
Ceiling Finishes	1,337	m ²	401.50	536,800	216	
Wall Finishes	2,486	m ²	232.98	579,200	233	
FITTINGS & EQUIPMENT				1,210,900	487	7%
Metals	2,486	m ²	55.11	137,000	55	
Millwork	2,486	m ²	85.88	213,500	86	
Specialties	2,486	m ²	130.17	323,600	130	
Equipment	2,486	N/a	215.93	536,800	216	
Elevators	0	N/a	0.00	0	0	
MECHANICAL (Option 3)				2,428,300	977	13%
Plumbing & Drainage (incl. pool equipment)	2,486	m ²	418.99	1,041,600	419	
Fire Protection	2,486	m ²	55.99	139,200	56	
HVAC	2,486	m ²	447.10	1,111,500	447	
Controls	2,486	m ²	54.71	136,000	55	
ELECTRICAL				1,720,800	692	9%
Service & Distribution	2,486	m ²	286.08	711,200	286	
Lighting, Devices & Heating	2,486	m ²	301.01	748,300	301	
Systems & Ancillaries	2,486	m ²	105.11	261,300	105	
GENERAL REQUIREMENTS & FEE (BUILDING)				2,626,200	1,056	14%
General Requirements (Div.1)			12.0%	1,912,300	769	
GC/CM Fee			4.0%	713,900	287	
NET BUILDING COST (EXCL. CONTINGENCIES)				\$18,561,700	\$7,466 /m²	100%

ELEMENTAL COST ANALYSIS

ELEMENT	Total Quantity	Unit	Average Unit Rate	ESTIMATED COST (\$)		
				GFA =	2,486 m ²	
				\$	\$/m ²	%
SITWORK				2,050,400	825	
Site Preparation	2,486	m ²	54.38	135,200	54	
Hard Surfaces	2,486	m ²	308.33	766,500	308	
Improvements	2,486	m ²	246.90	613,800	247	
Landscaping	2,486	m ²	36.73	91,300	37	
Mechanical Site Services	2,486	m ²	105.39	262,000	105	
Electrical Site Services	2,486	m ²	73.05	181,600	73	
ANCILLARY WORK				447,400	180	
Demolition	0	Excl.	0.00	337,200	136	
Hazardous Materials Abatement (Allowance)	0	Excl.	0.00	110,200	44	
GENERAL REQUIREMENTS & FEE (SITE)				411,600	166	
General Requirements (Div.1)			12.0%	299,700	121	
GC/CM Fee			4.0%	111,900	45	
CONTINGENCIES				8,783,800	3,533	
Design Pricing Contingency			10.0%	2,147,100	864	
Escalation Contingency (Q2 2025)			22.0%	5,196,000	2,090	
Construction Contingency			5.0%	1,440,700	580	
TOTAL ESTIMATED CONSTRUCTION COST (Excluding GST & Soft Costs)				\$30,254,900	\$12,170 /m²	

ELEMENTAL COST ANALYSIS

Gross Floor Area: 2,486 m²
\$ /m²

SUBSTRUCTURE					607,500	244	3%
Standard Foundations					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 m²
\$ /m²

ELEMENTAL COST ANALYSIS					Gross Floor Area: 2,486 m ²	
					\$	\$/m ²
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.	-	-		
Basement Excavation				96,400	39	
Bulk excavation; disposal on site to reinstate ground where existing pool has been demolished; allowance	1,766	m ³	54.60	96,400		
Non standard dewatering site conditions - Excluded		Excl.	-	-		
Shotcrete - Excluded		Excl.	-	-		
Shoring and soil anchors - Excluded		Excl.	-	-		
STRUCTURE				3,720,900	1,497	20%
Lowest Floor Construction				625,600	252	
Concrete slab on grade 125mm thick including concrete supply, placing, rebar, formwork, XPS and granular base	1,493	m ²	209.50	312,800		
150mm granular base			-	-		
Concrete supply - 35 Mpa			-	-		
Edge formwork			-	-		
Rebar; assumed 60kg/m ³			-	-		
Placing			-	-		
6 mil poly			-	-		
Expansion joint/Control joint			-	-		
Screed and Trowel finish			-	-		
Cure & protect			-	-		
1.5" XPS insulation			-	-		
Concrete slab on grade 150mm thick including concrete supply, placing, rebar, formwork, XPS and granular base (Pools)	604	m ²	391.10	236,200		
150mm granular base			-	-		
Concrete supply - 35 Mpa			-	-		
Edge formwork			-	-		
Rebar; assumed 100kg/m ³			-	-		
Placing			-	-		
6 mil poly			-	-		
Expansion joint/Control joint			-	-		

ELEMENTAL COST ANALYSIS

Gross Floor Area: 2,486 m²
\$ /m²

Screed and Trowel finish	-	-		
Cure & protect	-	-		
1.5" XPS insulation	-	-		
Allowance for additional slab on grade works associated with tie-in to existing building	1	sum	76,600.00	76,600
Upper Floor Construction			470,800	189
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 ²	400.00	173,600
Allow for gusset plates with embeds, etc.	1	sum	18,183.00	18,200
Stair Construction			109,100	44
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
Roof Construction			2,515,400	1,012
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 ²	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 ²	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 ²	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
EXTERIOR ENCLOSURE			3,799,800	1,528 20%
Walls Below Grade			792,100	319
Allowance quantities; scope TBD				
Allowance for 150mm CIP Concrete walls below grade including concrete supply, placing, formwork and rebar	123	m ²	612.20	75,400
Allowance for 200mm CIP Concrete walls below grade including concrete supply, placing, formwork and rebar	131	m ²	1,375.80	180,600
Allowance for 200mm CIP Concrete walls below grade including concrete supply, placing, formwork and rebar; curved	111	m ²	2,102.00	233,000

ELEMENTAL COST ANALYSIS				Gross Floor Area:		2,486	m ²
				\$	\$/m ²		
Allowance for leisure pool, steps, ramp, handrails walls; lazy river walls etc	1	sum	303,050.00	303,100			
Walls Above Grade				887,000	357		
Allowance for exterior wall assembly, cementitious panels, z-girts, assume 8" of exterior Rockwool Cavityrock insulation with Cascadia thermal clips (65% of assumed total exterior wall area)	915	m ²	871.60	797,700			
Allowance for architectural louvres	1	sum	89,262.00	89,300			
Structural Walls Above Grade				0	-		
Included in Upper Floor Construction		Note	-	-			
Windows & Entrances				847,600	341		
Triple glazed IGU: assume Kawneer 1600UT with triple glazing, double low E coating, fibreglass angles	493	m ²	1,670.40	823,200			
Extra over curtain wall glazing for fritted pattern (Allow 20%)	99	m ²	248.00	24,400			
Exterior Doors				126,000	51		
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			
Roof Covering				1,071,600	431		
Allowance for 2-ply roofing including sloped rigid insulation, protection board; allowance; 7" of polyiso insulation + tapered insulation package	2,108	m ²	464.00	978,100			
Parapet details/junction details, gutters downpipes, insulation wrapping around parapet	410	m	228.00	93,500			
Skylights				0	-		
None		Excl.	-	-			
Projections				75,500	30		
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			
PARTITIONS & DOORS				588,000	237	3%	
Fixed Partitions				431,900	174		
Allowance for interior partitions; allowance (steel stud and CMU block wall)	908	m ²	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 ²	17.40	43,300			
Structural Partitions				0	-		

ELEMENTAL COST ANALYSIS					Gross Floor Area:		2,486	m ²
					\$	\$/m ²		
Included in Fixed Partitions	Note	-	-					
Movable Partitions						0	-	
None	Excl.	-	-					
Interior Doors						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				
FINISHES						1,859,300	748	10%
Floor Finishes						743,300	299	
Sealed concrete floors	81	m ²	17.60	1,400				
Allowance for ceramic tile; Washrooms and showers	294	m ²	308.60	90,700				
Allowance for ceramic tile; pool floors	604	m ²	503.60	304,200				
Allowance for ceramic tile; pool deck, steam room	487	m ²	449.60	219,000				
Allowance resilient sheet vinyl flooring	564	m ²	99.20	56,000				
Allowance for polished concrete (minor area)	1	sum	17,632.00	17,600				
Sauna wood floor	10	m ²	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				
Ceiling Finishes						536,800	216	
Suspended GWB drop ceiling including paint finish	1,337	m ²	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				
Wall Finishes						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 ²	89.30	222,000				
FITTINGS & EQUIPMENT						1,210,900	487	7%
Metals						137,000	55	
Allow for miscellaneous metals (By GFA)	2,486	m ²	55.10	137,000				
Millwork						213,500	86	

ELEMENTAL COST ANALYSIS

Gross Floor Area: 2,486 m²
\$ /m²

Allow for millwork (By GFA)	2,486	m ²	71.60	178,000		
Loose Workshop; loose Benches, loose millwork, etc.			Excl. FF&E	-		
Office and meeting room loose furniture			Excl. FF&E	-		
Allow for finish carpentry, extra over miscellaneous	2,486	m ²	14.30	35,500		
Specialties				323,600	130	
Allowance for miscellaneous specialties including but limited to:	2,486	m ²	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 ²	17.60	43,800		
Lockers; Allow double stack	107	no.	462.80	49,500		
Equipment				536,800	216	
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 ²	43.00	106,900		
Elevators				0	-	
None			Excl.	-	-	
MECHANICAL (Option 3)				2,428,300	977	13%
Plumbing & Drainage				1,041,600	419	
Allow for plumbing & drainage (including pool equipment)	2,486	m ²	419.00	1,041,600		
Fire Protection				139,200	56	
Allow for Fire Protection	2,486	m ²	56.00	139,200		
Fire stopping			Incl.	-	-	
HVAC				1,111,500	447	

ELEMENTAL COST ANALYSIS

Gross Floor Area: 2,486 m²
\$ /m²

Allow for HVAC systems (Option 3 zero carbon)	2,486	m ²	447.10	1,111,500		
Controls					136,000	55
Allow for controls (Option 3 zero carbon)	2,486	m ²	54.70	136,000		
ELECTRICAL					1,720,800	692 9%
Service & Distribution					711,200	286
Allow for service & distribution (Option 3 zero carbon)	2,486	m ²	286.10	711,200		
Lighting, Devices & Heating					748,300	301
Allow for Lighting, Devices & Heating (Option 3 zero carbon)	2,486	m ²	301.00	748,300		
Systems & Ancillaries					261,300	105
Allow for systems & ancillaries (Option 3 zero carbon)	2,486	m ²	105.10	261,300		
GENERAL REQUIREMENTS & FEE (BUILDING)					2,626,200	1,056 14%
General Requirements (Div.1)	12.0%			1,912,300		
GC/CM Fee	4.0%			713,900		
NET BUILDING COST (EXCL. CONTINGENCIES)					\$18,561,700	\$7,466 /m ² 100%
SITWORK					2,050,400	825
Site Preparation & Civils					135,200	54
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 ³	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.	-	-		
Hard Surfaces					766,500	308
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 ²	175.80	100,200		
Allowance for new asphalt paving including curbs where required, paint markings and parking rubber bump stops	5,320	m ²	95.50	508,100		
Allowance for cast-in place plaza including curbs and letdowns; allowance area	900	m ²	175.80	158,200		
Work outside the property line is excluded		Excl.	-	-		
Improvements					613,800	247

ELEMENTAL COST ANALYSIS

Gross Floor Area: 2,486 m²
\$ /m²

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.	-	-		
Allowance for site signage including on-site parking signage	1	Sum	28,927.50	28,900		
New Splash Park Allowance			-	-		
Allowance for new splash park (basic); 366m ² , scope and design intent TBD	1	Sum	554,581.50	554,600		
Work outside the property line is excluded		Excl.	-	-		
Landscaping					91,300	37
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.	-	-		
Mechanical Site Services					262,000	105
Allowance for mechanical site demolition	1	Sum	11,571.00	11,600		
Allowance quantities - preliminary design stage not all scope is defined at this stage			-	-		
Storm Sewer						
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		
Sanitary Sewer						
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		
Water Main						
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.	-	-		
Electrical Site Services					181,600	73

ELEMENTAL COST ANALYSIS

Gross Floor Area: 2,486 m²
\$ /m²

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
New transformer - excluded in construction estimate, by BC Hydro (soft cost - included in project cost summary)		Soft Cost	-	-
PV panels excluded, depending on number/scope suggest \$500k-\$1m		Excl.	-	-
Emergency power generator		Excl.	-	-
Offsite utilities, work outside the property line is excluded		Excl.	-	-
ANCILLARY WORK				447,400 180
Demolition & Off-Site				337,200 136
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 ²	171.90	93,700
Allowance to demolish existing 6-lane 25 m pool + deck	924	m ²	163.10	150,700
Demolish existing parking lot; asphalt/concrete pavings, existing splash park, allowance area	3,500	m ³	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
Hazardous Materials Abatement				110,200 44
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
GENERAL REQUIREMENTS AND FEE (SITE)				411,600 166
General Requirements (Div.1)	12.0%		299,700	299,700
GC/CM Fee	4.0%		111,900	111,900
CONTINGENCIES				8,783,800 3,533
Design Pricing Contingency	10.0%		2,147,100	
Escalation Contingency (Q2 2025)	22.0%		5,196,000	
Construction Contingency	5.0%		1,440,700	
TOTAL ESTIMATED ESCALATED CONSTRUCTION COST (Excluding GST & Soft Costs)				\$30,254,900 \$12,170 /m²