

April 25, 2022

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
<ul><li>2 Site Works, Demolition &amp; HazMat allowances</li><li>3 Off Site Works</li></ul>	Estimate Excl.	2,909,400 Excluded
	LXG.	
C. CONSTRUCTION CONTINGENCIES (Allowances)  1 Design Pricing Contingency (Design & Program Changes)	10.0%	<b>\$8,783,800</b> 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
Owners Planning and Administrative Cost (separate budget)     Project Insurance (congrete budget)	Excluded Excluded	Excluded Excluded
<ul><li>3 Project Insurance (separate budget)</li><li>4 Project Commissioning (Allowance)</li></ul>	0.50%	151,000
H. SOFT COSTS PROJECT CONTINGENCY (5% of Items E to G)	<b>5%</b>	\$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 - (m²)		2,486 m²
2 Total Net Q2 2022 \$ Construction Cost (Excluding Contingencies) \$/m <sup>2</sup>	(Item B)	\$8,637/m²



### CLASS 'C' SCHEMATIC DESIGN ESTIMATE (ZCB Zero Carbon Standard) - April 25, 2

#### **ELEMENTAL COST ANALYSIS**

EI EMENT	Total	Unit	Average Unit	ESTIMATE	D COST (\$)	
ELEMENT	Quantity	Unit	Rate	GFA =	<b>2,486</b> n	n²
				\$	\$/m²	%
SUBSTRUCTURE				607,500	244	3%
Standard Foundations	2,097	m²	243.73	511,100	206	
Basement Excavation	1,766	m³	54.59	96,400	39	
STRUCTURE				3,720,900	1,497	20%
Lowest Floor Construction	2,097	m²	298.33	625,600	252	
Upper Floor Construction	389	m²	1,210.28	470,800	189	
Stair Construction	0	sum	0.00	109,100	44	
Roof Construction	2,097	m²	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	m²	969.19	887,000	357	
Structural Walls Above Grade	0	m²	0.00	0	0	
Windows & Entrances	493	m²	1,719.97	847,600	341	
Exterior Doors (including roller doors)	7	no.	18,000.00	126,000	51	
Roof Covering	2,108	m²	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	m²	475.66	431,900	174	
Structural Partitions	0	m²	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	m²	364.31	743,300	299	
Ceiling Finishes	1,337	m²	401.50	536,800	216	
Wall Finishes	2,486	m²	232.98	579,200	233	
FITTINGS & EQUIPMENT				1,210,900	487	7%
Metals	2,486	m²	55.11	137,000	55	
Millwork	2,486	m²	85.88	213,500	86	
Specialties	2,486	m²	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	m²	418.99	1,041,600	419	
Fire Protection	2,486	m²	55.99	139,200	56	
HVAC	2,486	m²	447.10	1,111,500	447	
Controls	2,486	m²	54.71	136,000	55	
ELECTRICAL				1,720,800	692	9%
Service & Distribution	2,486	m²	286.08	711,200	286	
Lighting, Devices & Heating	2,486	m²	301.01	748,300	301	
Systems & Ancillaries	2,486	m²	105.11	261,300	105	
<b>GENERAL REQUIREMENTS &amp; FEE (BUILDING)</b>				2,626,200	1,056	14%
General Requirements (Div.1)			12.0%		769	
GC/CM Fee			4.0%		287	
<b>NET BUILDING COST (EXCL. CONTINGENCIES</b>	5)			\$18,561,700	\$7,466 /m <sup>2</sup>	100%



### CLASS 'C' SCHEMATIC DESIGN ESTIMATE (ZCB Zero Carbon Standard) - April 25, 2

#### **ELEMENTAL COST ANALYSIS**

ELEMENT	Total	Unit	Average Unit		ESTIMATED COST (\$)			
ELEWIENI	Quantity	Unit	Rate		GFA =	2,486 m	1 <sup>2</sup>	
					\$	\$/m²	%	
SITEWORK					2,050,400	825		
Site Preparation	2,486	m²	54.38		135,200	54		
Hard Surfaces	2,486	m²	308.33		766,500	308		
Improvements	2,486	m²	246.90		613,800	247		
Landscaping	2,486	m²	36.73		91,300	37		
Mechanical Site Services	2,486	m²	105.39		262,000	105		
Electrical Site Services	2,486	m²	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 G	ST & S	oft Costs)		\$30,254,900	\$12,170 /m²		



ELEMENTAL COST ANALYSIS				(	Gross Floor Area:	<b>2,486</b> \$/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			<i>.</i>	-			
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	130	111	-	- 02,400			
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	00	111	343.10	-			
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	14	m	707.10	- 30,200			
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			-	-			



Strip footing SF2 - 3000x600 dp	ELEMENTAL COST ANALYSIS				(	Gross Floor Area:	<b>2,486</b> \$/m²	m²
Excision and disposal	Strip footing SE2 - 3000x600 dp	54	m	2 252 00	120 900			
Backfill		01		-	-			
Concrete supply, 35 MPa				_				
Formwork								
Strip fooling keyway 50 x 100				_				
Rebar				_	_			
Placing of concrete supply				_	-			
Blinding course concrete supply Placing of blinding course; pump				_				
Placing of blinding course: pump				_	_			
Allowance for additional foundation works associated with tie-in to existing building  Perimeter drainage; allowance  233 m 103.00 24,000  Special Foundations Special Foundations Special Foundations Special Foundation excluded (piles, rock biasting, raff slab, previous, non-standard develeting or tanking etc) Londerpinning - Excluded  Excl  Basement Excavation Bulk excavation (sigosal on site to reinstate ground Londerpinning - Excluded  Excl  Basement Excavation (sigosal on site to reinstate ground Londerpinning - Excluded  Excl  Shortcrele - Shortons - Excluded  Excl  Shortcrele - Shortons - Excluded  Excl  Shortcrele - Shortcrele - Excluded  Excl  Shortcrele - Shortcrel				_	-			
tie-in to existing building 95,4000 95,8000  Perimeter drainage; allowance 233 m 103.00 24,000  Special Foundations Special Foundations Special foundation excluded (piles, rock blasting, raft slab, pre-load, non-standard dewatering or tanking etc)  Excl.  Londerpinning - Excluded  Basement Excavation Bulk excavation; disposal on site to reinstate ground where existing pool has been demolished; allowance Where existing pool has been demolished; allowance Non standard dewatering site conditions - Excluded  Excl.   Shorting and soil anchors - Excluded  Excl  Shorting and soil anchors - Excluded  Excl  STRUCTURE  3,720,900 1,497 20  Concrete slab on grade 125mm thick including concrete supply, placing, rebar, formwork, XPS and granular base  1,493 m² 209.50 312.800  Structure formwork   Concrete supply - 35 Mpa  Edge formwork  Placing 6 mil poly  Screed and Trowel finish  Concrete slab on grade 150mm thick including concrete supply, placing, rebar, formwork, XPS and granular base   Concrete slab on grade 150mm thick including concrete supply, placing, rebar, formwork, XPS and granular base   Factor  Concrete slab on grade 150mm thick including concrete supply, placing, rebar, formwork, XPS and granular base   Factor  Concrete slab on grade 150mm thick including concrete supply, placing, rebar, formwork, XPS and granular base   Concrete slab on grade 150mm thick including concrete supply, placing, rebar, formwork, XPS and granular base   Concrete supply - 35 Mpa  Expansion join/Control joint  Screed and Trowel finish  Concrete supply - 35 Mpa  Edge formwork  Expansion join/Control goint  Expansion join/Control goint  Expansion join/Control goint  Expansion join/Control goint  Factor  Expansion join/Control goint  Expans	r taking or billianing obarbot, partip							
tie-in to existing building 95,4000 95,8000  Perimeter drainage; allowance 233 m 103.00 24,000  Special Foundations Special Foundations Special foundation excluded (piles, rock blasting, raft slab, pre-load, non-standard dewatering or tanking etc)  Excl.  Londerpinning - Excluded  Basement Excavation Bulk excavation; disposal on site to reinstate ground where existing pool has been demolished; allowance Where existing pool has been demolished; allowance Non standard dewatering site conditions - Excluded  Excl.   Shorting and soil anchors - Excluded  Excl  Shorting and soil anchors - Excluded  Excl  STRUCTURE  3,720,900 1,497 20  Concrete slab on grade 125mm thick including concrete supply, placing, rebar, formwork, XPS and granular base  1,493 m² 209.50 312.800  Structure formwork   Concrete supply - 35 Mpa  Edge formwork  Placing 6 mil poly  Screed and Trowel finish  Concrete slab on grade 150mm thick including concrete supply, placing, rebar, formwork, XPS and granular base   Concrete slab on grade 150mm thick including concrete supply, placing, rebar, formwork, XPS and granular base   Factor  Concrete slab on grade 150mm thick including concrete supply, placing, rebar, formwork, XPS and granular base   Factor  Concrete slab on grade 150mm thick including concrete supply, placing, rebar, formwork, XPS and granular base   Concrete slab on grade 150mm thick including concrete supply, placing, rebar, formwork, XPS and granular base   Concrete supply - 35 Mpa  Expansion join/Control joint  Screed and Trowel finish  Concrete supply - 35 Mpa  Edge formwork  Expansion join/Control goint  Expansion join/Control goint  Expansion join/Control goint  Expansion join/Control goint  Factor  Expansion join/Control goint  Expans	Allowance for additional foundation works associated with							
Perimeter drainage; allowance 233 m 103.00 24,000  Special Foundations Special Foundations Special foundation excluded (piles, rock blasting, raft slab, pre-load, non-standard dewatering or tanking etc)  Excl		1	sum	95,750.00	95,800			
Special Foundations	to the oxioting building			_	_			
Special Foundations	Perimeter drainage: allowance	233	m	103.00	24 000			
Special Foundations   Special Foundation excluded (piles, rock blasting, raff slab, pre-load, non-standard dewatering or tanking etc)   Excl.   -	1 crimotor dramago, anowanos	200						
Special foundation excluded (piles, rock blasting, raft slab, pref-load, non-standard dewatering or tanking etc)   Excl.	Special Foundations							
Dree-load, non-standard dewatering or tanking etc)  Excl  Excl  Excl  Excl  Basement Excavation  Basement Excavation  Where existing pool has been demolished; allowance  Non standard dewatering site conditions - Excluded  Excl  Shorting and soil anchors - Excluded  Excl  Shorting and soil anchors - Excluded  Excl  STRUCTURE  3,720,900  1,497  20  Excl  Excl  STRUCTURE  3,720,900  1,497  20  Excl  Excl  Excl  Excl  STRUCTURE  3,720,900  1,497  20  Excl  Excl  Excl  Excl  Excl  STRUCTURE  3,720,900  1,497  20  Excl  E								
Basement Excavation   96,400   39			Fxcl	-	-			
Basement Excavation 96,400 39 Bulk excavation; disposal on site to reinstate ground where existing pool has been demolished; allowance Non standard dewatering site conditions - Excluded Excl Shorting and soil anchors - Excluded Excl								
Bulk excavation; disposal on site to reinstate ground where existing pool has been demolished; allowance Non standard dewatering site conditions - Excluded Excl Shoring and soil anchors - Excluded Excl Shoring and soil anchors - Excluded Excl	Chacipinning - Excitated		LAGI.					
Bulk excavation; disposal on site to reinstate ground where existing pool has been demolished; allowance Non standard dewatering site conditions - Excluded Excl Shoring and soil anchors - Excluded Excl Shoring and soil anchors - Excluded Excl	Basement Excavation					96.400	39	
where existing pool has been demolished; allowance Non standard dewatering site conditions - Excluded Excl Shoring and soil anchors - Shoring anchors Excluded Excl Shoring anchors Shoring anchors Shoring anchors Shoring anchor						00,400	- 00	
Non standard dewatering site conditions - Excluded   Excl.   -   -		1,766	m³	54.60	96,400			
Shotrete - Excluded   Excl.   -   -			Fxcl					
STRUCTURE   STRU								
STRUCTURE   3,720,900   1,497   20								
Lowest Floor Construction Concrete slab on grade 125mm thick including concrete supply, placing, rebar, formwork, XPS and granular base 150mm granular base Concrete supply - 35 Mpa Edge formwork Rebar; assumed 60kg/m³	Choining and 30ii anchors - Excided		LXOI.					
Lowest Floor Construction Concrete slab on grade 125mm thick including concrete supply, placing, rebar, formwork, XPS and granular base 150mm granular base Concrete supply - 35 Mpa Edge formwork Rebar; assumed 60kg/m³	STRUCTURE					3.720.900	1,497	20%
Concrete slab on grade 125mm thick including concrete supply, placing, rebar, formwork, XPS and granular base   1,493   m²   209.50   312,800						., .,	, -	
Concrete slab on grade 125mm thick including concrete supply, placing, rebar, formwork, XPS and granular base   1,493   m²   209.50   312,800	Lowest Floor Construction					625,600	252	
supply, placing, rebar, formwork, XPS and granular base         1,493         III*         209:30         312,600           150mm granular base         -         -         -         -           Concrete supply - 35 Mpa         -         -         -           Edge formwork         -         -         -           Rebar; assumed 60kg/m³         -         -         -           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         604         m²         391.10         236,200           (Pools)         150mm granular base         -         -         -         -           150mm granular base         -         -         -         -         -           Concrete supply - 35 Mpa         -         -         -         -         -           <		4 400		222.52	040.000	•		
150mm granular base		1,493	m²	209.50	312,800			
Concrete supply - 35 Mpa	150mm granular base			-	-			
Edge formwork  Rebar; assumed 60kg/m³   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)  150mm granular base   Concrete supply - 35 Mpa   Edge formwork  Rebar; assumed 100kg/m³   Placing  6 mil poly   6 mil poly         -				-	-			
Rebar; assumed 60kg/m³				-	-			
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         604 m²         391.10         236,200           (Pools)         150mm granular base         -         -         -           Concrete supply - 35 Mpa         -         -         -           Edge formwork         -         -         -           Rebar; assumed 100kg/m³         -         -         -           Placing         -         -         -           6 mil poly         -         -         -					_			
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) 150mm granular base - Concrete supply - 35 Mpa Edge formwork Rebar; assumed 100kg/m³ - 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)  150mm granular base  Concrete supply - 35 Mpa  Edge formwork  Rebar; assumed 100kg/m³  Placing  6 mil poly								
Screed and Trowel finish  Cure & protect								
Cure & protect  1.5" XPS insulation  Concrete slab on grade 150mm thick including concrete supply, placing, rebar, formwork, XPS and granular base  (Pools)  150mm granular base  Concrete supply - 35 Mpa  Edge formwork  Rebar; assumed 100kg/m³  Placing  6 mil poly   6 mil poly								
1.5" XPS insulation  Concrete slab on grade 150mm thick including concrete supply, placing, rebar, formwork, XPS and granular base 604 m² 391.10 236,200 (Pools)  150mm granular base Concrete supply - 35 Mpa								
Concrete slab on grade 150mm thick including concrete supply, placing, rebar, formwork, <b>XPS</b> and granular base 604 m² 391.10 236,200 (Pools)  150mm granular base  Concrete supply - 35 Mpa  Edge formwork  Rebar; assumed 100kg/m³  Placing  6 mil poly								
supply, placing, rebar, formwork, <b>XPS</b> and granular base 604 m² 391.10 236,200  (Pools)  150mm granular base  Concrete supply - 35 Mpa  Edge formwork  Rebar; assumed 100kg/m³  Placing  6 mil poly  Section  100	1.5 AFS Illisulation							
supply, placing, rebar, formwork, <b>XPS</b> and granular base 604 m² 391.10 236,200  (Pools)  150mm granular base  Concrete supply - 35 Mpa  Edge formwork  Rebar; assumed 100kg/m³  Placing  6 mil poly  Section  100	Concrete slab on grade 150mm thick including concrete							
(Pools)         150mm granular base       - <td></td> <td>604</td> <td>m²</td> <td>301 10</td> <td>236 200</td> <td></td> <td></td> <td></td>		604	m²	301 10	236 200			
150mm granular base       -       -         Concrete supply - 35 Mpa       -       -         Edge formwork       -       -         Rebar; assumed 100kg/m³       -       -         Placing       -       -         6 mil poly       -       -		004	HI.	381.10	230,200			
Concrete supply - 35 Mpa       -       -         Edge formwork       -       -         Rebar; assumed 100kg/m³       -       -         Placing       -       -         6 mil poly       -       -								
Edge formwork       -       -         Rebar; assumed 100kg/m³       -       -         Placing       -       -         6 mil poly       -       -								
Rebar; assumed 100kg/m³ Placing								
Placing         -         -           6 mil poly         -         -								
6 mil poly				-	-			
				-	-			
Expansion joint/Control joint				-	-			
•	Expansion joint/Control joint			-	-			



ELEMENTAL COST ANALYSIS				Gro	ss Floor Area: \$	<b>2,486</b> \$/m²	m²
Screed and Trowel finish			-	-			
Cure & protect			-	-			
1.5" XPS insulation			-	-			
Allowance for additional slab on grade works associated	1	sum	76,600.00	76,600			
with tie-in to existing building	<u>'</u>	Suili	70,000.00	70,000			
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	434	m²	400.00	173,600			
decking Allow for gusset plates with embeds, etc.	1	sum	18,183.00	18,200			
•					400 400	-11	
Stair Construction Allowance for new steel stair to level 2 arena exit	1	nc	60,610.00	60,600	109,100	44	
	· ·	no.					
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	m²	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	434	m²	400.00	173,600			
decking GL 215x1254 dp including sealer, temporary weather							
protection, erection, cranage, engineering, PST	251	m	1,377.50	345,800			
90mm LVL or GLT panels; budget allowance including sealer, temporary weather protection, erection, cranage,	1,149	m²	509.10	585,000			
engineering, PST	,			•			
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			
with the-in to existing building, including joint (130-2001111)							
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	123	m²	612.20	75,400			
including concrete supply, placing, formwork and rebar							
Allowance for 200mm CIP Concrete walls below grade including concrete supply, placing, formwork and rebar	131	m²	1,375.80	180,600			
Allowance for 200mm CIP Concrete walls below grade including concrete supply, placing, formwork and rebar;	111	m²	2,102.00	233,000			
curved		•	,	,			



					ss Floor Area: \$	<b>2,486</b> \$/m²	m²
Allowance for leisure pool, steps, ramp, handrails walls; azy river walls etc	1	sum	303,050.00	303,100			
Valls Above Grade					887,000	357	
Allowance for exterior wall assembly, cementious					551,555		
panels, z-girts, assume 8" of exterior Rockwool	045	2	074.60	707 700			
Cavityrock insulation with Cascadia thermal clips	915	m²	871.60	797,700			
65% of assumed total exterior wall area)							
Allowance for architectural louvres	1	sum	89,262.00	89,300			
Structural Walls Above Grade					0		
ncluded in Upper Floor Construction		Note	-	-			
					0.47.000	044	
Nindows & Entrances					847,600	341	
Friple glazed IGU: assume Kawneer 1600UT with riple glazing, double low E coating, fibreglass angles	493	m²	1,670.40	823,200			
Extra over curtain wall glazing for fritted pattern (Allow 20%)	99	m²	248.00	24,400			
Exterior Doors					126,000	51	
Single Hollow Metal Doors; insulated doors including					120,000	JI	
nardware	1	no.	2,201.80	2,200			
Oouble Hollow Metal Doors; insulated doors including nardware	2	no.	4,165.60	8,300			
Double glazed aluminium double entry door; including	4	no.	6,061.00	24,200			
nardware							
Allowance for overhead door	1	allow	23,142.00	23,100			
Allowance for automatic door openers Allowance for nanawall to MPR	4	no.	4,628.40 49,700.20	18,500 49,700			
MOWAIICE IOI HAHAWAII (O IVIFIX		sum	49,700.20	49,700			
Roof Covering					1,071,600	431	
Allowance for 2-ply roofing including sloped rigid nsulation, protection board; allowance; 7" of polyiso nsulation + tapered insulation package	2,108	m²	464.00	978,100			
Parapet details/junction details, gutters downpipes, nsulation wrapping around parapet	410	m	228.00	93,500			
Skylights None		Excl.	_	_	0	•	
10110		LXOI.					
Projections					75,500	30	
Allowance for suspended soffit cladding, strapping and	1	sum	35,002.30	35.000			
metal framing				,			
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	m²	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	m²	17.40	43,300			



ELEMENTAL COST ANALYSIS				Gro	Gross Floor Area:		
Included in Fixed Partitions		Note	-	-			
Movable Partitions					0	-	
None		Excl.	-	-			
Interior Doors					156,100	63	
Single door, Glazed; set, including all hardware and	0		2 020 50	C 400			
accessories (steam/sauna)	2	no.	3,030.50	6,100			
Single solid core wood door; set, including all hardware	25		1 010 20	4E E00			
and accessories (washrooms)	25	no.	1,818.30	45,500			
Single solid core wood door; set, including all hardware	2		1 020 50	E 900			
and accessories (general areas)	3	no.	1,939.50	5,800			
Single hollow metal door; set, including all hardware and	0		0.400.00	4.400			
accessories	2	no.	2,182.00	4,400			
Double hollow metal door; set, including all hardware and	4		2.072.00	2.000			
accessories	1	no.	3,879.00	3,900			
Double door, Glazed; set, including all hardware and			F 454.00	F 500			
accessories	1	no.	5,454.90	5,500			
Specialty hardware, panic, electronic card access, auto		_	04.054.00	04.000			
opener access etc - allowance	1	sum	84,854.00	84,900			
FINIOUE					4 050 200	740	400
FINISHES					1,859,300	748	10
Floor Finishes					743,300	299	
Sealed concrete floors	81	m²	17.60	1,400	- <b>,</b>		
Allowance for ceramic tile; Washrooms and showers	294	m²	308.60	90.700			
Allowance for ceramic tile; pool floors	604	m²	503.60	304,200			
Allowance for ceramic tile; pool deck, steam room	487	m²	449.60	219,000			
Allowance resilient sheet vinyl flooring	564	m²	99.20	56,000			
Allowance for polished concrete (minor area)	1	sum	17,632.00	17,600			
Sauna wood floor	10	m²	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			
anomalise for patering and repaire, to into existing	· ·		0.,.000	0.,000			
Ceiling Finishes					536,800	216	
Suspended GWB drop ceiling including paint finish	1,337	m²	137.80	184.200	,		
Allowance for suspended GWB bulkheads	1,007	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			2000:	200	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	2,486	m²	89.30	222,000			
paint where required to steel structure							
FITTINGS & EQUIPMENT					1,210,900	487	79
Metals					137,000	55	
Allow for miscellaneous metals (By GFA)	2,486	m²	55.10	137,000	137,000	- 33	
and to micronations motals (by or ry	۷,۳۵۵	111	30.10	101,000			
Millwork					213,500	86	



ELEMENTAL COST ANALYSIS				Gr	oss Floor Area: \$	<b>2,486</b> \$/m²	m
Allow for millwork (By GFA)	2,486	m²	71.60	178,000			
Loose Workshop; loose Benches, loose millwork, etc.		xcl. FF&E		-			
Office and meeting room loose furniture		xcl. FF&E		_			
Allow for finish carpentry, extra over miscellaneous	2,486	m²	14.30	35,500			
nilow for fillion carporary, extra over fillioconarioods	2,400	111	17.00	30,300			
Specialties					323,600	130	
Allowance for miscellaneous specialties including but imited to:	2,486	m²	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	m²	17.60	43,800			
covered elsewriere)			-	_			
ockers; Allow double stack	107	no.	462.80	49,500			
						0.10	
Equipment		Tuel FEOF			536,800	216	
Kitchen equipment (Excluded - Owners FF&E budget)		xcl. FF&E					
Washer/dryer equipment (Excluded - Owners FF&E budget)	E	xcl. FF&E					
Tables and chairs (Excluded)	F	xcl. FF&E					
Loose furniture, furnishings and equipment (Excluded)		xcl. 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		301	23,340.00	30,700			
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)		xcl. (FF&E)	00,100.00	00,200			
		/					
Portable lifts (Excluded)		xcl. (FF&E)					
Pool cleaning equipment (Excluded)		xcl. (FF&E)	42.00	100.000			
Allowance for fixed equipment (By GFA)	2,486	m²	43.00	106,900			
Elevators					0	•	
None		Excl.	-	-			
MECHANICAL (Option 3)					2,428,300	977	1
ILCOLAMONE (OPHOLO)					2,420,300	911	
Plumbing & Drainage					1,041,600	419	
Allow for plumbing & drainage (including pool equipment)	2,486	m²	419.00	1,041,600			
allow for plantbling & drainage (including poor equipment)					420.200		
						n	
Fire Protection	2 486	m²	56.00	139 200	139,200	56	
Fire Protection Allow for Fire Protection Fire stopping	2,486	m² Incl.	56.00	139,200	139,200	36	
Fire Protection Allow for Fire Protection	2,486				1,111,500	447	



ELEMENTAL COST ANALYSIS				C	Gross Floor Area: \$	<b>2,486</b> \$/m²	m²
Allow for HVAC systems (Option 3 zero carbon)	2,486	m²	447.10	1,111,500			
Oceaning					400,000		
Controls	2.400	2	E4 70	420,000	136,000	55	
Allow for controls (Option 3 zero carbon)	2,486	m²	54.70	136,000			
ELECTRICAL					1,720,800	692	99
Service & Distribution					711,200	286	
Allow for service & distribution (Option 3 zero		_					
carbon)	2,486	m²	286.10	711,200			
Lighting, Devices & Heating					748,300	301	
Allow for Lighting, Devices & Heating (Option 3 zero	0.400	•	221.22	740.000	,	•••	
carbon)	2,486	m²	301.00	748,300			
Systems & Ancillaries					261,300	105	
Allow for systems & ancillaries (Option 3 zero carbon)	2,486	m²	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 /m²	100
SITEWORK					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	3,021	m³	28.00	84,600			
excavated native material obtained on site							
Environmental sedimentary control (Excluded)		Excl.	-	-			
Wheel wash station requirement (Excluded) On site storm detention tank (Excluded)		Excl.	-	-			
On sile storm detention lank (Excluded)		Excl.	-	-			
Mark outside the property line is evaluded							
Work outside the property line is excluded		EXCI.		-			
		EXCI.		-	766,500	308	
Hard Surfaces		EXCI.		-	766,500	308	
Hard Surfaces Allowance quantities - preliminary design stage not all scope is defined at this stage		EXCI.	-	-	766,500	308	
Hard Surfaces Allowance quantities - preliminary design stage not all scope is defined at this stage Allowance for cast-in place sidewalks including curbs and	570	m²	- 175.80	-	766,500	308	
Hard Surfaces 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		- 175.80	- 100,200	766,500	308	
Hard Surfaces  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  Allowance for new asphalt paving including curbs where	570 5,320		- 175.80 95.50	-	766,500	308	
Hard Surfaces  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  Allowance for new asphalt paving including curbs where required, paint markings and parking rubber bump stops	5,320	m² m²	95.50	- 100,200 508,100	766,500	308	
Hard Surfaces 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 Allowance for new asphalt paving including curbs where required, paint markings and parking rubber bump stops Allowance for cast-in place plaza including curbs and		m²		100,200	766,500	308	
Work outside the property line is excluded  Hard Surfaces 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 Allowance for new asphalt paving including curbs where required, paint markings and parking rubber bump stops Allowance for cast-in place plaza including curbs and letdowns; allowance area Work outside the property line is excluded	5,320	m² m²	95.50	- 100,200 508,100	766,500	308	



Site furnishings general allowance (basic) - trash receptacles (including parking), bench, picinic table, bollards, bite racks, metal handralls, stop signs (on site only) atc.	COST ANALYSIS					G	ross Floor Area: \$	<b>2,486</b> \$/m²	m²
receptacles (including parking), bench, pionic table, bollards, bike racks, metal handralis, stop signs (on site only) etc.  Sports & Play Equipment  Excl	s general allowance (basic	) - trash							
Sulmarks   Sulmarks									
Supplement   Excl.   Supplement   Excl.   Sum   28,927.50   28,900   Supplement   Sum   28,927.50   28,900   Supplement   Sum   28,927.50   28,900   Supplement   Sum   Sum   28,927.50   28,900   Supplement   Sum			1	Sum	30,305.00	30,300			
Sports & Play Equipment   Excl.   -   -	racko, metar nanarano, etep	oigno (on oito							
Sum	Fauinment			Evel					
Sum   26,927.30   26,940		te narking							
New Splash Park Allowance for new splash park (basic); 366m², scope and design intent TBD   Start (basic); 366m², scope and design intent Table   Start (basic); 3	site signage including on-s	to parking	1	Sum	28,927.50	28,900			
Sum	ark Allowance								
Sum		66m² scope and							
Mork outside the property line is excluded   Excl.   -		ioni , scope and	1	Sum	554,581.50	554,600			
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           shrub/flower beds with growing medium         Excl.         -         -           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         Storm Sevel         1         Sum         11,571.00         11,600           Allowance quantities - preliminary design stage not all scope is defined at this stage         -         -         -         -           Storm Sewer         107 m 301.30 32,200         32,200         Storm Sewer         1         no 1,818.30 1,800         1,800         Drywell         7 no 7,057.30 49,400         1,000         1,000         1,000         1,000         1,000         1,000         1,000         1,000         1,000         1,000         1,000         1,000		t		Excl.	-	-			
Soft landscaping (basic) general allowance; no irrigation, no new trees; draught resistant ground cover, sodding, 1 Sum 91,328.20 91,300 shrub/flower beds with growing medium ringation							04 200	27	
no new frees; draught resistant ground cover, sodding, shrub/flower beds with growing medium ringation   Excl.   -   -	nn (hanis) na/	a una limina di a a					91,300	37	
Shrub/flower beds with growing medium   Firigation   Excl.			4	0	04 000 00	04.000			
Irrigation		over, sodding,	1	Sum	91,328.20	91,300			
New trees	eds with growing medium								
Excl.   -   -					-				
Excl.   -   -					-				
Excl.   -   -	n (permanent - excluded)				-	-			
Machanical Site Services   262,000									
Mechanical Site Services									
Allowance for mechanical site demolition  1 Sum 11,571.00 11,600	the property line is exclude	<u>t</u>		Excl.	-	-			
Allowance for mechanical site demolition  1 Sum 11,571.00 11,600	ite Services						262.000	105	
Allowance quantities - preliminary design stage not all scoope is defined at this stage    Storm Sewer			1	Sum	11.571.00	11.600			
Storm Sewer   107 m   301.30   32,200					-	-			
Storm Sewer   107 m   301.30   32,200	antities - preliminary design	stage not all							
Storm Sewer   107 m   301.30   32,200	ed at this stage				-	-			
Storm Sewer   107 m   301.30   32,200					-	-			
Storm service connections			107		201.20	22 200			
Orywell         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         -         -         -           Water Main         166         m         403.70         66,800           Water main service connection         3         no         1,229.20         3,700           -         -         -         -           Allowance for gas connections (excluded)									
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           Water main service connections (excluded)         Excl         -         -           Allowance for gas connections (excluded)         Excl         -         -           Allowance for Fire Hydrants (excluded)         Excl         - <t< td=""><td>connections</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	connections								
Tie in to existing 1 no 4,242.70 4,200									
Sanitary Sewer			1						
Sanitary Sewer   103 m   354.50   36,500	19		<u> </u>	no					
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.         -         -					-				
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           Vater 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.         -         -			100	m	254.50				
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           Vater Main         -         -         -         -           Nater Main         166         m         403.70         66,800           Nater 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.         -         -									
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           Nater 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.         -         -	ce connection								
Cap sanitary sewer         1         no         614.60         600           Video Inspection         1         L/S         1,818.30         1,800           -         -         -         -         -           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.         -         -									
Video Inspection         1         L/S         1,818.30         1,800									
Nater Main									
Water Main         -         -           Water Main         166 m         403.70 de,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.         -         -	ON		1	L/S	•				
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.         -         -									
Allowance for gas connections (excluded)  Excl  On-site storm water detention tanks  Excl  Geothermal (excluded)  Excl  Allowance for Fire Hydrants (excluded)  Excl			166	m	403.70	66,800			
Allowance for gas connections (excluded)  Dn-site storm water detention tanks  Excl  Geothermal (excluded)  Excl  Allowance for Fire Hydrants (excluded)  Excl	ervice connection		3	no	1,229.20				
On-site storm water detention tanks Excl  Geothermal (excluded) Excl  Allowance for Fire Hydrants (excluded) Excl	gas connections (evoluded	1		Evol	-				
Geothermal (excluded) Excl Allowance for Fire Hydrants (excluded) Excl		!							
Allowance for Fire Hydrants (excluded) Excl									
		the site and the t							
Offsite utilities, work outside the property line is excluded Excl	, work outside the property	ine is excluded		Excl.	-	-			
Electrical Site Services 181,600	Services						181 600	73	



ELEMENTAL COST ANALYSIS				Gro	ss Floor Area: \$	<b>2,486</b> \$/m²	m²
Allowance for electrical site demolition	1	Sum	5.785.50	5.800			
Allowance for electrical site services (no design/scope	- '	Ouiii	3,700.00	3,000			
available) including allowance for new transformer pad,		_					
ighting bollards, parking lighting, ducts, feeders,	1	Sum	175,769.00	175,800			
associated civils earthworks							
New transformer - excluded in construction estimate, by		0 (10 1					
BC Hydro (soft cost - included in project cost summary)		Soft Cost	-	-			
PV panels excluded, depending on number/scope		Excl.					
suggest \$500k-\$1m		EXCI.	-	-			
mergency power generator		Excl.	-	-			
Offsite utilities, work outside the property line is excluded		Excl.	-	-			
NCILLARY WORK					447,400	180	
Demolition & Off-Site					337,200	136	
Off-site, work outside the property line, off-site utilities or					331,200	130	
nfrastructure upgrades, pedestrian crosswalk, intersection		Excl.	_	_			
vorks, traffic lights are all excluded		Exol.					
Allowance to demolish existing 1-storey pool support							
puilding	545	m²	171.90	93,700			
Allowance to demolish existing 6-lane 25 m pool + deck	924	m²	163.10	150,700			
Demolish existing parking lot; asphalt/concrete pavings,	2 500	3	40.20	C4 400			
existing splash park, allowance area	3,500	m³	18.30	64,100			
Allowance for on site mechanical and electrical demolition	Ref Ma	&E Site Se	-	-			
Allowance for demolition of existing miscellaneous site	1	sum	28,652.00	28,700			
works	ı	Suiii	20,032.00	20,700			
lazardous Materials Abatement					110,200	44	
Allowance for Hazardous Materials (specialist HazMat					.,		
costing and survey required) (no HazMat \$0 is included in	1	Allow	110,200.00	110,200			
he Demolition estimate)							
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			