



RAVENSONG AQUATIC CENTRE EXPANSION

737 Jones Street, Qualicum Beach, BC
for Regional District of Nanaimo
design by FAULKNERBROWNS ARCHITECTS

Class C Estimate

Issue for Class C Costing, May 31, 2022

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June 9, 2022

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EXECUTIVE CONSTRUCTION COST SUMMARY			Class C Estimate	
Site Development			\$1,115,000	
NEW Building Construction (Refer to Detailed Estimate)	1,717 m2		\$7,874.69	\$13,524,000
PHASE 1 - Support Space	830.0 m2	\$6,334.34	\$5,257,500	
PHASE 2 - Aquatic Expansion	887.4 m2	\$9,315.42	\$8,266,500	
Existing Building INTERIOR RENOVATIONS			\$2,578.09	\$2,694,100
OFFSITE Work Allowances			Allowance	\$100,000
SUB-TOTAL CONSTRUCTION (Excluding GST)			\$17,433,100	
SOFT & PROJECT COSTS			36%	\$6,310,000
ALLOWANCE				
Professional Design Fees & Expenses			\$1,743,000	
Project Management			\$523,000	
Furniture & Furnishings & Equipment			\$872,000	
Project Contingency (incl Change Orders)			\$872,000	
Permits, Insurance, Project Administration, Legal Fees etc			\$261,000	
Goods & Services Tax (rebated)			\$296,000	
PROJECT RESERVE			1,743,000	
TOTAL PROJECT COST			\$23,743,100	
CONSTRUCTION ESCALATION CONTINGENCY			\$1,743,300	
Assume construction tender - 12mths			10%	1,743,300

NOTES & CLARIFICATIONS

This estimate is based on a lump sum, competitively bid form of contract.

Priced in JUNE 2022 dollars, with an allowance of 10% for Escalation to start of construction assumed to be in the next 12 months

This estimate represents a fair and reasonable construction cost of the work based on an understanding of the work as outlined on the design drawings, reports and details by FAULKNERBROWNS ARCHITECTS, dated MAY 31, 2022, which includes Engineering consultant reports (structural, mechanical, electrical, civil, code, landscape).

The estimate prepared by JBA reflects probable construction costs prevailing at the date of this report and is a determination of fair market value for the construction of this project and should not be taken as a prediction of the lowest bid price. The Construction market remains variable with prices continuing to rise.

JBA does not have control over the cost of labour, materials, equipment, over a contractor's method of determining bid prices, or over competitive bidding, market conditions. Accordingly JBA cannot and does not warrant or represent that bid prices will not vary from this estimate.

Ravensong Aquatic Centre Expansion

June 9, 2022

PREFERRED DESIGN OPTIONS

for the Regional District of Nanaimo

concept design options by: FAULKNERBROWNS ARCHITECTS

SEPARATE PRICES	Class C Estimate	
<u>PHASE COSTS</u>	Buidling only	\$13,524,000
PHASE 1 - Support Space 830.0 m2 \$6,334.34	\$5,257,500	
PHASE 2 - Aquatic Expansion 887.4 m2 \$9,315.42	\$8,266,500	
<i>(REFER TO SEPARATE ESTIMATE SUMMARY)</i>		
<u>PHASED CONSTRUCTION PREMIUM</u>	11.7%	\$274,700
Premium cost for Phased Construction - delayed 2nd stage construction after completion of Phase 1 work - assume 14mths (10% pa) on Phase 2 Costs	2,354,441	
<u>REDUCED POOL EXPANSION</u>		(\$1,732,500)
Cost Saving for reduced Pool Expansion as per Architectural Drwg A2.1b (approximately 210m2)	(1,732,500)	
<u>FUTURE SECOND FLOOR</u>		\$490,000
Premium cost to upgrade existing structure from roof only to future second floor and roof for Fitness Centre. (approximate area 1000m2) Includes elevator shaft/pit.	490,000	
<u>INTERIOR RENOVATIONS FOR TOT</u>		\$98,000
Renovation to the TOT Pool including removal of Whale Tail Water feature and remedial works	98,000	
<u>ISLAND HEALTH RESTORATIVE HEALTH</u>		\$340,800
Cost to construction new building area for the RESTORATIVE HEALTH SPACE	340,800	

Costs above are NET ADD/DEDUCT Construction Costs only. Excluding Soft Costs and Escalation.

Ravensong Aquatic Centre Expansion

June 9, 2022

PREFERRED DESIGN OPTIONS

for the Regional District of Nanaimo

concept design options by: FAULKNERBROWNS ARCHITECTS

SUSTAINABLE ENGINEERING STRATEGIES	Class C Estimate
EXTERIOR ENVELOPE	
(reference RJC Building Enclosure Design Brief – REV.01)	
<u>Increase Exterior Wall Insulation (+3" Insulation)</u>	83,900
New Building	83,900
Existing Building	n/a
<u>Wood Stud Exterior Framing</u>	99,100
New Building (requires, engineered product)	99,100
Existing Building	n/a
<u>Roofing - Replace with High Performance Roof 7" insulation</u>	655,500
New Building (requires, engineered product)	n/a
Existing Building	655,500
MECHANICAL STRATEGIES	
(reference AME Group Mechanical Report May 25, 2020)	
<u>Replace Air-Cooled Heat Pumps (300 Tons) with Gas Fired Boiler Plant-</u> Includes deduction for ACHP plant	(381,250)
<u>Replace Air-Cooled Heat Pumps (300 Tons) with Bio-Mass Plant</u> (3.0Million BTU) - Includes upgrade FRR to boiler room, out-building for wood pellet storage, site work for unloading and truck turnaround (incl. credit for ACHP plant)	25,000
<u>Capture Waste Heat from Showers, Deck Drains and Pool Backwashing -</u> Sharc Piranha T10 water to water heat pump and 1000gal storage tank	150,000
<u>Install Photovoltaic Panels to offset electrical Load</u> Using a cost of \$2250 per kW for a ballasted rooftop PV array system, using the total available roof area would cost approximately \$900,000 for 400kW DC of PV arrays. If BC Hydro allows only a single meter, a maximum of 100kW DC of PV panels will provide energy savings and the cost will be approximately \$225,000 for a 100kW DC PV system.	900,000

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Site Development			\$1,115,000
Site clearing & Preparation, remove organics, earthworks		50,000	
Existing Services - Relocations, Abandon	350 m2	50,000	
Roads - Asphalt Paving & Curbs	450 m2	Existing Remain	
Sidewalks and Decorative Paving		180,000	
Hard landscaping, planters, steps, features, signage		100,000	
Soft Landscaping / Planting / Irrigation		110,000	
Mechanical Civil Services (storm, sewer, water & gas)			
• Water Main - new 150mm dia required for Fire Service, relocate existing		65,000	
• Storm drainage - for addition		60,000	
• Sanitary Connection - remain		35,000	
• Gas		Remain	
Electrical Civil Services			
• Hydro Charge for new 1200A 347/600v Service		100,000	
• New Incoming Underground Service Ducts/Telus/Cable, Conc Tranf Pad		80,000	
• Site Lighting		75,000	
General Contractor Overheads & Fee		109,000	
Design Contingency		101,000	
NEW Building Construction (REFER TO SEPARATE DETAILED ESTIMATE)	18,486 SF	\$731.58	\$13,524,000
Substructure & Foundations, Earthworks, Soils Anchors		1,019,600	
Slab on grade, upper floor structure & roof structure		2,152,100	
Exterior Envelope		2,055,100	
Interior Construction (partitions, doors, finishes, fittings)		363,500	
Stairs, Elevator		0	
Finishes		687,100	
Fittings, Equipment, Specialties & Millwork		467,900	
Electrical		798,700	
Mechanical (Plumbing, Sprinklers & HVAC / Controls)		3,259,900	
Overhead, Supervision & General Conditions, GC Fee		1,294,000	
Existing Building Demolition		196,600	
Cash Allowances (As built, Testing)		0	
Design Contingency	10.0%	1,229,500	
Existing Building RENOVATIONS & UPGRADES	1,045 m2	\$2,578.09	\$2,694,100
Seismic Upgrade (Foundations, Brace Bay, Diaphragm upgrade)	1,045 m2	685,000	
Re-roofing		Not Included	
Mechanical Upgrades, incl. Fire Protection Sprinklers		997,500	
Electrical Upgrades include Upgrade Incoming Service		562,500	
Site Overhead, Supervision & General Conditions, CM Fee		201,900	
Design Contingency		247,200	
PHOTVOLTAICS			Separate Price
OFFSITE Work Allowances		Allowance	\$100,000
Roads & Intersections		N/A	
Services Upgrades		100,000	
SUB-TOTAL CONSTRUCTION (Excluding GST)			\$17,433,100
SOFT & PROJECT COSTS	ALLOWANCE	30%	\$6,310,000
Professional Design Fees & Expenses	10.0%	\$1,743,000	
Project Management	3.0%	\$523,000	
Furniture & Furnishings & Equipment	5.0%	\$872,000	
Project Contingency (incl Change Orders)	5.0%	\$872,000	
Permits, Insurance, Project Administration, Legal Fees etc	1.5%	\$261,000	
Goods & Services Tax (rebated)	1.7%	\$296,000	
PROJECT RESERVE	10.0%	1,743,000	
TOTAL PROJECT COST			\$23,743,100
CONSTRUCTION ESCALATION CONTINGENCY			\$1,743,300
Assume construction tender - 12mths	10.0%	1,743,300	