ADVICAS
Professional Quantity Surveyors

3RD PARTY COST REVIEW

WESTSHORE RCMP DETACHMENT EXPANSION

LANGFORD, BC

March 2, 2026

Prepared by
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TABLE OF CONTENTS

SECTION **PAGE**

INTRODUCTION 1
Project Description 1
Gross Floor Area 1
ESTIMATE COSTS 1
Escalation 1
Canadian/US Tariffs 2
BASIS OF THE ESTIMATE 2
Contingency Reserves 2
Taxes 3
General Requirements and Fee 3
Documentation 3
Exclusions 4

APPENDICES

A ELEMENTAL COST ANALYSIS
B ESTIMATE BACKUP SHEETS

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Advicas Project No. 2026025

INTRODUCTION

This report sets out the estimate of capital construction cost at Schematic design stage for the proposed Westshore RCMP Detachment Expansion at 698 Atkins Avenue in Langford, BC.

Project Description

The project comprises a non-combustible construction 5-storey addition to the existing remaining 3-storey existing RCMP facility. The new addition will in the same location of the existing one and a half storey existing wing of the RCMP facility. Exterior finishes are aluminum composite panels, split face concrete veneer and SBS flat roofs. Demolition of the existing wing and expanded site development is part of the scope of works.

Gross Floor Area

The gross floor area[1] is:

Basement	1,078	m^2
Level 1	1,109	m^2
Level 2	1,109	m^2
Level 3	1,036	m^2
Level 4	1,036	m^2
Services Penthouse	158	m^2
TOTAL	**5,526**	**m^2**

[1] measured to the outside face of exterior walls

ESTIMATE COSTS

The estimate costs have been developed in current (March 2026) dollars only. The estimated capital construction cost is as follows:

Building	$57,740,332	$10,448.85/$m^2$
Site Development	$9,306,194	$1,140.33/$m^2$
Alterations & Demolition	$1,474,215	$580.17/$m^2$
TOTAL	**$68,520,741**	**$8,493.96/$m^2$**

A breakdown of the estimate, in an elemental format, is included in Appendix A.

Estimate backup sheets are included in Appendix B.

Escalation

Escalation during Construction Period – the estimate, as is typical, includes any cost increases incurred by the contractor/sub-contractor, and suppliers in conforming to contractor/supplier timelines dictated by the construction schedule. These increases are built into the respective detailed unit rate costs.

Future Escalation – Escalation beyond the current date is not included in the estimate and will be based on values given in the table below.

	Annual Escalation
Mar to Dec 2026	+4.2%
2027	+4.5%
2028	+4.5%
2029	+4.0%

Canadian/US Tariffs

The current trade tariffs between Canada and the United States, promulgated March 4, 2025, will result in a premium on material and equipment, sourced across the border. This will also impact corresponding Canadian sourced items which will increase to uphold the pricing margin between themselves and US competition. Suppliers are still coming to terms with the full pricing implication of the tariffs, and how they impact their bottom line price. At this juncture, we have not included a provisional premium allowance in the estimate to account for the expected overall increase in construction costs related to the tariffs.

BASIS OF THE ESTIMATE

We have assumed that the work will be tendered competitively in the open market.

In all cases the estimates are based upon our assessment of fair value for the work to be carried out. We define fair value as the amount a prudent contractor, taking into account all aspects of the project, would quote for the work. We expect our estimate to be in the middle of the bid range to ensure that funding for the work remains adequate for the duration of the project.

It should be noted that Advicas Group Consultants Inc. does not have control over the cost of labour, materials, or equipment, over the Contractor's methods of determining bid prices, or over competitive market conditions. We define competitive conditions in the project as attracting a minimum of three general contractors' bids with a minimum of two sub-trade tenders, and suppliers' tenders, within each of the sub-trade categories. Accordingly, Advicas Group Consultants Inc. cannot and does not warrant or represent that bids will not vary from the estimate.

The current construction market remains active, bringing with it a volatility in tender price levels. Whilst we endeavor to gauge the developing market conditions, it is not always possible to predict industry interest in this project, and the likely-hood of a poor, uncompetitive, response.

Contingency Reserves

Contingency is an allowance specifically identified within the estimate to meet unforeseen circumstances and represents an assessment of the financial risk relating to this project.

Design Contingency – A design contingency allowance has been included, calculated at 10% of the construction costs, to provide for unforeseen items arising during the design phase.

Design contingency is introduced into the estimated cost at the earliest estimate stage and is a measurement of the amount and detail of the design information available. As the design develops and systems and material selections are fixed, the amount of the contingency allowance is reduced and is absorbed into the measured elements. On completion of contract documents, at tender stage, the allowance is normally reduced to zero. Our determination of this risk level and the amount of the contingency allowance is the result of many years of

cost planning, on over 4,000 construction projects, and of monitoring the increasing design information that occurs during the design phase. The design contingency is not a discretionary cost element.

Construction Contingency – No allowance has been made for construction contingency. This typically provides for unforeseen items arising during the construction period – such as field conditions, coordination discrepancies – which will result in change orders and extra costs to the contract, other than changes in scope.

Project Contingency – No allowance has been made for project contingency. This is a contingency, held by the Client, to be used at their discretion to fund specific Client driven changes to the project scope, conditions, etc.

Taxes

PST at 7% is included in the estimate. GST is excluded from the estimate.

General Requirements and Fee

The General Requirements provide for all General Contractor's costs associated with the management and supervision of the construction work in accordance with the contract documents and construction schedule. Typical costs include site superintendent/foreman, site set up and demobilization, temporary office and storage, temporary equipment including crane, first aid facilities, bonding, and construction insurance.

The General Contractor's Fee includes office expenses, profit, and attendance on building sub trades, and profit on own forces work.

Documentation

The estimate is based on the following:

- IPD Project Team
  - West Shore RCMP Facility Expansion – Validation Report Volume I, dated January 16, 2026, 72 pages
  - West Shore RCMP Facility Expansion – Validation Report Volume II, dated January 16, 2026, 12 pages
  - West Shore RCMP Facility Expansion – Validation Report Volume III, dated January 16, 2026, 333 pages Received February 12, 2026

- Emails and telephone discussions with the Client during the preparation of the estimate

Exclusions

The following items are excluded from the capital construction cost:

- Loose furniture, fittings, and equipment including:
  - Office furniture and equipment
  - RCMP equipment
  - Artwork, artifacts, or murals
  - Audio visual and media equipment, projection screens
  - Refuse containers, waste bins, etc.
  - Window furnishings
  - Cable TV equipment
  - Televisions
  - Telephone equipment
  - Computer hubs
  - Computers, server
  - Vending machines
- Removal and relocation of loose furniture, fittings, and equipment from the construction zone prior to construction work commencing
- Relocation and reinstallation of loose furniture, fittings, and equipment upon completion of construction work
- Costs associated with temporary relocation, i.e., decanting and relocating staff from the construction zone
- Storage costs
- Rock excavation
- Structural or seismic upgrade of existing 3-storey Building
- Separate prices
- Client Administration costs
- Clerk of Works
- Client Project Manager
- Land acquisition costs
- Offsite costs
- Material testing
- Traffic study costs
- Survey fees
- Financing costs
- Legal fees
- Client Insurances costs
- Development cost charges
- Development permit fees
- Phasing of the work
- Out of hours working
- Consultants' fees and expenses
- Construction contingency
- Project contingency
- Escalation
- GST

APPENDIX A

ELEMENTAL COST ANALYSIS

ELEMENTAL COST ANALYSIS

PROJECT: Westshore RCMP Detachment Expansion Project, City of Colwood
698 Atkins Avenue, Victoria

DATE: 2-Mar-26

TYPE OF ESTIMATE: Cost Review

GROSS FLOOR AREA: 5,526 m²

ELEMENT	RATIO G.F.A.	ELEMENT QUANTITY	UNIT	UNIT RATE	ELEMENT COST	COST / m² FLOOR AREA	TOTAL COST	%
A1 SUBSTRUCTURE							519.40	2,870,200	5.0%
A11 Standard Foundations									
A12 Special Foundations	0.20	1,110	m²	1530.54	1,698,900	307.44			2.9%
A13 Basement Excavation	0.47	2,597	m³	451.02	1,171,300	211.96			2.0%
A2 STRUCTURE							1,530.29	8,456,400	14.6%
A21 Lowest Floor Construction	0.20	1,110	m²	140.81	156,300	28.28			0.3%
A22 Upper Floor Construction	0.80	4,448	m²	1423.56	6,332,000	1145.86			11.0%
A23 Stair Construction	0.01	45	m	5202.22	234,100	42.36			0.4%
A24 Roof Construction	0.20	1,100	m²	1576.36	1,734,000	313.79			3.0%
A3 EXTERIOR ENCLOSURE							1,301.30	7,191,000	12.5%
A31 Structural Walls Below Main Fl	0.06	333	m²	978.38	325,800	58.96			0.6%
A32 Walls Below Main Floor	0.08	453	m²	443.27	200,800	36.34			0.3%
A33 Structural Walls Above Main Fl	0.44	2,426	m²	325.89	790,600	143.07			1.4%
A34 Walls Above Main Floor	0.43	2,399	m²	1409.59	3,381,600	611.94			5.9%
A35 Windows	0.09	519	m²	1825.82	947,600	171.48			1.6%
A36 Doors & Glazed Screens	0.00	14	lvs	5157.14	72,200	13.07			0.1%
A37 Roof Covering					670,400	121.32			1.2%
A38 Roof Glazing									
A39 Projections					802,000	145.13			1.4%
B1 PARTITIONS & DOORS							536.99	2,967,400	5.1%
B11 Fixed Partitions	1.44	7,932	m²	230.82	1,830,900	331.32			3.2%
B12 Structural Partitions	0.14	776	m²	457.47	355,000	64.24			0.6%
B13 Movable Partitions									
B14 Internal Doors	0.03	163	lvs	4794.48	781,500	141.42			1.4%
B2 INTERIOR FINISHES							362.94	2,005,600	3.5%
B21 Floor Finishes	0.84	4,664	m²	129.29	603,000	109.12			1.0%
B22 Ceiling Finishes	0.84	4,664	m²	148.84	694,200	125.62			1.2%
B23 Wall Finishes					708,400	128.19			1.2%
B3 FITTINGS & EQUIPMENT							332.32	1,836,400	3.2%
B31 Fittings and Fixtures		5,526	m²	201.65	1,114,300	201.65			1.9%
B32 Equipment		5,526	m²	76.38	422,100	76.38			0.7%
B33 Conveying Systems	0.00	5	stops	60000.00	300,000	54.29			0.5%
C1 MECHANICAL SYSTEMS							1,651.61	9,126,800	15.8%
C11 Plumbing and Drainage		5,526	m²	301.81	1,667,800	301.81			2.9%
C12 Fire Protection		5,526	m²	69.51	384,100	69.51			0.7%
C13 HVAC		5,526	m²	1156.37	6,390,100	1156.37			11.1%
C14 Controls		5,526	m²	123.92	684,800	123.92			1.2%
C2 ELECTRICAL SYSTEMS							1,450.38	8,014,800	13.9%
C21 Service & Distribution		5,526	m²	380.84	2,104,500	380.84			3.6%
C22 Lighting, Devices & Heat		5,526	m²	306.68	1,694,700	306.68			2.9%
C23 Systems		5,526	m²	762.87	4,215,600	762.87			7.3%
Z GENERAL REQUIREMENTS & ALLOWANCES							1,719.67	9,502,896	16.5%
Z11 General Requirements	16%				6,832,067	1236.35			11.8%
Z12 Fee	5%				2,670,830	483.32			4.6%
Z21 DESIGN CONTINGENCY							1,043.94	5,768,836	10.0%
Z22 ESCALATION CONTINGENCY									
GST EXCLUDED									
BUILDING COST: Current $				Excluding GST			10,448.85	$57,740,332	

ELEMENTAL COST ANALYSIS

PROJECT:	Westshore RCMP Detachment Expansion Project, City of Colwood 698 Atkins Avenue, Victoria	DATE:	2-Mar-26
TYPE OF ESTIMATE:	Cost Review	GROSS FLOOR AREA:	5,526 m²

ELEMENT	RATIO G.F.A.	ELEMENT QUANTITY	UNIT	UNIT RATE	ELEMENT COST	COST / m² FLOOR AREA	TOTAL COST	%
D1 SITE DEVELOPMENT							838.72	6,844,800
D11 General Sitework		8,161	m²	430.95	3,517,000	430.95		
D12 Mechanical Site Services		8,161	m²	45.78	373,600	45.78		
D13 Electrical Site Services		8,161	m²	361.99	2,954,200	361.99		
Z GENERAL REQUIREMENTS & ALLOWANCES							187.67	1,531,612
Z11 General Requirements	16%				1,101,146	134.93		
Z12 Fee	5%				430,466	52.75		
Z21 DESIGN CONTINGENCY							113.93	929,782
Z22 ESCALATION CONTINGENCY								
GST EXCLUDED								
SITE DEVELOPMENT COST: Current $				Excluding GST			1,140.33	$9,306,194
CONSTRUCTION COST: Current $				Excluding GST			12,132.92	$67,046,526

NOTES:

ELEMENT	RATIO G.F.A.	ELEMENT QUANTITY	UNIT	UNIT RATE	ELEMENT COST	COST / m² FLOOR AREA	TOTAL COST	%
D2 ALTERNS. & DEMOLITION							426.72	1,084,300
D21 Demolitions	16%	2,541	m²	35.69	90,700	35.69		
D22 Alterations	5%	2,541	m²	391.03	993,600	391.03		
Z GENERAL REQUIREMENTS & ALLOWANCES							95.48	242,626
Z11 General Requirements					174,435	68.65		
Z12 Fee					68,191	26.84		
Z21 DESIGN CONTINGENCY							57.96	147,289
Z22 ESCALATION CONTINGENCY								
GST EXCLUDED								
ALTNS & DEMO COST: Current $				Excluding GST			580.17	$1,474,215

NOTES:

Building	$57,740,332	$10,448.85 /m²
Site Development	$9,306,194	$1,140.33 /m²
Alterations & Demolition	$1,474,215	$580.17 /m²
TOTAL	$68,520,741	$8,493.96 /m²

APPENDIX B

ESTIMATE BACKUP SHEETS

Cost Review DATE: 2-Mar-26

A1 SUBSTRUCTURE	QUANTITY	UNIT	RATE	COST
A11 Standard Foundations				
Nil				
A12 Special Foundations	1,110	m²	$1,530.54	$1,698,900
Concrete raft foundation				
Concrete	1,637	m³	$370.00	$605,690
Fwk edge	215	m²	$140.00	$30,100
Rebar	155,560	kg	$4.00	$622,240
Place & finish, screed & cure	1,295	m²	$25.00	$32,375
Excavate raft foundation and remove	1,669	m³	$85.00	$141,865
Backfill excavation with imported fill	32	m³	$120.00	$3,840
Waterproofing to underside of slab	1,310	m²	$85.00	$111,350
75 mm rigid insulation, drainage mat and waterproofing to perimete	197	m²	$145.00	$28,565
50mm mud slab	1,295	m²	$30.00	$38,850
Underpin existing foundation, 1/SSK-01	24	m	$3,500.00	$84,000
A13 Basement Excavation	2,597	m³	$451.02	$1,171,300
Excavate basement and remove	2,597	m³	$85.00	$220,745
Shoring to excavations including soil anchors	481	m²	$1,800.00	$865,800
Backfill excavation with imported fill	706	m³	$120.00	$84,720

A2 STRUCTURE	QUANTITY	UNIT	RATE	COST
A21 Lowest Floor Construction	1,110	m²	$140.81	$156,300
125mm concrete slab on grade including placement and finish, screed and cure, reinforcement, expansion and contraction joints	1,110	m²	$94.00	$104,340
300mm structural fill to underside of slab	333	m³	$120.00	$39,960
Seismic gap	24	m	$500.00	$12,000
A22 Upper Floor Construction	4,448	m²	$1,423.56	$6,332,000
Level 1:				
Concrete in suspended slabs	216	m³	$415.00	$89,640
Placement and finish, screed and cure concrete	1,082	m²	$25.00	$27,050
Formwork to soffit of suspended slab	1,107	m²	$140.00	$154,980
Formwork to edge of slab	29	m²	$140.00	$4,060
Rebar in slab	30,307	kg	$4.00	$121,228
2-57mm Ø dywidag anchors	129	m	$450.00	$58,050
4-57mm Ø dywidag anchors	22	m	$900.00	$19,800
Concrete in brace bay columns	66	m³	$435.00	$28,710
Formwork to sides of brace bay columns	298	m²	$140.00	$41,720
Rebar in brace bay columns	26,510	kg	$4.00	$106,040
6-57mm Ø dywidag anchors	113	m	$1,350.00	$152,550
Concrete in gravity columns	18	m³	$435.00	$7,830
Formwork to sides of gravity columns	159	m²	$140.00	$22,260
Rebar in gravity columns	4,566	kg	$4.00	$18,264

Studrails	180	no.	$35.00	$6,300
Seismic gap	23	m	$500.00	$11,500
Level 2 to Level 5:				
38mm x 0.91mm steel deck, 89 mm concrete topping, reinforcement	4,448	m²	$271.00	$1,205,408
W section beams	134,963	kg	$13.00	$1,754,519
W section columns	187,468	kg	$13.00	$2,437,084
Base plates and grout - brace bay columns	28	no.	$1,500.00	$42,000
Base plates and grout - gravity columns	23	no.	$500.00	$11,500
Seismic gap	23	m	$500.00	$11,500
A23 Stair Construction	45	m	$5,202.22	$234,100
1.30m wide concrete stairs and half landing including railings - total rise	4	m	$5,000.00	$20,000
1.30m wide steel stairs and half landing including concrete topping and railings - total rise	37	m	$5,300.00	$196,100
1.60m wide straight flight steel stairs including concrete topping and railings - total rise	4	m	$4,500.00	$18,000
A24 Roof Construction	1,100	m²	$1,576.36	$1,734,000
38mm x 0.91mm steel deck	1,100	m²	$120.00	$132,000
W section beams	53,564	kg	$13.00	$696,332
W section columns	68,339	kg	$13.00	$888,407
Seismic gap	23	m	$750.00	$17,250
A3 EXTERIOR ENCLOSURE	QUANTITY	UNIT	RATE	COST
A31 Structural Walls Below Main Floor	333	m²	$978.38	$325,800
Concrete in 500 walls	166	m³	$400.00	$66,400
Formwork to side of walls	665	m²	$190.00	$126,350
Reinforcement in walls	33,256	kg	$4.00	$133,024
A32 Walls Below Main Floor	453	m²	$443.27	$200,800
75 mm rigid insulation, drainage mat and waterproofing to perimeter	251	m²	$145.00	$36,395
100 split face/smooth concrete veneer, connectors, 100 semi-rigid insulation, air vapour barrier membrane	253	m²	$650.00	$164,450
A33 Structural Walls Above Main Floor	2,426	m²	$325.89	$790,600
HSS sections cross bracing	60,814	kg	$13.00	$790,582
A34 Walls Above Main Floor	2,399	m²	$1,409.59	$3,381,600
100 split face/smooth concrete veneer, connectors, 100 semi-rigid insulation, air vapour barrier membrane	25	m²	$650.00	$16,250
Aluminum composite metal panel, air space, z-girts, 100mm semi rigid insulation	2,203	m²	$1,120.00	$2,467,360

Air vapour barrier membrane, 15.9mm exterior gypsum sheathing, 152 mm steel studs @ 400mm o/c, 15.9mm gypsum sheathing	2,329	m²	$245.00	$570,605
Anodized aluminum plate frame, 300mm depth	100	m	$350.00	$35,000
Extruded wood look metal cladding, z-girts	126	m²	$750.00	$94,500
Scaffolding allowance	2,852	m²	$65.00	$185,380
Tie in wall finishes to existing	25	m	$500.00	$12,500
A35 Windows	**519**	**m²**	**$1,825.82**	**$947,600**
Aluminum thermally broken storefront with low E, tinted double glazing, including flashings, caulking and installation	45	m²	$1,700.00	$76,500
Aluminum thermally broken windows with low E, tinted double glazing, including flashings, caulking and installation	257	m²	$1,600.00	$411,200
Aluminum thermally broken windows with spandrel panels, including flashings, caulking and installation	217	m²	$1,700.00	$368,900
Premium for opening lights - Allowance	130	no.	$700.00	$91,000
A36 Doors & Glazed Screens	**14**	**lvs**	**$5,157.14**	**$72,200**
Aluminum glazed door storefront and frame including hardware: Pair, Type 16	1	pr.	$9,000.00	$9,000
Insulated hollow metal door and thermally broken frame including hardware and finish: Single, Type 18	5	lvs.	$4,700.00	$23,500
Insulated hollow metal door and thermally broken frame including hardware and finish: Pair, Type 18a	1	pr.	$6,000.00	$6,000
Hollow metal door and pressed steel frame including hardware and finish: Single, 1.1x2.15m, Type 19	1	lvs.	$4,600.00	$4,600
Prefinished overhead metal rolling sectional door and track including electric operation, 3mW x 2.7m H, Type 20	1	no.	$13,000.00	$13,000
Hollow metal door and pressed steel frame including hardware and finish: Single, Type 21	3	lvs.	$3,700.00	$11,100
Premium cost for an automatic opener	1	no.	$5,000.00	$5,000
A37 Roof Covering				**$670,400**
2 ply SBS membrane, protection board, 100mm sloped rigid insulation (R 40), vapour barrier membrane, exterior gypsum board sheathing	1,100	m²	$350.00	$385,000
Roof/wall intersection on mech pent house	58	m	$200.00	$11,600
750mm high steel stud parapet with aluminum composite metal panel	139	m	$1,325.00	$184,175
750mm (min) 1900m (max) high sloping steel stud parapet with aluminum composite metal panel	7	m	$1,000.00	$7,000
1160mm (min) 2840m (max) high sloping pre-finished metal louvre screen	10	m	$1,500.00	$15,000
Roof/wall intersection to existing building	23	m	$200.00	$4,600
Scuppers - allowance	6	no.	$500.00	$3,000
Roof anchors	1	sum	$60,000.00	$60,000
A38 Roof Glazing				

N/A

A39 Projections				$802,000
Entry canopy				
2 ply SBS membrane, exterior gypsum board sheathing	68	m²	$170.00	$11,560
Canopy steel structure	68	m²	$1,500.00	$102,000
350 mm deep wood look metal fascia	23	m	$500.00	$11,500
700 mm deep wood look metal fascia	11	m	$900.00	$9,900
Canopy wood look soffit	68	m²	$750.00	$51,000
Entry stairs and ramp				
Stainless steel railing & balustrade at front entrance	105	m	$1,000.00	$105,000
Stairs and landings	1	sum	$100,000.00	$100,000
Ramp	1	sum	$150,000.00	$150,000
Rear steps and path				
Stainless steel railing & balustrade	28	m	$1,000.00	$28,000
Stairs	1	sum	$7,000.00	$7,000
Path	1	sum	$6,000.00	$6,000
Exterior signage allowance	1	sum	$85,000.00	$85,000
Flag poles - Allowance	9	no	$15,000.00	$135,000

B1 PARTITIONS & DOORS	QUANTITY	UNIT	RATE	COST
B11 Fixed Partitions	7,932	m²	$230.82	$1,830,900
1.3 - STC 38				
15.9mm type X gypsum board, 92mm steel studs @ 400 o/c, 15.9mm type X gypsum board	16	m²	$190.00	$3,040
1.5				
15.9mm type X gypsum board, 19 #9/10 rolled, flattened steel mesh, 92mm steel studs @ 400 o/c, 89mm mineral fibre insulation, 15.9mm type X gypsum board	42	m²	$350.00	$14,700
2.4 - STC 51				
15.9mm type X gypsum board, 152 mm metal studs @ 400 o/c, 150mm mineral fibre insulation, 15.9mm type X gypsum board	3,044	m²	$225.00	$684,900
2.4x - STC 51, FRR 60 min				
15.9mm type X gypsum board, 152 mm metal studs @ 400 o/c, 150mm mineral fibre insulation, 15.9mm type X gypsum board	1,322	m²	$225.00	$297,450
2.5 - STC 55				
15.9mm type X gypsum board, 152 mm metal studs @ 400 o/c, 150mm mineral fibre insulation, 15.9mm type X gypsum board, 15.9mm type X gypsum board	293	m²	$255.00	$74,715
2.5xv				
15.9mm type X gypsum board, 152 mm metal studs @ 400 o/c, 150mm mineral fibre insulation, 15.9mm type X gypsum board, 15.9mm type X gypsum board	95	m²	$255.00	$24,225
2.6 - STC 59				
15.9mm type X gypsum board,15.9mm type X gypsum board, 152 mm metal studs @ 400 o/c, 150mm mineral fibre insulation, 15.9mm type X gypsum board, 15.9mm type X gypsum board	70	m²	$285.00	$19,950
2.6x				
15.9mm type X gypsum board,15.9mm type X gypsum board, 152 mm metal studs @ 400 o/c, 150mm mineral fibre insulation, 15.9mm type X gypsum board, 15.9mm type X gypsum board	33	m²	$285.00	$9,405
2.7x				

15.9mm type X gypsum board, 1.52 16ga. HR, matte finish sheet steel filet welded @ 305 o/c to metal studs, 152 mm metal studs @ 400 o/c, 150mm mineral fibre insulation, 15.9mm type X gypsum board	977	m²	$345.00	$337,065
Shaft wall, 7.2xx - STC 38, FRR 120 min 15.9mm type X gypsum board,15.9mm type X gypsum board,64 steel c-h studs @ 600 o/c, 24.5 gypsum board liner panel	696	m²	$245.00	$170,520
Column furring: 15.9mm type X, 92mm metal studs @ 600 o/c	1,344	m²	$145.00	$194,880
Glazed partitions - see glazing in B14 Internal Doors				
B12 Structural Partitions	776	m²	$457.47	$355,000
Concrete in 500 walls	60	m³	$400.00	$24,000
Formwork to side of walls	239	m²	$190.00	$45,410
Reinforcement in walls	11,953	kg	$4.00	$47,812
HSS sections cross bracing	18,291	kg	$13.00	$237,783
B14 Internal Doors	163	lvs	$4,794.48	$781,500
Hollow metal door and pressed steel frame including hardware and finish: Single, Type 1	21	lvs.	$4,000.00	$84,000
Hollow metal door and pressed steel frame including hardware and finish: Single, 1.1x2.15m, Type 1a	2	lvs.	$4,000.00	$8,000
Hollow metal door and pressed steel frame including hardware and finish: Pair, Type 1b	1	pr.	$5,700.00	$5,700
Hollow metal door and pressed steel frame including hardware and finish: Single, Type 2	8	lvs.	$3,900.00	$31,200
Hollow metal door and pressed steel frame including hardware and finish: Single, Type 3	1	lvs.	$4,500.00	$4,500
Hollow metal door and pressed steel frame including hardware and finish: Single, Type 4	4	lvs.	$4,000.00	$16,000
Hollow metal door and pressed steel frame including hardware and finish: Single, Type 5	14	lvs.	$7,100.00	$99,400
Hollow metal door and pressed steel frame including hardware and finish: Single, Type 7	3	lvs.	$7,300.00	$21,900
Hollow metal door and pressed steel frame including hardware and finish: Single, Type 8	11	lvs.	$3,700.00	$40,700
Hollow metal door and pressed steel frame including hardware and finish: Single, Type 9	5	lvs.	$4,200.00	$21,000
Hollow metal door and pressed steel frame including hardware and finish: Single, Type 10	25	lvs.	$4,900.00	$122,500
Hollow metal door and pressed steel frame including hardware and finish: Single, Type 11	1	lvs.	$4,900.00	$4,900
Solid core wood half lite door and pressed steel frame including 900mm side lite, hardware and finish: Single, Type 12	7	lvs.	$5,390.00	$37,730
Solid core wood half lite door and pressed steel frame including 900mm side lite, hardware and finish: Single, Type 13	36	lvs.	$5,390.00	$194,040
Solid core wood sliding barn door including hardware and finish, Type 14	10	no.	$3,040.00	$30,400
STC rated door and frame including hardware and finish: Single, Type 15	7	lvs.	$4,800.00	$33,600
STC rated door and frame including hardware and finish: Pair, Type 15a	1	pr.	$5,500.00	$5,500
Aluminum glazed door store front and frame including hardware: Pair, Type 16	1	pr.	$7,000.00	$7,000

Hollow metal door and pressed steel frame including hardware and finish: Single, Type 18b	2	lvs.	$4,200.00	$8,400
Premium cost for an automatic opener	1	no.	$5,000.00	$5,000

B2 INTERIOR FINISHES	QUANTITY	UNIT	RATE	COST
B21 Floor Finishes	**4,664**	**m²**	**$129.29**	**$603,000**
Sealed concrete, SC1	738	m²	$30.00	$22,140
Vehicular traffic coating, SFC1	68	m²	$150.00	$10,200
Resinous non slip, SFC2	417	m²	$120.00	$50,040
Resilient sheet flooring, non slip R10 slip resistance, RSF1	436	m²	$130.00	$56,680
Resilient sheet flooring, RSF2	1,128	m²	$130.00	$146,640
Resilient sheet flooring, non slip R11 slip resistance, RSF3	131	m²	$130.00	$17,030
Static dissipative flooring, SDT1	170	m²	$200.00	$34,000
Recessed entry mat, WMS1	28	m²	$250.00	$7,000
Textile composite flooring, TCF1	1,337	m²	$120.00	$160,440
Rubber athletic flooring, RF1	210	m²	$150.00	$31,500
Rubber base	2,276	m	$10.00	$22,760
Integrated cove base	907	m	$13.00	$11,791
Stair contrast nosing, extruded clear anodized	290	m	$80.00	$23,200
Tactile warning surface	8	m²	$1,200.00	$9,600
B22 Ceiling Finishes	**4,664**	**m²**	**$148.84**	**$694,200**
Painted exposed structure	1,236	m²	$45.00	$55,620
Ceiling stairs soffit, paint exposed	222	m²	$80.00	$17,760
Painted gypsum board	307	m²	$140.00	$42,980
Ceiling tile and grid, standard	2,618	m²	$150.00	$392,700
Acoustic metal panel system, detention grade, locking	59	m²	$450.00	$26,550
Feature ceiling, acoustic	88	m²	$1,000.00	$88,000
Painted moisture resistant gypsum board	133	m²	$155.00	$20,615
Gypsum bulkhead allowance	1	sum	$50,000.00	$50,000
B23 Wall Finishes				**$708,400**
Paint finish	9,946	m²	$30.00	$298,380
Acoustic panel, fabric-wrapped fibreglass panel w/resin hardened edge, 25mm thick, min NRC 0.75, z-bar mounting fabric	244	m²	$500.00	$122,000
Wall protection, PVC-free rigid sheet c/w matching trims	905	m²	$120.00	$108,600
Wall protection, semi-rigid PVCu sheet 2.5mm	71	m²	$235.00	$16,685
Wall protection, hygienic deco panel, 2mm	774	m²	$135.00	$104,490
Wall protection, rigid high-impact sheet, 1.5mm	52	m²	$120.00	$6,240
Epoxy wall coating, Stonehard - stonglaze VSR	51	m²	$120.00	$6,120
Wall protection, fibreglass reinforced laminate c/w aluminum trims	112	m²	$320.00	$35,840
Steel corner guards 60" high - allowance	1	sum	$10,000.00	$10,000

B3 FITTINGS & EQUIPMENT	QUANTITY	UNIT	RATE	COST
B31 Fittings and Fixtures	**5,526**	**m²**	**$201.65**	**$1,114,300**
Millwork:				
Type 1, Plam countertop including upper and lower cabinets	17	m	$3,000.00	$51,000

Type 2, Solid surface counter including upper and lower cabinets	14	m	$4,500.00	$63,000
Type 3, Plam countertop including upper and lower cabinets	36	m	$3,000.00	$108,000
Type 4, reception w/ transaction counter - solid surface counter, PLAM body, lockable drawers, Armortex level III fibreglass ballistic armor in public facing panels, 25mm thick glass-clad polycarbonate from t/o counter up to u/s ceiling c/w pass-thrus and speaker ports	8	m	$7,500.00	$60,000
Type 5, vanity - solid surface counter	11	m	$2,500.00	$27,500
Type 6, Plam countertop including upper and lower cabinets	4	m	$3,000.00	$12,000
Type 7, records transaction counter - solid surface top w/ wall brackets on public side, Plam lower cabinets on staff side	2	m	$4,500.00	$9,000
Type 8, Stainless steel top including plam upper and lower cabinets	9	m	$5,000.00	$45,000
Type 9, Stainless steel top including plam upper and lower cabinets	3	m	$5,000.00	$15,000
Type 10, Work island plam counter with lower cabinets	8	m	$3,000.00	$24,000
Type 11, Lunch room island - solid surface top including plam lower cabinets	3	m	$5,000.00	$15,000
Washroom accessories:				
Mirror	15	no.	$300.00	$4,500
Mirror for locker vanity	3	no.	$600.00	$1,800
Soap dispenser	22	no.	$200.00	$4,400
Paper towel disposal/dispenser	18	no.	$800.00	$14,400
Toilet tissue holder	23	no.	$150.00	$3,450
Coat hook set	36	no.	$25.00	$900
Grab bar set	16	no.	$500.00	$8,000
Sanitary towel dispenser	18	no.	$100.00	$1,800
Waste receptacle	18	no.	$400.00	$7,200
Shower curtain and rod	3	no.	$200.00	$600
Towel bar	3	no.	$100.00	$300
Shower seat	3	no.	$700.00	$2,100
Shower bench	3	no.	$2,000.00	$6,000
Changeroom cubicle	12	no.	$3,000.00	$36,000
Shower cubicle	1	no.	$3,000.00	$3,000
Washroom cubicle, standard	7	no.	$3,000.00	$21,000
Washroom cubicle, accessible	1	no.	$4,000.00	$4,000
Specialties:				
Whiteboards, 1220x2440mm, porcelain enamel	6	no.	$1,500.00	$9,000
Allowance for security/privacy film and graphics	1	sum	$20,000.00	$20,000
Interior signage - allowance	1	sum	$40,000.00	$40,000
Lockers - locker room	217	no.	$2,200.00	$477,400
Lockers- change room	21	no.	$900.00	$18,900
Furnishings:				
Office workstation, furniture, table, chairs				NIC
B32 Equipment	5,526	m^2	$76.38	$422,100
Appliances - allowance				
TV, wall mounted	9	no.	$2,000.00	$18,000
Coffee maker	6	no.	$300.00	$1,800
Full size fridge w/ freezers	9	no.	$2,000.00	$18,000
Dishwasher	2	no.	$1,000.00	$2,000
Microwave	3	no.	$500.00	$1,500
Stove	1	no.	$1,200.00	$1,200
Range hood	1	no.	$800.00	$800
Freestanding photocopier	11	no.	$5,000.00	$55,000
Paper shredder	11	no.	$800.00	$8,800

Faraday Cage	1	sum	$300,000.00	$300,000
Gym equipment relocation	1	sum	$15,000.00	$15,000
B33 Conveying Systems	5	stops	$60,000.00	$300,000
Elevator	5	stops	$60,000.00	$300,000

C1 MECHANICAL SYSTEMS	QUANTITY	UNIT	RATE	COST
C11 Plumbing and Drainage	5,526	m²	$301.81	$1,667,800
Water entry	1	sum	$65,000.00	$65,000
Elevator sump	1	no.	$12,000.00	$12,000
Sanitary sump w/ pump	1	no.	$25,000.00	$25,000
Storm sump	1	no.	$12,000.00	$12,000
Equipment:				
CO2 Air Source Heat Pump:				
(ASHP-2) - 40 kW	1	no.	$133,600.00	$133,600
Storage tanks - 1,000 gal total	3	no.	$99,600.00	$298,800
Pumps	2	no.	$8,600.00	$17,200
Oil interceptor	1	no.	$16,400.00	$16,400
Plumbing Fixtures:				
WC	25	no.	$1,300.00	$32,500
UR	4	no.	$2,500.00	$10,000
LAV	25	no.	$3,200.00	$80,000
SH	15	no.	$1,400.00	$21,000
KS	2	no.	$3,100.00	$6,200
SK	3	no.	$3,300.00	$9,900
JS	6	no.	$2,100.00	$12,600
ESH w/ EEW	1	no.	$7,400.00	$7,400
DF	6	no.	$5,000.00	$30,000
Clothes washer box	3	no.	$900.00	$2,700
Dishwasher rough-in	2	no.	$850.00	$1,700
HB	5	no.	$1,000.00	$5,000
Drainage Fixtures:				
FD	43	no.	$820.00	$35,260
FFD	4	no.	$1,100.00	$4,400
Elevator drain	1	no.	$2,700.00	$2,700
TD	1	sum	$12,100.00	$12,100
RD	8	no.	$1,300.00	$10,400
Piping & Accessories - includes any associated insulation:				
Perimeter drain	126	m	$166.21	$20,942
Domestic water, sanitary & vent	1	sum	$659,000.00	$659,000
Storm	1	sum	$124,000.00	$124,000
C12 Fire Protection	5,526	m²	$69.51	$384,100
Wet Sprinklers - includes heads, pipes, etc.	5,526	m²	$68.33	$377,592
Exterior Sprinklers - includes heads, pipes, etc.	95	m²	$69.00	$6,555
C13 HVAC	5,526	m²	$1,156.37	$6,390,100

Equipment:
Heat Recovery Ventilators w/ Coils & Condensing Units:

(HRV-1) - 15,000 cfm	1	no.	$504,900.00	$504,900
(HRV-2) - 15,000 cfm	1	no.	$504,900.00	$504,900
Air Source Heat Pump:				
(ASHP-1) - 120 ton	1	no.	$557,000.00	$557,000
Split AC Systems - includes the following:	1	sum	$275,400.00	$275,400
(FCU-PTSS / SSC / MUNI IT) - 4.4 kW	14	no.		-
(FCU-GYM) - 7 kW	4	no.		-
(FCU-DEMARC) - 5 kW	1	no.		-
(FCU-MAIN ELEC) - 15.8 kW	1	no.		-
(ODU-IT) - 17.6 kW	5	no.		-
(ODU-GYM) - 14 kW	2	no.		-
(ODU-DENARC) - 5 kW	1	no.		-
(ODU-MAIN ELEC) - 18 kW	1	no.		-
Chilled Beams - includes the following:	1	sum	$505,400.00	$505,400
(CB-01-XX) - 600x600mm	14	no.		
(CB-02-XX) - 1,200x600mm	45	no.		
(CB-03-XX) - 1,800x600mm	59	no.		
Buffer Tanks:				
(BT-1)	1	no.	$31,500.00	$31,500
(BT-2)	1	no.	$31,500.00	$31,500
Pumps	10	no.	$15,100.00	$151,000
Electric boilers - 320 kW total	2	no.	$77,500.00	$155,000
Expansion tanks	2	no.	$4,200.00	$8,400
Hydronic fan coils	5	sum	$5,700.00	$28,500
VAVs	32	no.	$3,500.00	$112,000
Exhaust fans	18	no.	$2,600.00	$46,800
Fume hood - for high potency drug processing	1	no.	$40,000.00	$40,000
Unit Heaters:				
1 kW	1	no.	$1,000.00	$1,000
Hydronic Unit Heaters:				
1 kW	1	no.	$1,900.00	$1,900
2 kW	1	no.	$2,000.00	$2,000
Electric force flow heaters	7	no.	$1,800.00	$12,600
Hydronic Baseboard:				
1 kW	2	no.	$1,500.00	$3,000
Ceiling fan	1	no.	$2,500.00	$2,500
Ductwork - includes any associated insulation:				
Round	1	sum	$1,090,000.00	$1,090,000
Rectangular	1	sum	$370,000.00	$370,000
Accessories:				
Diffusers, grilles & louvres	140	no.	$485.00	$67,900
Fire, fire/smoke & motorized dampers	56	no.	$1,200.00	$67,200
Piping & Accessories - includes any associated insulation:				
Hydronic	1	sum	$571,900.00	$571,900
Hydronic - PEX	1	sum	$268,000.00	$268,000
Hydronic - valves	64	no.	$970.00	$62,080
Refrigerant	1	sum	$51,000.00	$51,000
Condensate	1	sum	$33,200.00	$33,200
Mechanical contractor's general conditions	1	sum	$833,500.00	$833,500
C14 Controls	5,526	m^2	$123.92	$684,800
Mechanical controls - BAS system	1	sum	$680,300.00	$680,300
Gas monitoring - CO & CO2	1	sum	$4,500.00	$4,500

C2 ELECTRICAL SYSTEMS	QUANTITY	UNIT	RATE	COST

C21 Service & Distribution	5,526	m²	$380.84	$2,104,500
MDP Bus 1600A 347/600V 3P 4W	1	no.	$222,300.00	$222,300
GDP Bus 1600A 347/600V 3P 4W	1	no.	$175,500.00	$175,500
Installation for above equipment - to including grounding	1	sum	$99,450.00	$99,450
CDP-LS2A Bus 400A 120/208V 3P 4W	1	no.	$35,100.00	$35,100
CDP-PD6A Bus 600A 347/600V 3P 4W	1	no.	$70,200.00	$70,200
CDP-C6A Bus 600A 347/600V 3P 4W	1	no.	$70,200.00	$70,200
CDP-6B Bus 600A 347/600V 3P 4W	1	no.	$70,200.00	$70,200
Installation for above equipment - to including grounding	1	sum	$61,425.00	$61,425
400A Bus 3P	5	no.	$10,700.00	$53,500
Installation for above equipment	5	sum	$1,500.00	$7,500
150kVA UPS - to include installation of	1	sum	$162,725.00	$162,725
Panels:				
42 cct	27	no.	$5,900.00	$159,300
72 cct	5	no.	$8,000.00	$40,000
Installation for above	32	no.	$6,000.00	$192,000
Transformers:				
150kVA 600V:120/208V	5	no.	$12,144.50	$60,723
Installation for above	5	sum	$3,528.00	$17,640
112.5kVA 600V:120/208V	1	no.	$10,576.95	$10,577
Installation for above	1	sum	$3,333.00	$3,333
75kVA 600V:120/208V	5	no.	$6,955.00	$34,775
Installation for above	5	sum	$3,000.00	$15,000
Conduit & Feeders:				
2x (4# 600 MCM+ #2 BND 103mm C)	42	m	$1,207.80	$50,727
4# 3/0 +#4 BND 53mm C	256	m	$207.64	$53,156
4# 1/0 + #6 BND 53mm C	512	m	$166.22	$85,107
4#3+ #6 BND 41mm C	578	m	$101.62	$58,737
Allowance for termination, splicing etc.	1	sum	$24,772.70	$24,773
Allowance for corners, couplings etc.	1	sum	$49,545.40	$49,545
Mechanical Connections:				
Connections, Disconnects - conduit & wire	5,524	m²	$40.00	$220,960
C22 Lighting, Devices & Heat	5,526	m²	$306.68	$1,694,700
Interior Lighting:				
W4	230	no.	$243.96	$56,111
LA	2	no.	$6,856.56	$13,713
CY	11	no.	$1,234.78	$13,583
DA	42	no.	$403.39	$16,942
AA	590	no.	$325.28	$191,915
DC	26	no.	$426.93	$11,100
LSVB	12	no.	$400.18	$4,802
Q4	6	no.	$645.21	$3,871
Q10	1	no.	$1,397.42	$1,397
Q12	20	no.	$1,657.43	$33,149
Others	40	no.	$588.50	$23,540
Installation for above	980	no.	$225.00	$220,500
Conduit & wire	2,940	no.	$46.03	$135,338
Additional cost for lighting fixtures	1	sum	$36,298.05	$36,298
Exterior Lighting:				
Fixture, Installation - conduit & wire	1	sum	$76,225.90	$76,226
Switching:				
Low voltage switch, Dimmer, OCC etc. Conduit & wire	5,524	m²	$40.00	$220,960
Emergency Lighting:				
Exit sign - single/double, Emergency lighting - Conduit & wire	5,524	m²	$15.00	$82,860

Receptacles:				
Duplex 5-15 , gfi, 5-20, WP, Quad etc. - Conduit & wire	5,524	m²	$50.00	$276,200
Minor Mechanical & Electrical Connections:				
Minor Mechanical & Electrical Connections:	5,524	m²	$50.00	$276,200
C23 Systems	5,526	m²	$762.87	$4,215,600
Fire Alarm:				
Fire alarm panel & annunciator, Smoke detector, Horn & Strobe, Strobe etc. - Conduit & wire	5,524	m²	$40.00	$220,960
Cable Tray:				
Ladder type cable tray	267	m	$263.10	$70,248
Allowance for corners	3	no.	$878.96	$2,637
Allowance for tees	4	no.	$1,009.76	$4,039
Additional costs for cable tray	1	sum	$11,538.60	$11,539
Communications:				
2 x data drops vertical conduit rough-in's back box	1,233	no.	$120.61	$148,717
CCTV Data Drops vertical conduit rough-in's back box	148	no.	$120.61	$17,851
WAP Data Drops vertical conduit rough-in's back box	43	no.	$120.61	$5,186
5 meters per point for containment drops	14,240	m	$19.93	$283,732
Horizontal copper	1	sum	$569,600.00	$569,600
Port faceplate/test and label	1,424	no.	$39.55	$56,312
Communication conduits to main telecom room - 2 x 103mm C allowance for CAT6/Fibre	67	m	$310.71	$20,817
Public Address System:				
PABX/ Centrex system, Access module, Amplifier, Speakers etc. - Conduit & wire	5,524	m²	$7.50	$41,430
Access Control System:				
Door controller	16	no.	$5,244.29	$83,909
Cost per door - electric strike etc.	62	no.	$7,500.00	$465,000
100mm x 100mm junction box	62	no.	$361.86	$22,435
Conduit & wire	1,240	m	$46.02	$57,068
Intrusion Detection:				
Panel, motion sensors, card readers etc. - Conduit & wire	5,524	m²	$15.00	$82,860
CCTV:				
Camera fixed	52	no.	$2,097.20	$109,054
Camera fixed - weather proof	18	no.	$2,332.59	$41,987
Brackets for above - pole/wall	70	no.	$350.00	$24,500
Installation	70	no.	$900.00	$63,000
Conduit & wire				
Conduit & wire	4,200	m	$42.09	$176,769
Workstation see below				
Intercom:				
Intercom master station	1	no.	$6,964.56	$6,965
Intercom door station	6	no.	$5,361.64	$32,170
Installation for above	6	no.	$1,540.00	$9,240
Conduit & wire - Cat5E & power	150	m	$58.53	$8,780
Audio Visual:				
Rough in allowance	1	sum	$5,000.00	$5,000
Management:				
Rack includes; cable management, management panel, trough, relay rack - grounding - 2 post	7	no.	$2,339.91	$16,379
Rack includes; cable management, management panel, trough, relay rack - grounding - 4 post	10	no.	$2,573.90	$25,739
Patch panel - 48 ports	31	no.	$1,912.95	$59,301
Patch panel - 24 ports	10	no.	$808.25	$8,083
Additional costs for patch cords	1	sum	$42,500.00	$42,500
300mm long by 6mm thick grounding bus bar	17	no.	$888.50	$15,105

19 mm plywood backing for network equipment's from floor to 2.5m AFF - to allow EMT stub up	1	no.	$1,558.65	$1,559
Additional costs for management	1	sum	$50,599.80	$50,600
Work station:				
Tower Client Workstation	1	no.	$6,700.00	$6,700
Wide Screen LCD - include for wall bracket	2	no.	$456.02	$912
Key board/mice/speakers	1	sum	$182.44	$182
Additional devices and software	1	sum	$1,558.80	$1,559
DAS - Carried cost	1	sum	$151,522.24	$151,522
General Conditions:				
Testing, commissioning & programming for above systems	1	sum	$170,500.00	$170,500
General conditions for Electrical Contractor - demobilization - permits/working drawings - subs - labour escalation etc.	1	sum	$1,023,200.00	$1,023,200

D1 SITE DEVELOPMENT	QUANTITY	UNIT	RATE	COST
D11 General Sitework	8,161	m²	$430.95	$3,517,000
Demolition:				
Decommission and demolish existing building	1,039	m²	$450.00	$467,550
Hazmat abatement	1,039	m²	$200.00	$207,800
Remove existing construction debris Remove existing deleterious fill within its footprint down to dense natural soil Upper approximately to 0.6m of existing fill may need to be and replaced				
Hoarding and protection to existing building	54	m²	$250.00	$13,500
Allowance for identifying all buried utilities within the excavation area prior to ground disturbance	1	sum	$5,500.00	$5,500
Existing tree to be removed	4	no.	$500.00	$2,000
Existing curb to be removed	62	m	$90.00	$5,580
Existing fence to be removed	14	m	$100.00	$1,400
Remove existing sliding cantilever gate	2	no.	$500.00	$1,000
Remove existing asphalt paving and curb	4,885	m²	$10.00	$48,850
Existing gutter to be removed	72	m	$60.00	$4,320
Existing sliding cantilever gate to be removed	2	no.	$500.00	$1,000
Existing gate control box & security gate to be relocated	1	sum		See Electrical
Existing concrete wall to be removed	20	m	$150.00	$3,000
Existing bollards to be removed	14	no.	$200.00	$2,800
Existing flag pole to be removed	2	no.	$300.00	$600
Existing garden bed to be removed	128	m²	$20.00	$2,560
Preparation:				
Erosion and sediment control	7,317	m²	$20.00	$146,340
Protect existing trees during construction (assuming protection barriers)	33	m	$150.00	$4,950
Traffic Control	1	sum	$45,000.00	$45,000
Hard surface:				
Existing visitor parking along Atkins Ave	1,854	m²		To Remain
Asphalt paving at Off-site parking				
Sawcut existing asphalt paving	159	m	$60.00	$9,540
Breakup existing asphalt paving	319	m²	$40.00	$12,760
New asphalt paving	1,854	m²	$130.00	$241,020
Tie in to existing	159	m	$100.00	$15,900
Asphalt paving at on-site parking				
Sawcut existing asphalt paving	220	m	$60.00	$13,200
Breakup existing asphalt paving	439	m²	$40.00	$17,560
New asphalt paving	4,885	m²	$124.00	$605,740

Tie in to existing	220	m	$100.00	$22,000
Concrete paving	418	m²	$150.00	$62,700
Concrete curb	313	m	$200.00	$62,600
Concrete sidewalk at east and south side of the site	273	m²	$200.00	$54,600
Road entry	3	sum	$10,000.00	$30,000
Improvement:				
New concrete wheel stopper	166	no.	$200.00	$33,200
On-site parking				
Fleet vehicles 7000x3000	86	no.		
Marked vehicles 5800x2900	7	no.		
Unmarked vehicles 5800x2900		no.		
Electric vehicles 5800x2900	10	no.		
Canadian firearms program 5800x2900	2	no.		
Off-site parking				
Standard stall 5500x2600	57	no.		
Small car stall 4500x2600		no.		
Barrier free stall 5800x2750	4	no.		
New accessible concrete ramp	15	m²	$200.00	$3,000
Line painting/markings	1	sum	$15,000.00	$15,000
Cross walks at entry locations - painted	1	sum	$900.00	$900
New perimeter fence 6' high chin link fence with black privacy slats and barbed wire	14	m	$1,500.00	$21,000
Re&re existing perimeter fence	183	m	$300.00	$54,900
Proposed new site sign	1	no.	$3,000.00	$3,000
Proposed new flagpoles (concrete pier)	8	no.	$300.00	$2,400
Proposed new canoe benches	4	no.	$1,500.00	$6,000
1100mm high bollards	13	no.	$1,200.00	$15,600
Proposed bollards	4	no.	$600.00	$2,400
Proposed access pedestals 2300x720	3	no.	$5,000.00	$15,000
New vertical pivot gate 12'x22'	2	no.	$62,000.00	$124,000
Garbage enclosure	4	loc.	$2,000.00	$8,000
Existing gate at Atkins				To Remain
Site furniture - Excluded				
Landscaping:				
Trees	1	sum	$20,000.00	$20,000
Shrubs/ ferns/ grasses - allowance	987	m²	$50.00	$49,350
Builder's work:				
Trenching and backfill for electrical conduits and mechanical piping	317	m	$300.00	$95,100
Others:				
Covered canoe storage	26	m²	$2,000.00	$52,000
Motorhome 1	50	m²	$3,000.00	$150,000
Motorhome 2	50	m²	$3,000.00	$150,000
Covered storage with power	60	m²	$2,000.00	$120,000
Proposed prefabricated building on concrete slab	42	m²	$8,000.00	$336,000
Proposed electrical substation	21	m²	$500.00	$10,500
Generator platform area including stairs and flatform	36	m²	$2,500.00	$90,000
Long term bicycle parking	59	no.	$200.00	$11,800
Bicycle end of trip facilities/ maintenance facilities - allowance	1	sum	$6,500.00	$6,500
Repair Tools				
Bike Repair Stand				
Bike Wash Station - housekeeping pad etc.				
Cycling network maps, information on bicycle shops and an advertising space for scheduled events				
Provide non-standard bicycle parking that accommodates cargo bikes, trailer bikes, and electric bikes	1	sum	$10,000.00	$10,000

D12 Mechanical Site Services	8,161	m²	$45.78	$373,600
Demolition:				
Water:				
Remove existing water service	1	sum	$3,100.00	$3,100
Cap and abandon existing water service in place	1	no.	$10,000.00	$10,000
Storm:				
Cap 100mm	2	no.	$5,000.00	$10,000
Cap 50mm	1	no.	$2,500.00	$2,500
Fuel System:				
Remove existing fuel tank	1	no.	$15,000.00	$15,000
New Work:				
Water:				
150mm	85	m	$306.17	$26,024
150mm gate valve	1	no.	$3,100.00	$3,100
150mm x 150mm x 150mm tee	1	no.	$1,300.00	$1,300
150mm connection	1	no.	$12,000.00	$12,000
Sanitary:				
NIC				
Storm:				
100mm DR35 STM	19	m	$68.94	$1,310
150mm DR35 STM	43	m	$111.15	$4,779
Catch basin	1	no.	$3,500.00	$3,500
Connect to existing catch basin:				
100mm connection	2	no.	$10,000.00	$20,000
150mm connection	2	no.	$12,000.00	$24,000
Storm dry well	7	no.	$15,100.00	$105,700
Allowance for Bike Wash:				
Hose bibb	1	no.	$1,500.00	$1,500
Water service	1	sum	$5,100.00	$5,100
Drain	1	no.	$2,500.00	$2,500
Sanitary service	1	sum	$5,100.00	$5,100
Trenching & backfill for above piping - See General Sitework				
Mechanical Off-Site Services				
Water				
150mm	113	m	$306.70	$34,657
Fire hydrant	2	no.	$25,000.00	$50,000
Pressure double check valve	1	no.	$5,300.00	$5,300
150mm gate valve	1	no.	$3,100.00	$3,100
150mm connection	2	no.	$12,000.00	$24,000
Trenching & backfill for above piping - See General Sitework				
D13 Electrical Site Services	8,161	m²	$361.99	$2,954,200
Pad Mounted Transformer:				
PMT - by others				
1500kVA transformer - incoming etc.	1	sum	$298,450.00	$298,450
Installation for above to include grounding & entrance conduit	1	sum	$89,535.00	$89,535
Pads - by Civil				
Containerized GENSET:				
GENSET 1250kW 347/600V 3P 4W 50kAIC	1	sum	$1,284,000.00	$1,284,000
Installation for above to include grounding & entrance conduit	1	sum	$89,880.00	$89,880
ATS 200A 347/600V 3P 4W - Life Safety	1	no.	$19,467.74	$19,468
ATS 1200A 347/600V 3P 4W - Critical Systems	1	no.	$186,474.72	$186,475
Moving existing generator	1	sum	$44,940.00	$44,940
Pad - by Civil				
Bank Test Cabinet:				

Load bank test cabinet	1	sum	$36,112.50	$36,113
Trenching:				
By Civil				
Underground Conduit:				
From GEN 1 to GDP	22	m	$637.07	$14,015
From GEN 2 to GDP	22	m	$637.07	$14,015
From PMT to MDC	9	m	$1,413.73	$12,724
BC Hydro duct 3 x 103 mm C	23	m	$248.74	$5,721
Secondary duct from BC Hydro PMT transformer to Elec room 8 x 103 mm C	8	m	$663.30	$5,306
Allowance for termination, splicing etc.	1	sum	$4,075.40	$4,075
Allowance for elbows, bell ends, caps adapters	1	sum	$2,205.40	$2,205
Comm.				
3 x 103mmC RPVC -comm from existing manhole to IT demarc	35	m	$248.74	$8,706
Allowance for elbows, bell ends, caps adapters	1	sum	$1,741.20	$1,741
CCTV:				
Camera fixed - weather proof	24	no.	$3,980.39	$95,529
Poles for cameras	24	no.	$2,955.00	$70,920
Installation	24	no.	$1,500.00	$36,000
Conduit & wire	480	m	$76.52	$36,731
E.V.:				
Dual head electronic car wp charging stations	4	no.	$8,308.82	$33,235
Conduit & wire				
Feeders to new EV chargers	84	m	$84.31	$7,082
Rough in for future EV - wire only	226	m	$165.82	$37,476
JB for rough in	8	no.	$763.50	$6,108
Pull Box:				
BC HYDRO 832 pullbox	1	sum	$8,509.51	$8,510
Pull Box:	9	no.	$4,217.44	$37,957
Security Gate:				
Gate by others allowance for conduit & feeders/access etc.	1	sum	$15,000.00	$15,000
Site Lighting:				
Double Head on 20' Pole	7	no.	$4,280.00	$29,960
Base for above	7	no.	$500.00	$3,500
Installation for above	7	sum	$1,050.00	$7,350
Double Head on 20' Pole	5	no.	$3,745.00	$18,725
Base for above	5	no.	$500.00	$2,500
Installation for above	14	sum	$900.00	$12,600
Bollard Lighting	14	no.	$1,605.00	$22,470
Base for above	14	no.	$350.00	$4,900
Installation for above	52	sum	$600.00	$31,200
Conduit & wire				
Wiring from base to light	130	m	$34.90	$4,536
12#8 AWG Cu + BND 53mm C to panel LA	475	m	$69.64	$33,080
Allowance for termination, splicing etc.	1	sum	$3,761.60	$3,762
Allowance for elbows, bell ends, caps adapters	1	sum	$6,616.00	$6,616
General Conditions:				
Testing, commissioning & programming for above systems	1	sum	$57,400.00	$57,400
General conditions for Electrical Contractor - demobilization - permits/working drawings - subs - labour escalation etc.	1	sum	$213,700.00	$213,700

D2 ALTERNS. & DEMOLITION	QUANTITY	UNIT	RATE	COST
D21 Demolitions	2,541	m²	$35.69	$90,700
Architectural/Structural:				
Demolish existing partition	253	m²	$75.00	$18,975
Premium over removing partition for removing existing interior single door and frame	11	lvs	$150.00	$1,650
Cut opening in existing exterior concrete wall for a single door oper	3	lvs	$1,700.00	$5,100
Cut opening in existing interior wall for a single door opening	3	lvs	$500.00	$1,500
Remove existing single door and frame	11	lvs	$225.00	$2,475
Remove existing double door and frame	1	pr.	$225.00	$225
Demolish existing sliding door and frame	1	no.	$150.00	$150
Remove existing window	2	m²	$150.00	$300
Demolish existing ceiling	78	m²	$60.00	$4,680
Demolish existing reception desk	6	m	$75.00	$450
Demolish existing flooring and base	73	m²	$45.00	$3,285
Dustscreen, hoarding and protection - allowance	1	sum	$10,000.00	$10,000
Remove existing loose furniture				Excluded
Hazmat abatement				NIL
Mechanical				
All mechanical demolition included either under general demolition or alterations				
Electrical				
Electrical demolition in existing building	2,541	m²	$16.50	$41,927
D22 Alterations	2,541	m²	$391.03	$993,600
Architectural/Structural:				
A39 Projections				
Existing metal canopy to be re-finished	61	m	$250.00	$15,250
Existing metal sunshades to be re-finished	123	m	$250.00	$30,750
Scaffolding allowance	346	m²	$65.00	$22,490
B11 Fixed Partitions				
Security partition	5	m²	$750.00	$3,750
New secure furring wall on exterior wall of Records Secure Archive Storage room	26	m²	$525.00	$13,650
Secure wall at Hard Interview and Monitor rooms 2 layer of type x gypsum wall board, ss and mesh, 2 layer of plywood	171	m²	$450.00	$76,950
2.4 - STC 51 15.9mm type X gypsum board, 152 mm metal studs @ 400 o/c, 150mm mineral fibre insulation, 15.9mm type X gypsum board	53	m²	$340.00	$18,020
2.4x - STC 51, FRR 60 min 15.9mm type X gypsum board, 152 mm metal studs @ 400 o/c, 150mm mineral fibre insulation, 15.9mm type X gypsum board	20	m²	$340.00	$6,800
2.5 - STC 55 15.9mm type X gypsum board, 152 mm metal studs @ 400 o/c, 150mm mineral fibre insulation, 15.9mm type X gypsum board, 15.9mm type X gypsum board	43	m²	$390.00	$16,770
Infill wall opening for removed interior sliding door	1	loc.	$1,000.00	$1,000
Infill wall opening for removed interior single door	8	loc.	$1,000.00	$8,000
Penetration and make good existing interior wall for mechanical works	39	no.	$1,000.00	$39,000
New interior window at EA office	2	m²	$1,000.00	$2,000

B14 Internal Doors				
Hollow metal door and pressed steel frame including hardware and finish: Single, Type 1	3	lvs.	$4,000.00	$12,000
Hollow metal door and pressed steel frame including hardware and finish: Single, Type 4	2	lvs.	$17,100.00	$34,200
Solid core wood half lite door and pressed steel frame including 900mm side lite, hardware and finish: Single, Type 12	1	lvs.	$5,390.00	$5,390
Solid core wood half lite door and pressed steel frame including 900mm side lite, hardware and finish: Pair, D12a	1	pr.	$7,710.00	$7,710
Solid core wood half lite door and pressed steel frame including 900mm side lite, hardware and finish: Single, Type 13	1	lvs.	$5,390.00	$5,390
Solid core wood half lite door and pressed steel frame including 900mm side lite, hardware and finish: Pair, Type 13a	1	pr.	$7,080.00	$7,080
STC rated door and frame including hardware and finish: Single, Type 15	2	lvs.	$4,800.00	$9,600
Hollow metal door and pressed steel frame including hardware and finish: Single, D21a	1	lvs.	$3,900.00	$3,900
B21 Floor Finishes				
Resinous non slip, SFC2	28	m²	$180.00	$5,040
Resilient sheet flooring, RSF2	20	m²	$195.00	$3,900
Textile composite flooring, TCF1	26	m²	$180.00	$4,680
Rubber base	56	m	$15.00	$840
New ramp to accommodate 370mm grade difference	1	no.	$5,000.00	$5,000
Allowance to make good existing floor finishes at location of demolished wall	1	sum	$5,000.00	$5,000
B22 Ceiling Finishes				
Acoustic metal panel system, detention grade, locking	28	m²	$675.00	$18,900
Ceiling tile and grid, standard	49	m²	$225.00	$11,025
Allowance to make good existing ceiling at location of demolished wall	1	sum	$5,000.00	$5,000
B23 Wall Finishes				
Paint finish	636	m²	$45.00	$28,620
Acoustic panel, fabric-wrapped fibreglass panel w/resin hardened edge, 25mm thick, min NRC 0.75, z-bar mounting	137	m²	$750.00	$102,750
Allowance to make good wall finishes at location of demolished wall	1	sum	$5,000.00	$5,000
B31 Fittings and Fixtures				
Type 1, Plam countertop including upper and lower cabinets	6	m	$3,000.00	$18,000
Type 6, Plam countertop including upper and lower cabinets	3	m	$3,000.00	$9,000
B32 Equipment				
TV's wall mounted	1	no.	$2,000.00	$2,000
Coffee maker	1	no.	$300.00	$300
Full size fridge w/ freezers	1	no.	$2,000.00	$2,000
Mechanical				
Plumbing & Drainage:				
New sink to serve refresh station - includes associated piping	1	no.	$6,100.00	$6,100
Fire Protection:				
Allowance for re/re fire sprinkler heads to fit new layout	1	sum	$28,700.00	$28,700
HVAC:				
Re/re ductwork & grilles to fit new layout	1	sum	$84,500.00	$84,500
Accessories:				
Fire dampers	19	no.	$300.00	$5,700
Silencers	19	no.	$2,500.00	$47,500
Air balancing	1	sum	$4,400.00	$4,400
Mechanical contractor's general conditions	1	sum	$20,400.00	$20,400
Controls:				
NIC				
Electrical				
C21 Service & Distribution				

Allowance for Service & Distribution - minor MECH connections, a panel	2,541	m²	$6.00	$15,246
C22 Lighting, Devices & Heat				
Allowance for Lighting, Devices & Heat - Lighting, Switching and Receptacle changes	2,541	m²	$30.00	$76,230
C23 Systems				
Allowance for Systems - Security, DATA changes	2,541	m²	$10.00	$25,410
Smoke detector, Horn & Strobe, Strobe etc. - Conduit & wire - Quote obtained	1	sum	$33,000.00	$33,000
Additional costs - allowance for interconnecting Data & Security of existing and new buildings	1	sum	$20,000.00	$20,000
DAS - Carried cost	1	sum	$12,327.73	$12,328
General Conditions:				
Testing, commissioning & programming for above systems	1	sum	$9,110.70	$9,111
General conditions for Electrical Contractor - demobilization - permits/working drawings - subs - labour escalation etc.	1	sum	$38,265.00	$38,265