



## GREATER VERNON MULTI-PURPOSE CULTURAL CENTRE

Class D Cost Estimate  
Feasibility Study Stage

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<b>PROJECT COST SUMMARY</b>			
			<b>Class D Estimate</b>
<b>BUILDING SHELL ESTIMATE</b>	57,939 SF	\$246.88	<b>\$14,304,000</b>
<b>SCOPE DESCRIPTION: Building Shell Includes:</b>			
Concrete framed floor structure, (assume 2 1/2 storey), steel frame/deck roof structure			
Gallery walls concrete or block, remainder structural walls non combustible block/stud			
SBS Flat roofing, Exterior Rain Screen Cladding, Storefront Glazing, exterior doors			
Demising Partitions, Stairs, Elevator, Interior doors to exits			
Base building infrastructure services - Plumbing, Sprinklers, Mechanical HVAC, Electrical. <b>LEED Gold.</b>			
1. SUBSTRUCTURE			672,400
2. STRUCTURE			3,441,600
3. EXTERIOR CLADDING			4,657,900
4. INTERIOR PARTITIONS (Vertical Enclosures)			231,600
5. VERTICAL MOVEMENT			537,000
8. ELECTRICAL			610,900
9. MECHANICAL			1,275,300
EXISTING BUILDING - DEMOL-ALTERATIONS			0
DIRECT SITE OVERHEADS & SUPERVISION, MARKUP/FEE			1,574,200
DESIGN CONTINGENCY			1,303,100
<b>INTERIOR CONSTRUCTION &amp; FIT-OUT</b>	57,939 SF	\$183.09	<b>\$10,608,000</b>
<i>(refer to detailed summary of room fit out costs)</i>			
Entry and Visitor Amenities	7,750 SF	\$185.16	1,435,000
Exhibition Space/Galleries	15,800 SF	\$258.42	4,083,000
Collection Storage & Support	10,310 SF	\$173.04	1,784,000
Office & Support	3,845 SF	\$149.80	576,000
Building Support & Service Spaces	3,680 SF	\$143.48	528,000
Building Gross	16,554 SF	\$133.02	2,202,000
<b>GENERAL EQUIPMENT ALLOWANCE (included in Construction)</b>			<b>\$600,000</b>
Exhibition Lighting, AV & Control Systems			500,000
Food Service Equipment Allowance			100,000
<b>SITE DEVELOPMENT ALLOWANCES</b>			<b>\$1,200,000</b>
Roads, Drop Off and Loading Area Paving			100,000
Electrical Service to Site, Hydro Fees, Ductbank, Site Lighting			200,000
Decorative Paving, Sidewalks, Steps, Hard landscaping			250,000
Plaza Landscaping & Ammenity			250,000
Soft Landscaping			150,000
Site Utilities - Storm, Sanitary, Water, Gas, incl. Connections			250,000
<b>FF&amp;E &amp; Related Costs</b>			<b>\$2,673,000</b>
Signage (Exterior, interior, Way finding)			100,000
Permits, DCC's (DCC \$95.78/m2, BP \$6/\$1000 Construction plus 15% inspections)		3%	777,000
Furniture & Furnishings		5%	1,246,000
IT/AV Systems, Security			300,000
Internal Project Costs (Public meetings, communications, opening ceremony)			200,000
PAYABLE GST (assume GST fully refundable)			0
LEED Certification Costs			50,000
<b>SUB-TOTAL CONSTRUCTION (Including Payable GST)</b>	57,939 SF	\$507.17	<b>\$29,385,000</b>
<b>DESIGN Fees &amp; Expenses, Consultants, Project Management, Legal</b>		12.5%	<b>\$3,339,000</b>
<b>CONTINGENCIES (Design, Construction &amp; Escalation)</b>			<b>\$5,776,000</b>
Construction Contingency (incl Change Orders)		5%	1,469,000
Owner's Reserve		5%	1,636,000
Escalation Contingency to Start of Construction	24 mths to constr at 5% PA	10.0%	2,671,000
<b>TOTAL PROJECT COST (Fall 2020 Dollars)</b>	57,939 SF	\$664.49	<b>\$38,500,000</b>
<b>SITE PURCHASE</b>			<b>\$0</b>
Site Purchase			Not included
Utilities Infrastructure, Mechanical Civil Services (storm, sewer, water & gas), Hydro			Not included
<b>UNDERGROUND PARKING &amp; DEMOLITION</b>			<b>\$0</b>
Underground Parking and/or On-Site Parking	allow \$50,000/stall		Not included
Building Demolition			Not included