

**CALVIN KRUK CENTRE FOR THE ARTS
OLD POST OFFICE RENOVATION
DAWSON CREEK, BRITISH COLUMBIA**

50% DRAWINGS ESTIMATE

June 25th, 2010

Hanscomb

**CALVIN KRUK CENTRE FOR THE ARTS
OLD POST OFFICE RENOVATION
DAWSON CREEK, BRITISH COLUMBIA**

50% DRAWINGS ESTIMATE

Prepared For:

CITY OF DAWSON CREEK

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June 25th, 2010

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- B - Detailed Elemental Cost Estimate
- C - Drawing & Documentation List

1. INTRODUCTION

- 1.1 Purpose: This 50% Drawings Estimate is intended to provide a realistic allocation of direct and indirect construction costs for the Calvin Kruk Centre for the Arts, Old Post Office Renovation, located in Dawson Creek, British Columbia, with exceptions of items listed in 1.4 below.
- 1.2 Methodology: From the documentation and information provided, quantities of all major elements were assessed or measured where possible and priced at rates considered competitive for a project of this type under a stipulated sum form of contract in Dawson Creek, British Columbia.
- Pricing shown reflects probable construction costs obtainable in the Dawson Creek, British Columbia area on the effective date of this report. This estimate is a determination of fair market value for the construction of this project. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the work.
- 1.3 Specifications: For building components and systems where specifications and design details are not available, quality standards have been established based on discussions with the design team.
- 1.4 Exclusions: This 50% Drawings Estimate does not provide for the following, if required:
- Land acquisition costs
 - Easement costs
 - Financing costs
 - Owner's staff and associated management
 - Cost of contaminated soil removal
 - Maintenance equipment
 - Overtime and out-of-hours allowance
 - Escalation allowance
 - Phased construction premiums
 - Preventative maintenance contracts
 - Consultants Fees
 - Loose furniture and fittings
 - Heavy rock removal in excavation
 - Shoring or underpinning
 - Goods and Services Tax (HST)
 - Construction allowance
 - Hazardous material removal (incl. buried tanks)

2. DOCUMENTATION

This 50% Drawings Estimate has been prepared from the documentation received from Hotson Bakker Boniface Haden Architects & Urbanistes

Design changes and/or additions made subsequent to this issuance of the documentation noted above have not been incorporated in this report.

3. COST CONSIDERATIONS

- 3.1 Cost Base: All costs are estimated on the basis of competitive bids (a minimum of 3 general contractor bids and at least 3 subcontractor bids for each trade) being received in June 2010 from general contractors and all major subcontractors and suppliers based on a stipulated sum form of contract.
- 3.2 Escalation: No allowance (indicated in the summary on page 7) has been made for construction cost escalation that may occur between June 2010 and the anticipated bid date of for the project.
- 3.3 Contingencies: An allowance of 3.0% has been included to cover design and pricing unknowns. This allowance is not intended to cover any program space modifications but rather to provide some flexibility for the designers and cost planners during the remaining contract document stages.
- An allowance of 0.0% has been made to cover construction (post contract) unknowns.
- 3.4 Unit Rates: The unit rates in the preparation of this 50% Drawings Estimate include labour and material, equipment, subcontractor's overheads and profits.
- 3.5 Taxes: Provincial Sales Tax is included where applicable. No provision has been made for the Goods and Services Tax. It is recommended that the owner make separate provision for GST in the project budget.
- 3.6 Statement of Probable Costs: Hanscomb has no control over the cost of labour and materials, the contractor's method of determining prices, or competitive bidding and market conditions. This opinion of probable cost of construction is made on the basis of experience, qualifications and best judgment of the professional consultant familiar with the construction industry. Hanscomb cannot and does not guarantee that proposals, bids or actual construction costs will not vary from this or subsequent cost estimates.

3. COST CONSIDERATIONS (cont'd)

**3.6 Statement of
Probable Costs:
(continued)**

Hanscomb has prepared this estimate in accordance with generally accepted principles and practices. Hanscomb's staff is available to discuss its contents with any interested party.

The Architect has notified us that the LEED Consultant has reviewed the LEED provisions made in the design to the date of this report.

**3.7 Ongoing Cost
Control:**

Hanscomb recommends that the Owner and design team carefully review this document, including line item description, unit prices, clarifications, exclusions, inclusions and assumptions, contingencies, escalation and mark-ups. If the project is over budget, or if there are unresolved budgeting issues, alternative systems/schemes should be evaluated before proceeding into the next design phase.

Requests for modifications of any apparent errors or omissions to this document must be made to Hanscomb within ten (10) days of receipt of this estimate. Otherwise, it will be understood that the contents have been concurred with and accepted.

4. GROSS FLOOR AREAS AND SITE DEVELOPED AREAS

GROSS FLOOR AREAS:

Description	SF
Basement	17,562
Main Level	16,318
Second Level	7,602
TOTAL GFA	41,482

The above areas have been measured in accordance with the Canadian Institute of Quantity Surveyors' Method of Buildings by Area and Volume.

Refer to Appendix A for a detailed and complete breakdown of project statistics.

5. CONSTRUCTION COST SUMMARY

Construction Summary

- New Construction		\$5,663,300.00
- Site & Ancillary work		\$451,400.00
Total- Including Site		\$6,114,700.00
- General Contractors Overhead	11%	\$672,600.00
- Profit	4%	\$271,500.00
Total- Excluding Contingencies		\$7,058,800.00
- Design & Pricing Allowance	3%	\$211,800.00
- Escalation Allowance	0%	\$0.00
- Construction Allowance	0%	\$0.00
Total- Including Contingencies		\$7,270,600.00
- Goods & Services Tax (HST)		EXCLUDED
Total Construction Estimate		\$7,270,600.00

**Appendix
A - Project Statistics**

Project Calvin Kruk Centre for the Arts

Location Dawson Creek, BC

Reference V2445

Date 06/25/10

50% DRAWINGS COST ESTIMATE - PROJECT STATISTICS

Below Grade

	Gross Area (sf)	Void (sf)	Net Area (sf)	Perimeter (m)	Height (m)	Envelope (sf)	Soffit (sf)	Roof Area (sf)	Structural Area (sf)
Basement	17,562		17,562	583	14.50	8,450			17,562
BG sub-total	17,562	-	17,562		14.50	8,450	-	-	17,562

Above Grade

	Gross Area (sf)	Void (sf)	Net Area (sf)	Perimeter (m)	Height (m)	Envelope (sf)	Soffit (sf)	Roof Area (sf)	Structural Area (sf)
Ground Floor	17,470	1,152	16,318	569	16.50	9,390	1,291	92	16,410
Second Level	8,178	576	7,602	469	11.25	5,280		9,158	16,760
Roof			-			-		8,056	8,056
Level 3			-			-			-
Level 4			-			-			-
Level 5			-			-			-
Roof			-			-			-
AG sub-total	25,648	1,728	23,920		27.75	14,670	1,291	17,306	41,226

Gross Floor Area

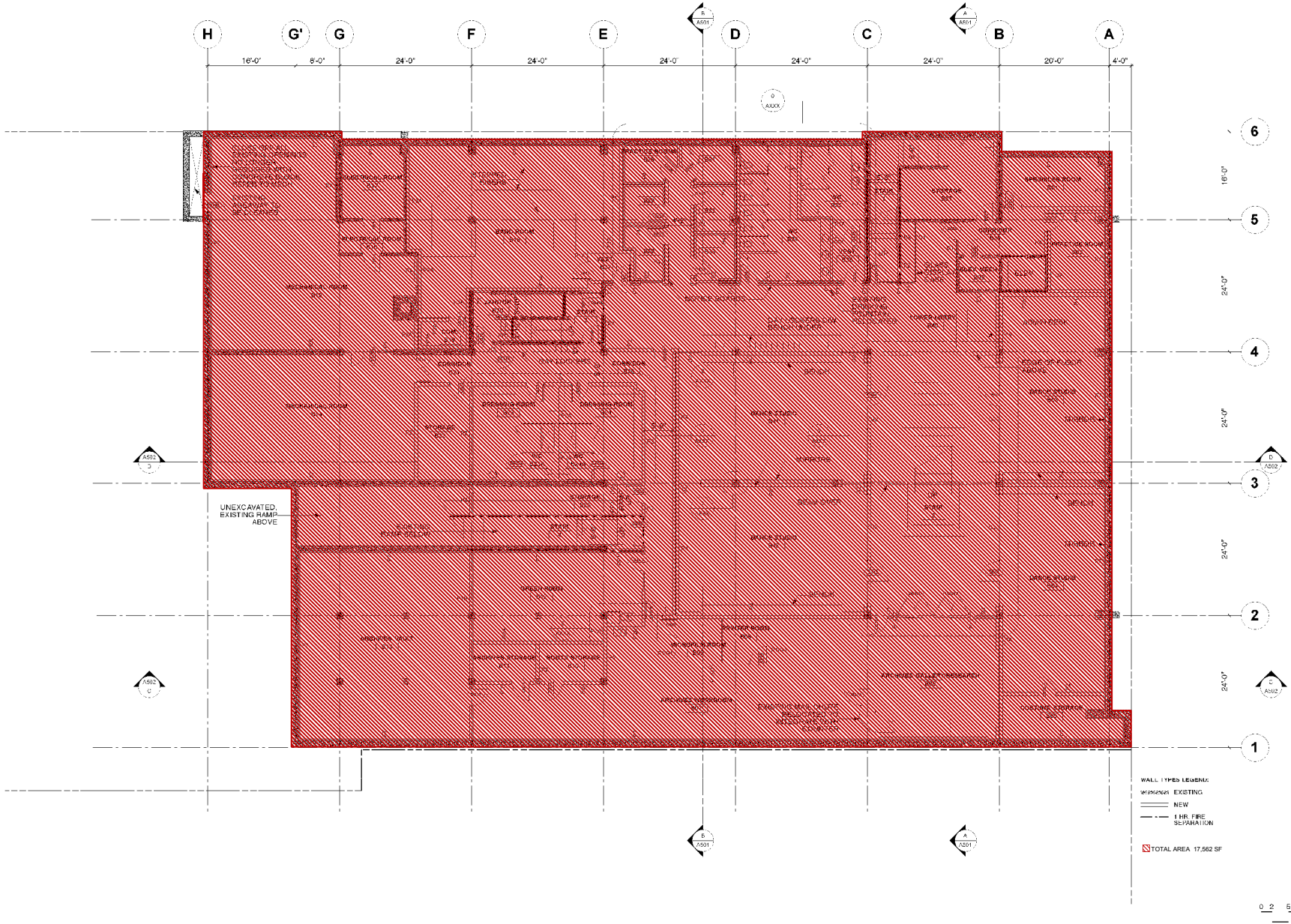
GFA 41,482 (sf)

Site Area

Site Area 26,475 (sf)

42.25 23,120

1,291 17,306 58,788



SEAL

BY DATE REVISION

PROJECT
**Calvin Kruik Centre
for the Arts
Dawson Creek, BC**

DRAWING
BASEMENT FLOOR PLAN

HUTTEN BARKER HORRACE HANSEN ARCHITECTS
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in any form of publication without the written consent of the
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This drawing is not to be used for construction until issued for
that purpose by the architect.
Prior to construction of the work, the contractor shall verify all
dimensions, elevations and levels to identify any errors and
report to the architect prior to construction. Release the drawing and
all its contents, drawings and all other documents to the contractor
under a license of use for the project for construction.

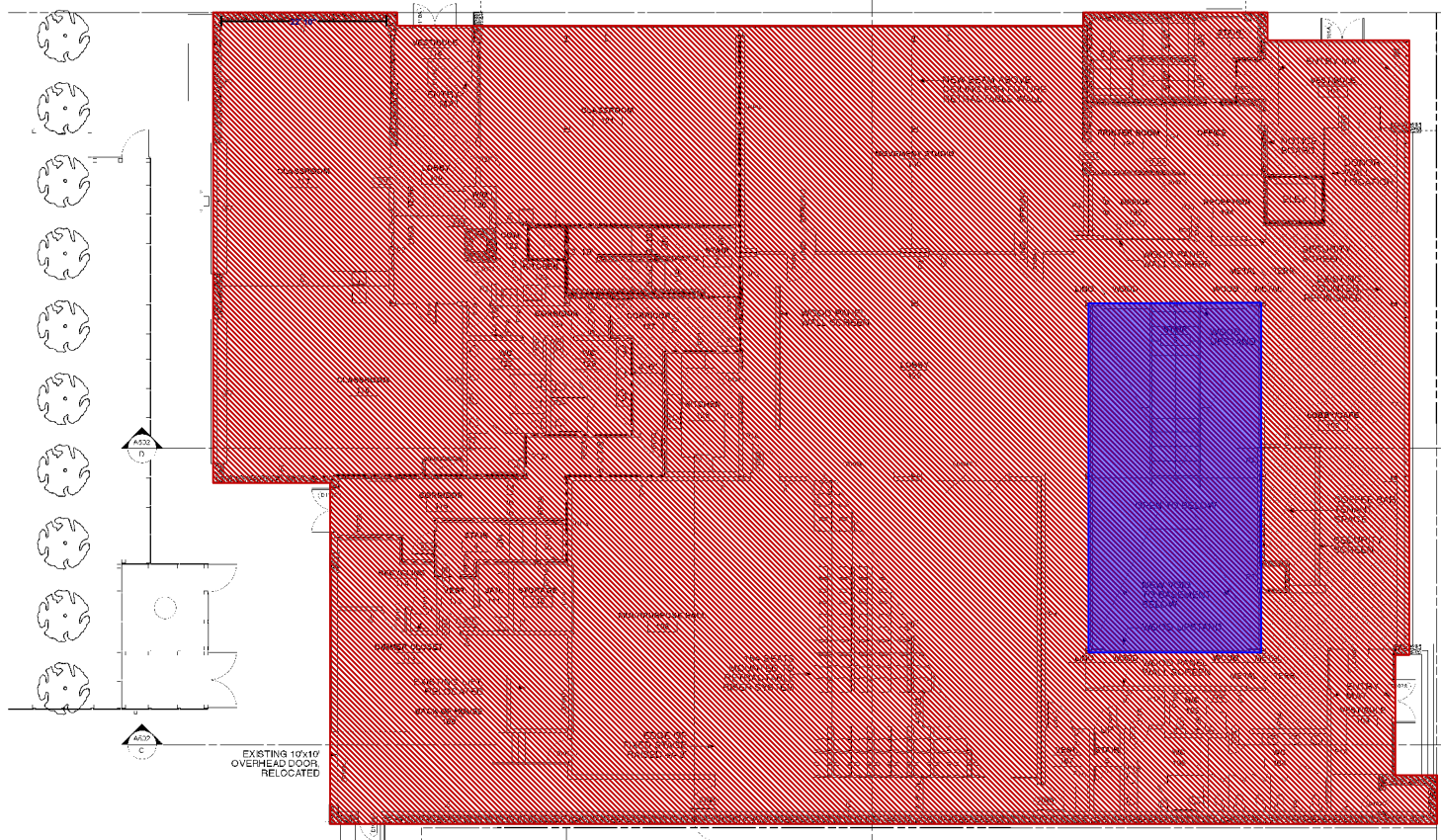
DRAWN DATE
REVIEWED

SCALE 1/8"=1'-0"
0947 PROJECT NO

A201

06/29/2010 10:04 AM

104TH AVENUE



LANEWAY

WALL TYPES LEGEND:
 --- EXISTING
 --- NEW
 --- 1 HR. FIRE SEPARATION
 [Red Hatched] TOTAL AREA 17,470 SF
 [Blue] VOID AREA 1,182 SF



10TH STREET



REAL

no. date revision

DATE: 2010-06-28
 DRAWN BY: JAG
 CHECKED BY: JAG

PROJECT
 Calvin Kruk Centre
 for the Arts
 Dawson Creek, BC

DRAWING
 MAIN FLOOR PLAN

HOTSON BAKKER BONIFACE HADEN ARCHITECTS
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This drawing is not to be used for construction until issued for that purpose by the architect.
 Prior to commencement of the work a preliminary check of all dimensions, colors and levels to match site survey and any other information should be done. The drawing and all its contents are the property of the architect and shall remain the property of the architect for all time.

DRAWN DATE

SCALE 1/8"=1'-0"
 0547 PROJECT NO

A202

05/09/2010 10:03 AM



WALL TYPES LEGEND:
 --- EXISTING
 --- NEW
 --- 1 HR. FIRE SEPARATION
 [Red Hatched] TOTAL AREA 8,178 SF
 [Blue Hatched] VOID AREA 576 SF



REVISION

no. date revision

DATE: 2010.06.28
 DRAWN: JAG
 CHECKED: JAG
 PROJECT: CALVIN KRUK CENTRE FOR THE ARTS

**Calvin Kruk Centre
for the Arts
Dawson Creek, BC**

**DRAWING
SECOND FLOOR PLAN**

HOTSON BAKKER BONIFACE HADEN ARCHITECTS
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 This drawing is to be used for construction and issued for that purpose by the architect.
 Prior to commencement of the work the architect shall verify all dimensions, colors and levels to match site survey and any other information and drawings submitted to the architect and shall be responsible for any errors and omissions that may occur in the use of the drawings for construction.

DRAWN: JAG DATE: 2010.06.28

SCALE: 1/8" = 1'-0" REVIEWED: JAG

0647 PROJECT NO

A204

06/28/2010 10:00 AM

**Appendix
B – Detailed Elemental Estimate**

Project : Calvin Kruk Centre for the Arts
 Location : Dawson Creek, BC
 Owner : City of Dawson Creek
 Client : MHPM

COMPARISON COST SUMMARY

Report Date: 25/06/2010
 Page No.:

PREVIOUS ESTIMATE
 Design Development Estimate
 April, 2010

CURRENT ESTIMATE
 50% Drawings Estimate
 June, 2010

Element	Elemental Amount			Elemental Amount			Variance	
	Quantity	Unit Rate	Sub-total	Quantity	Unit Rate	Sub-total	Sub-total	Total
A SHELL								
			\$1,016,500			\$1,015,500		-\$1,000
A1 SUBSTRUCTURE			\$21,600			\$0		-\$21,600
A11 Foundations	1 sum	\$21,600.00	\$21,600	1 sum	\$0.00	\$0		-\$21,600
A12 Basement Excavations	0 cy	\$0.00	\$0	0 cy	\$0.00	\$0		\$0
A13 Special Conditions	0 sum	\$0.00	\$0	1 sum	\$0	\$0		\$0
A2 STRUCTURE			\$359,500			\$373,600		\$14,100
A21 Lowest Floor Construction	17,629 sf	\$3.88	\$68,400	17,562 sf	\$3.46	\$60,800		-\$7,600
A22 Upper Floor Construction	23,982 sf	\$7.37	\$176,800	23,920 sf	\$6.81	\$162,900		-\$13,900
A23 Roof Construction	17,403 sf	\$6.57	\$114,300	17,600 sf	\$8.52	\$149,900		\$35,600
A3 EXTERIOR ENCLOSURE			\$635,400			\$641,900		\$6,500
A31 Walls Below Grade	8,342 sf	\$6.61	\$55,100	8,450 sf	\$7.18	\$60,700		\$5,600
A32 Walls Above Grade	15,867 sf	\$7.33	\$116,300	14,670 sf	\$7.02	\$103,000		-\$13,300
A33 Windows & Entrances	3,343 sf	\$53.84	\$180,000	3,400 sf	\$48.91	\$166,300		-\$13,700
A34 Roof Coverings	17,403 sf	\$15.66	\$272,500	17,600 sf	\$16.87	\$296,900		\$24,400
A35 Projections	1 sum	\$11,500.00	\$11,500	1 sum	\$15,000.00	\$15,000		\$3,500
B INTERIORS			\$1,919,400			\$1,998,100		\$78,700
B1 PARTITIONS & DOORS			\$780,700			\$802,900		\$22,200
B11 Partitions	43,438 sf	\$14.21	\$617,200	45,868 sf	\$14.06	\$644,900		\$27,700
B12 Doors	111 no.	\$1,472.97	\$163,500	104 no.	\$1,519.23	\$158,000		-\$5,500
B2 FINISHES			\$627,400			\$605,800		-\$21,600
B21 Floor Finishes	41,611 sf	\$6.62	\$275,600	41,482 sf	\$6.43	\$266,900		-\$8,700
B22 Ceiling Finishes	41,611 sf	\$5.55	\$231,100	41,482 sf	\$4.87	\$202,100		-\$29,000
B23 Wall finishes	76,951 sf	\$1.57	\$120,700	65,938 sf	\$2.07	\$136,800		\$16,100
B3 FITTINGS & EQUIPMENT			\$511,300			\$589,400		\$78,100
B31 Fittings & Fixtures	41,611 sf	\$8.36	\$348,000	41,482 sf	\$10.27	\$426,100		\$78,100
B32 Equipment	41,611 sf	\$3.56	\$148,300	41,482 sf	\$3.58	\$148,300		\$0
B33 Elevators	1 no.	\$15,000.00	\$15,000	1 no.	\$15,000.00	\$15,000		\$0
B34 Escalators / Movators	0 no.	\$0.00	\$0	0 no.	\$0.00	\$0		\$0
C SERVICES			\$2,371,800			\$2,649,700		\$277,900
C1 MECHANICAL			\$1,744,600			\$1,986,700		\$242,100
C11 Plumbing & Drainage	41,611 sf	\$13.82	\$575,100	41,482 sf	\$10.20	\$423,100		-\$152,000
C12 Fire Protection	41,611 sf	\$2.76	\$115,000	41,482 sf	\$3.41	\$141,300		\$26,300
C13 HVAC	41,611 sf	\$21.14	\$879,500	41,482 sf	\$30.55	\$1,267,300		\$387,800
C14 Controls	41,611 sf	\$4.21	\$175,000	41,482 sf	\$3.74	\$155,000		-\$20,000
C2 ELECTRICAL			\$627,200			\$663,000		\$35,800
C21 Service & Distribution	41,611 sf	\$4.06	\$169,000	41,482 sf	\$4.86	\$201,500		\$32,500
C22 Lighting & Power	41,611 sf	\$8.73	\$363,200	41,482 sf	\$7.87	\$326,500		-\$36,700
C23 Systems & Ancillaries	41,611 sf	\$2.28	\$95,000	41,482 sf	\$3.25	\$135,000		\$40,000
NET BUILDING COST - EXCLUDING SITE			\$5,307,700			\$5,663,300		\$355,600
D1 SITE WORK			\$144,400			\$238,200		\$93,800
D11 Site Development	1 sum	\$79,400.00	\$79,400	1 sum	\$139,700.00	\$139,700		\$60,300
D12 Mechanical Site Services	1 sum	\$45,000.00	\$45,000	1 sum	\$78,500.00	\$78,500		\$33,500
D13 Electrical Site Services	1 sum	\$20,000.00	\$20,000	1 sum	\$20,000.00	\$20,000		\$0
D2 ANCILLARY WORK			\$264,400			\$213,200		-\$51,200
D21 Demolitions	1 sum	\$264,400.00	\$264,400	1 sum	\$213,200.00	\$213,200		-\$51,200
D22 Alterations			\$0			\$0		\$0
NET BUILDING COST - INCLUDING SITE			\$5,716,500			\$6,114,700		\$398,200
Z1 GENERAL REQUIREMENTS & FEE			\$882,600			\$944,100		\$61,500
Z11 General Requirements	11.0 %		\$628,800	11.0 %		\$672,600		\$43,800
Z12 Fee	4.0 %		\$253,800	4.0 %		\$271,500		\$17,700
TOTAL EXCLUDING CONTINGENCIES			\$6,599,100			\$7,058,800		\$459,700
Z2 ALLOWANCES			\$461,900			\$211,800		-\$250,100
Z21 Pricing contingency	7.0 %		\$461,900	3.0 %		\$211,800		-\$250,100
Z22 Escalation contingency	0.0 %		\$0	0.0 %		\$0		\$0
Z23 Construction contingency	0.0 %		\$0	0.0 %		\$0		\$0
TOTAL INCLUDING CONTINGENCIES			\$7,061,000			\$7,270,600		\$209,600
GOODS & SERVICES TAX EXCLUDED			\$0			\$0		\$0
Goods & Services Tax			\$0			\$0		\$0
TOTAL CONSTRUCTION ESTIMATE			\$7,061,000			\$7,270,600		
Gross Floor Area			41,611 sf			41,482 sf		-129 sf
Rate Per sf			\$170 / sf			\$175 / sf		6 / sf

Project	: Calvin Kruk Centre for the Arts	Report date	: 28 Jun 2010
	: Old Post Office Renovation	Page No.	: 1
Location	: Dawson Creek, BC	ELEMENTAL COST SUMMARY	
Owner	: Corporation of the City of Dawson Creek	Bldg Type	:
Consultant	: Hotson Bakker Boniface Haden Architects	C.T. Index	: 0.0
		GFA	: 43,290 sf

Element	Ratio to GFA	Elemental Cost		Elemental Amount		Rate per sf		%
		Quantity	Unit rate	Sub-Total	Total	Sub-Total	Total	
A SHELL		43,290 sf			1,015,500		23.46	14.4
A1 SUBSTRUCTURE					0		0.00	0.0
A11 Foundations	0.000	1 sum	0.00	0		0.00		
A12 Basement Excavation				0		0.00		
A13 Special Conditions				0		0.00		
A2 STRUCTURE					373,600		8.63	5.3
A21 Lowest Floor Construction	0.406	17,562 sf	3.46	60,800		1.40		
A22 Upper Floor Construction	0.553	23,920 sf	6.81	162,900		3.76		
A23 Roof Construction	0.407	17,600 sf	8.52	149,900		3.46		
A3 EXTERIOR ENCLOSURE					641,900		14.83	9.1
A31 Walls Below Grade	0.195	8,450 sf	7.18	60,700		1.40		
A32 Walls Above Grade	0.339	14,670 sf	7.02	103,000		2.38		
A33 Windows & Entrances	0.079	3,400 sf	48.91	166,300		3.84		
A34 Roof Coverings	0.407	17,600 sf	16.87	296,900		6.86		
A35 Projections	0.000	1 sum	15,000.00	15,000		0.35		
B INTERIORS		43,290 sf			1,998,100		46.16	28.3
B1 PARTITIONS & DOORS					802,900		18.55	11.4
B11 Partitions	1.060	45,868 sf	14.06	644,900		14.90		
B12 Doors	0.002	104 no.	1,519.23	158,000		3.65		
B2 FINISHES					605,800		13.99	8.6
B21 Floor Finishes	0.958	41,482 sf	6.43	266,900		6.17		
B22 Ceiling Finishes	0.951	41,182 sf	4.91	202,100		4.67		
B23 Wall Finishes	1.523	65,938 sf	2.07	136,800		3.16		
B3 FITTINGS & EQUIPMENT					589,400		13.62	8.4
B31 Fittings & Fixtures	1.000	43,290 sf	9.84	426,100		9.84		
B32 Equipment	1.000	43,290 sf	3.43	148,300		3.43		
B33 Elevators	0.000	1 No	15,000.00	15,000		0.35		
B34 Escalators				0		0.00		
C SERVICES		43,290 sf			2,649,700		61.21	37.5
C1 MECHANICAL					1,986,700		45.89	28.2
C11 Plumbing & Drainage	1.000	43,290 sf	9.77	423,100		9.77		
C12 Fire Protection	1.000	43,290 sf	3.26	141,300		3.26		
C13 HVAC	1.000	43,290 sf	29.27	1,267,300		29.27		
C14 Controls	1.000	43,290 sf	3.58	155,000		3.58		
C2 ELECTRICAL					663,000		15.32	9.4
C21 Service & Distribution	1.000	43,290 sf	4.65	201,500		4.65		
C22 Lighting, Devices & Heating	1.000	43,290 sf	7.54	326,500		7.54		
C23 Systems & Ancillaries	1.000	43,290 sf	3.12	135,000		3.12		
NET BUILDING COST - EXCLUDING SITE					\$ 5,663,300		130.82	80.2
D SITE & ANCILLARY WORK		43,290 sf			451,400		10.43	6.4
D1 SITE WORK					238,200		5.50	3.4
D11 Site Development	0.000	1 sum	139,700.00	139,700		3.23		
D12 Mechanical Site Services	0.000	1 Sum	78,500.00	78,500		1.81		
D13 Electrical Site Services	0.000	1 Sum	20,000.00	20,000		0.46		
D2 ANCILLARY WORK					213,200		4.92	3.0
D21 Demolitions	0.000	1 sum	213,200.00	213,200		4.92		
D22 Alterations	0.000	1 sum	0.00	0		0.00		
NET BUILDING COST - INCLUDING SITE					\$ 6,114,700		141.25	86.6
Z1 GENERAL REQUIREMENTS & FEE					944,100		21.81	13.4
Z11 General Requirements		11.0 %		672,600		15.54		
Z12 Fee		4.0 %		271,500		6.27		
TOTAL CONSTRUCTION ESTIMATE - EXCLUDING CONTINGENCIES					\$ 7,058,800		163.06	100.0
Z2 ALLOWANCES					211,800		4.89	
Z21 Design & Pricing Allowance		3.0 %		211,800		4.89		
Z22 Escalation Allowance		0.0 %		0		0.00		
Z23 Construction Allowance		0.0 %		0		0.00		
TOTAL CONSTRUCTION ESTIMATE - INCLUDING CONTINGENCIES					\$ 7,270,600		167.95	
- GOODS & SERVICES TAX					0		0.00	
Goods & Service Tax		0.0 %		0		0.00		
TOTAL CONSTRUCTION ESTIMATE					\$ 7,270,600		\$ 167.95	

A2 STRUCTURE		Quantity	Unit rate	Amount
A21 Lowest Floor Construction				
1	3" Concrete topping to Basement slab on grade c/w welded wire mesh and poly vapour barrier	12,298 sf	4.90	60,750
	- concrete supply and placing (including extra for depressions)	100 m3	300.00	30,000
	- mesh reinforcing and poly vapour barrier	12,298 sf	1.00	12,298
	- concrete finishing and curing	12,298 sf	1.50	18,447
A21 Lowest Floor Construction TOTAL : \$		17,562 sf	3.46	60,800
A22 Upper Floor Construction				
1	Theatre control room mezzanine	200 sf	149.80	29,950
	- 8" steel stud floor framing	300 sf	6.50	1,950
	- 3/4" metal deck c/w 2-1/2" concrete topping	300 sf	10.00	3,000
	- Steel stairs c/w landing	1 flight	15,000.00	15,000
	- 6" steel stud load bearing walls	2,000 sf	5.00	10,000
2	Concrete stairs c/w 6" TH landing and forming over existing ramp	200 sf	75.00	15,000
3	Structural wrap to columns in Basement	232 sf	45.00	10,440
4	Allow for galvanized rods to suspend existing slab from new floor slab at loading bay	1 sum	5,000.00	5,000
5	Raised floor at loading bay and stage	1,000 sf	12.00	12,000
	- 6" Concrete slab c/w metal deck, void forming and steel stud	1,000 sf	12.00	12,000
6	Raised concrete slab at Loading	2,700 sf	15.00	40,500
7	Floor joist reinforcement incl. new welds, steel channels and re/re bracing	1 sum	50,000.00	50,000
A22 Upper Floor Construction TOTAL : \$		23,920 sf	6.81	162,900

**Calvin Kruk Centre for the Arts
Old Post Office Renovation
Dawson Creek, BC**

Report date : June 2010

Page No. : 3

A2 STRUCTURE	Quantity	Unit rate	Amount
A23 Roof Construction			
1 Theatre roof	3,456 sf	39.00	134,910
- Columns	676 lbs	5.00	3,380
- OWSJ	9,600 lbs	5.00	48,000
- Beams	12,558 lbs	5.00	62,790
- Deck	3,456 sf	6.00	20,736
2 Allowance for structural steel to roof for RTU's	1 sum	5,000.00	5,000
3 Roof joist reinforcement incl. new welds, steel channels and re/re bracing	1 sum	10,000.00	10,000
A23 Roof Construction	TOTAL : \$ 17,600 sf	8.52	149,900

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A3 EXTERIOR ENCLOSURE	Quantity	Unit rate	Amount
A31 Walls Below Grade			
1 Waterproof interior side of foundation walls with cementitious concrete waterproofing including surface preparation and curing	8,450 sf	6.00	50,700
2 Allow for sealing to cracks in foundation walls and joint sealing around mechanical openings	1 sum	10,000.00	10,000
A31 Walls Below Grade TOTAL : \$	8,450 sf	7.18	60,700
A32 Walls Above Grade			
1 Rebuild exterior wall at west elevation	600 sf	50.00	30,000
2 Allowance for misc. work to envelope	1 sum	25,000.00	25,000
3 Infill at raised roof incl. metal stud backup , cladding, insulation and new window sills	960 sf	50.00	48,000
A32 Walls Above Grade TOTAL : \$	14,670 sf	7.02	103,000
A33 Windows & Entrances			
1 Upgrade all existing glazing and allow for work to thermal bridge	3,250 sf	35.00	113,750
2 New windows to replace existing at Main Hall roof raised area	150 sf	100.00	15,000
3 Allow for new insulated, hollow, metal doors c/w hardware and frame	4 no.	1,500.00	6,000
4 Re-use insulated steel overhead door, motorized c/w hardware and frame	1 no.	2,500.00	2,500
5 Allow for special entry hardware	1 sum	5,000.00	5,000
Carried Forward :			142,250

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A3 EXTERIOR ENCLOSURE		Quantity	Unit rate	Amount
A33	Windows & Entrances (Continued)		Brought Forward :	142,250
6	Upgrade hardware to existing window frames	40 no.	600.00	24,000
A33	Windows & Entrances TOTAL : \$	3,400 sf	48.91	166,300
A34 Roof Coverings				
1	2-Ply SBS membrane roofing c/w 7" rigid insulation, flashing, parapets and 2 layers of sheathing over Multipurpose Hall	17,600 sf	16.30	286,880
2	Allow for roof pavers to rooftop equipment and roof anchors	1 sum	10,000.00	10,000
A34	Roof Coverings TOTAL : \$	17,600 sf	16.87	296,900
A35 Projections				
1	Allowance for solar shading to south elevation	1 sum	15,000.00	15,000
A35	Projections TOTAL : \$	1 sum	15,000.00	15,000

B1 PARTITIONS & DOORS		Quantity	Unit rate	Amount
B11 Partitions				
1	Furring	1,720 sf	6.00	10,320
2	Rated Interior Partitions	3,720 sf	14.00	52,080
3	Interior Partitions	20,220 sf	13.50	272,970
4	Interior Glazing	3,870 sf	44.10	170,700
	- GL1	900 sf	30.00	27,000
	- GL2	2,070 sf	60.00	124,200
	- GL3	400 sf	30.00	12,000
	- P1/G1	500 sf	15.00	7,500
5	Furring F7-F8	16,338 sf	8.50	138,870
B11 Partitions TOTAL : \$		45,868 sf	14.06	644,900
B12 Doors				
1	Solid core wood door c/w hardware and frame	66 no.	1,000.00	66,000
2	Hollow metal door c/w hardware and frame	34 no.	1,500.00	51,000
3	Horizontal sliding doors between Theatre and BOH	2 no.	5,000.00	10,000
4	Allowance for Nanawall doors to Theatre	2 no.	10,000.00	20,000
5	Allowance for premium to wood doors for acoustically sensitive areas	1 sum	5,000.00	5,000
6	Allowance for restoring 2 existing wood doors at Archives/Gallery Research	1 sum	1,000.00	1,000
7	Paint to new and existing doors	1 sum	5,000.00	5,000
B12 Doors TOTAL : \$		104 no.	1,519.23	158,000

B2 FINISHES		Quantity	Unit rate	Amount	
B21 Floor Finishes					
1	Carpet c/w base	1,850 sf	6.00	11,100	
2	Carpet tile c/w base	5,900 sf	6.50	38,350	
3	Caramic/porcelain tile c/w base	2,000 sf	12.00	24,000	
4	Linoleum c/w base	16,900 sf	6.00	101,400	
5	Resilient sheet c/w base	1,300 sf	8.00	10,400	
6	Wood, sprung flooring c/w base	3,000 sf	15.00	45,000	
7	Existing terrazzo flooring	3,400 sf	6.00	20,400	
8	Clean existing ceramic/porcelain tile at second floor washrooms	250 sf	1.00	250	
9	Existing flooring to remain unchanged	6,082 sf	0.00	0	
10	Stage flooring	800 sf	20.00	16,000	
B21 Floor Finishes		TOTAL : \$	41,482 sf	6.43	266,900
B22 Ceiling Finishes					
1	Veneered, suspended wood panel system	2,350 sf	15.00	35,250	
2	Suspended acoustic ceiling tiles	6,300 sf	6.00	37,800	
3	Paint to decking	2,830 sf	1.50	4,250	
4	Adhered acoustic ceiling tile	3,880 sf	4.00	15,520	
5	GWB drop ceiling c/w bulkeads and paint	6,070 sf	10.00	60,700	
6	Allow for patch/make good to existing ceiling at Basement	11,110 sf	1.50	16,670	
				Carried Forward :	170,190

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B2 FINISHES		Quantity	Unit rate	Amount
B22	Ceiling Finishes (Continued)		Brought Forward :	170,190
7	Suspended GWB ceiling c/w neoprene hanger isolators, batt insulation, mineral tile and paint	650 sf	20.00	13,000
8	Allow for patch/make good to existing ceiling at Main Floor	4,628 sf	2.50	11,570
9	Allow for patch/make good to existing ceiling at Second Floor	3,664 sf	2.00	7,330
B22 Ceiling Finishes TOTAL : \$		41,182 sf	4.91	202,100
B23 Wall Finishes				
1	Paint	59,590 sf	1.00	59,590
2	Carpet to Theatre vestibule	500 sf	10.00	5,000
3	Ceramic tile to showers and washrooms	5,100 sf	12.00	61,200
4	Wood veneer panels at Lobby areas	700 sf	15.00	10,500
5	Rigid acrylic wall covering at Janitor mop sinks	48 sf	10.00	480
B23 Wall Finishes TOTAL : \$		65,938 sf	2.07	136,800

B3 FITTINGS & EQUIPMENT		Quantity	Unit rate	Amount
B31 Fittings & Fixtures				
1	Allow for caulking and sealing throughout including higher spec/scope in acoustically sensitive areas	1 sum	10,000.00	10,000
2	Allow for misc. metals including steel reinforcing to rear wall for retractable seating system	1 sum	5,000.00	5,000
3	Allow for rough carpentry	1 sum	15,000.00	15,000
4	Washroom accessories (second floor washroom accessories retained as per demolition plans)	1 sum	21,750.00	21,750
	- Toilet partitions	19 no.	750.00	14,250
	- Washroom accessories excl. mirrors	1 sum	5,000.00	5,000
	- Shower partitions	2 no.	1,250.00	2,500
5	Interior signage	1 sum	15,000.00	15,000
6	Corner guards - stainless steel	1 sum	5,000.00	5,000
7	Entry mats	3 no.	1,500.00	4,500
8	Hand and guard-rails	355 ft	87.30	31,000
	- Steel handrail to stairs	200 ft	50.00	10,000
	- Glazed guardrail	140 ft	150.00	21,000
9	Acoustic panels in Dance and Movement Studios , Band and Practice Rooms	1,000 sf	15.00	15,000
10	Allow for tackboards in Daycare	1 sum	500.00	500
11	Allow for Band Room seating risers	1 sum	10,000.00	10,000
12	Solar shades to windows	1 sum	15,000.00	15,000
13	Theatrical drapery to Band Room	1 sum	5,000.00	5,000
14	Basement - Millwork	1 sum	35,400.00	35,400
	- Workstation at lower lobby	15 ft	300.00	4,500
	- Washroom vanities	20 ft	80.00	1,600
	- Vanities and make-up counters in Dressing Rooms	65 ft	80.00	5,200
(Continued)				
Carried Forward :				188,150

B3 FITTINGS & EQUIPMENT		Quantity	Unit rate	Amount
B31	Fittings & Fixtures (Continued)		Brought Forward :	188,150
14	Basement - Millwork (Continued)			
	- Kitchenette in Green Room c/w counter and cabinets	1 sum	3,500.00	3,500
	- Allow for work counters and storage cabinets to Archives	1 sum	10,000.00	10,000
	- Built-in benches at Dance Studios	48 ft	200.00	9,600
	- Locker surrounds	1 sum	1,000.00	1,000
15	Main Floor - Millwork	1 sum	85,690.00	85,690
	- Rebuild/restore perimeter cabinets throughout	572 ft	50.00	28,600
	- Rebuild/restore existing counter along window at east-side lobby	37 ft	50.00	1,850
	- Cafe millwork c/w quartz counters	1 sum	5,000.00	5,000
	- Reception/box-office counter	11 ft	600.00	6,600
	- Washroom vanities	39 ft	80.00	3,120
	- Kitchen c/w countertop and cabinets	1 sum	10,000.00	10,000
	- Daycare kitchen c/w counter and cabinets	1 sum	2,500.00	2,500
	- Daycare counters	24 ft	80.00	1,920
	- Daycare cubbies and bootrack	11 ft	100.00	1,100
	- Allow for acoustic wall panels to Theatre	1 sum	10,000.00	10,000
	- Allow for retractable seating enclosure	1 sum	10,000.00	10,000
	- Custom wood security screens	1 sum	5,000.00	5,000
16	2nd Floor - Millwork	1 sum	47,450.00	47,450
	- Rebuild/restore perimeter heating cabinets throughout	469 ft	50.00	23,450
	- Meeting rooms - upper and lower cabinets c/w counter (premium)	1 sum	7,500.00	7,500
	- Textile and ceramics studios allow for counter and open shelving	55 ft	300.00	16,500
17	Allowance for fireproofing	1 sum	10,000.00	10,000
18	Grand staircase	1 flight	32,540.00	32,540
	- Steel stair	1 flight	15,000.00	15,000
	- Linoleum stair streands and landing	170 sf	12.00	2,040
	- Concrete landing	1 no.	2,500.00	2,500
	- Paint	1 sum	500.00	500
	- Painted steel c/w tempered glass and resin infill panel guardrail	50 ft	250.00	12,500
Carried Forward :				363,830

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B3 FITTINGS & EQUIPMENT		Quantity	Unit rate	Amount
B31	Fittings & Fixtures (Continued)		Brought Forward :	363,830
19	Folding partition incl. structural bulkhead	250 sf	60.00	15,000
20	Allow for paint to existing Second Floor washroom partitions	1 sum	250.00	250
21	Mirrors	2,000 sf	9.50	19,000
	- Full length mirrors in Dance Studios	1,500 sf	10.00	15,000
	- 4' High mirrors at Washroom and Dressing Rooms	500 sf	8.00	4,000
22	Allow for noticeboards throughout	1 sum	2,000.00	2,000
23	Access panels in GWB ceilings and partitions	1 sum	5,000.00	5,000
24	Lockers	32 no.	500.00	16,000
25	Donor wall mail boxes	1 sum	5,000.00	5,000
B31	Fittings & Fixtures TOTAL : \$	43,290 sf	9.84	426,100
B32	Equipment			
1	Telescopic seating system c/w additional floor seating, electrical works and carpet	1 sum	135,000.00	135,000
2	Green Room	1 sum	800.00	800
	- Microwave	1 no.	300.00	300
	- Undercounter fridge	1 no.	500.00	500
3	Tie-back anchors	1 sum	2,500.00	2,500
4	Kitchen	1 sum	7,000.00	7,000
	- Stove	1 no.	1,000.00	1,000
	- Commercial fridge	1 no.	3,500.00	3,500
	- Commercial dishwasher/sanitizer	1 no.	2,500.00	2,500
Carried Forward :				145,300

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B3 FITTINGS & EQUIPMENT	Quantity	Unit rate	Amount
B32 Equipment (Continued)		Brought Forward :	145,300
5 Daycare	1 sum	3,000.00	3,000
- Stove	1 no.	1,000.00	1,000
- Fridge	1 no.	800.00	800
- Washer/dryer (stackable)	1 set	1,200.00	1,200
B32 Equipment TOTAL : \$	43,290 sf	3.43	148,300
B33 Elevators			
1 Allow for new elevator cab finishes	1 sum	5,000.00	5,000
2 Allow for testing, remediation and recomissioning to existing elevator	1 sum	5,000.00	5,000
3 Access control to elevator c/w wiring and new control panel	1 sum	5,000.00	5,000
B33 Elevators TOTAL : \$	1 No	15,000.00	15,000

C1 MECHANICAL	Quantity	Unit rate	Amount
C11 Plumbing & Drainage			
1 Plumbing Fixtures	1 sum	51,450.00	51,450
- Water Closet - WC-1	16 No.	700.00	11,200
- Water Closet h/c - WC-2	10 No.	750.00	7,500
- Lavatory	26 No.	650.00	16,900
- Urinals	6 No.	800.00	4,800
- Shower	2 No.	1,200.00	2,400
- Janitor sink	3 No.	750.00	2,250
- Double Bowl Sink	4 No.	1,000.00	4,000
- dish washer rough-in and connection to existing fixture	4 No.	600.00	2,400
2 Domestic Water System	1 sum	95,160.00	95,160
- New 4" dia main Water entry c/w BFP excluding civil work and meter	1 sum	10,000.00	10,000
- DHW heaters c/w pumps and valves	1 sum	36,000.00	36,000
- DCW & DHW pipe 1" to 1 1/2" including insulation	600 f	30.00	18,000
- DCW & DHW pipe 3/4" including insulation	410 f	27.50	11,275
- DHW recirculation pipe 3/4" including insulation	425 f	27.50	11,688
- fixture connections	41 no.	200.00	8,200
3 Non-portable water system	1 sum	64,300.00	64,300
- New Rain Water Harvesting Tanks (2000 gal) above ground tank	2 No.	12,000.00	24,000
- Rain water Sand Filter c/w connection to RW storage tank	2 No.	2,000.00	4,000
- Accessories for RW storage tank overflow and valves	1 sum	5,000.00	5,000
- RWH pumps	2 No.	6,000.00	12,000
- Expansion tanks	1 No.	2,500.00	2,500
- NPW pipe 1 1/4" to 2"	420 f	40.00	16,800
4 Sanitary drainage system	1 sum	81,650.00	81,650
- Replace existing 4" sanitary main pipe with new 6" pipe excluding civil work	1 sum	6,000.00	6,000
- New 72" dia. san sump c/w duplex pump (P-20, P-21)	1 sum	12,000.00	12,000
- Floor drains and funnel floor drains	1 sum	7,500.00	7,500
- sanitary forced main 3"	1 sum	500.00	500
- sanitary drain clean-outs	1 sum	4,000.00	4,000
- vent pipe system including VTR	10 no.	1,200.00	12,000
- sanitary drain 6"	190 f	35.00	6,650
- sanitary drain 4"	1,100 f	30.00	33,000
Carried Forward :			292,560

C1 MECHANICAL		Quantity	Unit rate	Amount
C11	Plumbing & Drainage (Continued)		Brought Forward :	292,560
5	Storm water drainage system	1 sum	40,580.00	40,580
	- New 10" storm water drain pipe c/w back water valve, measured in site mechanical - D12		Nil	
	- Abandon and cap existing 8" dia. storm water main	1 sum	1,000.00	1,000
	- Replace existing sump pumps with new pumps (P-22, P-23) and connect to existing system	2 No.	3,600.00	7,200
	- New 36" dia. sediment sump	1 sum	2,000.00	2,000
	- replace RWL stacks and RD as applicable.	1 Sum	10,000.00	10,000
	- perforated drain 6" at 2' below existing SOG in Basement	685 f	28.00	19,180
	- clean-outs	8 no.	150.00	1,200
	- breaking and making good SOG (measured in Demilition - D21)	0 nil	0.00	0
6	Replace existing elevator sump pump with new pump (P-24)	1 No	5,000.00	5,000
7	Solar heating system allowance for four (4) collector panels and accessories	1 Sum	40,000.00	40,000
8	Miscellaneous work including gas pipe work to be detailed	1 Sum	30,000.00	30,000
9	Allowance for flow meters compatible with DDC system		Sum	15,000
	- DCW meter	1 sum	4,500.00	4,500
	- DHW meter	1 sum	3,500.00	3,500
	- Non-potable water system	1 sum	3,500.00	3,500
	- Solar hetaing system	1 sum	3,500.00	3,500
C11	Plumbing & Drainage TOTAL : \$	43,290 sf	9.77	423,100
C12	Fire Protection			
1	Fire stand pipe system for staircase	1 sum	15,000.00	15,000
2	Fire extinguishers Fire water main c/w RPBP and PRV station	1 sum	10,000.00	10,000
Carried Forward :				25,000

C1 MECHANICAL		Quantity	Unit rate	Amount
C12	Fire Protection (Continued)		Brought Forward :	25,000
3	Sprinkler valve stations	1 sum	10,000.00	10,000
4	Water curtain allowance for entrance window	1 sum	5,000.00	5,000
5	Sprinkler system connected to existing main piping	41,482 sf	2.20	91,260
6	Miscellaneous work including system verification	1 sum	10,000.00	10,000
C12	Fire Protection TOTAL : \$	43,290 sf	3.26	141,300
C13 HVAC				
1	Heat generation equipments	1 sum	150,200.00	150,200
	- Boilers 1,336 MBH c/w chimney	2 no.	59,000.00	118,000
	- pumps c/w valves	2 no.	9,200.00	18,400
	- Header and connecting pipes	1 sum	13,800.00	13,800
2	Heat Distribution system	1 sum	142,400.00	142,400
	- Hot water unit Heaters (UH-1,UH-2)	2 No.	2,000.00	4,000
	- Heat pump (HP-1) water-to-water 40 Ton	1 sum	37,000.00	37,000
	- Water source heat pump (HP6 &HP7) 45 MBH	2 No.	9,200.00	18,400
	- Force flow heaters (FFH 1 - FFH 5)	5 No.	1,800.00	9,000
	- HW loop c/w pumps	1 sum	74,000.00	74,000
3	Perimeter heating elements - fin tube Base Board heaters	1 sum	18,000.00	18,000
4	Heat recovery and glycol system	1 sum	104,400.00	104,400
	- Heat exchangers (6, 29, 88 & 255) GPM c/w valves	4 No.	11,000.00	44,000
	- Glycol fill tank c/w pressure relief funnel	2 No.	3,000.00	6,000
	- Glycol feed pump	2 no.	2,200.00	4,400
	- Dry cooler	1 No.	35,000.00	35,000
	- glycol loop c/w valves	1 sum	15,000.00	15,000
5	Air Handling Equipments	1 sum	119,000.00	119,000
	- EAHU-1 - 11,000 CFM	1 sum	25,000.00	25,000
	(Continued)			
Carried Forward :				534,000

C1 MECHANICAL		Quantity	Unit rate	Amount
C13 HVAC	(Continued)		Brought Forward :	534,000
5	Air Handling Equipments (Continued)			
	- AHU1 & AHU2 - 8,000 to 8,500 ton cooling	2 No	47,000.00	94,000
6	Air distribution system including ductwork and devices	1 sum	286,750.00	286,750
	- supply & return ductwork	20,500 sf	11.50	235,750
	- grilles and diffusers	1 sum	28,000.00	28,000
	- allowance for insulation and acoustic liners	1 sum	23,000.00	23,000
7	Exhaust fans including ductwork and devices	1 sum	36,000.00	36,000
8	Allow for connection to existing duct work	1 sum	14,000.00	14,000
9	Humidifiers	1 sum	30,000.00	30,000
10	VRF complete system including zone controls	1 sum	340,000.00	340,000
11	Miscellaneous work	1 sum	18,000.00	18,000
12	Hydronic system flow meter DDC compatible for Heating hot water circuit	1 sum	5,000.00	5,000
13	Hydronic system flow meter DDC compatible for heat reclaim circuit	1 sum	3,500.00	3,500
C13 HVAC	TOTAL : \$	43,290 sf	29.27	1,267,300
C14 Controls				
1	DDC controls	1 sum	130,000.00	130,000
	- Main control Station	1 sum	25,000.00	25,000
	- Heating System	1 sum	25,000.00	25,000
	- Air handling & distribution	1 sum	25,000.00	25,000
	- DHW & DCW systems	1 sum	10,000.00	10,000
	- Exhaust system	1 sum	10,000.00	10,000
	(Continued)			
Carried Forward :				130,000

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C1 MECHANICAL	Quantity	Unit rate	Amount
C14 Controls (Continued)		Brought Forward :	130,000
1 DDC controls (Continued)			
- RWH system	1 sum	10,000.00	10,000
- CO/CO2/pressure/humidity sensors and controls	1 sum	25,000.00	25,000
2 control for Theatre equipments (see item C23)		Nil	
3 VRF control interface	1 sum	25,000.00	25,000
C14 Controls	TOTAL : \$ 43,290 sf	3.58	155,000

C2 ELECTRICAL		Quantity	Unit rate	Amount	
C21 Service & Distribution					
1	New harmonic mitigating transformer 75kVA 208V-208V on the theatre panel	1 No.	8,000.00	8,000	
2	Mitigating transformer 150kVA 208V-208V for the feed to the stage lighting dimming rack	1 No.	12,000.00	12,000	
3	New panel boards	17 No.	2,000.00	34,000	
4	New verification meters	13 No.	2,500.00	32,500	
5	New Watt meters (not required)		Nil		
6	Main service entrance switchgear c/w breaker & Meter	1 sum	50,000.00	50,000	
7	Feeders	1 sum	30,000.00	30,000	
8	UPS system c/w 2 panels	1 sum	35,000.00	35,000	
C21 Service & Distribution		TOTAL : \$	43,290 sf	4.65	201,500
C22 Lighting, Devices & Heating					
1	Lighting fixtures		Sum	227,380	
	- Fluorescent fixture- Type F1 1x4' 2 lamp	28 No.	280.00	7,840	
	- Fluorescent fixture- Type F2 1x4' 1 lamp	3 No.	280.00	840	
	- Fluorescent fixture- Type F3 1x4' 2 lamp -strip	48 No.	170.00	8,160	
	- Fluorescent fixture- Type F1 1x4' 2 lamp -wrap (vandal resist)		Nil		
	- Fluorescent fixture - Type F5 2x4' 3 lamp deep cell parabolic in multi-lamp switching	2 No.	400.00	800	
	- Fluorescent fixture- Type F6 1x4' 2 lamp -industrial	24 No.	280.00	6,720	
	- Fluorescent fixture- Type F7 3 lamp -static troffer	86 No.	270.00	23,220	
	- Fluorescent fixture - Type F8 suspended linear with parabolic louver	193 No.	260.00	50,180	
	- Fluorescent fixture - Type F9 suspended linear with multiple switching		Nil		
		(Continued)			
Carried Forward :				227,380	

C2 ELECTRICAL		Quantity	Unit rate	Amount
C22	Lighting, Devices & Heating (Continued)		Brought Forward :	227,380
1	Lighting fixtures (Continued)			
	- Fluorescent fixture - Type F10 suspended linear with UV shields	58 No.	290.00	16,820
	- Fluorescent fixture - Type F11 surface linear, 3 lamp with multiple switching	25 No.	400.00	10,000
	- Fluorescent fixture - Type F12 surface wrap, 3 lamp with multiple switching	8 No.	400.00	3,200
	- Fluorescent fixture - Type F14 2 lamp	32 No.	350.00	11,200
	- Type 'A'- 4" LED down light	92 No.	230.00	21,160
	- Type 'B'-dimming fluorescent pot light		Nil	
	- Type 'C' fluorescent pot light	7 No.	300.00	2,100
	- Type 'D'-cylinder Pendant dimmable downlight	40 No.	350.00	14,000
	- Type 'E'- Wall mounted architectural fixture	16 No.	700.00	11,200
	- Type 'G'-cylinder Pendant downlight	3 No.	330.00	990
	- Type 'J'-Arm mounted specialty up/down light	1 No.	250.00	250
	- Type 'L'- Led strip light	10 No	300.00	3,000
	- Type 'K'- 9W CF fluorescent keyless fixture	6 No	300.00	1,800
	- Type 'M'- Track lighting	64 No	250.00	16,000
	- Type 'N'- Recessed wall mount fixture	6 No	250.00	1,500
	- Type 'R'- Recessed stair light	16 No	400.00	6,400
	- Type 'S'- Back of stage work light	2 No	400.00	800
	- Type 'T'- Decorative cylinder pendent	6 No	600.00	3,600
	- Type 'V'- Make-up vanity fixture	13 No	200.00	2,600
	- Type 'W'- Exterior light	6 No	500.00	3,000
2	Lighting control		Sum	20,160
	- Single pole switch	48 No.	130.00	6,240
	- Occupancy censored-Wall mounted multi technology	24 No.	240.00	5,760
	- Occupancy censored-Ceiling mounted multi technology	22 No.	240.00	5,280
	- Occupancy censored-Wall mounted passive infrared	2 No.	240.00	480
	- Occupancy censored-Ceiling mounted passive infrared	10 No.	240.00	2,400
3	Power outlets and devices		Sum	37,000
	- Duplex receptacle w/ ground fault interrupting - wall mounted	3 No.	180.00	540
	(Continued)			
			Carried Forward :	284,540

C2 ELECTRICAL		Quantity	Unit rate	Amount
C22	Lighting, Devices & Heating (Continued)		Brought Forward :	284,540
3	Power outlets and devices (Continued)			
	- Duplex receptacle w/ ground fault interrupting - above counter	30 No.	180.00	5,400
	- Duplex receptacle -wall mounted	137 No.	130.00	17,810
	- Duplex receptacle above counter	9 No.	130.00	1,170
	- Duplex receptacle w/ ground fault interrupting - wheather proof	6 No.	300.00	1,800
	- Special receptacle	8 No.	200.00	1,600
	- Single receptacle	35 No.	120.00	4,200
	- Duplex receptacle wall mounted - wheather proof	13 No.	160.00	2,080
	- Power connection to door control	4 No.	300.00	1,200
	- Fuse disconnect switch	1 No.	1,200.00	1,200
4	Power connection to mechanical equipment		sum	41,950
	- HP	3 No.	500.00	1,500
	- EF	13 No.	300.00	3,900
	- Pumps	26 No.	500.00	13,000
	- Pumps	12 No.	300.00	3,600
	- Boiler	2 No.	300.00	600
	- Dry cooler	1 No.	750.00	750
	- Humidifier	1 No.	300.00	300
	- AHU	3 No.	1,500.00	4,500
	- UH/FFH	7 No.	300.00	2,100
	- Condenser	3 No.	1,500.00	4,500
	- FCU	36 No.	200.00	7,200
C22	Lighting, Devices & Heating TOTAL : \$	43,290 sf	7.54	326,500
C23	Systems & Ancillaries			
1	Fire alarm system		sum	50,000
	- work to be detailed	1 sum	50,000.00	50,000
2	Data and communication (empty conduit system)		sum	20,000
	- Data outlets wall mounted	28 No.	150.00	4,200
	- Data outlets above counter	4 No.	200.00	800
	- work to be detailed	1 sum	15,000.00	15,000
Carried Forward :				70,000

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C2 ELECTRICAL		Quantity	Unit rate	Amount
C23	Systems & Ancillaries (Continued)		Brought Forward :	70,000
3	Security alarm system - work to be detailed	1 sum	sum 15,000.00	15,000 15,000
4	System grounding allowance - work to be detailed	1 sum	sum 10,000.00	10,000 10,000
5	control for Theatre equipments	1 sum	40,000.00	40,000
	- Back bone cabling	1 sum	10,000.00	10,000
	- control wiring	1 Sum	10,000.00	10,000
	- cabling, wiring, wire pulling, conduits & wiring devices for owner supplied theatre equipments	1 Sum	10,000.00	10,000
	- conduit system for the sound system	1 sum	5,000.00	5,000
	- conduit system from the stage area to the control booth	1 sum	5,000.00	5,000
C23 Systems & Ancillaries		TOTAL : \$	43,290 sf	3.12
				135,000

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D1 SITE WORK	Quantity	Unit rate	Amount
D11 Site Development			
1 Site signage c/w glazing and structural support	1 sum	50,000.00	50,000
2 Bike rack	1 sum	1,500.00	1,500
3 Open grid paving system	1,439 sf	8.00	11,510
4 Remove asphalt	8,245 sf	2.50	20,610
5 Saw-cut concrete paving	2,020 sf	7.00	14,140
6 Wood fence c/w doors	315 ft	75.00	23,630
7 Trees	10 no.	750.00	7,500
8 Allow for soft landscaping to Green Pocket Park	705 sf	15.00	10,580
9 Paint parking symbols and lines	1 sum	250.00	250
D11 Site Development TOTAL : \$	1 sum	139,700.00	139,700
D12 Mechanical Site Services			
1 Allowance for mechanical site services	1 sum	73,500.00	73,500
- 4" water main connection through street, civil work measured elsewhere	1 sum	8,000.00	8,000
- City charges for water main connection - allowance	1 sum	15,000.00	15,000
- 6" Sanitary main through street, civil work measured elsewhere	1 sum	4,500.00	4,500
- City charges for sanitary main connection - allowance	1 sum	15,000.00	15,000
- 10" storm water main including BFP valve	1 sum	10,000.00	10,000
- storm water manhole	1 sum	6,000.00	6,000
- City charges for storm main connection - allowance	1 sum	15,000.00	15,000
2 Allowance for Gas meter replacement	1 sum	5,000.00	5,000
D12 Mechanical Site Services TOTAL : \$	1 Sum	78,500.00	78,500

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D1 SITE WORK	Quantity	Unit rate	Amount
D13 Electrical Site Services			
1 Electrical sitework	1 sum	20,000.00	20,000
D13 Electrical Site Services	TOTAL : \$ 1 Sum	20,000.00	20,000

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D2 ANCILLARY WORK	Quantity	Unit rate	Amount
D21 Demolitions			
1 Remove existing concrete topping at Basement (12,298sf)	1 sum	40,000.00	40,000
2 Remove floor structure at Main and Second Floor (1,728sf)	1 sum	20,000.00	20,000
3 Remove roof structure at Multipurpose Theatre (3,456sf)	1 sum	60,000.00	60,000
4 Allow for demolition and remediation of SOG for underground services	1 sum	30,000.00	30,000
5 Allow for misc. demolition and remediation (walls, mech openings, mail chute)	1 sum	10,000.00	10,000
6 Remove existing wall at Multipurpose Theatre (864sf)	1 sum	20,000.00	20,000
7 removal of Mechanical work including Fire Protection system for new construction	1 sum	33,150.00	33,150
- Basement floor	1 sum	12,100.00	12,100
- Main floor	1 sum	8,500.00	8,500
- 2nd floor	1 sum	9,200.00	9,200
- Roof	1 sum	3,350.00	3,350
D21 Demolitions TOTAL : \$	1 sum	213,200.00	213,200

**Appendix
C – Drawing & Documentation List**

**CALVIN KRUCK CENTRE FOR THE ARTS
 OLD POST OFFICE RENOVATION
 DAWSON CREEK, BRITISH COLUMBIA**

APPENDIX C - DRAWING & DOCUMENTATION LIST

ARCHITECTURAL

Drawing	Title	Dated	Received
A001	Project Information & Drawing List	15-Jun-10	15-Jun-10
A002	Walls, Floors & Roof Assemblies	15-Jun-10	15-Jun-10
D101	Demolition Plan - Basement	15-Jun-10	15-Jun-10
D102	Demolition Plan - Main Floor	15-Jun-10	15-Jun-10
D103	Demolition Plan - Second Floor	15-Jun-10	15-Jun-10
A100	Site Plan	15-Jun-10	15-Jun-10
A201	Basement Floor Plan	15-Jun-10	15-Jun-10
A202	Main Floor Plan	15-Jun-10	15-Jun-10
A203	Main Floor Mezzanine Plan	15-Jun-10	15-Jun-10
A204	Second Floor Plan	15-Jun-10	15-Jun-10
A205	Roof Plan	15-Jun-10	15-Jun-10
A301	Reflected Ceiling Plan- Basement	15-Jun-10	15-Jun-10
A302	Reflected Ceiling Plan- Main Floor	15-Jun-10	15-Jun-10
A303	Reflected Ceiling Plan- Second Floor	15-Jun-10	15-Jun-10
A401	Elevations - East & North	15-Jun-10	15-Jun-10
A402	Elevations - West & South	15-Jun-10	15-Jun-10
A501	Cross Sections	15-Jun-10	15-Jun-10
A502	Longitudinal Sections	15-Jun-10	15-Jun-10
A601	Interior Elevations - Multipurpose Hall	15-Jun-10	15-Jun-10
A602	Interior Elevations - Main Floor Lobby	15-Jun-10	15-Jun-10
A603	Interior Elevations - Basement Lobby	15-Jun-10	15-Jun-10

STRUCTURAL

Drawing	Title	Dated	Received
S000	3D Building Model	15-Jun-10	15-Jun-10
S100	Basement Demolition Plan	15-Jun-10	15-Jun-10
S101	Main Floor Demolition Plan	15-Jun-10	15-Jun-10
S102	Second Floor Demolition Plan	15-Jun-10	15-Jun-10
S103	Basement & Main Floor Demolition Details & Sections	15-Jun-10	15-Jun-10
S104	Second Floor Demolition Details & Sections	15-Jun-10	15-Jun-10
S200	Existing Foundation Plan	15-Jun-10	15-Jun-10
S201	Basement Floor Plan	15-Jun-10	15-Jun-10
S202	Main Floor Plan	15-Jun-10	15-Jun-10
S203	Second Floor Plan	15-Jun-10	15-Jun-10
S204	Multipurpose Hall Roof Framing Plan	15-Jun-10	15-Jun-10
S205	Roof Framing Plan	15-Jun-10	15-Jun-10
S300	Control Room Framing Plans & Sections	15-Jun-10	15-Jun-10

**CALVIN KRUCK CENTRE FOR THE ARTS
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APPENDIX C - DRAWING & DOCUMENTATION LIST

STRUCTURAL CONT'D

Drawing	Title	Dated	Received
S301	3D View of Control Room Framing	15-Jun-10	15-Jun-10
S400	Grindline 1 & 2 Sections	15-Jun-10	15-Jun-10
S401	Grindline 2-1 Section & Gridline 3 Section	15-Jun-10	15-Jun-10
S403	Typical Multipurpose Hall Cross Section	15-Jun-10	15-Jun-10
S404	Staircase Sections	15-Jun-10	15-Jun-10
S500	Details	15-Jun-10	15-Jun-10

MECHANICAL

Drawing	Title	Dated	Received
M100	Cover Sheet	15-Jun-10	15-Jun-10
M111	Basement Floor Plan Demo	15-Jun-10	15-Jun-10
M112	Main Floor Plan Demo	15-Jun-10	15-Jun-10
M113	Second Floor Demo	15-Jun-10	15-Jun-10
M114	Roof Plan Demo	15-Jun-10	15-Jun-10
M200	Foundation Floor Plan - Plumbing	15-Jun-10	15-Jun-10
M201	Basement Floor Plan - Plumbing	15-Jun-10	15-Jun-10
M202	Main Floor Plan - Plumbing	15-Jun-10	15-Jun-10
M203	Second Floor Plan - Plumbing	15-Jun-10	15-Jun-10
M301	Basement Floor Plan - HVAC	15-Jun-10	15-Jun-10
M302	Main Floor Plan - HVAC	15-Jun-10	15-Jun-10
M303	Second Floor Plan - HVAC	15-Jun-10	15-Jun-10
M400	Roof Plan	15-Jun-10	15-Jun-10
M500	Rain Water Harvesting Schematic	15-Jun-10	15-Jun-10
M501	Sanitary Riser Schematic	15-Jun-10	15-Jun-10
M502	Domestic Water & Gas Schematic	15-Jun-10	15-Jun-10
M503	HVAC & Heat Recovery Schematic	15-Jun-10	15-Jun-10
M504	HVAC & Heat Recovery Schematic 2	15-Jun-10	15-Jun-10
M505	AHU-1 & AHU-2 Airflow Schematic	15-Jun-10	15-Jun-10
M506	VRF Schematic	15-Jun-10	15-Jun-10
M600	Multipurpose Hall Sections	15-Jun-10	15-Jun-10
M601	Mechanical Detail Plan - Plumbing	15-Jun-10	15-Jun-10
M602	Mechanical Room Detail	15-Jun-10	15-Jun-10
M700	Schedules	15-Jun-10	15-Jun-10
M701	Schedules	15-Jun-10	15-Jun-10
M702	Schedules	15-Jun-10	15-Jun-10
M703	VRF Schedule	15-Jun-10	15-Jun-10

**CALVIN KRUCK CENTRE FOR THE ARTS
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APPENDIX C - DRAWING & DOCUMENTATION LIST

ELECTRICAL

Drawing	Title	Dated	Received
E1	Site Plan	15-Jun-10	15-Jun-10
E2.1	Basement Floor Power & Communication	15-Jun-10	15-Jun-10
E2.2	Basement Floor Lighting	15-Jun-10	15-Jun-10
E3.1	Ground Floor Power & Communication	15-Jun-10	15-Jun-10
E3.2	Ground Floor Lighting	15-Jun-10	15-Jun-10
E4.1	Second Floor Power & Communication	15-Jun-10	15-Jun-10
E4.2	Second Floor Lighting	15-Jun-10	15-Jun-10
E4	Schedules	15-Jun-10	15-Jun-10

DOCUMENTATION

Drawing	Title	Dated	Received
D1	50% Costing Spec Report	15-Jun-10	15-Jun-10