

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

SCHEMATIC DESIGN ESTIMATE

March 24, 2010

Hanscomb

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

SCHEMATIC DESIGN ESTIMATE

Prepared For:

CITY OF DAWSON CREEK

**10105-12A STREET, BOX 150
DAWSON CREEK, BRITISH COLUMBIA
V1G 4G4**

**TEL: (250) 784-3600
FAX: (250) 782-3352**

Prepared by:

Hanscomb

**HANSCOMB LIMITED
140 - 475 WEST GEORGIA ST
VANCOUVER, BRITISH COLUMBIA
V6B 4M9
vancouver@hanscomb.com
www.hanscomb.com**

**TEL: (604) 685-1241
FAX: (604) 685-9102**

March 24, 2010

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1. INTRODUCTION

- 1.1 Purpose: This Schematic Design 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 Schematic Design 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
 - Construction allowance

2. DOCUMENTATION

This Schematic Design 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 March 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 March 2010 and the anticipated bid date of for the project.
- 3.3 Contingencies: An allowance of 10.0% 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 Schematic Design 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	17,566
Main Level	16,370
Second Level	7,512
TOTAL GFA	41,448

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 and functional areas.

5. CONSTRUCTION COST SUMMARY

Construction Summary

- New Construction		\$5,166,506.00
- Site & Ancillary work		\$420,312.00
Total- Including Site		\$5,586,818.00
<hr/>		
- General Contractors Overhead and Profit	15%	\$862,605.00
Total- Excluding Contingencies		\$6,433,562.00
<hr/>		
- Design & Pricing Allowance	10%	\$644,942.00
- Escalation Allowance	0%	\$0.00
- Construction Allowance	0%	\$0.00
Total- Including Contingencies		\$7,094,365.00
<hr/>		
- Goods & Services Tax (HST)		EXCLUDED
Total Construction Estimate		\$7,095,000.00

**Appendix
A - Project Statistics & Floor Area Analysis**

Project Calvin Chan Centre for the Arts

Location Dawson Creek, BC

Reference V2445

Date 03/24/10

SCHEMATIC DESIGN 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	17,566		17,566	571	14.58	8,327			17,566
BG sub-total	17,566	-	17,566		14.58	8,327	-	-	17,566

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	17,446	1,076	16,370	568	18.75	10,649	1,291	120	16,490
Second Level	8,056	544	7,512	466	11.13	5,184		9,347	16,859
Roof			-			-		8,056	8,056
Level 3			-			-			-
Level 4			-			-			-
Level 5			-			-			-
Roof			-			-			-
AG sub-total	25,502	1,620	23,882		29.87	15,833	1,291	17,523	41,405

Gross Floor Area

GFA **41,448** (sf)

Site Area

Site Area **16,209** (sf)

44.46 **24,160**

1,291 **17,523** **58,971**

Project Calvin Chan Centre for the Arts
Location Dawson Creek, BC

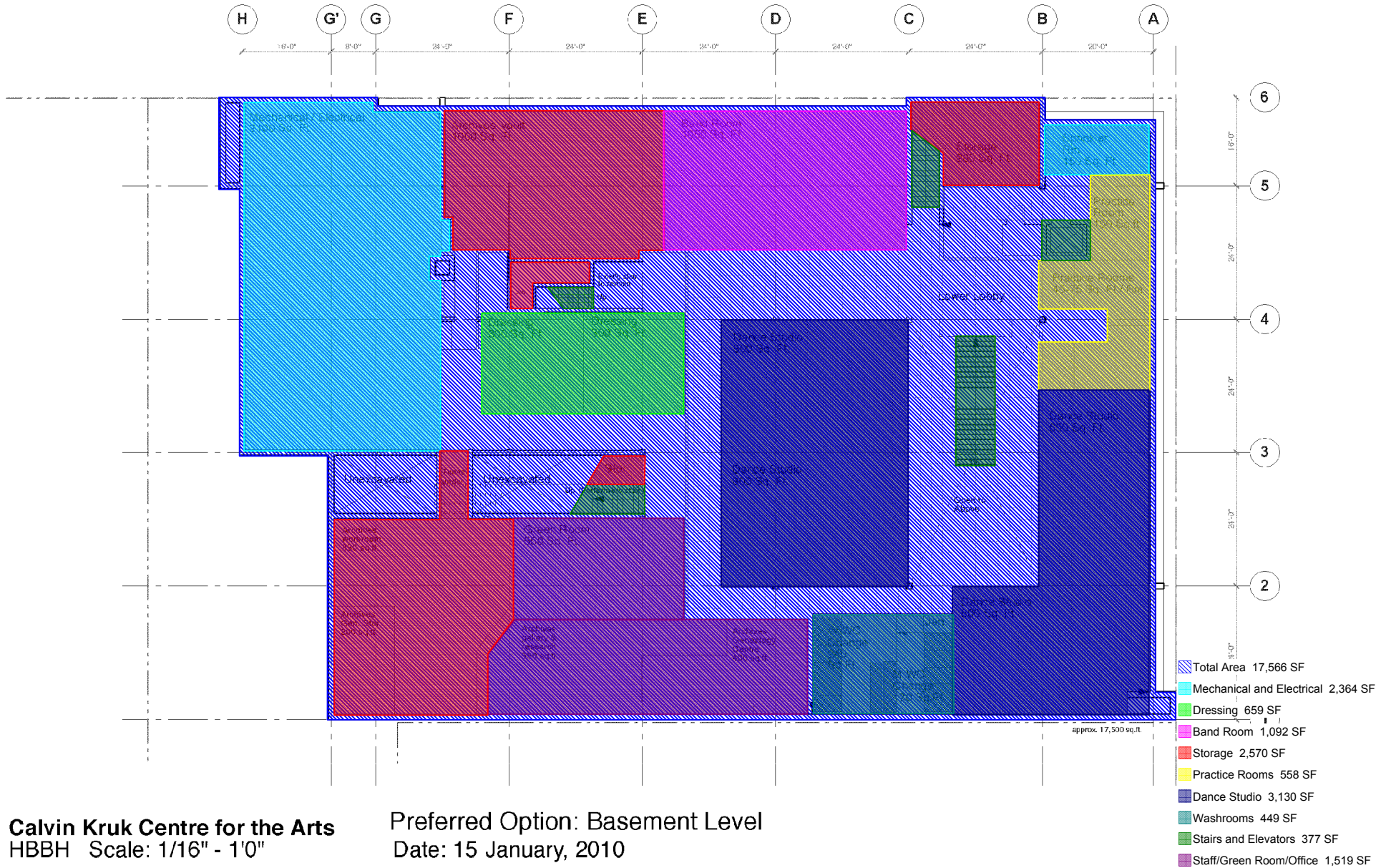
Reference V2336
Date 03/24/10

SCHEMATIC DESIGN ESTIMATE - FUNCTIONAL FLOOR AREA ANALYSIS

Below Grade	Circulation / Vestibule	Stairs & Elevator Shaft	Mechanical & Electrical	Archives / Storage	Dance Studio	Band / Practice	Washroom	Office	Dressing	Kitchen	Daycare	Craft Studios	Main Hall	Total
Basement	4,848	377	2,364	2,570	3,130	1,650	449	1,519	659	-	-	-	-	17,566
Subtotal	4,848	377	2,364	2,570	3,130	1,650	449	1,519	659	-	-	-	-	17,566

Above Grade	Circulation / Vestibule	Stairs & Elevator Shaft	Mechanical & Electrical	Archives / Storage	Dance Studio	Band / Practice	Washroom	Office	Dressing	Kitchen	Daycare	Craft Studios	Main Hall	Total
Main	5,163	805	-	1,063	1,475	-	706	466	-	151	3,388	-	3,153	16,370
Second Level	1,834	341	-	23	-	-	258	2,264	-	-	-	2,792	-	7,512
Subtotal	6,997	1,146	-	1,086	1,475	-	964	2,730	-	151	3,388	2,792	3,153	23,882

FUNCTIONAL FLOOR AREA ANALYSIS		
Below Grade		
Circulation / Vestibule		4,848
Stairs & Elevator Shaft		377
Mechanical & Electrical		2,364
Archives / Storage		2,570
Dance Studio		3,130
Band / Practice		1,650
Washroom		449
Office		1,519
Dressing		659
Kitchen		-
Daycare		-
Craft Studios		-
Main Hall		-
Subtotal		17,566
Above Grade		
Circulation / Vestibule		6,997
Stairs & Elevator Shaft		1,146
Mechanical & Electrical		-
Archives / Storage		1,086
Dance Studio		1,475
Band / Practice		-
Washroom		964
Office		2,730
Dressing		-
Kitchen		151
Daycare		3,388
Craft Studios		2,792
Main Hall		3,153
Subtotal		23,882
Gross Floor Area	GFA	41,448



**Appendix
B – Detailed Elemental Estimate**

Project	: Calvin Kruk Centre for the Arts	Report date	: 24 Mar 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	: 41,448 sf

Element	Ratio to GFA	Elemental Cost		Elemental Amount		Rate per sf		%
		Quantity	Unit rate	Sub-Total	Total	Sub-Total	Total	
A SHELL		41,448 sf			924,462		22.30	14.3
A1 SUBSTRUCTURE					26,030		0.63	0.4
A11 Foundations	0.000	1 sum	26,030.00	26,030		0.63		
A12 Basement Excavation				0		0.00		
A13 Special Conditions				0		0.00		
A2 STRUCTURE					321,634		7.76	5.0
A21 Lowest Floor Construction	0.424	17,566 sf	2.41	42,252		1.02		
A22 Upper Floor Construction	0.049	2,016 sf	49.44	99,672		2.40		
A23 Roof Construction	0.097	4,006 sf	44.86	179,710		4.34		
A3 EXTERIOR ENCLOSURE					576,798		13.92	8.9
A31 Walls Below Grade				0		0.00		
A32 Walls Above Grade	0.382	15,833 sf	5.22	82,710		2.00		
A33 Windows & Entrances	0.081	3,343 sf	59.98	200,520		4.84		
A34 Roof Coverings	0.420	17,403 sf	15.65	272,277		6.57		
A35 Projections	0.000	1 sum	21,291.00	21,291		0.51		
B INTERIORS		41,448 sf			1,729,008		41.72	26.8
B1 PARTITIONS & DOORS					725,757		17.51	11.3
B11 Partitions	1.138	47,173 sf	12.17	574,257		13.85		
B12 Doors	0.002	99 No	1,530.30	151,500		3.66		
B2 FINISHES					503,732		12.15	7.8
B21 Floor Finishes	1.000	41,448 sf	4.72	195,572		4.72		
B22 Ceiling Finishes	1.000	41,448 sf	4.61	191,056		4.61		
B23 Wall Finishes	1.779	73,751 sf	1.59	117,104		2.83		
B3 FITTINGS & EQUIPMENT					499,519		12.05	7.8
B31 Fittings & Fixtures	1.000	41,448 sf	7.25	300,469		7.25		
B32 Equipment	1.000	41,448 sf	4.44	184,050		4.44		
B33 Elevators	0.000	1 No	15,000.00	15,000		0.36		
B34 Escalators				0		0.00		
C SERVICES		41,448 sf			2,513,036		60.63	39.0
C1 MECHANICAL					1,682,324		40.59	26.1
C11 Plumbing & Drainage	1.000	41,448 sf	9.86	408,480		9.86		
C12 Fire Protection	1.000	41,448 sf	3.27	135,733		3.27		
C13 HVAC	1.000	41,448 sf	24.49	1,015,233		24.49		
C14 Controls	1.000	41,448 sf	2.96	122,878		2.96		
C2 ELECTRICAL					830,712		20.04	12.9
C21 Service & Distribution	1.000	41,448 sf	6.95	287,911		6.95		
C22 Lighting, Devices & Heating	1.000	41,448 sf	8.34	345,564		8.34		
C23 Systems & Ancillaries	1.000	41,448 sf	4.76	197,237		4.76		
NET BUILDING COST - EXCLUDING SITE					\$ 5,166,506		124.65	80.1
D SITE & ANCILLARY WORK		41,448 sf			420,312		10.14	6.5
D1 SITE WORK					77,500		1.87	1.2
D11 Site Development	0.000	1 sum	12,500.00	12,500		0.30		
D12 Mechanical Site Services	0.000	1 Sum	45,000.00	45,000		1.09		
D13 Electrical Site Services	0.000	1 Sum	20,000.00	20,000		0.48		
D2 ANCILLARY WORK					342,812		8.27	5.3
D21 Demolitions	0.000	1 sum	239,192.00	239,192		5.77		
D22 Alterations	0.000	1 sum	103,620.00	103,620		2.50		
NET BUILDING COST - INCLUDING SITE					\$ 5,586,818		134.79	86.6
Z1 GENERAL REQUIREMENTS & FEE					862,605		20.81	13.4
Z11 General Requirements		11.0 %		614,550		14.83		
Z12 Fee		4.0 %		248,055		5.98		
TOTAL CONSTRUCTION ESTIMATE - EXCLUDING CONTINGENCIES					\$ 6,449,423		155.60	100.0
Z2 ALLOWANCES					644,942		15.56	
Z21 Design & Pricing Allowance		10.0 %		644,942		15.56		
Z22 Escalation Allowance		0.0 %		0		0.00		
Z23 Construction Allowance		0.0 %		0		0.00		
TOTAL CONSTRUCTION ESTIMATE - INCLUDING CONTINGENCIES					\$ 7,094,365		171.16	
- GOODS & SERVICES TAX					0		0.00	0.00
Goods & Service Tax		0.0 %		0		0.00		
TOTAL CONSTRUCTION ESTIMATE					\$ 7,094,365		\$ 171.16	

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A1 SUBSTRUCTURE		Quantity	Unit rate	Amount	
A11 Foundations					
1	Demo suspended slab for new access tunnel	90 sf	30.00	2,700	
2	Strip footing	24 ft	50.00	1,200	
3	8" Concrete wall	296 sf	50.00	14,800	
4	Suspended slab	90 sf	25.00	2,300	
5	Concrete slab on grade	90 sf	15.00	1,400	
6	Allowance for misc. patching and make good	1 sum	1,000.00	1,000	
7	Allowance to tie into existing	1 sum	1,500.00	1,500	
8	Excavation	41 cy	30.00	1,200	
A11 Foundations		TOTAL : \$	1 sum	26,100.00	26,100

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A2 STRUCTURE		Quantity	Unit rate	Amount	
A21 Lowest Floor Construction					
1	Concrete topping to basement slab on grade excluding studio and mech/elec areas	12,072 sf	3.50	42,300	
A21 Lowest Floor Construction		TOTAL : \$	17,566 sf	2.41	42,300

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A2 STRUCTURE		Quantity	Unit rate	Amount	
A22 Upper Floor Construction					
1	Main Hall control room c/w structural steel, and deck	200 sf	100.00	20,000	
2	Steel stairs from Basement to Main	1 sum	15,000.00	15,000	
3	Structural wrap to columns in Basement	464 sf	40.00	18,600	
4	Stage at Main Hall	1,032 sf	19.50	20,100	
	- Steel stud c/w sheathing one side	360 sf	10.00	3,600	
	- Steel joists	1,032 sf	6.00	6,200	
	- 4" Concrete slab c/w mesh rebar and metal deck	1,032 sf	10.00	10,300	
5	Feature stair in Lobby - painted, folded steel plate c/w stone slab treads and landing	21 rise	1,000.00	21,000	
6	Steel beam extension and new column at feature stair location	1 sum	5,000.00	5,000	
A22 Upper Floor Construction		TOTAL : \$	2,016 sf	49.45	99,700

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A2 STRUCTURE		Quantity	Unit rate	Amount
A23 Roof Construction				
1	Structural steel to new roof incl. columns, beams and OWSJ c/w connections	26,565 lbs	3.30	87,700
2	Deck to new roof at Main Hall c/w spray fireproofing	3,456 sf	8.00	27,600
3	Structural steel to new roof at feature skylight c/w connections	8,998 lbs	3.30	29,700
4	Allowance for fireproofing to structural steel	35,563 lbs	0.50	17,800
5	Deck to new roof at Main Hall c/w spray fireproofing	550 sf	8.00	4,400
6	Structural steel to removed skylight area	4,400 lbs	3.30	14,500
A23 Roof Construction		TOTAL : \$	45.36	181,700

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A3 EXTERIOR ENCLOSURE		Quantity	Unit rate	Amount
A32 Walls Above Grade				
1	Infill west wall at loading area: steel stud and as per Outline Spec 7.3.1	796 sf	20.00	15,900
2	Concrete block to infill wall	120 sf	22.00	2,600
3	Allowance for misc. work to enveloped (re-pointing brick, flashings, paint, etc.)	12,490 sf	1.00	12,500
4	Infill at raised roof c/w concrete block and cladding	1,230 sf	42.00	51,700
A32 Walls Above Grade		TOTAL : \$		
		15,833 sf	5.22	82,700

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A3 EXTERIOR ENCLOSURE		Quantity	Unit rate	Amount	
A33 Windows & Entrances					
1	Upgrade all existing glazing and allow for work to thermal bridge	3,109 sf	50.00	155,500	
2	New windows to replace existing at Main Hall roof raised area	234 sf	105.00	24,600	
3	Allow for new insulated, hollow, metal doors c/w hardware and frame	2 no.	1,500.00	3,000	
4	Allow for insulated steel overhead door, motorized c/w hardware and frame	1 no.	10,000.00	10,000	
5	Allow for special entry hardware	3 no.	2,500.00	7,500	
A33 Windows & Entrances		TOTAL : \$	3,343 sf	60.01	200,600

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A3 EXTERIOR ENCLOSURE		Quantity	Unit rate	Amount	
A34 Roof Coverings					
1	2-Ply SBS membrane roofing c/w 8" rigid insulation, flashing and parapets	13,947 sf	15.00	209,200	
2	Roofing c/w additional layer of sheathing at Main Hall roof	3,456 sf	18.30	63,200	
A34 Roof Coverings		TOTAL : \$	17,403 sf	15.65	272,400

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A3 EXTERIOR ENCLOSURE		Quantity	Unit rate	Amount
A35 Projections				
1	Paint to soffits	1,291 sf	1.00	1,300
2	Allowance for canopies and solar shading	1 sum	20,000.00	20,000
A35 Projections		TOTAL : \$	1 sum	21,300.00
				21,300

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B1 PARTITIONS & DOORS		Quantity	Unit rate	Amount	
B11 Partitions					
1	6" Concrete block	4,428 sf	22.00	97,400	
2	Double steel stud partition c/w 2 layers of gwb Type 'X' on both sides and double batt insulation	10,125 sf	16.00	162,000	
3	Single steel stud partition c/w 1 layer of 5/8" Type 'X' gwb and batt insulation	11,104 sf	9.00	99,900	
4	Single steel stud partition c/w 2 layers of 5/8" Type 'X' gwb on both sides and batt insulation	2,990 sf	10.00	29,900	
5	Glazed partitions	1,500 sf	35.00	52,500	
6	Folding partition	228 sf	50.00	11,400	
7	Furring, 3" spray foam insulation and gypsum wall board to basement perimeter walls	7,138 sf	7.50	53,500	
8	Furring, 2-1/2" spray foam insulation and gypsum wall board to main and second floor perimeter walls	9,320 sf	7.30	68,000	
B11 Partitions		TOTAL : \$	47,173 sf	12.18	574,600

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B1 PARTITIONS & DOORS		Quantity	Unit rate	Amount	
B12 Doors					
1	Solid core wood door c/w hardware and frame	60 no.	1,200.00	72,000	
2	Hollow metal door c/w hardware and frame	11 no.	1,500.00	16,500	
3	Aluminum glazed door c/w hardware and frame	15 no.	2,000.00	30,000	
4	Allowance for special doors to Main Hall	4 no.	2,500.00	10,000	
5	Sliding door to Main Hall from Loading (9' long x 10' high) c/w hardware and frame	1 no.	5,000.00	5,000	
6	Special doors to Band and Practice Rooms	9 no.	2,000.00	18,000	
B12 Doors		TOTAL : \$	99 No	1,530.30	151,500

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B2 FINISHES		Quantity	Unit rate	Amount	
B21 Floor Finishes					
1	Lobby - retain and make good existing flooring	2,000 sf	2.50	5,000	
2	Lobby, Main Hall and Movement Studio - gym type wood flooring	7,188 sf	9.00	64,700	
3	Stairs - tactile warning strips and nosings	1,523 sf	3.30	5,000	
4	Washrooms - porcelain tile	1,413 sf	10.00	14,100	
5	Kitchen - non-slip resilient sheet flooring	151 sf	3.30	500	
6	Dance Studio - sprung floor system c/w wood finish	3,130 sf	12.50	39,100	
7	Main Hall - sprung floor system c/w hardboard and 4 coats of latex paint	940 sf	11.00	10,300	
8	Lower Lobby and Meeting Rooms - carpet	2,812 sf	6.00	16,900	
9	Practice and Band Room - carpet	1,650 sf	5.50	9,100	
10	Archives Gallery/Research - carpet	2,653 sf	5.50	14,600	
11	Craft Studio - concrete sealer	1,200 sf	2.00	2,400	
12	Daycare - resilient sheet flooring	3,388 sf	3.30	11,200	
13	Linoleum flooring to remaining floor area	7,352 sf	3.00	22,100	
14	Make good existing flooring at Lobby	3,500 sf	2.50	8,800	
15	Craft Studio - resilient sheet flooring	1,592 sf	3.00	4,800	
16	Concrete sealer to Mech and Elec spaces	3,656 sf	2.00	7,300	
17	Reduction in flooring scope	1 sum	-40,000.00	-40,000	
B21 Floor Finishes		TOTAL : \$	41,448 sf	4.73	195,900

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B2 FINISHES		Quantity	Unit rate	Amount	
B22 Ceiling Finishes					
1	Daycare, Office, Band/Practice, Green Room and second floor ceilings to be suspended ceiling tile	12,300 sf	5.00	61,500	
2	Mineral tile ceiling finish to Practice Rooms	558 sf	5.00	2,800	
3	Craft Studios - suspended ceiling	4,605 sf	5.00	23,000	
4	Lobby and Main Hall - painted gypsum wall board c/w bulkheads	7,013 sf	9.50	66,600	
5	Suspended perforated wood veneer acoustical panels c/w ductliner at Main Hall	3,513 sf	3.00	10,500	
6	Dressing Rooms - suspended t-bar ceiling with gypsum at toilet and shower areas	659 sf	7.00	4,600	
7	Washrooms - suspended t-bar ceiling	1,413 sf	5.00	7,100	
8	Re-use existing Ceiling to remainder allow for misc. patching to make good	9,721 sf	1.00	9,700	
9	Paint to stairs	5,179 sf	1.00	5,200	
B22 Ceiling Finishes		TOTAL : \$	41,448 sf	4.61	191,000

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B2 FINISHES		Quantity	Unit rate	Amount	
B23 Wall Finishes					
1	Porcelain tile to Washrooms	5,232 sf	10.00	52,300	
2	Paint to concrete block	10,655 sf	1.00	10,700	
3	Special finishes to Main Lobby and circulation area walls	4,300 sf	2.00	8,600	
4	Paint to gypsum wall board partitions incl. perimeter furring	53,564 sf	0.90	48,200	
B23 Wall Finishes		TOTAL : \$	73,751 sf	1.62	119,800

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	41,448 sf	0.50	20,700
2	Allow for misc. metals	41,448 sf	0.30	12,400
3	Allow for rough carpentry	41,448 sf	0.40	16,600
4	Washroom accessories incl. partitions, accesories, mirrors, etc.	1 sum	10,000.00	10,000
5	Mirrors to Movement Room and Dance Studios	1,500 sf	8.00	12,000
6	Interior signage	1 sum	15,000.00	15,000
7	Allowance for one continuous wall of storage shelves/cabinets in each room	3 no.	2,500.00	7,500
8	Millwork	1 Sum	130,000.00	130,000
	- Washroom vanities	91 ft	175.00	15,900
	- Vanities and make-up counters in Dressing Rooms	36 ft	250.00	9,000
	- Kitchenette in Green Room c/w counter, base and wall cabinets	1 sum	3,500.00	3,500
	- Work counters in Archives c/w storage cabinets	1 sum	15,000.00	15,000
	- Cafe millwork, high quality c/w quartz counters	1 sum	10,000.00	10,000
	- Reception/box office counter, high quality c/w quartz counter	1 sum	5,000.00	5,000
	- Kitchen - plastic lam cabinets and st. steel countertop	1 sum	5,000.00	5,000
	- Daycare kitchen - plastic lam cabinets and st. steel countertop	1 sum	3,500.00	3,500
	- Daycare - small counter with sink for each classroom	3 no.	1,500.00	4,500
	- Daycare cubbies and boot racks	1 sum	5,000.00	5,000
	- Custom wood security screens	440 FT	25.00	11,000
	- Enclosure to retractable seating	1 sum	10,000.00	10,000
	- Meeting Room - Plastic lam countertop c/w base and wall cabinets	1 sum	7,500.00	7,500
	- Craft Studios - Plastic lam countertop c/w base and wall cabinets and hardware (20'/studio)	60 ft	350.00	21,000
(Continued)				
Carried Forward :				224,200

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B3 FITTINGS & EQUIPMENT		Quantity	Unit rate	Amount
B31	Fittings & Fixtures (Continued)		Brought Forward :	224,200
8	Millwork (Continued)			
	- Mirrors to Dressing Room and Washrooms	508 sf	8.00	4,100
9	Glass guardrails	175 ft	60.00	10,500
10	Corner guards - stainless steel	1 sum	5,000.00	5,000
11	Entry mats	3 no.	1,500.00	4,500
12	Acoustic wall panels at Band Room and Practice	1 sum	5,000.00	5,000
13	Insulated risers for Band Room	1 sum	5,000.00	5,000
14	Furnishings	1 Sum	48,400.00	48,400
	- Manual window covers to all ext. windows	3,343 sf	5.50	18,400
	- Theatrical drapery	1,500 sf	20.00	30,000
15	White and tack-boards at daycare	1 sum	2,000.00	2,000
B31 Fittings & Fixtures		TOTAL : \$	41,448 sf	7.35
				304,600

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B3 FITTINGS & EQUIPMENT		Quantity	Unit rate	Amount
B32 Equipment				
1	Hussey Maxam Plus retractable seating system c/w full power, 234 upholstered seats, plywood deck and carpet, semi automatic seat fold down and 32 stacking floor seats	230 no.	750.00	172,500
2	Appliances	1 sum	9,100.00	9,100
	- Microwave	1 no.	350.00	400
	- Fridge	3 no.	800.00	2,400
	- Stove	2 no.	650.00	1,300
	- Commercial dishwasher	1 no.	3,500.00	3,500
	- Washery and dryer	1 set	1,500.00	1,500
3	Tie-back anchors	1 sum	2,500.00	2,500
B32 Equipment		TOTAL : \$	41,448 sf	4.44
				184,100

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B3 FITTINGS & EQUIPMENT		Quantity	Unit rate	Amount
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	10,000.00	10,000
B33 Elevators		TOTAL : \$	1 No	15,000.00
				15,000

C1 MECHANICAL		Quantity	Unit rate	Amount	
C11 Plumbing & Drainage					
1	Basement	17,566 sf	8.10	142,400	
	- Band and Practice Studios	1,650 sf	7.00	11,600	
	- Archive and Storage	2,570 sf	8.00	20,600	
	- Dressing room	659 sf	8.00	5,300	
	- Circulation and vestibule	4,848 sf	4.50	21,800	
	- Mechanical and electrical rooms	2,364 sf	7.50	17,700	
	- Dance studios	3,130 sf	7.00	21,900	
	- Washrooms	449 sf	80.00	35,900	
	- Office	1,519 sf	5.00	7,600	
2	Main Level	16,370 sf	9.40	154,000	
	- Circulation and vestibule	5,163 sf	4.50	23,200	
	- Archives and storage	1,063 sf	8.00	8,500	
	- Dance studios	1,475 sf	7.50	11,100	
	- Washrooms	706 sf	80.00	56,500	
	- Office	466 sf	5.00	2,300	
	- Kitchen	151 sf	18.00	2,700	
	- Daycare	3,388 sf	10.00	33,900	
	- Main hall	3,153 sf	5.00	15,800	
3	Second Level	7,512 sf	8.30	62,100	
	- Circulation and vestibule	1,834 sf	4.50	8,300	
	- Archives and storage	1 sum	1,000.00	1,000	
	- Washrooms	258 sf	80.00	20,600	
	- Office	2,264 sf	5.00	11,300	
	- Craft studios	2,792 sf	7.50	20,900	
4	Allowance for rain water harvesting system	1 sum	50,000.00	50,000	
C11 Plumbing & Drainage		TOTAL : \$	41,448 sf	9.86	408,500

C1 MECHANICAL		Quantity	Unit rate	Amount	
C12 Fire Protection					
1	Basement	17,566 sf	3.00	52,500	
	- Band and Practice Studios	1,650 sf	3.00	5,000	
	- Archive and Storage	2,570 sf	3.00	7,700	
	- Dressing room	659 sf	3.50	2,300	
	- Circulation and vestibule	4,848 sf	3.00	14,500	
	- Mechanical and electrical rooms	2,364 sf	3.00	7,100	
	- Dance studios	3,130 sf	3.00	9,400	
	- Washrooms	449 sf	2.60	1,200	
	- Office	1,519 sf	3.50	5,300	
2	Main Level	16,370 sf	3.00	48,700	
	- Circulation and vestibule	5,163 sf	3.00	15,500	
	- Archives and storage	1,063 sf	3.50	3,700	
	- Dance studios	1,475 sf	3.00	4,400	
	- Washrooms	706 sf	2.60	1,800	
	- Office	466 sf	3.00	1,400	
	- Kitchen	151 sf	3.50	500	
	- Daycare	3,388 sf	3.50	11,900	
	- Main hall	3,153 sf	3.00	9,500	
3	Second Level	7,512 sf	3.00	22,600	
	- Circulation and vestibule	1,834 sf	3.00	5,500	
	- Archives and storage	1 sum	1,200.00	1,200	
	- Washrooms	258 sf	2.60	700	
	- Office	2,264 sf	3.00	6,800	
	- Craft studios	2,792 sf	3.00	8,400	
4	Upgrade Fire main	1 sum	12,000.00	12,000	
C12 Fire Protection		TOTAL : \$	41,448 sf	3.28	135,800

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C1 MECHANICAL		Quantity	Unit rate	Amount	
C13 HVAC					
1	Basement	17,566 sf	18.30	320,800	
	- Band and Practice Studios	1,650 sf	20.00	33,000	
	- Archive and Storage	2,570 sf	20.00	51,400	
	- Dressing room	659 sf	20.00	13,200	
	- Circulation and vestibule	4,848 sf	17.00	82,400	
	- Mechanical and electrical rooms	2,364 sf	17.00	40,200	
	- Dance studios	3,130 sf	20.00	62,600	
	- Washrooms	449 sf	17.00	7,600	
	- Office	1,519 sf	20.00	30,400	
2	Main Level	16,370 sf	19.30	315,300	
	- Circulation and vestibule	5,163 sf	17.00	87,800	
	- Archives and storage	1,063 sf	20.00	21,300	
	- Dance studios	1,475 sf	22.00	32,500	
	- Washrooms	706 sf	17.00	12,000	
	- Office	466 sf	30.00	14,000	
	- Kitchen	151 sf	25.00	3,800	
	- Daycare	3,388 sf	22.00	74,500	
	- Main hall	3,153 sf	22.00	69,400	
3	Second Level	7,512 sf	19.90	149,300	
	- Circulation and vestibule	1,834 sf	17.00	31,200	
	- Archives and storage	1 sum	2,500.00	2,500	
	- Washrooms	258 sf	17.00	4,400	
	- Office	2,264 sf	22.00	49,800	
	- Craft studios	2,792 sf	22.00	61,400	
4	Other work to be detailed		Sum	230,000	
	- allowance for solar energy	1 sum	80,000.00	80,000	
	- allowance for equipemnt upgrade	1 sum	150,000.00	150,000	
C13 HVAC		TOTAL : \$	41,448 sf	24.50	1,015,400

C1 MECHANICAL		Quantity	Unit rate	Amount	
C14 Controls					
1	Basement	17,566 sf	2.90	51,500	
	- Band and Practice Studios	1,650 sf	4.00	6,600	
	- Archive and Storage	2,570 sf	3.00	7,700	
	- Dressing room	659 sf	4.00	2,600	
	- Circulation and vestibule	4,848 sf	2.50	12,100	
	- Mechanical and electrical rooms	2,364 sf	2.50	5,900	
	- Dance studios	3,130 sf	3.00	9,400	
	- Washrooms	449 sf	2.50	1,100	
	- Office	1,519 sf	4.00	6,100	
2	Main Level	16,370 sf	3.00	49,000	
	- Circulation and vestibule	5,163 sf	2.50	12,900	
	- Archives and storage	1,063 sf	4.00	4,300	
	- Dance studios	1,475 sf	3.50	5,200	
	- Washrooms	706 sf	2.50	1,800	
	- Office	466 sf	4.00	1,900	
	- Kitchen	1 sum	1,500.00	1,500	
	- Daycare	3,388 sf	3.50	11,900	
	- Main hall	3,153 sf	3.00	9,500	
3	Second Level	7,512 sf	3.00	22,600	
	- Circulation and vestibule	1,834 sf	2.50	4,600	
	- Archives and storage	1 sum	750.00	800	
	- Washrooms	258 sf	2.50	600	
	- Office	2,264 sf	3.00	6,800	
	- Craft studios	2,792 sf	3.50	9,800	
C14 Controls		TOTAL : \$	41,448 sf	2.97	123,100

C2 ELECTRICAL		Quantity	Unit rate	Amount	
C21 Service & Distribution					
1	Basement	17,566 sf	4.30	75,700	
	- Band and Practice Studios	1,650 sf	4.80	7,900	
	- Archive and Storage	2,570 sf	6.00	15,400	
	- Dressing room	659 sf	4.80	3,200	
	- Circulation and vestibule	4,848 sf	3.50	17,000	
	- Mechanical and electrical rooms	2,364 sf	4.00	9,500	
	- Dance studios	3,130 sf	4.50	14,100	
	- Washrooms	449 sf	4.00	1,800	
	- Office	1,519 sf	4.50	6,800	
2	Main Level	16,370 sf	4.70	76,800	
	- Circulation and vestibule	5,163 sf	4.00	20,700	
	- Archives and storage	1,063 sf	6.00	6,400	
	- Dance studios	1,475 sf	4.50	6,600	
	- Washrooms	706 sf	4.00	2,800	
	- Office	466 sf	4.50	2,100	
	- Kitchen	151 sf	4.50	700	
	- Daycare	3,388 sf	5.50	18,600	
	- Main hall	3,153 sf	6.00	18,900	
3	Second Level	7,512 sf	4.70	35,400	
	- Circulation and vestibule	1,834 sf	4.00	7,300	
	- Archives and storage	23 sf	6.00	100	
	- Washrooms	258 sf	4.00	1,000	
	- Office	2,264 sf	4.50	10,200	
	- Craft studios	2,792 sf	6.00	16,800	
4	Allowance for work to be detailed		Sum	100,000	
	- allowance for main and emergency power upgrade	1 sum	100,000.00	100,000	
C21 Service & Distribution		TOTAL : \$	41,448 sf	6.95	287,900

C2 ELECTRICAL		Quantity	Unit rate	Amount	
C22 Lighting, Devices & Heating					
1	Basement	17,566 sf	5.20	90,700	
	- Band and Practice Studios	1,650 sf	6.50	10,700	
	- Archive and Storage	2,570 sf	6.00	15,400	
	- Dressing room	659 sf	6.00	4,000	
	- Circulation and vestibule	4,848 sf	4.50	21,800	
	- Mechanical and electrical rooms	2,364 sf	4.50	10,600	
	- Dance studios	3,130 sf	6.00	18,800	
	- Washrooms	449 sf	4.00	1,800	
	- Office	1,519 sf	5.00	7,600	
2	Main Level	16,370 sf	13.10	215,000	
	- Circulation and vestibule	5,163 sf	4.50	23,200	
	- Archives and storage	1,063 sf	6.00	6,400	
	- Dance studios	1,475 sf	6.50	9,600	
	- Washrooms	706 sf	4.00	2,800	
	- Office	466 sf	5.00	2,300	
	- Kitchen	151 sf	5.00	800	
	- Daycare	3,388 sf	5.50	18,600	
	- Main hall	3,153 sf	48.00	151,300	
3	Second Level	7,512 sf	5.30	39,700	
	- Circulation and vestibule	1,834 sf	4.50	8,300	
	- Archives and storage	1 sum	1,000.00	1,000	
	- Washrooms	258 sf	4.00	1,000	
	- Office	2,264 sf	5.00	11,300	
	- Craft studios	2,792 sf	6.50	18,100	
C22 Lighting, Devices & Heating		TOTAL : \$	41,448 sf	8.33	345,400

C2 ELECTRICAL		Quantity	Unit rate	Amount	
C23 Systems & Ancillaries					
1	Basement	17,566 sf	4.80	83,500	
	- Band and Practice Studios	1,650 sf	4.50	7,400	
	- Archive and Storage	2,570 sf	4.00	10,300	
	- Dressing room	659 sf	6.00	4,000	
	- Circulation and vestibule	4,848 sf	4.00	19,400	
	- Mechanical and electrical rooms	2,364 sf	8.00	18,900	
	- Dance studios	3,130 sf	4.50	14,100	
	- Washrooms	449 sf	4.00	1,800	
	- Office	1,519 sf	5.00	7,600	
2	Main Level	16,370 sf	4.70	77,300	
	- Circulation and vestibule	5,163 sf	4.00	20,700	
	- Archives and storage	1,063 sf	4.00	4,300	
	- Dance studios	1,475 sf	6.00	8,900	
	- Washrooms	706 sf	4.00	2,800	
	- Office	466 sf	5.00	2,300	
	- Kitchen	1 sum	2,500.00	2,500	
	- Daycare	3,388 sf	5.00	16,900	
	- Main hall	3,153 sf	6.00	18,900	
3	Second Level	7,512 sf	4.90	36,500	
	- Circulation and vestibule	1,834 sf	4.00	7,300	
	- Archives and storage	23 sf	4.00	100	
	- Washrooms	258 sf	4.00	1,000	
	- Office	2,264 sf	5.00	11,300	
	- Craft studios	2,792 sf	6.00	16,800	
C23 Systems & Ancillaries		TOTAL : \$	41,448 sf	4.76	197,300

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D1 SITE WORK	Quantity	Unit rate	Amount	
D11 Site Development				
1 Site signage	1 sum	12,500.00	12,500	
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D11 Site Development	TOTAL : \$	1 sum	12,500.00	12,500

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D1 SITE WORK		Quantity	Unit rate	Amount
D13 Electrical Site Services				
1	Site lighting	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	Demolition - interior	44,148 sf	4.00	176,600
2	Remove floor slab for feature stair incl. all concrete and steel components	1,076 sf	10.00	10,800
3	Remove roof at Main Hall for new feature roof incl. all concrete and steel components	3,456 sf	10.00	34,600
4	Remove roof at Main Hall for new feature roof incl. all concrete and steel components	1,152 sf	15.00	17,300
D21 Demolitions		TOTAL : \$	1 sum	239,300.00
				239,300

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D2 ANCILLARY WORK		Quantity	Unit rate	Amount
D22 Alterations				
1	Hazmat removal and remediation	41,448 sf	2.50	103,600
D22 Alterations		TOTAL : \$	1 sum	103,600.00
				103,600

**Appendix
B – Drawing & Documentation List**

APPENDIX C - DRAWING LIST

ARCHITECTURAL - HOTSON BAKKER BONIFACE HADEN ARCHITECTS AND URBANISTE

Drawing	Title	Dated	Received
	Preferred Option: Basement Level	15-Jan-10	
	Preferred Option: Main Level	15-Jan-10	
	Preferred Option: Second Level	15-Jan-10	

MECHANICAL - HOTSON BAKKER BONIFACE HADEN ARCHITECTS AND URBANISTE

Drawing	Title	Dated	Received
	HVAC and Heat Recovery Schematic	15-Jan-10	

ELECTRICAL - HOTSON BAKKER BONIFACE HADEN ARCHITECTS AND URBANISTE

Drawing	Title	Dated	Received
	Plumbing Schematic with Rain Water Harvesting and Solar	15-Jan-10	

STRUCTURAL - FORCE ENGINEERING GROUP INC.

Drawing	Title	Dated	Received
S1	Basement Floor Plan Existing	22-Jan-10	
S2	Main Floor Plan Existing	22-Jan-10	
S3	Second Floor and Roof Plan Existing	22-Jan-10	
S4	Roof Plan Existing	22-Jan-10	
S5	Multipurpose Hall Roof Framing Plan	22-Jan-10	
S6	Gridline Sections	22-Jan-10	