

CLASS D ESTIMATE R1

UVic McKINNON (MCK) POOL - FACILITY CONDITION ASSESSMENT

11 GABRIOLA ROAD, IN VICTORIA, BC

January 23, 2025

Prepared by
Advicas Group Consultants Inc.

#100-31 Bastion Square
Victoria, BC V8W 1J1 Canada

Office: 250.383.1008
Toll Free: 888.383.1008
Fax: 250.383.1005

admin@advicas.com
www.advicas.com

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per: Advicas Group Consultants Inc.

Prepared by Thong To
Senior Quantity Surveyor
(250) 995-5423 tto@advicas.com

Reviewed by Francis Yong, BSc, PQS
Principal
(250) 995-5428 fyong@advicas.com

Advicas Project No. 2024161

INTRODUCTION

This report sets out the estimate of project cost for the proposed UVic McKinnon (MCK) Pool - Facility Condition Assessment at 11 Gabriola Road, in Victoria, BC.

Project Description

The project comprises the condition assessment of the McKinnon Pool facility at 11 Gabriola Road, in Victoria, BC. The recommendations for remedial work on the MCK Pool follow a priority ranking system as defined below:

- Priority 1 – Required for Code or Health Act Compliance
- Priority 2 – Required for Extension of Facility Life
- Priority 3 – Items requiring further investigation or recommended for improved facility operation

ESTIMATE COSTS

The estimate costs have been developed in December 2024 dollars. The estimated project cost is as follows:

Design and Management	\$407,000	\$430.69/m ²
Base Building Construction	\$3,325,000	\$3,518.52/m ²
Correlated Costs	\$150,975	\$159.76/m ²
Contingency Reserves	\$332,500	\$351.85/m ²
Project contingency	\$210,774	\$223.04/m ²
PROJECT COST PLAN (Current Dollars)	\$4,426,249	\$4,683.86/m²
Development cost charges	Excluded	
Finance and working capital	Excluded	
Escalation on Design and Construction to mid-point of construction of May 2026	\$351,430	
Escalation on Correlated Costs to mid-point of construction of May 2026	\$14,217	
Escalation on Contingency Costs to mid-point of construction of May 2026	\$51,158	
Goods and Services Tax	Excluded	
PROJECT COST PLAN (Future Dollars)	\$4,843,054	\$5,124.92/m²

A breakdown of the project cost is included in Appendix A.

The estimate breakdowns (Priority 1,2 & 3) are included in Appendix B, C and D.

Escalation

Escalation to mid-point of construction of May 2026 is included in the estimate (assuming approval in February 2025, plus 15 months of escalation to the midpoint of construction).

Taxes

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

Global Supply Chain Issues

After the onset of the pandemic in 2020, we have been experiencing supply chain bottlenecks and labour shortages. Major factors such as the spread of Omicron and other COVID variants, unexpected natural disasters such as major floods and wildfires, lack of shipping containers and backlog of cargo ships have slowed production worldwide and hindered the flow of goods worldwide. Oil prices have surged, increasing costs of transportation, plastics and other industries that rely on petroleum. The pandemic is now over but the war in Ukraine continues to this day and also the recent conflict in the Middle East. As such, the disruption to the availability of goods, and uncertain prices remain a major concern.

COVID-19 Premium

COVID-19 was recorded as a Public Health Emergency on January 30, 2020, by the World Health Organization; it became a pandemic as of March 11, 2020. Since this announcement we have seen the impact of COVID-19 and its emerging variants.

While the World Health Organization has declared an end to COVID-19 as a health emergency on May 5, 2023, as it pertains to the construction industry, some on-site measures will remain as good practice. Appropriate protocols for Communicable Disease Prevention, issued by WorkSafeBC, under the order of the Provincial Health Officer, will remain as part of on-site operation:

- Maintaining on-site hand hygiene stations.
- Routine site cleaning, to maintain a clean environment.
- Maintaining policies in support of staff through any communicable disease occurrence.
- Additional measures as required by the Medical Health Officer.

All Contractor costs have been reflected in the unit rate costs. This includes realistic contingency allowances to address further potential cost, from increased severity of Omicron variant, and its impact on the industry.

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 20% 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 – A construction contingency has been included.

Project Contingency – A project contingency has been included.

Documentation

The estimate is based on the following:

- AME Group
 - Mechanical report dated November 15, 2024 Received November 18, 2024
- HCMA
 - Architectural report dated November 15, 2024 Received November 18, 2024
- Read Jones Christoffersen Ltd.
 - Structural report dated November 13, 2024 Received November 18, 2024
- E2 Engineering
 - Electrical report dated November 15, 2024 Received November 18, 2024
- Building's drawings
 - MCK00, MCK0, MCK1, MCK roof space Received November 18, 2024
- Emails and telephone discussions with the design team during the preparation of the estimate

Exclusions

The following items are excluded from the project cost:

- Loose furniture, fittings, and equipment including:
 - Pool furniture
 - Artwork, artifacts, or murals
 - Fitness and gymnasium equipment
 - Lockers
- 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
- Site development
- Land acquisition costs
- Offsite costs
- Out of hours working
- GST

APPENDIX A

PROJECT COST

CLASS D ESTIMATE - PROJECT COST

945 m²

Design and Management	\$430.69	per m ²	
Architect and design consultants		12.24%	\$407,000
Interior designer		Included	
Code consultant		Included	
Cost consultant		Included	
HazMat consultant		Included	
Other consultants		Included	
Pre-planning		Included	
Base Building Construction	\$3,518.52	per m ²	
Priority 1			\$979,000
Priority 2			\$1,525,000
Priority 3			\$621,000
HazMat Abatement			\$200,000
Furnishings, Fittings and Equipment	\$0.00	per m ²	
Furnishings, fittings and equipment (pool furniture, fitness & gym equipment, lockers, etc.)		Excluded	
Correlated Costs	\$159.76	per m ²	
Municipal permits, DCCs		4.54%	\$150,975
Legal		Included	
Insurances		Included	
Commissioning		Included	
Other (Signage, A/V, Security, etc.)		Included	
Contingency Reserves	\$351.85	per m ²	
Design Contingency		Included	
Construction Contingency		10.00%	\$332,500
PROJECT COST NET	\$4,460.82	per m ²	\$4,215,475
PROJECT CONTINGENCY	\$223.04	5.00%	\$210,774

PROJECT COST PLAN (Current Dollars)	\$4,683.86	per m²	\$4,426,249
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Development cost charges		Excluded	
Finance and working capital		Excluded	
Escalation on Design and Construction to mid point of construction of May 2026 (*)		9.42%	\$351,430
Escalation on Correlated Costs to mid point of construction of May 2026 (*)		9.42%	\$14,217
Escalation on Contingency Costs to mid point of construction of May 2026 (*)		9.42%	\$51,158
Goods and Services Tax		Excluded	\$416,805

PROJECT COST PLAN (Future Dollars)	\$5,124.92	per m²	\$4,843,054
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(*): Assuming approval in February 2025, plus 15 months of escalation to the midpoint of construction

APPENDIX B

PRIORITY 1

PRIORITY 1	QUANTITY	UNIT	RATE	COST
SUMMARY	945	m²	\$1,035.98	\$979,000
Architectural Upgrade 2.3.1a: Provide hazmat testing of existing paint products used to coat existing roof deck				\$15,000
Architectural Upgrade 2.3.1b: Remove all existing loose paint, perform necessary surface preparation and apply a high-performance coating system to MPI recommendations				\$109,000
Architectural Upgrade 2.4.1: Existing maintenance ramp should receive a purpose made grip surface (adhesive or fluid applied) and provide an additional access stair adjacent to the ramp				\$20,000
Architectural Upgrade 2.4.6: Provide new finger grip tiles and new gutter edge tiles for the full perimeter of the pool to ensure swimmer safety and comfort. Horizontal gutter edge to have beveled edge tiles on both sides				\$50,000
Architectural Upgrade 2.5.1: Provide new accessible pool lift that enables users to operate without the need for staff involvement				\$15,000
Architectural Upgrade 2.5.2: Reinstate existing pool access ladders				\$6,000
Architectural Upgrade 2.6.2: Provide code compliant shower head, grab bars and folding shower bench to the accessible showers in each changeroom				\$12,000
Architectural Upgrade 2.7.2: Extend the viewing area stair handrail so that horizontal extension is at the correct height, length and location to meet building code requirements				\$3,000
Architectural Upgrade 2.7.3: Provide new 'No Diving' signage with lettering that is a minimum of 140mm tall				\$1,000
Architectural Upgrade 2.7.4: Replace exit signage in lower-level pool equipment room with "green running person" style				\$1,000
Structural: Concrete Pre-Cast Wall Panel Repairs				\$83,000
Structural: Steel Super Structure Repairs				\$106,000
Structural: Steel Roof Deck Re-Coating				Included
Structural: Pool Deck Walls Repairs				Included
Structural: Pool Floor Slab Undermining				\$10,000
Mechanical: Required for Code or Health Act Compliance				\$458,000
Electrical 5.0.1.1 Grounding Tests				\$27,000
Electrical 5.0.1.2 In-pool luminaires				\$12,000
Electrical 5.0.1.3 Conduits and Junction boxes				\$21,000
Electrical 5.0.1.4 Receptacles				\$11,000
Electrical 5.0.1.5 Exit Signs				\$9,000
Electrical 5.0.1.6 Mechanical Equipment Connections				\$10,000

Class D

DATE: 10-Dec-24

PRIORITY 1	QUANTITY	UNIT	RATE	COST
<hr/>				
Architectural Upgrade 2.3.1a: Provide hazmat testing of existing paint products used to coat existing roof deck	945	m ²	\$15.87	\$15,000
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Hazmat testing of existing paint products used to coat existing roof deck (assuming in the pool area only)	1	sum	\$10,000.00	\$10,000
Z11 General Requirements		15.00%		\$1,500
Z12 Fee		10.00%		\$1,150
Z21 Design Contingency		20.00%		\$2,530
Z22 Escalation				Excluded
GST				Excluded
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Architectural Upgrade 2.3.1b: Remove all existing loose paint, perform necessary surface preparation and apply a high-performance coating system to MPI recommendations	945	m ²	\$115.34	\$109,000
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Remove all existing loose paint, prepare surface and apply a high-performance coating system to MPI recommendations	945	m ²	\$60.00	\$56,700
Scaffolding and/ or lifts to access high elevated areas	1	sum	\$10,000.00	\$10,000
Allowance for hoarding/ dust proof screens	1	sum	\$5,000.00	\$5,000
Z11 General Requirements		15.00%		\$10,755
Z12 Fee		10.00%		\$8,246
Z21 Design Contingency		20.00%		\$18,140
Z22 Escalation				Excluded
GST				Excluded
<hr/>				
Architectural Upgrade 2.4.1: Existing maintenance ramp should receive a purpose made grip surface (adhesive or fluid applied) and provide an additional access stair adjacent to the ramp				\$20,000
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Existing maintenance ramp should receive a purpose made grip surface (adhesive or fluid applied)	1	loc.	\$3,000.00	\$3,000
Additional access stair adjacent to the ramp	1	loc.	\$10,000.00	\$10,000
Z11 General Requirements		15.00%		\$1,950
Z12 Fee		10.00%		\$1,495
Z21 Design Contingency		20.00%		\$3,289
Z22 Escalation				Excluded
GST				Excluded

Class D

DATE: 10-Dec-24

PRIORITY 1	QUANTITY	UNIT	RATE	COST
Architectural Upgrade 2.4.6: Provide new finger grip tiles and new gutter edge tiles for the full perimeter of the pool to ensure swimmer safety and comfort. Horizontal gutter edge to have beveled edge tiles on both sides				
	192	m	\$260.42	\$50,000
New finger grip tiles and new gutter edge tiles for the full perimeter of the pool to ensure swimmer safety and comfort. Horizontal gutter edge to have beveled edge tiles on both sides				
	192	m	\$170.00	\$32,640
Z11 General Requirements		15.00%		\$4,896
Z12 Fee		10.00%		\$3,754
Z21 Design Contingency		20.00%		\$8,258
Z22 Escalation				Excluded
GST				Excluded
Architectural Upgrade 2.5.1: Provide new accessible pool lift that enables users to operate without the need for staff involvement				
	1	no.	\$15,000.00	\$15,000
New accessible pool lift				
	1	no.	\$10,000.00	\$10,000
Z11 General Requirements		15.00%		\$1,500
Z12 Fee		10.00%		\$1,150
Z21 Design Contingency		20.00%		\$2,530
Z22 Escalation				Excluded
GST				Excluded
Architectural Upgrade 2.5.2: Reinstate existing pool access ladders				
	2	no.	\$3,000.00	\$6,000
Reinstate existing pool access ladders				
	2	no.	\$2,000.00	\$4,000
Z11 General Requirements		15.00%		\$600
Z12 Fee		10.00%		\$460
Z21 Design Contingency		20.00%		\$1,012
Z22 Escalation				Excluded
GST				Excluded

Class D

DATE: 10-Dec-24

PRIORITY 1	QUANTITY	UNIT	RATE	COST
Architectural Upgrade 2.6.2: Provide code compliant shower head, grab bars and folding shower bench to the accessible showers in each changeroom	4	loc.	\$3,000.00	\$12,000
New shower head, grab bars and folding shower bench to the accessible showers in each changeroom	4	loc.	\$2,000.00	\$8,000
Z11 General Requirements		15.00%		\$1,200
Z12 Fee		10.00%		\$920
Z21 Design Contingency		20.00%		\$2,024
Z22 Escalation				Excluded
GST				Excluded
Architectural Upgrade 2.7.2: Extend the viewing area stair handrail so that horizontal extension is at the correct height, length and location to meet building code requirements	1	loc.	\$3,000.00	\$3,000
Extend the viewing area stair handrail so that horizontal extension is at the correct height, length and location to meet building code requirements	1	loc.	\$2,000.00	\$2,000
Z11 General Requirements		15.00%		\$300
Z12 Fee		10.00%		\$230
Z21 Design Contingency		20.00%		\$506
Z22 Escalation				Excluded
GST				Excluded
Architectural Upgrade 2.7.3: Provide new 'No Diving' signage with lettering that is a minimum of 140mm tall	2	no.	\$500.00	\$1,000
Provide new 'No Diving' signage	2	no.	\$300.00	\$600
Z11 General Requirements		15.00%		\$90
Z12 Fee		10.00%		\$69
Z21 Design Contingency		20.00%		\$152
Z22 Escalation				Excluded
GST				Excluded

Class D

DATE: 10-Dec-24

PRIORITY 1	QUANTITY	UNIT	RATE	COST
Architectural Upgrade 2.7.4: Replace exit signage in lower-level pool equipment room with "green running person" style				
				\$1,000
Replace exit signage in lower-level pool equipment room with "green running person" style	1	no.	\$500.00	\$500
Z11 General Requirements		15.00%		\$75
Z12 Fee		10.00%		\$58
Z21 Design Contingency		20.00%		\$127
Z22 Escalation				Excluded
GST				Excluded
Structural: Concrete Pre-Cast Wall Panel Repairs				
	200	m ²	\$415.00	\$83,000
Remove loose, unsound, delaminating concrete, repair/ replace existing reinforcing, new high-performance repair mortar (assuming at 30% of wall surface area)	1	sum	\$40,000.00	\$40,000
Temporary shoring during the repair work	1	sum	\$10,000.00	\$10,000
Scaffolding and/ or lifts to access high elevated areas	1	sum	\$5,000.00	\$5,000
Z11 General Requirements		15.00%		\$8,250
Z12 Fee		10.00%		\$6,325
Z21 Design Contingency		20.00%		\$13,915
Z22 Escalation				Excluded
GST				Excluded
Structural: Steel Super Structure Repairs				
	123	m	\$861.79	\$106,000
Remove surface rust on steel embed connections between roof structure and wall panels and apply a high-performance coating system to MPI recommendation (see Priority 2)				See Prio. 2 - Architectural Upgrade 2.3.2b
New steel to supplement material lost due to corrosion, repair connections (e.g., welding)	200	loc.	\$300.00	\$60,000
Temporary shoring during the repair work	1	sum	\$10,000.00	\$10,000
Z11 General Requirements		15.00%		\$10,500
Z12 Fee		10.00%		\$8,050
Z21 Design Contingency		20.00%		\$17,710
Z22 Escalation				Excluded
GST				Excluded

Class D

DATE: 10-Dec-24

PRIORITY 1	QUANTITY	UNIT	RATE	COST
Structural: Steel Roof Deck Re-Coating				Included

See Architectural Upgrade 2.3.1b

Z11 General Requirements			15.00%	
Z12 Fee			10.00%	
Z21 Design Contingency			20.00%	
Z22 Escalation				Excluded
GST				Excluded

Structural: Pool Deck Walls Repairs				Included
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See Architectural Upgrade 2.4.3

Z11 General Requirements			15.00%	
Z12 Fee			10.00%	
Z21 Design Contingency			20.00%	
Z22 Escalation				Excluded
GST				Excluded

Structural: Pool Floor Slab Undermining				\$10,000
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Inject concrete or grout into the void under the floor slab until it has been made whole again, providing support to the floor slab (the volume and extent of the void is currently unknown)
 Repair all pipe penetrations through a retaining wall

1	sum	\$6,500.00	\$6,500
		See Prio. 2 - Architectural Upgrade 2.4.5	

Z11 General Requirements			15.00%	\$975
Z12 Fee			10.00%	\$748
Z21 Design Contingency			20.00%	\$1,645
Z22 Escalation				Excluded
GST				Excluded

Class D

DATE: 10-Dec-24

PRIORITY 1	QUANTITY	UNIT	RATE	COST
Mechanical: Required for Code or Health Act Compliance				\$458,000
Remediate existing chemical treatment systems (chlorine, pH control and bulk fee) including new equipment, containment and ventilation	1	sum	\$100,000.00	\$100,000
Install an emergency shower	1	no.	\$6,500.00	\$6,500
Install ventilation/exhaust to chemical systems and associated ductwork	1	no.	\$75,000.00	\$75,000
Install new anti-entrapment main drain covers	4	no.	\$5,000.00	\$20,000
Install backflow preventers on incoming water main and pool fill line	1	sum	\$50,000.00	\$50,000
Mechanical contractor's general conditions	1	sum	\$50,300.00	\$50,300
Z11 General Requirements		15.00%		\$45,270
Z12 Fee		10.00%		\$34,707
Z21 Design Contingency		20.00%		\$76,355
Z22 Escalation				Excluded
GST				Excluded
Electrical 5.0.1.1 Grounding Tests				\$27,000
Conduct grounding tests and verify bonding connections for all metallic anchor sockets, deck boxes and drains. Perform necessary repairs and servicing to ensure compliance with grounding requirements.	1	sum	\$17,640.00	\$17,640
Z11 General Requirements		15.00%		\$2,646
Z12 Fee		10.00%		\$2,029
Z21 Design Contingency		20.00%		\$4,463
Z22 Escalation				Excluded
GST				Excluded
Electrical 5.0.1.2 In-pool luminaires				\$12,000
Remove wiring for all in-pool luminaires back to the source panel and shut off all associated breakers.	13	no.	\$600.00	\$7,800
Z11 General Requirements		15.00%		\$1,170
Z12 Fee		10.00%		\$897
Z21 Design Contingency		20.00%		\$1,973
Z22 Escalation				Excluded
GST				Excluded

Class D

DATE: 10-Dec-24

PRIORITY 1	QUANTITY	UNIT	RATE	COST
Electrical 5.0.1.3 Conduits and Junction boxes				\$21,000
Replace all rusted conduits and junction boxes affected by basement flooding. Conduit and insulation testing (Megger testing) and replace any wiring that does not pass the test.	1	sum	\$14,000.00	\$14,000
Z11 General Requirements		15.00%		\$2,100
Z12 Fee		10.00%		\$1,610
Z21 Design Contingency		20.00%		\$3,542
Z22 Escalation				Excluded
GST				Excluded
Electrical 5.0.1.4 Receptacles				\$11,000
Replace receptacles around the pool deck with proper waterproof device and fitting - conduit & wire in place allow for small part of conduit to be replaced	10	no.	\$720.00	\$7,200
Z11 General Requirements		15.00%		\$1,080
Z12 Fee		10.00%		\$828
Z21 Design Contingency		20.00%		\$1,822
Z22 Escalation				Excluded
GST				Excluded
Electrical 5.0.1.5 Exit Signs				\$9,000
Replace exit signage on the lower level - unknown allowance for - conduit & wire in place	10	no.	\$587.94	\$5,879
Z11 General Requirements		15.00%		\$882
Z12 Fee		10.00%		\$676
Z21 Design Contingency		20.00%		\$1,487
Z22 Escalation				Excluded
GST				Excluded

Class D

DATE: 10-Dec-24

PRIORITY 1	QUANTITY	UNIT	RATE	COST
Electrical 5.0.1.6 Mechanical Equipment Connections				\$10,000
Provide power for Mechanical equipment.				
Chemical controller - breaker, conduit & wire	1	sum	\$2,556.00	\$2,556
Chlorine puck feeder bypass pump - breakers in place allowance for new conduit & wire	1	sum	\$2,088.00	\$2,088
EF in chemical storage room - breakers in place allowance for new conduit & wire	1	sum	\$2,088.00	\$2,088
Z11 General Requirements		15.00%		\$1,010
Z12 Fee		10.00%		\$774
Z21 Design Contingency		20.00%		\$1,703
Z22 Escalation				Excluded
GST				Excluded

APPENDIX C

PRIORITY 2

PRIORITY 2	QUANTITY	UNIT	RATE	COST
SUMMARY	945	m²	\$1,613.76	\$1,525,000
Architectural Upgrade 2.2.2: Remove all plant growth and inspect roof membrane for potential damage caused by plant root systems. Patch and repair roof membrane as needed. Reinststate concrete faced panels				\$105,000
Architectural Upgrade 2.3.2b: Remove surface rust on structural connections and apply a high-performance coating system to MPI recommendations (see item 2.3.2 in Facility Condition Assessment above for description of recommended paint system)				\$45,000
Architectural Upgrade 2.4.3: Pool Basin concrete walls should be cleaned and treated with a two-part surface applied crystalline slurry waterproofing treatment (Kryton Krystol T1 & T2, or equivalent)				\$48,000
Architectural Upgrade 2.4.4a: Pool basin tile to receive thorough cleaning and grout should be replaced where required. Pool basin should be fully sealed with a purpose-specific pool tile sealer (Mapei Ultracare Penetrating Plus SB Sealer, or equivalent)				\$32,000
Architectural Upgrade 2.4.5: Replace dislodged pool deck tiles and replace any recessed grout. Repair all penetrations caused by temporary safety guard with grout. Refer also to Electrical report for deck box requirements.				\$91,000
Architectural Upgrade 2.4.7: Pool water inlets & main drains to be replaced & reinststate all tile and waterproofing damaged				\$61,000
Structural: Seismic Improvements				TBD
Mechanical: Required for Extension of Facility Life				\$1,110,000
Electrical 5.0.1.7 Electrical Panel				\$11,000
Electrical 5.0.1.2 Fire Alarm Pull Station				\$5,000
Electrical: Required for Extension of Facility Life				\$17,000

PRIORITY 2	QUANTITY	UNIT	RATE	COST
Architectural Upgrade 2.2.2: Remove all plant growth and inspect roof membrane for potential damage caused by plant root systems. Patch and repair roof membrane as needed. Reinstate concrete faced panels				
	6,136	m ²	\$17.11	\$105,000
Temporarily lift all concrete faced panels	1,275	m ²	\$5.00	\$6,375
Remove all plant growth	1,275	sum	\$1.00	\$1,275
Inspect roof membrane	1	sum	\$1,000.00	\$1,000
Patch and repair roof membrane as needed (assuming at 20% of roofing area)	1,275	sum	\$40.00	\$51,000
Reinstate concrete faced panels	1,275	sum	\$7.50	\$9,563
Z11 General Requirements		15.00%		\$10,382
Z12 Fee		10.00%		\$7,959
Z21 Design Contingency		20.00%		\$17,511
Z22 Escalation				Excluded
GST				Excluded

Architectural Upgrade 2.3.2b: Remove surface rust on structural connections and apply a high-performance coating system to MPI recommendations (see item 2.3.2 in Facility Condition Assessment above for description of recommended paint system)				
	123	m	\$365.85	\$45,000

Remove surface rust on steel embed connections between roof structure and wall panels and apply a high-performance coating system to MPI recommendation (assuming in the pool area only)				
	123	m	\$120.00	\$14,760
Scaffolding and/ or lifts to access high elevated areas	1	sum	\$10,000.00	\$10,000
Allowance for hoarding/ dust proof screens	1	sum	\$5,000.00	\$5,000
Z11 General Requirements		15.00%		\$4,464
Z12 Fee		10.00%		\$3,422
Z21 Design Contingency		20.00%		\$7,529
Z22 Escalation				Excluded
GST				Excluded

Class D

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PRIORITY 2	QUANTITY	UNIT	RATE	COST
<hr/>				
Architectural Upgrade 2.4.3: Pool Basin concrete walls should be cleaned and treated with a two-part surface applied crystalline slurry waterproofing treatment (Kryton Krystol T1 & T2, or equivalent)	211	m ²	\$227.49	\$48,000
<hr/>				
Clean and treat existing Pool Basin concrete walls with a two-part surface applied crystalline slurry waterproofing treatment (Kryton Krystol T1 & T2, or equivalent)	211	m ²	\$150.00	\$31,650
<hr/>				
Z11 General Requirements		15.00%		\$4,748
Z12 Fee		10.00%		\$3,640
Z21 Design Contingency		20.00%		\$8,007
Z22 Escalation				Excluded
GST				Excluded
<hr/>				
Architectural Upgrade 2.4.4a: Pool basin tile to receive thorough cleaning and grout should be replaced where required. Pool basin should be fully sealed with a purpose-specific pool tile sealer (Mapei Ultracare Penetrating Plus SB Sealer, or equivalent)	211	m ²	\$151.66	\$32,000
<hr/>				
Clean, replace grout, and apply a pool tile sealer (Mapei Ultracare Penetrating Plus SB Sealer, or equivalent)	211	m ²	\$100.00	\$21,100
<hr/>				
Z11 General Requirements		15.00%		\$3,165
Z12 Fee		10.00%		\$2,427
Z21 Design Contingency		20.00%		\$5,338
Z22 Escalation				Excluded
GST				Excluded

Class D

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PRIORITY 2	QUANTITY	UNIT	RATE	COST
Architectural Upgrade 2.4.5: Replace dislodged pool deck tiles and replace any recessed grout. Repair all penetrations caused by temporary safety guard with grout. Refer also to Electrical report for deck box requirements.	100	m ²	\$910.00	\$91,000
Replace dislodged pool deck tiles and replace any recessed grout (assuming at 30% of pool deck area)	100	m ²	\$500.00	\$50,000
Repair all penetrations caused by temporary safety guard with grout (assuming 10 locations)	10	loc.	\$1,000.00	\$10,000
Z11 General Requirements		15.00%		\$9,000
Z12 Fee		10.00%		\$6,900
Z21 Design Contingency		20.00%		\$15,180
Z22 Escalation				Excluded
GST				Excluded
Architectural Upgrade 2.4.7: Pool water inlets & main drains to be replaced & reinstate all tile and waterproofing damaged	10	loc.	\$6,100.00	\$61,000
Replace pool water inlets & main drains, reinstate all tile and waterproofing damaged (assuming 10 locations)	10	loc.	\$4,000.00	\$40,000
Z11 General Requirements		15.00%		\$6,000
Z12 Fee		10.00%		\$4,600
Z21 Design Contingency		20.00%		\$10,120
Z22 Escalation				Excluded
GST				Excluded
Structural: Seismic Improvements				TBD
TBD				
Z11 General Requirements		15.00%		
Z12 Fee		10.00%		
Z21 Design Contingency		20.00%		
Z22 Escalation				Excluded
GST				Excluded

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PRIORITY 2	QUANTITY	UNIT	RATE	COST
Mechanical: Required for Extension of Facility Life				\$1,110,000
Remove and replace hydrostatic valves in main drain sumps	4	no.	\$400.00	\$1,600
Remove and replace existing floor inlet diffusers	25	no.	\$1,000.00	\$25,000
Remove and replace existing main circulation pump	1	no.	\$50,000.00	\$50,000
Remove and replace pool filters and associated piping and valving	1	sum	\$200,000.00	\$200,000
Remove and replace existing pool heat exchanger and circulation pump	1	sum	\$77,000.00	\$77,000
Remove and replace chemical controller	1	sum	\$17,500.00	\$17,500
Remove and replace flow meters on the pool systems (if required)	1	no.	\$5,000.00	\$5,000
Remove and replace level control system	1	sum	\$10,000.00	\$10,000
Remediate AHU balancing and controls to ensure pressure differentials between spaces	1	sum	\$3,500.00	\$3,500
Revise ductwork to improve air circulation in the natatorium	1	sum	\$200,000.00	\$200,000
Remove and replace existing DHW circulation pumps	1	sum	\$20,000.00	\$20,000
Mechanical contractor's general conditions	1	sum	\$121,920.00	\$121,920
Z11 General Requirements		15.00%		\$109,728
Z12 Fee		10.00%		\$84,125
Z21 Design Contingency		20.00%		\$185,075
Z22 Escalation				Excluded
GST				Excluded
Electrical 5.0.1.7 Electrical Panel				\$11,000
Inspect the electrical panel and devices box - check for rust or corrosion and replace the panel if needed - assume 225a panel, feeder to stay in place	1	sum	\$7,000.00	\$7,000
Z11 General Requirements		15.00%		\$1,050
Z12 Fee		10.00%		\$805
Z21 Design Contingency		20.00%		\$1,771
Z22 Escalation				Excluded
GST				Excluded
Electrical 5.0.1.2 Fire Alarm Pull Station				\$5,000
Replace rust box at fire alarm pull station, add clear protection cover - assume 6 pull stations	1	sum	\$3,300.00	\$3,300
Z11 General Requirements		15.00%		\$495
Z12 Fee		10.00%		\$380
Z21 Design Contingency		20.00%		\$835
Z22 Escalation				Excluded
GST				Excluded

Class D

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PRIORITY 2	QUANTITY	UNIT	RATE	COST
Electrical: Required for Extension of Facility Life				\$17,000
Main Circulation pumps - breakers in place allowance for new conduit & wire	1	sum	\$2,088.00	\$2,088
Pool Heat exchanger - breaker, conduit & wire	1	sum	\$2,556.00	\$2,556
Flow meters x 2 - breakers in place allowance for new conduit & wire	2	sum	\$2,088.00	\$4,176
Water level controller - breakers in place allowance for new conduit & wire	1	sum	\$2,088.00	\$2,088
Z11 General Requirements		15.00%		\$1,636
Z12 Fee		10.00%		\$1,254
Z21 Design Contingency		20.00%		\$2,760
Z22 Escalation				Excluded
GST				Excluded

APPENDIX D

PRIORITY 3

PRIORITY 3	QUANTITY	UNIT	RATE	COST
SUMMARY	945	m²	\$657.14	\$621,000
Architectural Upgrade 2.2.1: Remove and replace any sealants used at junctions or penetrations as part of the regularly scheduled maintenance cycle for the building envelope				\$18,000
Architectural Upgrade 2.2.4: Replace exterior door frames, or have all rusted areas repaired and frames repainted				\$2,000
Architectural Upgrade 2.3.2a: Clean and repaint interior side of exterior concrete walls. Refer also to Structural repair requirements				\$37,000
Architectural Upgrade 2.4.4b: Pool wall base tiles replaced with a radius base tile to meet current pool design guidelines				\$40,000
Architectural Upgrade 2.6.1: Accessible WC – replace existing side grab bar with 'L' shaped grab bar recommended to meet current code requirements				\$2,000
Architectural Upgrade 2.7.1: Modify or replace the platform stair lift in Lobby so that it permits user operation without the required assistance of staff				\$30,000
Mechanical: Items Requiring Further Investigation or Recommended for Improved Facility Operation				\$419,000
Electrical 5.0.1.9 Pool Lighting				\$49,000
Electrical 5.0.1.10 General Lighting				\$9,000
Electrical 5.0.1.11 Additional Lighting				\$8,000
Electrical: Items Requiring Further Investigation or Recommended for Improved Facility Operation				\$7,000

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DATE: 10-Dec-24

PRIORITY 3	QUANTITY	UNIT	RATE	COST
Architectural Upgrade 2.2.1: Remove and replace any sealants used at junctions or penetrations as part of the regularly scheduled maintenance cycle for the building envelope				
	2,329	m ²	\$7.73	\$18,000
Remove and replace any sealants used at junctions or penetrations as part of the regularly scheduled maintenance cycle for the building envelope (assuming in the pool area only)				
	1	sum	\$7,000.00	\$7,000
Scaffolding and/ or lifts to access upper levels				
	1	sum	\$5,000.00	\$5,000
Z11 General Requirements		15.00%		\$1,800
Z12 Fee		10.00%		\$1,380
Z21 Design Contingency		20.00%		\$3,036
Z22 Escalation				Excluded
GST				Excluded
Architectural Upgrade 2.2.4: Replace exterior door frames, or have all rusted areas repaired and frames repainted				
	1	lvs.	\$2,000.00	\$2,000
Remove and replace existing exterior corroded door frame with new located at the NE end of the Natatorium, remove and reinstall existing door slab				
	1	lvs.	\$1,000.00	\$1,000
Z11 General Requirements		15.00%		\$150
Z12 Fee		10.00%		\$115
Z21 Design Contingency		20.00%		\$253
Z22 Escalation				Excluded
GST				Excluded
Architectural Upgrade 2.3.2a: Clean and repaint interior side of exterior concrete walls. Refer also to Structural repair requirements				
	650	m ²	\$56.92	\$37,000
Clean and repaint interior side of exterior concrete walls, assumed at 650 m ² of wall surface area (assuming in the pool area only)				
	650	m ²	\$30.00	\$19,500
Scaffolding and/ or lifts to access high elevated areas				
	1	sum	\$5,000.00	\$5,000
Z11 General Requirements		15.00%		\$3,675
Z12 Fee		10.00%		\$2,818
Z21 Design Contingency		20.00%		\$6,199
Z22 Escalation				Excluded
GST				Excluded

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PRIORITY 3	QUANTITY	UNIT	RATE	COST
Architectural Upgrade 2.4.4b: Pool wall base tiles replaced with a radius base tile to meet current pool design guidelines	96	m	\$416.67	\$40,000
Remove and replace pool wall base tiles with radius base tile to meet current pool design guidelines	96	m	\$275.00	\$26,400
Z11 General Requirements		15.00%		\$3,960
Z12 Fee		10.00%		\$3,036
Z21 Design Contingency		20.00%		\$6,679
Z22 Escalation				Excluded
GST				Excluded
Architectural Upgrade 2.6.1: Accessible WC – replace existing side grab bar with 'L' shaped grab bar recommended to meet current code requirements	2	no.	\$1,000.00	\$2,000
Remove and replace existing side grab bar with 'L' shaped grab bar	2	no.	\$500.00	\$1,000
Z11 General Requirements		15.00%		\$150
Z12 Fee		10.00%		\$115
Z21 Design Contingency		20.00%		\$253
Z22 Escalation				Excluded
GST				Excluded
Architectural Upgrade 2.7.1: Modify or replace the platform stair lift in Lobby so that it permits user operation without the required assistance of staff	1	no.	\$30,000.00	\$30,000
Replace the platform stair lift in Lobby so that it permits user operation without the required assistance of staff	1	no.	\$20,000.00	\$20,000
Z11 General Requirements		15.00%		\$3,000
Z12 Fee		10.00%		\$2,300
Z21 Design Contingency		20.00%		\$5,060
Z22 Escalation				Excluded
GST				Excluded

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DATE: 10-Dec-24

PRIORITY 3	QUANTITY	UNIT	RATE	COST
Mechanical: Items Requiring Further Investigation or Recommended for Improved Facility Operation				\$419,000
Install UV on the pool circulation system and associated piping	1	sum	\$100,000.00	\$100,000
Remove and replace existing DHW tanks	2	no.	\$50,000.00	\$100,000
Allowance for removal and replacement of existing faulty valves	1	sum	\$30,000.00	\$30,000
Mechanical contractor's general conditions	1	sum	\$46,000.00	\$46,000
Z11 General Requirements		15.00%		\$41,400
Z12 Fee		10.00%		\$31,740
Z21 Design Contingency		20.00%		\$69,828
Z22 Escalation				Excluded
GST				Excluded
Electrical 5.0.1.9 Pool Lighting				\$49,000
Replace the in-pool lighting to improve visibility and functionality - new wire/unsure how installation will happen	13	no.	\$2,460.00	\$31,980
Z11 General Requirements		15.00%		\$4,797
Z12 Fee		10.00%		\$3,678
Z21 Design Contingency		20.00%		\$8,091
Z22 Escalation				Excluded
GST				Excluded
Electrical 5.0.1.10 General Lighting				\$9,000
Replace wall mounted general lighting around the pool area - conduit & wire in place	8	no.	\$700.00	\$5,600
Z11 General Requirements		15.00%		\$840
Z12 Fee		10.00%		\$644
Z21 Design Contingency		20.00%		\$1,417
Z22 Escalation				Excluded
GST				Excluded

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DATE: 10-Dec-24

PRIORITY 3	QUANTITY	UNIT	RATE	COST
Electrical 5.0.1.11 Additional Lighting				\$8,000
Install additional lighting in basement tunnel for improved accessibility - new conduit & wire				
	5	no.	\$1,050.00	\$5,250
Z11 General Requirements		15.00%		\$788
Z12 Fee		10.00%		\$604
Z21 Design Contingency		20.00%		\$1,328
Z22 Escalation				Excluded
GST				Excluded
Electrical: Items Requiring Further Investigation or Recommended for Improved Facility Operation				\$7,000
DHWT - breaker, conduit & wire				
	1	sum	\$2,556.00	\$2,556
UV System - breakers in place allowance for new conduit & wire				
	1	sum	\$2,088.00	\$2,088
Z11 General Requirements		15.00%		\$697
Z12 Fee		10.00%		\$534
Z21 Design Contingency		20.00%		\$1,175
Z22 Escalation				Excluded
GST				Excluded