



PROJECT STATUS
ENTER HERE

100 MILE HOUSE
MEDIA BOOTH

LEVEL: 1 FLOOR
PLANS & ELEVATIONS

DATE: 10/15/14

SCALE: AS SHOWN

PROJECT NO: 14-000000

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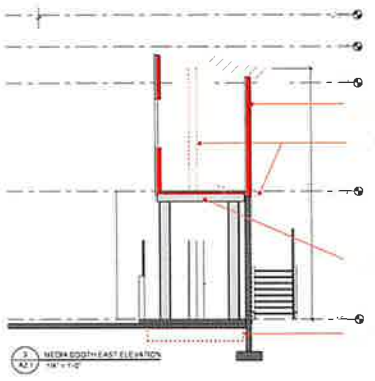
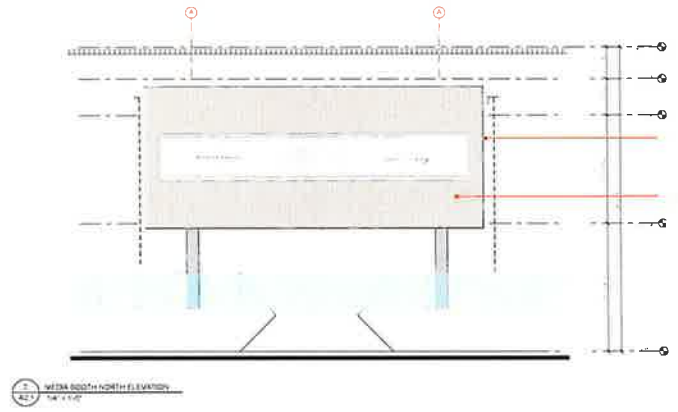
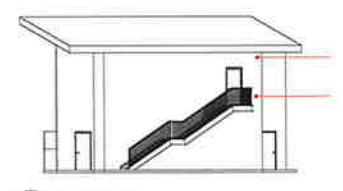
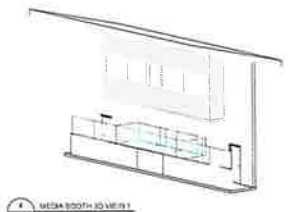
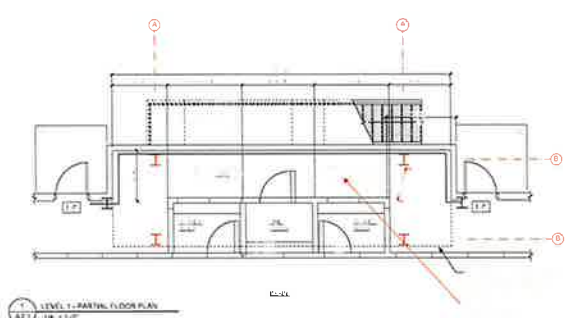
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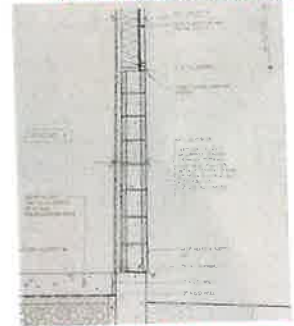
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1. PROJECT INFORMATION
2. PROJECT LOCATION
3. PROJECT DESCRIPTION
4. PROJECT SCOPE
5. PROJECT PHASES
6. PROJECT TIMELINE
7. PROJECT BUDGET
8. PROJECT RISK
9. PROJECT COMMUNICATION
10. PROJECT REPORTING



MADE OF DETAIL OF EXISTING FIRE ENGINEERED ROOF - RFL GALL SYSTEM



MADE OF DETAIL OF EXISTING ROLL UP STEEL DOOR ASSEMBLY

100 WALK HOUSE
W/OA BUDTH

LEVEL 1 FLOOR
PLAN & ELEVATIONS



**DISTRICT OF 100 MILE HOUSE –
SOUTH CARIBOO RECREATION
CENTRE – MEDIA BOOTH
PROJECT, 175B WRANGLER
WAY,
100 MILE HOUSE, BC**

CLASS 'D' CONCEPTUAL ESTIMATE

January 23rd, 2025

LTA Consultants Inc

Professional Quantity Surveyors
& Construction Cost Consultants

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INTRODUCTION

The district of 100 Mile House is looking at the feasibility of constructing a new media booth at the South Cariboo Recreation Centre.

The project comprises construction of a new mezzanine structure above the existing penalty boxes to house the media booth. The structure will have a gross floor area of approximately 287ft² (27m²), and will be accessed via a new exterior steel staircase.

The new media booth mezzanine structure will need to be supported by an independent superstructure from the pre-engineered arena building. The new support columns will be founded on new pad footings that will need to be cast between the existing rink slab and the existing perimeter building foundations. Modifications to the existing pre-engineered roof structure and building envelope will be required to accommodate the new media booth. We have assumed that the interior finishes to the media booth will be basic comprising painted drywall finishes with sheet goods to the floor. All loose furniture, fixtures, and equipment to the media booth, including all Audio-Visual equipment has been specifically excluded.

Site development work is limited to patching and repairing existing hard paving to accommodate the exterior access stair.

LTA Consultants Inc. (LTA) has been retained as part of the Bluegreen Architecture to prepare a class 'D' conceptual estimate for the project's hard costs and associated soft costs. For further information, please refer to the 'Main Summary of Estimated Project Costs' (Page A1).

DOCUMENTATION & INFORMATION

We have been provided with the following documentation and information for the preparation of this class 'D' conceptual estimate:

- Concept plans A2.1 and A2.2, dated December 4th, 2024, prepared by Bluegreen Architecture Inc.

As the project is at a very preliminary design stage, engineering sub-consultant reports are not available at this time.

BASIS OF THE ESTIMATE

Budget Estimate

We have reviewed the drawing documentation and information provided to establish the scope and extent of the work.

From the documentation and information provided, we have prepared the enclosed class 'D' conceptual estimate by measuring quantities from the drawings and applying unit rates to the

measured work elements. Where no information was available, we have made reasonable assumptions and stated this in the backup to this report.

Project Procurement and Pricing

Pricing for this project is based upon our opinion of the current January 2025 standard construction industry market costs for this size and type of institutional project in 100 Mile House, BC. It has been assumed that the project will be procured on a fixed stipulated 'lump sum' contract basis, from a competitive bidding field of at least five competent General Contractors. It has also been assumed that a competitive bidding field of at least four competent sub-contractors for each trade will tender for the work and that there will be no 'sole source' bids.

This class 'D' conceptual estimate attempts to establish a fair and reasonable price for the proposed work and is not intended to be a prediction of a 'low bid'.

Contingency Reserves

A Design Contingency Allowance of 10% has been included in this estimate. This allowance is a reserve of funds in the construction estimate to cover unforeseen items during the design phase that do not change the project scope. This allowance is ultimately absorbed into the designed and quantified work as more detailed information becomes available and is, therefore, normally reduced to zero at the tender stage.

An Escalation Contingency Allowance of 5% has been included in this estimate. This allowance is a reserve of funds in the construction estimate to cover price increases in construction costs due to changes in market conditions between the date the estimate is prepared and the date the tender is called (***assumed Summer 2025***).

A Construction Contingency of 10% is included in this estimate. This allowance is a reserve of funds in the construction estimate to cover unforeseen items during the construction period which will result in change orders. This contingency is not intended to cover changes in the scope of the work.

Level of Accuracy

This is a class 'D' schematic design estimate with a level of accuracy of +/-30% 18 times out of 20.

Market Conditions

The current Construction Market in British Columbia is very active to the extent that many projects, at the tender stage, are suffering from a lack of interest from General Contractors as well as Sub-trades. A lack of competitive interest will have an effect on the tendered bottom line and will very likely not reflect the estimated value contained in this report.

GST

GST has been **excluded** from the estimate.

Excluded Items

The following items are **specifically excluded** from this class 'D' conceptual estimate:

- GST.
- Development Cost Charges.
- Financing Costs.
- Owners Project Management Costs.
- Effects on Materials Pricing due to Border Tariffs, Duties, and Trade Embargoes.
- Special Foundations and/or Ground Improvement Work.
- Portering and Relocation Costs.
- Audio Visual Equipment.
- Loose Furnishings, fittings, and equipment.
- Items listed as Excluded in the detailed Backup.
- Cost Escalation past Allowance Included.

This estimate has been derived using generally accepted principles on method of measurement as per the Canadian Institute of Quantity Surveyors Elemental Cost Analysis.

MAIN COST SUMMARY

MAIN SUMMARY OF ESTIMATED CONSTRUCTION COSTS			
Description	Gross Floor Area	m ²	ft ²
		26.64	287
	Estimated Value	\$/m ²	\$/ft ²
Demolition	\$20,000	\$750.86	\$70
Structural	\$128,000	\$4,805.54	\$446
Architectural	\$98,500	\$3,698.01	\$344
Mechanical	\$6,000	\$225.26	\$21
Electrical	\$21,000	\$788.41	\$73
Site Development	\$6,500	\$244.03	\$23
Sub-total	\$280,000	\$10,512.11	\$977
General Contractors Overhead	16.00%	\$44,800	\$1,681.94
Construction Managers Fees	12.00%	\$38,976	\$1,463.29
Sub-total		\$363,776	\$13,657.34
Design Contingency Allowance	10.00%	\$36,378	\$1,365.73
Escalation Contingency Allowance (Assumed Summer 2025)	5.00%	\$20,008	\$751.15
Construction Contingency Allowance	10.00%	\$42,016	\$1,577.42
ESTIMATED CONSTRUCTION COSTS (Excluding GST)		\$462,177	\$17,351.65
GST	5.00%	Excluded	\$0.00
ESTIMATED CONSTRUCTION COSTS (Excluding GST)		\$462,177	\$17,351.65
SOFT COST			
<u>Design Consultants Fees</u>			
Architects Fees		\$32,012	\$1,201.85
Structural Engineers Fees		\$15,000	\$563.15
Mechanical Engineers Fees		\$5,000	\$187.72
Electrical Engineers Fees		\$7,500	\$281.57
Civil Consultants Fees		\$0	\$0.00
Landscaping Consultant Fees		\$0	\$0.00
Geotechnical Engineers Fees		\$7,500	\$281.57
Miscellaneous Consultants Fees		\$4,002	\$150.23
Quantity Surveying Fees		\$8,000	\$300.35
<u>Owners Costs</u>			
Owners Project Management Fees	10.00%	Excluded	\$0.00
Development Cost Charges (If Applicable)		Excluded	\$0.00
Building Permit Fees (assumed \$11 per \$1,000)		\$4,622	\$173.52
Course of Construction Insurance - allowance		\$5,042	\$189.29
Finance Costs (If Applicable)		Excluded	\$0.00
<u>Equipment</u>			
Loose Furniture, Furnishings and Equipment		Excluded	\$0.00
ESTIMATED SOFT COSTS (Excluding GST)		\$88,678	\$3,329.24
GST	0.00%	Excluded	\$0.00
ESTIMATED SOFT COSTS (Excluding GST)		\$88,678	\$3,329.24
ESTIMATED PROJECT COSTS (Excluding GST)		\$550,855	\$20,680.89