

Vision West Design

1349 Francess Drive
Quesnel, BC
V2J 6H6

Tel: 604-830-7097
E: vision-steel@shaw.ca

April 8, 2025

Arena Society 100 Mile
100 Mile House, BC

Attn; Mr. J. McNeil,

Re: Open Roof – Arena

Dear Sir;

We appreciate the opportunity to provide a preliminary estimate for the proposed roof cover that you are trying to get a costing on for a structure 92' x 160' x 16. Please see attached sketches that give the basic information on what we are suggesting.

The structure is a roof only with some drop cladding with loads designed to suit the BCBC codes for 100 Mile House, the building columns are set to take the RWL to grade. There is also a seating area and washroom included as are the perimeter boards for an operating facility.

We are including in our costing the following:

1. All required Design & Engineering to supply a reinforced concrete foundation that will support the Pre-Eng steel structure c/w a reinforced concrete slab that has a Urethane topping.
2. The steel building will be 92' x 160' x 16' and a ridge line at the center.
3. All primary and secondary steel will be a red oxide primer, any other painting is not included.
4. The roof system is a screw-down 36" wide galvalume panel with no insulation.
5. The buildings Eave and Rake trims will be in a standard colour finish along with the short side and End Wall cladding along with the eave having gutters c/w downpipes running to grade.
6. As we have very basic site information at this time, we assume that the proposed location of the building is graded and level and we can then add 4" of crush and a 6" thick slab to what is there.
7. All rain water underground pipes for the eave gutters and 2 floor drains are included as a line item at this time as will be any Electrical and Mechanical requirements to suit your final design.
8. We can work with you on all aspects of your needs and suggest that possible on-site construction of the facilities you might be wanting, can be constructed possibly more economically on site after having a set of engineered drawings so that accurate costing can be applied.

To provide the level of costs in the attached estimate I have "Assumed" that there is a fair amount of both Donations, Volunteering and other possible sources of revenue. There are also various assumptions that I have made for good or bad which could make an impact to this work.

Due to the size of the building, we are having to work with an Architect that adds a cost, though I hope reasonable. I have completed the costing based on a contractor doing the work, however as I see this

project proceeding it needs to be Managed by a Project Manager and that is where the \$154,000 can come straight off the estimate.

Might we suggest after your reviews that a site meeting be recommended so that all aspects of this project can then be reviewed and discussed for the final needs your group will have. At that time then a move to complete building permit drawings needs to be executed and money spent.

I see various things that can be done with-in the site area that could possibly save costs but needs to be discussed by all parties prior to proceeding further at this time.

Our proposal to give you the Permit Drawings & engineering needed to complete this work as outlined above is estimated today at **\$1,474,700.00 + GST.**

We are readily available to meet with you regarding this proposal.

~~Regards~~ /

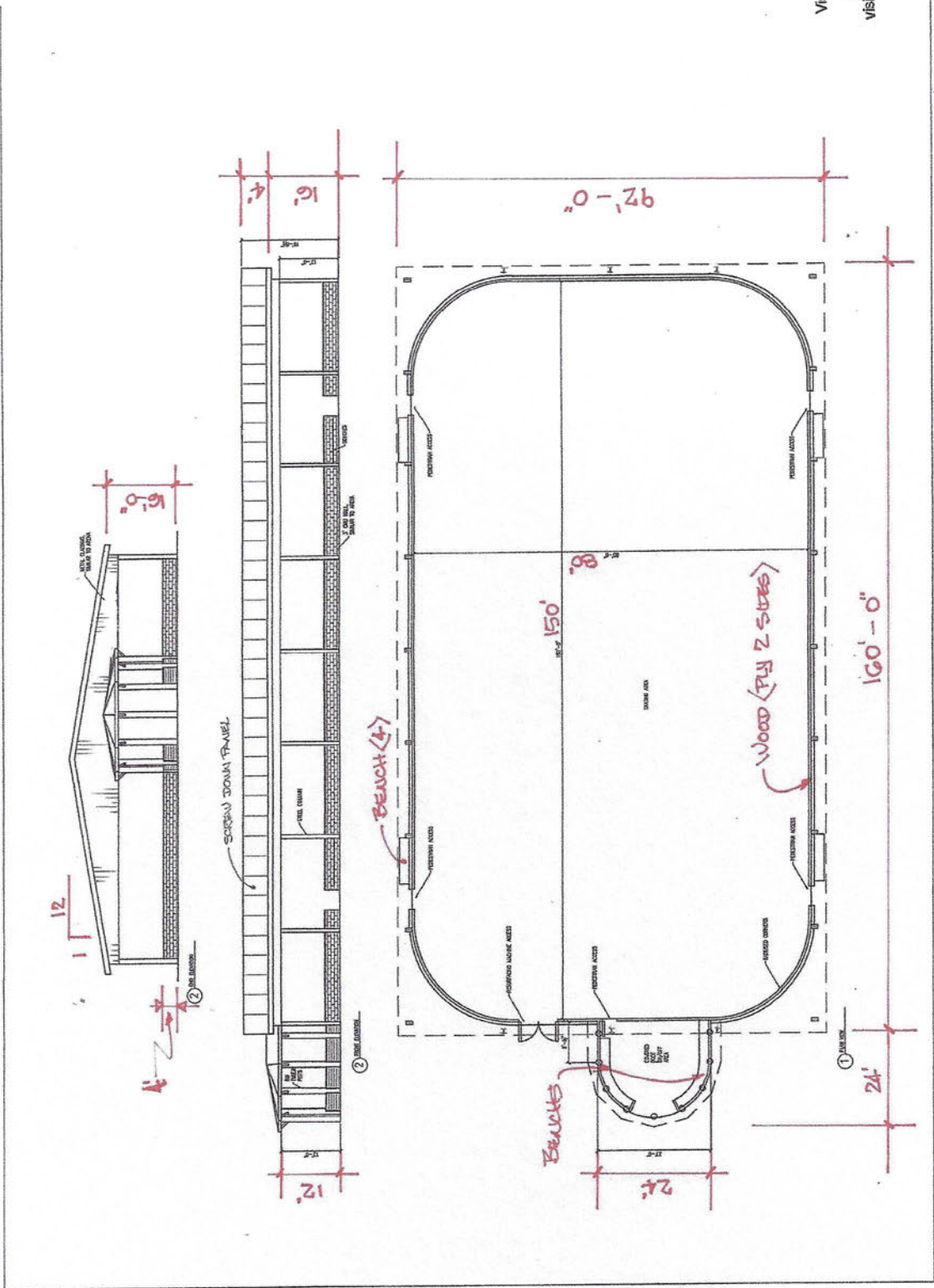


Richard Palmer, GSC.PM



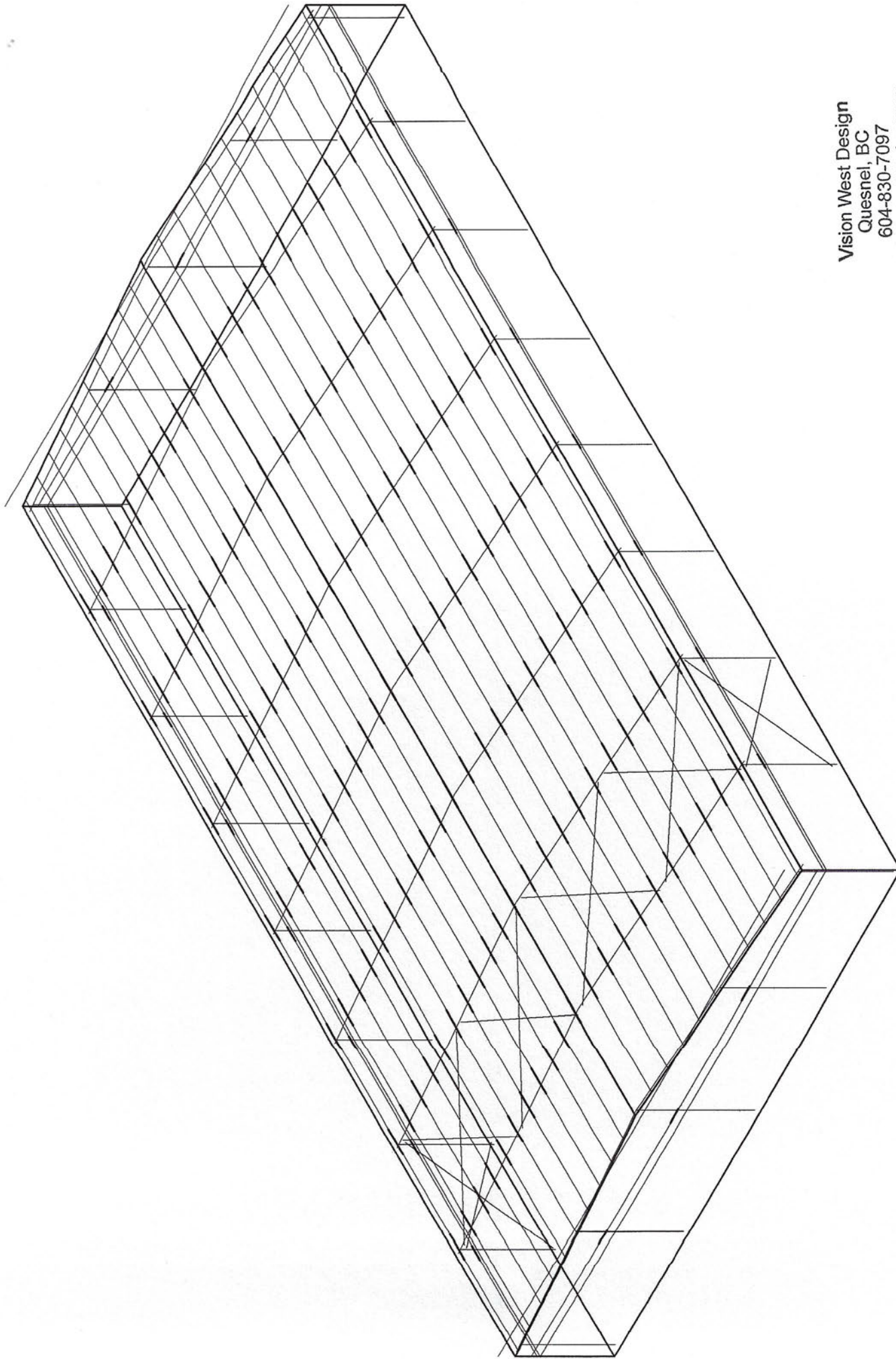
Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, Province of British Columbia, Map data ©2025 20 m

- PROPOSED ROOF STRUCTURE c/w
STORM DRAINS & WASTEWATERS.

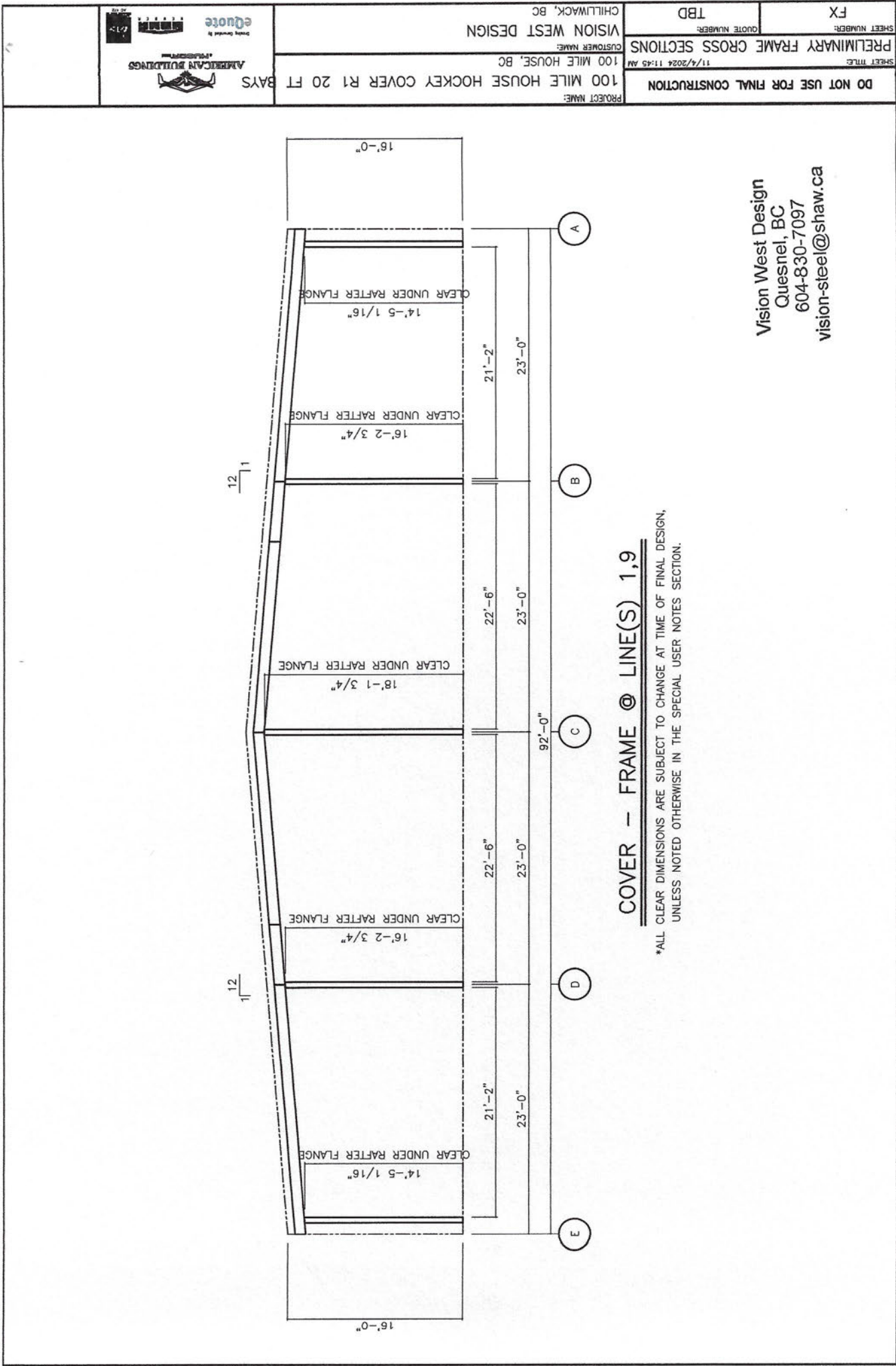


100 Mike Helzer

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COVER - FRAME @ LINE(S) 1,9

*ALL CLEAR DIMENSIONS ARE SUBJECT TO CHANGE AT TIME OF FINAL DESIGN,
UNLESS NOTED OTHERWISE IN THE SPECIAL USER NOTES SECTION.

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DO NOT USE FOR FINAL CONSTRUCTION

11/4/2024 11:45 AM

PRELIMINARY FRAME CROSS SECTIONS

SHEET NUMBER: FX

QUOTE NUMBER: TBD

VISION WEST DESIGN

CHILLIWACK, BC

PROJECT NAME:

100 MILE HOUSE HOCKEY COVER R1 20 FT BAYS

CUSTOMER NAME:

100 MILE HOUSE, BC

SHEET TITLE:

SHEET NUMBER: FX

QUOTE NUMBER: TBD

AMERICAN BUILDINGS

Quality Steel by eQuote

11/4/2024 11:45 AM

VISION WEST DESIGN

CHILLIWACK, BC

Vision West Design

Project Management

Project Management

Web Site: www.visionwestdesign.com

Office:

604-830-7097

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604-830-7097

Project Address: 175 Wrangler Way, 100 Mile House

Date: April 7-2025

Budget Worksheet

Category	Estimated Cost	Actual Cost	Difference	Notes
Start Up				
Plans: All Design Professionals	\$63,600.00			
Permit				By owner
Surveyor				
Soils Investigation	\$8,500.00			Completed
Course of Construction				By owner
Insurance				By owner
Mortgage Fees				N/A
Legal Fees				By owner
TOTAL				
Start Up Cost Totals	\$72,100.00			
Foundation				
Excavating: Site preparation	\$38,000.00			
Concrete Foundation Materials				
Foundation Labour and Equipment	\$320,000.00			
Anchor Bolts	\$3,800.00			
Perimeter Drain Materials & Storm	\$65,400.00			
TOTAL				
Foundation Cost Totals	\$427,200.00			
Framing, Roofing, Drywall & Insulation				
Pre-Eng Bldg Supplied & Erected	\$528,000.00			
Entry area per plan	\$42,000.00			
Washrooms 15' x 25'	\$52,800.00			
Perimeter Boards	\$68,600.00			
Drywall				
Insulation				
TOTAL				
Framing Cost Totals	\$691,400.00			

Budget Worksheet - Page 2

Category	Estimated Cost	Actual Cost	Difference	Notes
Electrical, Plumbing & Heating				
Vacuum, Security, Telephone & Cable Rough Ins				
Plumbing Rough Ins & Finish				
Electrical Rough Ins & Finish	\$56,000.00			
Heating & Fireplace				
TOTAL				
Services Cost Totals	\$56,000.00			
Windows & Doors				
Windows				
Exterior Doors				
Interior Doors				
Garage Doors				
TOTAL				
Windows & Doors Cost Total				
Exterior Finish				
Gutters				Included
Exterior Trim				
Siding				
Railings & Trims				
Masonry including Fireplace				
Decking				
TOTAL				
Exterior Finish Cost Totals				
Interior Finish				
Interior Railings				
Paint				
Cabinets				
Mirrors				
Light Fixtures				
Flooring				
Finishing Materials				
Finishing Labour				
TOTAL				
Interior Finish Cost Totals				
Misc				
Supervision & Project Manager	\$36,000.00			
Contingencies of 3 %	\$38,000.00			
TOTAL				
Misc Cost Totals	\$74,000.00			
COSTS - page 1	\$1,190,700.00			
COSTS - page 2	\$130,000.00			
Overhead & Profit	\$154,000.00			
MISC COSTS				
SUBTOTAL COSTS	\$1,474,700.00			