

Beacon Construction Consultants Inc.

CHARTERED QUANTITY SURVEYORS

Tom Crosbie, PQS, MRICS
Aidan Kelly, PQS; CEC BSc(hons)

1-3471 Short Street
Victoria, BC V8X 2V6
Telephone: 250 385 7899
Fax: 250 385 7855

January 16, 2024

Don Owen

By Email


Dear Sirs / Mesdames,

Shawnigan Lake Fire Hall

Our concept cost estimate for the above is attached.

Yours truly,

Beacon Construction Consultants



Tom Crosbie PQS, MRICS

Shawnigan Single Apparatus Fire Hall

Concept Estimate

January 16, 2024

Design Tectonica

Beacon Construction Consultants Inc.
#1 – 3471 Short Street
Victoria BC V8X 2V6
Tel. 250 385-7899
Fax 250 385-7855

INTRODUCTION

This report provides a concept estimate of the capital construction costs for the construction of a single apparatus fire hall.

ESTIMATED COST

The costs have been developed in January 2024 dollars.

The capital construction cost for the proposed work is estimated to be **\$585,113.00**

Details of the estimate are provided at the end of this report.

We have assumed that services for the building have already been installed to the edge of the site.

GST has not been included in this estimate.

Exclusions

The estimate is for capital construction costs only and therefore a number of general items that may be included or associated with the overall project budget are excluded:

- GST
- Material testing
- Consultants' fees
- Municipal fees & taxes
- Property Insurance
- Legal fees
- Finance fees
- BC Hydro fees
- Service connection s

Basis of the Estimate

The purpose of this estimate is to provide a reasonable cost review of the construction costs for the works. The estimate is based on our opinion of fair value for the work to be carried out. It is not a prediction of low bid but our opinion of the average market price that a contractor would charge for the construction of the building.

Fair value is defined as the amount a prudent contractor, accounting for all aspects of the project, would quote for the work.

It has been assumed that:

- The project will be tendered in the open market with at least three tenderers submitting offers under fixed price contracts.

- Vacant possession was provided to the Contractor and the work would be carried out in a single phase during normal construction trade working hours.

Beacon Construction Consultants Inc.



Tom Crosbie PQS; MRICS

Single Apparatus Fire Hall, Shawnigan Lake**Concept Estimate****Foundation**

Remove topsoil 12" deep	1920	sf	\$13.00	\$24,960.00
Excavate for foundations	15	cy	\$48.00	\$720.00
Concrete in foundations	13	cy	\$340.00	\$4,420.00
Rebar	1500	lbs	\$1.85	\$2,775.00
Formwork to foundationa and foundation walls	325	sf	\$13.60	\$4,420.00
Granular fill	6	cy	\$68.00	\$408.00
Perimeter drainage with gravel fill	166	ft	\$22.60	\$3,751.60
Granular fill 8" thick	1325	sf	\$9.20	\$12,190.00
8" reinforced concrete slab on grade vapour barrier & on 100mm gravel bed	1325	sf	\$16.20	\$21,465.00

Structure

Fibre cement siding,rainscreen, building wrap, plywood sheathing,2' x 8" studs, batt insulation., pand fire rated drywall lining to external walls	3010	sf	\$48.60	\$146,286.00
Engineered wood roof trusses (Plan area)	1653	sf	\$8.20	\$13,554.60
Plywood roof sheathing	1824	sf	\$4.85	\$8,846.40
5/8" drywall ceiling	1325	3f	\$3.50	\$4,637.50

Windows & Exterior Doors

Vinyl windows 6' x 2'	10	no	\$560.00	\$5,600.00
Access / escape doors, single leaf	2	no	\$1,250.00	\$2,500.00
Vehicle access door	1	no	\$8,500.00	\$8,500.00

Roofing

Prefinished metal roofing	1850	sf	\$13.20	\$24,420.00
Ventilated Ridge	57	ft	\$11.20	\$638.40
Eaves flashing	114	ft	\$3.60	\$410.40
Barge flashing	64	ft	\$3.60	\$230.40
Snow Guards	114	ft	\$6.40	\$729.60

Projections

Fascia	170	ft	\$12.60	\$2,142.00
Prefinised metal ventilated soffit	255	sf	\$5.25	\$1,338.75
Aluminum gutter	114	ft	\$7.20	\$820.80
Rainwater leaders	96	ft	\$5.00	\$480.00

Partitions

Wood framed partitions, drywall both sides	320	sf	\$12.50	\$4,000.00
Extra for fire rated drywall to partition	128	sf	\$1.60	\$204.80
Extra for backer board instead of drywall	80	sf	\$4.00	\$320.00

Interior doors

Single leaf pass door	1	no	\$560.00	\$560.00
Ditto fire rated	1	no	\$1,250.00	\$1,100.00

Finishes

Ceramic floor tiles	54	sf	\$16.00	\$864.00
Ceramic wall tiles	75	sf	\$18.00	\$1,350.00
Epoxy paint to concrete floor	1250	sf	\$6.20	\$7,750.00
Rubber base	210	ft	\$3.60	\$756.00
Window linings	1	Sum	\$1,500.00	\$1,500.00

Painting

Interior	1	Sum	\$10,000.00	\$10,000.00
Exterior	1	Sum	\$3,500.00	\$3,500.00

Fixtures & fittings

Work Bench	1	no	\$400.00	\$400.00
Turnout storage	18	no	\$220.00	\$3,960.00
Vanity Unit	1	no	\$450.00	\$450.00

Plumbing

1	Sum	\$8,000.00	\$8,000.00
---	-----	------------	------------

Electrical, Alarms & Heating

1	Sum	\$15,000.00	\$15,000.00
---	-----	-------------	-------------

Site works

Remove topsoil 12" deep	1200	sf	\$15.00	\$18,000.00
8" concrete on gravel bed in driveway	450	sf	\$14.00	\$6,300.00
8" gravel parking	750	sf	\$6.40	\$4,800.00

Storm water

4" storm drain in trenches	60	ft	\$38.00	\$2,280.00
4" clean out	2	no	\$85.00	\$170.00
6" storm drain in trenches	90	ft	\$49.60	\$4,464.00
6" cleanout	1	no	\$110.00	\$110.00
Inspection chambers	1	no	\$6,500.00	\$6,500.00
Stormwater detention	1	no	\$35,000.00	\$35,000.00

Sanitary

4" sanitary drain	60	ft	\$49.60	\$2,976.00
4" cleanout	1	ni	\$85.00	\$85.00

Water

3/4" water line in trench	60	ft	\$42.00	\$2,520.00
Control Valve	1	no	\$100.00	\$100.00
Water meter	1	no	\$220.00	\$220.00
Backflow check valve	1	no	\$120.00	<u>\$120.00</u>
				\$439,604.25
Add				
Contingency		10%		<u>\$43,960.43</u>
				\$483,564.68
Add				
General requirement		10%		<u>\$48,356.47</u>
				\$531,921.14
Add				
Contractor's overhead and mark up		10%		<u>\$53,192.11</u>
				<u><u>\$585,113.26</u></u>

Exclusions

- 1) Service connections connections are already installed to the edge of the site.
- 2) Side walk crossover is already complete
- 3) Design consultants' fees
- 4) Municipal Fees
- 5) BC Hydro connection fees
- 6) GST