

## CLASS D ESTIMATE

Program layout option 3.2:

New Admin/Quarters and  
Renovation/Upgrade to existing  
Apparatus Bay

METCHOSIN FIRE HALL  
NEW CONSTRUCTION / RENOVATION  
METCHOSIN, BRITISH COLUMBIA

Prepared for:  
Johnson Davidson Architecture

August 08, 2025

**Harscomb**  
QUANTITY SURVEYORS

August 08, 2025

Ref # VAN3699



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Attn: Edward Craig

Re: Metchosin Fire Hall, New Construction / Renovation, Metchosin, British Columbia

Dear Edward Craig:

Please find attached our Class D Estimate for the Metchosin Fire Hall, New Construction / Renovation in Metchosin, British Columbia.

This Class D Estimate is intended to provide a realistic allocation of direct construction costs and is a determination of fair market value. Pricing shown reflects probable construction costs obtainable in the Metchosin, British Columbia area on the effective date of this report and is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the work.

Hanscomb has prepared this estimate(s) in accordance with generally accepted principles and practices. Our general assumptions are included in Section 3 of this report and any exclusions are identified in Section 1.6. For quality assurance, this estimate has been reviewed by the designated Team Lead, as signed below. Hanscomb staff are available and pleased to discuss the contents of this report with any interested party.

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.

We trust our estimate is complete and comprehensive and provides the necessary information to allow for informed capital decisions for moving this project forward. Please do not hesitate to contact us if you have any questions or require additional information.

Yours truly,

**Hanscomb Limited**  
Team Lead

A blue ink signature of Albert Allan O. Antolin, consisting of a stylized 'A' followed by a horizontal line.

Albert Allan O. Antolin  
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Technical Manager

**Hanscomb Limited**  
Principal / Estimate Reviewer

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## EXECUTIVE SUMMARY

This Class D Estimate is intended to provide a realistic allocation of direct construction costs for the Metchosin Fire Hall, New Construction / Renovation, located in Metchosin, British Columbia. Hanscomb recommends that the Owner and design team carefully review this document, including line-item descriptions, unit prices, exclusions, inclusions, assumptions, contingencies, escalation, and mark-ups. If the project is over budget or has unresolved budgeting issues, alternatives should be evaluated before proceeding to the next design phase.

The following are the highlights of this Class D Estimate:

### Project Cost Highlights:

New Admin/ Quarters	\$8,747,600
Reno Apparatus Bay	\$3,260,700
Site Work	\$1,284,000
Temporary Facility	\$4,021,900
Demolition of Admin/Quarters	\$424,800
<b>Total Construction Cost</b>	<b>\$17,739,000</b>



#### **Allowances** included in the estimate:

- **15.0%** design & pricing contingency
- **10.0%** escalation from August 2025 to the approaching construction start in 2027
- **5.0%** construction contingency (excluded in the above construction cost and provided separately as an Owner's contingency on the summary page)



**The Degree of Accuracy** expected for this Class D Estimate is **+/-20-30%**. In other words, bid results might vary by this amount if the construction budget were set at this milestone estimate. In today's market, projects are trending to the higher end of the plus range.

### Base Assumptions:

All costs are estimated on the basis of **competitive bids** (a minimum of at least 3 general contractor bids and at least 3 subcontractor bids for each trade) being received in Metchosin, British Columbia in **August 2025** based on a **stipulated sum** form of contract. If these conditions are not met, bids received could be expected to exceed this estimate.

### Exclusions

- Geotechnical consideration (soil improvement, piling, dewatering, rock excavation, etc)
- Back-up Generator equipment
- PV solar panel system requirements
- Equipment beyond that identified in this estimate
- Decanting / Relocation of temporary relocation of occupants, operations, or equipment from an existing facility to an alternate location.
- Overtime premiums for work done outside normal working hours
- Escalation contingency beyond that identified in this estimate
- Financing costs
- Loose furniture, furnishings and equipment
- Third party commissioning costs
- Winter Construction (Concrete foundation and masonry heating & hoarding)
- Value-added tax (e.g. Goods and Services Tax, or other)
- Soft Costs (e.g. professional fees, building permit, development charges, owner's staff and management, relocation costs, etc.)
- Unexpected labour unavailability and productivity disruptions leading to delays and added costs
- Supply chain disruptions leading to delays and added costs
- Any premiums resulting from Canadian or Foreign government-imposed tariffs

The details of this estimate are provided in the subsequent pages of this report for your review, comment and acceptance.

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### **Estimates:**

- A - Elemental Cost Summary
- B – Basis and Assumptions for Class D Estimate

### **Documents and Drawings:**

- AA - Documents and Drawings List
- AB - Representative Drawings

## **1. INTRODUCTION**

### **1.1 PURPOSE**

This Class D Estimate is intended to provide a realistic allocation of direct construction costs for the Metchosin Fire Hall, New Construction / Renovation, located in Metchosin, British Columbia, with the exception of the items listed in 1.6 Exclusions.

### **1.2 DESCRIPTION**

The Metchosin Fire Hall, New Construction / Renovation located in Metchosin, British Columbia is comprised of the following key elements:

*This project involves the new construction of a two-storey Fire Hall Admin/Quarter and renovation/upgrade to the existing Apparatus Bay with a total gross floor area of 1,278 m<sup>2</sup>. The facility will be built using conventional wood framing on a slab-on-grade foundation supported by standard pad and strip footings. The primary structural system will feature glulam (glued-laminated timber) columns and beams, supporting a metal deck roof structure.*

*The building envelopes, interior finishes, and mechanical and electrical systems will align with standard fire hall design and performance specifications, ensuring functionality, durability, and compliance with applicable codes.*

*Sitework includes site clearing, cutting and removal of existing trees, rough grading, hardscaping/landscaping and site furnishings including associated mechanical and electrical site services.*

*The required estimate for new construction also includes separate pricing as follows:*

- Temporary Fire Hall facility
- Demolition of existing Fire Hall office building/quarter

### **1.3 METHODOLOGY**

Hanscomb has prepared this estimate(s) in accordance with generally accepted principles and practices. Hanscomb staff are available to discuss its contents with any interested party.

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 Metchosin, British Columbia.

Pricing shown reflects probable construction costs obtainable in the Metchosin, 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.

### **1.4 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. INTRODUCTION

### 1.5 ESTIMATE CLASSIFICATION AND COST PREDICTABILITY

Estimates are defined and classified based on the stage of a project's development and the level of information available at the time of the milestone estimate.

*This Class D Estimate is considered to have an expected degree of accuracy of **+/-20-30%**. In other words, bid results might vary by this amount if the construction budget were set at this milestone estimate. Under stable market conditions, fierce competition and scope reduction might result in costs coming in under the milestone estimate. However, in today's market, projects are trending to the higher end of the plus range.*

At the initial stages of a contemplated project, the cost accuracy of the estimate is low as there may be little or no information available to inform a first high-level concept estimate or order of magnitude estimate. As a project nears design completion and is ready to be released to market for tender, the level of accuracy of the estimate is high as the detail is generally extensive and typically represents the information on which contractors will bid.

Milestone cost estimates or "checks" are recommended as the project design develops to keep track of scope and budget. Early detection of potential budget overruns will allow for remedial action before design and scope are locked in. The number of milestone estimates will depend on a project's size and schedule and cost predictability will improve as the design advances.

According to the Canadian Joint Federal Government/Industry Cost Predictability Taskforce, industry standards for estimate classification and cost estimate accuracy may be summarized as follows:

COST ESTIMATE CLASSIFICATIONS						
GOC	OME	D	C	← B	→ A	
DND		Indicative		Substantive		
	ROME	D	C	← B	→ A	
AACE		5	4	3	2	1
RAIC			Sketch Design	Design Development	Contract Documents	Tender Documents
Design Documentation % Complete			12.5%	25%	95.0%	100%
Cost Estimate Accuracy (+/-%)		+/-30%	+/-20% <30%	+/-15% <20%	+/-10% <15%	+/-5% <10%

#### Legend

GOC	Government of Canada
DND	Department of National Defence
AACE	Association for the Advancement of Cost Engineering
RAIC	Royal Architectural Institute of Canada
OME	Order of Magnitude Estimate
ROME	Rough Order of Magnitude Estimate

While the classification categories differ from one authority to the next, the overarching principle for cost predictability remains the same – as the level of detail and design development increases, so does the level of accuracy of the estimate.

## **1. INTRODUCTION**

### **1.6 EXCLUSIONS**

This Class D Estimate does not provide for the following, if required:

- Geotechnical consideration (soil improvement, piling, dewatering, rock excavation, etc)
- Back-up Generator equipment
- PV solar panel system requirements
- Equipment beyond that identified in this estimate
- Decanting / Relocation of temporary relocation of occupants, operations, or equipment from an existing facility to an alternate location.
- Overtime premiums for work done outside normal working hours
- Escalation contingency beyond that identified in this estimate
- Financing costs
- Loose furniture, furnishings and equipment
- Third party commissioning costs
- Winter Construction (Concrete foundation and masonry heating & hoarding)
- Value-added tax (e.g. Goods and Services Tax, or other)
- Soft Costs
  - Building permit
  - Development charges
  - Easement costs
  - Fund raising costs
  - Land acquisition costs and impost charges
  - Legal fees and expenses
  - Owner's staff and associated management
  - Preventative maintenance contracts
  - Professional fees and expenses
  - Relocation of existing facilities, including furniture and equipment
  - Right of way charges
  - Value-added tax (e.g. Harmonized Sales Tax, Goods and Services Tax, or other)
- Unexpected labour unavailability and productivity disruptions leading to delays and added costs
- Supply chain disruptions leading to delays and added costs
- Any premiums resulting from Canadian or Foreign government-imposed tariffs

## **2. DOCUMENTATION**

This Class D Estimate has been prepared from the documentation included in Appendix AA of this report.

All of the above documentation was received from Johnston Davidson Architecture and was supplemented with information gathered in meeting(s) and telephone conversations with the design team, as applicable.

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 at least 3 general contractor bids and at least 3 subcontractor bids for each trade) being received in August 2025 from general contractors and all major subcontractors and suppliers based on a stipulated sum form of contract. If these conditions are not met, bids received could be expected to exceed this estimate.

#### **3.2 UNIT RATES**

The unit rates in the preparation of this Class D Estimate include labour and material, equipment, subcontractor's overheads and profit. Union contractors are assumed to perform the work with the fair wage policy in effect.

#### **3.3 GENERAL REQUIREMENTS AND FEE**

General Requirements and Fee cover the General Contractor's indirect costs, which may include but not be limited to supervision, site set up, temporary utilities, equipment, utilities, clean up, etc., as covered in Division 1 General Conditions of the Contract Documents. It also includes the contractor's fees and should not be confused with Design or Consultant fees, which are excluded from the Construction Costs and carried separately in the Owner's Total Project Costs.

#### **3.4 DESIGN AND PRICING ALLOWANCE**

An allowance of 15.0% 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.

It is expected that this allowance amount will be absorbed into the base construction costs as the design advances. The amount with which this allowance is reduced corresponds to an increase in accuracy and detailed design information. Hanscomb recommends that careful consideration be made at each milestone estimate to maintain adequate contingency for this allowance.

As a project nears completion of design, Hanscomb recommends retaining some contingency for this allowance for the final coordination of documents.

#### **3.5 ESCALATION ALLOWANCE**

All costs are based on August 2025 dollars with 10.0% construction cost escalation included to cover increases that may occur between August 2025 and the approaching construction start for the project in 2027.

The budgeted amount will typically decline as the time to award nears. If escalation is taken to the start of construction, escalation during construction is included in the unit rates. If escalation is taken to the midpoint of construction, it is because the market is volatile or the project is considerably large with a construction duration of more than 2-3 years, making it difficult to secure firm pricing at tender.

Forecasting escalation requires careful assessment of a continually changing construction market, which, at best, is difficult to predict. The escalation rate should be monitored.

### **3. COST CONSIDERATIONS**

#### **3.6 CONSTRUCTION ALLOWANCE**

An allowance of 5.0% has been made to cover construction (post contract) unknowns. This allowance, also known as the Post Contract Contingency (PCC), is intended to cover costs for change orders during construction that are not foreseeable. It is not intended to cover scope changes to the contract. The amount carried in the budget for this allowance is typically set at the initial planning stage and should be based on the complexity of the project and the probability of unknowns and retained risks.

#### **3.7 CASH ALLOWANCE**

Cash allowances are intended to allow the contractor to include in the bid price the cost for work that is difficult to fully scope at the time of tendering based on factors that are beyond the Owner and Prime Consultant's control. Cash allowances attempt to reduce the risks by dedicating a set amount for use against a certain cost that cannot yet be detailed. The Contractor is obligated to work as best as possible within the limitations of the Cash Allowance.

Examples of Cash Allowances include hardware, inspection and testing, site conditions, replacement of existing elements during demolition for renovation, hazardous materials abatement, signage, etc.

Any Cash Allowances, if applicable, are included either in the details of this estimate under the appropriate discipline or at the summary level.

#### **3.8 TAXES**

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.

#### **3.9 SCHEDULE**

Pricing assumes a standard work schedule appropriate to the size and scope of this project. Premiums for off-hour work, working in an operational facility, accelerated schedule, etc., if applicable, are identified separately in the body of the estimate.

#### **3.10 CARBON QUANTIFICATION AND PRICING**

The significance and understanding of carbon costs in construction is growing. These costs arise from two main sources: the 'embodied' carbon present in the materials and emitted during the construction activities, and the 'operational' carbon emissions resulting from the asset's use over time. The unit rates in this estimate are inclusive of carbon taxes during construction where applicable. Evaluation of embodied carbon, operational carbon, and its costs is an additional service that can be provided on request.

#### **3.11 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.

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### **3. COST CONSIDERATIONS**

#### **3.12 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.

It is recommended that a final updated estimate at the end of the design stage be produced by Hanscomb using Bid Documents to determine overall cost changes which may have occurred since the preparation of this estimate. The final updated estimate will address changes and additions to the documents, as well as addenda issued during the bidding process. Hanscomb cannot reconcile bid results to any estimate not produced from bid documents, including all addenda.

This estimate does not constitute an offer to undertake the work, nor is any guarantee given that an offer to undertake the work at the estimate(s) price will subsequently be submitted by a construction contractor. Unless explicitly stated otherwise, it is assumed that competitive bids will be sought when tender documents have been completed. Any significant deviation between bids received and a pre-tender estimate prepared by Hanscomb from the same tender documents should be evaluated to establish the possible cause(s).

#### **3.13 CURRENT RISKS TO CONSTRUCTION ESCALATION:**

The construction market is relatively heated across the country. Because of the significant volume of activity, Hanscomb has observed that the normal number of general contractors and sub-trades bidding on projects has been reduced. Less competition during tendering often results in elevated project pricing. We expect this trend to continue for the following reasons:

- The volume of work exceeds the capacity of available resources
- An aging workforce contributes to pressure through the ever-increasing retirement of trade workers
- All members within the construction community are actively looking for new personnel and are having trouble finding qualified candidates
- Contractors are generally competing for the same tradespeople, offering higher than normal salaries and benefits, translating into higher costs
- Global conflicts affecting the global commodity pricing and supply chain

The above risks may be amplified under the following conditions:

- Any premiums resulting from Canadian or Foreign government-imposed tariffs.
- Global events, including pandemics such as COVID-19, adverse weather events, etc.
- Remote or less densely populated areas where materials and labour cannot be sourced locally and transportation, accommodation and incentives impact schedule and cost

Where any of the above may be a factor, Hanscomb highly recommends conducting appropriate risk analyses, including market sounding. Hanscomb can assist; however, this level of risk assessment is outside the scope of this estimate.

#### **4. GROSS FLOOR AND SITE DEVELOPED AREAS**

The following areas have been measured in accordance with the Canadian Institute of Quantity Surveyors' Measurement of Buildings by Area and Volume.

##### **4.1 GROSS FLOOR AREA (GFA)**

<b>Description</b>	<b>GFA</b>
<b><u>New Construction</u></b>	
Admin / Quarters	870 m2
Hose Tower	36 m2
<b>Total GFA</b>	<b>906 m2</b>

<b><u>Renovation</u></b>	
Apparatus Bay/Spline	372 m2
<b>Total GFA</b>	<b>372 m2</b>

<b><u>Temporary Facility</u></b>	
Office / Quarters	134 m2
Apparatus Bay	540 m2
Decon Washroom / Storage	150 m2
<b>Total GFA</b>	<b>824 m2</b>

<b><u>Building Demolition</u></b>	
Office / Quarters	530 m2
<b>Total GFA</b>	<b>530 m2</b>

##### **4.2 SITE DEVELOPED AREA**

<b>Description</b>	<b>SDA</b>
Site Area	3,850 m2
Building footprint	-829 m2
<b>Total Site Developed Area</b>	<b>3,021 m2</b>

Site Developed Area is the area of the site, less the foot-print area of the building.

## 5. CONSTRUCTION COST ESTIMATE SUMMARY

Description		New Admin/Quarter GFA	906 m2	Reno Apparatus 372 m2	Site Work 2,667 m2	Total 1,278 m2
Main Building			\$4,732,300	\$2,006,200		\$6,738,500
Hose Tower			\$649,700			\$649,700
Site Work					\$790,000	\$790,000
<b>A - Net Construction Cost</b>			<b>\$5,382,000</b>	<b>\$2,006,200</b>	<b>\$790,000</b>	<b>\$8,178,200</b>
		\$/m2	\$5,940.40	\$5,393.01	\$296.21	\$6,399.22
General Requirements	8.0%		\$430,600	\$160,500	\$63,200	\$654,300
Contractor's Overhead & Fee	3.0%		\$174,400	\$65,000	\$25,600	\$265,000
<b>B - Construction Cost (including G/R &amp; Fees)</b>			<b>\$5,987,000</b>	<b>\$2,231,700</b>	<b>\$878,800</b>	<b>\$9,097,500</b>
		\$/m2	\$6,608.17	\$5,999.19	\$329.51	\$7,118.54
Location Factor	10.0%		\$598,700	\$223,200	\$87,900	\$909,800
Design & Pricing Allowance	15.0%		\$987,900	\$368,200	\$145,000	\$1,501,100
Escalation Allowance	10.0%		\$757,400	\$282,300	\$111,200	\$1,150,900
Construction Allowance	5.0%		\$416,600	\$155,300	\$61,100	\$633,000
<b>C - Total Contingency</b>			<b>\$2,760,600</b>	<b>\$1,029,000</b>	<b>\$405,200</b>	<b>\$4,194,800</b>
		\$/m2	\$3,047.02	\$2,766.13	\$151.93	\$3,282.32
Tax (GST)	Excluded		\$0	\$0	\$0	\$0
<b>Total Construction Cost (B + C)</b>			<b>\$8,747,600</b>	<b>\$3,260,700</b>	<b>\$1,284,000</b>	<b>\$13,292,300</b>
		\$/m2	\$9,655.19	\$8,765.32	\$481.44	\$10,400.86
<b>D - Temporary Facility</b> (refer to page 12 for the cost summary)						<b>\$4,021,900</b>
<b>E - Demolition of existing Admin/Quarters Building</b> (refet to page 12 for the cost summary)						<b>\$424,800</b>
<b>Total Construction Cost (B + C + D +E)</b>						<b>\$17,739,000</b>

Note:

- The mark-up for General Requirements is calculated by multiplying the net construction cost by the applicable percentage (8%). While, the Contractor's Overhead and Fee is calculated by applying the fee percentage (3%) to the compounded amount (example for New Admin/Quarters: compounded \$5,382,000 + \$430,600 = \$5,812,600 x 3% = \$174,378, rounded to \$174,400)
- The mark-up for Contingency is also calculated based on compounded total amount multiply by the applicable percent.
  - Location Factor: 10% of the Construction cost (including G/R & Fee)
  - Design & Pricing Allowance: 15% of the compounded total amount (Construction Cost + Location Factor)
  - Escalation Allowance: 10% of the compounded total amount (Construction Cost + Location Factor + Design & Pricing)
  - Construction allowance: 5% of the compounded total amount (Construction Cost + Location Factor + Design & Pricing + Escalation)

## 5. CONSTRUCTION COST ESTIMATE SUMMARY

Description	GFA	Temporary Facility 824 m2	Demo. Admin/Quarters 530 m2
Temporary Building (Tent/Trailers)		\$2,410,300	\$225,300
Site Work		\$300,000	\$61,000
<b>A - Net Construction Cost</b>		<b>\$2,710,300</b>	<b>\$286,300</b>
	<i>\$/m2</i>	<i>\$3,289.20</i>	<i>\$540.19</i>
General Requirements	8.0%	\$216,800	\$22,900
Contractor's Overhead & Fee	3.0%	\$87,800	\$9,300
<b>B - Construction Cost (including G/R &amp; Fees)</b>		<b>\$3,014,900</b>	<b>\$318,500</b>
	<i>\$/m2</i>	<i>\$3,658.86</i>	<i>\$600.94</i>
Location Factor	5.0%	\$150,700	\$15,900
Design & Pricing Allowance	10.0%	\$316,600	\$33,400
Escalation Allowance	10.0%	\$348,200	\$36,800
Construction Allowance	5.0%	\$191,500	\$20,200
<b>C - Total Contingency</b>		<b>\$1,007,000</b>	<b>\$106,300</b>
	<i>\$/m2</i>	<i>\$1,222.09</i>	<i>\$200.57</i>
Tax (GST)	Excluded	\$0	\$0
<b>Total Construction Cost (B + C)</b>		<b>\$4,021,900</b>	<b>\$424,800</b>
	<i>\$/m2</i>	<i>\$4,880.95</i>	<i>\$801.51</i>

Note:

- The mark-up for General Requirements is calculated by multiplying the net construction cost by the applicable percentage (8%).  
While, the Contractor's Overhead and Fee is calculated by applying the fee percentage (3%) to the compounded total amount  
(example for Temp. Facility: compounded \$2,710,300 + \$216,800 = \$2,927,100 x 3% = \$87,813, rounded to \$87,800)
- The mark-up for Contingency is also calculated based on compounded total amount multiply by the applicable percent.
  - Location Factor: 5% of the Construction cost (including G/R & Fee)
  - Design & Pricing Allowance: 10% of the compounded total amount (Construction Cost + Location Factor)
  - Escalation Allowance: 10% of the compounded total amount (Construction Cost + Location Factor + Design & Pricing)
  - Construction allowance: 5% of the compounded total amount (Construction Cost + Location Factor + Design & Pricing + Escalation)



## 6. UNDERSTANDING THE ELEMENTAL COST SUMMARY

Cost information prepared and presented by Quantity Surveyors is often organized in a form referred to as the 'Elemental Cost Summary'. In this format, the more 'intuitive' building elements (e.g. foundations, exterior cladding, plumbing, etc.) are evaluated rather than materials or trades. Quantity Surveyors track this information consistently from project to project to benchmark not just the overall building unit rate but also rates and ratios for key elements. Below are some key features of the Elementary Cost Summary.

Building components are summarized as elements 'A2 Structure' and then sub-elements 'A23 Roof Construction'. This allows review of Roof Construction costs whether it is steel, concrete or wood - something difficult with a trade summary.

Ratio to GFA evaluates design efficiency and highlights outliers. It is arrived at by dividing the parametric quantity of a sub-element (i.e. overall exterior wall area) by the building gross floor area (GFA). A ratio greater than 0.600 for 'A32 Walls Above Grade' is considered high and may be due to articulation, courtyard design or high floor to floor heights.

The 'Unit Rate' is the blended rate of a sub-element's costs divided by its parametric quantity and allows a review of its reasonableness relative to benchmarks. A rate of \$559/m<sup>2</sup> indicates a good quality exterior wall cladding.

The last column expresses the cost of each element as a percentage of total construction cost. At 18.7% of total construction costs, mechanical and electrical systems are considered basic.

The 'Rate per SF' (m<sup>2</sup>) column converts costs for each element or sub-element to a \$/SF (m<sup>2</sup>) of GFA for comparison to benchmark rates. A rate of \$217/m<sup>2</sup> indicates basic electrical design.

General Requirements & Fee cover General Contractor's overheads (site set up, supervision, etc.) and contractor's expenses. Fee is not for Consultants.

Allowances are critical for estimates. Design & pricing compensates for a lack of detail early in design; escalation considers changes to labour & material; construction allowance is for unforeseen conditions; and, cash allowances offer flexibility for items difficult to detail at bid.

Project : Location : Owner : Consultant :				<b>SAMPLE ELEMENTAL SUMMARY</b>				Report date : 19 Jul 2017 Page No. : A - 1 Bldg Type : 420 C.T. Index : 0.0 GFA : 1,582 m <sup>2</sup>			
Element	Ratio to GFA	Quantity	Unit Rate	Elemental Cost	Elemental Amount	Rate per m <sup>2</sup>	Sub-Total	Total	Sub-Total	Total	%
<b>A SHELL</b>		1,582 m <sup>2</sup>			1,829,900			1,829,900	1,156.70	35.6	
<b>A1 SUBSTRUCTURE</b>					250,000			250,000	158.03	4.9	
A11 Foundations	1.000	1,582 m <sup>2</sup>	158.03	250,000							
A12 Basement Excavation	0.001	1 Nil	0.00	0							
A13 Special Conditions	0.001	1 Sum	0.00	0							
<b>A2 STRUCTURE</b>					468,800			468,800	296.33	9.1	
A21 Lowest Floor Construction	1.000	1,582 m <sup>2</sup>	64.92	102,700							
A23 Roof Construction	1.013	1,602 m <sup>2</sup>	229.53	366,100							
<b>A3 EXTERIOR ENCLOSURE</b>					1,111,100			1,111,100	702.34	21.6	
A31 Walls Below Grade	0.001	1 Nil	0.00	0							
A32 Walls Above Grade	1.096	1,096 m <sup>2</sup>	559.22	612,900							
A33 Windows & Entrances	0.003	4 Lvs	3,275.00	13,100							
A34 Roof Coverings	1.013	1,602 m <sup>2</sup>	220.22	352,800							
A35 Projections	1.000	1,582 m <sup>2</sup>	83.63	132,300							
<b>B INTERIORS</b>		1,582 m <sup>2</sup>			1,033,400			1,033,400	653.22	20.1	
<b>B1 PARTITIONS &amp; DOORS</b>					392,900			392,900	242.04	7.4	
B11 Partitions	1.504	2,380 m <sup>2</sup>	105.29	250,600							
B12 Doors	0.038	60 Lvs	2,205.00	132,300							
<b>B2 FINISHES</b>					398,400			398,400	251.63	7.7	
B21 Floor Finishes	1.000	1,582 m <sup>2</sup>	75.35	119,200							
B22 Ceiling Finishes	1.000	1,582 m <sup>2</sup>	91.28	144,400							
B23 Wall Finishes	2.314	3,660 m <sup>2</sup>	36.83	134,800							
<b>B3 FITTINGS &amp; EQUIPMENT</b>					252,100			252,100	159.36	4.9	
B31 Fittings & Fixtures	1.000	1,582 m <sup>2</sup>	159.36	252,100							
B32 Equipment	1.000	1,582 m <sup>2</sup>	0.00	0							
B33 Elevators	0.001	1 Nil	0.00	0							
B34 Escalators	0.001	1 Nil	0.00	0							
<b>C SERVICES</b>		1,582 m <sup>2</sup>			964,400			964,400	609.61	18.7	
<b>C1 MECHANICAL</b>					621,100			621,100	392.60	12.1	
C11 Plumbing & Drainage	1.000	1,582 m <sup>2</sup>	145.26	229,800							
C12 Fire Protection	1.000	1,582 m <sup>2</sup>	31.04	49,100							
C13 HVAC	1.000	1,582 m <sup>2</sup>	170.35	269,500							
C14 Controls	1.000	1,582 m <sup>2</sup>	45.95	72,700							
<b>C2 ELECTRICAL</b>					343,300			343,300	217.00	6.7	
C21 Service & Distribution	1.000	1,582 m <sup>2</sup>	42.54	67,300							
C22 Lighting, Devices & Heating	1.000	1,582 m <sup>2</sup>	116.81	184,800							
C23 Systems & Ancillaries	1.000	1,582 m <sup>2</sup>	57.65	91,200							
<b>NET BUILDING COST - EXCLUDING SITE</b>					\$ 3,827,700			3,827,700	2,419.53	74.4	
<b>D SITE &amp; ANCILLARY WORK</b>		1,582 m <sup>2</sup>			799,800			799,800	505.56	15.5	
<b>D1 SITE WORK</b>					799,800			799,800	505.56	15.5	
D11 Site Development	6.541	10,348 m <sup>2</sup>	48.71	504,100							
D12 Mechanical Site Services	0.001	1 Sum	167,400.00	167,400							
D13 Electrical Site Services	0.001	1 Sum	128,300.00	128,300							
<b>D2 ANCILLARY WORK</b>					0			0	0.00	0.0	
D21 Demolitions	0.001	1 Nil	0.00	0							
D22 Alterations	0.001	1 Nil	0.00	0							
<b>NET BUILDING COST - INCLUDING SITE</b>					\$ 4,627,500			4,627,500	2,925.09	89.9	
<b>Z1 GENERAL REQUIREMENTS &amp; FEE</b>					520,100			520,100	328.76	10.1	
Z11 General Requirements	8.0%			370,200							
Z12 Fee	3.0%			149,900							
<b>TOTAL CONSTRUCTION ESTIMATE - EXCLUDING ALLOWANCES</b>					\$ 5,147,600			5,147,600	3,253.85	100.0	
<b>Z2 ALLOWANCES</b>					930,500			930,500	588.18		
Z21 Design & Pricing Allowance	10.0%			514,800							
Z22 Escalation Allowance	2.5%			141,600							
Z23 Construction Allowance	3.0%			174,100							
Z24 Cash Allowances	1 Sum	100,000.00		100,000							
<b>TOTAL CONSTRUCTION ESTIMATE - INCLUDING ALLOWANCES</b>					\$ 6,078,100			6,078,100	3,842.04		
<b>VALUE ADDED TAX (GST/HST)</b>					0			0	0.00	0.00	
<b>TOTAL CONSTRUCTION ESTIMATE</b>					\$ 6,078,100			6,078,100	3,842.04		

By using this format consistently across all projects, Quantity Surveyors can compare projects and better understand why the 'roof covering' element may be more on this project if it's fulfilling the same function as a similar project.

Note: The above sample is based on the CIQS Elemental format. The fundamental principles of reading the information are the same for summaries reported based on UNIFORMAT.

Appendix  
A - Elemental Cost Summary

**New Construction – Fire Hall Admin/Quarters**



Project	: Metchosin Fire Hall					Report date : 8 Aug 2025		
	: New Construction - Admin & Hose Tower					Page No. : 1		
Location	: Metchosin, BC					Bldg Type : 380		
Owner	: District of Metchosin					C.T. Index : 0.0		
Consultant	: Johnston Davidson Architecture					GFA : 906 m2		
ELEMENTAL COST SUMMARY								
Element	Ratio to GFA	Elemental Cost		Elemental Amount		Rate per m2		%
		Quantity	Unit rate	Sub-Total	Total	Sub-Total	Total	
A SHELL		906 m2			2,257,200		2,491.39	37.7
A1 SUBSTRUCTURE					245,800		271.30	4.1
A11 Foundations	0.480	435 m2	450.00	195,800		216.11		
A12 Basement Excavation				0		0.00		
A13 Special Conditions	0.000	1 Sum	50,000.00	50,000		55.19		
A2 STRUCTURE					820,700		905.85	13.7
A21 Lowest Floor Construction	0.480	435 m2	186.00	81,100		89.51		
A22 Upper Floor Construction	0.480	435 m2	600.00	261,000		288.08		
A23 Roof Construction	0.480	435 m2	1,100.00	478,600		528.26		
A3 EXTERIOR ENCLOSURE					1,190,700		1,314.24	19.9
A31 Walls Below Grade				0		0.00		
A32 Walls Above Grade	0.730	658 m2	1,006.00	662,200		730.91		
A33 Windows & Entrances	0.070	62 m2	2,758.00	171,000		188.74		
A34 Roof Coverings	0.480	435 m2	475.00	206,700		228.15		
A35 Projections	0.000	1 Sum	150,800.00	150,800		166.45		
B INTERIORS		906 m2			1,169,300		1,290.62	19.5
B1 PARTITIONS & DOORS					524,700		579.14	8.8
B11 Partitions	0.960	870 m2	346.00	301,200		332.45		
B12 Doors	0.960	870 m2	257.00	223,500		246.69		
B2 FINISHES					379,100		418.43	6.3
B21 Floor Finishes	0.960	870 m2	147.00	128,000		141.28		
B22 Ceiling Finishes	0.960	870 m2	150.00	130,500		144.04		
B23 Wall Finishes	0.960	870 m2	139.00	120,600		133.11		
B3 FITTINGS & EQUIPMENT					265,500		293.05	4.4
B31 Fittings & Fixtures	0.960	870 m2	205.00	178,000		196.47		
B32 Equipment	0.960	870 m2	101.00	87,500		96.58		
C SERVICES		906 m2			1,305,800		1,441.28	21.8
C1 MECHANICAL					735,300		811.59	12.3
C11 Plumbing & Drainage	0.960	870 m2	204.00	177,500		195.92		
C12 Fire Protection	0.960	870 m2	64.00	55,300		61.04		
C13 HVAC	0.960	870 m2	497.00	432,500		477.37		
C14 Controls	0.960	870 m2	80.00	70,000		77.26		
C2 ELECTRICAL					570,500		629.69	9.5
C21 Service & Distribution	0.960	870 m2	155.00	135,000		149.01		
C22 Lighting, Devices & Heating	0.960	870 m2	305.00	265,700		293.27		
C23 Systems & Ancillaries	0.960	870 m2	195.00	169,800		187.42		
NET BUILDING COST - EXCLUDING SITE				\$	4,732,300		5,223.29	79.0
D SITE & ANCILLARY WORK		906 m2			649,700		717.11	10.9
D1 SITE WORK					0		0.00	0.0
D11 Site Development				0		0.00		
D12 Mechanical Site Services				0		0.00		
D13 Electrical Site Services				0		0.00		
D2 ANCILLARY WORK	0.040	36 m2	18,047.00	649,700	649,700	717.11	717.11	10.9
D20 Hose Tower								
D21 Demolitions				0		0.00		
D22 Alterations				0		0.00		
NET BUILDING COST - INCLUDING SITE				\$	5,382,000		5,940.40	89.9
Z1 GENERAL REQUIREMENTS & FEE					605,000		667.77	10.1
Z11 General Requirements		8.0 %		430,600		475.28		
Z12 Fee		3.0 %		174,400		192.49		
TOTAL CONSTRUCTION ESTIMATE - EXCLUDING ALLOWANCES				\$	5,987,000		6,608.17	100.0
Z2 ALLOWANCES					2,760,600		3,047.02	
Z20 Location Factor		10.0 %		598,700		660.82		
Z21 Design & Pricing Allowance		15.0 %		987,900		1,090.40		
Z22 Escalation Allowance, 2 Yrs		10.0 %		757,400		835.98		
Z23 Construction Allowance		5.0 %		416,600		459.82		
TOTAL CONSTRUCTION ESTIMATE - INCLUDING ALLOWANCES				\$	8,747,600		9,655.19	
- VALUE ADDED TAX (GST/HST)					0		0.00	
Value Added Tax (GST/HST)		0.0 %		0		0.00		
TOTAL CONSTRUCTION ESTIMATE				\$	8,747,600	\$	9,655.19	

Appendix  
A - Elemental Cost Summary  
**Renovation to Existing Apparatus Bay**

Project	: <b>Metchosin Fire Hall Apparatus Bay</b>					Report date	: 8 Aug 2025		
	: <b>Renovation</b>					Page No.	: 1		
Location	: <b>Metchosin, BC</b>					Bldg Type	: 380		
Owner	: <b>District of Metchosin</b>					C.T. Index	: 0.0		
Consultant	: <b>Johnston Davidson Architecture</b>					GFA	: 372 m2		
ELEMENTAL COST SUMMARY									
Element	Ratio to GFA	Elemental Cost		Elemental Amount		Rate per m2		%	
		Quantity	Unit rate	Sub-Total	Total	Sub-Total	Total		
A SHELL		372 m2			1,388,200		3,731.72	62.2	
A1 SUBSTRUCTURE					509,600		1,369.89	22.8	
A11 Foundations	0.960	358 m2	572.00	204,600		550.00			
A12 Basement Excavation				0		0.00			
A13 Special Conditions	0.000	1 Sum	305,000.00	305,000		819.89			
A2 STRUCTURE					344,300		925.54	15.4	
A21 Lowest Floor Construction	0.000	1 Sum	24,900.00	24,900		66.94			
A22 Upper Floor Construction	0.000	1 Sum	64,000.00	64,000		172.04			
A23 Roof Construction	0.960	358 m2	713.00	255,400		686.56			
A3 EXTERIOR ENCLOSURE					534,300		1,436.29	23.9	
A31 Walls Below Grade				0		0.00			
A32 Walls Above Grade	1.010	374 m2	725.00	271,200		729.03			
A33 Windows & Entrances	0.000	1 sum	84,000.00	84,000		225.81			
A34 Roof Coverings	0.960	358 m2	500.00	179,100		481.45			
A35 Projections				0		0.00			
B INTERIORS		372 m2			0		0.00	0.0	
B1 PARTITIONS & DOORS					0		0.00	0.0	
B11 Partitions				0		0.00			
B12 Doors				0		0.00			
B2 FINISHES					0		0.00	0.0	
B21 Floor Finishes				0		0.00			
B22 Ceiling Finishes				0		0.00			
B23 Wall Finishes				0		0.00			
B3 FITTINGS & EQUIPMENT					0		0.00	0.0	
B31 Fittings & Fixtures				0		0.00			
B32 Equipment				0		0.00			
C SERVICES		372 m2			562,200		1,511.29	25.2	
C1 MECHANICAL					348,300		936.29	15.6	
C11 Plumbing & Drainage	1.000	372 m2	108.00	40,000		107.53			
C12 Fire Protection	1.000	372 m2	204.00	75,800		203.76			
C13 HVAC	1.000	372 m2	538.00	200,000		537.63			
C14 Controls	1.000	372 m2	87.00	32,500		87.37			
C2 ELECTRICAL					213,900		575.00	9.6	
C21 Service & Distribution	1.000	372 m2	94.00	35,000		94.09			
C22 Lighting, Devices & Heating	1.000	372 m2	336.00	125,000		336.02			
C23 Systems & Ancillaries	1.000	372 m2	145.00	53,900		144.89			
NET BUILDING COST - EXCLUDING SITE				\$	1,950,400		5,243.01	87.4	
D SITE & ANCILLARY WORK		372 m2			55,800		150.00	2.5	
D1 SITE WORK					0		0.00	0.0	
D11 Site Development				0		0.00			
D12 Mechanical Site Services				0		0.00			
D13 Electrical Site Services				0		0.00			
D2 ANCILLARY WORK					55,800		150.00	2.5	
D21 Demolitions				0		0.00			
D22 Interior Refresh	1.000	372 m2	150.00	55,800		150.00			
NET BUILDING COST - INCLUDING SITE				\$	2,006,200		5,393.01	89.9	
Z1 GENERAL REQUIREMENTS & FEE					225,500		606.18	10.1	
Z11 General Requirements		8.0 %		160,500		431.45			
Z12 Fee		3.0 %		65,000		174.73			
TOTAL CONSTRUCTION ESTIMATE - EXCLUDING ALLOWANCES				\$	2,231,700		5,999.19	100.0	
Z2 ALLOWANCES					1,029,000		2,766.13		
Z20 Location Factor		10.0 %		223,200		600.00			
Z21 Design & Pricing Allowance		15.0 %		368,200		989.78			
Z22 Escalation Allowance, 2 Yrs		10.0 %		282,300		758.87			
Z23 Construction Allowance		5.0 %		155,300		417.47			
TOTAL CONSTRUCTION ESTIMATE - INCLUDING ALLOWANCES				\$	3,260,700		8,765.32		
VALUE ADDED TAX (GST/HST)					0		0.00		
Value Added Tax (GST/HST)		0.0 %		0		0.00			
TOTAL CONSTRUCTION ESTIMATE				\$	3,260,700	\$	8,765.32		

Appendix  
A - Elemental Cost Summary  
**New Construction – Site Work**

Project	: <b>Metchosin Fire Hall</b>					Report date	: 8 Aug 2025		
	: <b>New Construction - Site Work.1</b>					Page No.	: 1		
Location	: <b>Metchosin, BC</b>					ELEMENTAL COST SUMMARY	Bldg Type	: 380	
Owner	: <b>District of Metchosin</b>					C.T. Index	: 0.0		
Consultant	: <b>Johnston Davidson Architecture</b>					GFA	: 3,021 m2		
Element	Ratio to GFA	Elemental Cost		Elemental Amount		Rate per m2		%	
		Quantity	Unit rate	Sub-Total	Total	Sub-Total	Total		
A SHELL		3,021 m2			0		0.00	0.0	
A1 SUBSTRUCTURE					0		0.00	0.0	
A11 Foundations				0		0.00			
A12 Basement Excavation				0		0.00			
A13 Special Conditions				0		0.00			
A2 STRUCTURE					0		0.00	0.0	
A21 Lowest Floor Construction				0		0.00			
A22 Upper Floor Construction				0		0.00			
A23 Roof Construction				0		0.00			
A3 EXTERIOR ENCLOSURE					0		0.00	0.0	
A31 Walls Below Grade				0		0.00			
A32 Walls Above Grade				0		0.00			
A33 Windows & Entrances				0		0.00			
A34 Roof Coverings				0		0.00			
A35 Projections				0		0.00			
B INTERIORS		3,021 m2			0		0.00	0.0	
B1 PARTITIONS & DOORS					0		0.00	0.0	
B11 Partitions				0		0.00			
B12 Doors				0		0.00			
B2 FINISHES					0		0.00	0.0	
B21 Floor Finishes				0		0.00			
B22 Ceiling Finishes				0		0.00			
B23 Wall Finishes				0		0.00			
B3 FITTINGS & EQUIPMENT					0		0.00	0.0	
B31 Fittings & Fixtures	1.000	3,021 m2	0.00	0		0.00			
B32 Equipment	1.000	3,021 m2	0.00	0		0.00			
B33 Elevators				0		0.00			
C SERVICES		3,021 m2			0		0.00	0.0	
C1 MECHANICAL					0		0.00	0.0	
C11 Plumbing & Drainage	1.000	3,021 m2	0.00	0		0.00			
C12 Fire Protection	1.000	3,021 m2	0.00	0		0.00			
C13 HVAC	1.000	3,021 m2	0.00	0		0.00			
C14 Controls	1.000	3,021 m2	0.00	0		0.00			
C2 ELECTRICAL					0		0.00	0.0	
C21 Service & Distribution	1.000	3,021 m2	0.00	0		0.00			
C22 Lighting, Devices & Heating	1.000	3,021 m2	0.00	0		0.00			
C23 Systems & Ancillaries	1.000	3,021 m2	0.00	0		0.00			
NET BUILDING COST - EXCLUDING SITE					\$ 0		0.00	0.0	
D SITE & ANCILLARY WORK		3,021 m2			790,000		261.50	89.9	
D1 SITE WORK					790,000		261.50	89.9	
D11 Site Development	1.000	3,021 m2	157.00	473,900		156.87			
D12 Mechanical Site Services	0.000	1 Sum	191,100.00	191,100		63.26			
D13 Electrical Site Services	0.000	1 Sum	125,000.00	125,000		41.38			
D2 ANCILLARY WORK					0		0.00	0.0	
D21 Demolitions				0		0.00			
D22 Alterations				0		0.00			
NET BUILDING COST - INCLUDING SITE					\$ 790,000		261.50	89.9	
Z1 GENERAL REQUIREMENTS & FEE					88,800		29.39	10.1	
Z11 General Requirements		8.0 %		63,200		20.92			
Z12 Fee		3.0 %		25,600		8.47			
TOTAL CONSTRUCTION ESTIMATE - EXCLUDING ALLOWANCES					\$ 878,800		290.90	100.0	
Z2 ALLOWANCES					405,200		134.13		
Z20 Location Factor		10.0 %		87,900		29.10			
Z21 Design & Pricing Allowance		15.0 %		145,000		48.00			
Z22 Escalation Allowance, 2 Yrs		10.0 %		111,200		36.81			
Z23 Construction Allowance		5.0 %		61,100		20.23			
TOTAL CONSTRUCTION ESTIMATE - INCLUDING ALLOWANCES					\$ 1,284,000		425.02		
- VALUE ADDED TAX (GST/HST)					0		0.00		
Value Added Tax (GST/HST)		0.0 %		0		0.00			
TOTAL CONSTRUCTION ESTIMATE					\$ 1,284,000	\$	425.02		

Appendix  
A - Elemental Cost Summary

**Temporary Facility – Fire Hall**

Project	: <b>Metchosin Fire Hall</b>					Report date : 8 Aug 2025		
	: <b>New Construction - Temporary Facility</b>					Page No. : 1		
Location	: <b>Metchosin, BC</b>					Bldg Type : 380		
Owner	: <b>District of Metchosin</b>					C.T. Index : 0.0		
Consultant	: <b>Johnston Davidson Architecture</b>					GFA : 824 m2		
<b>ELEMENTAL COST SUMMARY</b>								
Element	Ratio to GFA	Elemental Cost		Elemental Amount		Rate per m2		%
		Quantity	Unit rate	Sub-Total	Total	Sub-Total	Total	
<b>A SHELL</b>		824 m2			0		0.00	0.0
<b>B INTERIORS</b>		824 m2			0		0.00	0.0
<b>C SERVICES</b>		824 m2			0		0.00	0.0
<b>NET BUILDING COST - EXCLUDING SITE</b>				<b>\$ 0</b>			0.00	0.0
<b>D SITE &amp; ANCILLARY WORK</b>		824 m2			2,710,300		3,289.20	89.9
<b>D1 SITE WORK</b>					300,000		364.08	10.0
D11 Site Development	1.210	1,000 m2	150.00	150,000		182.04		
D12 Mechanical Site Services	1.210	1,000 m2	75.00	75,000		91.02		
D13 Electrical Site Services	1.210	1,000 m2	75.00	75,000		91.02		
<b>D2 ANCILLARY WORK</b>					2,410,300		2,925.12	80.0
D23 Quarters, 1 - 24' x 60'	0.160	134 m2	3,110.00	416,800		505.83		
D24 Apparatus Bay, 1 - 49' x 118'	0.660	540 m2	3,289.00	1,776,000		2,155.34		
D25 Decon Washroom Trailer, 12' x 40'	0.050	45 m2	2,222.00	100,000		121.36		
D26 Gear Storage Trailer	0.050	45 m2	1,889.00	85,000		103.16		
D27 Steel Storage Container 4-20'	0.070	60 m2	542.00	32,500		39.44		
<b>NET BUILDING COST - INCLUDING SITE</b>				<b>\$ 2,710,300</b>			3,289.20	89.9
<b>Z1 GENERAL REQUIREMENTS &amp; FEE</b>					304,600		369.66	10.1
Z11 General Requirements		8.0 %		216,800		263.11		
Z12 Fee		3.0 %		87,800		106.55		
<b>TOTAL CONSTRUCTION ESTIMATE - EXCLUDING ALLOWANCES</b>				<b>\$ 3,014,900</b>			3,658.86	100.0
<b>Z2 ALLOWANCES</b>					1,007,000		1,222.09	
Z20 Location Factor		5.0 %		150,700		182.89		
Z21 Design & Pricing Allowance		10.0 %		316,600		384.22		
Z22 Escalation Allowance, 2 Yrs		10.0 %		348,200		422.57		
Z23 Construction Allowance		5.0 %		191,500		232.40		
<b>TOTAL CONSTRUCTION ESTIMATE - INCLUDING ALLOWANCES</b>				<b>\$ 4,021,900</b>			4,880.95	
<b>TOTAL CONSTRUCTION ESTIMATE</b>				<b>\$ 4,021,900</b>		<b>\$</b>	<b>4,880.95</b>	

Appendix  
A - Elemental Cost Summary

**Demolition of Existing Fire Hall Admin/Quarters Building**



Project	: <b>Metchosin Fire Hall</b>					Report date : 8 Aug 2025		
	: <b>Building Demolition - Admin/Quarter</b>					Page No. : 1		
Location	: <b>Metchosin, BC</b>					Bldg Type : 380		
Owner	: <b>District of Metchosin</b>					C.T. Index : 0.0		
Consultant	: <b>Johnston Davidson Architecture</b>					GFA : 530 m2		
ELEMENTAL COST SUMMARY								
Element	Ratio to GFA	Elemental Cost		Elemental Amount		Rate per m2		%
		Quantity	Unit rate	Sub-Total	Total	Sub-Total	Total	
<b>A SHELL</b>		530 m2			0		0.00	0.0
<b>A1 SUBSTRUCTURE</b>					0		0.00	0.0
A11 Foundations				0		0.00		
A12 Basement Excavation				0		0.00		
A13 Special Conditions				0		0.00		
<b>A2 STRUCTURE</b>					0		0.00	0.0
A21 Lowest Floor Construction				0		0.00		
A22 Upper Floor Construction				0		0.00		
A23 Roof Construction				0		0.00		
<b>A3 EXTERIOR ENCLOSURE</b>					0		0.00	0.0
A31 Walls Below Grade				0		0.00		
A32 Walls Above Grade				0		0.00		
A33 Windows & Entrances				0		0.00		
A34 Roof Coverings				0		0.00		
A35 Projections				0		0.00		
<b>B INTERIORS</b>		530 m2			0		0.00	0.0
<b>B1 PARTITIONS &amp; DOORS</b>					0		0.00	0.0
B11 Partitions				0		0.00		
B12 Doors				0		0.00		
<b>B2 FINISHES</b>					0		0.00	0.0
B21 Floor Finishes				0		0.00		
B22 Ceiling Finishes				0		0.00		
B23 Wall Finishes				0		0.00		
<b>B3 FITTINGS &amp; EQUIPMENT</b>					0		0.00	0.0
B31 Fittings & Fixtures	1.000	530 m2	0.00	0		0.00		
B32 Equipment	1.000	530 m2	0.00	0		0.00		
<b>C SERVICES</b>		530 m2			0		0.00	0.0
<b>C1 MECHANICAL</b>					0		0.00	0.0
C11 Plumbing & Drainage	1.000	530 m2	0.00	0		0.00		
C12 Fire Protection	1.000	530 m2	0.00	0		0.00		
C13 HVAC	1.000	530 m2	0.00	0		0.00		
C14 Controls	1.000	530 m2	0.00	0		0.00		
<b>C2 ELECTRICAL</b>					0		0.00	0.0
C21 Service & Distribution	1.000	530 m2	0.00	0		0.00		
C22 Lighting, Devices & Heating	1.000	530 m2	0.00	0		0.00		
C23 Systems & Ancillaries	1.000	530 m2	0.00	0		0.00		
<b>NET BUILDING COST - EXCLUDING SITE</b>				<b>\$ 0</b>			0.00	0.0
<b>D SITE &amp; ANCILLARY WORK</b>		530 m2			286,300		540.19	89.9
<b>D1 SITE WORK</b>					0		0.00	0.0
D11 Site Development				0		0.00		
D12 Mechanical Site Services				0		0.00		
D13 Electrical Site Services				0		0.00		
<b>D2 ANCILLARY WORK</b>					286,300		540.19	89.9
D21 Demolitions/HAZMAT	1.000	530 m2	425.00	225,300		425.09		
D22 Building Footprint Restoration	1.000	530 m2	115.00	61,000		115.09		
<b>NET BUILDING COST - INCLUDING SITE</b>				<b>\$ 286,300</b>			540.19	89.9
<b>Z1 GENERAL REQUIREMENTS &amp; FEE</b>					32,200		60.75	10.1
Z11 General Requirements		8.0 %		22,900		43.21		
Z12 Fee		3.0 %		9,300		17.55		
<b>TOTAL CONSTRUCTION ESTIMATE - EXCLUDING ALLOWANCES</b>				<b>\$ 318,500</b>			600.94	100.0
<b>Z2 ALLOWANCES</b>					106,300		200.57	
Z20 Location Factor		5.0 %		15,900		30.00		
Z21 Design & Pricing Allowance		10.0 %		33,400		63.02		
Z22 Escalation Allowance, 2 Yrs		10.0 %		36,800		69.43		
Z23 Construction Allowance		5.0 %		20,200		38.11		
<b>TOTAL CONSTRUCTION ESTIMATE - INCLUDING ALLOWANCES</b>				<b>\$ 424,800</b>			801.51	
<b>VALUE ADDED TAX (GST/HST)</b>					0		0.00	
Value Added Tax (GST/HST)		0.0 %		0		0.00		
<b>TOTAL CONSTRUCTION ESTIMATE</b>				<b>\$ 424,800</b>		<b>\$</b>	<b>801.51</b>	

Appendix  
B – Basis and Assumptions for Class D Estimate

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## **BASIS OF CONSTRUCTION BUDGET**

### **A - SHELL**

#### **A1 – SUB STRUCTURE**

##### **A11 – Foundation**

- Conventional strip and pad footings design and meet post disaster standards
- Waterproofing membrane, drainage mat and cement parging to the exterior face of the perimeter foundation wall
- Perimeter weeping tile, precast sump pit and connection to existing sewer system
- [Foundation upgrade to existing Apparatus Bay by adding seven new reinforced concrete buttresses around the exterior](#)

##### **A13 – Special Conditions**

- Allowed dewatering during construction and ESC
- [Soil anchors to new foundation to existing Apparatus Bay](#)
- Geotechnical consideration (excluded)

#### **A2 – STRUCTURE**

- GLULAM post and beam c/w metal rood decking - meet post disaster standards – a 1.5 importance factor which primarily applies to the structure (R1 assembly)
- Conventional wood stud framing to partition and exterior envelope
- Wood frame construction to 2<sup>nd</sup> floor and mezzanine (F2A floor assembly)
- [Structural upgrade to existing Apparatus Bay based on Herold Engineering design recommendation.](#)

#### **A3 – Exterior Enclosure**

- Metal cladding exterior walls, WT-1B assembly - wood stud exterior wall, with cavity-filled batt insulation & vapour barrier, structural sheathing, vapour permeable barrier, strapping/air space
- Standing seam metal roof cladding c/w back-up roof system, R1 assembly
- Aluminum framed curtain walls at the main entrance, aluminum frame windows and entrances.
- Allowed automatic door operator to main entrances
- Insulated hollow metal doors to entrances and apparatus bay overhead doors
- Perimeter roof parapet and roof overhang/canopy to main entrances
- [Upgrade exterior wall and roof envelope of existing Apparatus Bay](#)

### **B - INTERIORS**

#### **B1 – Partition and Doors**

- Interior partitions are anticipated to be convectional 2x6 wood framed walls, with acoustic batt in cavities where required.
- All drywall to be 5/8" type 'x' grade
- All interior doors to be hollow metal doors/solid core doors with standard door frame and hardware
- Allowed automatic door operator to vestibule entrance
- [All partitions and doors to the existing Apparatus bay to remain.](#)

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**B2 – Finishes**

- Standard floor finishes similar Fire Hall Station. Allowed ceramic floor tiles to washrooms and wet areas.
- Standard ceiling finishes similar Fire Hall Station. Paint to underside of structure to Apparatus Bay and service rooms.
- Refresh floor, ceiling and wall finishes for the existing Apparatus Bay

**B3 – Fittings and Equipment**

- Millwork to Admin, Operation and Quarters
- Washroom / Shower / Janitor accessories
- Specialties (gear lockers, storage lockers, entrance floor grille, etc)
- Interior / Building exterior signage
- Furnishing (window & CW blinds)
- Miscellaneous metals (millwork supports, guard rails, ladder, etc.)
- Kitchen and Laundry appliances
- Exercise/Gym equipment
- Existing decontamination equipment (gear washer/dryer, portable decontamination system, hazmat decon shower & boots and SCBA decon washer) to the Apparatus Bay to remain
- Other loose furniture, fixture and equipment (FF&E) - excluded.

**C – BUILDING SERVICES**

**C1 – Mechanical**

- Domestic, sanitary and storm drainage piping c/w plumbing fixtures
- Wet sprinkler system to building
- Pre-action sprinkler system to communication and radio rooms
- HVAC system (heating, cooling and ventilation), HRV and VRF systems and electric heating c/w digital controls
- New Nederman vehicle exhaust extraction system to existing Apparatus Bay
- Upgrade mechanical system compliant to current building code to existing Apparatus bay

**C2 – Electrical**

- Service distribution c/w main breaker, feeder, and grounding.
- Allowed back-up power system (Battery or Generator)
- LED lighting, exit emergency lighting, power outlets, direct electrical and mechanical motor connections.
- Fire alarm system, I/T communication system and security CCTV system
- Fire station alerting system c/w tower antenna, fibre optic cabling, paging system, network infrastructure, etc - assumed existing to remain
- Upgrade mechanical system compliant to current building code to existing Apparatus bay
- PV solar system (excluded)

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**D – SITE WORK**

**D11 – Site Development**

- Site preparation (clearing, grubbing and stripping)
- Asphalt pavement to driveway and parking area.
- Concrete pavement to entrance/rear approach to Apparatus Bay
- Service genset equipment pad
- Minor landscaping / Irrigation system
- Site furnishing, fencing, safety bollards, garbage enclosure, etc.

**D12 – Mechanical Site Services**

- Incoming water service connection
- Sanitary service connection
- Site storm drainage services and connection to existing

**D13 – Electrical Site Services**

- Incoming power and communication service connections.
- Site lighting and power outlets
- Electric vehicle EV charging station, allowed 2 no.
- Electrical infrastructure for Genset and connections.
- Genset Equipment (Excluded)

**D2 – ANCILLARY BUILDING**

**D20 – Hose Tower**

- 5 level of concrete frame hose tower
- Design as per Salt Spring Island Firehall No. 1 Hose Tower design

**SEPARATE PRICING**

1. Temporary Facility (refer to project requirements as specified in the reference documents)
2. Demolition of existing Fire Hall Admin/Quarters building including hazmat abatement and required restoration of building footprint to receive new development.

Appendix  
AA - Documents and Drawings List

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## **DOCUMENTS AND DRAWING LIST**

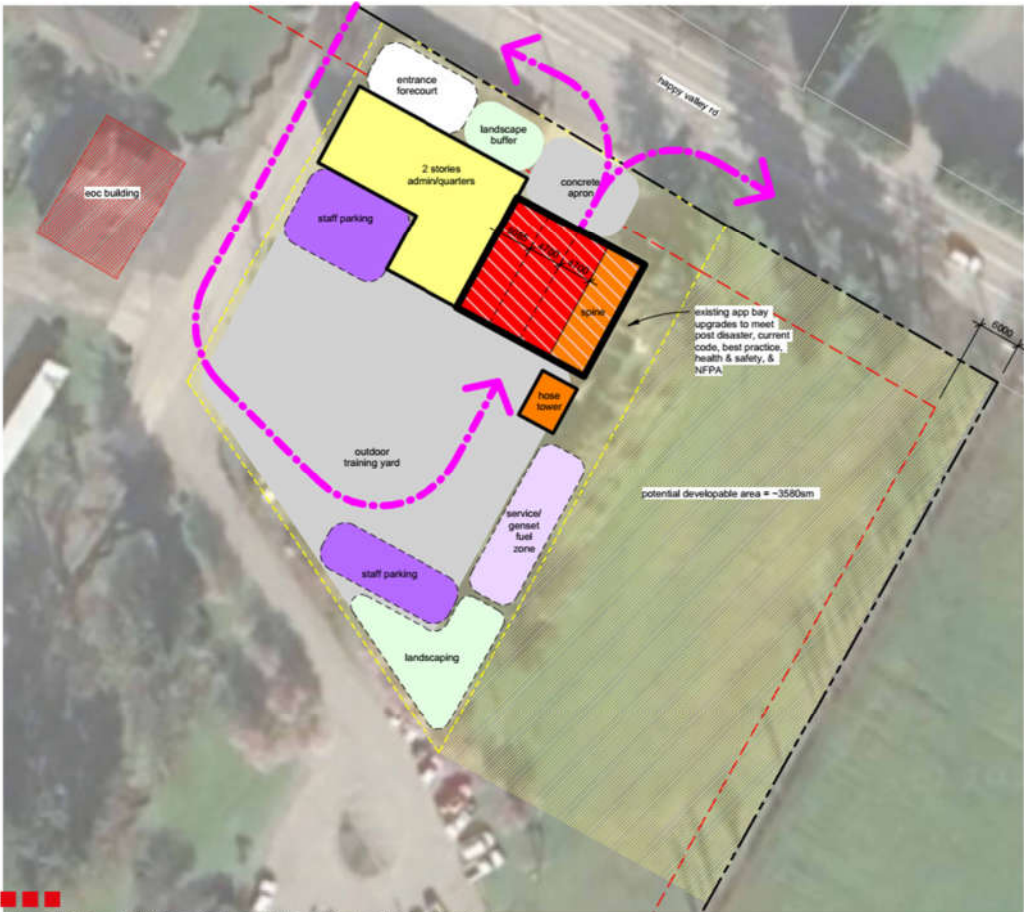
### **DOCUMENTS AND DRAWINGS**

<b>Title</b>	<b>Dated</b>	<b>Received</b>
Building requirements / specific (via email message)	June 27, 2025	June 27, 2025
MFH preferred options	Mar 19, 2025	July 4, 2025
Architectural Assemblies	July 2025	July 7, 2025
Architectural Hose Tower	July 2025	July 7, 2025
Metchosin Fire Hall – Program R	July 2025	July 7, 2025
MFH existing drawings (Apparatus Bay)	Feb 06, 2025	July 7, 2025
MFH existing facility & gap study	Jan 23, 2025	July 7, 2025
MFH existing Fire Hall	July 22, 2025	July 7, 2025
Metchosin Temp. Facility Requirements	July 10, 2025	July 10, 2025
Additional documents related to Option – renovation/upgrade existing Apparatus Bay to remain - Project scope requirement, email - Program layout option 3.2 - Structural Report by Herold Engineering	July 22, 2025 July 25, 2025 July 8, 2025	July 28, 2025

Appendix  
AB - Representative Drawings



PROGRAM LAYOUT – OPTION 3.2



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reuse of existing app bay with new additions

PROGRAM LEGEND

- property line
- current setback line
- apparatus bay
- spine
- admin/quarters
- parking zone
- genset fuel zone
- concrete apron
- landscaping
- existing building
- renovated existing building
- vehicle circulation



feasibility study

District of Metchosin

Metchosin Firehall

program layout option 3.2

1:500

25-jul-22

126

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# METCHOSIN FIRE HALL NEW CONSTRUCTION / RENOVATION METCHOSIN, BRITISH COLUMBIA

Report date : August 2025

## SPACE PROGRAMS

metchosin firehall								R1	
Space Program		OFF #	W/S #	Existing Firehall	Existing Firehall	Proposed Program	Proposed Program	Spatial Comments	Functional Comments
ITEM	Areas			AREA	NET AREA	NET AREA	NET AREA		
				SF	SM	SF	SM		
<b>PUBLIC AREAS</b>									
P-1	Front entry			0.00	0.00	215.20	20.00	Not much of defined entry currently - location has potential conflicts with fire department vehicle response.	
P-2	Weather Vestibule			0.00	0.00	107.60	10.00		Beneficial for energy efficiency.
P-4	Public Accessible Washroom			0.00	0.00	43.04	4.00	Accessible washroom	Located directly of the entry.
P-3	Community meeting room			0.00	0.00	322.80	30.00	Accessed directly from the entry and possibly in front of the secure point.	16 people
	Sub Total	0	0	0.00	0.00	688.64	64.00		
<b>EOC</b>									
E-1	Radio Room / Office			0.00	0.00	107.60	10.00		
E-1	ESS Director Office			0.00	0.00	107.60	10.00		
	Radio Room Equip/Storage			0.00	0.00	107.60	10.00		
	Sub Total	0	0	0.00	0.00	322.80	30.00		
<b>FH - ADMIN</b>									
A-1	Fire Chief Office			274.38	25.50	193.68	18.00	Desk space plus meeting table.	
A-2	Officer's Office			106.75	10.20	129.12	12.00		
A-3	Library			138.80	12.90	0.00	0.00		
A-4	Misc. Office			0.00	0.00	181.40	15.00		Deputy Chief, FPD, Training Officer, Captain/Shift Officer
A-6	Administrator Assist./Front Desk			0.00	0.00	294.44	19.00		
A-7	Washrooms			27.58	2.80	32.28	3.00	Washrooms a single occupant without showers. NEW: as noted above.	Gender neutral washrooms. Numbers are estimated but will need to be reviewed with SCBC review.
A-8	Washroom			0.00	0.00	32.28	3.00		NEW: as noted above.
A-9	General Admin Office Space			0.00	0.00	158.84	14.00	4 Workstations for crew - 36sf per person, ( 6 x 6 station)	"Computer Room" as noted on Firehall needs review. Overall purpose with admin assistant/front desk - could have counter to lobby.
A-10	Office Supplies / Copy Room			0.00	0.00	84.38	8.00		
A-11	File Storage Room			0.00	0.00	86.00	8.00		Could combine with Office Supplies / Copy
	Sub Total	0	0	550.91	51.20	1,854.68	98.00		
<b>FH - OPERATIONAL AREAS</b>									
O-1	Apparatus Bays			3,077.36	286.00	0.00	0.00	NEW: Inside dimensions shown. Narrower bays are to designate inside bays. Based on overall size of 21.6m wide X 27.7m long inside clear.	
O-2	2 tandem drive through bays @ 5.6 (18.4') W x 26m(85.3') L = 313.6m <sup>2</sup>			0.00	0.00	3,133.31	291.20		
O-3	1 tandem drive through bays @ 5.2 (17.1') W x 26m (85.3') L = 281.2m <sup>2</sup>			0.00	0.00	1,454.75	135.38		
O-4	SCBA Room			0.00	0.00	161.40	15.00	NEW: this space is allocated to SCBA repair and filling only - Filling Station to be accommodated. Washdown and Drying is accounted for in the spaces as noted below.	
O-5	Compressor Room			0.00	0.00	107.60	10.00	Compressor Room to be separate from SCBA Room to manage the noise.	This room should be within reasonable access to the exterior for outside air and close to the SCBA Room.
O-6	Decont/Washdown			0.00	0.00	215.20	20.00	Common washdown area for cleaning of SCBA equipment, gear and uniforms when contaminated.	The room can accommodate gear washer, gear dryer, washdown counter, and SCBA Ultrasonic cleaning equipment.
O-7	Rip and Run Area			0.00	0.00	107.60	10.00		Discuss location and purpose of the rip and run room to limit travel time and proper flow. Alternatively is there dispatch at this location?
O-8	General Storage			0.00	0.00	107.60	10.00		
O-11	Gear Storage Room (40 units)			0.00	0.00	699.40	65.00	40 gear lockers + 5, 24" x 30". Locker spacing counted 1.5 m per locker to accommodate circulation, (1.2m per 24" wide locker)	Is it required to allow for enough room for Turntable plus the Wildland/Rescue bags as well? - Note that Ready Rack has max, 24" width and Gear Grid has max 30" width.
O-12	Decon Washroom			0.00	0.00	322.80	30.00		
O-14	2 Bays / Janitor's Room (dry)			0.00	0.00	89.70	7.00	Washroom with shower on the dirty side of the hall 4 total.	Stop storage and stop drain.
O-15	Workshop			802.58	96.00	215.20	20.00	Separate workshop so we do not mix clean and dirty with SCBA.	If additional space is needed the open mezzanine may be available
O-16	Hot Aid Storage			0.00	0.00	53.80	5.00	Separate dedicated storage room/closet.	
O-17	Hose Tower (footprint)			120.51	11.20	355.08	33.00	Hose Drying + Training Tower.	locks (8'x3' - 3 total) to be stored at base of hose tower.
O-19	Secure Storage			0.00	0.00	107.60	10.00	Restricted access	
O-20	Mezzanine Storage			0.00	0.00	161.40	15.00	To Be Determined.	
O-22	Gear Dry/Wash Room			0.00	0.00	268.00	25.00	Gear Dryer(s) Gear Washer	
O-24	Hot/Mat Gear			0.00	0.00	215.20	20.00	FD confirmed that space is required.	yes for storage of Thermal equipment and training suits
O-25	Second Set of Gear + Wildland / Rope Rescue Storage			0.00	0.00	0.00	0.00	24"x 32" gear storage lockers. Each locker stores 5 bags for second set of gear x 2 for crew = 7m	Stored in Turnout gear room as long as enough space in each individual locker. Or separate room adjacent to for fast access - Wildland gear accommodated with 30" gear locker.
O-8	Hose Storage			0.00	0.00	0.00	0.00	Main Floor storage (example for discussion) 12 lengths 1.75"(500ft) 20 lengths 2.5" (1000 ft) 13 lengths of 4" (1000 ft) Estimate of racks only at this stage. NFPD to confirm number of hose racks for mobile storage.	client prefers for hose storage racks to be located after base of hose tower - otherwise require 10m.
	Sub Total	0	0	3,800.43	353.38	7,383.44	676.38		

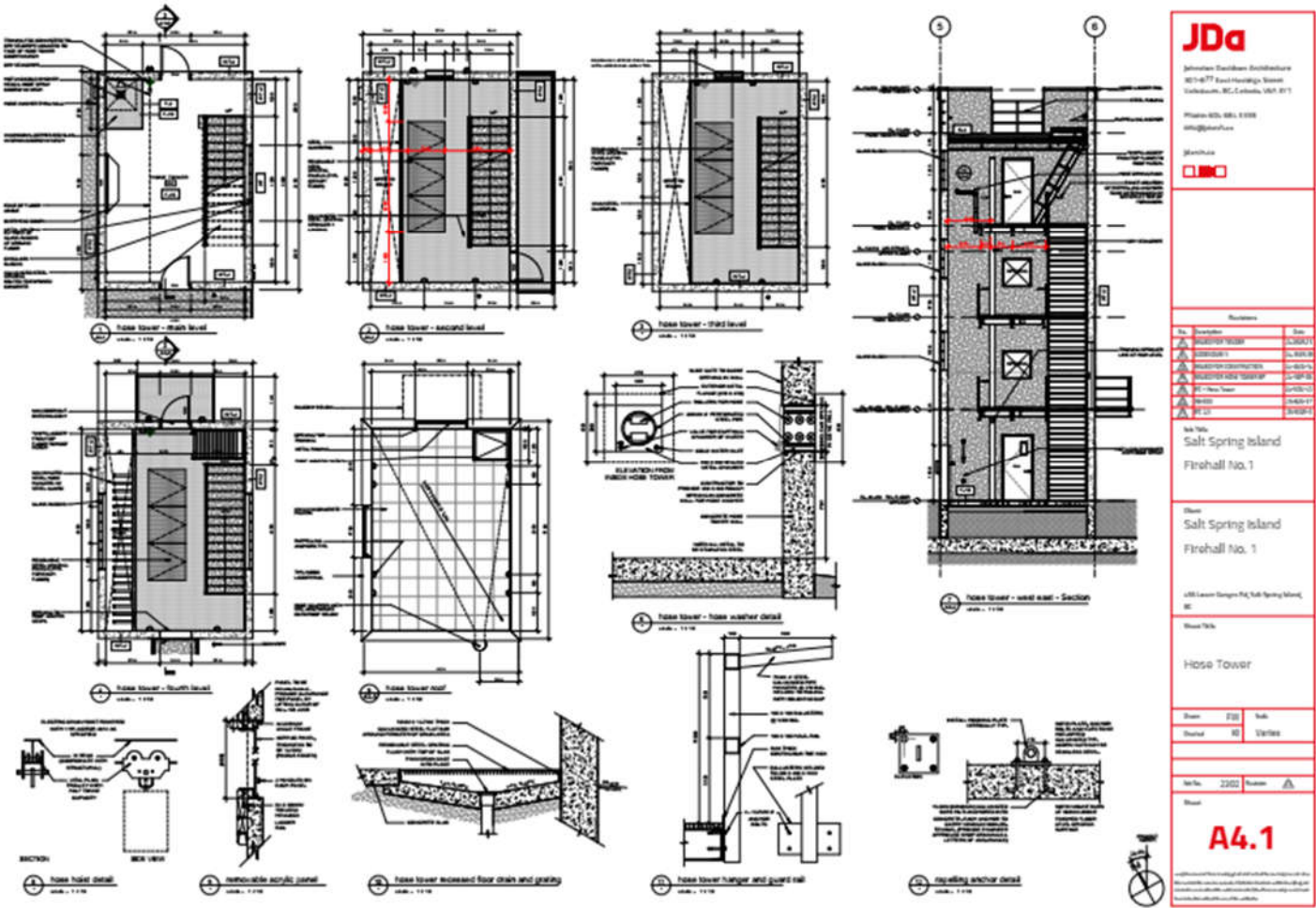
# METCHOSIN FIRE HALL NEW CONSTRUCTION / RENOVATION METCHOSIN, BRITISH COLUMBIA

Report date : August 2025

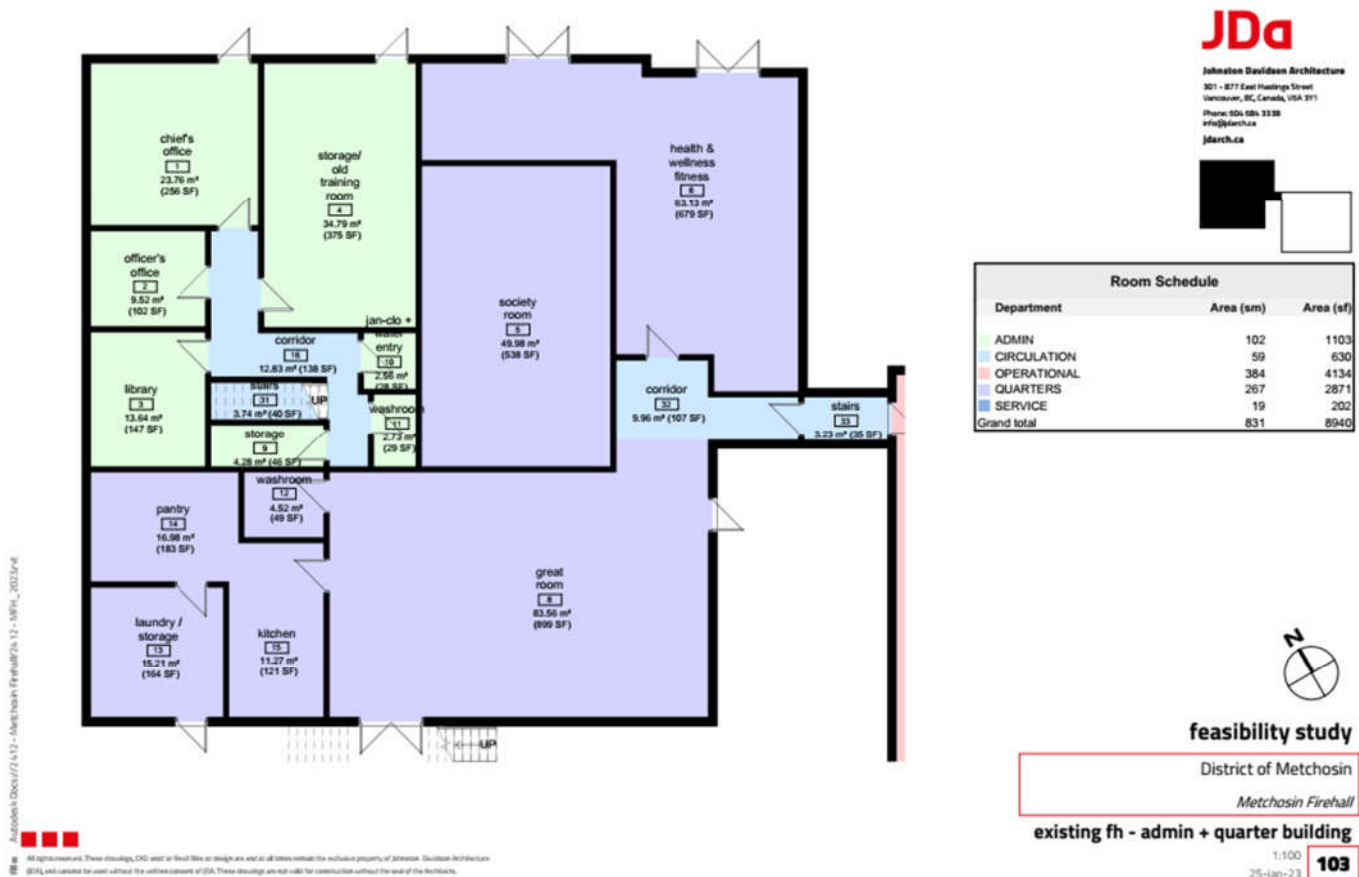
metchosin firehall								R1	
Space Program				Existing Firehall	Existing Firehall	Proposed Program	Proposed Program		
				AREA	NET AREA	NET AREA	NET AREA		
ITEM	Area	OFF #	WS #	SF	SM	SF	SM	Spatial Comments	Functional Comments
FH - QUARTERS									
Q-1	Kitchen / Dining			309.89	28.80	667.12	62.00	Sealing for 10+ required, + events	Need to be able to accommodate all dayshift staff including non-firefighter staff. See list above. To be located on main floor and to accommodate public events/engagements. (incorporates role of existing Great Rm.)
Q-2	Exercise Room / Health and Wellness			677.66	63.00	645.00	60.00	Accommodate 4 people + equipment.	Includes small closet for storage.
Q-3	Training Room			419.64	39.00	860.80	80.00	To seat 36 minimum in a classroom layout.	
Q-4	Existing Sleeping Quarters			500.34	48.50	0.00	0.00	Existing Dorms	
Q-5	Dormitories (Multi Bed Lockers - 4 dorms)			0.00	0.00	355.08	33.00	NEW: 4 Gender Neutral Individual Dorms each 5m which accommodate 6 - 2x2 lockers. (6 shifts of 4)	
Q-6	Men and Women's Showers			200.14	18.80	0.00	0.00	Changed to gender neutral washrooms as noted below.	
Q-7	Washrooms (Gender Neutral)			0.00	0.00	161.40	15.00	NEW: 2 Single use, gender neutral, washrooms with showers. Each washroom is at 7.5m.	
Q-8	Day Room			0.00	0.00	215.20	20.00	To accommodate single shift of 4.	
Q-9	Training Room Storage			0.00	0.00	32.28	3.00	Primarily for storage of tables and chairs.	Located directly off of training room.
Q-10	Utility Rm / Laundry			173.24	16.10	75.32	7.00	Residential washer and dryer + standing height counter with storage. Room also has mop sink.	This is needed on the clean side of the hall to help maintain back of cross over of contaminated uniforms and bedding. To be located on main floor.
Q-11	Great Room			932.89	86.70	0.00	0.00		
Q-12	Society			570.28	53.00	0.00	0.00		
Sub Total				0	0	3,784.29	351.78	3,012.80	280.00
CIRCULATION									
C-1	Stair #1			107.60	10.00	322.80	30.00		
C-2	Stair #2			0.00	0.00	322.80	30.00		
C-3	Stair #3 - Storage Stair (Apparatus Bay Mezzanine)			81.16	7.54	59.18	5.50	to mezzanine	
C-4	Corridor (Main Floor)			131.27	12.20	0.00	0.00	Included in Mark-Up	
C-5	Corridors (Second Floor)			0.00	0.00	0.00	0.00	Included in Mark-Up (count is included in 500sf)	
Sub Total				0	0	328.83	29.74	794.78	65.50
SERVICE SPACES									
SS-1	Mechanical Room			0.00	0.00	269.00	25.00	currently in main floor janitors room	
SS-2	Electrical Room			0.00	0.00	161.40	15.00	currently panels on wall in chief's office	
SS-3	Storage Closet (Second Floor)			0.00	0.00	75.32	7.00		
SS-4	Janitor room (Main Floor)			27.98	2.60	53.80	5.00		
SS-5	Janitor room (Second Floor)			0.00	0.00	53.80	5.00		
SS-6	Storage Closet (Main Floor)			96.94	9.00	86.08	8.00		
SS-7	Cam Room ( Services Damask)			0.00	0.00	75.32	7.00		
SS-8	Water Entry Room			0.00	0.00	75.32	7.00		
SS-9	IT / Data Closet			0.00	0.00	21.52	2.00	Data Closet for FH does not include server room functions.	
SS-10	Backup Server Room			0.00	0.00	0.00	0.00		
Sub Total				0	0	124.82	11.60	871.56	81.00
Building Total ( Pre Mark-up) am				8,582.49	797.64	13,938.59	1,295.40		
Mark-up 25%				1,716.10	159.49	2,787.70	321.98		
Mark-up 10% (Apparatus Bays)				429.01	28.60	0.00	0.00		
TOTAL FIREHALL				10,725.61	985.53	16,726.29	1,617.38		
black text				Functional Program Requirements - Items that are critical to the successful delivery and operation of the new Fire Hall. The Project will not be successful without these items.					
red text				Secondary Requirements - Items not identified in the RFP but are deemed necessary as part of the client expectations or to meet the operational requirements.					
blue text				To Be Discussed - Items deemed important, but not essential. These items do not have areas noted yet in scope, but are for discussion.					
blue text				Added comments from PD - Items deemed important and added or adjusted as needed to meet PD comments.					

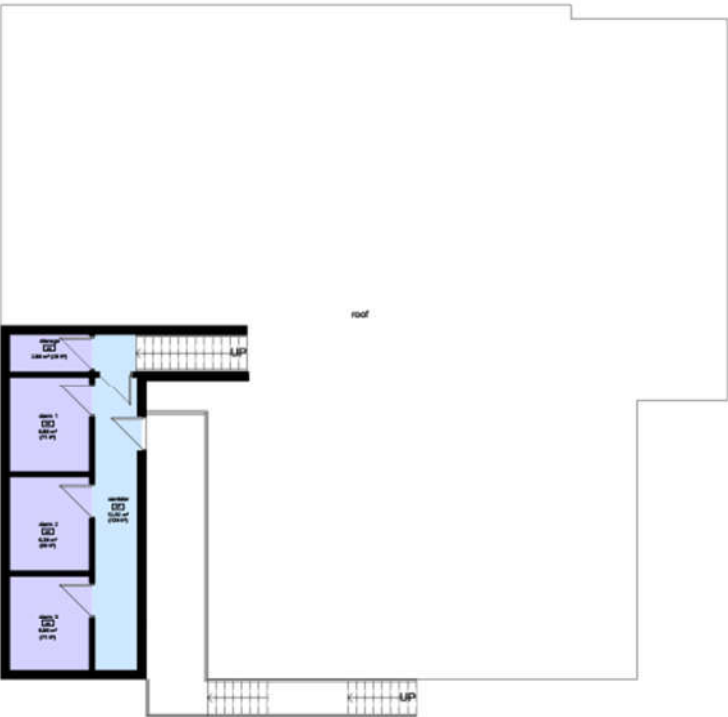


HOSE TOWER



EXISTING BUILDINGS





JDa

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3011 - 877 East Hastings Street  
Vancouver, BC, Canada V6A 3Y1  
Phone: 604.681.3338  
info@jdaarch.ca  
jdaarch.ca

Room Schedule		
Department	Area (sm)	Area (sf)
ADMIN	102	1103
CIRCULATION	59	630
OPERATIONAL	384	4134
QUARTERS	267	2871
SERVICE	19	202
Grand total	831	8940



feasibility study

District of Metchosin

Metchosin Firehall

existing fh - admin + quarter building level 2

1:100  
25-jan-23

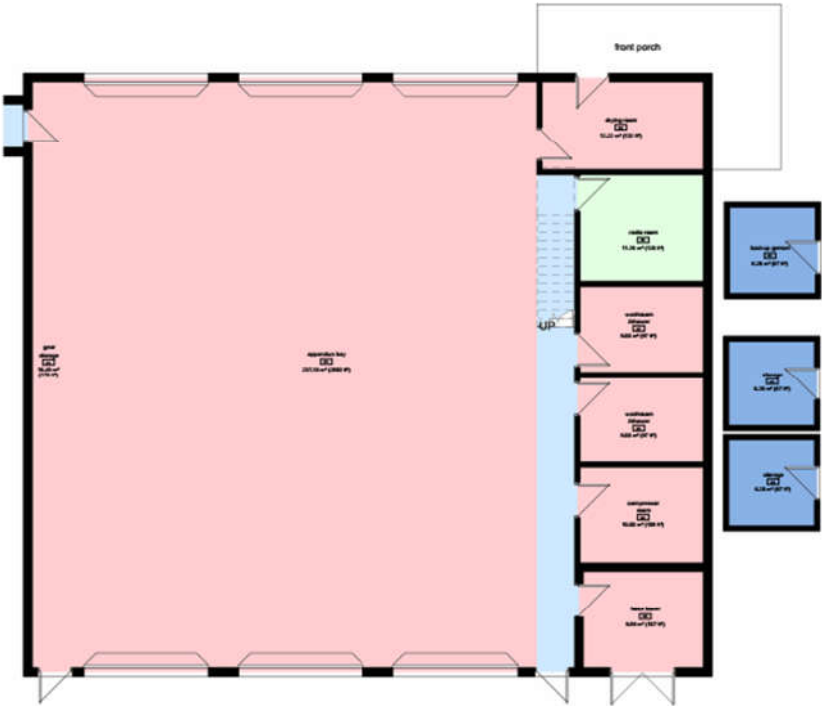
104

METCHOSIN FIRE HALL  
NEW CONSTRUCTION / RENOVATION  
METCHOSIN, BRITISH COLUMBIA

Report date : August 2025

JDa

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301 - 877 East Hastings Street  
Vancouver, BC, Canada, V6A 3T1  
Phone: 604.686.3338  
info@jdaarch.ca  
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Room Schedule		
Department	Area (sm)	Area (sf)
ADMIN	102	1103
CIRCULATION	59	630
OPERATIONAL	384	4134
QUARTERS	267	2871
SERVICE	19	202
Grand total	831	8940



feasibility study

District of Metchosin

Metchosin Firehall

existing fh - app bay

1:100

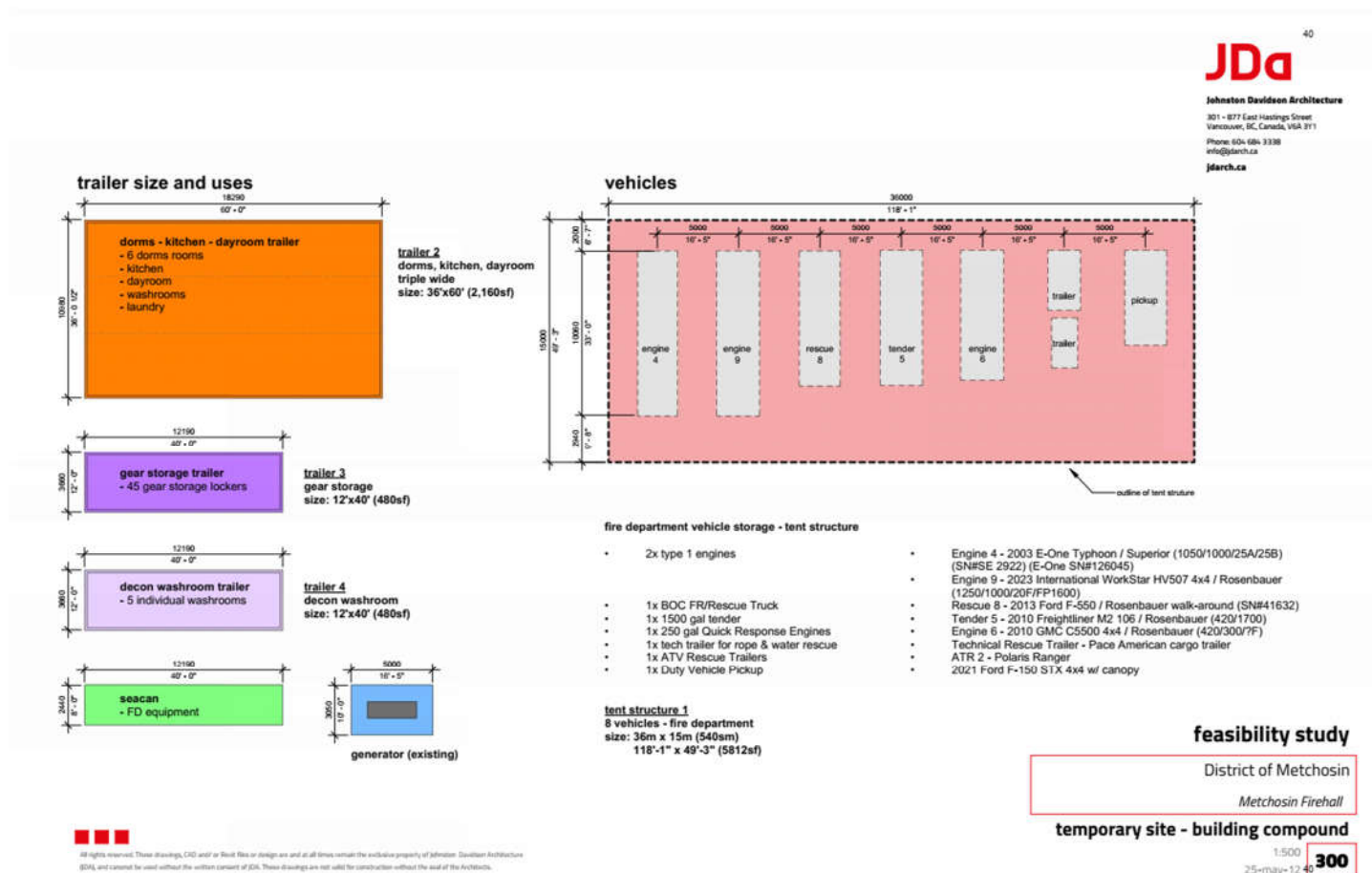
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Autodesk Docs/73412 - Metchosin Firehall/25-1-1874\_2023.rvt  
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**Report date** : August 2025

## TEMPORARY FACILITY



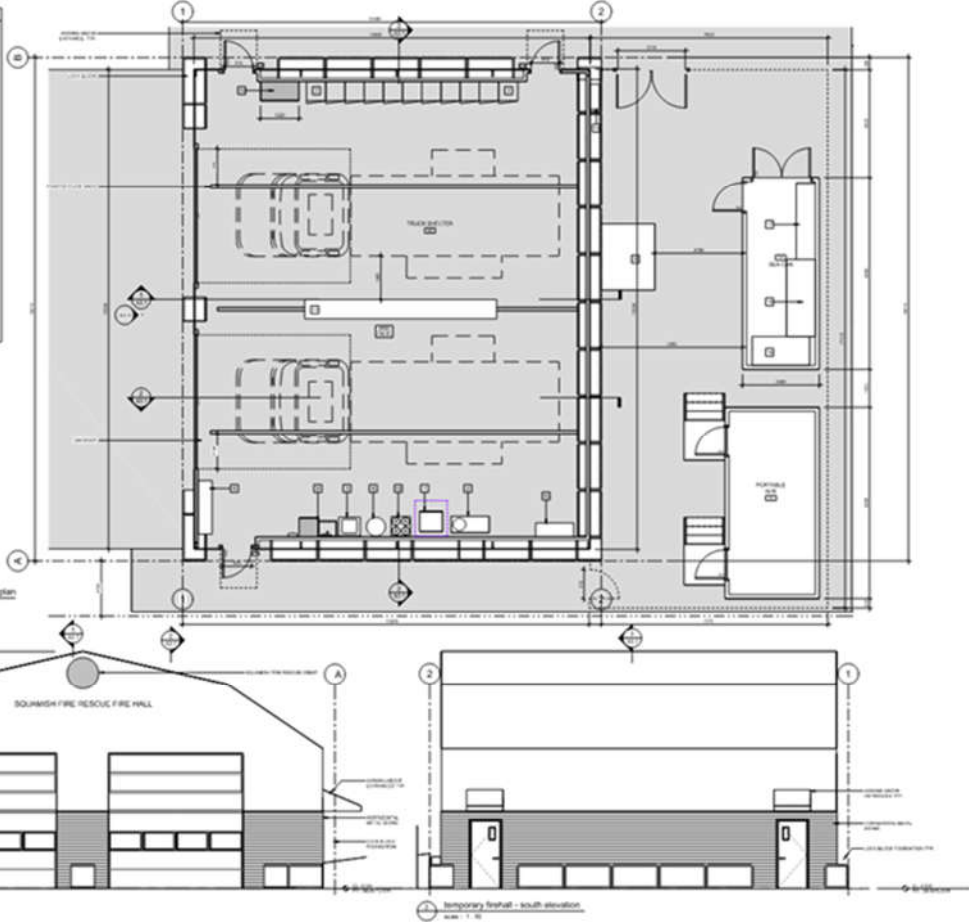


METCHOSIN FIRE HALL  
NEW CONSTRUCTION / RENOVATION  
METCHOSIN, BRITISH COLUMBIA

Report date : August 2025

MISC. FIRE STATION EQUIPMENT SCHEDULE				
DESCRIPTION	LOCATION	QUANTITY	UNIT	REMARKS
1. TRUCK WHEELS	TRUCK BAY	2	PAIR	
2. TRUCK WHEELS	TRUCK BAY	2	PAIR	
3. TRUCK WHEELS	TRUCK BAY	2	PAIR	
4. TRUCK WHEELS	TRUCK BAY	2	PAIR	
5. TRUCK WHEELS	TRUCK BAY	2	PAIR	
6. TRUCK WHEELS	TRUCK BAY	2	PAIR	
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9. TRUCK WHEELS	TRUCK BAY	2	PAIR	
10. TRUCK WHEELS	TRUCK BAY	2	PAIR	
11. TRUCK WHEELS	TRUCK BAY	2	PAIR	
12. TRUCK WHEELS	TRUCK BAY	2	PAIR	
13. TRUCK WHEELS	TRUCK BAY	2	PAIR	
14. TRUCK WHEELS	TRUCK BAY	2	PAIR	
15. TRUCK WHEELS	TRUCK BAY	2	PAIR	
16. TRUCK WHEELS	TRUCK BAY	2	PAIR	
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96. TRUCK WHEELS	TRUCK BAY	2	PAIR	
97. TRUCK WHEELS	TRUCK BAY	2	PAIR	
98. TRUCK WHEELS	TRUCK BAY	2	PAIR	
99. TRUCK WHEELS	TRUCK BAY	2	PAIR	
100. TRUCK WHEELS	TRUCK BAY	2	PAIR	

GENERAL NOTES:  
ALL NOTES ARE TYPICAL UNLESS NOTED OTHERWISE ON DRAWINGS.  
APPARATUS BAY (TRUCK BAY):  
TEMPORARY STRUCTURE TO BE REMOVED IN ITS ENTIRETY FROM EXISTING SITE AND REINSTATED IN ITS ENTIRETY AT THE NEW SITE. REINSTATED STRUCTURE AND ITS COMPONENTS (DOORS, ELECTRICAL AND MECHANICAL SYSTEMS, ETC.) ARE TO RETAIN ALL EXISTING FUNCTIONALITY.



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Project	2025-08-01
Client	Tantalus Temporary Firehall
Location	District of Squamish Squamish Fire Rescue
Address	10000 Tantalus Road, Squamish, BC
Sheet Title	Main Floor Plan + Elevations
Scale	1:50
Drawn	EC
Checked	EC
Project No.	2101
Sheet No.	A3.0

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- Feasibility studies

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