

CLASS D ESTIMATE

METCHOSIN FIRE HALL
NEW CONSTRUCTION
METCHOSIN, BRITISH COLUMBIA

Prepared for:
Johnson Davidson Architecture

July 24, 2025

Hanscomb
QUANTITY SURVEYORS

July 24, 2025

Ref # VAN3699



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Attn: Edward Craig

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

Dear Edward Craig:

Please find attached our Class D Estimate for the Metchosin Fire Hall, New Construction 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
BSc.CE, PQS
Technical Manager

Hanscomb Limited
Principal / Estimate Reviewer

A blue ink signature of Indu Elapatha, featuring a stylized 'I' and 'E'.

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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, 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:

Gross Floor Area (GFA)	1,618 m2
Unit (count, linear measure, etc.)	N/A
Total Construction Cost	\$16,429,500
Cost per GFA	\$10,154.20/m2



Allowances included in the estimate:

- **15.0%** design & pricing contingency
- **10.0%** escalation from July 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 **July 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

Note:

The construction cost included in the executive summary excludes the cost of the temporary facility and demolition of the existing buildings.

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

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- 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, 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 located in Metchosin, British Columbia is comprised of the following key elements:

This project involves the new construction of a two-storey Fire Hall with a total gross floor area of 1,618 m². 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 and Apparatus Bay.

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 July 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 July 2025 dollars with 10.0% construction cost escalation included to cover increases that may occur between July 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.

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)

Description	GFA
<u>New Construction</u>	
Admin / Quarters / Spine	1,049 m2
Apparatus Bay	533 m2
Hose Tower	36 m2
Total GFA	1,618 m2

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

<u>Building Demolition</u>	
Office / Quarters	530 m2
Apparatus Bay	372 m2
Total GFA	902 m2

4.2 SITE DEVELOPED AREA

Description	SDA
Project Site Area (+/-)	3,850 m2
Building footprint	-1,183 m2
Total Site Developed Area	2,667 m2

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

5. CONSTRUCTION COST ESTIMATE SUMMARY

Description	Building (Admin/Quarters + Apparatus) GFA	1,618 m2	Site Work 2,667 m2	Total 1,618 m2
Main Building		\$8,660,800	\$798,000	\$9,458,800
Hose Tower		\$649,700		\$649,700
Site Work				
A - Net Construction Cost		\$9,310,500	\$798,000	\$10,108,500
	<i>\$/m2</i>	<i>\$5,754.33</i>	<i>\$299.21</i>	<i>\$6,247.53</i>
General Requirements	8.0%	\$744,800	\$63,800	\$808,600
Contractor's Overhead & Fee	3.0%	\$301,700	\$25,900	\$327,600
B - Construction Cost (including G/R & Fees)		\$10,357,000	\$887,700	\$11,244,700
	<i>\$/m2</i>	<i>\$6,401.11</i>	<i>\$332.85</i>	<i>\$6,949.75</i>
Location Factor	10.0%	\$1,035,700	\$88,800	\$1,124,500
Design & Pricing Allowance	15.0%	\$1,708,900	\$146,500	\$1,855,400
Escalation Allowance	10.0%	\$1,310,200	\$112,300	\$1,422,500
Construction Allowance	5.0%	\$720,600	\$61,800	\$782,400
C - Total Contingency		\$4,775,400	\$409,400	\$5,184,800
	<i>\$/m2</i>	<i>\$2,951.42</i>	<i>\$153.51</i>	<i>\$3,204.45</i>
Tax (GST)	Excluded	\$0	\$0	\$0
Total Construction Cost (B + C)		\$15,132,400	\$1,297,100	\$16,429,500
	<i>\$/m2</i>	<i>\$9,352.53</i>	<i>\$486.35</i>	<i>\$10,154.20</i>

Separate Price:

Below construction cost is excluded from the above total construction cost (refer to page 12 for the cost summary):

1. Temporary Facility	\$4,021,900.00
2. Demilition of existing buildings	\$626,400.00

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 \$9,310,500 + \$744,800 = \$10,055,300 x 3% = \$301,659, rounded to \$301,700)
- 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	Building Demolition 902 m2
Temporary Building (Tent/Trailers)		\$2,410,300	\$338,300
Site Work		\$300,000	\$83,800
A - Net Construction Cost		\$2,710,300	\$422,100
	<i>\$/m2</i>	<i>\$3,289.20</i>	<i>\$467.96</i>
General Requirements	8.0%	\$216,800	\$33,800
Contractor's Overhead & Fee	3.0%	\$87,800	\$13,700
B - Construction Cost (including G/R & Fees)		\$3,014,900	\$469,600
	<i>\$/m2</i>	<i>\$3,658.86</i>	<i>\$520.62</i>
Location Factor	5.0%	\$150,700	\$23,500
Design & Pricing Allowance	10.0%	\$316,600	\$49,300
Escalation Allowance	10.0%	\$348,200	\$54,200
Construction Allowance	5.0%	\$191,500	\$29,800
C - Total Contingency		\$1,007,000	\$156,800
	<i>\$/m2</i>	<i>\$1,222.09</i>	<i>\$173.84</i>
Tax (GST)	Excluded	\$0	\$0
Total Construction Cost (B + C)		\$4,021,900	\$626,400
	<i>\$/m2</i>	<i>\$4,880.95</i>	<i>\$694.46</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/m² 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' (m²) column converts costs for each element or sub-element to a \$/SF (m²) of GFA for comparison to benchmark rates. A rate of \$217/m² 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 :				SAMPLE ELEMENTAL SUMMARY				Report date : 19 Jul 2017 Page No. : A - 1 Bidg Type : 420 C.T. Index : 0.0 GFA : 1,582 m ²			
Element	Ratio to GFA	Quantity	Unit Rate	Elemental Cost	Elemental Amount	Sub-Total	Total	Rate per m ²	Sub-Total	Total	%
A SHELL		1,582 m ²					1,829,900		1,156.70	35.6	
A1 SUBSTRUCTURE							250,000		158.03	4.9	
A11 Foundations	1.000	1,582 m ²	158.03	250,000			250,000	158.03			
A12 Basement Excavation	0.001	1 Nil	0.00	0			0	0.00			
A13 Special Conditions	0.001	1 Sum	0.00	0			0	0.00			
A2 STRUCTURE							468,800		296.33	9.1	
A21 Lowest Floor Construction	1.000	1,582 m ²	64.92	102,700			102,700	64.92			
A23 Roof Construction	1.013	1,602 m ²	229.53	366,100			366,100	229.53			
A3 EXTERIOR ENCLOSURE							1,111,100		702.34	21.6	
A31 Walls Below Grade	0.001	1 Nil	0.00	0			0	0.00			
A32 Walls Above Grade	1.096	1,096 m ²	559.22	612,900			612,900	559.22			
A33 Windows & Entrances	0.003	4 Lvs	3,275.00	13,100			13,100	8.28			
A34 Roof Coverings	1.013	1,602 m ²	220.22	352,800			352,800	220.22			
A35 Projections	1.000	1,582 m ²	83.63	132,300			132,300	83.63			
B INTERIORS		1,582 m ²					1,033,400		653.22	20.1	
B1 PARTITIONS & DOORS							392,900		242.04	7.4	
B11 Partitions	1.504	2,380 m ²	105.29	250,600			250,600	105.29			
B12 Doors	0.038	60 Lvs	2,205.00	132,300			132,300	83.63			
B2 FINISHES							398,400		251.63	7.7	
B21 Floor Finishes	1.000	1,582 m ²	75.35	119,200			119,200	75.35			
B22 Ceiling Finishes	1.000	1,582 m ²	91.28	144,400			144,400	91.28			
B23 Wall Finishes	2.314	3,660 m ²	36.83	134,800			134,800	85.21			
B3 FITTINGS & EQUIPMENT							252,100		159.36	4.9	
B31 Fittings & Fixtures	1.000	1,582 m ²	159.36	252,100			252,100	159.36			
B32 Equipment	1.000	1,582 m ²	0.00	0			0	0.00			
B33 Elevators	0.001	1 Nil	0.00	0			0	0.00			
B34 Escalators	0.001	1 Nil	0.00	0			0	0.00			
C SERVICES		1,582 m ²					964,400		609.61	18.7	
C1 MECHANICAL							621,100		392.60	12.1	
C11 Plumbing & Drainage	1.000	1,582 m ²	145.26	229,800			229,800	145.26			
C12 Fire Protection	1.000	1,582 m ²	31.04	49,100			49,100	31.04			
C13 HVAC	1.000	1,582 m ²	170.35	269,500			269,500	170.35			
C14 Controls	1.000	1,582 m ²	45.95	72,700			72,700	45.95			
C2 ELECTRICAL							343,300		217.00	6.7	
C21 Service & Distribution	1.000	1,582 m ²	42.54	67,300			67,300	42.54			
C22 Lighting, Devices & Heating	1.000	1,582 m ²	116.81	184,800			184,800	116.81			
C23 Systems & Ancillaries	1.000	1,582 m ²	57.65	91,200			91,200	57.65			
NET BUILDING COST - EXCLUDING SITE							\$ 3,827,700		2,419.53	74.4	
D SITE & ANCILLARY WORK		1,582 m ²					799,800		505.56	15.5	
D1 SITE WORK							799,800		505.56	15.5	
D11 Site Development	6.541	10,348 m ²	48.71	504,100			504,100	318.65			
D12 Mechanical Site Services	0.001	1 Sum	167,400.00	167,400			167,400	105.82			
D13 Electrical Site Services	0.001	1 Sum	128,300.00	128,300			128,300	81.10			
D2 ANCILLARY WORK							0		0.00	0.0	
D21 Demolitions	0.001	1 Nil	0.00	0			0	0.00			
D22 Alterations	0.001	1 Nil	0.00	0			0	0.00			
NET BUILDING COST - INCLUDING SITE							\$ 4,627,500		2,925.09	89.9	
Z1 GENERAL REQUIREMENTS & FEE							520,100		328.76	10.1	
Z11 General Requirements	8.0%			370,200			370,200	234.01			
Z12 Fee	3.0%			149,900			149,900	94.75			
TOTAL CONSTRUCTION ESTIMATE - EXCLUDING ALLOWANCES							\$ 5,147,600		3,253.86	100.0	
Z2 ALLOWANCES							930,500		588.18		
Z21 Design & Pricing Allowance	10.0%			514,800			514,800	325.41			
Z22 Escalation Allowance	2.5%			141,600			141,600	89.51			
Z23 Construction Allowance	3.0%			174,100			174,100	110.06			
Z24 Cash Allowances	1 Sum	100,000.00		100,000			100,000	63.21			
TOTAL CONSTRUCTION ESTIMATE - INCLUDING ALLOWANCES							\$ 6,078,100		3,842.04		
VALUE ADDED TAX (GST/HST)							0		0.00	0.00	
TOTAL CONSTRUCTION ESTIMATE							\$ 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

Project	: Metchosin Fire Hall	Report date	: 21 Jul 2025
	: New Construction - Building & 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	: 1,618 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		1,618 m2			4,674,600		2,889.12	45.1
A1 SUBSTRUCTURE					580,600		358.84	5.6
A11 Foundations	0.710	1,147 m2	419.00	480,600		297.03		
A12 Basement Excavation				0		0.00		
A13 Special Conditions	0.000	1 Sum	100,000.00	100,000		61.80		
A2 STRUCTURE					1,893,000		1,169.96	18.3
A21 Lowest Floor Construction	0.710	1,147 m2	210.00	241,300		149.13		
A22 Upper Floor Construction	0.380	614 m2	542.00	332,600		205.56		
A23 Roof Construction	0.710	1,147 m2	1,150.00	1,319,100		815.27		
A3 EXTERIOR ENCLOSURE					2,201,000		1,360.32	21.3
A31 Walls Below Grade				0		0.00		
A32 Walls Above Grade	0.600	976 m2	964.00	940,400		581.21		
A33 Windows & Entrances	0.110	178 m2	2,421.00	431,000		266.38		
A34 Roof Coverings	0.710	1,147 m2	475.00	544,900		336.77		
A35 Projections	0.000	1 Sum	284,700.00	284,700		175.96		
B INTERIORS		1,618 m2			1,406,700		869.41	13.6
B1 PARTITIONS & DOORS					627,600		387.89	6.1
B11 Partitions	0.980	1,582 m2	220.00	348,100		215.14		
B12 Doors	0.980	1,582 m2	177.00	279,500		172.74		
B2 FINISHES					428,100		264.59	4.1
B21 Floor Finishes	0.980	1,582 m2	85.00	134,700		83.25		
B22 Ceiling Finishes	0.980	1,582 m2	101.00	159,000		98.27		
B23 Wall Finishes	0.980	1,582 m2	85.00	134,400		83.07		
B3 FITTINGS & EQUIPMENT					351,000		216.93	3.4
B31 Fittings & Fixtures	0.980	1,582 m2	167.00	263,500		162.86		
B32 Equipment	0.980	1,582 m2	55.00	87,500		54.08		
B33 Elevators				0		0.00		
C SERVICES		1,618 m2			2,579,500		1,594.25	24.9
C1 MECHANICAL					1,174,100		725.65	11.3
C11 Plumbing & Drainage	0.980	1,582 m2	161.00	255,000		157.60		
C12 Fire Protection	0.980	1,582 m2	78.00	124,100		76.70		
C13 HVAC	0.980	1,582 m2	430.00	680,000		420.27		
C14 Controls	0.980	1,582 m2	73.00	115,000		71.08		
C2 ELECTRICAL					1,405,400		868.60	13.6
C21 Service & Distribution	0.980	1,582 m2	128.00	202,500		125.15		
C22 Lighting, Devices & Heating	0.980	1,582 m2	253.00	401,000		247.84		
C23 Systems & Ancillaries	0.980	1,582 m2	507.00	801,900		495.61		
NET BUILDING COST - EXCLUDING SITE				\$	8,660,800		5,352.78	83.6
D SITE & ANCILLARY WORK		1,618 m2			649,700		401.55	6.3
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					649,700		401.55	6.3
D20 Hose Tower	0.020	36 m2	18,047.00	649,700		401.55		
D21 Demolitions				0		0.00		
D22 Alterations				0		0.00		
NET BUILDING COST - INCLUDING SITE				\$	9,310,500		5,754.33	89.9
Z1 GENERAL REQUIREMENTS & FEE					1,046,500		646.79	10.1
Z11 General Requirements		8.0 %		744,800		460.32		
Z12 Fee		3.0 %		301,700		186.46		
TOTAL CONSTRUCTION ESTIMATE - EXCLUDING ALLOWANCES				\$	10,357,000		6,401.11	100.0
Z2 ALLOWANCES					4,775,400		2,951.42	
Z20 Location Factor		10.0 %		1,035,700		640.11		
Z21 Design & Pricing Allowance		15.0 %		1,708,900		1,056.18		
Z22 Escalation Allowance, 2 Yrs		10.0 %		1,310,200		809.77		
Z23 Construction Allowance		5.0 %		720,600		445.36		
TOTAL CONSTRUCTION ESTIMATE - INCLUDING ALLOWANCES				\$	15,132,400		9,352.53	
VALUE ADDED TAX (GST/HST)					0		0.00	
Value Added Tax (GST/HST)		0.0 %		0		0.00		
TOTAL CONSTRUCTION ESTIMATE				\$	15,132,400	\$	9,352.53	

Appendix
A - Elemental Cost Summary

New Construction – Site Work

Project	: Metchosin Fire Hall	Report date	: 21 Jul 2025
	: New Construction - Site Work	Page No.	: 1
Location	: Metchosin, BC	Bldg Type	: 380
Owner	: District of Metchosin	C.T. Index	: 0.0
Consultant	: Johnston Davidson Architecture	GFA	: 2,667 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		2,667 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		2,667 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	2,667 m2	0.00	0		0.00		
B32 Equipment	1.000	2,667 m2	0.00	0		0.00		
B33 Elevators				0		0.00		
B34 Escalators				0		0.00		
C SERVICES		2,667 m2			0		0.00	0.0
C1 MECHANICAL					0		0.00	0.0
C11 Plumbing & Drainage	1.000	2,667 m2	0.00	0		0.00		
C12 Fire Protection	1.000	2,667 m2	0.00	0		0.00		
C13 HVAC	1.000	2,667 m2	0.00	0		0.00		
C14 Controls	1.000	2,667 m2	0.00	0		0.00		
C2 ELECTRICAL					0		0.00	0.0
C21 Service & Distribution	1.000	2,667 m2	0.00	0		0.00		
C22 Lighting, Devices & Heating	1.000	2,667 m2	0.00	0		0.00		
C23 Systems & Ancillaries	1.000	2,667 m2	0.00	0		0.00		
NET BUILDING COST - EXCLUDING SITE				\$ 0			0.00	0.0
D SITE & ANCILLARY WORK		2,667 m2			798,000		299.21	89.9
D1 SITE WORK					798,000		299.21	89.9
D11 Site Development	1.000	2,667 m2	187.00	498,600		186.95		
D12 Mechanical Site Services	0.000	1 Sum	174,400.00	174,400		65.39		
D13 Electrical Site Services	0.000	1 Sum	125,000.00	125,000		46.87		
D2 ANCILLARY WORK					0		0.00	0.0
D21 Demolitions				0		0.00		
D22 Alterations				0		0.00		
NET BUILDING COST - INCLUDING SITE				\$ 798,000			299.21	89.9
Z1 GENERAL REQUIREMENTS & FEE					89,700		33.63	10.1
Z11 General Requirements		8.0 %		63,800		23.92		
Z12 Fee		3.0 %		25,900		9.71		
TOTAL CONSTRUCTION ESTIMATE - EXCLUDING ALLOWANCES				\$ 887,700			332.85	100.0
Z2 ALLOWANCES					409,400		153.51	
Z20 Location Factor		10.0 %		88,800		33.30		
Z21 Design & Pricing Allowance		15.0 %		146,500		54.93		
Z22 Escalation Allowance, 2 Yrs		10.0 %		112,300		42.11		
Z23 Construction Allowance		5.0 %		61,800		23.17		
TOTAL CONSTRUCTION ESTIMATE - INCLUDING ALLOWANCES				\$ 1,297,100			486.35	
VALUE ADDED TAX (GST/HST)					0		0.00	
Value Added Tax (GST/HST)		0.0 %		0		0.00		
TOTAL CONSTRUCTION ESTIMATE				\$ 1,297,100		\$	486.35	

Appendix
A - Elemental Cost Summary

Temporary Facility – Fire Hall

Project	: Metchosin Fire Hall					Report date : 21 Jul 2025		
	: New Construction - Temporary Facility					Page No. : 1		
Location	: Metchosin, BC					Bldg Type : 380		
Owner	: District of Metchosin					C.T. Index : 0.0		
Consultant	: Johnston Davidson Architecture					GFA : 824 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		824 m2			0		0.00	0.0
B INTERIORS		824 m2			0		0.00	0.0
C SERVICES		824 m2			0		0.00	0.0
NET BUILDING COST - EXCLUDING SITE				\$	0		0.00	0.0
D SITE & ANCILLARY WORK		824 m2			2,710,300		3,289.20	89.9
D1 SITE WORK					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		
D2 ANCILLARY WORK					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' 50	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		
NET BUILDING COST - INCLUDING SITE				\$	2,710,300		3,289.20	89.9
Z1 GENERAL REQUIREMENTS & FEE					304,600		369.66	10.1
Z11 General Requirements		8.0 %		216,800		263.11		
Z12 Fee		3.0 %		87,800		106.55		
TOTAL CONSTRUCTION ESTIMATE - EXCLUDING ALLOWANCES				\$	3,014,900		3,658.86	100.0
Z2 ALLOWANCES					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		
TOTAL CONSTRUCTION ESTIMATE - INCLUDING ALLOWANCES				\$	4,021,900		4,880.95	
TOTAL CONSTRUCTION ESTIMATE				\$	4,021,900	\$	4,880.95	

Appendix
A - Elemental Cost Summary
Building Demolition

Project	: Metchosin Fire Hall					Report date			: 21 Jul 2025		
	: Building Demolition					Page No.			: 1		
Location	: Metchosin, BC					ELEMENTAL COST SUMMARY			Bldg Type		: 380
Owner	: District of Metchosin					C.T. Index			: 0.0		
Consultant	: Johnston Davidson Architecture					GFA			: 902 m2		
Element	Ratio to GFA	Elemental Cost		Elemental Amount		Rate per m2					
		Quantity	Unit rate	Sub-Total	Total	Sub-Total	Total			%	
A SHELL		902 m2			0		0.00			0.0	
B INTERIORS		902 m2			0		0.00			0.0	
C SERVICES		902 m2			0		0.00			0.0	
NET BUILDING COST - EXCLUDING SITE				\$ 0			0.00			0.0	
D SITE & ANCILLARY WORK		902 m2			422,100		467.96			89.9	
D2 ANCILLARY WORK					422,100		467.96			89.9	
D21 Demolitions/HAZMAT	1.000	902 m3	375.00	338,300		375.06					
D22 Building Footprint Restoration	1.000	902 m2	93.00	83,800		92.90					
NET BUILDING COST - INCLUDING SITE				\$ 422,100			467.96			89.9	
Z1 GENERAL REQUIREMENTS & FEE					47,500		52.66			10.1	
Z11 General Requirements		8.0 %		33,800		37.47					
Z12 Fee		3.0 %		13,700		15.19					
TOTAL CONSTRUCTION ESTIMATE - EXCLUDING ALLOWANCES				\$ 469,600			520.62			100.0	
Z2 ALLOWANCES					156,800		173.84				
Z20 Location Factor		5.0 %		23,500		26.05					
Z21 Design & Pricing Allowance		10.0 %		49,300		54.66					
Z22 Escalation Allowance, 2 Yrs		10.0 %		54,200		60.09					
Z23 Construction Allowance		5.0 %		29,800		33.04					
TOTAL CONSTRUCTION ESTIMATE - INCLUDING ALLOWANCES				\$ 626,400			694.46				
TOTAL CONSTRUCTION ESTIMATE				\$ 626,400		\$	694.46				

Appendix
B – Basis and Assumptions for Class D Estimate

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

A13 – Special Conditions

- Allowed dewatering during construction and ESC
- 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 2nd floor and mezzanine (F2A floor assembly)

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

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

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.

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
- Decontamination equipment (gear washer/dryer, portable decontamination system, hazmat decon shower & boots and SCBA decon washer)
- 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
- Nederman vehicle exhaust extraction system to 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
- PV solar system (excluded)

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 buildings (2 no.) including hazmat abatement and required restoration of building footprint to receive new development.

Appendix
AA - Documents and Drawings List

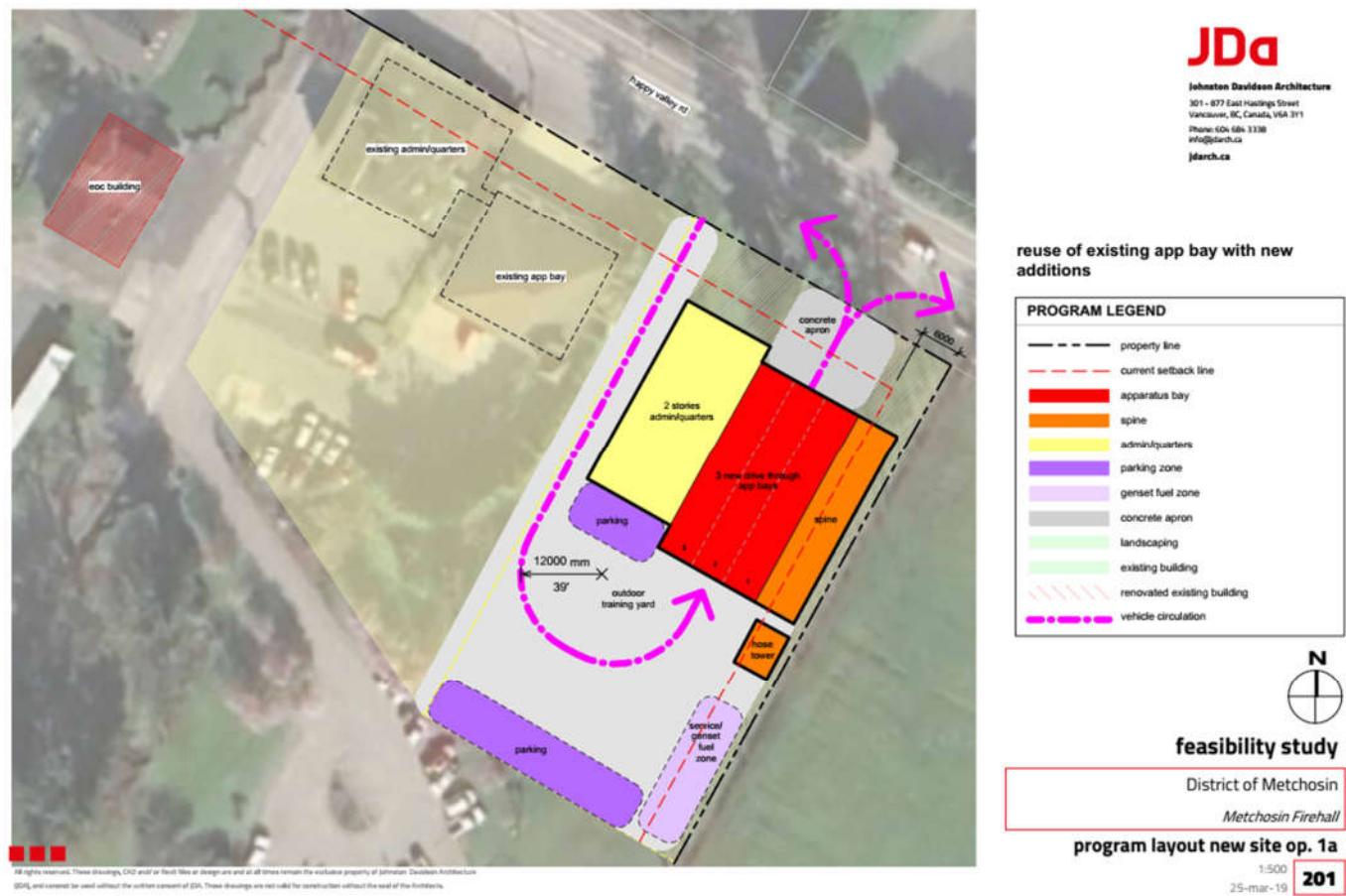
DOCUMENTS AND DRAWING LIST

DOCUMENTS AND DRAWINGS

Title	Dated	Received
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

Appendix
AB - Representative Drawings

PROGRAM LAYOUT



METCHOSIN FIRE HALL NEW CONSTRUCTION METCHOSIN, BRITISH COLUMBIA

Report date : July 2025

SPACE PROGRAMS

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
PUBLIC AREAS									
P-1	Front entry			0.00	0.00	215.20	20.00	Not much of defined entry currently - location has inherent 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
EOC									
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
FH - ADMIN									
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	Officer's 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 BCBC review.
A-8	Washroom			0.00	0.00	32.28	3.00		
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	84.58	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	1,854.48	98.00
FH - OPERATIONAL AREAS									
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 27.6m long inside clear.	
O-2	2 tandem drive through bays @ 5.6 (18.4') W x 26m(85.3') L = 313.6m ²			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 = 291.2m ²			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	Decon/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 Turnouts 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	Washroom with shower on the dirty side of the hall 4 total.	
O-14	Library / Janitor's Room (dry)			0.00	0.00	89.70	7.00		Shop storage and shop 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. NFD 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	676.58

METCHOSIN FIRE HALL
NEW CONSTRUCTION
METCHOSIN, BRITISH COLUMBIA

Report date : July 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 event/bookings. (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 8m which accommodate 6 - 2"x2" 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	351.70	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	704.78	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	21.82	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			8,586.49	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)			429.02	28.60	0.00	0.00		
	TOTAL FIREHALL	0	0	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's operations 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.					

Report date : July 2025

The architectural drawings for the Hose Tower are organized as follows:

- Floor Plans:**
 - 1st floor:** Shows the ground level layout with dimensions and room labels.
 - 2nd floor:** Shows the second level layout with dimensions and room labels.
 - 3rd floor:** Shows the third level layout with dimensions and room labels.
 - 4th floor:** Shows the fourth level layout with dimensions and room labels.
 - 5th floor:** Shows the fifth level layout with dimensions and room labels.
 - 6th floor:** Shows the sixth level layout with dimensions and room labels.
 - 7th floor:** Shows the seventh level layout with dimensions and room labels.
 - 8th floor:** Shows the eighth level layout with dimensions and room labels.
 - 9th floor:** Shows the ninth level layout with dimensions and room labels.
 - 10th floor:** Shows the tenth level layout with dimensions and room labels.
 - 11th floor:** Shows the eleventh level layout with dimensions and room labels.
 - 12th floor:** Shows the twelfth level layout with dimensions and room labels.
 - 13th floor:** Shows the thirteenth level layout with dimensions and room labels.
 - 14th floor:** Shows the fourteenth level layout with dimensions and room labels.
 - 15th floor:** Shows the fifteenth level layout with dimensions and room labels.
 - 16th floor:** Shows the sixteenth level layout with dimensions and room labels.
 - 17th floor:** Shows the seventeenth level layout with dimensions and room labels.
 - 18th floor:** Shows the eighteenth level layout with dimensions and room labels.
 - 19th floor:** Shows the nineteenth level layout with dimensions and room labels.
 - 20th floor:** Shows the twentieth level layout with dimensions and room labels.
- Sections:**
 - Section 1-1:** A vertical section through the tower showing the internal structure and dimensions.
 - Section 2-2:** A vertical section through the tower showing the internal structure and dimensions.
 - Section 3-3:** A vertical section through the tower showing the internal structure and dimensions.
 - Section 4-4:** A vertical section through the tower showing the internal structure and dimensions.
 - Section 5-5:** A vertical section through the tower showing the internal structure and dimensions.
 - Section 6-6:** A vertical section through the tower showing the internal structure and dimensions.
 - Section 7-7:** A vertical section through the tower showing the internal structure and dimensions.
 - Section 8-8:** A vertical section through the tower showing the internal structure and dimensions.
 - Section 9-9:** A vertical section through the tower showing the internal structure and dimensions.
 - Section 10-10:** A vertical section through the tower showing the internal structure and dimensions.
 - Section 11-11:** A vertical section through the tower showing the internal structure and dimensions.
 - Section 12-12:** A vertical section through the tower showing the internal structure and dimensions.
 - Section 13-13:** A vertical section through the tower showing the internal structure and dimensions.
 - Section 14-14:** A vertical section through the tower showing the internal structure and dimensions.
 - Section 15-15:** A vertical section through the tower showing the internal structure and dimensions.
 - Section 16-16:** A vertical section through the tower showing the internal structure and dimensions.
 - Section 17-17:** A vertical section through the tower showing the internal structure and dimensions.
 - Section 18-18:** A vertical section through the tower showing the internal structure and dimensions.
 - Section 19-19:** A vertical section through the tower showing the internal structure and dimensions.
 - Section 20-20:** A vertical section through the tower showing the internal structure and dimensions.
- Details:**
 - Detail 1:** A detail of the tower's base showing the foundation and dimensions.
 - Detail 2:** A detail of the tower's roof showing the structure and dimensions.
 - Detail 3:** A detail of the tower's floor showing the structure and dimensions.
 - Detail 4:** A detail of the tower's wall showing the structure and dimensions.
 - Detail 5:** A detail of the tower's window showing the structure and dimensions.
 - Detail 6:** A detail of the tower's door showing the structure and dimensions.
 - Detail 7:** A detail of the tower's staircase showing the structure and dimensions.
 - Detail 8:** A detail of the tower's elevator showing the structure and dimensions.
 - Detail 9:** A detail of the tower's mechanical room showing the structure and dimensions.
 - Detail 10:** A detail of the tower's storage room showing the structure and dimensions.
 - Detail 11:** A detail of the tower's office showing the structure and dimensions.
 - Detail 12:** A detail of the tower's kitchen showing the structure and dimensions.
 - Detail 13:** A detail of the tower's bathroom showing the structure and dimensions.
 - Detail 14:** A detail of the tower's bedroom showing the structure and dimensions.
 - Detail 15:** A detail of the tower's living room showing the structure and dimensions.
 - Detail 16:** A detail of the tower's dining room showing the structure and dimensions.
 - Detail 17:** A detail of the tower's terrace showing the structure and dimensions.
 - Detail 18:** A detail of the tower's balcony showing the structure and dimensions.
 - Detail 19:** A detail of the tower's parking lot showing the structure and dimensions.
 - Detail 20:** A detail of the tower's driveway showing the structure and dimensions.

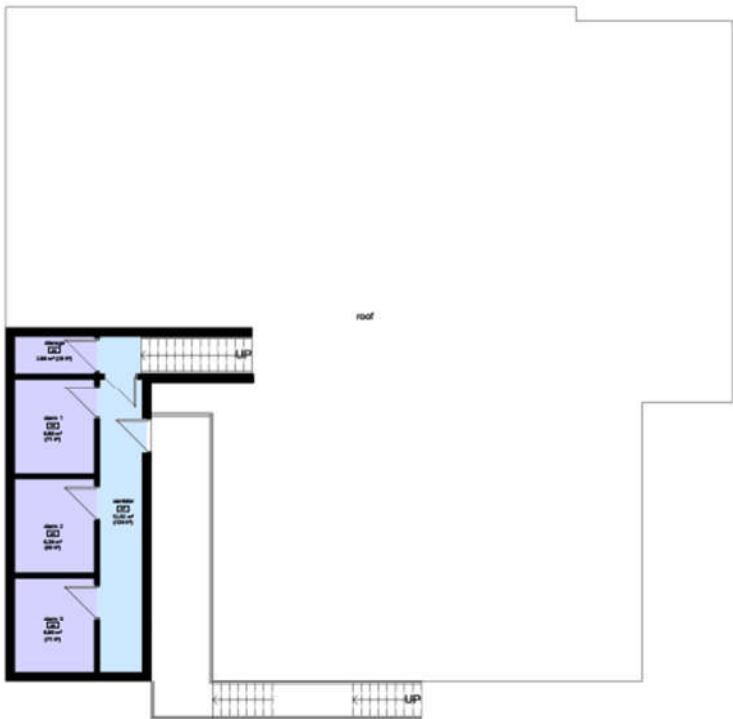
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Report date : July 2025

Room	Room #	Area (m ²)	Area (SF)
chief's office	1	23.78 m ²	(256 SF)
officer's office	2	9.52 m ²	(102 SF)
library	3	13.64 m ²	(147 SF)
pantry	14	16.98 m ²	(183 SF)
laundry / storage	15	18.21 m ²	(194 SF)
kitchen	16	11.27 m ²	(121 SF)
storage/ old training room	4	34.79 m ²	(375 SF)
corridor	16	12.83 m ²	(138 SF)
stairs	31	3.74 m ²	(40 SF)
storage	9	4.28 m ²	(46 SF)
washroom	10	4.52 m ²	(49 SF)
great room	17	83.56 m ²	(899 SF)
society room	5	49.98 m ²	(538 SF)
health & wellness fitness	6	63.13 m ²	(679 SF)
corridor	32	9.96 m ²	(107 SF)
stairs	33	3.23 m ²	(35 SF)

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

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6-jan-23
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Room Schedule		
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ADMIN	102	1103
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feasibility study

District of Metchosin

Metchosin Firehall

existing fh - admin + quarter building level 2

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25-jan-23

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METCHOSIN FIRE HALL
NEW CONSTRUCTION
METCHOSIN, BRITISH COLUMBIA

Report date : July 2025

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Room Schedule		
Department	Area (sm)	Area (sf)
ADMIN	102	1103
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feasibility study

District of Metchosin

Metchosin Firehall

existing fh - app bay

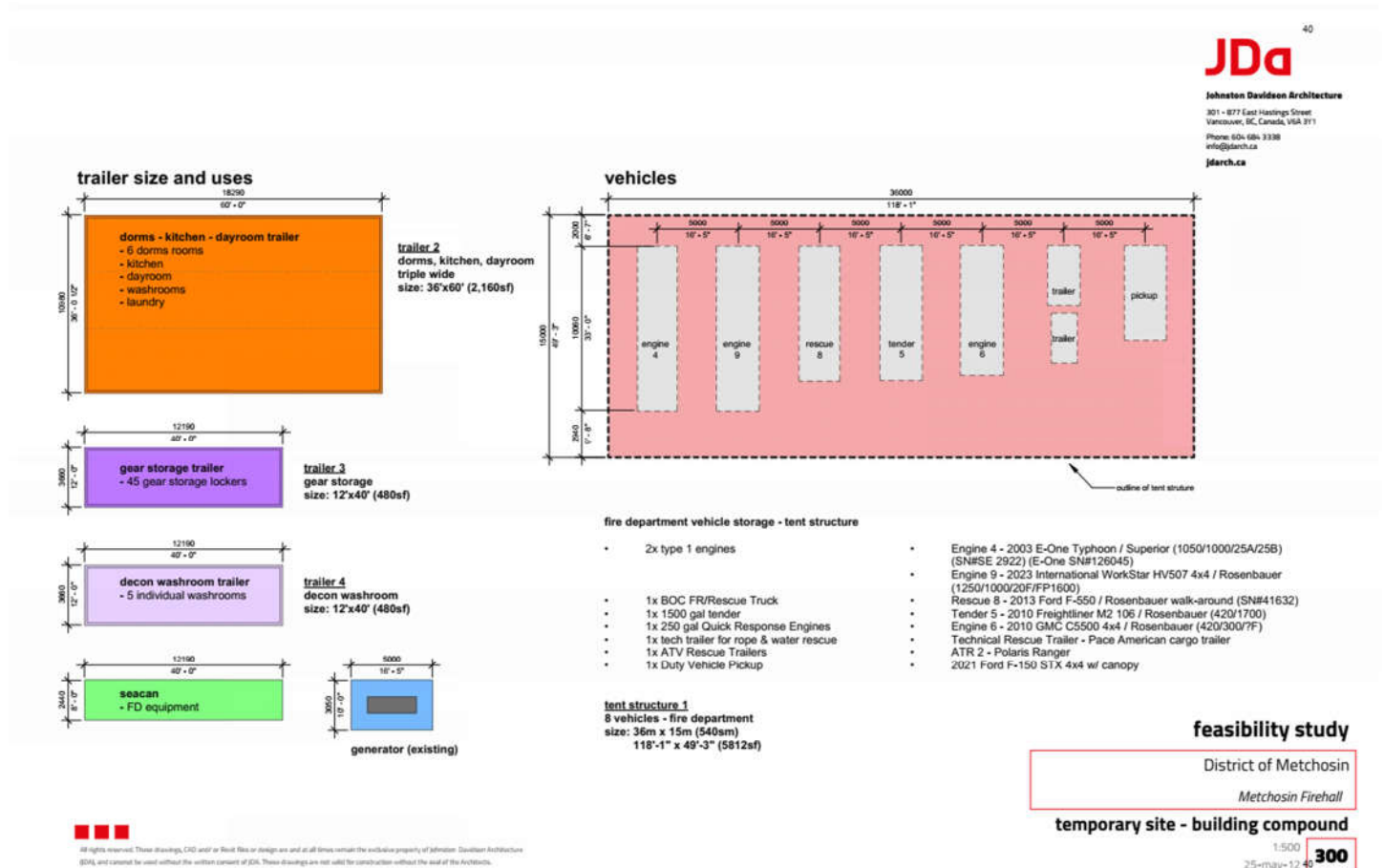
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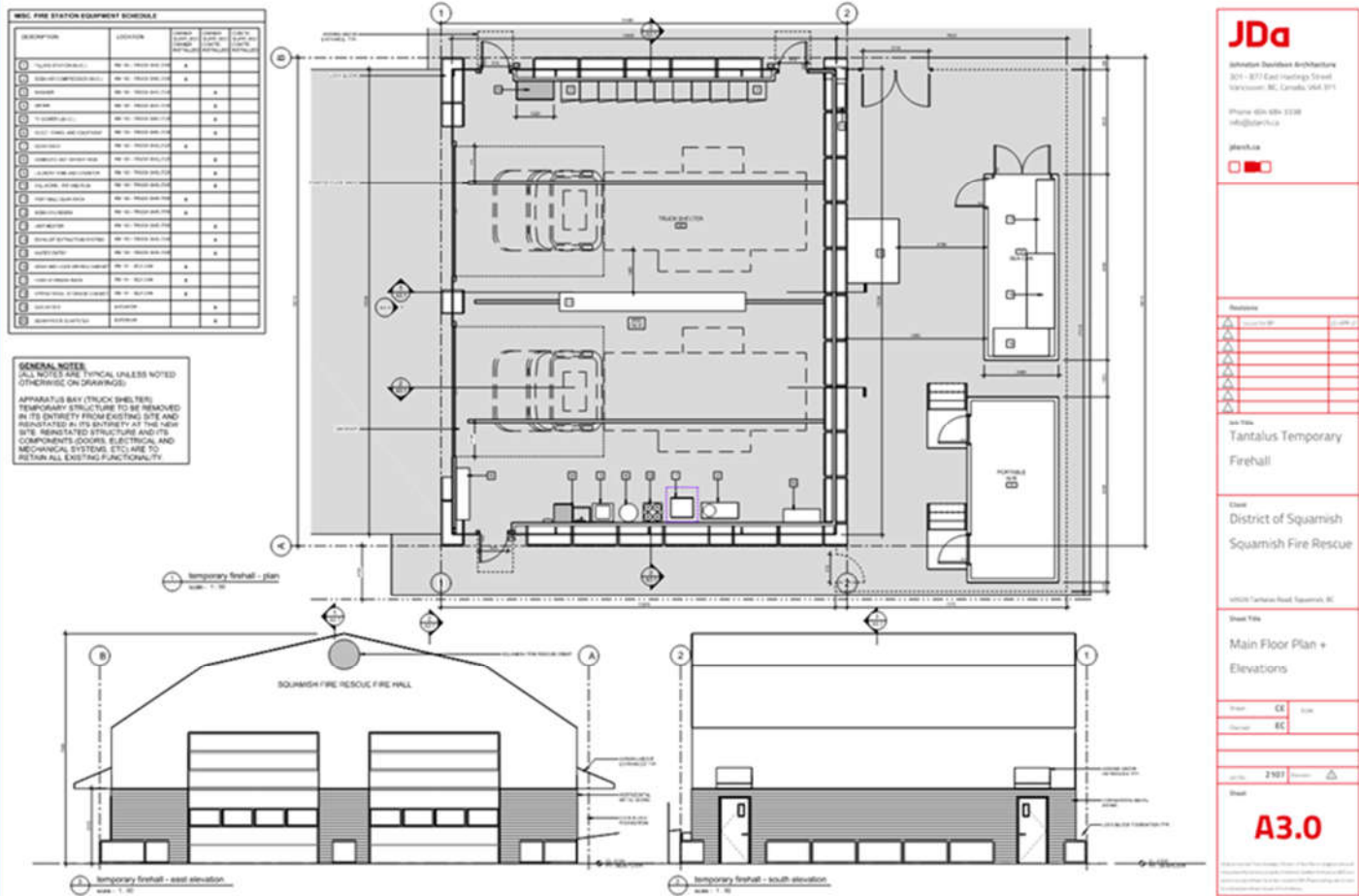
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TEMPORARY FACILITY



METCHOSIN FIRE HALL
NEW CONSTRUCTION
METCHOSIN, BRITISH COLUMBIA

Report date : July 2025



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Project Loan Monitoring

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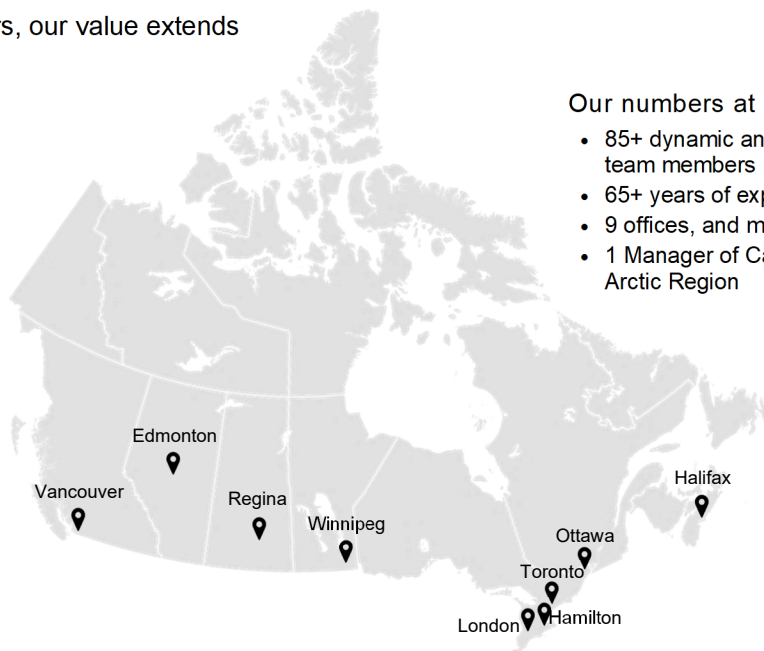
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- Risk and gap analysis
- Cost publications

Scheduling

Litigation Support

Our numbers at a glance:

- 85+ dynamic and inclusive team members
- 65+ years of expert costing
- 9 offices, and more coming
- 1 Manager of Canada's Arctic Region



From west to east, our leadership team is here to serve you. We collaborate on many projects nationally and internationally and are available to assist. For information, please contact us.

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