

Purpose and Limitations of this Cost Estimate

This cost estimate has been prepared based on conceptual level architectural layouts and without the benefit of detailed architectural, mechanical, electrical, civil, or processing system drawings. As such, this cost estimate should be considered an Order of Magnitude Class D estimate. Based on the documents available, this estimate should be correct within a range of approximately +/- 25%.

Basis, Assumptions, and Exclusions

The cost estimate is based on the following assumptions:

1. All work can be procured as a whole and completed by the same Contractor.
2. Most of the works will proceed during normal operating hours (7:00AM-11:00PM) except some limited services which will need to shut down for transfer/connection outside normal working hours.
3. Allowances to ensure that the Public Works Yard remain operational throughout construction are required
4. Allowances to transport and install salvageable equipment are required
5. Temporary services are required during tie-ins
6. Compliance with the latest version of BCBC and post-disaster standards per BCBC 2018 are required
7. Minor volumes of contaminated soils will require disposal off site
8. Fleet Maintenance Building – Typical reinforced slab on grade in truck bays 200mm, and non truck areas 150mm
9. Crew & Administration Building – Strip and pad footings
10. Buildings to be designed and built to a “LEED Gold” standard equivalent
11. All exterior concrete vehicle accessible slabs will be resistant to chloride and include integral hardener
12. Funding is able to be used interchangeably between line items

This cost estimate includes all direct and indirect construction costs derived from the plans and other information provided by the designers, except for the following:

1. Land costs
2. Management and overhead costs
3. Operational impact costs
4. Planning, administration, and financing costs
5. Temporary facilities for users during construction (if required)
6. Environmental remediation outside of site boundary
7. Costs associated with “LEED” certification process
8. Erratic market conditions, such as lack of bidders
9. Cost escalation past May 2028 (assumed midpoint of construction)

Cost Type	Item	Estimated Cost
Construction	Crew and Administration Building	\$21,000,000
	Fleet Maintenance Building	\$16,000,000
	Stormwater Treatment and Servicing	\$3,500,000
	Site Servicing	\$1,500,000
	Surface Works & Site Development	\$1,500,000
	On-Site Electrical Infrastructure	\$1,500,000
	Relocate Materials Storage Facilities	\$1,500,000
	Road Improvements and Site Entrances	\$1,000,000
	Site Security	\$500,000
	Construction Sub-Total	\$48,000,000
Project Delivery	Professional Services (Design, Legal, Admin., Inspection, Etc.)	\$9,000,000
	Furnishing, Fixtures, and Equipment (Inc. Fleet Maintenance Equipment)	\$2,000,000
	Permitting and DCCs	\$1,500,000
	Off-Site Work	\$525,000
	Third Party Utilities	\$500,000
	Insurance	\$400,000
	Move Costs	\$75,000
	Project Delivery Sub-Total	\$14,000,000
Inflation	Projected to May 2028	\$10,000,000
Contingency	25% (Class D)	\$18,000,000
Total Recommended Budget		\$90,000,000