UNITECH
CONSTRUCTION MANAGEMENT

Winskill Aquatic Centre					Class D Estimate
Description of Work	**Unit**	**SQMT**	**SQFT**	**Unit Price**	**Total**
Lobby & Administration Areas					3,653,000
Aquatic					17,560,000
Aquatic Support Areas, Change Rooms, etc.					24,869,000
Gym Areas					3,805,000
Fitness Program Areas					3,038,000
Community Program Areas Including Multi Purpose Rooms					2,481,000
Boys and Girls Club					1,127,500
Building Service Spaces					2,381,000
Net Building Costs		**8,249**	**89,889**		**58,914,500**
General Requirements (GR's) and Construction Management Fees					8,165,000
Site Development					6,853,000
Project Contingency					25,137,000
Design Contingency - During Design Phase	10%			7,393,000	
Construction Contingency - During Construction Phase	14%			10,351,000	
Escalation Contingency - To Mid Point of Construction	10%			7,393,000	
Construction Total		**8,249**	**89,889**		**99,069,500**
Consultants Fees					5,522,000
Furniture, Fixtures Equipment, Insurance, Owner, Utility Connect Fees, Permits & DCC's					11,234,000
Total Project Cost (EXCLUDING SITE REALIGNMENT & ADDITIONAL AREAS)					**115,825,500**
Additional Facility Items					
Waterslide					726,000
Plunge Pool					152,000
Commercial Retail / Café - shell space only					92,000
Traffic Intersection on 56th Ave & 10th					450,000
Fully Electrified Facility (Including BC Hydro Costs) Potential Grant Opportunity					2,200,000
Additional Facility Outside Original Scope Allowance for GC's, Fees & Contingency					550,000
Additional Facility Items Sub Total				Subtotal	4,170,000
Total Project Cost (EXCLUDING SITE REALIGNMENT)		**8,337**	**90,836**		**119,995,500**
Site Realignment					
Relocate U-13 Field					3,000,000
Add 4th Field					3,000,000
Other Site Realignment Ammenities, GC's, Fees and Contingency					3,760,000
Forest Pathway, Disk Golf Relocation, Reforistation, Washrooms and Storage					
Site Realignment Sub Total					9,760,000
Total Project Cost					**129,755,500**

Cost Comparison	January 2024	Current	Difference
Net Building Construction Costs (Original Program)	70,640,880	73,932,500	(3,291,620)
Project Contingency	24,017,899	25,137,000	(1,119,101)
Construction Costs	**94,658,779**	**99,069,500**	**(4,410,721)**
Design Costs	9,465,878	5,522,000	3,943,878
FF&E and Other Soft Costs	11,701,100	11,234,000	467,100
Project Costs (Before Additional Program)	**115,825,757**	**115,825,500**	**257**
Additional Program		**4,170,000**	**(4,170,000)**
Project Costs (After Additional Program)	**115,825,757**	**119,995,500**	**(4,169,743)**
Site Realignment	10,000,000	9,760,000	240,000
Project Costs (After Ste Realignment)	**125,825,757**	**129,755,500**	**(3,929,743)**
Facility Square Feet	**81,332**	**89,889**	**(8,557)**
Construction Cost Per Square Foot	**1,164**	**1,102**	