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December 17, 2010

The West Coast Multiplex Society  
Box 163  
Tofino, BC V0R 2Z0

Attention: Mr. Keith Gibson, Chairman

Dire Sirs:

Re: Preliminary Design and Construction Services for  
West Coast Multiplex Society

In accordance with our Pre-Construction Agreement, we are pleased to provide our attached detailed submission documents. These documents are the basis of our detailed Cost Estimates, and include the following documentation.

- 1) CCEI Architecture Drawings & Concept Report.
- 2) Architectural Product Literature for proposed construction materials & equipment.
- 3) Bogdonov Pao Associates Structural Report and details.
- 4) AME Group Mechanical Schematic Design Report.
- 5) Norlock Refrigeration Design Build Proposal for the Ice Plant.
- 6) MCL Engineering Electrical Concept Report.
- 7) Furniture Fixtures & Equipment Schedule.
- 8) AG Surveys Topographic Survey Plan and Site Plans prepared by CEI Architecture.
- 9) Lewkowich Engineering Associates Geotechnical Report.

VVI Construction (VVIC) worked with an experienced team of construction subtrades and suppliers to take the conceptual information provided by the Consulting Team, and produced firm proposals and estimates. In addition, we did receive supplemental information from the various consultants to assist with the pricing.

We have included a Commentary to assist in explanation of the Detailed Design Construction and FF&E Budgets. We look forward to presenting the complete package to the Society on December 20, 2010.

This is an exciting project; VVIC together with CEI Architecture and the remainder of the Consulting Team will strive to ensure that this is a successful project, that all of us can be very proud of at it's completion.

Thank you for the opportunity to provide our services.

Yours truly,

  
Bruce Walker, P. Eng.  
Vice President,  
VVI Construction Ltd.



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## Cost Estimate Commentary

### 1) Division 1 - General Requirements

- VVIC estimates the construction of the Multiplex will take a minimum of (16) months to complete. The completion time could be affected by the start date and incimate weather which hinders production.
- The Division 1 Costs include all of requirements on site to complete the project in an orderly manner; some of the key items are management and supervision, field offices and storage facilities, safety officers and first aid facilities, lifting equipment and cranes, temporary heating, hoarding and electrical services, security, garbage removal and disposal, daily and final cleaning.

### 2) Division 2 – Sitework

- We have anticipated clearing and grubbing for the majority of the property designated for this facility; the existing northern most bush area of nearly 1 acre, will be left as indigenous green space.
- There is a perched groundwater table across the site that varies between 1.7m – 2.8m below existing grades. Dewatering is required to complete the construction of the Basement Mechanical Room and Surge Tank along with a portion of the Lap Pool. Due to the groundwater and its buoyancy affect on the structure, we have assumed the Multiplex with be constructed 0.61m (2'-0") above the main floor level of the Club House.
- With respect to sanitary and domestic water service, we have assumed we will be able to connect to municipal services at the highway.
- We have included budgets to bring power from the adjacent overhead power line, dip underground and feed the facility.
- The storm management plan includes provision for temporary storage of rain water on site; with possible dispersion to the golf course for irrigation. Concrete curbs are not being provided as rather than trap and direct the surface water; we feel it is better to provide drainage that the water freely disposes to vegetated areas. The large overflow parking north of the Club House is "free draining" (granular surface).
- Asphalt pavement is provided to the Entrance to the facility, along with the Loop Road and two smaller Parking Lots.
- There is provision for plants and trees landscaping; irrigation system was not considered a requirement or necessity.

### 3) Division 3 – Concrete

- Bogdonov Pao has provided design notes and details for the cost estimate(s).
- Concrete foundations will be installed to support the facility and withstand the design loads for Tofino.
- The Basement and Surge Tank along with the Lap Pool will be designated, built and water proofed to be impermeable to ground water penetration.

### 4) Division 4 – Masonry

- Masonry interior and exterior wall components are being provided to all change Room and Service areas. Masonry withstands abrasion and the elements, yet can be very attractive when utilized in conjunction with other building materials or components.

**5) Division 5 – Metals**

- Bogdonov Pao provided design information to assist with our cost estimate.
- The structural steel roof support system is not only cost effective but virtually maintenance free as the facility ages.
- Stainless steel railings will be provided to Lap Pool, Leisure Pool and Whirlpool.
- Metal railings and guardrails to stairs and bleacher areas.

**6) Division 6 – Wood and Plastics**

- CEI Architecture has provided extensive wood shading to the glazed front entrance area.
- Allowances for decorative interior wood work that will assist with sound absorption, wood railing to the Main Stair.
- Millwork at the main reception desk and area; custom constructed benches for the Aquatics Change Rooms. Lobby benches for public skaters.
- Exterior cedar siding carried with rain screen provided to compliment other building materials.

**7) Division 7 – Thermal and Moisture Protection**

- (2) Ply SBS roof membrane carried with R28 wall insulation.
- Minimum R20 insulation provided to exterior wall systems, except at Mechanical and Service Areas.
- Waterproof membranes to the Basement, Surge Tank and Lap Pool.
- Standing seam or snap loc metal exterior rain screen wall system.

**8) Division 8 – Doors and Windows**

- Extensive use of curtain wall, store front at the Entrance Lobby and 2<sup>nd</sup> Level Shell Space.
- Polycarbonate panels to allow natural light into the Natorium but not allow any of the sun's reflective glares.
- Durable metal doors and frames, coiling and overhead doors to withstand rigorous usage.

**9) Division 9 – Finishes**

- Lap Pool, Leisure Pool and Whirlpool all have secondary waterproof membrane under ceramic tile (with epoxy grout). Allowance for the same system to the Arena Shower area.
- Slate or ceramic tile is being provided to the Entrance Vestibule, Lobby and Main Floor Washrooms.
- Pool Decks, Aquatics Change Rooms and Corridors to receive Stoneshield epoxy flooring systems.
- Rubber Skate Flooring provided to a portion of the Lobby, all Arena Change Rooms, Flex Rooms, Referee Room and at the apron areas adjacent to the ice surface.
- Carpet at Office and Reception.
- Lindeum provided to the 2<sup>nd</sup> Level Washrooms and the Elevator Cab.
- Acoustical sound treatment will be provided to the Natorium to provide the necessary sound absorption (vertically and horizontally hung).
- Epoxy paint provided to Natorium and Aquatic Change Rooms, latex paint finish to all other areas (except Mechanical and Service Areas).
- Exterior paint and stain finish; anti-graffiti seal coat to exposed masonry.

**10) Division 10 – Specialties**

- Cascadia 6500 Series mullion less arena rink board system.
- Baked enamel metal toilet partitions; durable washroom accessories to meet h/c requirements.
- Gutter grille system to Lap and Leisure Pools.
- Benches and coat hooks to Arena Change Rooms, Flex Rooms and Referee Room.

**11) Division 11 – Equipment**

- See separate Furniture, Fixture and Equipment Budget.

**12) Division 12 – Furnishings**

- **Approximately (280) seats provided to the 2<sup>nd</sup> Level Bleachers.**
- **For other Furnishes, refer to the Furniture, Fixtures and Equipment Budget.**
- **Foundations for future Water Slide Tower included in concrete budget. Cost for Tower Slide estimate at \$375,000.00.**

**13) Division 13**

- **Not utilized in the cost estimate.**

**14) Division 14 – Conveying Systems**

- **Kone Ecospace 2500 lb. Passenger Elevator.**

**15) Division 15 – Mechanical**

- **Please refer to the detailed Mechanical concept Report; budget has been provided by West Bay Mechanical and Master Pools.**
- **Norlock Refrigeration has provided a detailed proposal for the highly efficient ammonia refrigerant system. Equipment is detailed in the proposal; capacity is provided to start-up and operate in the summer months.**
- **High Energy efficient heat pump system may wish to be considered at the higher capital cost.**

**16) Division 16 – Electrical**

- **Please refer to the detailed Electrical Concept Report provided by MCL Engineering; detailed budget has been provided by Mazzei Electric.**
- **Non essential systems include audio, audio video, electronic signage, intrusion detection, duress alarm, access control and video surveillance cameras.**
- **50 KW genset allowing power for evacuation needs only.**
- **Exterior pole lighting to Parking and Entrance areas.**

# West Coast Multiplex

## Building and Site Work

Construction Hard Costs (Building)	\$14,401,925.00
Site Work	\$796,254.00
General Liability Insurance	\$21,875.00
Builder's Risk Insurance	\$238,000.00
50% Labour and Material Bonds	\$135,720.00
Professional Liability Insurance	By Consultant
Contingency	\$455,945.00
<b>Total Building and Site Work</b>	<b>\$16,049,719.00</b>

## Design and Inspection Costs

Architect	\$645,800.00
Engineering	\$412,900.00
A/E Reimbursable	\$150,000.00
Geotechnical Inspections	\$5,000.00
Concrete and Soils Testing	\$15,000.00
Environmental Assessments	By Owner (If Required)
<b>Total Design Costs</b>	<b>\$1,228,700.00</b>

## Permits, Utility Connection and Fees

Building Permit	\$115,215.00
Development Cost Charges	NIC
Utility Connection, Off Site and Fees	\$100,000.00
<b>Total Permits and Fees</b>	<b>\$215,215.00</b>

## Furniture Fixtures and Equipment

General/ Lobby/ Admin	\$39,589.00
Aquatics	\$74,546.00
Multipurpose Arena	\$137,661.00
Aquatic's Change Rooms	\$85,934.00
<b>Total FF&amp;E</b>	<b>\$337,730.00</b>

**Total Project Design and Construction Costs                    \$17,831,364.00**

**Note:** 12% H.S.T. is additional.  
Budgets based upon CEI Architects Preliminary Drawings.

Building size as follows:

1) Main Floor -	52,725 Ft <sup>2</sup>
2) 2nd Level -	15,700
3) Basement & Surge Tank -	1,300
	<hr/>
	69,725

## VVI Construction Ltd. Executive Summary Report West Coast Multiplex

Description	Total
	Amount
10000 1 General Requirements	1,137,970.00
20000 2 Site Construction	966,465.00
30000 3 Concrete	1,863,590.00
40000 4 Masonry	501,295.00
50000 5 Metals	1,208,904.00
60000 6 Wood & Plastics	362,664.40
70000 7 Thermal & Moisture Protection	918,644.50
80000 8 Doors & Windows	673,281.34
90000 9 Finishes	1,495,140.00
100000 10 Specialties	271,056.00
120000 12 Furnishings	42,560.00
140000 14 Conveying Systems	80,000.00
150000 15 Mechanical	3,154,000.00
160000 16 Electrical	1,376,000.00
<b>Estimate Total</b>	<b>14,051,570.24</b>
Overhead	562,062.81
Profit & Risk	584,545.32
Contingency	455,945.34
Bonds & Insurance	0.00
<b>Grand Total</b>	<b>15,654,123.71</b>

# VVI Construction Ltd.

## Detail Unit Pricing Report

Branch : Kelowna  
 Division : Construction  
 Estimator : Brad Nikkel

Total

### WCMLTIPLX West Coast Multiplex

1 General Requirements	
General Requirements	\$1,137,970.00
Total : 1 General Requirements	<u>\$1,137,970.00</u>
2 Site Construction	
Clearing & Site Preparation	\$219,125.00
Dewatering	\$100,000.00
Structural Excavation & Backfill	\$127,380.00
Civil Work (Electrical)	\$18,980.00
Civil Work (Mechanical)	\$10,000.00
Slab Prep	\$26,970.00
Utilities (Sanitary & Water)	\$33,000.00
Drainage & Containment (Retention pond & Piping)	\$40,000.00
Foundation Drainage Piping	\$10,990.00
Asphalt Pavement	\$284,670.00
Cement Concrete Curbs (NIC)	\$0.00
Sidewalks	\$43,350.00
Fences and Gates (Temporary)	\$2,000.00
Landscaping (Hard & Soft)	\$50,000.00
Total : 2 Site Construction	<u>\$966,465.00</u>
3 Concrete	
Foundations/Structure	\$883,135.00
Pools	\$369,400.00
Cast in Place Concrete Rink Slab (Complete)	\$328,285.00
Cast in Place SOG	\$210,240.00
Precast Concrete (Structural) Exterior	\$17,010.00
Precast Concrete Miscellaneous	\$55,520.00
Total : 3 Concrete	<u>\$1,863,590.00</u>
4 Masonry	
Masonry Units	\$501,295.00
Total : 4 Masonry	<u>\$501,295.00</u>
5 Metals	
Structural Steel	\$1,086,904.00
Metal Fabrications	\$90,000.00
Ornamental Metal (Stainless Steel)	\$30,000.00

[EstUnitD]

# VVI Construction Ltd.

## Detail Unit Pricing Report

Branch : Kelowna  
 Division : Construction  
 Estimator : Brad Nikkel

Total

### WCMLTIPLX West Coast Multiplex

Total :	5 Metals	\$1,208,904.00
6 Wood & Plastics		
Rough Carpentry		\$100,000.00
Heavy Timber Construction (Exterior)		\$86,565.40
Finish Carpentry		\$15,000.00
Interior Wood Finishes		\$49,524.00
Custom Cabinets		\$45,740.00
Paneling (Exterior)		\$65,835.00
Total :	6 Wood & Plastics	\$362,664.40
7 Thermal & Moisture Protection		
Damproofing & Water Proofing		\$31,747.00
Rigid Insulation		\$24,885.00
Metal Wall Panels		\$233,205.00
Membrane Roofing		\$597,000.00
Flashing & Sheet Metal		\$3,120.00
Roof Hatches		\$2,000.00
Firestopping		\$13,343.75
Joint Sealers		\$13,343.75
Total :	7 Thermal & Moisture Protection	\$918,644.50
8 Doors & Windows		
Doors & Frames		\$25,109.34
Coiling Doors and Grilles (Reception)		\$7,000.00
Overhead Doors (Zamboni Rm.)		\$9,500.00
Entrances and Storefronts		\$592,000.00
Steel Windows (Fitness to Arena) 6'4"x8'		\$7,660.00
Door Hardware		\$31,992.00
Total :	8 Doors & Windows	\$673,261.34
9 Finishes		
Ceiling Suspension		\$34,714.00
Gypsum Board & Wall Systems		\$518,262.00
Tile (pool Tanks)		\$340,000.00
Ceramic Tile (Pool Decks & Change Rooms)		\$142,665.00
Tile (Main WC/Vestibule & Lobby)		\$41,208.00
Specialty Flooring (Skate Gaurd)		\$40,850.00

[EstUnitID]



# VVI Construction Ltd.

## Detail Unit Pricing Report

Branch : Kelowna  
 Division : Construction  
 Estimator : Brad Nikkel

Total

### WCMLTIPLX West Coast Multiplex

Resilient Flooring	\$12,000.00
Carpet (Office & Reception)	\$8,000.00
Acoustical Treatment Panels	\$68,740.00
Paints & Coatings (Interior)	\$257,228.00
Paints (Exterior)	\$31,473.00
Total : 9 Finishes	<u>\$1,495,140.00</u>
10 Specialties	
Rink Board System (Cascadia)	\$172,500.00
Metal Toilet Compartments	\$29,876.00
Grilles & Screens	\$25,000.00
Fire Extinguishers	\$5,000.00
Toilet, Bath & Laundry Accessories	\$22,840.00
Benches & Coat Hooks (Dressing Rooms)	\$15,840.00
Total : 10 Specialties	<u>\$271,056.00</u>
12 Furnishings	
Multiple Seating	\$42,560.00
Total : 12 Furnishings	<u>\$42,560.00</u>
14 Conveying Systems	
Elevators	\$80,000.00
Total : 14 Conveying Systems	<u>\$80,000.00</u>
15 Mechanical	
Mechanical	\$2,104,000.00
Pool Piping & Equipment	\$1,050,000.00
Total : 15 Mechanical	<u>\$3,154,000.00</u>
16 Electrical	
Electrical	\$1,172,000.00
Lighting (Non Essential)	\$184,000.00
Lighting Exterior	\$20,000.00
Total : 16 Electrical	<u>\$1,376,000.00</u>
<b>Grand Total :</b>	<u><b>\$14,051,570.24</b></u>

## West Coast Multiplex, Tofino, BC

### Furniture, Fixtures and Equipment

Item	Area	Description	Features #	Cost
		<b>General</b>		
		Exterior Signage		\$20,000.00
		Interior Signage		\$4,000.00
		Exterior Bike Racks	2	\$1,800.00
		Exterior Benches	2	\$2,000.00
		Exterior Waste Receptacle	3	\$2,000.00
		<b>Subtotal General</b>		<b>\$29,800.00</b>
1.0		<b>Lobby</b>		
1.1		Lost & Found Baskets	2	\$250.00
1.2		Staff Mail Boxes	10	\$500.00
1.3		Benches	3	\$1,500.00
1.4		Waste Receptacles	5	\$1,000.00
1.5		Notice Boards/Racks	3	\$500.00
		<b>Subtotal Lobby</b>		<b>\$3,750.00</b>
2.0		<b>Administration (by Owner)</b>		<b>By Owner</b>
3.0		<b>Lap Pool</b>		
3.1		Bleachers/ Seating	2	\$2,500.00
3.2		Lanes & Lane Reels	4	\$3,000.00
3.3		Safety Equipment		\$0.00
		First aid kit, paddles, loud hailer spine board, reaching assists		
3.4		Diving Boards & Stands	1	\$2,250.00
		1m		
3.5		Starting Blocks	4	\$3,700.00
3.6		Stanchions		\$0.00
3.7		Scoreboard, Timing & Pace Clocks		\$1,200.00
3.8		Program Equipment		
		Volleyball	1	\$525.00
		Basketball	1	\$425.00
		Waterpolo		\$0.00
3.9		Training Equipment		\$0.00
		Kickboards		
3.10		Lifeguard Chair	2	\$4,250.00
3.11		Ropes and Buoys		\$0.00
		Flags etc.		
3.12		Handy-cap Lift	1	\$7,200.00
		<b>Subtotal Competition Pool Hall</b>		<b>\$25,050.00</b>
4.0		<b>Leisure Pool Hall</b>		
4.1		Waterslide		NIC
4.2		Waterslide (2.3m) Tower	1	\$13,125.00
4.3		Water Play Features		\$25,000.00
		Fountains, sprays		
4.4		Program Equipment		\$0.00
		Toys, balls, mats		
4.5		Pool Type Wheelchairs		\$0.00
		<b>Subtotal Leisure Pool Hall</b>		<b>\$38,125.00</b>

6.0	<b>Fitness / Aerobics</b>			
6.1	Fitness Studio	Shell Space		NIC
6.2	Aerobics Studio	Shell Space		NIC
6.3	Mirrors	Shell Space		NIC
	<b>Subtotal Fitness / Aerobics</b>			<b>\$0.00</b>
7.0	<b>Multipurpose Arena</b>			
7.1	Ice Resurfacers		1	\$96,700.00
7.2	Edger		1	\$4,962.00
7.3	Scoreboard/ Clock/ Timer& (1) set of Nets		1	\$10,000.00
	Goals & End Zone Nets		4	\$5,000.00
7.4	Basic PA System/ Sound System	In Contract		\$0.00
7.5	Phone System			\$0.00
7.6	Skate Sharpening Machines		1	\$5,000.00
7.7	Wet/ Dry Vacuums			\$0.00
7.8	Tools & Maintenance Equipment			\$0.00
	<b>Total Furniture and Equipment</b>			<b>\$116,662.00</b>
8.0	<b>Other</b>			
8.1	Meeting Rooms			By Owner
8.1.1	Chairs & Tables			By Owner
8.1.2	AV Equipment			By Owner
8.1.3	Podium etc.			By Owner
8.1.4	Misc.			By Owner
8.2	Child Care			By Owner
8.2.1	Furniture			By Owner
8.2.2	Toys			By Owner
	<b>Subtotal Other</b>			<b>\$0.00</b>
9.0	<b>Change Room Lockers (Aquatics)</b>			
9.1	Family Change (256 Doors)	Statesman c/w SS Base	1/2 size	\$72,825.00
9.2	Male Change		1/2 Size	\$0.00
9.3	Female Change		1/2 size	\$0.00
9.4	Staff Change	Standard Single Tier		\$0.00
	<b>Subtotal Change Room Lockers</b>			<b>\$72,825.00</b>
10.0	<b>Concession</b>	Vending Machines By Supplier		N/A
11.0	<b>Misc. Maintenance Equipment</b>			By Owner
	<b>Freight &amp; Handling Included</b>			
	<b>Sub Total</b>			<b>\$286,212.00</b>
	<b>Overhead &amp; Profit</b>		8%	<b>\$22,896.96</b>
	<b>Management &amp; Procurement</b>		10%	<b>\$28,621.20</b>
	<b>GRAND TOTAL (Items 1 through 11)</b>			<b>\$337,730.16</b>