

Head Office
P.O. Box 2988,
96 Cartier Street
Revelstoke, BC
V0E 2S0
Tel: 250-837-2919
Fax: 250-837-6145
reception@vvi-ltd.com

Kelowna
203 - 401 Glenmore Rd
Kelowna, BC
V1V 1Z6
Tel: 250-861-5768
Fax: 250-861-5410
tina@vvi-ltd.com

August 21, 2012

Alberni Clayoquot Regional District
3008 - 5th Avenue
Port Alberni, V9Y 2E3

Attention: Mr. Russell Dyson, Chief Administrative Officer

Dear Sir:

Re: Westcoast Multiplex Phase 1 – Ice Arena
Design and Construction Budget

We are pleased to provide an updated Design and Construction Budget for the proposed Phase 1 Ice Arena. Due to limited funding, we do not have the detailed engineering reports (except for Civil) that were commissioned in 2010. However, the prior reports were a guideline which assisted in the preparation in our costing, as clarified herein.

The detailed construction budgets are based upon the following documents:

- 1) CEI Architecture Main Floor & 2nd Level Floor Plans (Revised August 21, 2012).
- 2) McGill & Associates Engineering Drawing No. 2924-2 – Proposed Site Plans and their associated site works and site servicing estimate dated August 10, 2012.

VVI Construction has worked with an experienced group of subtrades and suppliers to take the conceptual information and produce firm proposals and estimates. The mechanical, refrigeration and electrical subtrades are the same that provided the 2010 budgets.

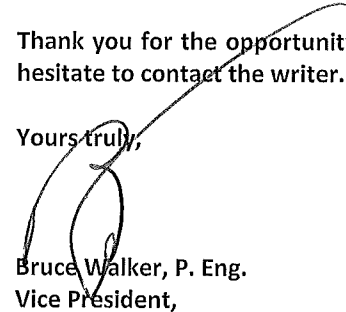
We have included a Construction Narrative to assist in the explanation of the Detailed Design, Construction and FF&E Budgets.

We are unsure of the Regional District's delivery method for the project; whether it be conventional design, tender and build contracts, one design-build construction contract, or design and build through a construction management contract. The mark-ups, insurances and bond costs included within the budgets should cover either method of delivery. However, we recommend a design-build contract as the District's best value and most effective delivery. A fast track construction management contract can also be utilized for quick delivery; however conventional construction management contracts are cost plus based, and cost overruns often occur.

This is a very exciting project and both ourselves and CEI Architecture would appreciate the opportunity to be part of the delivery team.

Thank you for the opportunity to provide our services. If there are any questions, please don't hesitate to contact the writer.

Yours truly,


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

West Coast Multiplex

PHASE 1 - ICE ARENA

Construction Costs

Site Work (Including Engineering & Inspection)	\$1,146,452.00
Building	\$8,984,119.00
Total Construction Costs	\$10,130,571.00

Design and Inspection Costs (Building)

Architect	\$400,000.00
Engineering	\$400,000.00
A/E Reimbursable	\$100,000.00
Geotechnical Inspections	\$15,000.00
Concrete and Soils Testing	\$15,000.00
Environmental Assessments	See McGill Engineering
Total Design & Inspection Costs	\$930,000.00

Soft Costs

General Liability Insurance	\$12,664.00
Builder's Risk Insurance	\$40,523.00
50% Labour and Material Bonds	\$65,849.00
Professional Liability Insurance	By Consultants
Building Permit	\$71,873.00
Development Cost Charges	By Regional District
Utility Connection, Off Site and Fees	See McGill Engineering
Total Soft Costs	\$190,909.00

Furniture Fixtures and Equipment

General/ Lobby/ Admin	\$39,501.00
Multipurpose Arena	\$157,410.00
Total FF&E	\$196,911.00

Contingency/ Inflation for 2012 Construction

5% Hard Construction Cost	\$572,420.00
---------------------------	--------------

Total Project Design and Construction Costs **\$12,020,811.00**

Note: 12% H.S.T. is additional. Revised Government tax regulations will affect the Construction Cost.

Budgets based upon CEI Architects Preliminary Drawings.

Building size as follows:

1) Main Floor - (Per VVI)	34,445	Ft ²
2) 2nd Level - (Per VVI)	6,900	Ft ²
Total Building -	41,345	Ft²

Note: Provision for Shell Space of 2,650 Ft² Future Multipurpose Room is included within the budget. **Total Building Area - 43,995 Ft²**

**VVI Construction Ltd.
 Executive Summary Report
 West Coast Arena**

Description	Total
	Amount
10000 1 General Requirements	755,120.00
20000 2 Site Construction	203,850.00
30000 3 Concrete	2,000,525.00
40000 4 Masonry	169,645.00
50000 5 Metals	925,000.00
60000 6 Wood & Plastics	266,829.40
70000 7 Thermal & Moisture Protection	483,092.50
80000 8 Doors & Windows	133,417.26
90000 9 Finishes	348,137.50
100000 10 Specialties	249,906.40
120000 12 Furnishings	28,000.00
140000 14 Conveying Systems	80,000.00
150000 15 Mechanical	2,022,800.00
160000 16 Electrical	640,000.00
Estimate Total	8,306,323.06
Overhead	332,252.92
Profit & Risk	345,543.03
Contingency	0.00
Bonds	0.00
Grand Total	8,984,119.01

VVI Construction Ltd.

Detail Unit Pricing Report

Branch : Kelowna
 Division : Construction
 Estimator : Brad Nikkel

Page : 1 of 3

	Total
WCARENA West Coast Arena	
1 General Requirements	
General Requirements 10%	
Total : 1 General Requirements	\$755,120.00
2 Site Construction	
Dewatering	
Structural Excavation & Backfill	\$15,000.00
Civil Work (Electrical) M+U Interior	\$93,500.00
Slab Prep	\$20,000.00
Foundation Drainage Piping	\$14,350.00
Fences and Gates (Temporary)	\$9,000.00
Landscaping (Hard & Soft)	\$2,000.00
Total : 2 Site Construction	\$50,000.00
3 Concrete	
Foundations/Structure	
Cast in Place Concrete Rink Slab (Complete)	\$448,230.00
Cast in Place SOG	\$361,115.00
Concrete (Structural) Exterior	\$139,690.00
Concrete Miscellaneous	\$40,000.00
Precast Concrete	\$61,490.00
Total : 3 Concrete	\$950,000.00
4 Masonry	
Masonry Units	
Total : 4 Masonry	\$169,645.00
5 Metals	
Structural Steel	
Metal Fabrications	\$860,000.00
Total : 5 Metals	\$65,000.00
6 Wood & Plastics	
Rough Carpentry	
Heavy Timber Construction (Exterior)	\$75,000.00
Finish Carpentry	\$86,565.40
Interior Wood Finishes	\$10,000.00
Custom Cabinets	\$49,524.00
	\$45,740.00

[EstUnitID]

8/21/2012 8:37:42AM

WVI Construction Ltd.

Detail Unit Pricing Report

Branch : Kelowna
 Division : Construction
 Estimator : Brad Nikkel

	Total
WCARENA West Coast Arena	
Total : 6 Wood & Plastics	\$266,829.40
7 Thermal & Moisture Protection	
Damproofing & Water Proofing	\$3,500.00
Membrane Roofing	\$447,785.00
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	\$483,092.50
8 Doors & Windows	
Doors & Frames	\$19,201.26
Coiling Doors and Grilles (Reception)	\$7,000.00
Overhead Doors (Zamboni Rm.)	\$9,500.00
Entrances and Storefronts	\$54,000.00
Steel Windows (Fitness to Arena) 6'4"x8'	\$15,360.00
Door Hardware	\$28,356.00
Total : 8 Doors & Windows	\$133,417.26
9 Finishes	
Ceiling Suspension	\$14,480.00
Gypsum Board & Wall Systems	\$44,110.00
Tile (Main WC/Vestibule & Lobby)	\$41,208.00
Specialty Flooring (Skate Gaurd)	\$40,850.00
Resilient Flooring	\$12,000.00
Carpet (Office & Reception & Fitness)	\$17,920.00
Paints & Coatings (Interior)	\$142,607.50
Paints (Exterior)	\$34,962.00
Total : 9 Finishes	\$348,137.50
10 Specialities	
Rink Board System + Score Board (Cascadia)	\$172,500.00
Metal Toilet Compartments	\$18,500.00
Grilles & Screens	\$25,000.00
Fire Extinguishers	\$5,000.00
Toilet, Bath & Laundry Accessories	\$13,700.00
Benches & Coat Hooks (Dressing Rooms)	\$15,206.40

[EstUnitID]

VVI Construction Ltd.
 Detail Unit Pricing Report

Branch : Kelowna
 Division : Construction
 Estimator : Brad Nikkel

		Total
WCARENA West Coast Arena		
Total :	10 Specialties	<u>\$249,906.40</u>
12 Furnishings		
	Multiple Seating	<u>\$28,000.00</u>
Total :	12 Furnishings	<u>\$28,000.00</u>
14 Conveying Systems		
	Elevators	<u>\$80,000.00</u>
Total :	14 Conveying Systems	<u>\$80,000.00</u>
15 Mechanical		
	Mechanical	\$1,148,500.00
	Fire Protection Piping	\$94,300.00
	Refrigeration Equipment	\$780,000.00
Total :	15 Mechanical	<u>\$2,022,800.00</u>
16 Electrical		
	Electrical	\$490,000.00
	Lighting (Non Essential)	\$150,000.00
Total :	16 Electrical	<u>\$640,000.00</u>
Grand Total :		<u>\$8,306,323.06</u>

[EstUnitID]

West Coast Multiplex, Tofino, BC

Phase 1 - Ice Arena

Furniture, Fixtures and Equipment

Item	Area	Description	Features #	Cost
		General		
		Exterior Signage		\$20,000.00
		Interior Signage		\$3,000.00
		Exterior Bike Racks	2	\$2,000.00
		Exterior Benches	2	\$2,400.00
		Exterior Waste Receptacle	2	\$1,600.00
		Subtotal General		\$29,000.00
1.0		Lobby		
1.1		Lost & Found Baskets	2	\$250.00
1.2		Staff Mail Boxes	10	\$600.00
1.3		Benches	3	\$1,800.00
1.4		Waste Receptacles	5	\$1,000.00
1.5		Notice Boards/Racks	3	\$600.00
		Subtotal Lobby		\$4,250.00
2.0		Administration (by Owner)		By Owner
3.0		Fitness / Aerobics		
3.1		Fitness Studio	By Operator	NIC
3.2		Aerobics Studio	By Operator	NIC
3.3		Mirrors	By Operator	NIC
		Subtotal Fitness / Aerobics		\$0.00
4.0		Multipurpose Arena		
4.1		Ice Resurfacer		\$105,000.00
4.2		Edger		\$5,500.00
4.3		Scoreboard/ Clock/ Timer& (1) set of Nets		\$11,000.00
		Goals & End Zone Nets		\$5,500.00
4.4		Basic PA System/ Sound System		Electrical Budget
4.5		Phone System		\$0.00
4.6		Skate Sharpening Machines		\$5,500.00
4.7		Wet/ Dry Vaccums		\$0.00
4.8		Tools & Maintenance Equipment		\$0.00
		Total Furniture and Equipment		\$132,500.00
5.0		Other		
5.1		Meeting Rooms		By Owner
5.1.1		Chairs & Tables		By Owner
5.1.2		AV Equipment		By Owner
5.1.3		Podium etc.		By Owner
5.1.4		Misc.		By Owner
5.2		Child Care		By Owner
5.2.1		Furniture		By Owner
5.2.2		Toys		By Owner
		Subtotal Other		\$0.00

6.0	Concession	Vending Machines By Supplier	N/A
7.0	Misc. Maintenance Equipment		By Owner
	Freight & Handling Included		
	Subtotal		\$165,750.00
	Overhead & Profit	8%	\$13,260.00
	Management & Procurement	10%	\$17,901.00
	GRAND TOTAL (Items 1 through 7)		<u>\$196,911.00</u>



CONSTRUCTION NARRATIVE

1) Division 1 - General Requirements

- VVIC estimates the construction of the Multiplex will take a minimum of (9) 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

- Please refer to the detailed costing prepared by McGill and Associates Engineering Ltd. This work includes all required site services, gravel parking, storm drainage and site preparation for the building.
- A detailed Geotechnical Report has not been prepared for this site. We have assumed that there will be approximately 1.0 meter of loose organics to strip from the site.
- Exterior hard landscaping budget includes 3,000 ft² (279.0 m²) of entry slab and sidewalk.
- An allowance of \$50,000.00 has been included for soft landscaping.

3) Division 3 – Concrete

- The budget has been prepared based upon utilizing structural insulated precast exterior wall panels supported on cast-in-place reinforced concrete foundations.
- Structural slab concrete floor and bleachers; this slab has been extended over the area designated for future Multipurpose Area.

4) Division 4 – Masonry

- Extensive use of masonry block in the Change Room, Washrooms and Service areas for long term durability.
- 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

- The structural steel roof support system is not only cost effective but virtually maintenance free as the facility ages.
- Metal railings and guardrails to stairs and bleacher areas.
- Acoustic deck over the arena assists with noise control and provides improved acoustics for music events.

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; lobby benches for public skaters.

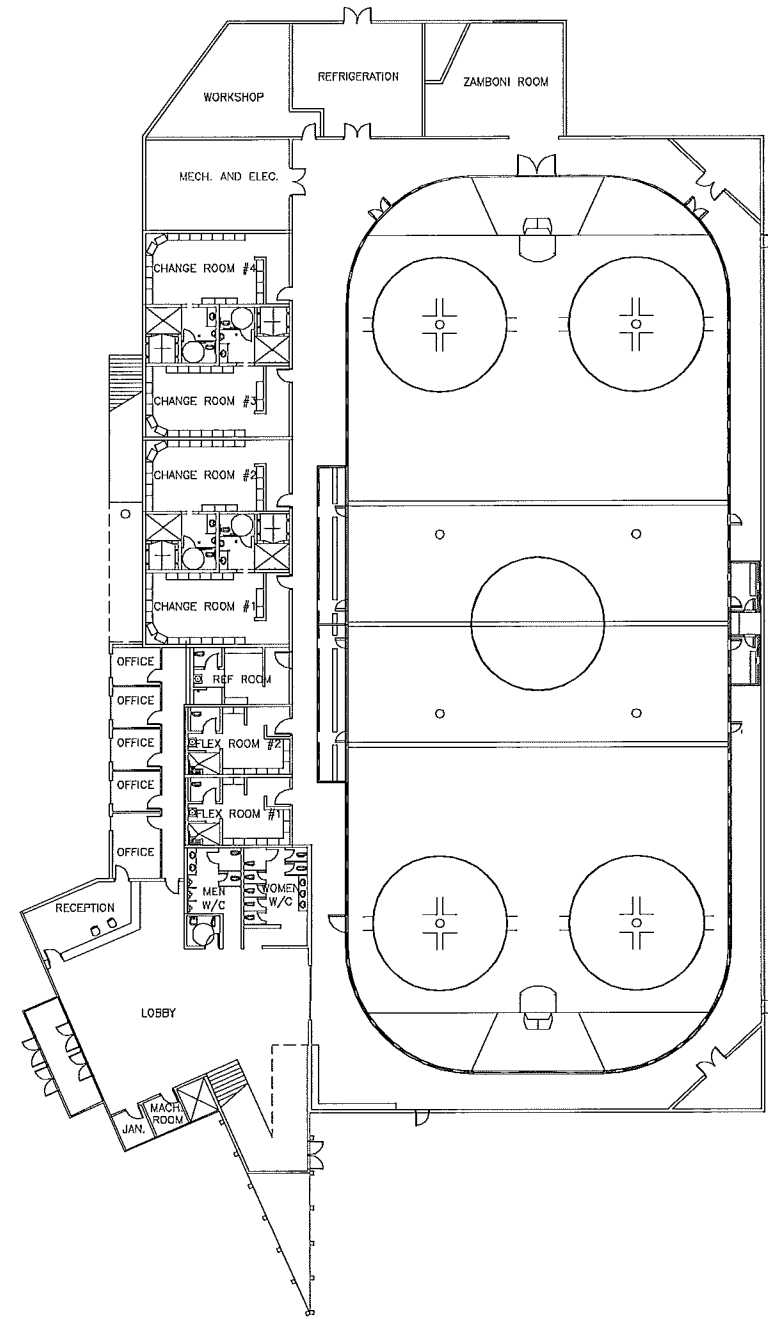
Head Office
P.O. Box 2988,
96 Cartier Street
Revelstoke, BC
V0E 2S0
Tel: 250-837-2919
Fax: 250-837-6145
reception@vvi-ltd.com

Kelowna
203 – 401 Glenmore Rd
Kelowna, BC
V1V 1Z6
Tel: 250-861-5768
Fax: 250-861-5410
tina@vvi-ltd.com

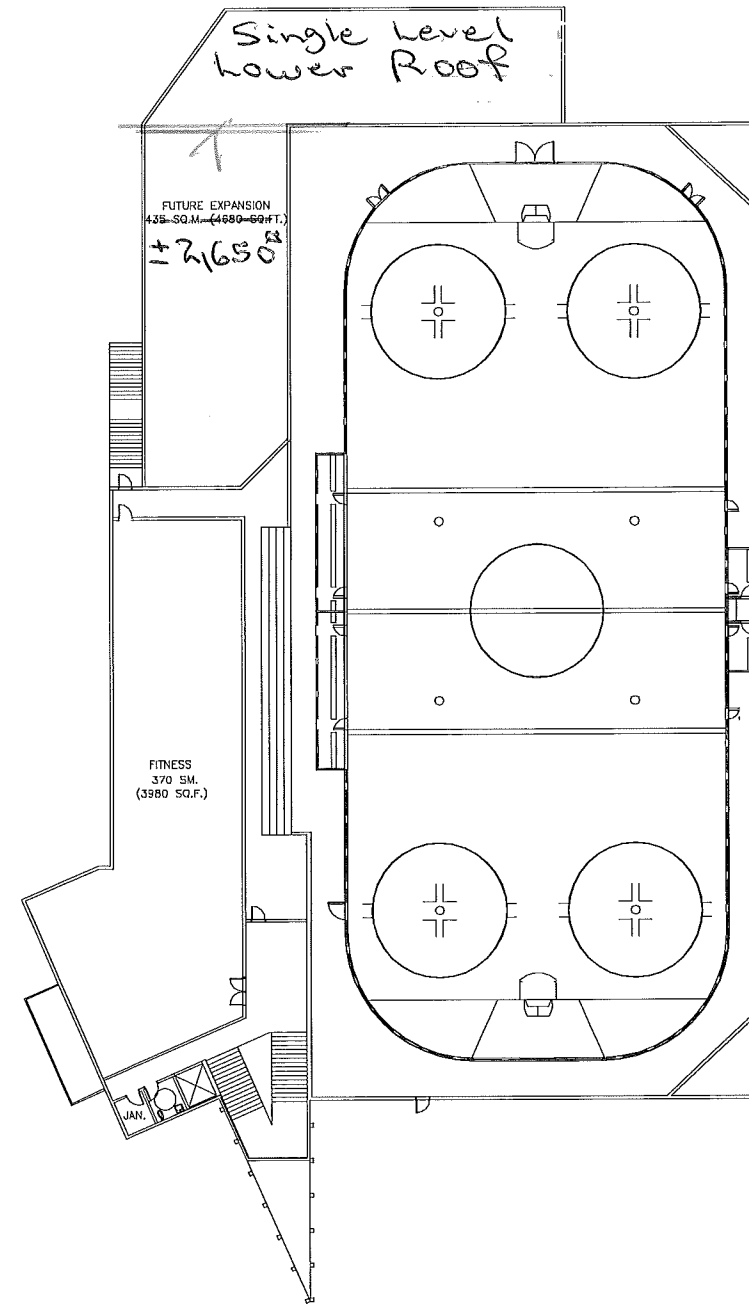
- 7) Division 7 – Thermal and Moisture Protection
- (2) Ply SBS roof membrane provided with R28 insulation.
 - Minimum R20 insulation provided to exterior wall systems, except at Mechanical and Service Areas.
- 8) Division 8 – Doors and Windows
- Extensive use of curtain wall, store front at the Entrance Lobby; window glazing to the 2nd level Fitness.
 - Durable metal doors and frames, coiling and overhead doors to withstand rigorous usage.
- 9) Division 9 – Finishes
- Slate or ceramic tile is being provided to the Entrance Vestibule, Lobby and Main Floor Washrooms.
 - 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.
 - Linoleum provided to the 2nd Level Washroom and the Elevator Cab.
 - Latex paint finish to all areas (except Mechanical and Service Areas).
 - Exterior paint and interior paint to the precast wall panels and exposed structure in the arena.
- 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.
 - 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
- Linear seating provided to the 2nd Level Bleachers.
 - For other Furnishes, refer to the Furniture, Fixtures and Equipment Budget.
- 13) Division 13
- Not utilized in the cost estimate.
- 14) Division 14 – Conveying Systems
- Kone Ecospace 2500 lb. Passenger Elevator.
- 15) Division 15 – Mechanical
- Budget has been provided by West Bay Mechanical. The common and change rooms areas will have heating and cooling provided by heat pumps; coin operated propane fired radiant heat in the arena space.
 - 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 a higher capital cost.

16) Division 16 – Electrical

- Detailed budget has been provided by Mazzei Electric.
- Non essential systems including audio video, intrusion detection, duress alarm, access control and video surveillance cameras have been excluded.
- 80 KW genset allowing power for evacuation needs only.
- Exterior pole lighting to Parking and Entrance areas, per the McGill Engineering estimate.



FIRST FLOOR



SECOND FLOOR

First Floor: 34,445 sq. ft.

Second Floor: 6,300 sq. ft.
• VVI = 6,900 sq. ft.

Total: 40,745 sq. ft.
• VVI = 41,345 sq. ft.