

Colwood Community Centre Feasibility Study

Prepared by Kasian Architecture, Interior Design and Planning Ltd.

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Photo credits Cover Page:

Figure 0.1: Montrose Cultural Centre, Kasian

Figure 0.2 / 0.3 : Colwood Waterfront. Source: www.colwood.ca

Figure 0.4: Surrey Civic Centre, Kasian

Figure 0.5: YMCA Calgary, Kasian

Figure 0.6: Calgary Arts Centre, Multi-Use Room

Opposite page from top left, clockwise

Figure 0.2: Colwood Waterfront. Source: www.colwood.ca

Figure 0.3 & 0.4: YMCA Calgary, Kasian

Figure 0.5: Calgary Arts Centre, Multi-Use Room

Figure 0.6: Saville Community, Kasian

Figure 0.7: Galloping Goose Regional Trail. Source: www.colwood.ca

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Project Overview & Vision

1.1 Project Overview

The City of Colwood lies on the traditional ancestral territories of the Coast Salish people, including the Songhees and Esquimalt First Nations. Located west of Victoria flanking the Esquimalt Lagoon, Colwood is a vibrant ocean side community.

The City leverages West Shore Parks and Recreation (WSPR) to provide indoor and outdoor recreation facilities and programming and has been working with WSPR and the community to understand current shortfalls and anticipated community needs. With the growing community, the recent Parks & Recreation Master Plan, dated 2021, identifies the need for a new indoor facility to be located in the newly developed Royal Bay neighbourhood. The master plan identified the need for a new community recreation centre, including multi-purpose spaces, gymnasium, fitness centre and childcare centre to accommodate a spectrum of facility programming.

Summer 2023 the City of Colwood engaged Kasian Architecture, Interior Design & Planning Ltd to undertake a feasibility study complete with a conceptual plan and a Class D cost estimate for Council endorsement and to inform future grant applications. Outcomes from this assignment resulted in an understanding of the ideal program fit over a two-storey 20,000 - 30,000 square foot Royal Bay Community Centre along with the necessary project phasing and costing. This study will be utilized by the City to secure funding and continue dialogue with the community on this project in tandem with the Quarry Park Expansion project.

1.2 Background: Work Done to Date

PARKS & RECREATION MASTER PLAN

The City has recently developed a Parks & Recreation Master Plan¹ to guide management and planning over the next 10 years. As highlighted on page 2 of the plan:

'This plan endeavours to:

- *Document and analyze current parks and recreation facilities and amenities.*
- *Understand the community context and the role of parks and recreation in the community today.*
- *Engage community members, park users, and stakeholders to capture their concerns and ideas about parks and recreation.*
- *Provide a vision, guiding principles, and objectives to guide the future Parks & Recreation System in Colwood.*
- *Identify gaps in the current system.*
- *Develop recommendations for capital and infrastructure improvements, policy, operational improvements, and funding strategies.*
- *Establish a feasible implementation plan for positive change to parks and recreation for the community of Colwood over the next 10+ years.'*

The Parks & Recreation Master Plan outlines Colwood parks and recreation resources owned and/or operated by the City but does not detail Regional parks and recreation facilities owned or operated by others. These regional resources are

¹ Source: https://www.colwood.ca/sites/default/files/2021_04_08-PRMP-FINAL.pdf date sourced: 16 August 2023

important for the community and recognized as such by the City. The plan also acknowledges the important community partnerships that work with the City to provide a broad spectrum of activities. Page 2 lists these partnerships:

'Partners include West Shore Parks and Recreation Society (WSPRS), School District #62 (SD62), Royal Roads University (RRU), Parks Canada Agency, and the Capital Regional District (CRD) as well as numerous community groups and organizations. The City is committed to developing partnerships with local First Nations (Lekwungen, Xwsepsum, Sc'ianew).'

The Parks & Recreation Master Plan outcomes includes an umbrella vision statement (further explored in Section 1.4), and recommends a new recreation centre to complement Latoria Creek Management Plan and the Quarry Park Expansion.

The design team understands that this Parks & Recreation Master Plan has been endorsed by Council.

QUARRY PARK EXPANSION PLAN

Quarry Park flanks Latoria Creek and is adjacent to the newly developed Royal Bay residential neighbourhood and future elementary school along Quarry Street.

Working with the Gablecraft (Royal Bay community developer), and landscape architects, LANARC, the City has created a park master plan that outlines Quarry Park recreational playing fields, community spaces and amenities. The phased plan is split between into two distinct areas: north and south Quarry Park. Work will begin on the north-end in the coming months, whereas the south-end is under development and includes the new Colwood Community Centre. There will be a natural connection between the park and indoor facilities. The Quarry Park master site plan has been used to locate the new building, refer to Page Section 3.1 Site Overview and 3.2 Conception Plan with Planning Rationale for more details.

1.3 Methodology

At this early planning phase, the design team engaged with City representatives and key stakeholders to provide the vision and framework for the future development of the new community centre. Key team members that contributed to the development of this plan included:

CITY OF COLWOOD

- Nafiseh Rashidianfar, Parks Planner & Project Manager
- Iain Bourhill, Director of Community Planning
- Gordon Beuvillier, Manager of Parks
- Robert Earl, Chief Administrative Officer
- Byron Grant, Manager of Building Inspections & Bylaw Services
- John Russell, Deputy Director of Public Works
- Joshua Baylis, Manager of Engineering
- Yarzmin Hernandez, Manager of Development Services
- Gary Faykes, Team Lead, Building Official

KASIAN PLANNING TEAM

- Alan Nakaska, Principal
- Dragana Perusinovic, Architect & Project Manager
- Barbara Good, Lead Strategic Facilities Planner
- Ken King, Cost Consultant, Hanscomb

LANARC LANDSCAPE ARCHITECTS (CITY CONSULTANT)

- Kate Evans
- Pieter Van Remootere

KEY STAKEHOLDERS

- Grant Brown, Westshore Parks & Recreation
- Harold Cull, School District 62, Secretary / Treasurer
- Paul Block, School District 62, Deputy Superintendent
- Ben Mycroft, Gablecraft Homes (Royal Bay Developer)
- Jared Steingard, Gablecraft Homes (Royal Bay Developer, Quarry Park Expansion Development Manager)

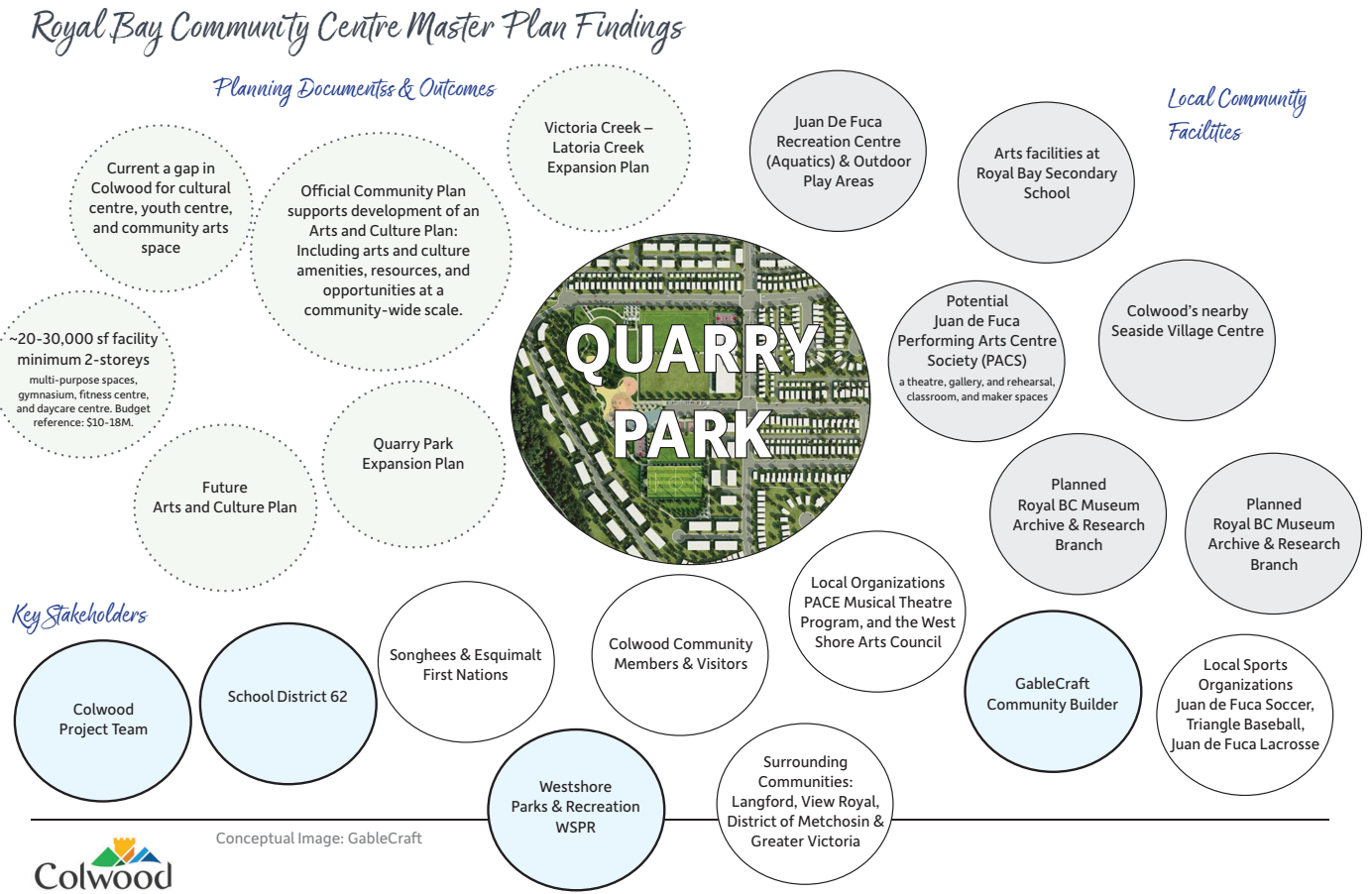
PROCESS STEPS

The assignment includes the following key steps that are further detailed.

1. DESKTOP REVIEW OF AVAILABLE MATERIALS

Key planning considerations and available background materials include:

- City of Colwood, Parks & Recreation Master Plan, April 2021
- At a high level the diagram on the right, summarizes the key stakeholders, local community facilities and planning documents and outcomes that informed planning.
- City of Colwood Official Community Plan, September 2022
- City of Colwood Contour Map, July 2023
- City of Colwood Latoria Park Management Plan, May 2023
- Quarry Park CAD file, with coordination with Lanarc and Gablecraft
- Landscape Preliminary Design Quarry Park North-End, prepared by LADR, June 2023
- Quarry Park Design Concepts, Royal Bay, Latoria South, December 2022
- Presentation to Council, PRMP Implementation in South Colwood, Confirmation and Next Steps
- City of Colwood Memo Assessment of Real Estate, titled '2022 Assessment of Updated Real Estate Dynamics and Population Projections', December 2022
- Juan De Fuca Recreation Centre floorplan
- The new Community Centre will be a City-owned asset. The BC Building Code 2018 (BCBC) has been utilized for this purpose.



2. FACILITY VISION STATEMENT, KEY DRIVERS

To support future Council and community endorsement, and to guide future facility design a set of project of key drivers and a facility vision statement was developed. See the Section 1.4 Establishing the Vision, following the process steps.

3. SPACE PROGRAM DEVELOPMENT

Engagement activities included a working spatial requirements session with key stakeholders and a separate follow up session with the City. With the target of developing a 20 - 30,000 sf facility, the design team provided precedent local examples to provide the City and stakeholders with a visual representation of space to inform programming. See Section 2.

4. LOCATION OVERVIEW

The planning team reviewed the Quarry Park location and zoning to identify the specific building siting, in context with utility right of ways, setbacks, neighbouring uses, site access

as well as any physical site characteristics or constraints (such as mature trees, views) that may impact planning. See Section 3.1

5. CONCEPTUAL PLAN

Our team worked with the City to define the ideal floor plate size, shape for the facility. The conceptual plan represents the different programmatic functions outlined in the space program through floor plans, sections and elevation drawings and reflect gross building square meters. The proposed conceptual design reflects critical and ideal adjacencies with consideration for project phasing and works in tandem with the proposed Quarry Park expansion. See Section 3.2.

6. COSTING

A Class D Estimate is prepared when a project is in the early planning stages, or conceptual design phase when preliminary space requirements have been developed. See Section 4.

1.4 Establishing the Vision

PARKS & RECREATION MASTER PLAN

To inform key drivers and development of a facility vision statement, the planning team explored pages 29-32 of the Parks & Recreation Master Plan outlines the overall vision for Colwood's parks and outdoor facilities. Key guiding principles highlighted (yellow) below can also be applied to indoor facilities.

3.2.1 Vision Statement

Residents enjoy a city that is green by nature and the privilege of a connected network of parks and trails within easy walking distance of home. Colwood's parks, recreation, and natural systems are unique to this place and integral to the community's identity and exceptional quality of life. The treasured public waterfront is iconic and balances resilience to climate change and sea level rise, respect for the environment, and a vibrant destination for activity and cultural events in the region. The diverse amenities and thoughtful distribution of Colwood's parks and recreation empower all ages and abilities to live a healthy lifestyle and provide a legacy for generations to come.

3.3 GUIDING PRINCIPLES

The following 6 guiding principles support realization of the vision by providing a framework and specific goals for policies and actions. The guiding principles act as a 'checklist' for proposed improvements; if a proposed project meets these principles, it will support the vision and intent for the City of Colwood Parks and Recreation system.

- 1 Celebrate Our Natural Character
- 2 Strengthen Our Connectivity
- 3 Protect + Enhance Our Environment
- 4 Encourage Our Community Health + Wellness
- 5 Nurture Our Partnerships
- 6 Promote Accessibility + Inclusiveness

Celebrate Our Natural Character

- Maintain and strengthen the waterfront character and identity of the Colwood community
- Embrace the hillsides and slopes by providing lookout features and spaces that are sensitive to these delicate ecosystems
- Provide clear policies to guide parks development and strategic park dedication
- Promote parks and recreation features and amenities that are unique from other communities
- Continue to recognize and celebrate natural features and scenic qualities within parks and public natural areas

Strengthen Our Connectivity

- Improve parks and trails to better function as a collective network for people and for wildlife
- Create a trails network that is safe, inviting, and encourages people to get out of their vehicles and into their community
- Integrate convenient trail connections for pedestrians and cyclists from parks to surrounding neighbourhoods, between neighbourhoods, and to the broader active transportation system
- Encourage park access by active transportation by providing end-of-trip facilities (e.g. secure bike parking, e-bike charging)
- Develop strategic crossings for major transportation corridors to enable convenient and safe access to key parks and recreation destinations
- Integrate convenient transit stops to provide access to parks, trails, and recreation amenities
- Review transit routes and connections as part of planning for new parks and recreation facilities
- Seek improved opportunities for parking at key parks and recreation destinations
- Support additional public beach accesses and improvements to existing accesses
- Expand a parks and trails wayfinding and signage system that is clear and engaging
- Integrate clear park entry points to parks and trails that include arrival amenities (e.g. signage, dog-station)
- Provide amenities in parks that promote positive social interaction, community building, and gathering

Protect + Enhance Our Environment

- Retain healthy, significant trees and vegetation
- Maintain a naturalized foreshore that is receptive and resilient to coastal processes
- Plan park improvements to respond to projected sea level rise
- Foster a healthy marine ecosystem
- Protect ecologically sensitive areas including wetlands and riparian corridors
- Encourage opportunities for local stewardship of parks and natural areas
- Restore and enhance the park's existing natural features through removal and management of invasive species and implementation of plantings that encourage wildlife and pollinators

Encourage Our Community Health + Wellness

- Empower residents and visitors of all ages and abilities to be active outdoors
- Provide settings for positive social interaction, community building, and gathering
- Strengthen access to amenities that are family-friendly and exciting
- Offer opportunities for social gathering, both day-to-day and special events
- Integrate flexible, multi-use spaces that encourage a wide range of activities
- Develop parks and recreation facilities that promote inter-generational activities
- Provide a system that considers opportunities for activity through all seasons
- Anticipate evolving recreation trends and changing demographics

Nurture Our Partnerships

- Strengthen and further develop partnerships with local First Nations for mutual community building
- Enhance community development by supporting parks and recreation groups
- Be a leader in the collaboration for continued improvement and evolution of the West Shore Parks and Recreation facilities and programs
- Promote volunteerism in the community through parks opportunities and programs
- Collaborate with Lekwungen, Royal Roads University, and the federal government for continued enjoyment of the Royal Roads Lands forest and trails
- Strengthen collaboration with the CRD to integrate connections with the Galloping Goose Regional Trail in Colwood
- Explore partnerships with School District 62 to strengthen outdoor recreation facilities and opportunities for children and families
- Collaborate with the Juan de Fuca Performing Arts Society for planning arts and culture spaces and programs
- Continue collaboration with the Federal Government via Park's Canada National Historic Sites and Esquimalt Lagoon Migratory Bird Sanctuary in Colwood
- Cultivate partnerships for local heritage preservation and understanding through parks
- Integrate the roles and opportunities that private operators provide for recreation delivery in Colwood

Promote Accessibility + Inclusiveness

- Prioritize actions that improve parks and recreation for all ages and abilities
- Incorporate universal design best practices in detailed design and implementation processes
- Provide opportunities for inter-generational recreation within our community
- Support the creation of an age-friendly community through parks and recreation
- Seek funding support to improve the accessibility of existing amenities
- Provide a diversity of parks and recreation spaces to support a range of active interests
- Increase community activity by providing parks and recreation amenities that are well-distributed
- Design and maintain spaces where people feel safe and comfortable to recreate day or evening
- Make recreation programs and services affordable and provide support options
- Promote features and programs that support year-round, all-season use of parks and recreation resources

“ Create something unique and special to Colwood. ”

“ Let's protect our natural areas as much as possible. ”

“ Our wildlife needs preservation and safe places to roam. Acquiring more land and recreating sanctuaries for the birds would be fantastic for our youth, our planet, and our souls. ”

“ Let's help keep all ages active in our community. ”

— Community survey respondents

FACILITY VISION STATEMENT

The project team developed a facility vision statement to help guide the Community Centre project and ensure alignment of the project within the Quarry Park expansion plan and overall City objectives.

KEY DRIVERS

Key project drivers established at this early stage guide development of the conceptual plan as well as help to inform future design phases. In turn, the facility vision statement and key drivers can be used to aid the City in gaining approval from Council, and the broader community as the project moves forward. Key drivers for the themes are highlighted in the Parks & Recreation Master Plan on the previous page, with additional drivers below.

- Celebrate Our Natural Character
- Strengthen Our Connectivity
 - Celebrate the industrial heritage of the site. The quarry was once an open pit mine. Consideration for exploring the geology of the area, and the glacier period that formed Colwood, sand deposits and Esquimalt lagoon.
 - Celebrate the strong connection to the arts: Emily Carr painted many of her works in the area
- Protect & Enhance Our Environment
 - The new facility aims to improve the brown-field site: to re-establish the local character, flora and fauna, and natural setting.
 - Community programming at the centre may include Environmental Stewardship with a focus on habitat conservation or re-mediation projects with access to Latoria Park nearby.
 - Net Zero Building
- Encourage Our Community Health & Wellness
- Nurture Our Partnerships
- Promote Accessibility & Inclusiveness
- Good Governance and Accountability
 - Future-proofing, the conceptual plan seeks to support the anticipated community needs, and identify future long-term program growth / expansion areas.

- Conceptual Plan strategies to focus on current and future needs, without impeding long-term future developments on the site.
- Seek out strategies for cost effective design solutions: utilitarian and practical in nature, the future building will be designed and specified to be as cost effective as possible.
- Balance cost effectiveness and efficiency with a flexible, adaptive environment that allows for future facility changes or operational directives.
- Implement a "good neighbour" approach to the organization of the site with respect to the surrounding area. Consider visual sight-lines into the site as well as noise.

Colwood Community Centre

Like the Colwood park system, the new facility aims to provide a spectrum of local, publicly-accessible, and affordable community programming and recreational opportunities. Through a mix of multi-use adaptable spaces, the new centre will support community health, safety and wellness. The facility will provide an inviting inclusive community space that welcomes all Colwood residents, broader community members and partners. The facility will strengthen our Colwood community and provide a fiscally sustainable response to our community needs today and in the future while showcasing our past.

Figure 1.1: Conceptual Visualization of the Colwood Community Centre



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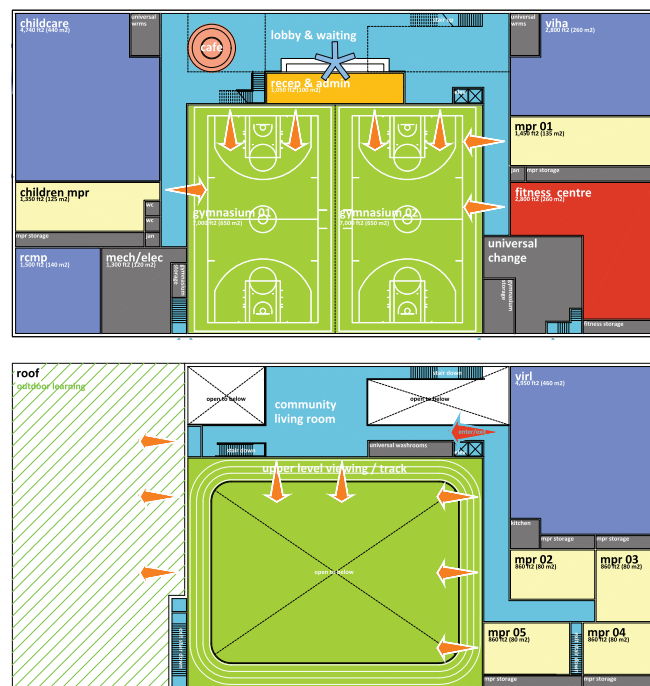
Master Space Program

2.1 Community Centre Overview

With the growing community, the recent Parks & Recreation Master Plan, dated 2021, identifies the need for a new indoor facility to be located in the Royal Bay neighbourhood. The new facility is anticipated to be a community recreation centre, including multi-purpose spaces, gymnasium, fitness centre and daycare centre to accommodate a spectrum of facility programming.

To inform user consultation and help to establish the right mix of community and recreational spaces, the planning team reviewed centres of a similar size, with a focus on recently built or local projects. Below is a summary of findings.

Feasibility Study Overview & Scope: Example Conceptual Plan



South End Recreation Centre, Nanaimo 66,450 sf

- Ground Level 43,650 sf
- Upper Level 22,800 sf
- Fitness & Community Spaces ~ 47,000 sf
- Project includes community partner spaces, Childcare (~4,800sf), Healthcare (~1,900sf), Community Policing/RCMP (~1,250 sf), VIRL (~5,000sf)

Community Centre Showcase: What does a 20,000 sf - 30,000 sf Facility Look Like?



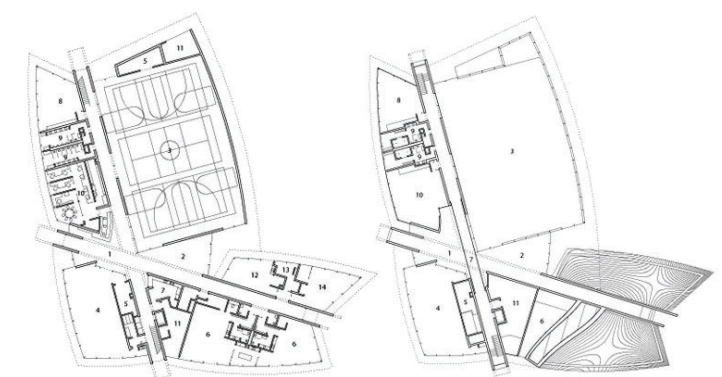
19,000sf / Columbia Valley Community Centre, District of Invermere



30,000sf / Sunset Community Centre, Vancouver



44,000sf / Trout Lake Community Centre, Vancouver



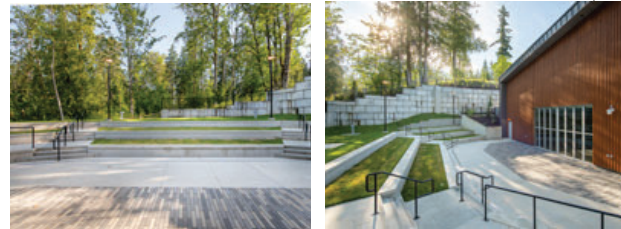
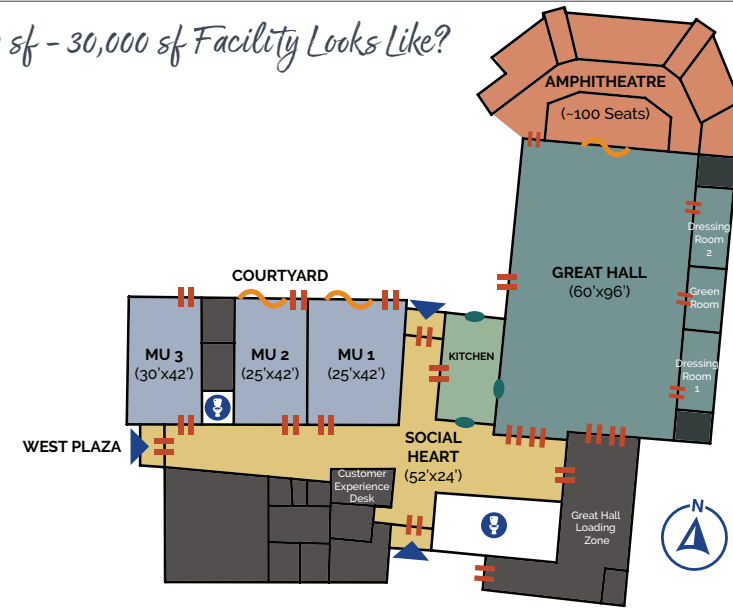
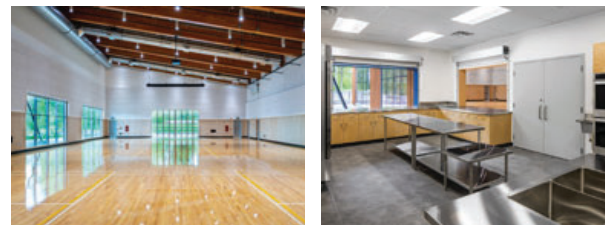
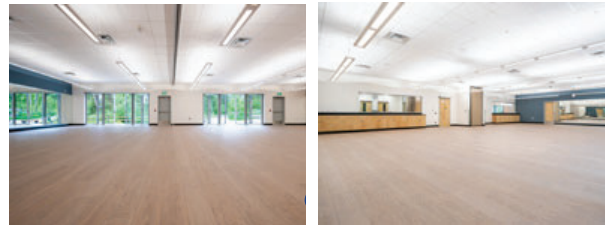
Images Clockwise from Top Left: District of Invermere, Sunset Community Centre by Revery, Floorplans Architectural Record, Architizer



Images: South End Community Centre Conceptual Plan / Kasian



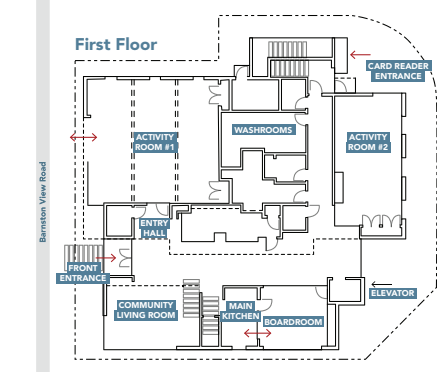
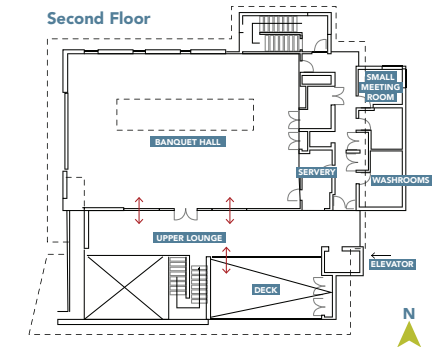
Community Centre Showcase: What does a 20,000 sf - 30,000 sf Facility Looks Like?



Images: City of Maple Ridge



Community Centre Showcase: What does a 20,000 sf - 30,000 sf Facility Looks Like?



Images: South Bonson Community Centre by RWA, Floorplans: City of Pitt Meadows



Community Centre Showcase: Highlights

	<i>Highlights (Fitness)</i>	<i>Highlights (Community)</i>
<p><i>South Bonson Community Centre Pitt Meadows</i></p> <p>12,000 sf</p>	<ul style="list-style-type: none"> Re-sizeable Multi-purpose Activity Room (60 capacity) art, dance, yoga, fitness, open to exterior, storage for mats + exercise equipment 	<ul style="list-style-type: none"> Banquet Hall (160 seated, 250 total) with Outdoor Viewing Deck, Servery for community festivals, markets and weddings. Meeting Rooms + Community Living Room Multi-purpose Activity Room (30 capacity) with art sink
<p><i>Albion Community Centre Maple Ridge</i></p> <p>20,000 sf</p>	<ul style="list-style-type: none"> (2) Multi-Use Rooms, separated by a moveable divider. Floors suited for fitness and social activities. Windows with view of the trail system and can open on sunny days 	<ul style="list-style-type: none"> (1) Arts & Crafts Multi-Purpose Room with art sink, counter and easy-to-clean floor Kitchen with (3) service windows that open to the lobby, outdoors and Great Hall. Culinary activities and event catering. The Great Hall (300 capacity) with a moveable stage and built-in sound system. Events, conferences, plays, and performances, also used for some recreational activities (pickleball, badminton). Bi-fold sliding door that opens to the outdoor Amphitheatre.
<p><i>Columbia Valley Community Centre, Invermere</i></p> <p>19,000 sf</p>		<ul style="list-style-type: none"> Main Hall (6,300 sf) 500 seated banquet or with dividable wall two rooms. Civic plaza, exterior amphitheater + roof patio with mountain views (rentable patio for 80). Many uses for the centre, from weddings and conferences, to live theatre and music, movies, meetings, community gatherings.



Community Centre Showcase:

	<i>Highlights (Fitness)</i>	<i>Highlights (Community)</i>
<p><i>Fraser Heights Recreation Centre, Surrey</i></p> <p>26,500 sf</p>	<ul style="list-style-type: none"> 8,000 sf fitness area provides 'eyes on the park' to create, safe accessible outdoor space 6,500 sf gym Outdoor patio 	<ul style="list-style-type: none"> Outdoor flexible space for markets, fairs, informal sports Youth activities and lounge (2) Preschool Rooms
<p><i>Sunset Community Centre, Vancouver</i></p> <p>30,000 sf</p>	<ul style="list-style-type: none"> Gymnasium Multi-Use Activity Room (40 capacity) 	<ul style="list-style-type: none"> Pre-school Re-sizeable multi-purpose spaces for art, dance, and music classes Youth Centre Hall (130 capacity) is designed to accommodate big weddings and celebrations. Arts & Craft Room (30 capacity)
<p><i>City Centre Community Centre Richmond</i></p> <p>30,000 sf</p>	<ul style="list-style-type: none"> A fitness center and changing rooms Aerobic and dance studio 	<ul style="list-style-type: none"> Community living and kitchen space Preschool Two music studios and an arts studio Meeting rooms Flexible lobby space, lower and upper floors Reception area and staff offices




Community Centre Showcase:

	<i>Highlights (Fitness)</i>	<i>Highlights (Community)</i>
<p><i>Trout Lake Community Centre, Vancouver</i></p> <p>44,000 sf</p>	<ul style="list-style-type: none"> • 4,500 sf Fitness Studio (cardio, weight-training, free weights, exercise props and SCIFIT-adapted fitness equipment) • Indoor Cycling • Yoga, Fitness, Dance & Martial Arts Studios 	<ul style="list-style-type: none"> • Community Gathering Place services the needs of widely divergent communities • Cooking Classes • Craft & Pottery Studios
<p><i>Songhees Wellness Centre</i></p> <p>54,000 sf</p>	<ul style="list-style-type: none"> • Multi-purpose court with retractable seating for 350 • Fitness Studio 	<ul style="list-style-type: none"> • Community gathering place for events and activities • Building serves as a post-disaster gathering place for the community. • Youth Centre • Elders Centre • Computer Innovation Lab • Industrial Kitchen, catering + hosting events • Gallery Cafe
<p><i>YMCA, Calgary</i></p> <p>120,000 sf</p>	<ul style="list-style-type: none"> • Aquatic Facilities • Fitness Facilities • Climbing Wall 	<ul style="list-style-type: none"> • Community Kitchen • Multi-purpose Rooms • Art Programs, Live Performances • Licensed Child Care, Child Minding, Preschool Programs • Indigenous Programs, Newcomer Programs, Youth Programs • Camps




Community Centre Showcase: Spaces in the Program


Multi-Use Space / Calgary Arts Academy



Fitness with Views / YMCA Calgary




Fitness with Views / Commonwealth Edmonton





Multi-Use Spaces Considerations:

- Arts & Crafts Room with art sink, counter, flooring to suit
- General-Use Activity Room(s) with flooring to suit (yoga, social groups)
- 2 rooms with partition to allow for a larger combined room
- Main Hall or Banquet Room with exterior patio or balcony with views (roof top garden)
- First Nations: (schematic design) consideration for HVAC system to suit smudging ceremony, acoustics to suit drumming circle (SD) Amble power/data outlets to support mixed-use / local groups
- Kitchen / Servery with window access to multiple rooms or exterior patio
- Storage equipment, tables & chairs
- Facility rentals: local organizations/groups, community events & festivals, weddings

Gymnasium / Seville Community Centre



Childcare / Surrey Civic Centre

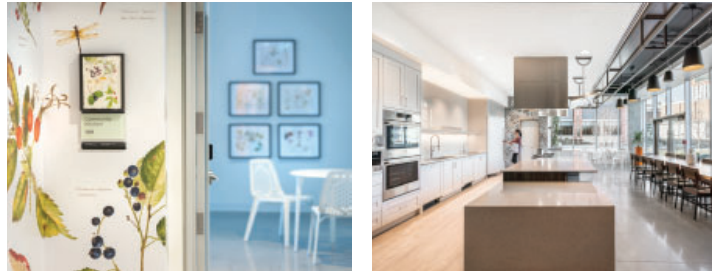


Images: Kasian



Community Centre Showcase: Spaces to Consider

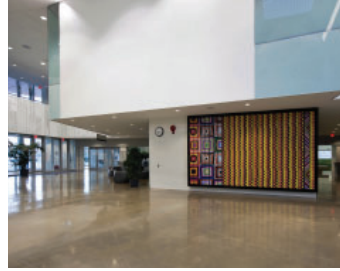
Community Kitchen / YMCA Calgary



Youth Centre



Gallery or Exhibit Space



Pottery Room



Community Living Room or Elders Room



Images: YMCA/ Kasian, Greg Moore Youth Centre / City of Maple Ridge, Commonwealth/Kasian, City Centre Community Living Room / City of Richmond, Pottery Room at Trout Lake Community Centre (Britannia Renewal)



2.2 Space List

PLANNING CONSIDERATIONS

Planning considerations that have informed the development of the space list:

- The City will be the owner of the Community Centre.
- The facility will offer rentals of the different spaces. Viewpoints to the mountains in the south.
- The City leverages West Shore Parks and Recreation (WSPR) to provide indoor and outdoor recreation facilities and programming and has been working with WSPR and the community to understand current shortfalls and anticipated community needs. WSPR is anticipated to be the facility operator, and will staff the facility.
- The space list aligns with the Parks & Recreation Master Plan outcomes.
- Youth programming utilizing community facilities is under-development. A dedicated youth centre is not included in the new facility.
- The centre will be accessible to all. Consideration for the City to explore Rick Hansen Accessibility Certification.
- Inclusion & Diversity: the centre includes family shower/change/locker and washrooms. The provision of multi-use spaces, community living room and programming to support diverse community needs.
- The present partnership and use of SD62 facilities (fields and gymnasiums) as part of WSPR continues as noted in the Master Plan.
- SD62 is considering a full (3-12 year) Childcare Facility within the new Elementary School. Plans are under development at this time.

To meet community needs an estimated target of 20 – 30,000 sf identified in the Master Plan, a preliminary cost estimate of \$10-18M was outlined in the plan. Initially consultation resulted in a space list totally ~42,000 sf (including base building gross up). As cost is a consideration for the City, the project team proposed a two phased approach which includes:

- Phase 1: Provision of multi-use flex spaces, including an arts & crafts room that can accommodate a spectrum of activities, paired with a fitness centre. A fitness centre can be seen as a revenue generator, and may augment the operational costs of the other community spaces.
- Phase 2: Parcelled out is the Childcare and Gymnasium spaces, which have been identified as an optional future phase. This allows for continued coordination between the school district and City to identify and meet childcare and gymnasium programming needs. Note there is consideration that a gymnasium may not be required for the new centre. The City would like to further explore and to understand if the high school gym is over-subscribed today, as the Elementary School will also include gymnasium space. Note that childcare requires dedicated (restricted to the childcare facility) continuous indoor and outdoor spaces.

The childcare facilities are programmed to suite the age groups accommodated. The proposed program includes indoor and outdoor space to accommodate 12 infants, 12 toddlers, 25 Preschool (aged 3-5), and 24 Before/After School Care spots. More children can be accommodated with shared 'spots'. Subsequent planning with a specific operator, may result in a different child age group mix. The childcare program is standalone and can be parcelled out and further developed as needed by the City.

APPLICABLE ZONING REGULATIONS

The following zoning regulations informed parking, bicycle and end of trip services.

Bylaw No. 1909 Off-Street Parking Regulations

Use	Parking Requirement
Day Care Facility	1 (stall) per 50m ² of gross floor area
Recreational Facility	1 (stall) per 20m ² of gross floor area

Total Vehicle Parking Supply Required	Accessible Parking Supply Required
0 – 10 spaces	0 spaces
11 – 50 spaces	1 space
51 – 100 spaces	2 spaces
101 – 150 spaces	3 spaces
151+ spaces	One additional accessible parking space for each additional 50 total parking spaces required

Use	Building Gross Floor Area (GFA)	Required No. of Loading Spaces
Office, Hospital, School, Post	3,000m ² - 6,000m ²	1
Secondary Institution, Assembly Use, Place of Public Assembly, or similar use	Each additional 3,000m ²	+1

Use	Required Bicycle Parking Spaces
	Long-term: 1 per 400m ² of gross floor area
Recreational Facility	Short-term: 1 per 100m ² of gross floor area
	N/A Mobility Scooter Spaces

Required Number of Long-term Bicycle Parking Spaces	End-of-Trip Facility				
	Water Closet	Water Basin	Shower	Bicycle Repair Set	Clothing Locker
All Other Uses (not Residential, Multi-Family or Hotel, Motel)					
5 or less	0	0	0	0	1.25 times the number of required Long-term Bicycle Parking Spaces
6-10	0	1	1	1	
11-20	0	2	2	1	
21-30	0	3	3	1	
31-40	2	4	4	2	
For each additional 30 or part thereof	2 additional	2 additional	2 additional	1 additional	

The pages following outline the spaces for Phase 1 and the Optional Phase 2 for both indoor and outdoor spaces.

The indoor space list outlines the different community activity spaces, as well as front-of-house public areas and back of house support spaces, complete with departmental and building gross up factors. Net areas (i.e. a parking stall) have been used for outdoor spaces with a separate overall site factor to estimate site circulation.

PHASE 1, MULTI-USE ROOMS & FITNESS CENTRE
Colwood Community Recreation Centre, Space List: Indoor & Outdoor

Prepared by: Kasian Architecture, Interior Design and Planning

In/Out	Level	Facility Type	Space Type	Space	Planning Notes	Qty	Unit Area (SF)	Program Area (SF)	Net Program Area (NSF)	Gross Building Area (GBSF)	Gross Building Area (GBSM)						
In	1	Admin	Workspace	Reception Transaction Counter / Front Counter Staff		Provide (1) desktop printer (if Admin Support on Upper Level). (2) Transaction/Reception positions. Staff to utilize storage at workstation (no locker required).	2	81	161	218	251	23.3					
				Base Building	Base Building Support	Mechanical & Electrical Allowance			1	1,302	1,302	1,302	1,498	139.2			
		Garbage & Recycling Room					1	108	108	145	167	15.5					
		Community	Activity	Loading Entry / Staging (Proximate to Elevator)			1	151	151	203	234	21.7					
				Fitness Centre (Weights & Machines)		Complete with (1) 20' x 16' Stretching Area; (20) Cardio Equipment; (18') Free Weight Storage, (12) Strength Machines	1	3,014	3,014	4,069	4,679	434.7					
				Indoor Play Area (Adjacent to Lobby)			1	108	108	118	136	12.7					
				Storage		Cage Storage (Club Access After Hours) / Exterior Door Access		20	37	732	805	926	86.0				
				Support		Concession with Exterior Service Window & Window to Lobby	Coffee/Tea/Cold Beverages & Grab & Go Items	1	323	323	355	408	38.0				
						End of Trip Facility, Lockers	Provide 30" x 12" lockers (1.25 x quantity of Long Term Bike Stalls)	7	4	30	41	47	4.3				
						End of Trip Facility, Long-Term Bicycle & Mobility Scooter Parking(50%EV Charging, 10% Oversized)	Provide (1 Wallmounted Bicycle Repair Set) 9 standard and 1 oversized stall	1	262	262	353	406	37.7				
						End of Trip Facility, Shower & Change	Provide (1) Wash Basin, (1) Shower	1	100	100	135	155	14.4				
						Entrance Vestibule / Lobby / Queue to Reception		1	646	646	710	817	75.9				
						Shower / Change / Locker Room - Family Gender Inclusive	City to confirm. ~6 showers/change rooms (2 accessible), 100 - 150 lockers double sided, 30" lockers	1	1,249	1,249	1,686	1,938	180.1				
						Vending Machine Area		2	32	65	71	82	7.6				
						Community Living Room with Soft Seating or Bump Space		1	517	517	568	654	60.7				
						Washroom	Universal Washroom (BC Building Code, 1 per Level)		1	70	70	94	109	10.1			
							Universal Washroom with Exterior Access Available After Hours		2	70	140	154	177	16.4			
				Washroom - Family Gender Inclusive	Complete with entry, (7) water closets (1 accessible), (5) basins, (2) dryers, (1) baby change table.		1	538	538	727	836	77.6					
				1 Total				8,610	9,514	11,756	13,519	1,256.0					
		In	2	Admin	Support	File / Admin / Copy / Print Area			1	194	194	262	301	27.9			
						Staff Break Room (Capacity 4, with Kitchnette)		Complete with sink, microwave, small dishwasher, fridge, table with seating for 4.	1	161	161	218	251	23.3			
								Staff Locker Area		Assumed 12" 1/2 lockers, with bench.	1	100	100	135	155	14.4	
								Washroom	Staff Washroom			1	70	70	94	109	10.1
									Workspace	Coordinators Enclosed Office		(2) Program Coordinators Offices. Staff to utilize workstation storage, no locker required.	2	100	200	270	311
Base Building	Base Building							Manager Enclosed Office		(1) Manager Office. Staff to utilize workstation storage, no locker required	1	120	120	162	186	17.3	
				P/A Sound Room			1	54	54	54	62	5.8					
				Server Room			1	70	70	70	80	7.5					
Community	Activity			Childminding Area (Millwork, Kitchenette, Art Sink) Capacity 24			1	956	956	1,290	1,484	137.9					
				Large Multipurpose Room (with Moveable Partition, Capacity ~60)			1	1,776	1,776	2,398	2,757	256.2					
				Multi-Use Room (Arts & Crafts, with Art Sink & Counter Capacity ~30)			1	888	888	1,199	1,379	128.1					
				Multi-Use Room (Capacity ~30)			1	888	888	1,199	1,379	128.1					
				Storage	AV Equipment Storage Room			1	54	54	73	84	7.8				
					Childminding Area Storage			1	108	108	145	167	15.5				
					Multipurpose Storage			1	108	108	145	167	15.5				
				Support	Washroom	Servery (adjacent to Multipurpose Rooms)			1	431	431	581	668	62.1			
						Childminding Area Washroom		Provide (3) children toilets, (3) child-sized wash basins	1	118	118	160	184	17.1			
						Universal Washroom (BC Building Code, 1 per Level)			1	70	70	94	109	10.1			
				Washroom - Family Gender Inclusive	Complete with entry, (7) water closets (1 accessible), (5) basins, (2) dryers, (1) baby change table.	1	538	538	727	836	77.6						
				2 Total				6,803	6,903	9,276	10,668	991.1					
In Total							15,413	16,418	21,032	24,187	2,247.1						
Out	Out	Parking	Covered	Bicycle & Mobility Scooter Storage, Short-Term (20% EV Charging, with 10% Oversized Stalls) Adjacent to Building		Stall size only, see allowance for vehicle & site circulation for drive aisle	1	853	853	853	853	79.2					
				Loading Zone			1	388	388	388	388	36.0					
			Uncovered		Parking, (Accessible, 4.1m x 5.8) Adjacent to Building		Stall size only, see allowance for vehicle & site circulation for drive aisle	3	256	768	768	768	71.3				
					Parking, Staff & City Vehicles, Visitors (2.6m x 5.8m)		Stall size only, see allowance for vehicle & site circulation for drive aisle	109	162	17,693	17,693	17,693	1,643.7				
		Outdoor Space	Covered	Covered Playing Field Viewing Area (Capacity 100)			1	646	646	646	646	60.0					
				Support		Drinking Fountain / Bottle Re-fill Station (by Washrooms)		1	4	4	4	4	0.4				
		Site Planning Factor	Uncovered	Municipal Garbage Bin with Access for Truck			2	65	129	129	129	12.0					
				Allowance, Vehicle & Site Circulation, Fire Truck Access			1	20,484	20,484	20,484	20,484	1,903.0					
Out Total							22,857	40,964	40,964	40,964	3,805.7						
Out Total							22,857	40,964	40,964	40,964	3,805.7						

PHASE 2, OPTIONAL (CHILDCARE, GYMNASIUM)

Community Recreation Centre FUTURE PHASE, Space List: Indoor & Outdoor

Prepared by: Kasian Architecture, Interior Design and Planning

In/Out	Level	Facility Type	Space Type	Space	Planning Notes	Qty	Unit Area (SF)	Program Area (SF)	Net Program Area (NSF)	Gross Building Area (GBSF)	Gross Building Area (GBSM)
In	1	Childcare	Childcare	3-5 Pre-School Activity & Gross Motor/Nap Rooms (25 Children)	Art Area (Wet/Messy, Water Play, Eating Table), Open Area for Activities, Cozy Reading Nook), Gross Motor Skills Room/Nap Room.	1	996	996	1,095	1,260	117.0
				3-5 Pre-School Kitchen	Include undercounter fridge, dishwasher, sink, microwave, hand-wash station and storage above and below, with surface for food prep.	1	91	91	101	116	10.8
				3-5 Pre-School Storage (including Bedding)		1	129	129	142	163	15.2
				3-5 Pre-School, Art Sink & Storage		1	25	25	27	31	2.9
				Entrance / Parent Sign-In/Out / Message Board / Hygiene Sink		1	100	100	135	155	14.4
				Infant Activity Room < 36 months (12 Infants)	Reading/Cozy Corner, Open Area for Activities, Art Area with Table.	1	478	478	526	605	56.2
				Infant Art Sink & Storage		1	25	25	27	31	2.9
				Infant Storage (including Bedding)		1	81	81	89	102	9.5
				Kitchen - Before / After School		1	91	91	101	116	10.8
				Kitchen - Infant / Toddler Shared Kitchen	Include refridgerator (allows for children with special dietary needs and ample milk storage for bottle preparation), dishwasher, sink, microwave, hand-wash station and storage above and below, with surface for food prep.	1	129	129	142	163	15.2
				Nap [Mat] Room		1	280	280	308	354	32.9
				Nap Room, Fussy (4 Cribs, Staggered Naps)		1	140	140	154	177	16.4
				Nap Room, Quiet (4 Cribs, Staggered Naps)		1	140	140	154	177	16.4
				Storage Room		1	32	32	36	41	3.8
				Studio - Before / After School (24 Children)		1	956	956	1,051	1,209	112.3
				Tenant LAN Room		1	27	27	30	34	3.2
				Toddler / Pre-School Quiet Room (Shared)	Dual function, used for quiet activities, escape briefly from the hubbub of the activity room (consideration for child with sensory overload), working with children one-on-one, include small table, with chairs. Acts also as a first aid/sick room for children waiting to be picked up if required with supervisor of Caregiver as per BC Regulation.	1	97	97	107	123	11.4
				Toddler Activity Room < 36 months (12 Toddlers)	Reading/Cozy Corner with bookshelf and soft seating, Open Area for Activities, Art Area; Table Area doubles as Eating Area and table-top activities	1	478	478	526	605	56.2
				Toddler Art Sink & Storage		1	25	25	27	31	2.9
				Toddler Storage (including Mats)		1	81	81	89	102	9.5
			Childcare Support	3 - 5 Group (Cubbies, with Shared Childcare Spots)		36	4	155	209	241	22.4
				Before / After School (Cubbies)		24	4	103	140	160	14.9
				Before / After School Childcare Office		1	100	100	110	127	11.8
				Childcare Manager Office		1	100	100	135	155	14.4
				Coat Closet		1	54	54	59	68	6.3
				Family Interview Room (Capacity 4)		1	129	129	174	201	18.6
				Family Stroller Parking		1	32	32	44	50	4.7
				Housekeeping / Janitorial (with Mop Sink		1	70	70	94	109	10.1
				Infant - Toddler (Cubbies, with Shared Childcare Spots)		16	4	69	93	107	9.9
				Laundry Room		1	30	30	40	46	4.3
				Print / Copy / Filing / General Storage		1	108	108	145	167	15.5
				Secure Entry		1	54	54	59	68	6.3
				Staff Break Room (Capacity 4, with Kitchnette)	Complete with sink, microwave, small dishwasher, fridge, table with seating for 4.	1	161	161	218	251	23.3

PHASE 2, OPTIONAL (CHILDCARE, GYMNASIUM)

In/Out	Level	Facility Type	Space Type	Space	Planning Notes	Qty	Unit Area (SF)	Program Area (SF)	Net Program Area (NSF)	Gross Building Area (GBSF)	Gross Building Area (GBSM)	
In	1	Childcare	Support	Infant Diapering Area	Include (2) sturdy surfaces for changing diapers, (2) wash basin, vanity with storage and a covered container for soiled clothing. Gated to allow staff to control access and provide assistance.	1	97	97	107	123	11.4	
			Washroom	3-5 Pre-School Barrier-Free Child Washroom	Provide (3) children toilets, (3) child-sized wash basins	1	118	118	130	150	13.9	
				Barrier-Free Child Washroom	Provide (3) children toilets, (3) child-sized wash basins	1	118	118	130	150	13.9	
				Staff Washroom		1	70	70	94	109	10.1	
				Toddler Universal Children Washroom & Diapering Area	Provide: 2 child-sized toilet (boys + girls to share), (2) child-sized wash basin an open floor area for (2) training potties. Include a sturdy surface for changing diapers, (1) adult wash basin, vanity with storage, and a covered container for soiled clothing. Gated to allow staff to control access and provide assistance	1	129	129	142	163	15.2	
	1 Total						5,784	6,098	6,990	8,038	746.8	
	2	Gym	Activity	Gymnasium		1	6,997	6,997	7,696	8,851	822.3	
			Storage	Gymnasium Storage		1	215	215	237	272	25.3	
				Spectator Zone (100 person capacity)		1	646	646	710	817	75.9	
				Storage (large equipment, ex ping pong tbls)		1	161	161	178	204	19.0	
2 Total						8,019	8,019	8,821	10,144	942.4		
In Total						13,803	14,117	15,811	18,183	1,689.2		
Out	Out	Childcare	Covered	3-5 Pre-School Group Play Area (outdoor, fenced & secure) portion covered		1	431	431	431	431	40.0	
				Before/After School Play Area (fenced & secure) portion covered		1	431	431	431	431	40.0	
				Infant/Toddler Play Area (fenced & secure) portion covered		1	517	517	517	517	48.0	
				Uncovered	3-5 Pre-School Group Play Area (outdoor, fenced & secure)		1	1,184	1,184	1,184	1,184	110.0
					Before/After School Play Area (fenced & secure)		1	1,119	1,119	1,119	1,119	104.0
			Uncovered	Infant/Toddler Play Area (fenced & secure)		1	1,033	1,033	1,033	1,033	96.0	
				Storage Shed		1	129	129	129	129	12.0	
				Parking	Covered	Bicycle & Mobility Scooter Storage, Short-Term (20% EV Charging, with 10% Oversized Stalls) Adjacent to Building	Stall size only, see allowance for vehicle & site circulation for drive aisle	1	628	628	628	628
			Uncovered		Parking, (Accessible, 4.1m x 5.8) Adjacent to Building	Stall size only, see allowance for vehicle & site circulation for drive aisle	2	256	512	512	512	47.6
			Uncovered	Parking, Staff & City Vehicles, Visitors (2.6m x 5.8m)	Stall size only, see allowance for vehicle & site circulation for drive aisle	60	162	9,739	9,739	9,739	904.8	
Site Planning Factor	Uncovered	Allowance, Vehicle & Site Circulation, Fire Truck Access		1	15,721	15,721	15,721	15,721	1,460.5			
Out Total						21,610	31,443	31,443	31,443	2,921.2		
Grand Total						35,413	45,560	47,254	49,626	4,610.4		

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3

Conceptual Plan

3.1 Site Overview

CONTEXT & NEIGHBOURING USES

Located in the developing community of Royal Bay, the new community centre will be included in the soon to be developed Quarry Park creating a community hub. The community centre is anticipated to be undertaken as part of the second phase of development of the Quarry Park Master Plan. An exact site has not been selected, but is anticipated to be located along Quarry Street west of the extent of Quarry Park.

The location will be proximate to playing fields in south Quarry Park as well as community playground, off-leash dog park and bike skills park in the north portion of the park. Quarry Park flanks Latoria Creek along the western boundary, creating a vibrant engaging outdoor community space.

A future elementary school, complete with a childcare facility is proposed north of the community centre. School District 62 is at the beginning of the planning process for the school.

The new Royal Bay residential subdivision is to the east and south.

The Quarry Neighbourhood has views to the Strait of Juan De Fuca to the south.

The Colwood Community Center will support recreational and cultural programs. The facility includes two phases (Phase 1 and an optional Phase 2), see Section 4.

This section provides an overview of the characteristics, opportunities and constraints of the anticipated community center location that should be considered in the final siting of the building.



Legend:
■ Quarry Park Extents
■ Proposed Location of Colwood Community Center

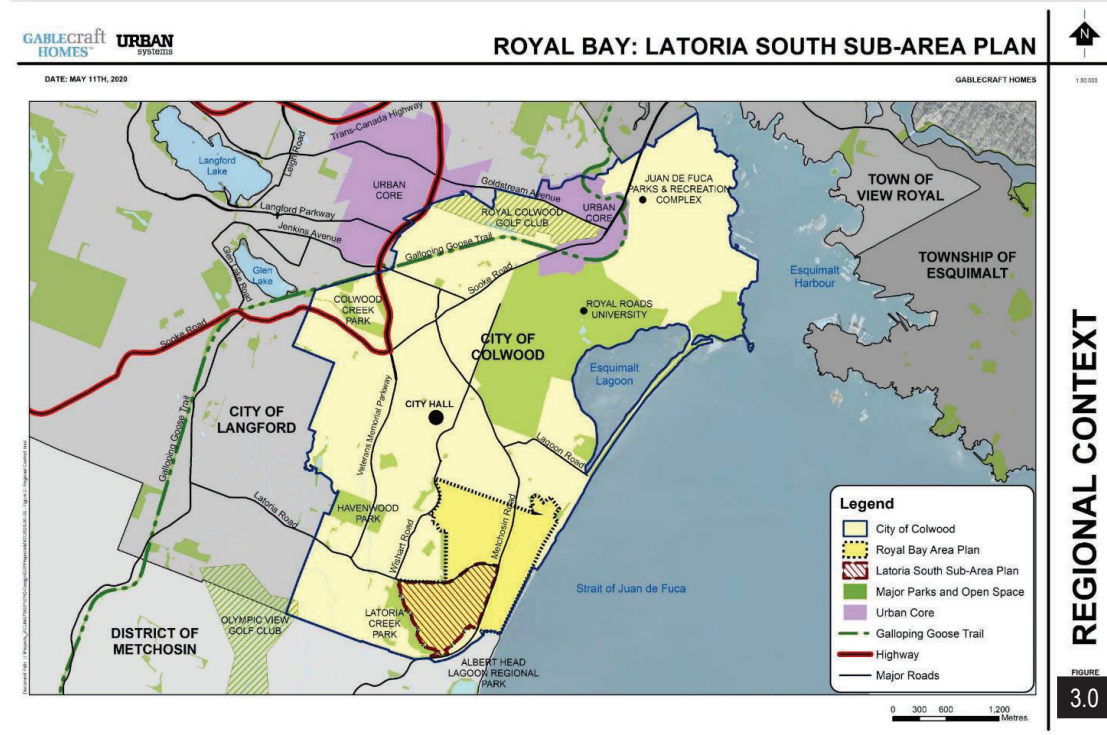
Figure 3.1: Aerial view of Quarry Park extents within Latoria South sub-area, City of Colwood GIS Mapping 2023

Figure 3.2 (Right): Quarry Park Landscape Concept Plan, LADR Landscape Architects, Aug. 14th, 2023



QUARRY PARK - BASE LEVEL DESIGN LEGEND

1. Upper Lawn
2. North picnic lawn
3. Northern Viewpoint
4. Main trail 3m Wide
5. Bike park
6. Central Playground - 8 CSA Play Elements
7. Trail Access to Latoria Creek Park
8. Pump Track
9. Central Plaza
10. Food Truck Access Lane
11. Picnic Plaza
12. Parking Lot
13. Central Lawns
14. Southern Lawns
15. Soccer Field
16. South Access plaza



THE QUARRY NEIGHBOURHOOD

Located in the heart of Royal Bay, the new neighbourhood (shown in red hatch to the right) continues to grow as new homes become available, expanding the residential area.

As outlined in the OCP, within the Latoria South Sub-Area Plan (An Amendment to the Royal Bay Area Plan) dated June 2020), the City expresses the neighbourhood structure and character on page 313:

'The Quarry Neighbourhood is a primarily residential area with a mix of front-drive and rear-lane detached homes and attached townhomes, and includes substantial parkland throughout the neighbourhood. A new elementary school and playfield park is centrally located in the Quarry, providing a node for the neighbourhood and a key amenity for the Royal Bay community. Park trails, neighbourhood connectors and on-road facilities provide non-motorized linkages throughout the Quarry in order for people to walk and cycle between key destinations in Latoria South and beyond.'

Figure 3.2 (Top Left): City of Colwood OCP, Latoria South Sub-Area Plan, Regional Context page 318

Figure 3.3 (Top Right): City of Colwood OCP, Latoria South Sub-Area Plan, Parks Master Plan, page 326

LAND-USE

LEGAL DESCRIPTION

Civic Address, Lot, Plan, PID and Parcel Size have not yet been defined at this time. As shown on the adjacent land-use map, page 33 of the City of Colwood OCP:

Land Use Designation: Neighbourhood

- d. Supportive of limited small-scale commercial activities, where there is demand, and of other neighbourhood-scale destinations such as schools and other community facilities
- e. Supportive of walking and cycling, particularly in areas surrounding schools
- f. Characterized by green infrastructure and green spaces

Policy 7.2.17 Uses

- e. Institutional

Policy 7.2.18 Built Form

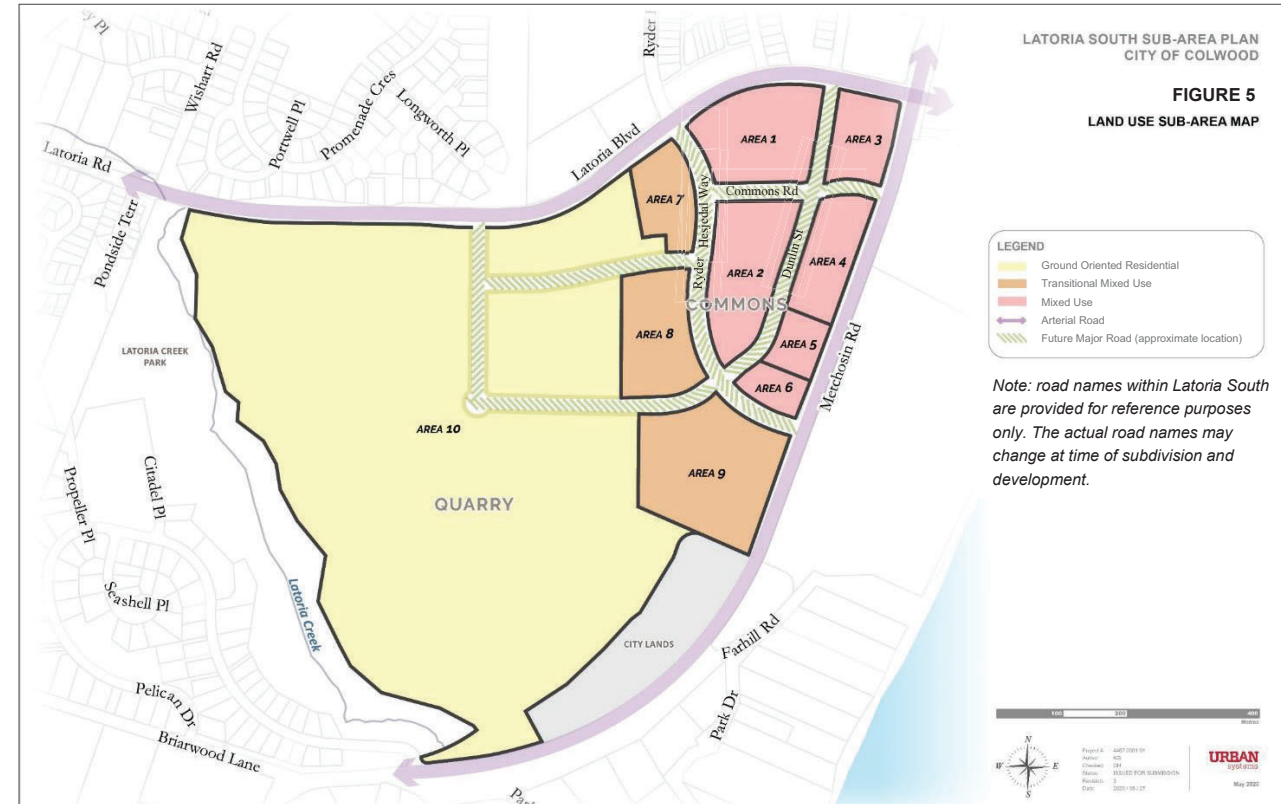
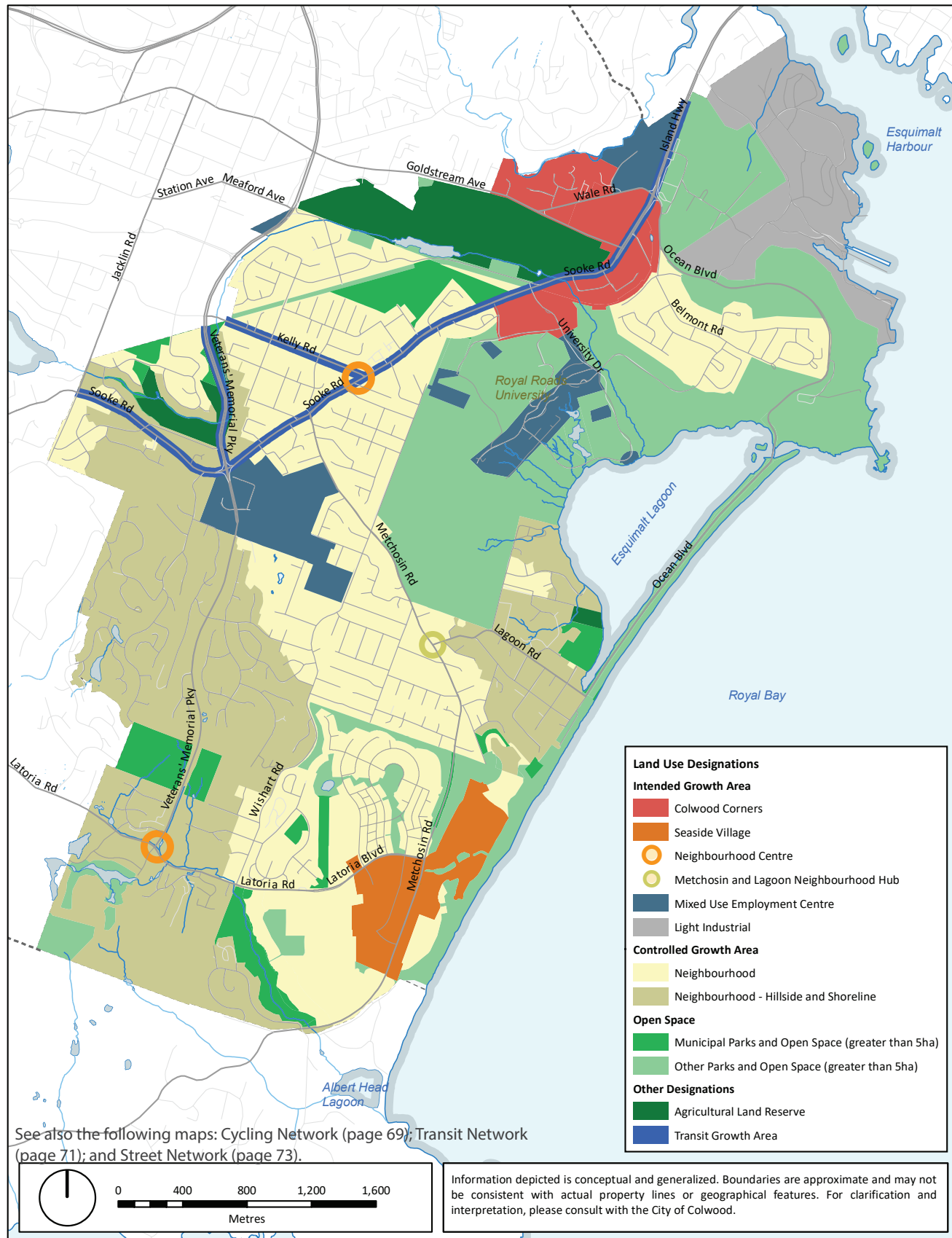
- a. Ground-oriented buildings up to approximately three storeys
- b. FAR ranging up to approximately 1.2

ZONING REQUIREMENTS

The following details are excerpted from BYLAW NO. 151 (COLWOOD LAND USE BYLAW, 1989, MARCH 27, 2023 AMENDMENT)

Item	Regulation
1.3.09 Zone	The Community Centre is within a CD28 Comprehensive Development 28 Zone (Latoria South)
2.1.05 Flood Control and Environmental Protection	<ul style="list-style-type: none"> 1.a. Buildings prohibited within iv. 15m of the natural boundary of any other watercourse. <hr/> <ul style="list-style-type: none"> 1.b. No building shall be located with underside of floor system of any area used for habitation, business or storage of good damageable by floodwaters i. lower than 0.6m above the 200-year flood level iv. nor lower than 1.5m above the natural boundary of any other watercourse.

Item	Regulation
10.33 Comprehensive Development 28 (CD28) Zone (Latoria South) Permitted Uses	Recreation/cultural centres not currently permitted within Area 10 of CD28. Rezoning will be required to align with the OCP Latoria South Sub-Area Plan, which outlines Institutional Land Use for this parcel (page 319): 4.2.4 INSTITUTIONAL USE a. Designate a site within the Quarry for a future elementary school with associated playing fields. b. Encourage a joint use agreement between School District 62 and the City of Colwood for community use of playing fields and other facilities. Work with the City of Colwood to identify a site for a future fire hall. Encourage civic and institutional uses within the Commons to support a complete community such as a library, community centre, municipal hall, post-secondary institution, or health care facility.



10.33.5 Development Regulations:

Regulation One-Family	Public Building
Minimum Lot Area	n/a
Minimum Lot Width	n/a
Floor Area Ratio	n/a
Maximum Lot Coverage	40%
Maximum Building Height	14.0 m
Maximum Accessory Buildings and Structures Height	4.5 m
Minimum Building Setbacks	
Fronting Street	7.5 m
Side	6.0 m
Exterior Side	7.5 m
Rear – Principal Building	10.0 m
Rear – Accessory Building	10.0 m

Item	Regulation
10.33.7 Off-street Parking Requirements	To meet parking standards in Bylaw 1909
10.33.8 Landscaping	All portions of lot lying between any building setback line and street shall be graded and landscaped.
Offstreet Parking Quantity	See Section 2 Master Space Program for detail.
Bicycle Stall/Storage Quantity	
Offsite Loading Quantity	To meet parking standards in Bylaw 1909

Figure 3.4 (Left): City of Colwood OCP, Land Use, page 33

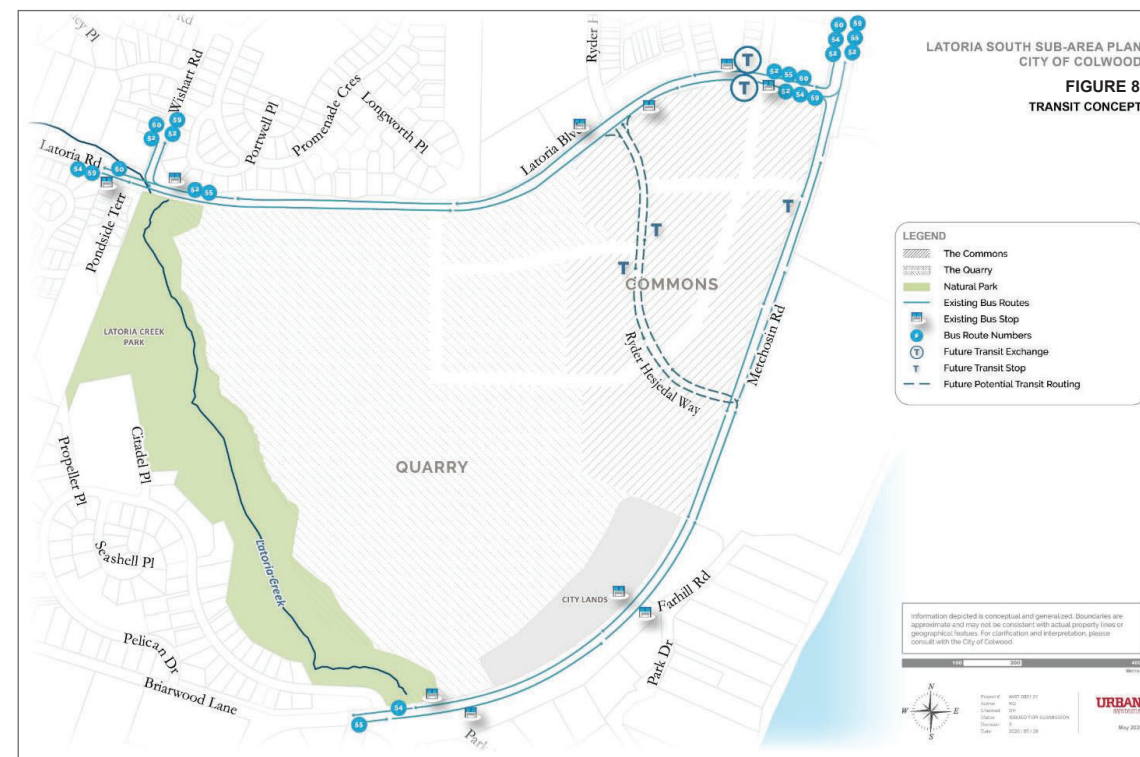
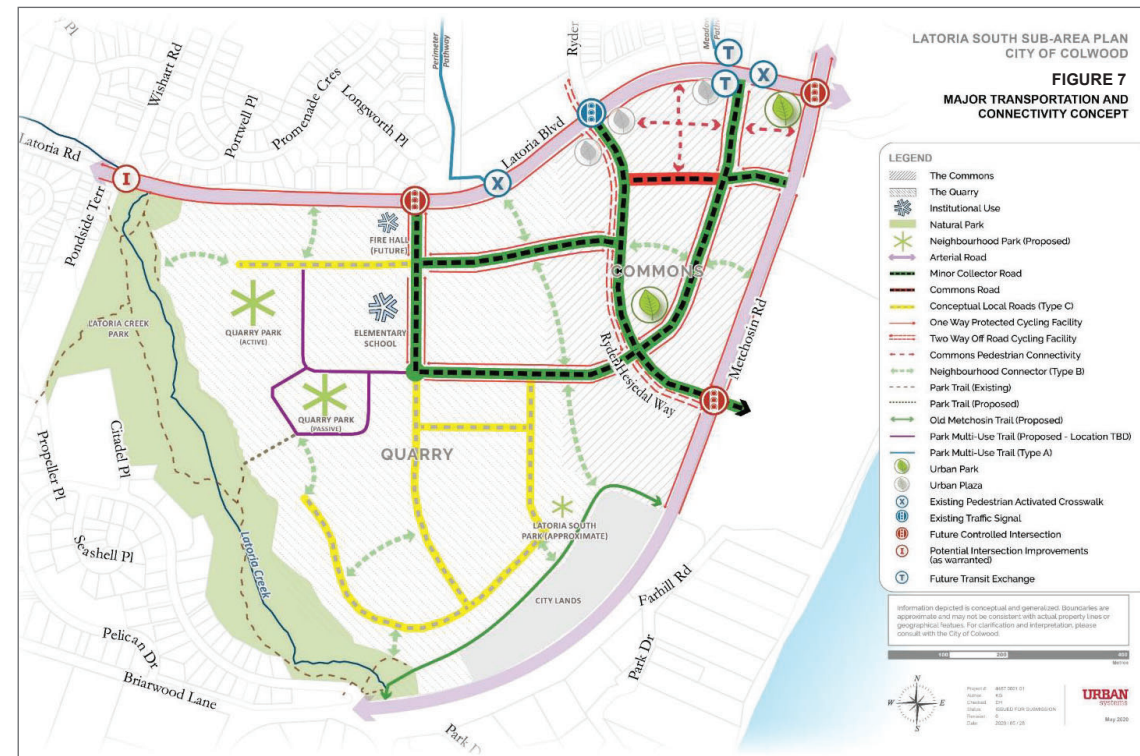
Figure 3.5 (Above): City of Colwood OCP, Latoria South Sub-Area Plan, Land Use Sub-Area Map, page 320

SITE CHARACTERISTICS

TRANSPORTATION & CONNECTIVITY

Figure 3.6, this page, illustrates the major transportation and connectivity concept for the Latoria South Sub-Area. Per this concept, the Colwood Community Centre would be accessed via a Minor Collector Road (Quarry Road) from the north and a Local Road from the residential areas to the south. The community centre would also be connected via park trails to Quarry Park and Latoria Creek Park as well as protected cycling paths connecting to Latoria Boulevard.

The transit concept for Latoria South Sub-Area, illustrated in Figure 3.7, identifies transit connections at Latoria Boulevard and Wishart Road.



TOPOGRAPHY:

Topographic information has been gathered from the City of Colwood's GIS system. A thorough topographic assessment should be undertaken once a lot has been established for the Colwood Community Centre. Additionally, topography in the area of Quarry Park may be altered by park development and the alterations may impact the community centre site. Therefore, a review of topography in conjunction with the proposed Quarry Park should be undertaken at the outset of schematic design.

Large scale changes to topography due to previous site uses have created steep areas throughout the Quarry Neighborhood. In particular, a five meter change in elevation south of Producers Way may impact the available developable land, shape and size of the Colwood Community Centre.



Figure 3.6 (Top Left): City of Colwood OCP, Latoria South Sub-Area Plan, Major Transportation and Connectivity Concept, page 330

Figure 3.7 (Bottom Left): City of Colwood OCP, Latoria South Sub-Area Plan, Transit Concept, page 333

Figure 3.8 (Bottom Right): Site Topography, City of Colwood GIS Mapping 2023

GREENSCAPE

An objective of the City of Colwood Official Community Plan is to maintain and enhance park access to residents as well as to preserve the natural character and views of the City's natural heritage landscape.

A review of available satellite imagery indicates that there is no existing vegetation on the anticipated Colwood Community Centre site. However, the community center forms a part of the Quarry Park development and is within walking distance of Latoria Creek Park. It's proximity and location provide the opportunity for the community centre to act as a connection between the future residential development and the park.

Future design phases for the community center should be cognisant of the adjacent Quarry Park development to ensure the best integration of the building and immediate surroundings into the overall development of the area and to promote connectivity to green spaces throughout the neighbourhood.

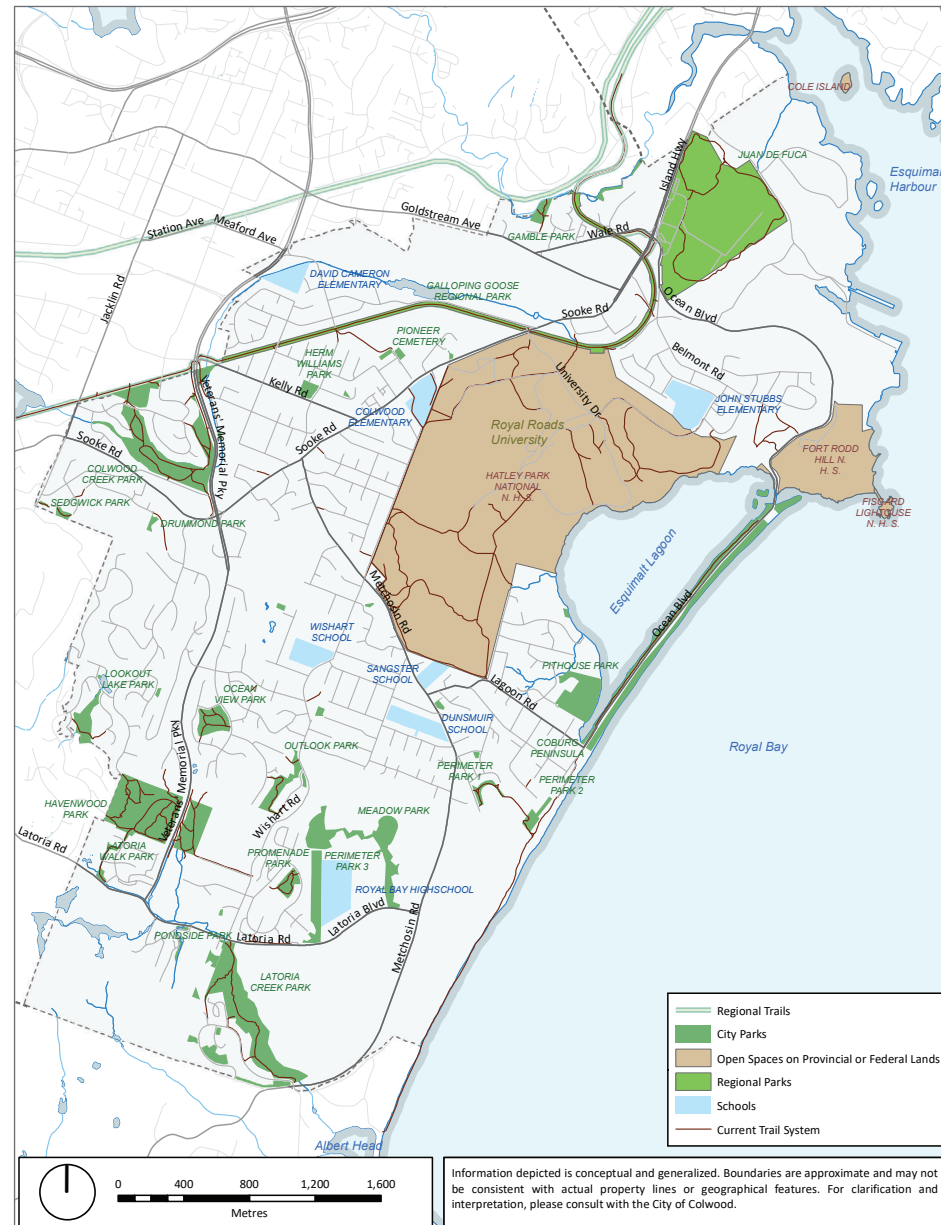


Figure 3.9 (Above): City of Colwood OCP, Existing Parks and Open Spaces, page 88

Figure 3.10 (Right): Viewpoints, Background Image from City of Colwood GIS Mapping 2023

VIEWPOINTS

The Quarry Neighborhood offers a unique opportunity for capturing views of the surrounding natural landscapes from the Colwood Community Center to be enjoyed by the community in the facility. Toward the south is a view of the Olympic mountains while to the east is a view of Royal Bay. The space planning of the Colwood Community Center allows for opportunity for views to the south and east from the most public areas of the building. Future phases should consider potential view in planning and design.



- View towards Olympic Mountains
- View across Royal Bay

UTILITIES AND SERVICES

A high level review of existing utility infrastructure locations was performed to inform the potential architectural layout of the site only. Information was provided through the City of Colwood GIS system.

The figures opposite, sourced from the City of Colwood GIS system, identify the major water and sewer infrastructure in the vicinity of the Colwood Community Centre site. The nearest drain and sewer mains are located on Latoria Boulevard. Any future development of the Quarry Neighborhood will necessitate the extension of these mains to serve the site.

No additional information related to services was available for review at this time. Further investigation, including site surveys, should be conducted at commencement of schematic design.



Figure 3.11 (Above): Existing Drain Main, City of Colwood GIS Mapping 2023



Figure 3.12 (Right): Existing Sewer Main, City of Colwood GIS Mapping 2023

DEVELOPMENT PERMIT AREAS

Three development permit areas are applicable to land in the Quarry Neighborhood.

To the west of the assumed Colwood Community Centre site, along Latoria Creek, areas are included in the Natural Hazards Development Permit Area, as well as the Environmental Protection Development Permit Area. These are not expected

to impact the Colwood Community Centre, but may impact other related development, including Quarry Park.

The Colwood Community Centre is located amongst the Form, Character and Sustainability Development Permit Area, specifically the Neighbourhood zone. It appears as though Quarry Park is exempt from this Development Permit Area.

The application of the Form, Character and Sustainability Development Permit Area and any other development permit requirements for the Colwood Community Centre should be confirmed once a lot for this land use is defined.

Figure 3.13: City of Colwood OCP, Natural Hazards Development Permit Area, Page 123; approximate location of Colwood Community Centre identified in RED.

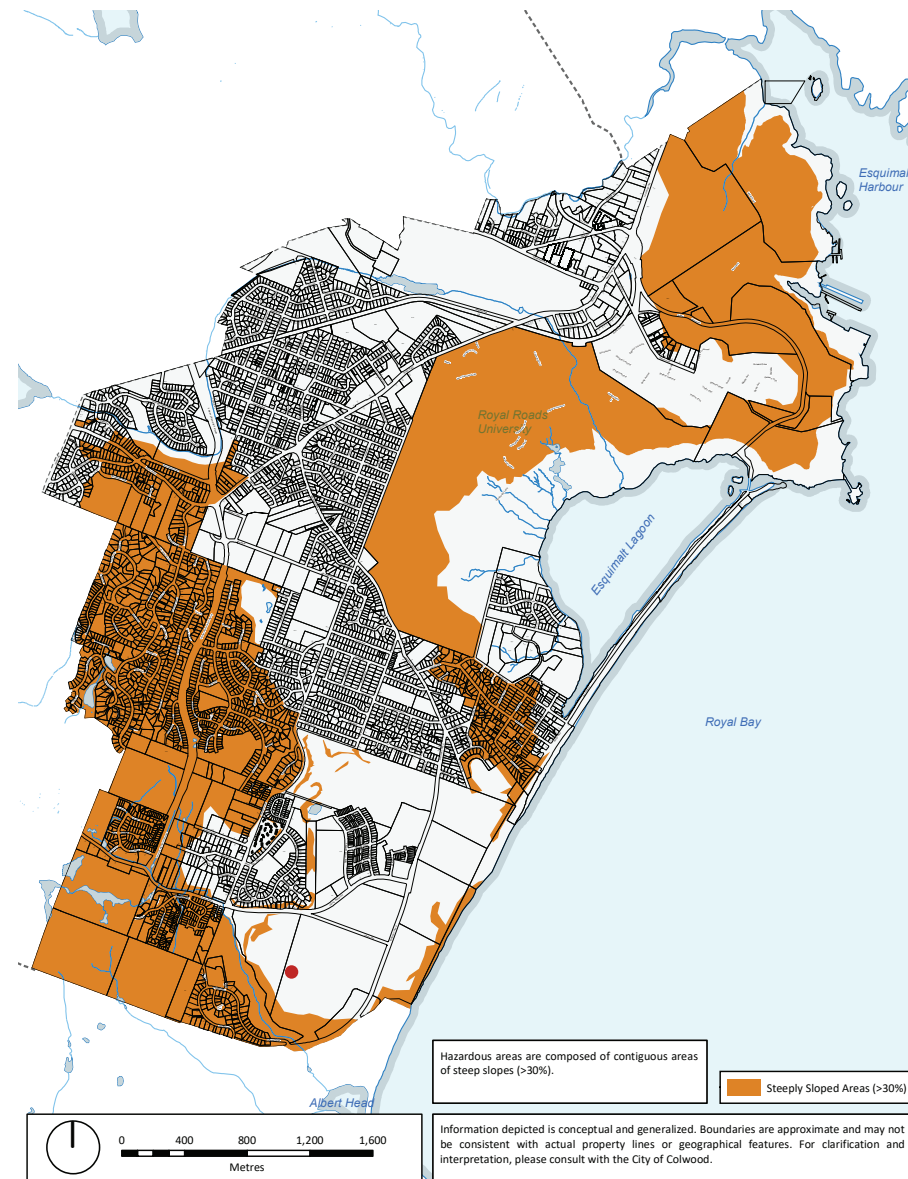


Figure 3.14: City of Colwood OCP, Environmental Protection Development Permit Area, Page 123; approximate location of Colwood Community Centre identified in RED.

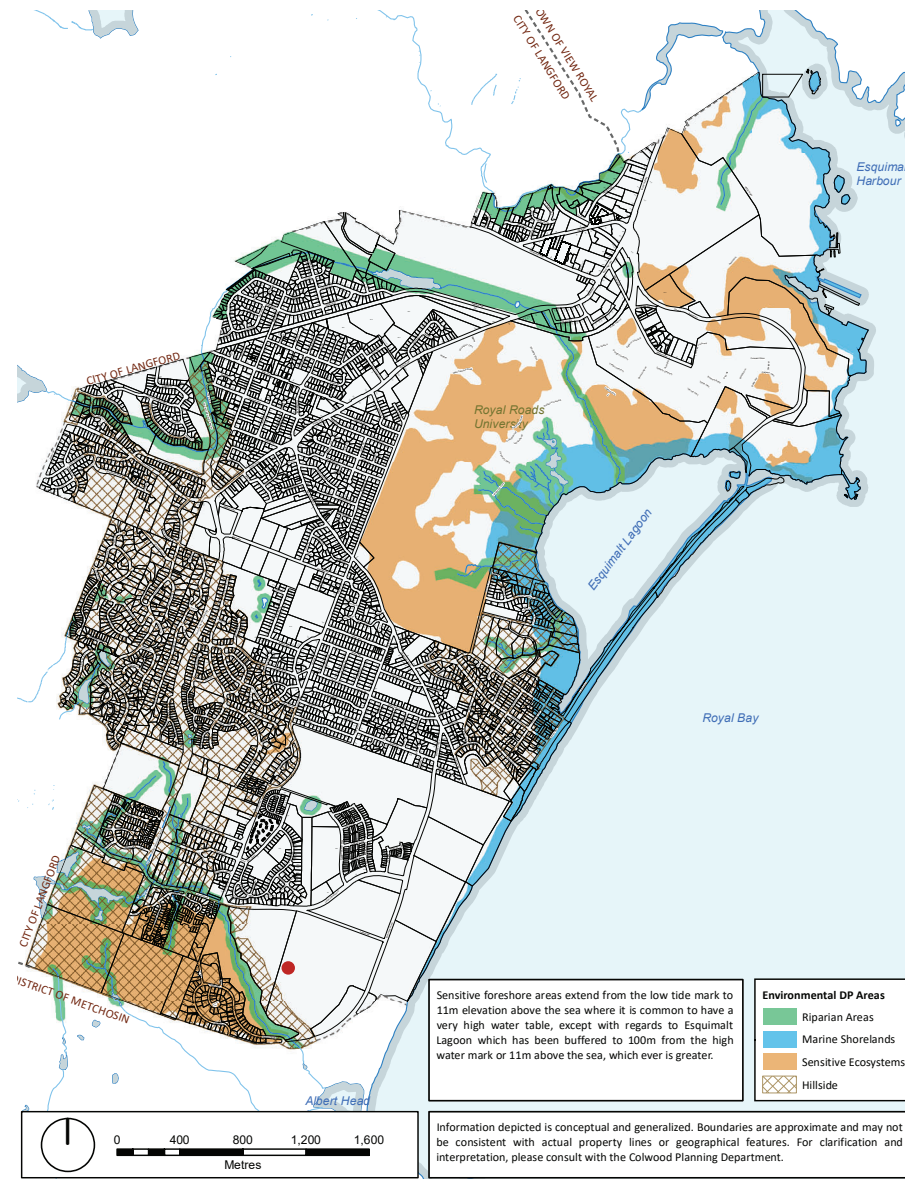
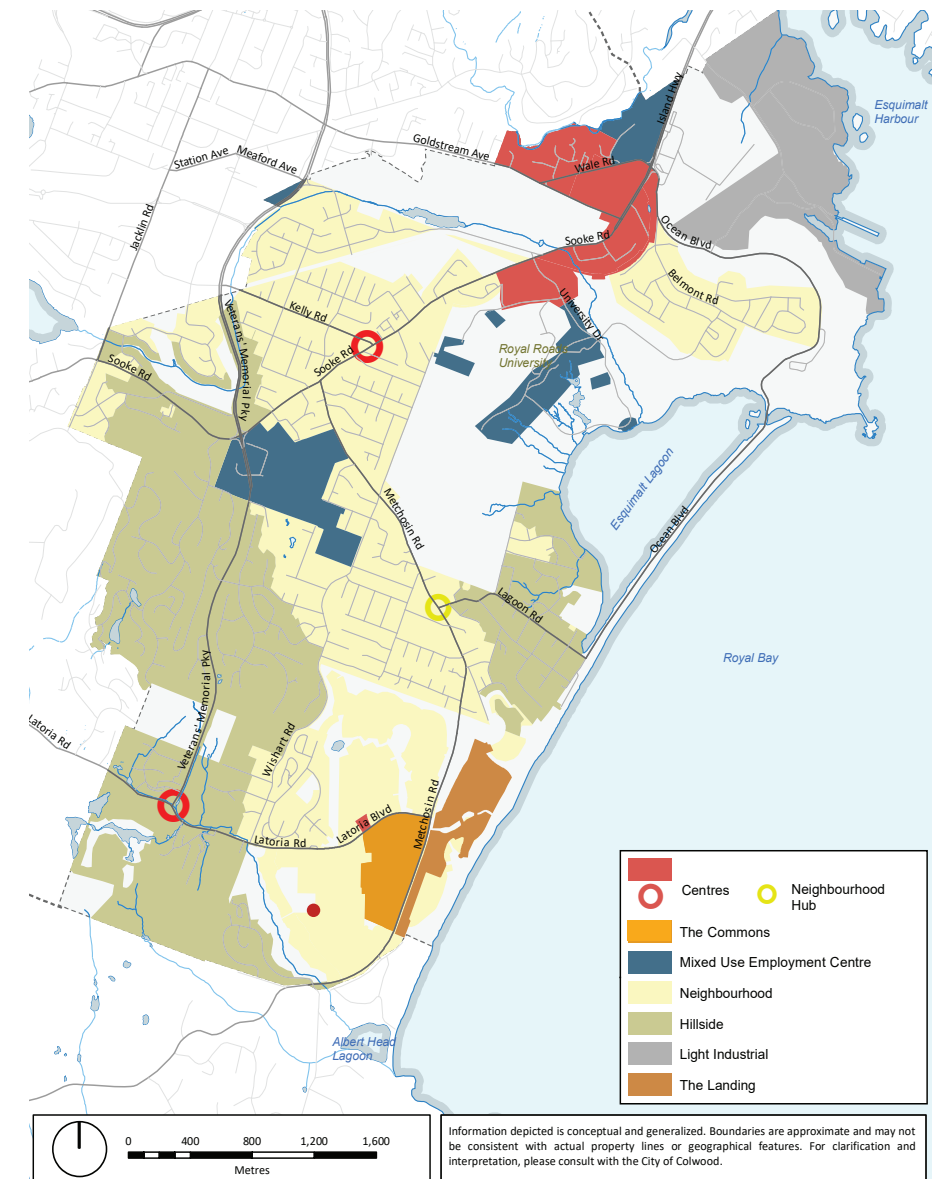
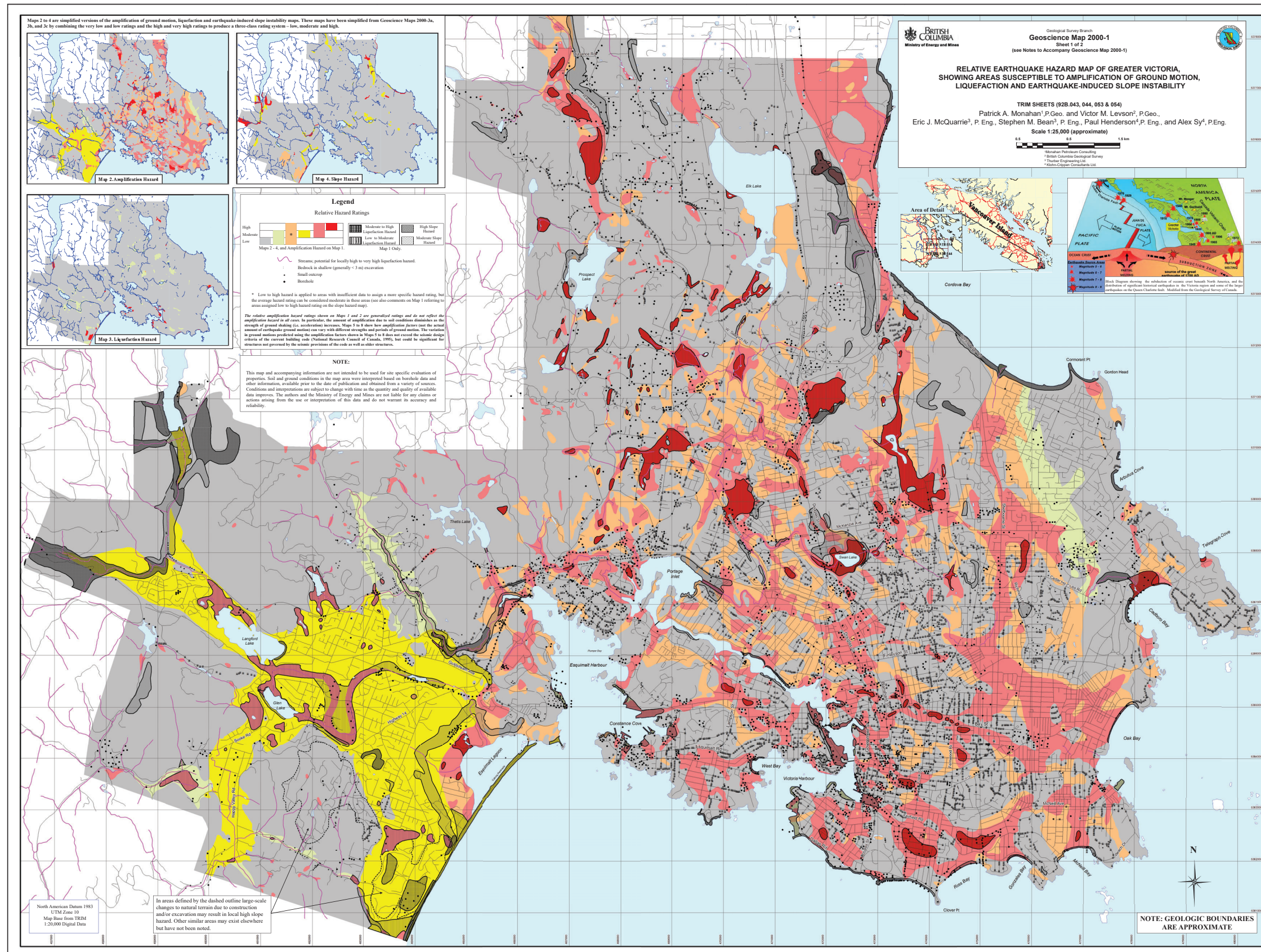


Figure 3.15: City of Colwood OCP, Form, Character and Sustainability Development Permit Area, Page 123; approximate location of Colwood Community Centre identified in RED.





GEO TECHNICAL & SEISMIC RISK

Southern Vancouver Island is located in active seismic zone characterized as a high relative seismic hazard location by National Resources Canada¹. One of the critical determinants of the strength of movement and therefore damage due to a seismic event is the geological profile of the site. Movement is typically greater on sites with soft soils versus those on bedrock. Figure 3.16, this page, the relative earthquake hazard map of greater Victoria, identifies the area of the Colwood Community Centre as having a moderate hazard characterization based on ground amplification.

It must be noted that these risk categorizations are at a broad level, are limited in their application to high level regional planning initiatives and cannot replace a site specific geotechnical assessment. At this time a geotechnical report has not been produced for the Colwood Community Centre site. It is recommended that prior to beginning the next phase of design, a geotechnical survey identifying the current ground and soil conditions be performed. This will provide information to assist in finalizing the location of key functional components on site, will inform design criteria for the structure of buildings and infrastructure that will be required based on soil conditions and the associated cost of development.

¹ Source: <https://seismescanada.rncan.gc.ca/hazard-alea/simphaz-en.php>

Figure 3.16: Relative Earthquake Hazard Map of Greater Victoria. Source: http://cmscontent.nrs.gov.bc.ca/geoscience/PublicationCatalogue/GeoscienceMap/BCGS_GM2000-01.pdf

CLIMATE RESILIENCY

The pre-design process is an appropriate time to reflect on any existing climate resiliency goals and aspirations for the Colwood Community Centre. The City of Colwood is actively working on developing an updated Community Energy and Emissions Plan to define achievable GHG reduction targets. Additionally, the City has adopted the BC Energy Step Code for new construction. These targets, as well as industry best practices, have been used to inform climate resiliency recommendations at this stage. In some cases, it is still too early to provide a definitive approach or recommendation.

As the Colwood Community Centre moves into design, a detailed plan should be established to meet the City's sustainability goals as well as local regulations. At this stage, the City might desire to achieve higher levels of sustainability, including following the Greening Government Federal Sustainable Development Strategy, which would require the building to be net-zero carbon in operation, as well as achieving 30% less embodied carbon (starting from 2025). Likewise, if a green building rating system is required or desired, a review of rating systems could be undertaken to determine which would best meet the project goals. Beyond rating systems, the project sustainability strategy should be seen as a holistic approach addressing the aspects that are important to the project and bring value. The different disciplines design strategies are interconnected and there is a number of ways to meet the targets. An energy model is created to establish baselines and evaluate the performance of design strategies. The process is iterative and can be thought of as a spiral, with each phase of the sustainability analysis building on the outcomes and feedback from earlier analysis, continuously assessing the design against the project targets, and continuously improving the sustainability of the project.

BUILT & NATURAL INFRASTRUCTURE

The City of Colwood Official Community Plan outlines objectives and policies to grow built and natural infrastructure in a manner supportive of the City's goal of being carbon neutral, energy positive, and water smart.

As the Colwood Community Centre progresses into further design stages, a rainwater management strategy should be established in line with the City of Colwood's objectives to manage stormwater in a manner that optimizes conservation, protects ecosystems, and maintains quality.¹ Possibilities for grey water management may also be explored in future design phases.

¹ Source: City of Colwood Official Community Plan. <https://colwood.civicweb.net/document/131567/>

LEKWUNGEN, XWSEPSUM, SC'IANEW FIRST NATIONS

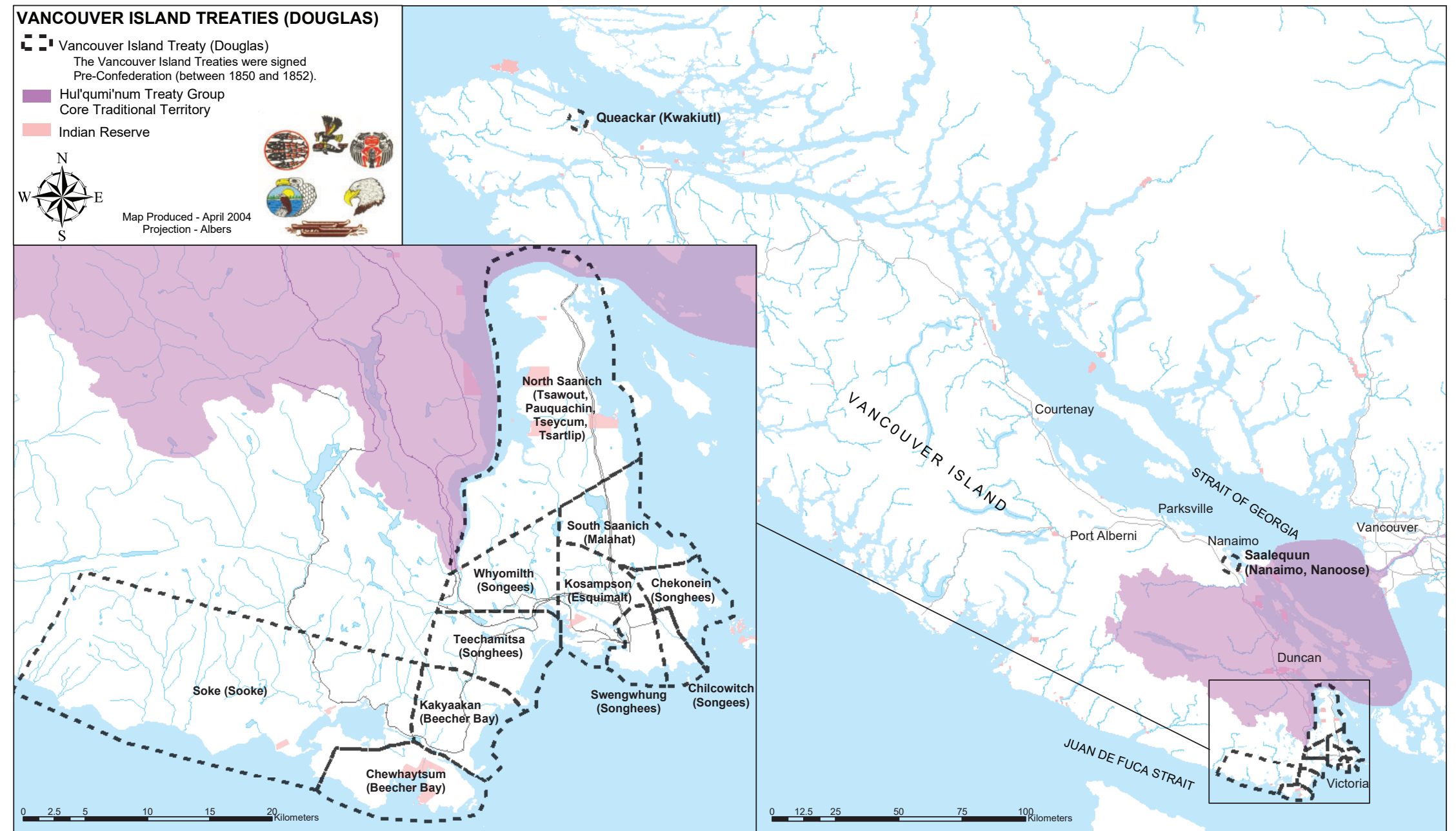
"The City of Colwood sits on the ancestral lands of the Lekwungen-speaking Coast Salish people. This land is defined by the 1850 Douglas Treaty with the Teechamitsa people."¹

The City is committed to developing partnerships with local First Nations. The City of Colwood Parks and Recreation Master Plan identifies parks and recreation as "an opportunity to move forward together, with a focus on the land and its features that have been stewarded by local First Nations since time immemorial."²

Likewise, the Parks and Recreation Master Plan identifies an opportunity for recreation and arts and culture indoor facilities to:

"Nurture partnerships with local First Nations groups to build understanding, support First Nations art initiatives, and identify opportunities to promote representation of Coast Salish knowledge, art, and culture through public art, programming, festivals, or other events."²

The development of the Colwood Community Centre offers an opportunity to engage with local First Nations in future project phases to inform the evolution of the project in a way that supports First Nations history and cultural sense of place.



1 Source: City of Colwood. <https://www.colwood.ca/discover-colwood/about-colwood/first-nations-communities>

2 Source: City of Colwood Parks and Recreation Master Plan. https://www.colwood.ca/sites/default/files/2021_04_08-PRMP-FINAL.pdf

Figure 3.17: Vancouver Island Treaties (Douglas). Source: <https://guides.library.ubc.ca/aboriginalmaps/treaties>

3.2 Conceptual Plan with Planning Rationale

APPROACH

The final location of the Colwood Community Center within Quarry Park has not been determined. In the absence of a finalized site, the design team proceeded to develop an ideal conceptual plan arrangement of the program. The plan was developed with careful consideration of programmatic relationships between internal functions to ensure ideal programmatic adjacencies within a compact and functional plan.

The conceptual plan is organized into two phases. Phase 1 is comprised of core community center function, while Phase 2 is envisioned as a future expansion of additional uses (gymnasium and daycare).

The conceptual plan was placed on a potential location in proximity to the Quarry Park development to assess the scale of the program in context and to assist in further determination of final siting of the Community Center within the Quarry Park master plan.

Additionally, general planning blocks were used to illustrate area required for exterior functions related to the Community Center, including parking and outdoor daycare space in Phase 2. These planning blocks are intended to show required area only; exterior functions are to be incorporated into the further development of the Quarry Park master plan.



Figure 3.18 (Left): Colwood Community Center Phase 1 situated within Quarry Park master plan progress plan

Figure 3.19 (Right): Colwood Community Center Phase 2 situated within Quarry Park master plan progress plan

CONCEPTUAL MASSING MODEL

A conceptual model was developed to illustrate the massing of the conceptual plan. Visualizations for the conceptual model are featured on this page.

As the program, site planning, and building planning develops and evolves over time, the building massing and concept will also evolve and change in response to new programmatic and siting parameters.



3.3 Next Steps

To inform subsequent design phases the following studies or strategies are recommended or anticipated:

- Detailed Programming and Community Engagement
 - In subsequent design phases, the consultant team (architectural and engineering) should continue to work with user groups to refine the functional program and add additional detail, in particular mechanical, electrical, security and structural design requirements, to assist in further design development of the individual components.
 - The design team showcased recent and precedent projects to inform the development of the Colwood Community Centre. The City may wish to undertake a benchmarking tour to understand lessons learned from other municipalities.
 - Phase 2: City to work with School District 62 and the community to determine future demand for Child Care and Gymnasium facilities.
- City to develop an operating model, with consideration for owner/operator responsibilities.
- Engagement
 - City to continue to work with key stakeholders and the broader community. Consideration for hosting townhall event to showcase the project and gather community feedback.
 - First Nations engagement is anticipated as the project moves forward to determine the level of involvement the Nations would like to undertake to support the Lekwungen-speaking Coast Salish peoples' history and cultural sense of place. Similar projects have considered First Nations programming early in the design of a facility to best integrate necessary design

strategies into the building design. For instance the inclusion of the proper HVAC system in key spaces to suit a smudging ceremony or acoustics to suit drumming circle should be identified early.

- Continued work with the Quarry Park Master Plan team to ensure parking for the facility is included in the park plan.
- Inclusion and Accessibility
 - Consideration for the City to provide a new facility that meets Certification Pre-requisites for Rick Hansen Foundation Accessibility Certification (RHFAC). As highlighted on the website:
 - 'RHFAC is the first program to recognize that the accessibility of any given space needs to be judged on the basis of an individual's entire experience, rather than by simply evaluating its access features in isolation. It's a holistic approach based on people with varying disabilities affecting their hearing, vision, and mobility. It also benefits seniors, parents with strollers, caregivers and those with temporary disabilities.' (source: <https://www.rickhansen.com/news-stories/blog/8-facts-about-rhf-accessibility-certification>)
 - Consideration for the next phase of the project to include a Gender-Based Analysis + (GBA+). This analysis will gain a better understanding of the different ways that people may experience the built environment of the community centre and will help provide an improved overall experience for those who will use the facility. The engagement typically includes a wide range of user groups and various identity factors (i.e., sex, gender, Indigeneity, age, language, race, culture, ability, diverse neurology, etc.) to better

promote inclusion and diversity. As a starting point, the program for the conceptual design includes Gender-Neutral Family Washroom and Shower. Change Strategy, with fully enclosed toilet stalls and shared common support spaces such as sinks and infant changing station.

- Sustainability
 - A study to define specific sustainability targets and strategies for the building, site and broader Quarry Park.
- A current topographic survey of the site to confirm the final siting of the building.
- A current geotechnical assessment of the site to inform engineering requirements for structures on site.

4

Class D Estimate

4.1 Class D Estimate

CLASS D ESTIMATE

COLWOOD RECREATION CENTRE
NEW CONSTRUCTION
COLWOOD, BC

Prepared for:
Kasian Architecture Interior Design and Planning Ltd.

October 27, 2023

Hanscomb
QUANTITY SURVEYORS

October 27, 2023

Ref # VAN3528



Kasian Architecture Interior Design and Planning Ltd.
 1500 West Georgia Street, Suite 1685
 Vancouver, British Columbia V6G 2Z6
 T: 604-631-8213
 E: dragana.perusinovic@kasian.com

Attn: Dragana Perusinovic, Senior Project Architect, Associate

Re: Colwood Recreation Centre, New Construction, Colwood, BC

Dear Dragana:

Please find attached our Class D Estimate for the Colwood Recreation Centre, New Construction in Colwood, BC.

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 Colwood, BC 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

Indu Elapatha
PQS(F), MRICS
Manager

Hanscomb Limited
Principal / Estimate Reviewer

Ken King
PQS, MRICS, ASCT, CET
Manager, Business Development

Hanscomb Limited
600 - 409 Granville St.
Vancouver, British Columbia
T: (604) 685-1241
vancouver@hanscomb.com
www.hanscomb.com

**COLWOOD RECREATION CENTRE
 NEW CONSTRUCTION
 COLWOOD, BC**

Report date : October 2023

Page No. : 1

EXECUTIVE SUMMARY

This Class D Estimate is intended to provide a realistic allocation of direct construction costs for the Colwood Recreation Centre, New Construction, located in Colwood, BC. 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)	3,937m2
Unit (count, linear measure, etc.)	N/A
Total Construction Cost	\$36,328,100
Cost per GFA	9,227.36\$/m2
Unit Cost	N/A

Exclusions

- Cost of contaminated soil removal
- Cost of hazardous material (e.g. asbestos, lead, PCB, etc.) removal
- Special Foundation design that includes rock anchoring, piling, concrete shoring, etc.
- Escalation contingency beyond that identified in this estimate
- Financing costs
- Loose furniture, furnishings and equipment
- Winter Construction (Concrete foundation and masonry heating & hoarding)
- Value-added tax (e.g. Harmonized Sales Tax, Goods and Services Tax, or other)
- Premiums associated with Public-Private Partnership procurement model
- Soft Costs
- Unexpected labour unavailability and productivity disruptions leading to delays and added costs
- Supply chain disruptions leading to delays and added costs
- Offsite Works
- Soft Costs
- Value-added tax (Goods and Services Tax)



Allowances included in the estimate:

- **20.0%** design & pricing contingency
- **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 **+/- 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 Colwood, BC in **October 2023** based on a **stipulated** form of contract. If these conditions are not met, bids received could be expected to exceed this estimate.

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

V3528

CLASS D ESTIMATE



**COLWOOD RECREATION CENTRE
NEW CONSTRUCTION
COLWOOD, BC**

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**COLWOOD RECREATION CENTRE
NEW CONSTRUCTION
COLWOOD, BC**

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1. INTRODUCTION

1.1 PURPOSE

This Class D Estimate is intended to provide a realistic allocation of direct construction costs for the Colwood Recreation Centre, New Construction, located in Colwood, BC, with the exception of the items listed in 1.6 Exclusions.

1.2 DESCRIPTION

The Colwood Recreation Centre, New Construction located in Colwood, BC is comprised of the following key elements:

Phase 1- New Construction of a 2 Storey Recreation Centre with a GFA (gross floor area) of 2,247m2 with associated site development.

Phase 2 – New Construction of a Daycare with a GFA (gross floor area) of 747m2 with exterior Space

Phase 2 – New Construction of a double height Gym with a GFA (gross floor area) of 943m2

Phase 2 – New Construction of Future Site Development with an area of 2,023m2

The building is a combination of concrete and steel framed structure attached to cast-in-place reinforced concrete foundation and slab-on-grade. The building envelope, interior fit-up, mechanical and electrical are all similar to standard recreational centre facility, daycare and Gym. The scope of work also includes but is not limited to earthworks, pavement, miscellaneous fittings and associated utility services.

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 form of contract in Colwood, BC.

Pricing shown reflects probable construction costs obtainable in the Colwood, BC 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.

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**COLWOOD RECREATION CENTRE
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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 +/- 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				
AACE	ROME	D	C	← B	→ A			
RAIC		5	4	3				
			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:

- Cost of contaminated soil removal
- Cost of hazardous material (e.g. asbestos, lead, PCB, etc.) removal
- Special Foundation design that includes rock anchoring, piling, concrete shoring, etc.
- Escalation contingency beyond that identified in this estimate
- Financing costs
- Loose furniture, furnishings and equipment
- Winter Construction (Concrete foundation and masonry heating & hoarding)
- Value-added tax (e.g. Harmonized Sales Tax, Goods and Services Tax, or other)
- Premiums associated with Public-Private Partnership procurement model
- Soft Costs
- Unexpected labour unavailability and productivity disruptions leading to delays and added costs
- Supply chain disruptions leading to delays and added costs
- Offsite Works
- 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 (Goods and Services Tax)

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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 Kasian Architecture Interior Design and Planning Ltd. 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.

**COLWOOD RECREATION CENTRE
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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 October 2023 from general contractors and all major subcontractors and suppliers based on a stipulated 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 20.0% 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 by 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 October 2023 dollars with 0.0% construction cost escalation included to cover increases that may occur between October 2023 and the anticipated construction date for the project. Annual escalation allowance of 9.0% included if Construction begins in 1 Year and 17.67% if Construction begins in 2 years.

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.

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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 a 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 Harmonized Sales Tax. It is recommended that the owner make separate provision for HST in the project budget.

3.9 SCHEDULE

Pricing assumes a standard schedule of work 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 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.

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3. COST CONSIDERATIONS

3.11 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).

3.12 COVID-19 STATEMENT

Though the World Health Organization has determined that COVID-19 is now an established and ongoing health issue that no longer constitutes a public health emergency of international concern, the impact that this pandemic inflicted on the world economy continues to be felt. Such impact includes:

- Labour shortages due to recent career changes resulting from the pandemic and other reasons
- Resultant delays in the delivery of materials and equipment to the site
- Unavailability of materials due to past factory closures or shipping interruptions that created a massive backlog

The above factors are bound to impact not only the cost but also the completion date for the project, as has been witnessed in the current market. Understanding that contractors, subtrades and suppliers must assume these factors as part of their bid, these potential cost impacts have been considered and captured to the best of our ability in the rates and general requirements included in this estimate.

In the event of a catastrophic global event, all costs will be subject to review.

3. COST CONSIDERATIONS

3.13 OTHER CURRENT RISKS TO CONSTRUCTION ESCALATION

THE IMPACT OF THE RUSSIA / UKRAINE WAR:

The impact of the Russia / Ukraine war on the Western economy continues to cause inflationary pressure within the Western economy. Many countries have laid siege to Russia in the form of severe sanctions on most transactions of goods and services that originate from Russia. The impact of these sanctions has reduced normal trade of goods and services within the global economy, affecting construction activity in various ways, including:

- Increases in the cost of oil and natural gas
- Restrictions on the trade of base metal materials (nickel, palladium, iron, zinc, aluminum etc.)
- Continued constraints on the supply of oil-based chemicals and other materials
- Shortages of fertilizers (potash and products made from oil & gas)
- Shortages of wheat and sunflower-based products

The current situation continues to cause inflationary pressure on Western Countries and is fueling higher wages.

THE STATUS OF THE CANADIAN CONSTRUCTION MARKET:

The construction market is relatively heated across the country. Because of the significant volume of activity, Hanscomb has observed that with recent tender closings, 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 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 new qualified candidates
- Contractors are generally competing for the same tradespeople, offering higher than normal salaries and benefits, translating into higher operating costs, which get transferred to the construction projects

The above risks may be amplified under the following conditions:

- Mega projects that are experiencing limited to no competition with fewer contractors and major subtrades capable of handling the work or acquiring appropriate bonding and insurance
- 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' Method of Buildings by Area and Volume.

4.1 GROSS FLOOR AREA (GFA)

	Phase 1	Phase 2	Phase 2
	Recreation Centre (m2)	Daycare (m2)	Gym (m2)
Description			
Main Floor	1,256	747	943
Second Floor	991	-	-
Total GFA	2,247	747	943

4.2 SITE DEVELOPED AREA (FUTURE)

Description	Area
Site Area	2,023 m2
Total Site Developed Area	2,023 m2

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

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NEW CONSTRUCTION
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5. CONSTRUCTION COST ESTIMATE SUMMARY

	<u>Phase 1</u> <u>Recreation Centre</u>	<u>Phase 2</u> <u>Daycare</u>	<u>Phase 2</u> <u>Gym</u>	<u>Phase 2</u> <u>Future Site</u> <u>Development</u>
New Construction	11,306,800.00	4,528,900.00	6,015,200.00	-
Site Development	1,383,534	450,695	-	597,879
Sub-Totals	\$ 12,690,333.00	\$ 4,979,594.00	\$ 6,015,199.00	\$ 597,878.00
- Location factor (Colwood)	6.0% 761,400.00	298,800.00	360,900.00	35,900.00
- General Requirements	8.0% 1,076,100.00	422,300.00	510,100.00	50,700.00
- Fee	3.0% 435,800.00	171,000.00	206,600.00	20,500.00
Sub-Total- Excl. Contingencies	\$ 14,963,633.00	\$ 5,871,694.00	\$ 7,092,799.00	\$ 704,978.00
- Phasing Premium	12.0% -	704,600.00	851,100.00	84,600.00
- Design and Pricing Allowance	20.0% 2,992,700.00	1,315,300.00	1,588,800.00	157,900.00
Sub-Total- Incl. Contingencies	\$ 17,956,300.00	\$ 7,891,600.00	\$ 9,532,700.00	\$ 947,500.00
- GST	Excluded	Excluded	Excluded	Excluded
Total Construction Estimate	\$ 17,956,300.00	\$ 7,891,600.00	\$ 9,532,700.00	\$ 947,500.00
- Construction Allowance	5.0% 897,815.00	394,580.00	476,635.00	47,375.00
Total Construction cost in Current dollars (excluding Construction Allowance)	\$ 17,956,300.00	\$ 7,891,600.00	\$ 9,532,700.00	\$ 947,500.00
Escalation if construction begins in 1 year's time (Premium)	9% \$ 1,616,067.00	\$ 710,244.00	\$ 857,943.00	\$ 85,275.00
Escalation if construction begins in 2 year's time (Premium)	17.67% \$ 3,172,878.21	\$ 1,394,445.72	\$ 1,684,428.09	\$ 167,423.25

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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.

SAMPLE ELEMENTAL SUMMARY									
Project :		Report date :		19 Jul 2017		Page No. :		A - 1	
Location :		Owner :		Bldg Type :		C.T. Index :		0.0	
Consultant :		GFA :		1,582 m ²					
Element	Ratio to GFA	Quantity	Unit Rate	Elemental Cost Sub-Total	Elemental Amount 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	158.03	4.9	
A12 Basement Excavation	0.001	1 Nil	0.00	0	0	0.00	0.00		
A13 Special Conditions	0.001	1 Sum	0.00	0	0	0.00	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	64.92	9.1	
A23 Roof Construction					0		0.00		
A23 Roof Construction	1.013	1,602 m ²	228.53	366,100	366,100	228.53	228.53	12.6	
A3 EXTERIOR ENCLOSURE					1,111,100		702.34	21.6	
A31 Walls Below Grade	0.001	1 Nil	0.00	0	0	0.00	0.00		
A32 Walls Above Grade					612,900		387.42		
A32 Walls Above Grade	0.003	4 Lvs	3,275.00	13,100	13,100	3,275.00	3,275.00		
A33 Windows & Entrances	0.003	4 Lvs	3,275.00	13,100	13,100	3,275.00	3,275.00		
A34 Roof Coverings	1.013	1,602 m ²	220.22	352,800	352,800	220.22	220.22		
A35 Projections	1.000	1,582 m ²	83.63	132,200	132,200	83.63	83.63		
B INTERIORS					1,033,400		653.22	20.1	
B1 PARTITIONS & DOORS					392,900		248.04	7.4	
B11 Partitions	1.504	2,380 m ²	105.29	250,600	250,600	105.29	105.29	6.6	
B12 Doors	0.038	60 Lvs	2,205.00	132,300	132,300	2,205.00	2,205.00		
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	75.35	4.8	
B22 Ceiling Finishes	1.000	1,582 m ²	91.28	144,400	144,400	91.28	91.28	5.7	
B23 Wall Finishes	2.314	3,660 m ²	36.83	134,800	134,800	36.83	36.83	2.3	
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	159.36	9.9	
B32 Equipment	1.000	1,582 m ²	0.00	0	0	0.00	0.00		
B33 Elevators	0.001	1 Nil	0.00	0	0	0.00	0.00		
B34 Escalators	0.001	1 Nil	0.00	0	0	0.00	0.00		
C SERVICES					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	145.26	9.1	
C12 Fire Protection	1.000	1,582 m ²	31.04	49,100	49,100	31.04	31.04	1.9	
C13 HVAC	1.000	1,582 m ²	170.35	269,500	269,500	170.35	170.35	10.6	
C14 Controls	1.000	1,582 m ²	49.95	72,700	72,700	49.95	49.95	3.1	
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	42.54	2.7	
C22 Lighting, Devices & Heating	1.000	1,582 m ²	116.81	184,800	184,800	116.81	116.81	7.3	
C23 Systems & Ancillaries	1.000	1,582 m ²	57.85	91,200	91,200	57.85	57.85	3.6	
NET BUILDING COST - EXCLUDING SITE					\$ 3,827,700		2,419.53	74.4	
D SITE & ANCILLARY WORK					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	48.71	48.71	3.1	
D12 Mechanical Site Services	0.001	1 Sum	167,400.00	167,400	167,400	167,400.00	167,400.00		
D13 Electrical Site Services	0.001	1 Sum	128,300.00	128,300	128,300	128,300.00	128,300.00		
D2 ANCILLARY WORK					0		0.00	0.0	
D21 Demolitions	0.001	1 Nil	0.00	0	0	0.00	0.00		
D22 Alterations	0.001	1 Nil	0.00	0	0	0.00	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	370.20	370.20	23.4	
Z12 Fee	3.0%			149,900	149,900	149.90	149.90	9.4	
TOTAL CONSTRUCTION ESTIMATE - EXCLUDING ALLOWANCES					\$ 5,147,800		3,253.86	100.0	
Z2 ALLOWANCES					930,500		586.18	18.2	
Z21 Design & Pricing Allowance	10.0%			514,800	514,800	514.80	514.80	32.1	
Z22 Escalation Allowance	2.5%			141,600	141,600	141.60	141.60	8.9	
Z23 Construction Allowance	3.0%			174,100	174,100	174.10	174.10	10.8	
Z24 Cash Allowances	1 Sum	100,000.00	100,000	100,000	100,000	100,000.00	100,000.00	6.3	
TOTAL CONSTRUCTION ESTIMATE - INCLUDING ALLOWANCES					\$ 6,078,300		3,842.04	118.2	
- VALUE ADDED TAX (GST/HST)					0		0.00	0.0	
Value Added Tax (GST/HST)	0.0 %			0	0	0.00	0.00		
TOTAL CONSTRUCTION ESTIMATE					\$ 6,078,300		\$ 3,842.04		

Appendix
A - Elemental Cost Summary - Recreation Centre (Phase1)

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.

Project :	Royal Bay Recreation Centre	Report Date :	26-Oct-23
Location :	Colwood, BC	Page No. :	A - 1 1
Owner :	City of Colwood	Building Type :	550
Consultant :	Kasian	C.T. Index :	0.0
		GFA :	2,247 m2

ELEMENT	Ratio to GFA	Element Cost		Element Amount		Rate per m2 of GFA		%
		Quantity	Unit Rate	Sub-total	Total	Sub-total	Total	
A SHELL		2,247 m2			5,466,830		2,432.95	36.5
A1 SUBSTRUCTURE					833,120		370.77	5.6
A11 Foundations	0.559	1,256 m2	520.00	653,120		290.66		
A12 Crawlspace Excavation	0.000	- m3	0.00	0		0.00		
A13 Special Conditions	0.000	1 Sum	180,000.00	180,000		80.11		
A2 STRUCTURE					2,354,850		1,048.00	15.7
A20 Crawlspace Construction	0.000	- m2	0.00	0		0.00		
A21 Lowest Floor Construction	0.559	1,256 m2	250.00	314,000		139.74		
A22 Upper Floor Construction	0.441	991 m2	830.00	822,530		366.06		
A23 Roof Construction	0.559	1,256 m2	970.00	1,218,320		542.20		
A3 EXTERIOR ENCLOSURE					2,278,860		1,014.18	15.2
A31 Walls Below Grade	0.000	- m2	0.00	0		0.00		
A32 Walls Above Grade	0.506	1,137 m2	750.00	852,900		379.57		
A33 Windows & Entrances	0.127	285 m2	2,200.00	627,660		279.33		
A34 Roof Covering	0.559	1,256 m2	450.00	565,200		251.54		
A35 Projections, allow	0.000	1 Sum		233,100		103.74		
B INTERIORS		2,247 m2			2,593,055		1,154.01	17.3
B1 PARTITIONS & DOORS					1,056,090		470.00	7.1
B11 Partitions	1.000	2,247 m2	380.00	853,860		380.00		
B12 Doors	1.000	2,247 m2	90.00	202,230		90.00		
B2 FINISHES					797,685		355.00	5.3
B21 Floor Finishes	1.000	2,247 m2	115.00	258,405		115.00		
B22 Ceiling Finishes	1.000	2,247 m2	150.00	337,050		150.00		
B23 Wall Finishes	1.000	2,247 m2	90.00	202,230		90.00		
B3 FITTINGS & EQUIPMENT					739,280		329.01	4.9
B31 Fittings & Fixtures	1.000	2,247 m2	165.00	370,755		165.00		
B32 Equipment	1.000	2,247 m2	75.00	168,525		75.00		
B33 Elevators	0.000	1 No.	200,000.00	200,000		89.01		
C SERVICES		2,247 m2			3,246,915		1,445.00	21.7
C1 MECHANICAL					2,213,295		985.00	14.8
C11 Plumbing & Drainage	1.000	2,247 m2	150.00	337,050		150.00		
C12 Fire Protection	1.000	2,247 m2	60.00	134,820		60.00		
C13 HVAC	1.000	2,247 m2	700.00	1,572,900		700.00		
C14 Controls	1.000	2,247 m2	75.00	168,525		75.00		
C2 ELECTRICAL					1,033,620		460.00	6.9
C21 Service & Distribution	1.000	2,247 m2	150.00	337,050		150.00		
C22 Lighting, Devices & Heating	1.000	2,247 m2	185.00	415,695		185.00		
C23 Systems & Ancillaries	1.000	2,247 m2	125.00	280,875		125.00		
NET BUILDING COST - EXCLUDING SITE					11,306,800		5,031.95	75.6
D SITE & ANCILLARY WORK		2,247 m2			1,383,536		615.73	9.2
D1 SITE WORK					1,383,536		615.73	9.2
D11 Site Demo & Prep.	0.000	1 Sum	189,686.00	189,686		84.42		
D11 Site Development	1.595	3,583 m2	263.42	943,850		420.05		
D12 Mechanical Site Services	0.000	1 Sum	100,000.00	100,000		44.50		
D13 Electrical Site Services	0.000	1 Sum	150,000.00	150,000		66.76		
D2 ANCILLARY WORK					0		0.00	0.0
D21 Demolition	0.000	1 Sum	0.00	0		0.00		
D22 Alterations	0.000	1 Sum		0		0.00		
NET BUILDING COST - INCLUDING SITE					12,690,300		5,647.68	84.8
Z1 GENERAL REQUIREMENTS & FEE					2,273,300		672.85	15.2
Z10 Location Factor (Colwood)	6.0%			761,400		338.85		
Z11 General Requirements	8.0%			1,076,100		478.91		
Z12 Fee	3.0%			435,800		193.95		
TOTAL CONSTRUCTION ESTIMATE - EXCLUDING CONTINGENCIES					14,963,600		6,320.53	100.0
Z2 ALLOWANCES					3,890,500		1,731.42	
Z21 Design & Pricing Allowance	20.0%			2,992,700		1,331.86		
Z22 Escalation Allowance	0.0%			0		0.00		
Z23 Construction Allowance	5.0%			897,800		399.55		
TOTAL CONSTRUCTION ESTIMATE - INCLUDING CONTINGENCIES					18,854,100		8,051.95	
GOODS & SERVICES TAX					0		0.00	
Goods & Services Tax	0.00%			0		0.00		
TOTAL CONSTRUCTION ESTIMATE					18,854,100		8,051.95	

CLASS D ESTIMATE

**COLWOOD RECREATION CENTRE
NEW CONSTRUCTION
COLWOOD, BC**

Report date : October 2023

**Appendix
B - Elemental Cost Summary - Daycare (Phase 2)**



V3528

CLASS D ESTIMATE



Project :	Royal Bay Recreation Centre	Report Date :	26-Oct-23
Location :	Colwood, BC	Page No. :	B - 1 1
Owner :	City of Colwood	Building Type :	
Consultant :	Kasian	C.T. Index :	0.0
		GFA :	747 m2

ELEMENTAL COST SUMMARY

ELEMENT	Ratio to GFA	Element Cost		Element Amount		Rate per m2 of GFA		%
		Quantity	Unit Rate	Sub-total	Total	Sub-total	Total	
A SHELL		747 m2			2,281,095		3,053.67	38.8
A1 SUBSTRUCTURE					266,630		356.93	4.5
A11 Foundations	1.000	747 m2	290.00	216,630		290.00		
A12 Crawlspace Excavation	0.000	- m3	0.00	0		0.00		
A13 Special Conditions	0.001	1 Sum	50,000.00	50,000		66.93		
A2 STRUCTURE					728,325		975.00	12.4
A20 Crawlspace Construction	0.000	- m2	0.00	0		0.00		
A21 Lowest Floor Construction	1.000	747 m2	275.00	205,425		275.00		
A22 Upper Floor Construction	0.000	m2	0.00	0		0.00		
A23 Roof Construction	1.000	747 m2	700.00	522,900		700.00		
A3 EXTERIOR ENCLOSURE					1,286,140		1,721.74	21.9
A31 Walls Below Grade	0.000	- m2	0.00	0		0.00		
A32 Walls Above Grade	0.605	452 m2	920.00	415,840		556.68		
A33 Windows & Entrances	0.151	113 m2	2,650.00	299,450		400.87		
A34 Roof Covering	1.000	747 m2	550.00	410,850		550.00		
A35 Projections, allow	0.001	1 Sum	160,000.00	160,000		214.19		
B INTERIORS		747 m2			939,768		1,258.06	16.0
B1 PARTITIONS & DOORS					413,880		554.06	7.0
B11 Partitions	1.250	934 m2	320.00	298,880		400.11		
B12 Doors	0.031	23 No.	5,000.00	115,000		153.95		
B2 FINISHES					306,270		410.00	5.2
B21 Floor Finishes	1.000	747 m2	160.00	119,520		160.00		
B22 Ceiling Finishes	1.000	747 m2	150.00	112,050		150.00		
B23 Wall Finishes	1.000	747 m2	100.00	74,700		100.00		
B3 FITTINGS & EQUIPMENT					219,618		294.00	3.7
B31 Fittings & Fixtures	1.000	747 m2	209.00	156,123		209.00		
B32 Equipment	1.000	747 m2	85.00	63,495		85.00		
B33 Elevators	0.000	- No.	0.00	0		0.00		
C SERVICES		747 m2			1,307,997		1,751.00	22.3
C1 MECHANICAL					821,700		1,100.00	14.0
C11 Plumbing & Drainage	1.000	747 m2	300.00	224,100		300.00		
C12 Fire Protection	1.000	747 m2	150.00	112,050		150.00		
C13 HVAC	1.000	747 m2	550.00	410,850		550.00		
C14 Controls	1.000	747 m2	100.00	74,700		100.00		
C2 ELECTRICAL					486,297		651.00	8.3
C21 Service & Distribution	1.000	747 m2	101.00	75,447		101.00		
C22 Lighting, Devices & Heating	1.000	747 m2	300.00	224,100		300.00		
C23 Systems & Ancillaries	1.000	747 m2	250.00	186,750		250.00		
NET BUILDING COST - EXCLUDING SITE					4,528,900		6,062.73	77.1
D SITE & ANCILLARY WORK		747 m2			450,695		603.34	7.7
D1 SITE WORK					450,695		603.34	7.7
D11 Daycare exterior Space	0.604	451 m2	445.00	200,695		268.67		
D12 Mechanical Site Services	0.001	1 Sum	100,000.00	100,000		133.87		
D13 Electrical Site Services	0.001	1 Sum	150,000.00	150,000		200.80		
D2 ANCILLARY WORK					0		0.00	0.0
D21 Demolition	0.001	1 Sum	0.00	0		0.00		
D22 Alterations	0.001	1 Sum		0		0.00		
NET BUILDING COST - INCLUDING SITE					4,979,600		6,666.07	84.8
Z1 GENERAL REQUIREMENTS & FEE					892,100		794.24	15.2
Z10 Location Factor (Colwood)	6.0%			298,800		400.00		
Z11 General Requirements	8.0%			422,300		565.33		
Z12 Fee	3.0%			171,000		228.92		
TOTAL CONSTRUCTION ESTIMATE - EXCLUDING CONTINGENCIES					5,871,700		7,460.31	100.0
Z2 ALLOWANCES					2,414,500		3,232.26	
Z20 Phasing premium	12.0%			704,600		943.24		
Z21 Design & Pricing Allowance	20.0%			1,315,300		1,760.78		
Z22 Escalation Allowance	0.0%			0		0.00		
Z23 Construction Allowance	5.0%			394,600		528.25		
TOTAL CONSTRUCTION ESTIMATE - INCLUDING CONTINGENCIES					8,286,200		10,692.58	
GOODS & SERVICES TAX					0		0.00	
Goods & Services Tax	0.00%			0		0.00		
TOTAL CONSTRUCTION ESTIMATE					8,286,200		10,692.58	

CLASS D ESTIMATE

**COLWOOD RECREATION CENTRE
NEW CONSTRUCTION
COLWOOD, BC**

Report date : October 2023

**Appendix
C - Elemental Cost Summary - Gym (Phase 2)**



V3528

CLASS D ESTIMATE



Prepared by: Kasian Architecture, Interior Design and Planning

Project :	Royal Bay Recreation Centre	Report Date :	26-Oct-23
Location :	Colwood, BC	Page No. :	B - 2 1
Owner :	City of Colwood	Building Type :	
Consultant :	Kasian	C.T. Index :	0.0
		GFA :	943 m2

ELEMENTAL COST SUMMARY

ELEMENT	Ratio to GFA	Element Cost		Element Amount		Rate per m2 of GFA		%
		Quantity	Unit Rate	Sub-total	Total	Sub-total	Total	
A SHELL		943 m2			3,988,728		4,229.83	56.2
A1 SUBSTRUCTURE					713,935		757.09	10.1
A11 Foundations	1.000	943 m2	520.00	490,360		520.00		
A12 Crawlspace Excavation	0.500	472 m3	50.00	23,575		25.00		
A13 Special Conditions	0.001	1 Sum	200,000.00	200,000		212.09		
A2 STRUCTURE					1,174,035		1,245.00	16.6
A21 Lowest Floor Construction	1.000	943 m2	275.00	259,325		275.00		
A22 Upper Floor Construction	0.000	m2	0.00	0		0.00		
A23 Roof Construction	1.000	943 m2	970.00	914,710		970.00		
A3 EXTERIOR ENCLOSURE					2,100,758		2,227.74	29.6
A31 Walls Below Grade	0.000	- m2	0.00	0		0.00		
A32 Walls Above Grade	1.294	1,220 m2	920.00	1,122,768		1,190.63		
A33 Windows & Entrances	0.144	136 m2	2,650.00	359,340		381.06		
A34 Roof Covering	1.000	943 m2	550.00	518,650		550.00		
A35 Projections, allow	0.001	1 Sum	100,000.00	100,000		106.04		
B INTERIORS		943 m2			635,535		673.95	9.0
B1 PARTITIONS & DOORS					102,740		108.95	1.4
B11 Partitions	0.990	934 m2	60.00	56,040		59.43		
B12 Doors	0.990	934 m2	50.00	46,700		49.52		
B2 FINISHES					330,050		350.00	4.7
B21 Floor Finishes	1.000	943 m2	200.00	188,600		200.00		
B22 Ceiling Finishes	1.000	943 m2	100.00	94,300		100.00		
B23 Wall Finishes	1.000	943 m2	50.00	47,150		50.00		
B3 FITTINGS & EQUIPMENT					202,745		215.00	2.9
B31 Fittings & Fixtures	1.000	943 m2	140.00	132,020		140.00		
B32 Equipment	1.000	943 m2	75.00	70,725		75.00		
B33 Elevators	0.000	- No.	0.00	0		0.00		
C SERVICES		943 m2			1,390,925		1,475.00	19.6
C1 MECHANICAL					947,715		1,005.00	13.4
C11 Plumbing & Drainage	1.000	943 m2	200.00	188,600		200.00		
C12 Fire Protection	1.000	943 m2	70.00	66,010		70.00		
C13 HVAC	1.000	943 m2	650.00	612,950		650.00		
C14 Controls	1.000	943 m2	85.00	80,155		85.00		
C2 ELECTRICAL					443,210		470.00	6.2
C21 Service & Distribution	1.000	943 m2	150.00	141,450		150.00		
C22 Lighting, Devices & Heating	1.000	943 m2	180.00	169,740		180.00		
C23 Systems & Ancillaries	1.000	943 m2	140.00	132,020		140.00		
NET BUILDING COST - EXCLUDING SITE					6,015,200		6,378.78	84.8
D SITE & ANCILLARY WORK		943 m2			0		0.00	0.0
D1 SITE WORK					0		0.00	0.0
D11 Site Development	0.000	- m2	0.00	0		0.00		
D12 Mechanical Site Services	0.001	1 Sum	0.00	0		0.00		
D13 Electrical Site Services	0.001	1 Sum	0.00	0		0.00		
D2 ANCILLARY WORK					0		0.00	0.0
D21 Demolition	0.001	1 Sum	0.00	0		0.00		
D22 Alterations	0.001	1 Sum	0.00	0		0.00		
NET BUILDING COST - INCLUDING SITE					6,015,200		6,378.78	84.8
Z1 GENERAL REQUIREMENTS & FEE					1,077,600		760.02	15.2
Z10 Location Factor (Colwood)	6.0%			360,900		382.71		
Z11 General Requirements	8.0%			510,100		540.93		
Z12 Fee	3.0%			206,600		219.09		
TOTAL CONSTRUCTION ESTIMATE - EXCLUDING CONTINGENCIES					7,092,800		7,138.80	100.0
Z2 ALLOWANCES					2,916,500		3,092.79	
Z20 Phasing Premium	12.0%			851,100		902.55		
Z21 Design & Pricing Allowance	20.0%			1,588,800		1,684.84		
Z22 Escalation Allowance	0.0%			0		0.00		
Z23 Construction Allowance	5.0%			476,600		505.41		
TOTAL CONSTRUCTION ESTIMATE - INCLUDING CONTINGENCIES					10,009,300		10,231.59	
GOODS & SERVICES TAX					0		0.00	
Goods & Services Tax	0.00%			0		0.00		
TOTAL CONSTRUCTION ESTIMATE					10,009,300		10,231.59	

CLASS D ESTIMATE

**COLWOOD RECREATION CENTRE
NEW CONSTRUCTION
COLWOOD, BC**

Report date : October 2023

**Appendix
D - Elemental Cost Summary - Future Site Development (Phase 2)**



V3528

CLASS D ESTIMATE



Project : Royal Bay Recreation Centre	Report Date : 27-Oct-23
Location : Colwood, BC	Page No. : G - 1 1
Owner : City of Colwood	Building Type :
Consultant : Kasian	C.T. Index : 0.0
	GFA : 2,023 m2

ELEMENTAL COST SUMMARY

ELEMENT	Ratio to GFA	Element Cost		Element Amount		Rate per m2 of GFA		
		Quantity	Unit Rate	Sub-total	Total	Sub-total	Total	
A SHELL		- m2			0		0.00	0.0
A1 SUBSTRUCTURE					0		0.00	0.0
A11 Foundations	0.000	- m2	0.00	0		0.00		
A12 Crawlspace Excavation	0.000	- m3	0.00	0		0.00		
A13 Special Conditions	0.000	- m2	0.00	0		0.00		
A2 STRUCTURE					0		0.00	0.0
A20 Crawlspace Construction	0.000	- m2	0.00	0		0.00		
A21 Lowest Floor Construction	0.000	- m2	0.00	0		0.00		
A22 Upper Floor Construction	0.000	- m2	0.00	0		0.00		
A23 Roof Construction	0.000	- m2	0.00	0		0.00		
A3 EXTERIOR ENCLOSURE					0		0.00	0.0
A31 Walls Below Grade	0.000	- m2	0.00	0		0.00		
A32 Walls Above Grade	0.000	- m2	0.00	0		0.00		
A33 Windows & Entrances	0.000	- m2	0.00	0		0.00		
A34 Roof Covering	0.000	- m2	0.00	0		0.00		
A35 Projections, allow	0.000	- m2	0.00	0		0.00		
B INTERIORS		- m2			0		0.00	0.0
B1 PARTITIONS & DOORS					0		0.00	0.0
B11 Partitions	0.000	- m2	0.00	0		0.00		
B12 Doors	0.000	- m2	0.00	0		0.00		
B2 FINISHES					0		0.00	0.0
B21 Floor Finishes	0.000	- m2	0.00	0		0.00		
B22 Ceiling Finishes	0.000	- m2	0.00	0		0.00		
B23 Wall Finishes	0.000	- m2	0.00	0		0.00		
B3 FITTINGS & EQUIPMENT					0		0.00	0.0
B31 Fittings & Fixtures	0.000	- m2	0.00	0		0.00		
B32 Equipment	0.000	- m2	0.00	0		0.00		
B33 Elevators	0.000	- No.	0.00	0		0.00		
C SERVICES		- m2			0		0.00	0.0
C1 MECHANICAL					0		0.00	0.0
C11 Plumbing & Drainage	0.000	- m2	0.00	0		0.00		
C12 Fire Protection	0.000	- m2	0.00	0		0.00		
C13 HVAC	0.000	- m2	0.00	0		0.00		
C14 Controls	0.000	- m2	0.00	0		0.00		
C2 ELECTRICAL					0		0.00	0.0
C21 Service & Distribution	0.000	- m2	0.00	0		0.00		
C22 Lighting, Devices & Heating	0.000	- m2	0.00	0		0.00		
C23 Systems & Ancillaries	0.000	- m2	0.00	0		0.00		
NET BUILDING COST - EXCLUDING SITE					0		0.00	0.0
D SITE & ANCILLARY WORK		- m2			597,879		295.54	84.8
D1 SITE WORK					477,100		235.84	67.7
D11 Site Development	1.000	2,023 m2	300.00	477,100		235.84		
D12 Mechanical Site Services	0.000	1 Sum		0		0.00		
D13 Electrical Site Services	0.000	1 Sum	0.00	0		0.00		
D2 ANCILLARY WORK					120,779		59.70	17.1
D21 Demolition	0.000	1 Sum	120,778.50	120,779		59.70		
D22 Alterations	0.000	m2		0		0.00		
NET BUILDING COST - INCLUDING SITE					597,900		295.54	84.8
Z1 GENERAL REQUIREMENTS & FEE					107,100		35.20	15.2
Z10 Location Factor (Colwood)	6.0%			35,900		17.75		
Z14 General Requirements	8.0%			50,700		25.06		
Z15 Fee	3.0%			20,500		10.13		
TOTAL CONSTRUCTION ESTIMATE - EXCLUDING CONTINGENCIES					705,000		330.74	100.0
Z2 ALLOWANCES					289,900		143.30	
Z20 Phasing Premium	12.0%			84,600		41.82		
Z21 Design & Pricing Allowance	20.0%			157,900		78.05		
Z22 Escalation Allowance	0.0%			0		0.00		
Z23 Construction Allowance	5.0%			47,400		23.43		
TOTAL CONSTRUCTION ESTIMATE - INCLUDING CONTINGENCIES					994,900		474.04	
GOODS & SERVICES TAX					0		0.00	
Goods & Services Tax	0.00%			0		0.00		
TOTAL CONSTRUCTION ESTIMATE					994,900		474.04	

CLASS D ESTIMATE

**COLWOOD RECREATION CENTRE
NEW CONSTRUCTION
COLWOOD, BC**

Report date : October 2023

**Appendix AA
Documents and Drawings List**



V3528

CLASS D ESTIMATE



Prepared by: Kasian Architecture, Interior Design and Planning

**COLWOOD RECREATION CENTRE
NEW CONSTRUCTION
COLWOOD, BC**

Report date : October 2023

**COLWOOD RECREATION CENTRE
NEW CONSTRUCTION
COLWOOD, BC**

Report date : October 2023

DOCUMENTS AND DRAWING LIST

DOCUMENTS

Title	Dated	Received
Royal Bay_ Rec Ctr_ Program Future Phase_9Aug2023 (2 Sheets)	N/A	Oct. 11, 2023
Royal Bay_ Rec Ctr_ Program Phase – 1_9Aug2023 (1 Sheet)	N/A	Oct. 11, 2023

DRAWINGS

Title	Dated	Received
City of Colwood Royal Bay Rec Ctr_ Plans – 3 Sheets	Aug. 25, 2023	Oct. 11, 2023
Royal Bay Rec Ctr_ Site Plan – 1 Sheet	Aug. 25, 2023	Oct. 11, 2023

**Appendix AB
Representative Drawings**

**COLWOOD RECREATION CENTRE
NEW CONSTRUCTION
COLWOOD, BC**

Report date : October 2023

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COLWOOD, BC**

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COLWOOD, BC**

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**COLWOOD RECREATION CENTRE
NEW CONSTRUCTION
COLWOOD, BC**

Report date : October 2023

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VANCOUVER, BC

600 - 409 Granville St.
604-685-1241, vancouver@hanscomb.com
Ken King, Manager, Business Development
Indu Elapatha, Manager

EDMONTON, AB

503 - 10080 Jasper Ave.
780-426-7980, edmonton@hanscomb.com
Mike Swick, Director
Dominic Kiema, Manager
Joshua Akom, Technical Manager

WINNIPEG, MB

218 - 1460 Chevrier Blvd
204-775-3389, winnipeg@hanscomb.com
Isaac Gwendo, Executive Vice President
Irene Malang, Manager

LONDON, ON

226-378-4920
london@hanscomb.com
Bob Picken, Director
Nadine Kralj, Technical Manager

HAMILTON, ON

1705 - 25 Main St. W.
905-525-5777, hamilton@hanscomb.com
Craig Bye, Executive Vice President
Melissa Trautmann, Manager

HEAD OFFICE, TORONTO, ON

900 - 40 Holly St.
416-487-3811, toronto@hanscomb.com
Tyler Keizer, Director of Finance

TORONTO, ON

900 - 40 Holly St.
416-487-3811, toronto@hanscomb.com
Susan Neil, President
Dale Panday, Executive Vice President
Nathan Thinagaripillai, Manager
Murugan Thambiayah, Manager M&E
Richard Aqui, Technical Manager
Muhundan Appudurai, Technical Manager
Sean Davis, Marketing Manager

OTTAWA, ON

1830 - 130 Albert St.
613-234-8089, ottawa@hanscomb.com
Art Maw, Chief Executive Officer
Brian McBurney, Director of IT
Nicolas Serge, Manager
Dale Stratton, Manager, Arctic
Erwin Raymundo, Technical Manager
Chinthana Peiris, Technical Manager
Jeyakaran Nadarasa, Technical Manager
Tracy Slattery, Business Manager

HALIFAX, NS

4002 - 7071 Bayers Rd
902-422-3620, halifax@hanscomb.com
Raymond Murray, Vice President
Erin Brownlow, Manager
Ryan Duncan, Technical Manager
Bryan Maclean, Technical Manager
Michelle Ernst, Business Manager