LAND DEDICATION RESERVE FUND APPLICATION

APPLICANT INFORMATION

Name of Organization: Ka Ni Kanichihk Inc.			
Mailing Address:		Postal Code:	
Phone:	Fax No.:	E-mail address:	
Name(s) of designated representatives to be contacted about this application:	Name: Dodie Jordaan	Phone (daytime):	
	Position: Executive Director	Phone (evening):	
	Name: Cathy Menard	Phone (daytime):	
	Position: Fundraising & Campaign Coordinator	Phone (evening):	
How long has the organization been in operation?	20 years		
Select Community Committee Area where project is located:	Assiniboia ☐	City Centre ☒	Riel ☐
	East Kildonan-Transcona ☐	Lord Selkirk-West Kildonan ☐	

PROJECT INFORMATION

Name of Project:	Building Expansion		
Location of Project:	455 McDermot Ave., Winnipeg, MB		
Project is located on City of Winnipeg owned lands?	YES ☐	NO ☒	
Project Start Date:	October 01 2021	Anticipated Completion Date:	December 31 2022
Total Estimated Project Cost: $ 8,345,635			

Land Dedication Reserve Fund Requested Amount: $ 30,000

LIST OTHER PROJECT FUNDING SOURCES		AMOUNT	CONFIRMED	
Source #1	Province of Manitoba ELCC	$ 600,000	YES ☒	NO ☐
Source #2	City of Winnipeg	$ 60,000	YES ☒	NO ☐
Source #3	Winnipeg Foundation	$ 300,000	YES ☒	NO ☐
Source #4	Private Sector donations	$ 1,835,000	YES ☒	NO ☐
Source #5	Government of Canada	$ 6,311,657	YES ☐	NO ☒

DETAILED PROJECT DESCRIPTION

Provide a detailed description of the planned project, including:

- Community need/ support for the project
- Community consultation, if applicable (surveys, open houses, etc.)
- City of Winnipeg staff involved in project to date
- Scope of work
- Cost estimates/ quotes
- Project schedule

Project details, plans and supporting documentation may be submitted as attachments.

Ka Ni Kanichihk's Gathering Place will create an outdoor Indigenous-led community and gathering space in the heart of Winnipeg.

The Gathering Place will create a new urban, all season, multi-use green space open to the community. It will be a critically needed, multi-use, Indigenous-designed space where people can heal through ceremony, gather for mutual support and fun, connect to the outdoors, and feel valued in and connected to their community. It will also offer an inviting transition to Ka Ni Kanichihk's indoor resources. This accessible outdoor space will help the community recover, provide rare inner-city green space, and make the core area more vibrant.

The Gathering Place will include a circular, open-air pavilion, seating, accessible pathways, a traditional-medicine garden, and lighting. It will be used for ceremony, outdoor teaching, neighbourhood events, play and casual gatherings. The design honours thousands of years of Indigenous history and the Indigenous people who live here now, with whom this project was developed.

The Gathering Place is part of an overall expansion of Ka Ni Kanichihk's campus, which we call a Home for Reconciliation.

Ka Ni Kanichihk exists to ensure Indigenous participation in the community and the economy. Key to achieving this goal is ensuring Indigenous people have the space, supports and resources they need to succeed. This project will provide outdoor space to an underserved Indigenous community, in an underserved core area that currently does not have a lot of community greenspace.

This expansion project will enable Ka Ni Kanichihk to meet the rapidly growing need for our innovative and effective programs and community services. We are already severely limited by space and the recent spike in

APPLICANT SIGNATURES

I/We hereby certify that I/we am/are the authorized signing officer(s) for the applying organization and this application is accurate to the best of my/our knowledge.

SIGNATURE	NAME PRINTED	TITLE/POSITION	DATE
	Dodie Jordaan	Executive Director	October 5, 2021
SIGNATURE	NAME PRINTED	TITLE/POSITION	DATE

Submit completed application to:

Urban Design Division
c/o Helen Fabbri ph: 204-986-6419, fax: 204-986-7524
Planning, Property and Development Department
15-30 Fort Street, Winnipeg, MB R3C 4X5
e-mail: hfabbri@winnipeg.ca

The City of Winnipeg

Signage Requirements

Signage Requirements:

No person or business shall display, install, or affix any sign, symbol, notice, or lettering of any kind anywhere on City of Winnipeg-owned assets or property without approval by the City of Winnipeg.

To have a sign approved, submit proposed sign design to **marketing@winnipeg.ca**
Be sure to include:

- all text in legible font, graphics, and logos
  Note: For signage in recognition of sponsorships and/or donations, only the sponsor and/or donor relationship with the City of Winnipeg will be recognized on the sign.
- proposed sign dimensions
- fabrication specifications
- proposed location of sign
- plan for installation

Submitted sign designs will be reviewed by departments to ensure compliance with all relevant City of Winnipeg by-laws, policies, and processes.

City staff will convey approval or comments back to the applicant within fifteen (15) business days.

Signs must not be installed until approval is provided from the City of Winnipeg to the applicant in writing.

Upon approval, applicants are responsible for all costs related to:

- fabrication of the sign
- installation*, repair, replacement, and/or removal of the sign
- insurance required by the City of Winnipeg

* Installation of the sign must be done by (a) City of Winnipeg staff, or (b) a City of Winnipeg approved contractor under the supervision of City of Winnipeg staff.

Ka Ni Kanichihk's Gathering Place will create an outdoor Indigenous-led community and gathering space in the heart of Winnipeg.

The Gathering Place will create a new urban, all season, multi-use green space open to the community. It will be a critically needed, multi-use, Indigenous-designed space where people can heal through ceremony, gather for mutual support and fun, connect to the outdoors, and feel valued in and connected to their community. It will also offer an inviting transition to Ka Ni Kanichihk's indoor resources. This accessible outdoor space will help the community recover, provide rare inner-city green space, and make the core area more vibrant.

The Gathering Place will include a circular, open-air pavilion, seating, accessible pathways, a traditional-medicine garden, and lighting. It will be used for ceremony, outdoor teaching, neighbourhood events, play and casual gatherings. The design honours thousands of years of Indigenous history and the Indigenous people who live here now, with whom this project was developed.

The Gathering Place is part of an overall expansion of Ka Ni Kanichihk's campus, which we call a Home for Reconciliation.

Ka Ni Kanichihk exists to ensure Indigenous participation in the community and the economy. Key to achieving this goal is ensuring Indigenous people have the space, supports and resources they need to succeed. This project will provide outdoor space to an underserved Indigenous community, in an underserved core area that currently does not have a lot of community greenspace.

This expansion project will enable Ka Ni Kanichihk to meet the rapidly growing need for our innovative and effective programs and community services. We are already severely limited by space and the recent spike in demand for our services caused by the COVID-19 crisis has added even more urgency to our plans and the need to create welcoming spaces. Ka Ni Kanichihk has been a trusted heart of Winnipeg's Indigenous community for 20 years, delivering effective, Indigenous-designed and led programs that help children, youth, women, and families heal, succeed, and become leaders. A comfortable space offering access to culture and community mentorship will ensure more Indigenous people have the holistic supports they need to rise from poverty, stabilize their lives, strengthen their families, and actively participate in the community and Canadian economy.

We own the property at 455 McDermot and have room to grow. This Home for Reconciliation project will triple service space from a one-level 8,700 SF to a 22,000 SF two-story building while remaining in Winnipeg's West Alexander/Point Douglas neighbourhood, ensuring that safe space and services are accessible to surrounding neighbourhoods with high concentrations of Indigenous people.

Expanding Ka Ni Kanichihk's physical space will meet several critical community needs: Increasing daycare spaces to 48 from 16; accommodate program demand for those who are currently waiting; training space for Indigenous and non-Indigenous people to come together imbedding Truth and Reconciliation Calls to Action, a community green space, and a much-needed resource hub in the city centre.

We have always looked to the community to tell us what they need. With Winnipeg's Indigenous population rapidly growing, there is an urgent need for additional training programs, more healing opportunities for youth and families and an accessible, safe community gathering place – all centred around ceremony and Indigenous ways of being. We led three virtual community consultation sessions to provide input on shaping Ka Ni Kanichihk's new spaces. Participants looked at program needs, proposed spaces, materials, cultural elements and how to achieve the look and feel we envision for the new building. We are thrilled with the visions that came forward for a true community gathering place.

Scope of Work:

This shovel-ready project will revitalize the neighbourhood by creating a 2,300-sf, culturally appropriate outdoor Gathering Place where one does not exist now. Landscaping, planting, seating and lighting will

create an inviting community space that is accessible to all ages and abilities. The mixed-use green space can be used for Indigenous ceremony, outdoor teaching, play, and informal neighbourhood gatherings. It includes a fire circle, open-air pavilion and traditional medicine garden.

Components include:
- develop a community garden and gathering place
- include renovation of the existing building to blend the new and existing structures
- create new cultural and community spaces for ceremony and reconciliation opportunities
- build a demonstration kitchen used for teaching and community food security
- incorporate interior and exterior design treatments that reflect Indigenous cultures

Project Schedule/Timeline

- Community Consultation finalized, April 2021
- Design development & planning, September 2021
- Foundation permit drawing set complete, February 2022
- Construction Documents complete, February, 2022
- Remaining permit submission, March 2022
- Remainder of Tendering complete, April 2022
- Foundation start, March 2022
- Construction of envelope start, May 2022
- Hardscaping, landscaping, September 2022
- Substantial Completion, December, 2022
- Occupancy, December 2022

There are no City of Winnipeg staff involved in this project, to date, though there has been much consultation.

Estimate

Kindret Landscaping

Client Name:	M Builds Limited Partnership
Project Name:	Ka Ni Kanichihk - Expansion
Jobsite Address:	455 McDermott Ave, Winnipeg, Manitoba R3A 0B5
Estimate ID:	Q2021-01-294
Date:	Nov 04, 2021

0.1 - Mud Kitchen (70 SQFT) — $1,337.37

- Excavate Earth Material (approx. 18" depth)
- Supply and Install Non-woven geotextile
- Supply and Install Topsoil (approx. 18" depth)
- Supply and Install Fertilizer

0.2 - Planting Bed (125 SQFT) — $1,519.74

- Excavate Earth Material (approx. 12" depth)
- Supply and Install Non-woven geotextile
- Supply and Install Topsoil (approx. 12" depth)
- Supply and Install 3/4" River Wash Rock Mulch (approx. 4" depth)

0.3 - Sandbox with log and boulder edging — $12,006.47

- Excavate Earth Material (approx. 12" depth)
- Supply and Install Non-woven geotextile
- Supply and Install Sand (approx. 16" depth)
- Supply and Install Logs and Boulder Edging

0.4 - 450mm diam Peeled Tamarack Log Stump Seating (16 EA) — $10,610.53

- Excavate Earth Material via drilling by auger (approx. 40" depth; 23" diam)

- Supply and Install 1/4" Limestone Granular Base Clean around Log Stump Seating (approx. 2.5" thick)
- Supply and Install 450mm diam. Peeled Tamarack Log Stump Seating

0.5 - Sensory Panel (1 EA) **$3,315.79**

- Supply and Install Sensory Panel

0.6 - Artificial Turf (304 SQFT) **$19,054.74**

- Excavate Earth Material (approx. 4" depth)
- Supply and Install Non-woven geotextile
- Supply and Install 3/4" Granular Base Limestone Down (approx. 4" depth)
- Supply and Install Artificial Turf

0.7 - Rubber Surface (200 SQFT) **$10,356.32**

- Excavate Earth Material (approx. 4" depth)
- Supply and Install Non-woven geotextile
- Supply and Install 3/4" Granular Base Limestone Down (approx. 4" depth)
- Supply and Install Rubber Surface of different colors

0.8 - Concrete Path (41 m2) - KC **$10,849.26**

- Excavate Earth Material for Granular Base and Concrete (approx. 10" depth)
- Supply and Install 3/4" Crushed Limestone Down Granular Base Course (approx. 6" depth)
- Supply and Install Forming and 10M Rebar every 1.5' o.c., each way
- Supply and Install Concrete (approx. 4" depth)
- Finish, Remove Forming, and Clean Up

0.9 - 4" deep Natural Dark Brown Bark Wood Mulch (533 SQFT) **$3,557.40**

- Excavate Earth Material (approx. 16" depth)
- Supply and Install Non-woven geotextile
- Supply and Install Topsoil (approx. 12" depth)
- Supply and Install Natural Dark Brown Bark Wood Chip Mulch (approx. 4" depth)

10 - Embankment Stair **$10,776.32**

- Supply and Install Embankment Stair

11 - Embankment Slide **$3,315.79**

- Supply and Install Slide for kids

12 - 915mm Raised Platform (100 SQFT) $29,621.05

- Supply and Install 915mm raised PT Wooden Platform

13 - Tunnel System $29,842.11

- Supply and Install Tunnel System

14 - Secure Stroller Parking $7,736.84

- Supply and Install Secure Stroller Parking

15 - Locking Gate (1 ea) $3,315.79

- Supply and Install Locking Gate

16 - Paver (BARKMAN) (68 SQFT) $2,931.16

- Excavate Earth Material (approx. 9" depth)
- Supply and Install Non-woven geotextile
- Supply and Install 3/4" Crushed Limestone Down Granular Sub-Base (approx. 6" depth)
- Supply and Install 1/4" Crushed Limestone Down Granular Base (approx. 2" depth)
- Supply and Install Sand Bedding Course (approx. 1" depth)
- Supply and Install 451mm x 76 x 100 Broadway Charcoal paver by BARKMAN

17 - Vertical Climbing Elements (35 LF) $5,747.37

- Supply and Install Vertical Climbing Elements

18 - Indigenous Landscaping Elements to Extend into Boulevard $13,652.21

- Supply and Install Indigenous Landscaping Elements

19 - Paver (BARKMAN) (465 SQFT) (CULTURAL LANDSCAPE) $20,043.95

- Excavate Earth Material (approx. 9" depth)
- Supply and Install Non-woven geotextile
- Supply and Install 3/4" Crushed Limestone Down Granular Sub-Base (approx. 6" depth)
- Supply and Install 1/4" Crushed Limestone Down Granular Base (approx. 2" depth)
- Supply and Install Sand Bedding Course (approx. 1" depth)
- Supply and Install 451mm x 76 x 100 Broadway Charcoal paver by BARKMAN

20 - Secure Stroller Parking (CULTURAL LANDSCAPE) **$6,742.11**

- Supply and Install Secure Stroller Parking

21 - Accessible Decking (CULTURAL LANDSCAPE) **$149,210.53**

- Supply and Install Wooden Accessible Decking

22 - 500-600mm diam x 600-900mm long Fallen Log Seating (CULTURAL LANDSCAPE) **$11,605.26**

- Excavate Earth Material (approx. 18" depth)
- Supply and Install Non-woven geotextile
- Supply and Install 3/4" Limestone Granular Base Clean (approx. 6" depth)
- Supply and Install 6" thick CIP Concrete Log Footing
- Supply and Install 500-600mm diam x 600-900mm long Fallen Log Seating

23 - Recessed Bronze Firepit (CULTURAL LANDSCAPE) **$1,989.47**

- Supply and Install Recessed Bronze Firepit

24 - Pergola Shade Structure - (BUTTERFLY GARDEN) **$13,594.74**

- Supply and Install Pergola Shade Structure

25 - 610mm Tall Planter c/w incorporated Bench Seating (1 ea) - (BUTTERFLY GARDEN) **$14,478.95**

- Supply and Install 610mm tall Planter

26 - 1220mm Tall Planter c/w incorporated Bench Seating (1 ea) - (BUTTERFLY GARDEN) **$18,126.32**

- Supply and Install 1220mm tall Planter

27 - Bench Seating (2 ea) - (BUTTERFLY GARDEN) **$6,742.11**

- Supply and Install Bench seating

28 - Screening Fence (BUTTERFLY GARDEN) **$4,089.47**

- Supply and Install 1220mm high Screening Fence (25 LF)

29 - Screen Fencing (48 LF) (ALTERNATE) **$7,747.89**

- Supply and Install 1220mm high Screening Fence (48 LF)

30 - Sandbox with log and boulder edging (ALTERNATE) **$23,984.21**

- Excavate Earth Material (approx. 12" depth)
- Supply and Install Non-woven geotextile
- Supply and Install Sand (approx. 16" depth)
- Supply and Install Logs and Boulder Edging

31 - Artificial Turf (37.7 m2) (ALTERNATE) **$25,435.75**

- Excavate Earth Material (approx. 4" depth)
- Supply and Install Non-woven geotextile
- Supply and Install 3/4" Granular Base Limestone Down (approx. 4" depth)
- Supply and Install Artificial Turf

32 - 450mm diam Peeled Tamarack Log Stump Seating (16 EA) (ALTERNATE) **$10,610.53**

- Excavate Earth Material via drilling by auger (approx. 40" depth; 23" diam)
- Supply and Install 1/4" Limestone Granular Base Clean around Log Stump Seating (approx. 2.5" thick)
- Supply and Install 450mm diam. Peeled Tamarack Log Stump Seating

33 - Indigenous Landscaping Elements to Extend into Boulevard (45.8 m2) (ALTERNATE) **$26,802.63**

- Supply and Install Indigenous Landscaping Elements

34 - Concrete pathway (78.5 m2) (ALTERNATE) - KC **$20,736.39**

- Excavate Earth Material for Granular Base and Concrete (approx. 10" depth)
- Supply and Install 3/4" Crushed Limestone Down Granular Base Course (approx. 6" depth)
- Supply and Install Forming and 10M Rebar every 1.5' o.c., each way
- Supply and Install Concrete (approx. 4" depth)
- Finish, Remove Forming, and Clean Up

35 - 4" deep Natural Dark Brown Bark Wood Mulch (80.1 m2) (ALTERNATE) **$5,754.55**

- Excavate Earth Material (approx. 16" depth)
- Supply and Install Non-woven geotextile
- Supply and Install Topsoil (approx. 12" depth)
- Supply and Install Natural Dark Brown Bark Wood Chip Mulch (approx. 4" depth)

36 - Planting Bed (60 SQFT) (ALTERNATE) $729.47

- Excavate Earth Material (approx. 12" depth)
- Supply and Install Non-woven geotextile
- Supply and Install Topsoil (approx. 12" depth)
- Supply and Install 3/4" River Wash Rock Mulch (approx. 4" depth)

Subtotal	$547,970.59
Taxes	$27,398.53
Estimate Total	**$575,369.12**

This quote is valid for thirty (30) Days from the date of this letter.

Thank you for your business!

Estimate authorized by: _____ Estimate approved by: _____

Company Representative Customer Representative

Signature Date: _____ Signature Date: _____

POSTMA CONSULTING

305-93 Lombard Ave
Winnipeg, MB R3B 3B1
Phone: (204) 415-3700
Email: info@postmaqs.ca
www.postmaconsulting.ca

July 6, 2021

UWCRC 2.0 obo
Ka Ni Kanichihk
515 Portage Avenue
Winnipeg Manitoba
R3B 2E9

Attention: Marcella Poirier, MCIP, RPP, BA

Re: **Ka Ni Kanichihk Expansion**
Winnipeg, Manitoba
Class C Estimate Revised

We are pleased to attach our class C estimate for the above noted project and do hereby certify the values noted below which includes a 15% design contingency, and 1.50% for escalation. We have also included a separate line for current market escalation factors that are affecting construction costs. These market factors may or may not be short lived.

	Totals
Main Floor	$2,750,951
2nd Cultural Space	$3,290,495
Community Kitchen	$161,341
TOTALS	$6,202,787

Alternate Pricing Summary

Description	Effect on Base	Totals
Alternate No. 1 – EPS insulation	DEDUCT	$58,813
Alternate No. 2 – EDPM Roofing	DEDUCT	$49,244
Alternate No. 3 – Fiberglass Windows	DEDUCT	$4,875
Alternate No. 4 - Resilient Flooring	DEDCUT	$18,871
Alternate No. 5 – Hardie Panels	DEDUCT	$106,784
Alternate No. 6 – Real wood Cladding	DEDUCT	$51,805
Alternate No. 7 – Acrylic Stucco	DEDUCT	$52,065

The estimate excludes GST, cash allowances, COVID impact costs, appliances, fixtures and furnishings and any consulting fees. The pricing reflects probable construction costs obtainable in the location of the project as of the date of this estimate and is a determination of fair market value for the construction of this project and should not be taken as a prediction of low bid.

This pricing assumes competitive bidding for every portion of the construction work including all sub-contractors as well as the general contractor and assumes a minimum of four (4) general bidders. If fewer bids are received, the bid results can be expected to be higher.

It is recognized, however, that Postma Consulting does not have control over the cost of labour, material or equipment, over a contractor's methods of determining bid prices, or over competitive bidding, market or negotiation conditions.

Accordingly, Postma Consulting cannot and does not warrant or represent that bids or negotiated prices will not vary from this or any subsequent estimate of construction cost or evaluation prepared or agreed to by Postma Consulting. It is generally acknowledged that a Class C estimate is within the range of plus or minus fifteen to twenty (15-20%) percent.

We hope this meets to your satisfaction. If you have any questions, please do not hesitate to call.

POSTMA CONSULTING LTD.

Ben Postma, PQS, GSC, B.Comm (hons)
Director Cost Management

Ka Ni Kanichihk Expansion - Main Floor

Class C Estimate

Postma Consulting Ltd.

	Description of Work	Unit	Quantity	Unit Price	Total
1	**General & Special Conditions**				
2	Supervision & site staff	months	5	$11,000.00	$55,000
3	Indirect site costs	months	5	$7,800.00	$39,000
4	Overhead & Fee	%	4	$2,246,000	$89,840
5	Temporary heating and hoarding	months	2	$15,000.00	$22,500
6	Bonds & Insurance	thous.	2,336	$15.50	$36,208
7	Permits	m2	781	$20.00	$15,620
8	Cash Allowances				
9	None noted	item	1	$0.00	$0
10				Subtotal	$258,168
11	**Demolition**				
12	Remove existing exterior envelope	m2	66	$80.00	$5,280
13	Exterior wall CMU opening	m2	13	$400.00	$5,200
14	Shore existing structure at removals - allowance	item	1	$2,150.00	$2,150
15	Remove interior drywall partitions	m2	65	$14.00	$910
16	Remove interior flooring w/ base	m2	41	$8.00	$328
17	Remove ACT & grids	m2	38	$6.00	$228
18	Remove interior doors & hardware	no	3	$75.00	$225
19	Cart & haul demolition materials	m3	32	$90.00	$2,880
20	Trucking off site	loads	1	$600.00	$600
21				Subtotal	$17,801
22	**Site work**				
23	Clearing and grubbing	m2	63	$18.00	$1,134
24	Drop off lane modifications	m2	34	$200.00	$6,800
25	Indigenous landscaping elements	m2	235	$115.00	$27,025
26	Ceremonial outdoor gathering space	m2	51	$115.00	$5,865
27	Climbing animal feature	no	1	$1,500.00	$1,500
28	Sandbox	m2	10	$100.00	$1,000
29	Log/boulder edging	m	19	$100.00	$1,900
30	Log round seats	no	16	$150.00	$2,400
31	Earth/planting bed	m2	26	$55.00	$1,430
32	Artificial turf	m2	60	$85.00	$5,100

Ka Ni Kanichihk Expansion - Main Floor

Class C Estimate

Postma Consulting Ltd.

	Description of Work	Unit	Quantity	Unit Price	Total
33	Rubber play surface	m2	82	$160.00	$13,120
34	Concrete path	m2	41	$115.00	$4,715
35	Mulch bed	m2	18	$55.00	$990
36	Metal guardrail (900 height)	m	30	$175.00	$5,250
37	Concrete retaining wall/benches (600 height)	m	36	$250.00	$9,000
38	Concrete planters - 1100 width, 1000 height)	m	8	$1,000.00	$8,000
39				Subtotal	$95,229
40	**Excavation & Backfill**				
41	Excavate for new grade beams & existing foundation	m3	162	$28.00	$4,536
42	Backfill grade beams	m3	116	$30.00	$3,480
43				Subtotal	$8,016
44	**Structural Elements**				
45	Piles - driven precast	no	23	$2,300.00	$52,900
46	Concrete pile caps	no	4	$300.00	$1,200
47	Concrete grade beam 203x1220	m3	6	$1,695.00	$10,170
48	Concrete grade beam 203x1220 - curved	m3	2	$4,300.00	$8,600
49	Concrete grade beam 305x1220	m3	5	$1,350.00	$6,750
50	Concrete grade beam 305x915	m3	8	$1,375.00	$11,000
51	HC 203mm precast hollowcore	m2	504	$120.00	$60,480
52	51mm concrete topping	m2	504	$45.00	$22,680
53	Concrete edge formed at hollowcore	m	11	$60.00	$660
54	SL1 - 150mm slab	m2	50	$120.00	$6,000
55	Concrete elevator pit slab - 300mm	m2	0	$300.00	$0
56	Concrete elevator pit wall	m3	0	$185.00	$0
57	Underpin allowance to existing exterior wall	m	13	$250.00	$3,250
58	Concrete columns C2 - 305 dia.	m	55	$200.00	$11,000
59	Rebar	kg	2,064	$2.20	$4,541
60	Structural steel	kg	2,580	$6.00	$15,480
61	OWWJ - 610 dp @ 600 o/c	m2	226	$160.00	$36,160
62	Glulam beams 600x215	m	65	$600.00	$39,000
63	Wood joists - 2x12 fir @ 600 o/c	m2	78	$100.00	$7,800
64	5/8" plywood decking	m2	304	$45.00	$13,680
65				Subtotal	$311,351

Ka Ni Kanichihk Expansion - Main Floor

Class C Estimate

Postma Consulting Ltd.

	Description of Work	Unit	Quantity	Unit Price	Total
66	**Masonry**				
67	CMU 190 - exterior bearing walls	m2	228	$265.00	$60,420
68	CMU 190 - interior bearing walls	m2	161	$265.00	$42,665
69				Subtotal	$103,085
70	**Vertical Elements & Miscellaneous Metal**				
71	New elevator - 2 stop	no	0	$105,000.00	$0
72	Metal stair/concrete infill - 1200 width	risers	0	$500.00	$0
73	Metal stair/concrete landings	m2	0	$550.00	$0
74	Stair railings - floor mounted - painted pipe c/w pickets	m	0	$550.00	$0
75	Stair railings - wall mounted - painted pipe	m	0	$125.00	$0
76	Exterior guardrail (patio) - aluminum	m	0	$520.00	$0
77	Interior guardrail at 2nd floor - segmented not curved	m	0	$1,200.00	$0
78				Subtotal	$0
79	**Rough Carpentry, Architectural Woodwork**				
80	Rough carpentry- misc blocking, misc rigid	item	1	$32,250.00	$32,250
81	Cubbies c/w upper cabinets	m	10	$665.00	$6,650
82	Lower cabinets c/w solid surface counter	m	13	$1,000.00	$13,000
83	Change tables	m	3	$1,000.00	$3,000
84	Upper cabinets	m	2	$525.00	$1,050
85	Solid surface counter	m	8	$350.00	$2,800
86	Reception desk	m	6	$1,500.00	$9,000
87	Vanities, solid surface	m	0	$600.00	$0
88				Subtotal	$67,750

Ka Ni Kanichihk Expansion - Main Floor

Class C Estimate

Postma Consulting Ltd.

	Description of Work	Unit	Quantity	Unit Price	Total
89	**Roofing, Siding, AVB, Insulation**				
90	Fibre cement panel, R28 poly, z-girts, VB - Fundermax	m2	181	$485.00	$87,785
91	Corrugated metal panels, R28 poly, z-girts, VB	m2	135	$350.00	$47,250
92	Phenolic planks (curved), R28 poly, z-girts, VB - Prodema	m2	0	$600.00	$0
93	Fascia (prefinished)	m	0	$60.00	$0
94	Soffit, prefinished metal	m2	0	$220.00	$0
95	2ply mod bit roofing system	m2	342	$225.00	$76,950
96	Insulation/finish to new grade beams	m2	49	$125.00	$6,125
97	Misc. sprayfoam	item	1	$2,150.00	$2,150
98	Firestopping	item	1	$8,600.00	$8,600
99				Subtotal	$228,860
100	**Windows, Doors**				
101	Aluminum curtain wall	m2	41	$725.00	$29,725
102	Aluminum fixed windows	m2	29	$700.00	$20,300
103	Interior aluminum glazing	m2	9	$600.00	$5,400
104	Aluminum exterior double door	no	3	$7,200.00	$21,600
105	Aluminum interior double door	no	2	$6,800.00	$13,600
106	Aluminum interior single door	no	1	$3,000.00	$3,000
107	HM exterior single door	no	2	$3,600.00	$7,200
108	HM interior single door	no	0	$2,500.00	$0
109	Door operators	no	5	$2,500.00	$12,500
110	Classroom/office door	no	10	$1,000.00	$10,000
111	Washroom/changeroom door	no	1	$825.00	$825
112	Storage/janitor/mech door	no	5	$1,400.00	$7,000
113	Kitchen door	no	1	$1,400.00	$1,400
114	Pocket door - double curved (wellness)	no	0	$5,000.00	$0
115				Subtotal	$132,550
116	**Drywall, Acoustics, Flooring & Painting**				
117	Ext wall - ext dw, int dw 16mm, 152 SS	m2	100	$95.00	$9,500
118	P1 - 2-16 type X DW, 92 SS, 125 sound batt, resilient chan.	m2	291	$145.00	$42,195
119	P2 - 3-13 type X DW, 92 SS, 89 sound batt, resilient chan.	m2	326	$132.00	$43,032
120	P3 - 2-16 type X DW, 92 SS, 89 sound batt	m2	0	$102.00	$0
121	Acoustic ceiling tile w/ grid	m2	534	$60.00	$32,040
122	GB suspended ceiling	m2	45	$85.00	$3,825
123	Resilient flooring	m2	432	$78.00	$33,696
124	Carpet tile flooring	m2	24	$55.00	$1,320

Ka Ni Kanichihk Expansion - Main Floor

Class C Estimate

Postma Consulting Ltd.

	Description of Work	Unit	Quantity	Unit Price	Total
125	Ceramic tile flooring	m2	94	$150.00	$14,100
126	Engineered hardwood flooring	m2	0	$160.00	$0
127	Exterior patio flooring deck material allowance	m2	0	$115.00	$0
128	Sealed concrete flooring (mech)	m2	14	$12.00	$168
129	Entrance matting	m2	27	$85.00	$2,295
130	Ceramic wall tile - to washrooms & toilets	m2	22	$180.00	$3,960
131	Rubber base	m	432	$8.00	$3,456
132	Painting	m2	564	$30.00	$16,920
133				Subtotal	$206,507
134	**Specialties & Furnishings**				
135	Lockers	no	48	$260.00	$12,480
136	Washroom accessories	item	1	$2,400.00	$2,400
137	Roller shades	m2	29	$100.00	$2,900
138	Corner guards	no	41	$92.00	$3,772
139				Subtotal	$21,552
140	**Mechanical**				
141	As per attached worksheets	item	1	$513,275.00	$513,275
142	Site work as per attached worksheets	item	1	$21,200.00	$21,200
143	RST	percent	7	$534,475.00	$37,413
144				Subtotal	$571,888
145	**Electrical**				
146	As per attached worksheets	item	1	$270,307.50	$270,308
147	Site work as per attached worksheets	item	1	$22,875.00	$22,875
148	RST	percent	7	$293,182.50	$20,523
149				Subtotal	$313,705
150	**Subtotal**				$2,336,462
151	Escalation			1.50%	$35,047
152	**SUBTOTAL**				$2,371,509
153	Design Contingency			15.00%	$355,726
154	Market Conditions Escalation			1.00%	$23,715
155	**TOTAL**				**$2,750,951**

Ka Ni Kanichihk Expansion - 2nd Cultural Space

Class C Estimate

Postma Consulting Ltd.

	Description of Work	Unit	Quantity	Unit Price	Total
1	**General & Special Conditions**				
2	Supervision & site staff	months	5	$11,000.00	$55,000
3	Indirect site costs	months	5	$7,800.00	$39,000
4	Overhead & Fee	%	4	$2,687,000	$107,480
5	Temporary heating and hoarding	months	3	$15,000.00	$45,000
6	Bonds & Insurance	thous.	2,794	$15.50	$43,307
7	Permits	m2	801	$20.00	$16,020
8	Cash Allowances				
9	None noted	item	1	$0.00	$0
10				Subtotal	$305,807
11	**Demolition**				
12	Remove existing exterior envelope	m2	88	$80.00	$7,040
13	Exterior wall CMU opening	m2	17	$400.00	$6,800
14	Shore existing structure at removals - allowance	item	1	$2,850.00	$2,850
15	Remove interior drywall partitions	m2	86	$14.00	$1,204
16	Remove interior flooring w/ base	m2	55	$8.00	$440
17	Remove ACT & grids	m2	50	$6.00	$300
18	Remove interior doors & hardware	no	3	$75.00	$225
19	Cart & haul demolition materials	m3	43	$90.00	$3,870
20	Trucking off site	loads	2	$600.00	$1,200
21				Subtotal	$23,929
22	**Site work**				
23	Clearing and grubbing	m2	83	$18.00	$1,494
24	Drop off lane modifications	m2	46	$200.00	$9,200
25	Indigenous landscaping elements	m2	0	$115.00	$0
26	Ceremonial outdoor gathering space	m2	0	$115.00	$0
27	Climbing animal feature	no	0	$1,500.00	$0
28	Sandbox	m2	0	$100.00	$0
29	Log/boulder edging	m	0	$100.00	$0
30	Log round seats	no	0	$150.00	$0
31	Earth/planting bed	m2	0	$55.00	$0
32	Artificial turf	m2	0	$85.00	$0

Ka Ni Kanichihk Expansion - 2nd Cultural Space

Class C Estimate

Postma Consulting Ltd.

	Description of Work	Unit	Quantity	Unit Price	Total
33	Rubber play surface	m2	0	$160.00	$0
34	Concrete path	m2	0	$115.00	$0
35	Mulch bed	m2	0	$55.00	$0
36	Metal guardrail (900 height)	m	0	$175.00	$0
37	Concrete retaining wall/benches (600 height)	m	0	$250.00	$0
38	Concrete planters - 1100 width, 1000 height)	m	0	$1,000.00	$0
39				Subtotal	$10,694
40	**Excavation & Backfill**				
41	Excavate for new grade beams & existing foundation	m3	214	$28.00	$5,992
42	Backfill grade beams	m3	154	$30.00	$4,620
43				Subtotal	$10,612
44	**Structural Elements**				
45	Piles - driven precast	no	31	$2,300.00	$71,300
46	Concrete pile caps	no	5	$300.00	$1,500
47	Concrete grade beam 203x1220	m3	9	$1,695.00	$15,255
48	Concrete grade beam 203x1220 - curved	m3	3	$4,300.00	$12,900
49	Concrete grade beam 305x1220	m3	7	$1,350.00	$9,450
50	Concrete grade beam 305x915	m3	10	$1,375.00	$13,750
51	HC 203mm precast hollowcore	m2	682	$120.00	$81,840
52	51mm concrete topping	m2	682	$45.00	$30,690
53	Concrete edge formed at hollowcore	m	14	$60.00	$840
54	SL1 - 150mm slab	m2	0	$120.00	$0
55	Concrete elevator pit slab - 300mm	m2	7	$300.00	$2,100
56	Concrete elevator pit wall	m3	3	$185.00	$555
57	Underpin allowance to existing exterior wall	m	18	$250.00	$4,500
58	Concrete columns C2 - 305 dia.	m	72	$200.00	$14,400
59	Rebar	kg	2,736	$2.20	$6,019
60	Structural steel	kg	3,420	$6.00	$20,520
61	OWWJ - 610 dp @ 600 o/c	m2	299	$160.00	$47,840
62	Glulam beams 600x215	m	87	$600.00	$52,200
63	Wood joists - 2x12 fir @ 600 o/c	m2	103	$100.00	$10,300
64	5/8" plywood decking	m2	402	$45.00	$18,090
65				Subtotal	$414,049

Ka Ni Kanichihk Expansion - 2nd Cultural Space

Class C Estimate

Postma Consulting Ltd.

	Description of Work	Unit	Quantity	Unit Price	Total
66	**Masonry**				
67	CMU 190 - exterior bearing walls	m2	382	$265.00	$101,230
68	CMU 190 - interior bearing walls	m2	91	$265.00	$24,115
69				Subtotal	$125,345
70	**Vertical Elements & Miscellaneous Metal**				
71	New elevator - 2 stop	no	1	$105,000.00	$105,000
72	Metal stair/concrete infill - 1200 width	risers	48	$500.00	$24,000
73	Metal stair/concrete landings	m2	7	$550.00	$3,850
74	Stair railings - floor mounted - painted pipe c/w pickets	m	13	$550.00	$7,150
75	Stair railings - wall mounted - painted pipe	m	23	$125.00	$2,875
76	Exterior guardrail (patio) - aluminum	m	9	$520.00	$4,680
77	Interior guardrail at 2nd floor - segmented not curved	m	9	$1,200.00	$10,800
78				Subtotal	$158,355
79	**Rough Carpentry, Architectural Woodwork**				
80	Rough carpentry- misc blocking, misc rigid	item	1	$42,750.00	$42,750
81	Cubbies c/w upper cabinets	m	0	$665.00	$0
82	Lower cabinets c/w solid surface counter	m	0	$1,000.00	$0
83	Change tables	m	0	$1,000.00	$0
84	Upper cabinets	m	0	$525.00	$0
85	Solid surface counter	m	0	$350.00	$0
86	Reception desk	m	0	$1,500.00	$0
87	Vanities, solid surface	m	5	$600.00	$3,000
88				Subtotal	$45,750

Ka Ni Kanichihk Expansion - 2nd Cultural Space

Class C Estimate

Postma Consulting Ltd.

	Description of Work	Unit	Quantity	Unit Price	Total
89	**Roofing, Siding, AVB, Insulation**				
90	Fibre cement panel, R28 poly, z-girts, VB - Fundermax	m2	240	$485.00	$116,400
91	Corrugated metal panels, R28 poly, z-girts, VB	m2	128	$350.00	$44,800
92	Phenolic planks (curved), R28 poly, z-girts, VB - Prodema	m2	158	$600.00	$94,800
93	Fascia (prefinished)	m	28	$60.00	$1,680
94	Soffit, prefinished metal	m2	136	$220.00	$29,920
95	2ply mod bit roofing system	m2	454	$225.00	$102,150
96	Insulation/finish to new grade beams	m2	64	$125.00	$8,000
97	Misc. sprayfoam	item	1	$2,850.00	$2,850
98	Firestopping	item	1	$11,400.00	$11,400
99				Subtotal	$412,000
100	**Windows, Doors**				
101	Aluminum curtain wall	m2	75	$725.00	$54,375
102	Aluminum fixed windows	m2	30	$700.00	$21,000
103	Interior aluminum glazing	m2	11	$600.00	$6,600
104	Aluminum exterior double door	no	0	$7,200.00	$0
105	Aluminum interior double door	no	0	$6,800.00	$0
106	Aluminum interior single door	no	0	$3,000.00	$0
107	HM exterior single door	no	0	$3,600.00	$0
108	HM interior single door	no	4	$2,500.00	$10,000
109	Door operators	no	0	$2,500.00	$0
110	Classroom/office door	no	10	$1,000.00	$10,000
111	Washroom/changeroom door	no	14	$825.00	$11,550
112	Storage/janitor/mech door	no	4	$1,400.00	$5,600
113	Kitchen door	no	0	$1,400.00	$0
114	Pocket door - double curved (wellness)	no	1	$5,000.00	$5,000
115				Subtotal	$124,125
116	**Drywall, Acoustics, Flooring & Painting**				
117	Ext wall - ext dw, int dw 16mm, 152 SS	m2	132	$95.00	$12,540
118	P1 - 2-16 type X DW, 92 SS, 125 sound batt, resilient chan.	m2	0	$145.00	$0
119	P2 - 3-13 type X DW, 92 SS, 89 sound batt, resilient chan.	m2	0	$132.00	$0
120	P3 - 2-16 type X DW, 92 SS, 89 sound batt	m2	621	$102.00	$63,342
121	Acoustic ceiling tile w/ grid	m2	399	$60.00	$23,940
122	GB suspended ceiling	m2	143	$85.00	$12,155
123	Resilient flooring	m2	399	$78.00	$31,122
124	Carpet tile flooring	m2	0	$55.00	$0

Ka Ni Kanichihk Expansion - 2nd Cultural Space

Class C Estimate

Postma Consulting Ltd.

	Description of Work	Unit	Quantity	Unit Price	Total
125	Ceramic tile flooring	m2	68	$150.00	$10,200
126	Engineered hardwood flooring	m2	186	$160.00	$29,760
127	Exterior patio flooring deck material allowance	m2	104	$115.00	$11,960
128	Sealed concrete flooring (mech)	m2	51	$12.00	$612
129	Entrance matting	m2	0	$85.00	$0
130	Ceramic wall tile - to washrooms & toilets	m2	97	$180.00	$17,460
131	Rubber base	m	622	$8.00	$4,976
132	Painting	m2	704	$30.00	$21,120
133				Subtotal	$239,187
134	**Specialties & Furnishings**				
135	Lockers	no	0	$260.00	$0
136	Washroom accessories	item	1	$5,600.00	$5,600
137	Roller shades	m2	30	$100.00	$3,000
138	Corner guards	no	10	$92.00	$920
139				Subtotal	$9,520
140	**Mechanical**				
141	As per attached worksheets	item	1	$532,775.00	$532,775
142	Site work as per attached worksheets	item	1	$21,200.00	$21,200
143	RST	percent	7	$553,975.00	$38,778
144				Subtotal	$592,753
145	**Electrical**				
146	As per attached worksheets	item	1	$278,607.50	$278,608
147	Site work as per attached worksheets	item	1	$22,875.00	$22,875
148	RST	percent	7	$301,482.50	$21,104
149				Subtotal	$322,586
150	**Subtotal**				$2,794,713
151	Escalation			1.50%	$41,921
152	**SUBTOTAL**				$2,836,633
153	Design Contingency			15.00%	$425,495
154	Market Conditions Escalation			1.00%	$28,366
155	**TOTAL**				**$3,290,495**

Ka Ni Kanichihk Day Expansion - Community Kitchen

Class C Estimate

Postma Consulting Ltd.

	Description of Work	Unit	Quantity	Unit Price	Total
1	**General & Special Conditions**				
2	Supervision & site staff	months	0	$11,000.00	$0
3	Indirect site costs	months	0	$7,800.00	$0
4	Overhead & Fee	%	4	$131,000	$5,240
5	Temporary heating and hoarding	months	0	$15,000.00	$0
6	Bonds & Insurance	thous.	135	$15.50	$2,093
7	Permits	m2	0	$20.00	$0
8	Cash Allowances				
9	None noted	item	1	$0.00	$0
10				Subtotal	$7,333
24	Drop off lane modifications	m2		$200.00	$0
100	**Windows, Doors**				
101	Kitchen door	no	4	$1,400.00	$5,600
102				Subtotal	$5,600
103	**Drywall, Acoustics, Flooring & Painting**				
104	P2 - 3-13 type X DW, 92 SS, 89 sound batt, resilient chan.	m2	87	$132.00	$11,484
105	GB suspended ceiling	m2	29	$85.00	$2,465
106	Ceramic tile flooring	m2	29	$150.00	$4,350
107	Rubber base	m	23	$8.00	$184
108	Painting	m2	29	$30.00	$870
109				Subtotal	$19,353
110	**Specialties & Furnishings**				
111	Lockers	no	0	$260.00	$0
112	Commercial kitchen equipment to community kitchen	item	1	$75,000.00	$75,000
113	Washroom accessories	item	0	$8,000.00	$0
114	Roller shades	m2	0	$100.00	$0
115	Corner guards	no	0	$92.00	$0
116				Subtotal	$75,000
117	**Mechanical**				
118	As per attached worksheets	item	1	$19,500.00	$19,500
119	Site work as per attached worksheets	item	1	$0.00	$0
120	RST	percent	7	$19,500.00	$1,365
121				Subtotal	$20,865
122	**Electrical**				
123	As per attached worksheets	item	1	$8,300.00	$8,300
124	Site work as per attached worksheets	item	1	$0.00	$0

Ka Ni Kanichihk Day Expansion - Community Kitchen

Class C Estimate

Postma Consulting Ltd.

	Description of Work	Unit	Quantity	Unit Price	Total
125	RST	percent	7	$8,300.00	$581
126				Subtotal	$8,881
127	**Subtotal**				$137,032
128	Escalation			1.50%	$2,055
129	**SUBTOTAL**				$139,087
130	Design Contingency			15.00%	$20,863
131	Market Conditions Escalation			1.00%	$1,391
132	**TOTAL**				**$161,341**

Ka Ni Kanichihk Expansion - Alternates

Class C Estimate

Postma Consulting Ltd.

	Description of Work	Unit	Quantity	Unit Price	Total
1	**Alternate No 1. Expanded Polystyrene Insulation in lieu of Polyiso**				
2	Delete extruded polystyrene rigid insulation - walls	m2	842	-$100.00	($84,200)
3	Delete extruded polystyrene rigid insulation - roof	m2	796	-$125.00	($99,500)
4	Add expanded polystyrene insulation - walls	m2	842	$53.00	$44,626
5	Add expanded polystyrene insulation - roof	m2	796	$115.00	$91,540
6	Overhead & fee	%	6.00		($2,852)
7	Escalation	%	1.50		($756)
8	Design Contingency	%	15.00		($7,671)
9				Subtotal	($58,813)
10	**Alternate No 2. EPDM Roof System in lieu of 2-Ply Mod Bit Roof System**				
11	Delete 2-ply mod bit roof system	m2	796	-$225.00	($179,100)
12	Add EPDM roof system	m2	796	$175.00	$139,300
13	Overhead & fee	%	6.00		($2,388)
14	Escalation	%	1.50		($633)
15	Design Contingency	%	15.00		($6,423)
16				Subtotal	($49,244)
17	**Alternate No 3. Fibreglass Windows in lieu of Aluminum Windows**				
18	Delete aluminum fixed windows (ext.)	m2	59	-$700.00	($41,300)
19	Delete interior aluminum glazing	m2	20	-$600.00	($12,000)
20	Add fibreglass fixed windows (ext.)	m2	59	$650.00	$38,350
21	Add interior fibreglass glazing	m2	20	$550.00	$11,000
22	Overhead & fee	%	6.00		($237)
23	Escalation	%	1.25		($52)
24	Design Contingency	%	15.00		($636)
25				Subtotal	($4,875)
26	**Alternate No 4. Lodge Resilient Flooring in lieu of Engineered Hardwood Flooring**				
27	Delete engineered hardwood flooring	m2	186	-$160.00	($29,760)
28	Add resilient flooring	m2	186	$78.00	$14,508
29	Overhead & fee	%	6.00		($915)
30	Escalation	%	1.50		($243)
31	Design Contingency	%	15.00		($2,461)
32				Subtotal	($18,871)

Ka Ni Kanichihk Expansion - Alternates

Class C Estimate

Postma Consulting Ltd.

	Description of Work	Unit	Quantity	Unit Price	Total
33	**Alternate No 5. Hardie Panels in lieu of Fibre Cement Panels**				
34	Delete fibre cement panels	m2	421	-$485.00	($204,185)
35	Add Hardie panels	m2	421	$280.00	$117,880
36	Overhead & fee	%	6.00		($5,178)
37	Escalation	%	1.50		($1,372)
38	Design Contingency	%	15.00		($13,928)
39				Subtotal	($106,784)
40	**Alternate No 6. Real Wood Cladding in lieu of Phenolic Plank Cladding**				
41	Delete phenolic plank cladding	m2	158	-$600.00	($94,800)
42	Add real wood cladding	m2	158	$335.00	$52,930
43	Overhead & fee	%	6.00		($2,512)
44	Escalation	%	1.50		($666)
45	Design Contingency	%	15.00		($6,757)
46				Subtotal	($51,805)
47	**Alternate No 7. Acrylic Stucco in lieu of Corrugated Metal Panels**				
48	Delete fibre cement panels	m2	263	-$350.00	($92,050)
49	Add acrylic stucco (EIFS)	m2	263	$190.00	$49,970
50	Overhead & fee	%	6.00		($2,525)
51	Escalation	%	1.50		($669)
52	Design Contingency	%	15.00		($6,791)
53				Subtotal	($52,065)

QSM Mechanical and Electrical QS
Ka Ni Kanichihk Expansion
Class C estimate

Site Development

1	Site water	1	sm	10,500.00	10,500
	150mm water / fire main	10	m	275.00	2,750
	Connect to existing in the street	1	no	4,500.00	4,500
	Valve and post	1	no	1,750.00	1,750
	Incoming	1	no	1,500.00	1,500
2	Sanitary drain	1	sm	10,950.00	10,950
	150mm sanitary drain	10	m	245.00	2,450
	Connect to existing in the street	1	no	2,500.00	2,500
	Manhole	1	no	5,000.00	5,000
	Incoming	1	no	1,000.00	1,000
3	Storm drain	1	sm	10,950.00	10,950
	150mm storm drain	10	m	245.00	2,450
	Connect to existing in the street	1	no	2,500.00	2,500
	Manhole	1	no	5,000.00	5,000
	Incoming	1	no	1,000.00	1,000
4	Road / sidewalk repair	1	sm	5,000.00	5,000
	Road / sidewalk repair	1	sum	5,000.00	5,000
5	Natural gas connection	1	sm	5,000.00	5,000
	Natural gas connection	1	allow	5,000.00	5,000
	Mechanical				42,400

QSM Mechanical and Electrical QS
Ka Ni Kanichihk Expansion
Class C estimate - updated design

	Building Area	1582	sm		
C1 Mechanical					
C11 Plumbing & Drainage					
1	Fixtures	1582	sm	31.73	50,200
	Water closet	22	ea.	850.00	18,700
	Lavatory	14	ea.	800.00	11,200
	Hand sink	4	ea.	750.00	3,000
	Kitchen sink	2	ea.	650.00	1,300
	Kitchen scullery	1	ea.	1,500.00	1,500
	Mop sink	1	ea.	1,000.00	1,000
	Drinking fountain	6	ea.	2,250.00	13,500
2	Domestic Water	1582	sm	45.61	72,150
	New incoming, meter bypass, BFP	1	no	8,500.00	8,500
	Domestic hot water heater - DWH 1	2	no	4,500.00	9,000
	Recirculation station	1	no	3,500.00	3,500
	Domestic water pipe 50/35mm	100	m	95.00	9,500
	Domestic water pipe 32/25mm	100	m	75.00	7,500
	Domestic water pipe 18/12mm	150	m	55.00	8,250
	Thermal pipe insulation	350	m	25.00	8,750
	Washing machine connection	1	ea.	225.00	225
	Fixture connection	50	ea.	250.00	12,500
	Kitchen fixture connection	5	ea.	250.00	1,250
	Trap seal primer	11	ea.	225.00	2,475
	NFHB	2	ea.	350.00	700
3	Sanitary Waste and Vents	1582	sm	44.83	70,925
	Sanitary drains - below grade 100/75mm	100	m	165.00	16,500
	Sanitary drains - above grade 100/75mm	25	m	175.00	4,375
	Sanitary vents - above grade 50/38mm	150	m	85.00	12,750
	Pumped drain	50	m	125.00	6,250
	Excavation and backfill	100	m	35.00	3,500
	Elevator sump pump c/w leak detection	1	set	7,500.00	7,500
	Fixture connection	50	ea.	250.00	12,500
	Washing machine connection	1	ea.	100.00	100
	Kitchen fixture connection	5	ea.	250.00	1,250
	Grease interceptor	1	ea.	3,500.00	3,500
	Vent flashing through roof	4	ea.	125.00	500
	Floor drain	11	ea.	200.00	2,200

	Building Area		1582	sm		
4	Storm Drains		1582	sm	19.41	30,700
	Storm drains - below grade 150/100mm		25	m	165.00	4,125
	Storm drains - above grade 150/100mm		50	m	175.00	8,750
	Pumped drain / spill pad		1	sum	4,000.00	4,000
	Excavation and backfill		25	m	35.00	875
	Thermal pipe insulation		1	sum	2,000.00	2,000
	Weeper sump pump		2	no	4,500.00	9,000
	Roof drain fitting		6	no	325.00	1,950
	C11 Plumbing & Drainage	Total : $	1582	sm	141.58	223,975
C12 Fire Protection						
1	Fire extinguishers		1582	sm	1.71	2,700
	Cabinet mounted FE		4	no	550.00	2,200
	Wall mounted FE		2	no	250.00	500
2	Sprinklers		1582	sm	37.01	58,550
	New incoming c/w BFP		1	sum	17,500.00	17,500
	Sprinkler header / Siamese		1	sum	5,500.00	5,500
	Alarm zone		2	no.	900.00	1,800
	Sprinkler head and piping		150	no.	225.00	33,750
	C12 Fire Protection	Total : $	1582	sm	38.72	61,250

QSM Mechanical and Electrical QS
Ka Ni Kanichihk Expansion
Class C estimate - updated design

	Building Area	1582	sm		

C13 HVAC

1	Liquid transfer - heating	1582	sm	159.07	251,650
	Heating boiler - electric	2	no	27,500.00	55,000
	Boiler venting	1	no	4,500.00	4,500
	Heating pumps	2	no	6,500.00	13,000
	Expansion tank	1	no	1,750.00	1,750
	Chemical treatment	1	no	1,500.00	1,500
	Air separator	1	no	3,500.00	3,500
	Pump / boiler connection	4	no	1,000.00	4,000
	Hot water pipe 100/75/65mm	150	m	175.00	26,250
	Hot water pipe 50/38/32mm	150	m	115.00	17,250
	Thermal Insulation	300	m	30.00	9,000
	Unit heater	1	no	1,400.00	1,400
	Unit heater connection	1	no	1,000.00	1,000
	In floor heating	400	sm	75.00	30,000
	In floor manifold	4	no	1,750.00	7,000
	Fan coil unit	17	no	3,500.00	59,500
	Fan coil connection	17	no	1,000.00	17,000
2	Liquid transfer - cooling	1582	sm	78.63	124,400
	Air cooled chiller - 30 ton	1	no	35,000.00	35,000
	Chilled pumps - primary	2	no	6,500.00	13,000
	Pump VFD	2	no	2,200.00	4,400
	Expansion tank	1	no	1,750.00	1,750
	Chemical treatment	1	no	1,500.00	1,500
	Air separator	1	no	3,500.00	3,500
	Chiller / pump connection	3	no	1,000.00	3,000
	Chilled water pipe 100/75/65mm	150	m	175.00	26,250
	Chilled water pipe 50/38/32mm	100	m	115.00	11,500
	Thermal Insulation	250	m	30.00	7,500
	Fan coil connection	17	no	1,000.00	17,000

	Building Area		1582	sm		
3	Air distribution Equipment		1582	sm	62.29	98,550
	ERV-1 - 4,000 cfm - heating coil		1	no	85,000.00	85,000
	Fume hood exhaust fan		1	no	5,000.00	5,000
	Mechanical room ventilation		1	sum	3,000.00	3,000
	Smudging exhaust		1	no	550.00	550
	MUA unit - 1,800 cfm		1	no	5,000.00	5,000
4	Air distribution ductwork		1582	sm	117.24	185,475
	Galvanized ductwork		5800	kg	20.00	116,000
	Welded ductwork NFPA		1	sum	5,000.00	5,000
	Thermal insulation		1050	sm	30.00	31,500
	Acoustic insulation		200	sm	45.00	9,000
	Dryer vent		1	no	500.00	500
	Exterior louvre		2	no	750.00	1,500
	Silencer		2	no	2,500.00	5,000
	Air diffuser - lay in		45	no	225.00	10,125
	Return grill - lay in		25	no	200.00	5,000
	Exhaust grill - lay in		10	no	185.00	1,850
5	Miscellaneous		1582	sm	9.17	14,500
	Fume hood		1	ea.	10,000.00	10,000
	Vibration isolation		1	sum	1,500.00	1,500
	Fire stopping		1	sum	3,000.00	3,000
6	Balancing & commissioning		1582	sm	7.27	11,500
	Air and water balancing		1	ls	10,000.00	10,000
	Contractor commissioning		1	ls	1,500.00	1,500
	C13 HVAC	Total : $	1582	sm	433.68	686,075

QSM Mechanical and Electrical QS
Ka Ni Kanichihk Expansion
Class C estimate - updated design

	Building Area		1582	sm		

C14 Controls

1	Controls		1582	sm	59.58	94,250
	Heating plant		1	sum	5,000.00	5,000
	Cooling plant		1	sum	5,000.00	5,000
	ERV		1	no	3,000.00	3,000
	Unit heater		1	no	1,000.00	1,000
	Fan coil		17	no	2,250.00	38,250
	CO2		10	no	1,200.00	12,000
	Program, commission		1	ls	30,000.00	30,000
	C14 Controls	Total : $	1582	sm	59.58	94,250
	Mechanical	Total : $	1582	sm	673.55	1,065,550

QSM Mechanical and Electrical QS
Ka Ni Kanichihk Expansion
Class C estimate

	Site Estimate		1	sf		
C2 Electrical						
C21 Service and Distribution			1	sf	20,000.00	20,000
1	New service		1	CA	15,000.00	15,000
	Transformer pad		1	no	5,000.00	5,000
C21 Service and Distribution		Total	1	sm	20,000.00	20,000
C22 Lighting, devices and heating						
1	Light fixtures		1	sm	14,750.00	14,750
	Fixture pole light		2	no	5,500.00	11,000
	Control from central system		1	no	750.00	750
	Buried feeders		1	sum	3,000.00	3,000
2	Power		1	sm	11,000.00	11,000
	Block heater outlet		10	no	750.00	7,500
	Buried feeders		1	sum	3,500.00	3,500
	C22 Lighting, devices and heating	Total	1	sm	25,750.00	25,750
	Electrical	Total	1	sm	45,750.00	45,750

	Building Area		1582	sm		
C2 Electrical						
C21 Service and Distribution			1582	sm	99.87	158,000
1	New MD-1 600A		1	no	17,500.00	17,500
2	Transformer 150kva		1	no	14,000.00	14,000
3	Transformer 75kva		1	no	7,500.00	7,500
4	Transformer 45kva		1	no	4,500.00	4,500
5	Panel board A 400A - refeed		1	no	2,500.00	2,500
6	Panel board C 600A		1	no	7,500.00	7,500
7	Panels		2	no	3,500.00	7,000
8	PV splitter / disconnects		1	sum	3,000.00	3,000
9	Panel feeders		1	sum	7,500.00	7,500
10	Testing		1	sum	1,000.00	1,000
11	Grounding		1	sum	1,000.00	1,000
12	Photo voltaic 26kw		1	sum	85,000.00	85,000
C21 Service and Distribution		Total	1582	sm	99.87	158,000
C22 Lighting, devices and heating						
1	Light fixtures		1582	sm	88.27	139,650
	Light fixture		200	no	350.00	70,000
	Emergency battery		2	no	550.00	1,100
	Emergency head		20	no	225.00	4,500
	Exit sign		10	no	350.00	3,500
	Occupancy sensor		30	ea.	185.00	5,550
	Branch wiring		1	sum	40,000.00	40,000
	Lighting control system / low voltage wiring		1	sum	15,000.00	15,000
2	Power outlets, devices and connections		1582	sm	47.71	75,470
	15A wall receptacle		200	no	125.00	25,000
	20A wall receptacle Tee		20	no	135.00	2,700
	15A GFI weatherproof		2	no	285.00	570
	GFI receptacle		30	no	135.00	4,050
	B/F door opener		3	no	550.00	1,650
	Hand dryer		2	no	750.00	1,500
	Branch wiring		1	sum	40,000.00	40,000

	Building Area		1582	sm		
3	Mechanical power		1582	sm	15.72	24,875
	Domestic hot water heater		2	no	550.00	1,100
	Domestic hot water recirculation pump		1	no	200.00	200
	Sump pump		3	no	550.00	1,650
	Heating boiler		2	no	450.00	900
	Heating pump		2	no	350.00	700
	Chiller		1	no	1,250.00	1,250
	Chiller pump		4	no	350.00	1,400
	Unit heater		1	ea.	225.00	225
	ERV		1	no	550.00	550
	MUA		1	no	350.00	350
	Fan coil		17	no	300.00	5,100
	Fume hood fan		1	no	450.00	450
	Fan		1	no	250.00	250
	Fume hood		1	no	250.00	250
	Controls panel		1	ls	500.00	500
	Branch wiring		1	sum	10,000.00	10,000
	C22 Lighting, devices & heating	Total	1582	sm	151.70	239,995

QSM Mechanical and Electrical QS
Ka Ni Kanichihk Expansion
Class C estimate - updated design

	Building Area	1582	sm		
C23 Systems & Ancillaries					
1	Fire Alarm	1582	sm	28.27	44,720
	New FAP	1	sum	12,000.00	12,000
	Pull station	4	no	200.00	800
	Smoke / CO detector	12	no	285.00	3,420
	Strobe	8	no	425.00	3,400
	Horn/strobe	12	no	550.00	6,600
	Sprinkler monitoring	1	sum	1,000.00	1,000
	Verification	1	sum	2,500.00	2,500
	Wiring	1	sum	15,000.00	15,000
2	Voice and data	1582	sm	13.91	22,000
	Data outlet	25	no	100.00	2,500
	WAP	8	no	750.00	6,000
	Data rack	1	no	3,500.00	3,500
	Wiring / cable tray	1	sum	10,000.00	10,000
3	Public address	1582	sm	3.16	5,000
	Video intercom	1	sum	5,000.00	5,000
4	Security / intrusion - RI	1582	sm	6.32	10,000
	Conduit and string / back box	1	sum	10,000.00	10,000
5	Security	1582	sm	48.99	77,500
	Security system / NVR	1	no	7,500.00	7,500
	Intrusion	1	sum	10,000.00	10,000
	Access control	1	sum	10,000.00	10,000
	CCTV	1	sum	50,000.00	50,000
	C23 Systems & Ancillaries	1582	sm	100.64	159,220
	Electrical	1582	sm	352.22	557,215