



Altus Group

BCNPHA 3 Over 3 – Building 5 | Vancouver, BC

Class D Estimate Report (Rev. 1)

Issued: December 9, 2024

SUBMITTED TO:

BC Non-Profit Housing Association (BCNPHA)

Attention: Rebecca Siggner | Project Manager

220 – 1651 Commercial Drive

Vancouver, BC V5L 3Y3

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PREPARED BY:

Altus Group Limited | Development Advisory

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December 9, 2024

Reference: PROJ-0000008862

BC Non-Profit Housing Association (BCNPHA)

220 – 1651 Commercial Drive

Vancouver, BC V5L 3Y3

Attention: Rebecca Siggner | Special Project Manager

rebecca@bcnpha.ca

RE: BCNPHA 3 Over 3 – Building 5 | Vancouver, BC – Class D Estimate Report (REV. 1)

Please find enclosed for your review our Class D Estimate report on BCNPHA 3 Over 3 – Building 5's proposed mass timber residential infill construction project in Vancouver, British Columbia.

The Class D Estimate includes all direct construction costs, general conditions, contractor's overheads and profit.

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Yours truly,

ALTUS GROUP LIMITED

Per:

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(Hons), AdvDipl. Tech, PMP, CEC
Consultant
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Ross White, BSc (Hons), MRICS, PQS,
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Director,
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1 Executive Summary

1.1 Summary

The purpose of this report is to establish a realistic assessment of the direct construction costs for the proposed Building 5's mass timber residential infill construction project in Vancouver, British Columbia, as outlined in documentation provided to us by BC Non-Profit Housing Association (BCNPHA) ("the Client").

The mandate for this report entailed:

1. Examination of available information and documentation provided;
2. Preparation of a Class D estimate;

1.2 Project Cost Estimate Summary

Our assessment of the total project's direct construction costs and fees are as follows:

Component	\$/sf GCA = 44,208sf	Amount	Price per Unit	%
A – Net Building Cost	\$444 per sf	\$19,630,656	\$545,296 per unit	85%
B – Allowances	\$81 per sf	\$3,582,595		15%
TOTAL PROJECT COSTS (A+B)	\$525 per sf	\$23,213,251	\$644,813 per unit	100%

(see Appendix for further details)

The above estimated construction costs include the following:

3. General Requirements (11% of construction costs).
4. Fee for Contractor's Overhead and Profit (4% of construction costs and general requirements).
5. Design Allowance (10% of construction costs, general requirements, and fee).
6. Construction Allowance (7.5% of construction costs, and Design allowance).

The following allowances are specifically excluded from the estimate:

- Escalation Allowance

2 Introduction

2.1 Scope

The project described in this estimate follows information provided to Altus by BCNPHA and RDH Architecture Inc.

The proposed project scope comprises of construction of a new mass timber building above an existing 3-storey part 9 residential building. Construction will not exceed the existing building's footprint.

The findings and the conclusions contained in this report are limited by the documentation that was provided or available. Certain exclusions and qualifications may apply; please refer to **Section 5** for further details.

2.2 Statistics

The areas used in preparing this estimate have been taken from the documents provided by the Client and, where possible, measured by Altus Group in accordance with the Canadian Institute of Quantity Surveyors Standard Method of Measurement.

3 Project Details

3.1 Methodology and Approach

From the information provided, we have measured quantities where possible and applied unit rates for the specific items based on historical and current cost data for this type of project.

This Class D estimate is intended to provide a realistic budget, including all direct construction costs, based on the information provided and our assumptions where information is not available. Where design information was limited, particularly for site works and services, we made assumptions based on our experience with projects of a similar type, size, and standard of quality.

The findings and the conclusions contained in this report are limited by the documentation that was provided or available.

3.2 Location

The location cost base for this estimate is Vancouver, British Columbia.

3.3 Measurement and Pricing

Where applicable, the estimate has been derived using generally accepted principles on methods of measurement as per the Canadian Institute of Quantity Surveyors Elemental Cost Analysis (2006).

Where design information was limited, we made assumptions based on our experience with projects of a similar type, size, and standard of quality. The rates in the estimate, where applicable, include labour and material, equipment, and subcontractor's overheads and profit. Our pricing is based on our experience with similar projects, or quotes provided by subcontractors as noted within the estimate.

Please note that we are not responsible for any errors, omissions or discrepancies found within the design documents.

3.4 Procurement Methodology

We have assumed that commercial contractors would perform the work on a single-phase non-accelerated schedule.

We have also assumed that the project would be procured with a General Contractor or Construction Manager approach under a CCDC standard form of contract, and a minimum of three bids would be received for all trade categories to establish competitive bidding and tender results.

The estimate is a determination of fair market pricing in normal market conditions and are not a prediction of lowest bid in any trade category.

Please note that should the above minimum bidding conditions not occur on this project, construction bids received could vary significantly from the estimated costs included within this report.

3.5 Environmental Sustainability Targets

The estimate includes assumed requirements for a minimum of BC Energy Step Code 4. The estimate excludes specific allowances for LEED, WELL, Living Building, Net Zero Certification and Passive House requirements.

3.6 Taxes

Goods and Services Tax (GST) and Provincial Sales Tax (PST), where applicable, is included in the estimate.

3.7 General Requirements and Fees

The General Requirements are based on our assumptions of the anticipated construction approach and schedule, with the overall General Requirements amounting to **11%** of construction costs. An estimated overhead and profit fee for the General Contractor is included at **4%** of Construction Costs and General Requirements.

The estimate excludes premiums associated with bonding and insurance.

4 Contingencies

The effective use of contingencies in construction cost planning requires a clear understanding of estimating risks in both a project specific and general construction market sense. The appropriate level of contingency is dependent on the amount of information available, knowledge of the design teams' methods and philosophy, the timing of the estimate preparation relative to the project design and construction schedule, and the anticipated complexity of the construction work.

4.1 Design (and Pricing) Allowance

A Design Allowance has been included below the Total Construction Estimate line equating to **10%** of construction costs, general requirements and fee. This allowance is intended to cover construction pricing and design unknowns during the preparation of design, and not additional scope, functional program requirements or consultant fees.

4.2 Escalation Allowance

An allowance for escalation has been excluded from the estimate. This allowance would typically be intended to address anticipated changes in construction costs due to market fluctuations between the time the estimate was prepared and the anticipated tender.

4.3 Construction (Post Contract) Allowance

Allowances for Post-Contract Construction Contingencies have been included in the construction estimate only. This allowance, equal to **7.5%** of construction costs, general requirements, fee and Design Allowance, would characteristically be intended to mitigate hard construction costs for change orders that may occur during the construction phase of the project.

5 Exclusions

The following items are excluded from our estimates:

5.1 Development Related Exclusions

1. Land and associated costs
2. Soft costs and professional fees (unless noted)
3. Legal fees
4. Marketing/promotion
5. Realty taxes, levies, insurance
6. Operating expenses
7. Interest/finance charges
8. Government Sales Tax.

5.2 Construction Related Inclusions

7. Allowance for seismic and enclosure structural load

5.3 Construction Related Exclusions

1. Post-disaster structure elements
2. Vibration/noise control premiums
3. Garbage equipment
4. Amendments to existing siteworks and landscaping
5. Phasing, labour and accelerated schedule premiums
6. Out of hours work allowances
7. Living-out Allowances
8. Hazardous material abatement costs
9. Abnormal soil conditions
10. Backfill to bulk excavated area
11. Premiums for Net Zero, LEED, Passive House, WELL, Living Building, etc. certification
12. Furniture, Fixtures, and Equipment (FF&E)
13. Any cost implication to changes in Building Code over construction period
14. Offsite works
15. Mechanical site services connection to street main
16. Heat tracing and snow melting system
17. Smoke exhaust system
18. Emergency generator fuel oil and exhaust system

6 Document List

The following documents were used for the preparation of this estimate report:

Drawings & Documents			
Document Title	Author	Date	No. of Pages
2024-08-02 Outline Report_Building 5 (GHL 9325) D2.1	GHL	Received August 09, 2024	30
Building 5 RDH _PROGRESS SET_2024 14 08	RDH	Received August 20, 2024	17
F+E Building 5 Progress set 2024.08.13	F+E & WSP	Received August 14, 2024	6

7 General Statement of Liability and Policy

7.1 Probable Costs and Ongoing Cost Control

Altus Group Limited does not guarantee that tenders or actual construction costs will not vary from this estimate. Acute market conditions, proprietary specifications, or competition/collaboration among contractors may cause tenders to vary from reasonable estimates based on normal and abnormal competitive conditions.

Altus Group Limited recommends the owner and/or design team review the cost estimate report including line item descriptions, unit prices, allowances, assumptions, exclusions, and contingencies to ensure the appropriate design intent has been accurately captured within the report.

It should be noted that the cost consultants are not qualified to confirm that construction work and design is in accordance with approved plans and specifications.

7.2 Client Data Policy

Altus Group Limited ("Altus Group") considers client data provided to Altus Group under an Engagement Agreement ("Client Data") to be the confidential information of the client that provides such data ("Client"). Altus Group will take appropriate precautions to ensure the privacy of Client Data and will disclose Client Data only to:

- the individual designated by the Client as the Client Administrator and individuals which the Client Administrator in turn authorizes;
- the producer identified in Client Data as party to the Engagement Agreement;
- real estate, industry or government organization(s), but only as required to fulfill the reporting obligations of Client, which the organization is entitled to require under applicable legislation.

Altus Group will otherwise use Client Data:

1. on an aggregated basis together with other similar data from other Altus Group clients so that the resulting “Statistical Data” is anonymous as to source;
2. in a manner in which the details and source of the information is not revealed – “Generic Data”; or
3. where the Client Data is further processed and analyzed utilizing Altus Group methodology and other Altus Group inputs to generate “Analyzed Data” that protects the specific underlying subject property Client Data.

Altus Group may disclose Statistical Data, Generic Data and Analyzed Data to any Altus Group Clients.

8 Glossary

Item	Definition
GCA - Gross Construction Area	The total floor area contained within the building measured to the external face of the external walls, less the Gross Parking Area. Excludes any architectural setbacks or projections (balconies).
GFA - Gross Floor Area	The total above and below grade floor areas contained within the building measured to the external face of the external walls. Excludes any architectural setbacks or projections.
GPA - Gross Parking Area	The total above and below grade floor areas for parking contained within the building measured to the external face of the external walls.
GSA – Gross Site Area	Total area of the land parcel or phase, with boundaries defined in site plans

9 Appendices

Appendix A – Total Project Costs Summary

Appendix B – Total Elemental Estimate Detail

Appendix A:

Total Project Costs Summary

Altus Development Advisory				<div>AltusGroup</div>			
Project:	BCNPHA 3 Over 3 - Building 5			Date:	December 9, 2024		
Estimate:	Class D Estimate (R1)			Project Number:	PROJ-0000008862		
Address:	3640 Victoria Drive, Vancouver, BC			GFA:	44,208	sf	
Architect:	RDH Building Science Inc.			Units	36	Nr	
Title:	Elemental Estimate Summary						
Element	GFA Ratio	Elemental Quantity	Elemental Unit Rate	Elemental Amount	Cost/Sqft	Amount	% of Total
A SHELL							
A1 SUBSTRUCTURE	2.19%				\$8.20	\$362,321	2%
A11 Foundation	2.19%	44,208 sf	\$8.20	\$362,321	\$8.20		
A12 Basement Excavation	0.00%	0 cy	\$0.00	\$0	\$0.00		
A2 STRUCTURE	36.22%				\$135.47	\$5,988,971	26%
A21 Lowest Floor Construction	0.03%	334 sf	\$15.50	\$5,172	\$0.12		
A22 Upper Floor Construction	32.77%	43,874 sf	\$123.51	\$5,418,689	\$122.57		
A23 Roof Construction	3.42%	9,419 sf	\$60.00	\$565,110	\$12.78		
A3 EXTERIOR ENCLOSURE	16.58%				\$62.03	\$2,742,421	12%
A31 Walls Below Grade	0.00%	0 sf	\$0.00	\$0	\$0.00		
A32 Walls Above Grade	12.59%	20,818 sf	\$100.00	\$2,081,758	\$47.09		
A33 Windows & Entrances	2.06%	44,208 sf	\$7.71	\$340,691	\$7.71		
A34 Roof Covering	1.77%	9,419 sf	\$31.05	\$292,416	\$6.61		
A35 Projections	0.17%	44,208 sf	\$0.62	\$27,556	\$0.62		
B INTERIORS							
B1 PARTITIONS & DOORS	5.97%				\$22.33	\$987,188	4%
B11 Partitions	4.46%	44,208 sf	\$16.70	\$738,215	\$16.70		
B12 Doors	1.51%	47 lvs	\$5,297.29	\$248,972	\$5.63		
B2 FINISHES	6.17%				\$23.09	\$1,020,892	4%
B21 Floor Finishes	2.20%	41,997 sf	\$8.67	\$363,998	\$8.23		
B22 Ceiling Finishes	2.27%	44,208 sf	\$8.51	\$376,108	\$8.51		
B23 Wall Finishes	1.70%	44,208 sf	\$6.35	\$280,786	\$6.35		
B3 FITTING & EQUIPMENT	6.46%				\$24.16	\$1,068,273	5%
B31 Fitting & Fixtures	4.48%	44,208 sf	\$16.76	\$740,937	\$16.76		
B32 Equipment	0.83%	44,208 sf	\$3.09	\$136,800	\$3.09		
B33 Conveying Systems	1.15%	6 stops	\$31,756.00	\$190,536	\$4.31		5%
C SERVICES							
C1 MECHANICAL	17.63%				\$65.95	\$2,915,703	13%
C11 Plumbing & Drainage	4.25%	36 stes	\$19,500.00	\$702,000	\$15.88		
C12 Fire Protection	2.89%	36 stes	\$13,294.75	\$478,611	\$10.83		
C13 H.V.A.C.	9.36%	36 stes	\$42,979.00	\$1,547,244	\$35.00		
C14 Controls	1.14%	36 stes	\$5,218.00	\$187,848	\$4.25		
C2 ELECTRICAL	8.78%				\$32.83	\$1,451,304	6%
C21 Service & Distribution	2.88%	36 stes	\$13,225.00	\$476,100	\$10.77		
C22 Lighting, Devices & Heating	4.60%	36 stes	\$21,146.00	\$761,256	\$17.22		
C23 Systems & Ancillaries	1.29%	36 stes	\$5,943.00	\$213,948	\$4.84		
NET BUILDING COST (Excluding Site)	100%			\$16,537,073	\$374.08	\$16,537,073	71%
D SITE & ANCILLARY WORK							
D1 SITE WORK					\$6.79	\$300,000	1%
D11 Site Development		1 sum	\$140,000.00	\$140,000	\$3.17		
D12 Mechanical Site Services		1 sum	\$60,000.00	\$60,000	\$1.36		
D13 Electrical Site Services		1 sum	\$100,000.00	\$100,000	\$2.26		
D2 ANCILLARY WORK					\$3.80	\$168,000	1%
D21 Demolition		1 sum	\$68,000.00	\$68,000	\$1.54		
D22 Alterations		1 sum	\$100,000.00	\$100,000	\$2.26		
NET BUILDING COST (Including Site)				\$17,005,073	\$384.66	\$17,005,073	73%
Z GENERAL REQUIREMENTS & FEES							
Z1 GEN. REQ. & FEE	15.00%				\$59.39	\$2,625,583	11%
Z11 General Requirements	11.00%	INCLUDED		\$1,870,558	\$42.31		
Z12 Fee	4.00%	INCLUDED		\$755,025	\$17.08		
TOTAL CONSTRUCTION ESTIMATE (Excluding Allowances)				\$19,630,656	\$444.05	\$19,630,656	85%
				\$545,296	Per Unit		
Z2 ALLOWANCES	17.50%				\$81.04	\$3,582,595	15%
Z21 Design Allowance	10.00%	INCLUDED		\$1,963,066	\$44.41		
Z22 Escalation Allowance	0.00%	EXCLUDED		\$0	\$0.00		
Z23 Construction Allowance	7.50%	INCLUDED		\$1,619,529	\$36.63		
TOTAL CONSTRUCTION ESTIMATE (Including Allowances)				\$23,213,251	\$525.09	\$23,213,251	100%
GOODS & SERVICES TAX				0.00% EXCLUDED	\$0	\$0.00	\$0 0%
TOTAL CONSTRUCTION ESTIMATE (Including Allowances)				\$23,213,251	\$525.09	\$23,213,251	100%
				\$644,813	Per Unit		
Notes:							
Excludes hazardous material abatement and soil remediation							
Excludes living out allowances							

Appendix B:

Total Elemental Estimate Detail

Altus Development Advisory

Project: BCNPHA 3 Over 3 - Building 5

Estimate: Class D Estimate (R1)

Address: 3640 Victoria Drive, Vancouver, BC

Architect: RDH Building Science Inc.

Title: Above Grade Elemental Detailed Estimate



Date: December 9, 2024

Project Number: PROJ-0000008862

GCA: 44,208 sf

		Quantity	Unit Rate (\$)	Sub-Total (\$)	Total (\$)
A1	Substructure				\$362,321
A11	Foundations	44,208 sf	\$ 8.20		\$362,321
	Foundation Excavation	471 cy	\$ 75.00	\$ 35,315	
	Backfill to foundation excavation	118 cy	\$ 28.05	\$ 3,302	
	Concrete pad footings to elevator core - assume 8' deep	65 sf	\$ 232.10	\$ 14,990	
	Concrete strip footing	499 ft	\$ 266.33	\$ 132,783	
	Concrete foundation wall	499 ft	\$ 247.74	\$ 123,514	
	Waterproofing to footings and elevator pits	2,991 sf	\$ 14.18	\$ 42,417	
	Connect perimeter drain to drainage system. Allowance	1 Sum	\$ 10,000.00	\$ 10,000	
A12	Basement Excavation	0 cy	\$ -		\$0
	N/A				
A2	Structure				\$5,988,971
A21	Lowest Floor Construction	334 sf	\$ 15.50		\$5,172
	100mm thick concrete SOG	334 sf	\$ 14.00	\$ 4,672	
	Underslab drainage. allowance	334 sf	\$ 1.50	\$ 501	
A22	Upper Floor Construction	43,874 sf	\$ 123.51		\$5,418,689
	Suspended Concrete Slab, assume 4"	14,262 sf	\$ 29.50	\$ 437,967	
	5 ply - 175mm CLT Slab	29,612 sf	\$ 65.00	\$ 1,924,765	
	Allowance for accessories and connections	10% of	\$ 1,924,764.66	\$ 192,476	
	Horizontal firestopping	44,208 sf	\$ 0.55	\$ 24,314	
	Vertical firestopping	53,244 sf	\$ 0.40	\$ 21,298	
	Structural Steel Allowance	39,860 sf	\$ 65.00	\$ 2,590,932	
	Concrete stairs Allowance	249 Risers	\$ 560.00	\$ 139,597	
	Builders Work in Connection with Mechanical	2% of	\$ 2,915,703	\$ 58,314	
	Builders Work in Connection with Electrical	2% of	\$ 1,451,304	\$ 29,026	
A23	Roof Structure	9,419 sf	\$ 60.00		\$565,110
	Suspended CLT slab roof	9,419 sf	\$ 60.00	\$ 565,110	
A3	Exterior Envelope				\$2,742,421
A31	Walls Below Grade		\$ -		\$0
A32	Walls Above Grade	20,818 sf	\$ 100.00		\$2,081,758
	W2 Cladding - Corrugated steel	20,818 sf	\$ 28.00	\$ 582,892	
	W2 - CLT exterior wall	20,818 sf	\$ 58.00	\$ 1,207,419	
	Backup wall	20,818 sf	\$ 14.00	\$ 291,446	
A33	Windows & Entrances	44,208 GFA	\$ 7.71		\$340,691
	Windows				
	Exterior Windows (Thermal effiecncy required for step code 4):				
	Thermally broken aluminium windows, triple-glazed	3,197 sf	\$ 100.00	\$ 319,691	
	Exterior Entrances				
	Aluminum glazed sliding entry swing door to entry	2 lvs	\$ 5,500.00	\$ 11,000	
	Auto openers to above	2 no	\$ 5,000.00	\$ 10,000	
A34	Roof Coverings	9,419 sf	\$ 31.05		\$292,416
	SBS membrane to Roofs	9,419 sf	\$ 30.00	\$ 282,555	
	Downspout	413 lf	\$ 10.00	\$ 4,128	
	Gutters	499 lf	\$ 11.50	\$ 5,733	
A35	Projections	44,208 GFA	\$ 0.62		\$27,556
	Parapet assemblies allowance	1,378 ft	\$ 20.00	\$ 27,556	
B1	Partitions & Doors				\$987,188
B11	Partitions	44,208 sf	\$ 16.70		\$738,215
	CMU block partitions to elevator shafts	1711 sf	\$ 30.00	\$ 51,344	
	Corridor partitions allowance - drywall, steel stud, insulation	9849 sf	\$ 21.00	\$ 206,830	
	Demising partitions allowance- drywall, steel stud, insulation	36 stes	\$ 5,106.00	\$ 183,816	
	Suite Interior partitions allowances - drywall, steel stud:		\$ -		
	1 Bedroom	6 stes	\$ 4,823.00	\$ 28,938	
	1 Bedroom + Den	24 stes	\$ 5,122.00	\$ 122,928	
	2 Bedroom	6 stes	\$ 7,514.00	\$ 45,084	
	Drywall furring to concrete walls	1,711 sf	\$ 13.54	\$ 23,173	
	E/o for shaft walls allowance	6 flrs	\$ 2,000.00	\$ 12,000	
	Allowance for rough carpentry	44,208 sf	\$ 0.45	\$ 19,893	
	Allowance for sealing and caulking	44,208 sf	\$ 1.00	\$ 44,208	
B12	Interior Doors	47 Lvs	\$ 5,297.29		\$248,972
	Residential & Corridors				
	HM single swing corridor doors	8 lvs	\$ 2,152.80	\$ 17,222	
	Suite entry - SCW, single, swing	36 lvs	\$ 2,250.00	\$ 81,000	
	Suite interior door package allowances:				
	1 Bedroom	6 stes	\$ 3,000.00	\$ 18,000	
	1 Bedroom + Den	24 stes	\$ 3,800.00	\$ 91,200	
	2 Bedroom	6 stes	\$ 5,500.00	\$ 33,000	

Altus Development Advisory

Project: BCNPHA 3 Over 3 - Building 5

Estimate: Class D Estimate (R1)

Address: 3640 Victoria Drive, Vancouver, BC

Architect: RDH Building Science Inc.

Title: Above Grade Elemental Detailed Estimate



Date: December 9, 2024

Project Number: PROJ-0000008862

GCA: 44,208 sf

			Quantity		Unit Rate (\$)	Sub-Total (\$)	Total (\$)
B2	Finishes						\$1,020,892
	B21	Floor Finishes	41,997	sf	\$ 8.67		\$363,998
		Resilient flooring to Suites	18,108	sf	\$ 7.18	\$ 130,014	
		Ceramic tiles to suite bathrooms, assume 15% of Suite area	3,622	sf	\$ 24.96	\$ 90,394	
		Non-slip flooring to stairs	2,131	sf	\$ 19.14	\$ 40,793	
		Carpet tile to Residential corridors, additional durability	2,982	sf	\$ 10.76	\$ 32,082	
		Floor Finishes to Lobby and Vestibules	355	sf	\$ 11.70	\$ 4,156	
		Concrete sealer	9,031	sf	\$ 3.20	\$ 28,899	
		Waterproofing to SOG	334	sf	\$ 2.10	\$ 701	
		Miscellaneous Flooring	5,435	sf	\$ 6.80	\$ 36,960	
	B22	Ceiling Finishes	44,208	sf	\$ 8.51		\$376,108
		Suspended drywall ceiling - Corridors	25,066	sf	\$ 11.96	\$ 299,791	
		Paint to drywall ceilings- Smooth	22,084	sf	\$ 1.50	\$ 33,127	
		Exposed ceilings, painted	11,162	sf	\$ 1.56	\$ 17,413	
		Allowance for bulkheads	44,208	sf	\$ 0.47	\$ 20,778	
		E/o allowance for special finishes to Entry Lobby	1	sum	\$ 5,000.00	\$ 5,000	
	B23	Wall Finishes	44,208	sf	\$ 6.35		\$280,786
		Amenity Spaces	22,529	sf	\$ 1.50	\$ 33,794	
		Ceramic tiling allowance to Amenity Spaces	1	sum	\$ 5,500.00	\$ 5,500	
		Painting to drywall furring and exterior walls	1	sum	\$ 15,000.00	\$ 15,000	
		Partition Painting allowances:					
		1 Bedroom	6	stes	\$ 2,054.00	\$ 12,324	
		1 Bedroom + Den	24	stes	\$ 2,158.00	\$ 51,792	
		2 Bedroom	6	stes	\$ 2,678.00	\$ 16,068	
		Porcelain tiling to bathrooms - allow 105sf per bathroom:					
		1 Bedroom - 1 bathroom	630	sf	\$ 25.00	\$ 15,750	
		1 Bedroom + Den - 1 bathrooms	2,520	sf	\$ 25.00	\$ 63,000	
		2 Bedroom - 1 bathrooms	630	sf	\$ 25.00	\$ 15,750	
		Backsplash to suite kitchens - allow 20sf per suite	720	sf	\$ 24.00	\$ 17,280	
B3	Fittings & Equipment						\$1,068,273
	B31	Fittings & Fixtures	44,208	sf	\$ 16.76		\$740,937
		B.311 Metals					
		Elevator pit ladders	1	no.	\$ 1,700.00	\$ 1,700	
		Lifting beams to elevators	1	no.	\$ 1,500.00	\$ 1,500	
		Handrails to stairs	285	ft	\$ 96.00	\$ 27,360	
		Miscellaneous metals allowance	44,208	sf	\$ 2.10	\$ 92,836	
		Louvres and vents allowance	1	Sum	\$ 7,600.00	\$ 7,600	
		B.312 Millwork					
		Bathroom vanities:					
		1 Bedroom - 1 bathroom	6	no.	\$ 1,000.00	\$ 6,000	
		1 Bedroom + Den - 1 bathrooms	24	no.	\$ 1,000.00	\$ 24,000	
		2 Bedroom - 1 bathrooms	6	no.	\$ 1,000.00	\$ 6,000	
		Kitchen millwork & P-lam surface countertops	36	stes	\$ 10,400.00	\$ 374,400	
		Closet millwork to suites	36	stes	\$ 500.00	\$ 18,000	
		Misc. millwork allowance to suites	36	stes	\$ 1,136.56	\$ 40,916	
		Finish carpentry allowance to suites	36	stes	\$ 1,387.36	\$ 49,945	
		B.313 Specialties					
		Mailboxes	36	stes	\$ 250.00	\$ 9,000	
		Interior signage including suite numbers	36	stes	\$ 200.00	\$ 7,200	
		Code compliance signage	6	lvls	\$ 1,500.00	\$ 9,000	
		Fire safety Plan	6	lvls	\$ 800.00	\$ 4,800	
		Bathroom accessories to suites:					
		1 Bedroom - 1 bathroom	6	no.	\$ 312.00	\$ 1,872	
		1 Bedroom + Den - 1 bathrooms	24	no.	\$ 312.00	\$ 7,488	
		2 Bedroom - 1 bathrooms	6	no.	\$ 312.00	\$ 1,872	
		Mirrors to Suite bathrooms					
		1 Bedroom - 1 bathroom	6	no.	\$ 450.00	\$ 2,700	
		1 Bedroom + Den - 1 bathrooms	24	no.	\$ 450.00	\$ 10,800	
		2 Bedroom - 1 bathrooms	6	no.	\$ 450.00	\$ 2,700	
		B.314 Furnishings					
		Window blinds	3,197	sf	\$ 10.40	\$ 33,248	
		Suites and Common areas FF&E allowances		Excluded	\$	-	
	B32	Equipment	44,208	sf	\$ 3.09		\$136,800
		Appliances to residential suites (White goods only)	36	No.	\$ 3,500.00	\$ 126,000	
		Washer & Dryers	6	No.	\$ 1,800.00	\$ 10,800	
	B33	Conveying Systems	6	stops	\$ 31,756.00		\$190,536
		Passenger Elevators	6	stops	\$ 29,000.00	\$ 174,000	
		Elevator car finishes	1	No	\$ 15,600.00	\$ 15,600	
		Grout elevator door frames	6	No	\$ 156.00	\$ 936	

Altus Development Advisory

Project: BCNPHA 3 Over 3 - Building 5

Estimate: Class D Estimate (R1)

Address: 3640 Victoria Drive, Vancouver, BC

Architect: RDH Building Science Inc.

Title: Above Grade Elemental Detailed Estimate



Date: December 9, 2024

Project Number: PROJ-0000008862

GCA: 44,208 sf

			Quantity		Unit Rate (\$)	Sub-Total (\$)	Total (\$)
C1	Mechanical						\$2,915,703
	C11	Plumbing & Drainage	36	stes	\$ 19,500.00		\$702,000
		Plumbing & Drainage	36	stes	\$ 19,500.00	\$ 702,000	
	C12	Fire Protection	36	stes	\$ 13,294.75		\$478,611
		Fire Protection	36	stes	\$ 6,741.00	\$ 242,676	
		Fire Protection - Existing Units	35	stes	\$ 6,741.00	\$ 235,935	
	C13	HVAC	36	stes	\$ 42,979.00		\$1,547,244
		HVAC	36	stes	\$ 42,979.00	\$ 1,547,244	
	C14	Controls	36	stes	\$ 5,218.00		\$187,848
		Controls	36	stes	\$ 5,218.00	\$ 187,848	
C2	Electrical						\$1,451,304
	C21	Services & Distribution	36	stes	\$ 13,225.00		\$476,100
		Services & Distribution	36	stes	\$ 13,225.00	\$ 476,100	
	C22	Lighting, Devices & Heating	36	stes	\$ 21,146.00		\$761,256
		Lighting, Devices & Heating	36	stes	\$ 21,146.00	\$ 761,256	
	C23	Systems & Ancillaries	36	stes	\$ 5,943.00		\$213,948
		Systems & Ancillaries	36	stes	\$ 5,943.00	\$ 213,948	
D1	Site Work						\$300,000
	D11	Site Development	1	sum	\$ 140,000.00		\$140,000
		Site Development Allowance	1	sum	\$ 140,000.00	\$ 140,000	
	D12	Site Mechanical Services	1	sum	\$ 60,000.00		\$60,000
		Site Mechanical Services Allowance	1	sum	\$ 60,000.00	\$ 60,000	
	D13	Site Electrical Services	1	sum	\$ 100,000.00		\$100,000
		Site Electrical Services Allowance	1	sum	\$ 100,000.00	\$ 100,000	
D2	Ancillary Work						\$168,000
	D21	Demolition	1	sum	\$ 68,000.00		\$68,000
		Demolition Allowance	1	sum	\$ 68,000.00	\$ 68,000	
	D22	Alterations	1	sum	\$ 100,000.00		\$100,000
		Tie-in to existing building/facilities Allowance	1	sum	\$ 100,000.00	\$ 100,000	
NET CONSTRUCTION COSTS			44,208	sf	\$ 384.66	\$	17,005,073
		General Requirements	11.00%				\$1,870,558
		General Contractor Fees (Overheads)	4.00%				\$755,025
TOTAL CONSTRUCTION ESTIMATE (Excluding Contingencies)			44,208	sf	\$ 444.05		\$19,630,656
		Design and Pricing Contingency	10.00%				\$1,963,066
		Escalation Contingency	0.00%				\$0
		Construction Contingency	7.50%				\$1,619,529
TOTAL CONSTRUCTION ESTIMATE (Excluding GST)			44,208	sf	\$ 525.09		\$23,213,251