



Altus Group

BCNPHA 3 Over 3 - Chelsea | 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
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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 - Chelsea | Vancouver, BC – Class D Estimate Report (REV. 1)

Please find enclosed for your review our Class D Estimate report on BCNPHA 3 Over 3 – Chelsea Building'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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Consultant
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Ross White, BSc (Hons), MRICS, PQS, MCIArb
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 Chelsea Building'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 = 63,551sf	Amount	Price per Unit	%
A – Net Building Cost	\$484 per sf	\$30,754,814	\$603,036 per unit	85%
B – Allowances	\$88 per sf	\$5,612,753		15%
TOTAL PROJECT COSTS (A+B)	\$572 per sf	\$36,367,567	\$713,090 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

1. 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
2024-08-01 Outline Report_Chelsea (GHL 9325) D3	GHL	Received August 09, 2024	33
28863 Chelsea_Progress Set_2024 08 08	RDH	Received August 08, 2024	19
28863.000 Chelsea Set to Cost Consultant	RDH	Received August 01, 2024	18

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

Element	GFA Ratio	Elemental Quantity	Elemental Unit Rate	Elemental Amount	Cost/Sqft	Amount	% of Total
A SHELL							
A1 SUBSTRUCTURE	2.49%				\$10.21	\$648,722	2%
A11 Foundation	2.49%	63,551 sf	\$10.21	\$648,722	\$10.21		
A12 Basement Excavation	0.00%	0 cy	\$0.00	\$0	\$0.00		
A2 STRUCTURE							
A21 Lowest Floor Construction	0.05%	893 sf	\$15.50	\$13,843	\$0.22		
A22 Upper Floor Construction	33.65%	62,658 sf	\$139.90	\$8,765,610	\$137.93		
A23 Roof Construction	3.03%	13,154 sf	\$60.00	\$789,216	\$12.42		
A3 EXTERIOR ENCLOSURE							
A31 Walls Below Grade	0.08%	409 sf	\$52.31	\$21,395	\$0.34		
A32 Walls Above Grade	12.54%	32,657 sf	\$100.00	\$3,265,660	\$51.39		
A33 Windows & Entrances	3.20%	63,551 sf	\$13.13	\$834,522	\$13.13		
A34 Roof Covering	1.57%	13,154 sf	\$31.18	\$410,106	\$6.45		
A35 Projections	0.28%	63,551 sf	\$1.16	\$73,841	\$1.16		
B INTERIORS							
B1 PARTITIONS & DOORS	6.61%				\$27.12	\$1,723,178	5%
B11 Partitions	5.21%	63,551 sf	\$21.34	\$1,356,144	\$21.34		
B12 Doors	1.41%	80 lvs	\$4,587.93	\$367,034	\$5.78		
B2 FINISHES							
B21 Floor Finishes	2.08%	60,373 sf	\$8.97	\$541,462	\$8.52		
B22 Ceiling Finishes	2.13%	63,551 sf	\$8.74	\$555,410	\$8.74		
B23 Wall Finishes	1.58%	63,551 sf	\$6.48	\$411,604	\$6.48		
B3 FITTING & EQUIPMENT							
B31 Fitting & Fixtures	4.13%	63,551 sf	\$16.94	\$1,076,769	\$16.94		
B32 Equipment	0.72%	63,551 sf	\$2.95	\$187,500	\$2.95		
B33 Conveying Systems	1.46%	12 stops	\$31,756.00	\$381,072	\$6.00		5%
C SERVICES							
C1 MECHANICAL	16.45%				\$67.41	\$4,284,241	12%
C11 Plumbing & Drainage	4.24%	51 stes	\$21,683.00	\$1,105,833	\$17.40		
C12 Fire Protection	2.63%	51 stes	\$13,413.73	\$684,100	\$10.76		
C13 H.V.A.C.	8.54%	51 stes	\$43,613.00	\$2,224,263	\$35.00		
C14 Controls	1.04%	51 stes	\$5,295.00	\$270,045	\$4.25		
C2 ELECTRICAL							
C21 Service & Distribution	2.63%	51 stes	\$13,420.00	\$684,420	\$10.77		
C22 Lighting, Devices & Heating	4.20%	51 stes	\$21,457.00	\$1,094,307	\$17.22		
C23 Systems & Ancillaries	1.11%	51 stes	\$5,657.00	\$288,507	\$4.54		
NET BUILDING COST (Excluding Site)	100%			\$26,051,385	\$409.93	\$26,051,386	72%
D SITE & ANCILLARY WORK							
D1 SITE WORK					\$6.45	\$410,000	1%
D11 Site Development		1 sum	\$190,000.00	\$190,000	\$2.99		
D12 Mechanical Site Services		1 sum	\$85,000.00	\$85,000	\$1.34		
D13 Electrical Site Services		1 sum	\$135,000.00	\$135,000	\$2.12		
D2 ANCILLARY WORK					\$2.83	\$180,000	0%
D21 Demolition		1 sum	\$80,000.00	\$80,000	\$1.26		
D22 Alterations		1 sum	\$100,000.00	\$100,000	\$1.57		
NET BUILDING COST (Including Site)				\$26,641,385	\$419.21	\$26,641,386	73%
Z GENERAL REQUIREMENTS & FEES							
Z1 GEN. REQ. & FEE	15.00%				\$64.73	\$4,113,429	11%
Z11 General Requirements	11.00%	INCLUDED		\$2,930,552	\$46.11		
Z12 Fee	4.00%	INCLUDED		\$1,182,877	\$18.61		
TOTAL CONSTRUCTION ESTIMATE (Excluding Allowances)				\$30,754,814	\$483.94	\$30,754,815	85%
				\$603,036	Per Unit		
Z2 ALLOWANCES	17.50%				\$88.32	\$5,612,753	15%
Z21 Design Allowance	10.00%	INCLUDED		\$3,075,481	\$48.39		
Z22 Escalation Allowance	0.00%	EXCLUDED		\$0	\$0.00		
Z23 Construction Allowance	7.50%	INCLUDED		\$2,537,272	\$39.93		
TOTAL CONSTRUCTION ESTIMATE (Including Allowances)				\$36,367,567	\$572.26	\$36,367,567	100%
GOODS & SERVICES TAX	0.00%	EXCLUDED		\$0	\$0.00	\$0	0%
TOTAL CONSTRUCTION ESTIMATE (Including Allowances)				\$36,367,567	\$572.26	\$36,367,567	100%
				\$713,090	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 - Chelsea Building
 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: 63,551 sf

		Quantity	Unit Rate (\$)	Sub-Total (\$)	Total (\$)
A1 Substructure					\$648,722
A11	Foundations	63,551	sf \$	10.21	\$648,722
	Foundation Excavation	833	cy \$	75.00	62,498
	Backfill to foundation excavation	208	sf \$	28.05	5,844
	Concrete pad footings to elevator core - assume 8' deep	210	sf \$	198.83	41,735
	Concrete strip footing	882	ft \$	266.33	234,991
	Concrete foundation wall	882	ft \$	247.74	218,587
	Waterproofing to footings and elevator pits	5,294	sf \$	14.18	75,068
	Connect perimeter drain to drainage system. Allowance	1	Sum \$	10,000.00	10,000
A12	Basement Excavation	0	cy \$	-	\$0
	N/A				
A2 Structure					\$9,568,670
A21	Lowest Floor Construction	893	sf \$	15.50	\$13,843
	100mm thick concrete SOG	893	sf \$	14.00	12,503
	Underslab drainage, allowance	893	sf \$	1.50	1,340
A22	Upper Floor Construction	62,658	sf \$	139.90	\$8,765,610
	Suspended Concrete Slab, assume 4"	19,332	sf \$	29.50	570,337
	5 ply - 175mm CLT Slab	43,325	sf \$	65.00	2,816,132
	Allowance for accessories and connections	10%	of \$	2,816,131.50	281,613
	Horizontal firestopping	63,551	sf \$	0.55	34,953
	Vertical firestopping	77,760	sf \$	0.40	31,104
	Structural Steel Allowance	73,305	sf \$	65.00	4,764,846
	Concrete stairs Allowance	249	Risers \$	560.00	139,597
	Builders Work in Connection with Mechanical	2%	of \$	4,284,241	85,685
	Builders Work in Connection with Electrical	2%	of \$	2,067,234	41,345
A23	Roof Structure	13,154	sf \$	60.00	\$789,216
	Suspended CLT slab roof	13,154	sf \$	60.00	789,216
A3 Exterior Envelope					\$4,605,524
A31	Walls Below Grade	409	sf \$	52.31	\$21,395
	Exterior concrete perimeter walls below grade	409	sf \$	52.31	21,395
A32	Walls Above Grade	32,657	sf \$	100.00	\$3,265,660
	W2 Cladding - Corrugated steel	32,657	sf \$	28.00	914,385
	W2 - CLT exterior wall	32,657	sf \$	58.00	1,894,083
	Backup wall	32,657	sf \$	14.00	457,192
A33	Windows & Entrances	63,551	GFA \$	13.13	\$834,522
	Windows				
	Exterior Windows (Thermal effiecy required for step code 4):				
	Thermally broken aluminium windows, triple-glazed	7,858	sf \$	100.00	785,772
	Exterior Entrances				
	Aluminum glazed sliding entry swing door to entry	3	lvs \$	5,500.00	16,500
	Auto openers to above	3	no \$	5,000.00	15,000
	HM doors - single, swing	5	lvs \$	3,450.00	17,250
A34	Roof Coverings	13,154	sf \$	31.18	\$410,106
	SBS membrane to Roofs	13,154	sf \$	30.00	394,608
	Downspout	784	lf \$	15.00	11,759
	Gutters	249	lf \$	15.00	3,739
A35	Projections	63,551	GFA \$	1.16	\$73,841
	Parapet assemblies allowance	3,692	ft \$	20.00	73,841
B1 Partitions & Doors					\$1,723,178
B11	Partitions	63,551	sf \$	21.34	\$1,356,144
	CMU block partitions to elevator shafts	9537	sf \$	30.00	286,107
	Corridor partitions allowance - drywall, steel stud, insulation	13810	sf \$	21.00	290,014
	Demising partitions allowance- drywall, steel stud, insulation	51	stes \$	5,106.00	260,406
	Suite Interior partitions allowances - drywall, steel stud:				
	Studio	18	stes \$	3,627.00	65,286
	1 Bedroom	18	stes \$	4,823.00	86,814
	2 Bedroom	6	stes \$	7,514.00	45,084
	3 Bedroom	9	stes \$	9,906.00	89,154
	Drywall furring to concrete walls	9,537	sf \$	13.54	129,130
	E/o for shaft walls allowance	6	flrs \$	2,000.00	12,000
	Allowance for rough carpentry	63,551	sf \$	0.45	28,598
	Allowance for sealing and caulking	63,551	sf \$	1.00	63,551

Altus Development Advisory
 Project: BCNPHA 3 Over 3 - Chelsea Building
 Estimate: Class D Estimate (R1)
 Address: 3640 Victoria Drive, Vancouver, BC
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Date: December 9, 2024
 Project Number: PROJ-0000008862
 GCA: 63,551 sf

		Quantity	Unit Rate (\$)	Sub-Total (\$)	Total (\$)
B12	Interior Doors	80 Lvs	\$ 4,587.93	\$ 367,034	
	Residential & Corridors				
	HM single swing corridor doors	23 Lvs	\$ 2,152.80	\$ 49,514	
	Interior Glazed Aluminum single doors	6 Lvs	\$ 1,895.00	\$ 11,370	
	Suite entry - SCW, single, swing	51 Lvs	\$ 2,250.00	\$ 114,750	
	Suite interior door package allowances:				
	Studio	18 stes	\$ 1,800.00	\$ 32,400	
	1 Bedroom	18 stes	\$ 3,000.00	\$ 54,000	
	2 Bedroom	6 stes	\$ 5,500.00	\$ 33,000	
	3 Bedroom	9 stes	\$ 8,000.00	\$ 72,000	
B2	Finishes				\$ 1,508,476
B21	Floor Finishes	60,373 sf	\$ 8.97	\$ 541,462	
	Resilient flooring to Suites	23,848 sf	\$ 7.18	\$ 171,226	
	Ceramic tiles to suite bathrooms, assume 15% of Suite area	4,770 sf	\$ 24.96	\$ 119,047	
	Non-slip flooring to stairs	3,691 sf	\$ 19.14	\$ 70,640	
	Carpet tile to Residential corridors, additional durability	4,046 sf	\$ 10.76	\$ 43,532	
	Floor Finishes to Lobby and Vestibules	4,596 sf	\$ 11.70	\$ 53,776	
	Concrete sealer	12,400 sf	\$ 3.20	\$ 39,680	
	Waterproofing to SOG	893 sf	\$ 2.10	\$ 1,875	
	Miscellaneous Flooring	6,130 sf	\$ 6.80	\$ 41,685	
B22	Ceiling Finishes	63,551 sf	\$ 8.74	\$ 555,410	
	Suspended drywall ceiling - Corridors	37,259 sf	\$ 11.96	\$ 445,620	
	Paint to drywall ceilings- Smooth	33,213 sf	\$ 1.50	\$ 49,820	
	Exposed ceilings, painted	16,091 sf	\$ 1.56	\$ 25,102	
	Allowance for bulkheads	63,551 sf	\$ 0.47	\$ 29,869	
	E/o allowance for special finishes to Entry Lobby	1 sum	\$ 5,000.00	\$ 5,000	
B23	Wall Finishes	63,551 sf	\$ 6.48	\$ 411,604	
	Amenity Spaces	1 sum	\$ 5,500.00	\$ 5,500	
	Ceramic tiling allowance to Amenity Spaces	1 sum	\$ 15,000.00	\$ 15,000	
	Painting to drywall furring and exterior walls	42,194 sf	\$ 1.50	\$ 63,290	
	Partition Painting allowances:				
	Studio	18 stes	\$ 1,742.00	\$ 31,356	
	1 Bedroom	18 stes	\$ 2,054.00	\$ 36,972	
	2 Bedroom	6 stes	\$ 2,678.00	\$ 16,068	
	3 Bedroom	9 stes	\$ 2,990.00	\$ 26,910	
	Porcelain tiling to bathrooms - allow 105sf per bathroom:				
	Studio - 1 bathroom	1,890 sf	\$ 25.00	\$ 47,250	
	1 Bedroom - 1 bathroom	1,890 sf	\$ 25.00	\$ 47,250	
	2 Bedroom - 1 bathrooms	630 sf	\$ 25.00	\$ 15,750	
	3 Bedroom - 2 bathrooms	1,890 sf	\$ 25.00	\$ 47,250	
	Backsplash to suite kitchens - allow 20sf per suite	1,020 sf	\$ 24.00	\$ 24,480	
B3	Fittings & Equipment				\$ 1,645,341
B31	Fittings & Fixtures	63,551 sf	\$ 16.94	\$ 1,076,769	
B.311	Metals				
	Elevator pit ladders	2 no.	\$ 1,700.00	\$ 3,400	
	Elevator hoist way and divider beams	6 no.	\$ 1,500.00	\$ 9,000	
	Lifting beams to elevators	2 no.	\$ 1,500.00	\$ 3,000	
	Handrails to stairs	285 ft	\$ 96.00	\$ 27,360	
	Miscellaneous metals allowance	63,551 sf	\$ 2.10	\$ 133,456	
	Louvres and vents allowance	1 Sum	\$ 7,600.00	\$ 7,600	
B.312	Millwork				
	Bathroom vanities:				
	Studio - 1 bathroom	18 no.	\$ 1,000.00	\$ 18,000	
	1 Bedroom - 1 bathroom	18 no.	\$ 1,000.00	\$ 18,000	
	2 Bedroom - 2 bathrooms	6 no.	\$ 1,000.00	\$ 6,000	
	3 Bedroom - 2 bathrooms	9 no.	\$ 1,000.00	\$ 9,000	
	Kitchen millwork & P-lam surface countertops	51 stes	\$ 10,400.00	\$ 530,400	
	Closet millwork to suites	51 stes	\$ 500.00	\$ 25,500	
	Misc. millwork allowance to suites	51 stes	\$ 1,136.56	\$ 57,965	
	Finish carpentry allowance to suites	51 stes	\$ 1,387.36	\$ 70,755	
B.313	Specialties				
	Mailboxes	51 stes	\$ 250.00	\$ 12,750	
	Interior signage including suite numbers	51 stes	\$ 200.00	\$ 10,200	
	Code compliance signage	6 lvs	\$ 1,500.00	\$ 9,000	
	Fire safety Plan	6 lvs	\$ 800.00	\$ 4,800	
	Bathroom accessories to suites:				
	Studio - 1 bathroom	18 no.	\$ 312.00	\$ 5,616	
	1 Bedroom - 1 bathroom	18 no.	\$ 312.00	\$ 5,616	
	2 Bedroom - 2 bathrooms	6 no.	\$ 312.00	\$ 1,872	
	3 Bedroom - 2 bathrooms	9 no.	\$ 312.00	\$ 2,808	
	Mirrors to Suite bathrooms				
	Studio - 1 bathroom	18 no.	\$ 450.00	\$ 8,100	
	1 Bedroom - 1 bathroom	18 no.	\$ 450.00	\$ 8,100	
	2 Bedroom - 2 bathrooms	6 no.	\$ 450.00	\$ 2,700	
	3 Bedroom - 2 bathrooms	9 no.	\$ 450.00	\$ 4,050	
B.314	Furnishings				
	Window blinds	7,858 sf	\$ 10.40	\$ 81,720	
	Suites and Common areas FF&E allowances		Excluded	\$ -	

Altus Development Advisory
 Project: BCNPHA 3 Over 3 - Chelsea Building
 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: 63,551 sf

		Quantity	Unit Rate (\$)	Sub-Total (\$)	Total (\$)
B32	Equipment	63,551 sf	\$ 2.95		\$187,500
	Appliances to residential suites (White goods only)	51 No.	\$ 3,500.00	\$ 178,500	
	Washer & Dryers	5 No.	\$ 1,800.00	\$ 9,000	
B33	Conveying Systems	12 stops	\$ 31,756.00		\$381,072
	Passenger Elevators	12 stops	\$ 29,000.00	\$ 348,000	
	Elevator car finishes	2 No	\$ 15,600.00	\$ 31,200	
	Grout elevator door frames	12 No	\$ 156.00	\$ 1,872	
C1	Mechanical				\$4,284,241
C11	Plumbing & Drainage	51 stes	\$ 21,683.00		\$1,105,833
	Plumbing & Drainage	51 stes	\$ 21,683.00	\$ 1,105,833	
C12	Fire Protection	51 stes	\$ 13,413.73		\$684,100
	Fire Protection	51 stes	\$ 6,841.00	\$ 348,891	
	Fire Protection - Existing Units	49 stes	\$ 6,841.00	\$ 335,209	
C13	HVAC	51 stes	\$ 43,613.00		\$2,224,263
	HVAC	51 stes	\$ 43,613.00	\$ 2,224,263	
C14	Controls	51 stes	\$ 5,295.00		\$270,045
	Controls	51 stes	\$ 5,295.00	\$ 270,045	
C2	Electrical				\$2,067,234
C21	Services & Distribution	51 stes	\$ 13,420.00		\$684,420
	Services & Distribution	51 stes	\$ 13,420.00	\$ 684,420	
C22	Lighting, Devices & Heating	51 stes	\$ 21,457.00		\$1,094,307
	Lighting, Devices & Heating	51 stes	\$ 21,457.00	\$ 1,094,307	
C23	Systems & Ancillaries	51 stes	\$ 5,657.00		\$288,507
	Systems & Ancillaries	51 stes	\$ 5,657.00	\$ 288,507	
D1	Site Work				\$410,000
D11	Site Development	1 sum	\$ 190,000.00		\$190,000
	Site Development Allowance	1 sum	\$ 190,000.00	\$ 190,000	
D12	Site Mechanical Services	1 sum	\$ 85,000.00		\$85,000
	Site Mechanical Services Allowance	1 sum	\$ 85,000.00	\$ 85,000	
D13	Site Electrical Services	1 sum	\$ 135,000.00		\$135,000
	Site Electrical Services Allowance	1 sum	\$ 135,000.00	\$ 135,000	
D2	Ancillary Work				\$180,000
D21	Demolition	1 sum	\$ 80,000.00		\$80,000
	Demolition Allowance	1 sum	\$ 80,000.00	\$ 80,000	
D22	Alterations	1 sum	\$ 100,000.00		\$100,000
	Tie-in existing building/facilities Allowance	1 sum	\$ 100,000.00	\$ 100,000	
	NET CONSTRUCTION COSTS	63,551 sf	\$ 419.21	\$ 26,641,385	
	General Requirements		11.00%		\$2,930,552
	General Contractor Fees (Overheads)		4.00%		\$1,182,877
	TOTAL CONSTRUCTION ESTIMATE (Excluding Contingencies)	63,551 sf	\$ 483.94	\$30,754,814	
	Design and Pricing Contingency		10.00%		\$3,075,481
	Escalation Contingency		0.00%		\$0
	Construction Contingency		7.50%		\$2,537,272
	TOTAL CONSTRUCTION ESTIMATE (Excluding GST)	63,551 sf	\$ 572.26	\$36,367,567	