



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

220 – 1651 Commercial Drive

Vancouver, BC V5L 3Y3

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PREPARED BY:

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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,
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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 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

Altus Development Advisory				<div><div></div><div>AltusGroup</div></div>			
Project:	BCNPHA 3 Over 3 - Chelsea Building			Date: December 9, 2024			
Estimate:	Class D Estimate (R1)			Project Number: PROJ-0000008862			
Address:	3640 Victoria Drive, Vancouver, BC			GFA: 63,551 sf			
Architect:	RDH Building Science Inc.			Units 51 Nr			
Title:	Elemental Estimate Summary						
Element	GFA Ratio	Elemental Quantity	Elemental Unit Rate	Elemental Amount	Cost/Sqft	Amount	% of Total
A SHELL							
A1 SUBSTRUCTURE	2.49%				\$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	36.73%				\$150.57	\$9,568,670	26%
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	17.68%				\$72.47	\$4,605,524	13%
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	5.79%				\$23.74	\$1,508,476	4%
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	6.32%				\$25.89	\$1,645,341	5%
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	7.94%				\$32.53	\$2,067,234	6%
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	\$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	
A1	Substructure		Quantity	Unit Rate (\$)	Sub-Total (\$)	Total (\$)
	A11	Foundations	63,551 sf	\$ 10.21		\$648,722
		Foundation Excavation	833 cy	\$ 75.00	\$ 62,498	
		Backfill to foundation excavation	208 cy	\$ 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 efficiency 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

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 (\$)
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