



Altus Group

BCNPHA 3 Over 3 – Chimo | 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

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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 – Chimo | Vancouver, BC – Class D Estimate Report (REV. 1)

Please find enclosed for your review our Class D Estimate report on BCNPHA 3 Over 3 – Chimo Building 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 Chimo Building 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 = 58,502sf	Amount	Price per Unit	%
A – Net Building Cost	\$499 per sf	\$29,203,264	\$811,202 per unit	85%
B – Allowances	\$91 per sf	\$5,329,595		15%
TOTAL PROJECT COSTS (A+B)	\$590 per sf	\$34,532,859	\$959,246 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_Chimo Terrace (GHL 9325) D2.1	GHL	Received August 09, 2024	33
Chimo Design Progress Set _20240802	RDH	Received August 07, 2024	16
20240820 Issued for Costing	WSP	Received August 20, 2024	14

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 - Chimo Building			Date:	December 9, 2024		
Estimate:	Class D Estimate (R1)			Project Number:	PROJ-0000008862		
Address:	2140 Wall St, Vancouver, BC			GFA:	58,502 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	3.17%				\$13.45	\$786,805	2%
A11 Foundation	3.17%	58,502 sf	\$13.45	\$786,805	\$13.45		
A12 Basement Excavation	0.00%	0 cy	\$0.00	\$0	\$0.00		
A2 STRUCTURE	42.40%				\$179.62	\$10,508,189	30%
A21 Lowest Floor Construction	0.04%	613 sf	\$15.50	\$9,506	\$0.16		
A22 Upper Floor Construction	39.16%	57,889 sf	\$167.64	\$9,704,299	\$165.88		
A23 Roof Construction	3.21%	13,240 sf	\$60.00	\$794,383	\$13.58		
A3 EXTERIOR ENCLOSURE	15.40%				\$65.24	\$3,816,451	11%
A31 Walls Below Grade	0.00%	0 sf	\$0.00	\$0	\$0.00		
A32 Walls Above Grade	12.08%	29,945 sf	\$100.00	\$2,994,545	\$51.19		
A33 Windows & Entrances	1.58%	58,502 sf	\$6.70	\$392,094	\$6.70		
A34 Roof Covering	1.65%	13,240 sf	\$30.84	\$408,370	\$6.98		
A35 Projections	0.09%	58,502 sf	\$0.37	\$21,442	\$0.37		
B INTERIORS							
B1 PARTITIONS & DOORS	5.18%				\$21.96	\$1,284,513	4%
B11 Partitions	3.95%	58,502 sf	\$16.72	\$977,911	\$16.72		
B12 Doors	1.24%	45 lvs	\$6,813.37	\$306,602	\$5.24		
B2 FINISHES	5.25%				\$22.25	\$1,301,955	4%
B21 Floor Finishes	1.93%	55,577 sf	\$8.62	\$478,894	\$8.19		
B22 Ceiling Finishes	2.07%	58,502 sf	\$8.78	\$513,520	\$8.78		
B23 Wall Finishes	1.25%	58,502 sf	\$5.29	\$309,541	\$5.29		
B3 FITTING & EQUIPMENT	5.27%				\$22.31	\$1,305,282	4%
B31 Fitting & Fixtures	3.18%	58,502 sf	\$13.46	\$787,410	\$13.46		
B32 Equipment	0.55%	58,502 sf	\$2.34	\$136,800	\$2.34		
B33 Conveying Systems	1.54%	12 stops	\$31,756.00	\$381,072	\$6.51		4%
C SERVICES							
C1 MECHANICAL	15.57%				\$65.96	\$3,858,595	11%
C11 Plumbing & Drainage	3.75%	36 stes	\$25,806.00	\$929,016	\$15.88		
C12 Fire Protection	2.56%	36 stes	\$17,594.19	\$633,391	\$10.83		
C13 H.V.A.C.	8.26%	36 stes	\$56,877.00	\$2,047,572	\$35.00		
C14 Controls	1.00%	36 stes	\$6,906.00	\$248,616	\$4.25		
C2 ELECTRICAL	7.75%				\$32.83	\$1,920,564	6%
C21 Service & Distribution	2.54%	36 stes	\$17,501.00	\$630,036	\$10.77		
C22 Lighting, Devices & Heating	4.06%	36 stes	\$27,983.00	\$1,007,388	\$17.22		
C23 Systems & Ancillaries	1.14%	36 stes	\$7,865.00	\$283,140	\$4.84		
NET BUILDING COST (Excluding Site)	100%			\$24,782,353	\$423.61	\$24,782,353	72%
D SITE & ANCILLARY WORK							
D1 SITE WORK					\$5.81	\$340,000	1%
D11 Site Development		1 sum	\$165,000.00	\$165,000	\$2.82		
D12 Mechanical Site Services		1 sum	\$65,000.00	\$65,000	\$1.11		
D13 Electrical Site Services		1 sum	\$110,000.00	\$110,000	\$1.88		
D2 ANCILLARY WORK					\$2.99	\$175,000	1%
D21 Demolition		1 sum	\$75,000.00	\$75,000	\$1.28		
D22 Alterations		1 sum	\$100,000.00	\$100,000	\$1.71		
NET BUILDING COST (Including Site)				\$25,297,353	\$432.42	\$25,297,353	73%
Z GENERAL REQUIREMENTS & FEES							
Z1 GEN. REQ. & FEE	15.00%				\$66.77	\$3,905,911	11%
Z11 General Requirements	11.00%	INCLUDED		\$2,782,709	\$47.57		
Z12 Fee	4.00%	INCLUDED		\$1,123,202	\$19.20		
TOTAL CONSTRUCTION ESTIMATE (Excluding Allowances)				\$29,203,264	\$499.18	\$29,203,264	85%
				\$811,202	Per Unit		
Z2 ALLOWANCES	17.50%				\$91.10	\$5,329,595	15%
Z21 Design Allowance	10.00%	INCLUDED		\$2,920,326	\$49.92		
Z22 Escalation Allowance	0.00%	EXCLUDED		\$0	\$0.00		
Z23 Construction Allowance	7.50%	INCLUDED		\$2,409,269	\$41.18		
TOTAL CONSTRUCTION ESTIMATE (Including Allowances)				\$34,532,859	\$590.28	\$34,532,859	100%
GOODS & SERVICES TAX				0.00% EXCLUDED	\$0	\$0.00	\$0 0%
TOTAL CONSTRUCTION ESTIMATE (Including Allowances)				\$34,532,859	\$590.28	\$34,532,859	100%
				\$959,246	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 - Chimo Building

Estimate: Class D Estimate (R1)

Address: 2140 Wall St, Vancouver, BC

Architect: RDH Building Science Inc.

Title: Above Grade Elemental Detailed Estimate



Date: December 9, 2024

Project Number: PROJ-0000008862

GCA: 58,502 sf

			Quantity	Unit Rate (\$)	Sub-Total (\$)	Total (\$)
A1	Substructure					\$786,805
	A11	Foundations	58,502	sf \$	13.45	\$786,805
		Foundation Excavation	1,047	cy \$	75.00	\$78,529
		Backfill to foundation excavation	262	cy \$	28.05	\$7,342
		Concrete pad footings to elevator core - assume 8' deep	129	sf \$	206.61	\$26,688
		Concrete strip footing	1,109	ft \$	266.33	\$295,268
		Concrete foundation wall	1,109	ft \$	247.74	\$274,655
		Waterproofing to footings and elevator pits	6,652	sf \$	14.18	\$94,323
		Connect perimeter drain to drainage system. Allowance	1	Sum \$	10,000.00	\$10,000
	A12	Basement Excavation	0	cy \$	-	\$0
		N/A				
A2	Structure					\$10,508,189
	A21	Lowest Floor Construction	613	sf \$	15.50	\$9,506
		100mm thick concrete SOG	613	sf \$	14.00	\$8,586
		Underslab drainage, allowance	613	sf \$	1.50	\$920
	A22	Upper Floor Construction	57,889	sf \$	167.64	\$9,704,299
		Suspended Concrete Slab, assume 4"	20,290	sf \$	29.50	\$595,345
		5 ply - 175mm CLT Slab	37,599	sf \$	65.00	\$2,443,912
		Allowance for accessories and connections	10%	of \$	2,443,912.38	\$244,391
		Horizontal firestopping	58,502	sf \$	0.55	\$32,176
		Vertical firestopping	76,957	sf \$	0.40	\$30,783
		Structural Steel Allowance	93,885	sf \$	65.00	\$6,102,511
		Concrete stairs Allowance	249	Risers \$	560.00	\$139,597
		Builders Work in Connection with Mechanical	2%	of \$	\$3,858,595	\$77,172
		Builders Work in Connection with Electrical	2%	of \$	\$1,920,564	\$38,411
	A23	Roof Structure	13,240	sf \$	60.00	\$794,383
		Suspended CLT slab roof	13,240	sf \$	60.00	\$794,383
A3	Exterior Envelope					\$3,816,451
	A31	Walls Below Grade		sf \$	-	\$0
	A32	Walls Above Grade	29,945	sf \$	100.00	\$2,994,545
		W2 Cladding - Corrugated steel	29,945	sf \$	28.00	\$838,473
		W2 - CLT exterior wall	29,945	sf \$	58.00	\$1,736,836
		Backup wall	29,945	sf \$	14.00	\$419,236
	A33	Windows & Entrances	58,502	GFA \$	6.70	\$392,094
		Windows				
		Exterior Windows (Thermal efficiency required for step code 4):				
		Thermally broken aluminium windows, triple-glazed	3,606	sf \$	100.00	\$360,594
		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
	A34	Roof Coverings	13,240	sf \$	30.84	\$408,370
		SBS membrane to Roofs	13,240	sf \$	30.00	\$397,192
		Downspout	544	lf \$	10.00	\$5,445
		Gutters	499	lf \$	11.50	\$5,733
	A35	Projections	58,502	GFA \$	0.37	\$21,442
		Parapet assemblies allowance	1,072	ft \$	20.00	\$21,442
B1	Partitions & Doors					\$1,284,513
	B11	Partitions	58,502	sf \$	16.72	\$977,911
		CMU block partitions to elevator shafts	3434	sf \$	30.00	\$103,011
		Corridor partitions allowance - drywall, steel stud, insulation	13972	sf \$	21.00	\$293,405
		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
		2 Bedroom + Den	30	stes \$	7,514.00	\$225,420
		Drywall furring to concrete walls	3,434	sf \$	13.54	\$46,493
		E/o for shaft walls allowance	6	flrs \$	2,000.00	\$12,000
		Allowance for rough carpentry	58,502	sf \$	0.45	\$26,326
		Allowance for sealing and caulking	58,502	sf \$	1.00	\$58,502
	B12	Interior Doors	45	Lvs \$	6,813.37	\$306,602
		Residential & Corridors				
		HM single swing corridor doors	6	lvs \$	2,152.80	\$12,917
		HM double swing corridor doors	3	lvs \$	1,895.00	\$5,685
		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
		2 Bedroom + Den	30	stes \$	6,300.00	\$189,000

Altus Development Advisory

Project: BCNPHA 3 Over 3 - Chimo Building

Estimate: Class D Estimate (R1)

Address: 2140 Wall St, Vancouver, BC

Architect: RDH Building Science Inc.

Title: Above Grade Elemental Detailed Estimate




Date: December 9, 2024

Project Number: PROJ-0000008862

GCA: 58,502 sf

		Quantity	Unit Rate (\$)	Sub-Total (\$)	Total (\$)
B2	Finishes				\$1,301,955
B21	Floor Finishes	55,577	sf \$	8.62	\$478,894
	Resilient flooring to Suites	22,362	sf \$	7.18	\$160,561
	Ceramic tiles to suite bathrooms, assume 15% of Suite area	4,472	sf \$	24.96	\$111,632
	Non-slip flooring to stairs	2,476	sf \$	19.14	\$47,385
	Carpet tile to Residential corridors, additional durability	5,457	sf \$	10.76	\$58,721
	Floor Finishes to Lobby and Vestibules	2,196	sf \$	11.70	\$25,692
	Concrete sealer	13,552	sf \$	3.20	\$43,366
	Waterproofing to SOG	613	sf \$	2.10	\$1,288
	Miscellaneous Flooring	4,448	sf \$	6.80	\$30,249
B22	Ceiling Finishes	58,502	sf \$	8.78	\$513,520
	Suspended drywall ceiling - Corridors	34,488	sf \$	11.96	\$412,475
	Paint to drywall ceilings- Smooth	29,031	sf \$	1.50	\$43,546
	Exposed ceilings, painted	16,028	sf \$	1.56	\$25,003
	Allowance for bulkheads	58,502	sf \$	0.47	\$27,496
	E/o allowance for special finishes to Entry Lobby	1	sum \$	5,000.00	\$5,000
B23	Wall Finishes	58,502	sf \$	5.29	\$309,541
	Amenity Spaces	33,379	sf \$	1.50	\$50,069
	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
	2 Bedroom + Den	30	stes \$	2,678.00	\$80,340
	Porcelain tiling to bathrooms - allow 105sf per bathroom:				
	1 Bedroom - 1 bathroom	630	sf \$	25.00	\$15,750
	2 Bedroom + Den - 1 bathrooms	3,150	sf \$	25.00	\$78,750
	Backsplash to suite kitchens - allow 20sf per suite	720	sf \$	24.00	\$17,280
B3	Fittings & Equipment				\$1,305,282
B31	Fittings & Fixtures	58,502	sf \$	13.46	\$787,410
	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	58,502	sf \$	2.10	\$122,855
	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
	2 Bedroom + Den - 1 bathrooms	30	no. \$	1,000.00	\$30,000
	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
	2 Bedroom + Den - 1 bathrooms	30	no. \$	312.00	\$9,360
	Mirrors to Suite bathrooms				
	1 Bedroom - 1 bathroom	6	no. \$	450.00	\$2,700
	2 Bedroom - 2 bathrooms	30	no. \$	450.00	\$13,500
	B.314 Furnishings				
	Window blinds	3,606	sf \$	10.40	\$37,502
	Suites and Common areas FF&E allowances		Excluded	\$	-
B32	Equipment	58,502	sf \$	2.34	\$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	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

Altus Development Advisory
Project: BCNPHA 3 Over 3 - Chimo Building
Estimate: Class D Estimate (R1)
Address: 2140 Wall St, Vancouver, BC
Architect: RDH Building Science Inc.
Title: Above Grade Elemental Detailed Estimate


Altus Group
Date: December 9, 2024
Project Number: PROJ-0000008862
GCA: 58,502 sf

			Quantity	Unit Rate (\$)	Sub-Total (\$)	Total (\$)
C1	Mechanical					\$3,858,595
	C11	Plumbing & Drainage	36	stes \$ 25,806.00		\$929,016
		Plumbing & Drainage	36	stes \$ 25,806.00	\$ 929,016	
	C12	Fire Protection	36	stes \$ 17,594.19		\$633,391
		Fire Protection	36	stes \$ 8,921.00	\$ 321,156	
		Fire Protection - Existing Units	35	stes \$ 8,921.00	\$ 312,235	
	C13	HVAC	36	stes \$ 56,877.00		\$2,047,572
		HVAC	36	stes \$ 56,877.00	\$ 2,047,572	
	C14	Controls	36	stes \$ 6,906.00		\$248,616
		Controls	36	stes \$ 6,906.00	\$ 248,616	
C2	Electrical					\$1,920,564
	C21	Services & Distribution	36	stes \$ 17,501.00		\$630,036
		Services & Distribution	36	stes \$ 17,501.00	\$ 630,036	
	C22	Lighting, Devices & Heating	36	stes \$ 27,983.00		\$1,007,388
		Lighting, Devices & Heating	36	stes \$ 27,983.00	\$ 1,007,388	
	C23	Systems & Ancillaries	36	stes \$ 7,865.00		\$283,140
		Systems & Ancillaries	36	stes \$ 7,865.00	\$ 283,140	
D1	Site Work					\$340,000
	D11	Site Development	1	sum \$ 165,000.00		\$165,000
		Site Development Allowance	1	sum \$ 165,000.00	\$ 165,000	
	D12	Site Mechanical Services	1	sum \$ 65,000.00		\$65,000
		Site Mechanical Services Allowance	1	sum \$ 65,000.00	\$ 65,000	
	D13	Site Electrical Services	1	sum \$ 110,000.00		\$110,000
		Site Electrical Services Allowance	1	sum \$ 110,000.00	\$ 110,000	
D2	Ancillary Work					\$175,000
	D21	Demolition	1	sum \$ 75,000.00		\$75,000
		Demolition Allowance	1	sum \$ 75,000.00	\$ 75,000	
	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			58,502	sf \$ 432.42	\$	25,297,353
		General Requirements	11.00%			\$2,782,709
		General Contractor Fees (Overheads)	4.00%			\$1,123,202
TOTAL CONSTRUCTION ESTIMATE (Excluding Contingencies)			58,502	sf \$ 499.18		\$29,203,264
		Design and Pricing Contingency	10.00%			\$2,920,326
		Escalation Contingency	0.00%			\$0
		Construction Contingency	7.50%			\$2,409,269
TOTAL CONSTRUCTION ESTIMATE (Excluding GST)			58,502	sf \$ 590.28		\$34,532,859