

September 2, 2020

FOI No: 2020-41

VIA E-MAIL – Redacted

Redacted

Dear Redacted

Re: Request for Record
Freedom of Information and Protection of Privacy Act

The City of White Rock has reviewed your request for access to the following record pursuant to the Freedom of Information and Protection of Privacy Act (the "Act"):

- *the Community Amenity Contributions Evaluation Report submitted by the applicant for the Thrift/Vidal proposal*

Please note that a community amenity contribution evaluation report has not yet been completed for this proposed development. The applicant has submitted a development proforma which will be further reviewed, and likely peer reviewed, prior to third reading of a proposed zoning amendment bylaw. The community amenity contribution evaluation will also occur at that time, with the figures being derived with information from the development proforma.

Access to development proforma is available as attached.

Please contact our office if you have any questions or concerns.

Sincerely,



Ken Overton
Manager, Property, Risk Management, and FOI
604-541-2104

Att.

Corporate Administration
P: 604.541.2212 | F: 604.541.9348

City of White Rock
15322 Buena Vista Avenue, White Rock BC, Canada V4B 1Y6

WHITE ROCK
City by the Sea!

www.whiterockcity.ca

If you believe that the City of White Rock has been unreasonable in its handling of your request, you may ask the Information and Privacy Commissioner to review our response. You have 30 days from receipt of this notice to request a review by writing to:

Office of the Information and Privacy Commissioner
3rd Floor, 756 Fort Street
Victoria BC V8W 1H2

Should you decide to request a review, please provide the Commissioner's office with:

1. your name, address and telephone number;
2. a copy of this letter;
3. a copy of your original request sent to the City of White Rock; and
4. the reasons or grounds upon which you are requesting the review.



DEVELOPMENT PROFORMA

*Vidal Street Development,
White Rock, BC*

REPORT NUMBER 1.2

JULY 15, 2019

PREPARED FOR:

Weststone Group

2288 Manitoba St., Vancouver, BC, V5Y 4B5
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Knowledge to build with.*



Contents

1.0	Introduction	1
2.0	Executive Summary	2
3.0	Development Cost Summary	3
4.0	Basis & Assumptions	4
5.0	Exclusions	4
6.0	Construction Cost Summary	5
7.0	Areas	6
8.0	Taxes	6
9.0	Project Schedule & Escalation	6
10.0	Pricing	7
11.0	Risk Mitigation	7
12.0	Contingencies	8
13.0	Documents Reviewed	8

APPENDICES:

APPENDIX I	Development Proforma	9 pages
APPENDIX II	Building Construction Cost Estimate	6 pages
APPENDIX III	Design Drawings	3 pages

Prepared By	Reviewed By	Date
Jacky Yim	Eldon Lau	7/15/2019



1.0 Introduction

1.1 Instructions Received

This report has been prepared by BTY Group (“BTY”) at the request of Weststone Group (the “Client”).

Weststone Group has appointed BTY to provide an Order of Magnitude estimate and Proforma developed for the project at 1441-1465 Vidal Street, White Rock, B.C. (the “Project”). The Project is currently in the pre-design stage and the Project team is submitting a package to the City of White Rock for re-zoning.

Information related to the Project for the purposes of this report was received by BTY on June 18, 2019. Please refer to Section 13.0 for a list of information received in producing this report.

1.2 Report Reliance

This report has been prepared in accordance with the scope of our Fee Proposal, dated June 7, 2019, which was prepared in response to the email, dated March 31, 2019, and is subject to the terms of that appointment. This report is for the sole and confidential use and reliance of the Client. BTY Group, its Directors, staff or agents do not make any representation or warranty as to the factual accuracy of the information provided to us on behalf of the Client or other third-party consultants or agents. BTY Group will not be liable for the result of any information not received which, if produced, could have materially changed the opinions or conclusions stated in this report. This report shall not be reproduced or distributed to any party without the express permission of BTY Group.

Any advice, opinions, or recommendations within this document should be read and relied upon only in the context of the report as a whole. The contents do not provide legal, insurance or tax advice or opinion. Opinions in this report do not an advocate for any party and if called upon to give oral or written testimony it will be given on the same assumption.

1.3 Contacts

Should you have any queries regarding the content of this report, please do not hesitate to contact either of the following:

Jacky Yim
Senior Cost Consultant
Tel: 604-734-3126
Email: jackyyim@bty.com

Eldon Lau
Partner
Tel: 604-734-3126
Email: eldonlau@bty.com



2.0 *Executive Summary*

2.1 **Report Purpose**

The purpose of this report is to provide a realistic estimate of the Development Costs associated with the proposed rezoning application for the existing site which currently consists of the Mauritz Manor in White Rock, B.C.

The opinion expressed in this report has been prepared without the benefit of detailed architectural, mechanical, electrical or structure drawings and should, therefore, be considered a Conceptual Design, rezoning proforma. Based on the documents reviewed, our estimate should be correct within a range of approximately +/- 20% to 25%.

In order to provide an accurate cost estimate for the Project, BTY Group strongly recommends that a professional Quantity Surveying organization, such as BTY Group, be retained to provide a detailed analysis of any design information produced on behalf of the Client during the remaining stages of design.

2.2 **Project Background and Description**

The proposed development consists of a 5-storey building with a 3-level parkade below providing a total of 129 residential units.

The structure consists of 2 components:

1. Concrete frame: Level P3 to P1
2. Timber frame: Level L1 to L6(Roof)

The building will be supported by typical strip and pad footings. The exterior cladding consists of metal panels, cement board panels, stone veneer and aluminum window wall system. The interior construction is metal stud partitions with laminated flooring to suites, carpet to corridor, ceramic tile to bathrooms, and concrete sealer to building services areas.



3.0 Development Cost Summary

The current estimated cost of the project may be summarized as follows:

	Item	Estimated Costs (\$)
A	Land Cost	12,775,000
B	Construction	
	B1 Building Construction - Based on BTY's Class D Estimate#1	25,356,100
	B2 Demolition / Asbestos	114,300
	B3 Off-Site Costs	1,000,000
	B5 Owner's Hard Costs / Non-GC Costs	180,000
C	Professional Fees	1,494,600
D	Municipal & Connection Fees	2,828,200
E	Marketing & Lease-Up	242,300
F	Financing Costs	1,374,300
G	Management & Overhead	1,284,000
H	Furnishing, Fittings & Equipment	0
I	Goods & Services Tax	0
	Sub-Total Project Cost	\$46,648,800
K	Escalation (Excluded)	0
	Total Project Cost (June 2019 Dollars)	\$46,648,800

Please note that, where zero dollar values are stated, BTY has excluded these costs and the values should be carried in a separate budget (if applicable).



4.0 *Basis & Assumptions*

The construction estimate is based on the following list of assumptions:

1. 24 months construction period
2. Foundations will consist of shallow strip and pad footings with perimeter foundation walls
3. Allowance of \$100,000 for site utilities
4. Allowance of \$80,000 for detention tank
5. Net rental to be \$2.50/ft²/month
6. Residential cap rate at 3.5%
7. Assumptions have been made in regards to the interior partitions, doors and fittings. Please refer to Appendix II for details

Please note that BTY is not qualified to act as design consultant. The assumptions in our estimate should be reviewed and corrected by the design team.

5.0 *Exclusions*

The construction estimate includes all direct and indirect construction costs derived from the drawings and other information provided by the Consultants, with the exception of the following:

1. Temporary facilities for user groups during construction
2. Removal of hazardous materials from existing site and building
3. Loose furnishings and equipment
4. Unforeseen ground conditions and associated extras
5. Environmental remediation outside building footprint
6. Servicing outside the project site boundary (Main hydro service)
7. Phasing of the works and accelerated schedule
8. Decanting & moving
9. Costs associated with “LEED” certification
10. Erratic market conditions, such as lack of bidders, proprietary specifications
11. Cost escalation past June 2019
12. Community Amenity Contribution (CAC) to City of White Rock
13. All associated post construction costs



6.0 Construction Cost Summary

The estimated building construction cost of the project may be summarized as follows:

GROSS FLOOR AREA: 89,875 ft²

PARKADE AREA: 85,014 ft²

TOTAL UNITS: 129 no

DIV	ELEMENT	TOTAL CONSTRUCTION	COST / GFA \$/ft ²	COST / UNIT \$/Unit	%
1	GENERAL REQUIREMENTS	\$ 2,400,000	\$ 26.70	\$ 18,605	9.47%
2	SITE WORK	\$ 2,130,500	\$ 23.71	\$ 16,516	8.40%
3	CONCRETE	\$ 3,508,600	\$ 39.04	\$ 27,198	13.84%
4	MASONRY	\$ 429,500	\$ 4.78	\$ 3,329	1.69%
5	METALS	\$ 337,000	\$ 3.75	\$ 2,612	1.33%
6	WOOD & PLASTIC CONSTRUCTION	\$ 1,842,900	\$ 20.51	\$ 14,286	7.27%
7	THERMAL & MOISTURE PROTECTION	\$ 2,291,800	\$ 25.50	\$ 17,766	9.04%
8	DOORS & WINDOWS	\$ 2,206,400	\$ 24.55	\$ 17,104	8.70%
9	FINISHES	\$ 2,485,000	\$ 27.65	\$ 19,264	9.80%
10	SPECIALTIES	\$ 135,500	\$ 1.51	\$ 1,050	0.53%
11	EQUIPMENT	\$ 557,000	\$ 6.20	\$ 4,318	2.20%
12	FURNISHINGS	\$ 723,800	\$ 8.05	\$ 5,611	2.85%
13	SPECIAL CONSTRUCTION	\$ 0	\$ 0.00	\$ 0	0.00%
14	CONVEYING SYSTEMS	\$ 414,000	\$ 4.61	\$ 3,209	1.63%
15	MECHANICAL	\$ 3,122,900	\$ 34.75	\$ 24,209	12.32%
16	ELECTRICAL	\$ 2,032,200	\$ 22.61	\$ 15,753	8.01%
17	CONSTRUCTION MANAGEMENT FEES (3%)	\$ 739,000	\$ 8.22	\$ 5,729	2.91%
NET CONSTRUCTION COST		\$ 25,356,100	\$ 282.13	\$ 196,559	100.00%
18	DESIGN CONTINGENCY	Excluded			
19	CONSTRUCTION CONTINGENCY	Excluded			
20	ESCALATION CONTINGENCY	Excluded			
TOTAL CONSTRUCTION COST		\$ 25,356,100	\$ 282.13	\$ 196,559	



7.0 Areas

The gross floor area of the project, measured in accordance with the guidelines established by the Canadian Institute of Quantity Surveyors, is:

Location	Parking	Residential	Total
P3	34,490 ft ²		0 ft ²
P2	34,521 ft ²		0 ft ²
P1	16,003 ft ²	4,807 ft ²	4,807 ft ²
L1		17,792 ft ²	17,792 ft ²
L2		17,212 ft ²	17,212 ft ²
L3		16,521 ft ²	16,521 ft ²
L4		16,430 ft ²	16,430 ft ²
L5		16,430 ft ²	16,430 ft ²
L6 (Roof)		683 ft ²	683 ft ²
Total Gross Floor Area	85,014 ft²	89,875 ft²	89,875 ft²

8.0 Taxes

The estimate includes the Provincial Sales Tax (P.S.T.) where applicable.

The estimate excludes the Goods & Services Tax (G.S.T.).

9.0 Project Schedule & Escalation

No cost escalation allowance has been included in the estimate. BTY strongly recommends that the client establish a separate budget to cover the escalation cost from the date of this estimate to the mid-point of construction for the project. Our current projected escalation rates are shown below.

Current BTY Group Forecast	2019	2020	2021
	6% - 8%	4% - 6%	3% - 4%



10.0 Pricing

The estimate has been priced at current rates taking into account the size, location and nature of the project. The unit rates utilized are considered competitive for a project of this type, bid under a stipulated lump-sum form of tender in an open market, with a minimum of five (5) bids, supported by the requisite number of sub-contractors.

The estimate allows for labour, material, equipment and other input costs at current rates and levels of productivity. It does not take into account extraordinary market conditions, where bidders may be few and may include in their tenders disproportionate contingencies and profit margins.

11.0 Risk Mitigation

BTY Group recommends that the Owner, Project Manager and Design Team carefully review this document, including exclusions, inclusions and assumptions, contingencies, escalation and mark-ups. If the project is over budget, or if there are unresolved budgeting issues, alternative systems/schemes should be evaluated before proceeding into the next design phase.

Requests for modifications of any apparent errors or omissions to this document must be made to BTY Group within ten (10) days of receipt of this estimate. Otherwise, it will be understood that the contents have been concurred with and accepted.

It is recommended that BTY Group design and propose a cost management framework for implementation. This framework would require that a series of further estimates be undertaken at key design stage milestones and a final update estimate be produced which is representative of the completed tender documents, project delivery model and schedule. The final updated estimate will address changes and additions to the documents, as well as addenda issued during the bidding process. BTY Group is unable to reconcile bid results to any estimate not produced from bid documents including all addenda.



12.0 Contingencies

12.1 Design Contingency

No design contingency has been included in the unit rates to cover modifications to the program, drawings and specifications during the design.

12.2 Construction Contingency

No contingency has been included in the estimate for changes occurring during the construction period of the project. This amount may be expended due to site conditions or if there are modifications to the drawings and specifications.

13.0 Documents Reviewed

The list below confirms the information that we have reviewed in order to prepare our opinion contained within this report:

Description		Date
Drawings		
	Development Permit Set (33 sheets)	May 27, 2019
	Civil Plan	May 23, 2019
Report		
	Geotech Report	November 2, 2017
	Environment Report	November 2017



COST MANAGEMENT REPORT

Vidal Street Development, White Rock, BC

APPENDICES

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APPENDIX I

Development Proforma

9 PAGES



A2 Project Cost Summary

	Proposed Zoning	\$/ft ²
SITE AREA	41,714 ft ²	
FLOOR SPACE RATIO	2.13	
FSR AREA	88,998 ft ²	
EXPENSES		
A. LAND COST	12,775,000	\$144 /ft²
A1 Land Cost (as provided by the Client)	12,775,000	
B. CONSTRUCTION COST	26,650,400	\$299 /ft²
B1 Building Construction - Based on BTY's Class D Estimate#1	25,356,100	
B2 Demolition / Asbestos	114,300	
B3 Off-Site Costs	1,000,000	
B4 Environmental Costs	0	
B5 Owner's Hard Costs / Non-GC Costs	180,000	
C. PROFESSIONAL FEES	1,494,600	\$17 /ft²
C1 Rezoning	100,000	
C2 Design Development	1,394,600	
D. MUNICIPAL & CONNECTION FEES	2,828,200	\$32 /ft²
D1 DCC & Building Permits	2,265,500	
D2 Connection Fees	125,000	
D3 Property Taxes	303,000	
D4 Community Amenity Contributions	0	
D5 Others	134,700	
E. MARKETING & LEASE-UP COSTS	242,300	\$3 /ft²
E1 Rental Commissions	92,300	
E2 Marketing	150,000	
F. FINANCING COSTS	1,374,300	\$15 /ft²
F1 Fees	1,374,300	
F2 Interest Reserve	included above	
G. MANAGEMENT & OVERHEAD	1,284,000	\$14 /ft²
G1 Project Management & Overheads	1,026,000	
G2 Insurance / New Home Warranty	258,000	
H. COST ESCALATION AFTER 2019 (EXCLUDED)	0	\$0 /ft²
J. SUB-TOTAL DEVELOPMENT COST (2019 \$) INCL. PROFIT	46,648,800	\$524 /ft²
K. DEVELOPER'S PROFIT (15%)	\$6,997,320	\$79 /ft²
L. TOTAL DEVELOPMENT COST (2019 \$) INCL. PROFIT	53,646,120	\$603 /ft²
REVENUE		
M. REVENUE	51,888,000	\$583 /ft²
M1 Residential Revenue	51,888,000	
M2 CRU Lease Revenue	0	
N. LAND LIFT (L - K) - 2019 DOLLARS	(\$1,758,120)	(\$20) /ft²
CAC REQUIRED (50%)	\$0	



A. LAND COST

	Qty	Unit	Unit Rate	Amount	Total
A1	Land Cost (as provided by the Client)				\$12,775,000
				12,775,000	
				N/A	
				included	
				included	
				included	
TOTAL LAND COST					\$12,775,000



B. CONSTRUCTION COSTS

		Quantity	Unit	Unit Rate	Amount	Total
B1	Building Construction					\$25,356,100
B1.1	Building Construction Cost - BTY Class D Estimate Jun. 21, 2019	89,875	ft ²	282.13	25,356,100	
B2	Demolition / Asbestos					\$114,300
B2.1	Asbestos - allowance	1	sum	40,000.00	40,000	
B2.2	Demolition of the existing buildings 1441 Vidal Street 1443 Vidal Street 1445 Vidal Street 14937 Thrift Avenue	7,433	ft ²	10.00	74,300	
B3	Off-Site Costs					\$1,000,000
B3.1	Off-site Servicing	1	sum	1,000,000.00	1,000,000	
B3.2	DEU Hook-up and Infrastructure Improvement				not req'd	
B4	Environmental Costs					\$0
B4.1	Soil Remediation (according to Nov 2017 report)				not req'd	
B4.2	Asbestos Removal				incl. in B2.1	
B5	Owner's Hard Costs / Non-GC Costs					\$180,000
B5.1	Inspection, Testing, etc.	1	sum	50,000.00	50,000	
B5.2	Signage				included	
B5.3	Art Work	1	sum	50,000.00	50,000	
B5.4	Underpinning / Soil Anchors Agreement				not req'd	
B5.5	Crane Swing Agreements				not req'd	
B5.6	FF & E to Amenity	1	sum	80,000.00	80,000	
TOTAL CONSTRUCTION COST (2019 \$)						\$26,650,400



C. PROFESSIONAL FEES

	Quantity	Unit	Unit Rate	Amount	Total
C1 Rezoning					\$100,000
C1.1 Professional Fees for Rezoning	1	sum	100,000	100,000	
C2 Design Development	25,356,100	\$	5.50%		1,394,600
C2.1 Architect				included	
C2.2 Structural Engineer				included	
C2.3 Electrical Engineer				included	
C2.4 Mechanical Engineer				included	
C2.5 Interior Design				included	
C2.6 Civil Engineer				included	
C2.7 Geotechnical Engineer				included	
C2.8 Environmental				included	
C2.9 Fire Protection Engineer				included	
C2.10 Hazmat				included	
C2.11 Building Envelope Consultant				included	
C2.12 Landscape Architect				included	
C2.13 Code Consultant				included	
C2.14 LEED Consultant				included	
C2.15 Acoustic Consultant				included	
C2.16 Land Surveyor				included	
C2.17 Disbursements				included	
C2.18 Other				included	
TOTAL PROFESSIONAL FEES					\$1,494,600



D. MUNICIPAL & CONNECTION FEES

	Qty	Unit	Unit Rate	Amount	Total
D1 DCC & Building Permits					\$2,265,500
D1.1	0	ft ²	6.14	-	
D1.2	0	ft ²	4.14	-	
D1.3	129	units	11,253.30	1,451,700	
D1.4	0	ft ²	2.67	-	
D1.5	0	units	4,695.00	-	
D1.6	129	units	3,530.00	455,400	
D1.7	1	sum	281,000.00	281,000	
D1.8	129	units	600.00	77,400	
D1.9		not req'd		-	
D2 Connection Fees					\$125,000
D2.1	1	sum	30,000.00	30,000	
D2.2	1	sum	30,000.00	30,000	
D2.3	1	sum	50,000.00	50,000	
D2.4	1	sum	15,000.00	15,000	
D3 Property Taxes					\$303,000
D3.1	3	yrs.	53,000.00	159,000	
D3.2	24	mths.	6,000.00	144,000	
D4 Community Amenity Contributions					\$0
D4.1				Excluded	
D5 Others					\$134,700
D5.1			5.00%	134,700	
TOTAL MUNICIPAL & CONNECTION FEES					\$2,828,200



E. MARKETING & LEASE-UP COSTS

	Qty	Unit	Unit Rate	Amount	Total
E1 Rental Commissions					\$92,300
E1.1 Rental Commission Fees (half month rent)				92,300	
E2 Marketing					\$150,000
E2.1 Presentation Centre, Design and Printing				100,000	
Construction of presentation centre					
Rents					
Interior designer					
Presentation centre furniture and collaterals					
Copywriting and photography					
Website design and hosting					
Rendering / VR					
View study					
Printing cost brochures, suite plans, letterhead etc. 3000 copies					
Scale model					
Site signage, directional arrows design install, procurement					
E2.2 Advertising and Promotional				50,000	
Local print media advertising					
Direct mail / postage					
Social media and events					
TOTAL MARKETING & LEASE-UP COSTS					\$242,300



F. FINANCING COSTS

	Qty	Unit	Unit Rate	Amount	Total
F1 Fees					\$1,374,300
F1.1		Appraisal		included	
F1.2		Placement Fee/Broker Fee		included	
F1.3		Commitment Fee		included	
F1.4		Discharge Fee		included	
F1.5		Finance Legal Fee		included	
F1.6		Monthly Charges (QS, Lien Search, Bank		included	
F1.7		L.C. Fee		included	
F2 Interest Reserve					included above
F2.1		Land Financing		included	
F2.2		Construction Loan Interest Reserve		included	
F2.3		Interest Contingency			
TOTAL FINANCING COSTS					\$1,374,300



G. MANAGEMENT & OVERHEAD

		Qty	Unit	Unit Rate	Amount	Total
G1	Project Management & Overheads					\$1,026,000
G1.1	Accountant	\$25,356,100		0.20%	51,000	
G1.2	Appraisal	\$25,356,100		0.03%	8,000	
G1.3	Development Management	\$25,356,100		3.00%	761,000	
G1.4	Strata Survey	129	units	400.00	52,000	
G1.5	Legal Fee	129	units	1,000.00	129,000	
G1.6	Concrete Testing	\$25,356,100		0.10%	25,000	
G2	Insurance / New Home Warranty					\$258,000
G2.1	Insurance (All Risks)	\$25,356,100		0.62%	157,000	
G2.2	Insurance (Liability)	\$25,356,100		0.40%	101,000	
G2.3	New Home Warranty	129	unit	0	-	
TOTAL MANAGEMENT & OVERHEAD						\$1,284,000

L. REVENUE (2019 Value)

		Qty	Unit	Unit Rate	Amount	Capitalized Value
L1	Revenue					
L1.1	Monthly Rental Income - rates provided by the Client					
	Net Rental Area	73,807	ft ²	2.50	\$184,518	
	Studio	13	unit		\$0	
	1 Bed	36	unit		\$0	
	2 Bed	55	unit		\$0	
	3 Bed	25	unit		\$0	
	Annual Gross Income				\$184,518	
L1.2	Deduct for Occupancy Rate			3.00%	(\$5,500)	
L1.3	Deduct for Annual Operating Expenses			15%	(\$27,678)	
L1.4	Net Rental Annual Income				\$1,816,079	
L1.5	Annual CRU Lease Income				\$0	
L1.6	Deduct for Occupancy Rate				\$0	
L1.7	Net CRU Annual Income				\$0	
L1.8	Net Annual Lease Income from Parking				\$0	
	Capitalized Value					
L2.0	Residential Cap Rate at 3.5%			3.50%		\$51,888,000
NET REVENUE IN 2019 VALUE		73,807	ft²	\$703 /ft²		\$51,888,000



APPENDIX II

*Building Construction Cost
Estimate*

6 PAGES



Building Construction Cost Estimate

PROJECT: Vidal Street Development, White Rock

July 15, 2019

GROSS FLOOR AREA: 89,875 ft²

PARKADE AREA: 85,014 ft²

TOTAL UNITS: 129 no

CODE	ELEMENT	Qty	Unit	Rate	Budget
GENERAL REQUIREMENTS					
1100	Construction Management Fee				
1120	Preconstruction Fee - Travel Expenses				
1140	Supervision & General Conditions				
1160	General Labour				
1180	Site Superintendent / Field Supervision				
1200	First Aid Office & Supplies				
1220	Field Supplies				
1240	Field Offices & Sheds				
1260	Small Tools/Tool Rentals				
1280	Testing - Concrete				
1300	Testing - Shotcrete				
1320	Testing - Compaction/Waterproof				
1340	Temp. Power				
1350	Temp. Data & Comm				
1370	Temp Heating				
1390	Temp Lighting				
1390	Temp. Toilets				
1400	Temp. Water				
1420	Temp Office Equipment				
1440	Courier				
1460	Winter Conditions				
1480	Liability Insurance				
1500	Bonding				
1520	Warranty				
1540	Hoarding / Perimeter Fencing				
1560	Lock-up				
1580	Hoisting				
1600	Power Protection				
1620	Tower Crane				
1640	Finishes Protection				
1660	Equipment				
1680	Bin Disposal				
1700	Security				
1720	Final Cleaning				
1740	Streets				
1760	Progressive Clean-up				
1780	Flagging				
1800	Project Signage				
	Subtotal General Requirements	89,875	ft²	20.00	2,400,000



Building Construction Cost Estimate

PROJECT: Vidal Street Development, White Rock

July 15, 2019

GROSS FLOOR AREA: 89,875 ft²

PARKADE AREA: 85,014 ft²

TOTAL UNITS: 129 no

CODE	ELEMENT	Qty	Unit	Rate	Budget
SITE WORK					
Site Preparation					
2100	Site clearing / Site regrade	41,714	ft ²	0.50	20,900
2110	Demolition of the Existing Buildings		excl.		-
2120	Relocation of Existing Services		sum	-	-
Basement Excavation					
2130	Bulk Excavation / Detail Excavation	32,500	yd ³	23.00	747,500
2140	Shoring	20,600	ft ²	21.00	432,600
2150	Dewatering Allowance	1	sum	30,000.00	30,000
2160	Allowance for Erosion & Sediment Control	5	mths	6,000.00	30,000
2170	Backfill	1,800	yd ³	30.50	54,900
2180	Underpinning to adjacent houses	1,884	ft ²	40.00	75,400
Hard & Soft Landscaping - Street Level & Roof Gardens					
2180	Precast Concrete Pavers	25,474	ft ²	12.00	305,700
2190	Concrete Ramps / Sidewalks	3,107	ft ²	16.00	49,700
2200	Soft Landscaping	7,840	ft ²	4.50	35,300
2210	Guardrails / Handrails	1	sum	7,000.00	7,000
Site Improvement - Street Level & Roof Gardens					
2220	Planter Walls including Waterproofing	1	sum	85,000.00	85,000
2230	Green Roof Assembly	3,852	ft ²	20.00	77,000
2240	Bike Racks	3	no	1,500.00	4,500
2250	Site Furniture Allowance at Rooftop amenity	1	sum	35,000.00	35,000
Site Utilities - within Property Lines					
2260	Strom Sewer incl. stormceptors		incl.		-
2270	Sanitary Sewer		incl.		-
2280	Gas Line		incl.		-
2290	Water Line		incl.		-
2300	Perimeter Drainage		incl.		-
2310	Detention Tank	1	sum	50,000.00	50,000
Off Site Works					
2320	Utilities		excl.		-
2330	Roadwork		excl.		-
Environmental Costs					
2340	Asbestos Removal (if any)		excl.		-
	Subtotal Sitework	89,875	ft²	23.71	2,130,500



Building Construction Cost Estimate

PROJECT: Vidal Street Development, White Rock

July 15, 2019

GROSS FLOOR AREA: 89,875 ft²

PARKADE AREA: 85,014 ft²

TOTAL UNITS: 129 no

CODE	ELEMENT	Qty	Unit	Rate	Budget
CONCRETE					
3100	Concrete Slab on Grade	35,817	ft ²	6.00	214,900
3110	Concrete Suspended Slab c/w shear walls	77,719	ft ²	32.00	2,487,000
3120	Typical Concrete Foundations	89,875	ft ²	2.10	188,700
3130	Exterior Concrete Walls	20,600	ft ²	30.00	618,000
3140	Concrete Core Walls		ft ²		-
3150	Interior Concrete Walls		incl.		-
3160	Formwork		incl.		
3170	Reinforced Steel		incl.		
3180	Concrete Supply		incl.		
3190	Concrete Columns		incl.		
3200	Concrete Beams		incl.		
3210	Concrete Coring		incl.		
3220	Concrete Finishing		incl.		
3230	Concrete Placing		incl.		
3240	Concrete Pumping		incl.		
3250	Slab Finishing and Levelling		incl.		
	Subtotal Concrete	89,875	ft²	39.04	3,508,600
MASONRY					
4210	Concrete Unit Masonry - Parking Levels	85,014	ft ²	1.20	102,000
4220	Stone Countertop to Kitchen Cabinets & Vanities incl. Amenitie	131	units	2,500.00	327,500
	Subtotal Masonry	89,875	ft²	4.78	429,500
METALS					
5100	Structural Steel & Metal Fabrications				
5110	Canopy Steel				
5120	Stair Railing				
5130	Miscellaneous Metals				
	Subtotal Metals	89,875	ft²	3.75	337,000
WOOD & PLASTICS					
6000	Rough Carpentry	131	units	300.00	39,300
6010	Finish Carpentry	131	units	800.00	104,800
6020	Wood suspended floor/balcony slabs and walls	105,338	ft ²	13.50	1,422,100
6030	Wood suspended roof slabs and walls	23,551	ft ²	11.75	276,700
6040	Millworks to Public Area, Service Cores, & Corridor				-
	Subtotal Wood & Plastics	89,875	ft²	20.51	1,842,900



Building Construction Cost Estimate

PROJECT: Vidal Street Development, White Rock

July 15, 2019

GROSS FLOOR AREA: 89,875 ft²

PARKADE AREA: 85,014 ft²

TOTAL UNITS: 129 no

CODE	ELEMENT	Qty	Unit	Rate	Budget
THERMAL & MOISTURE PROTECTION					
7100	Waterproofing to Main Floor				
7110	Elevator Pit Waterproofing				
7120	Batt Insulation				
7130	Rigid Insulation				
7140	Sprayed Thermal Insulation				
7150	Sprayed Fireproofing				
7160	Membrane Roofing				
7170	Soffits				
7180	Cementitious Panels Exterior Cladding				
7190	Roof Hatches				
7200	Firestopping				
7210	Caulking & Sealants				
7220	Vertical Sunshades Assembly				
	Subtotal Thermal & Moisture	89,875	ft²	25.50	2,291,800
DOORS & WINDOWS					
8100	Punch Windows				
8150	Window Wall & Storefront Glazing				
8200	Curtain wall glazing to commercial				
8250	Insulated Suite Entry Doors				
8300	Hollow Metal Doors & Frames				
8350	Aluminum Doors & Frames				
8400	Hollow Wood Interior Suite Doors				
8450	Overhead Security Gate				
	Subtotal Doors & Windows	89,875	ft²	24.55	2,206,400
FINISHES					
9100	Steel studs, Insulation & Drywall to Residential (Level 4 finish)				
9110	Steel studs, Insulation & Drywall to CRU (Level 3 finish)				
9120	Tiles to Kitchen & Tub/Shower Surround				
9130	Suspended Drywall Ceilings to Washrooms & Kitchen Area				
9140	Vinyl Plank Flooring				
9150	Painting - Interior & Exterior				
9160	Spraytex ceiling				
9170	Seal Concrete to stairs and service areas				
9180	Traffic Coating to Parkade				
	Subtotal Finishes	89,875	ft²	27.65	2,485,000



Building Construction Cost Estimate

PROJECT: Vidal Street Development, White Rock

July 15, 2019

GROSS FLOOR AREA: 89,875 ft²

PARKADE AREA: 85,014 ft²

TOTAL UNITS: 129 no

CODE	ELEMENT	Qty	Unit	Rate	Budget
SPECIALTIES					
10100	Suite Signs				
10150	Code Compliance Signage				
10150	Lockers & Bike Racks				
10200	Mailboxes - Suites				
10200	Closet shelving				
10250	Washroom Accessories				
10250	Mirrors				
10300	Fire Safety Plan				
	Subtotal Specialties	129	units	1,050.00	135,500
EQUIPMENT					
11100	Appliances - Residential Units				
	Studio	25	units	3,800.00	95,000
	1 Bed	55	units	3,800.00	209,000
	2 Bed	36	units	4,300.00	154,800
	3 Bed	13	units	4,300.00	55,900
11150	Appliances Installation				
	All Units	129	units	80.00	10,300
11200	Appliances - Amenity incl. Installation				
	Amenity	2	units	6,000.00	12,000
11250	Roof Anchors for Window Washing System				
	Roof Anchors	1	sum	20,000.00	20,000
	Subtotal Equipment	129	units	4,317.83	557,000
FURNISHINGS					
12100	Residential Cabinets & Vanity Supply				
	Studio	25	units	4,500.00	112,500
	1 Bed	55	units	4,500.00	247,500
	2 Bed	36	units	5,000.00	180,000
	3 Bed	13	units	5,500.00	71,500
12110	Amenity Cabinets & Vanity Supply				
	Amenity	2	units	7,000.00	14,000
12120	Window Coverings				
	All Units	131	units	750.00	98,300
	Subtotal Furnishings	129	units	5,610.85	723,800
SPECIAL CONSTRUCTION					
	No Special Construction				
	Subtotal Special Construction				



Building Construction Cost Estimate

PROJECT: Vidal Street Development, White Rock

July 15, 2019

GROSS FLOOR AREA: 89,875 ft²

PARKADE AREA: 85,014 ft²

TOTAL UNITS: 129 no

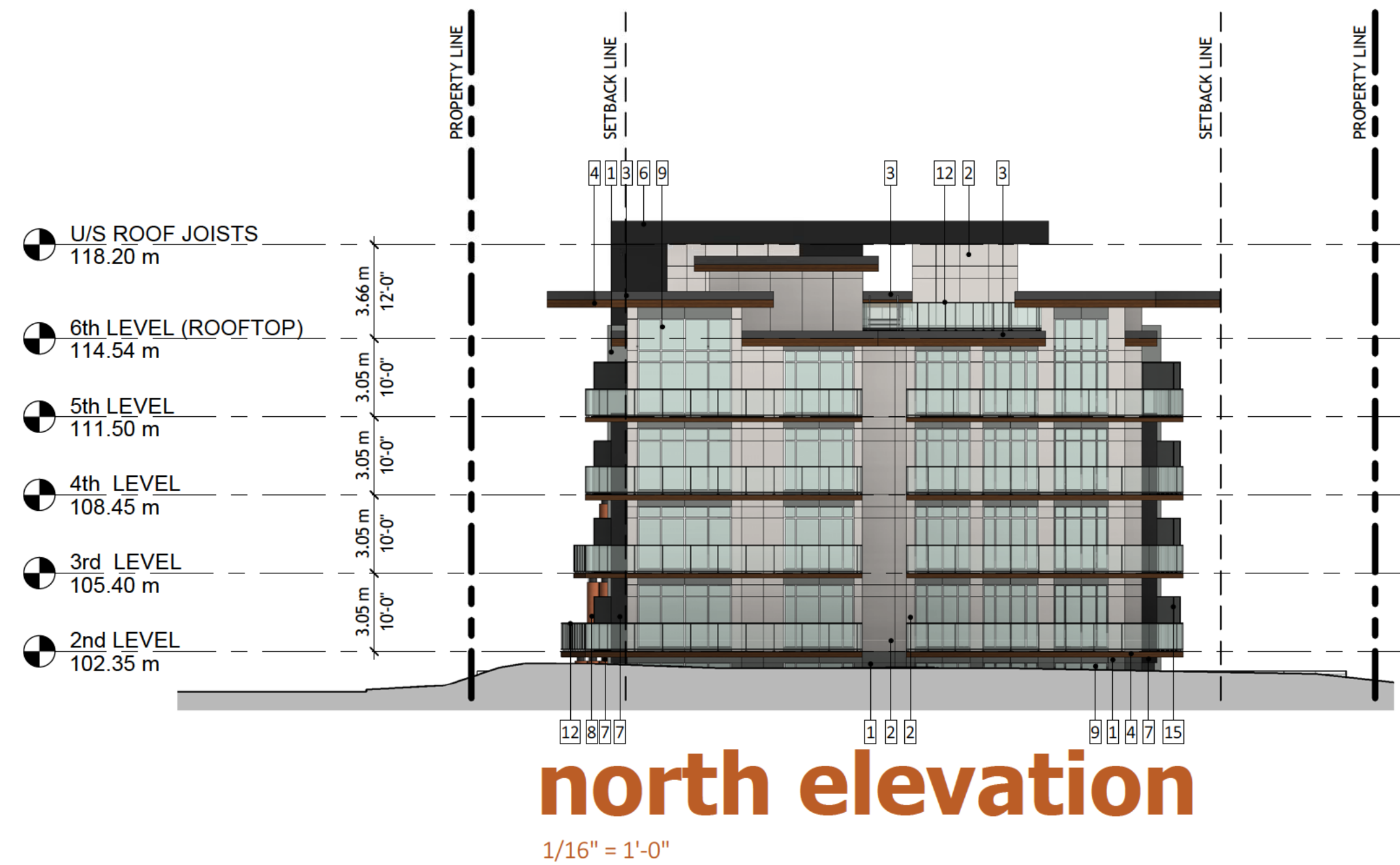
CODE	ELEMENT	Qty	Unit	Rate	Budget
CONVEYING SYSTEMS					
14200	Elevators - Traction	18	stops	23,000.00	414,000
14210	Freight Elevator - Hydraulic		stops		-
14220	Passenger Elevator to commercial - Traction		stops		-
14230	Elevators Cab Interior Finishes		incl.		
	Subtotal Conveying Systems	89,875	ft²	4.61	414,000
MECHANICAL					
15100	Plumbing General				
	Residential	89,875	ft ²	10.35	930,200
	Parkade	85,014	ft ²	2.30	195,500
15150	Sprinklers				
	Residential	89,875	ft ²	3.50	314,600
	Parkade	85,014	ft ²	2.50	212,500
15200	Heating & Ventilation to Residential				
	Residential - Hydronic baseboard	89,875	ft ²	12.10	1,087,500
	Parkade	85,014	ft ²	4.50	382,600
15250	Controls		incl.		
	Subtotal Mechanical	89,875	ft²	34.75	3,122,900
ELECTRICAL					
16100	Power Distribution				
	Residential	89,875	ft ²	6.00	539,300
	Parkade	85,014	ft ²	3.00	255,000
16150	Lighting, Heating & Devices				
	Residential	89,875	ft ²	7.50	674,100
	Parkade	85,014	ft ²	3.25	276,300
16200	Systems				
	Residential	89,875	ft ²	2.30	206,700
	Parkade	85,014	ft ²	0.95	80,800
	Subtotal Electrical	89,875	ft²	22.61	2,032,200



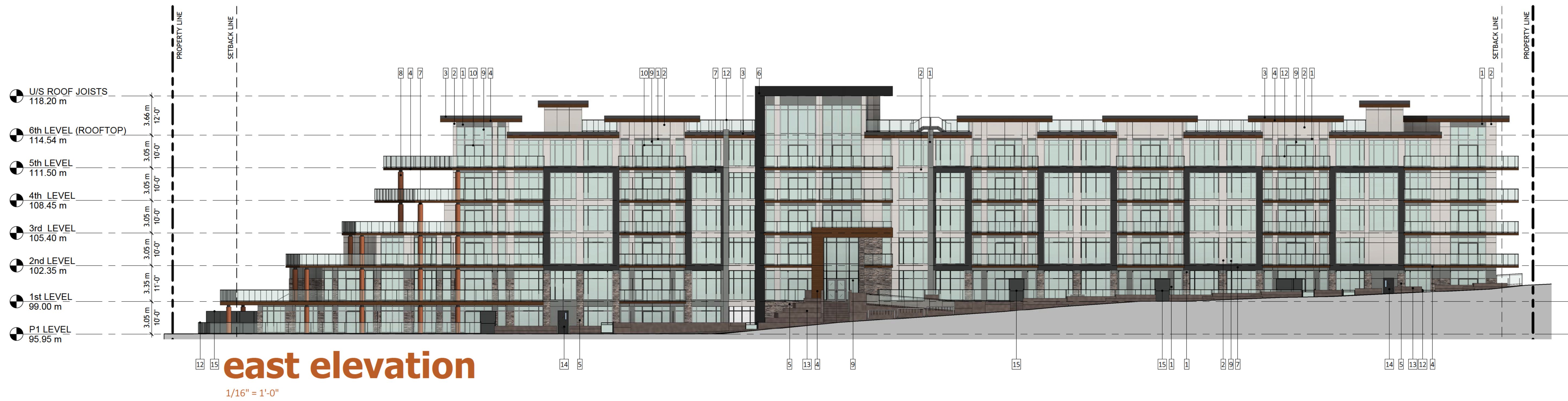
APPENDIX III

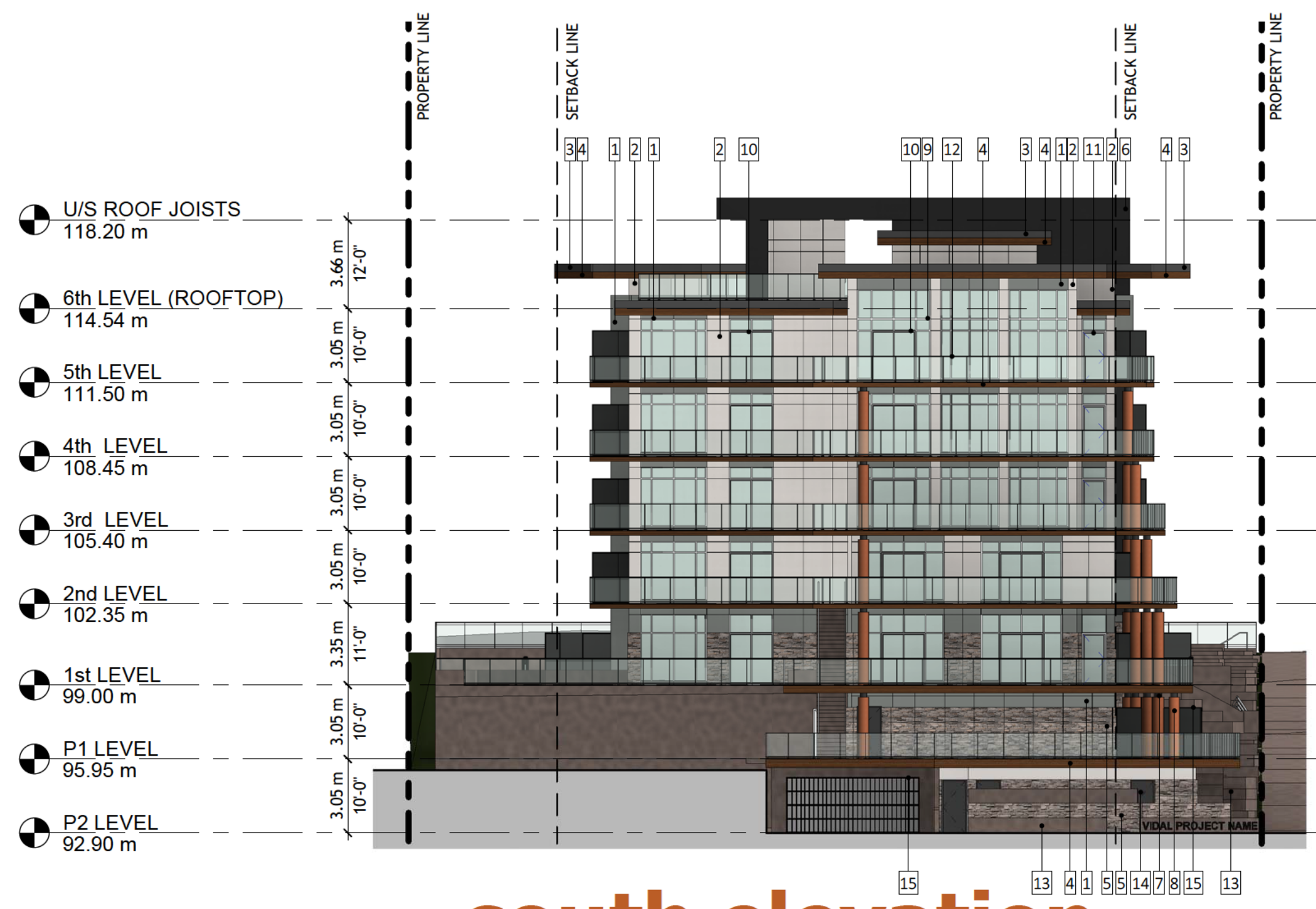
Design Drawings

3 PAGES



MATERIAL LEGEND	
1	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS): - JAMES HARDIE: COLOUR: NIGHT GRAY
2	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS): - JAMES HARDIE: COLOUR: PEARL GRAY
3	HARDIE TRIM/FASCIA BOARD (SMOOTH): - JAMES HARDIE: COLOUR: 'MIDNIGHT BLACK'
4	ALUMINUM SOFFIT/CLADDING (6" CHANNEL/WOODGRAIN): - LONGBOARD: COLOUR: DARK NATIONAL WALNUT
5	MANUFACTURED STONE VENEER: - CULTURED STONE, COLOUR: LEDGESTONE GRAY
6	ALUMINUM FACED COMPOSITE PANEL: - ARCHITECTURAL PANEL SYSTEM, COLOUR: 'CLASSIC BLACK'
7	ALUMINUM FACED COMPOSITE PANEL: - ARCHITECTURAL PANEL SYSTEM, COLOUR: 'CHARCOAL'
8	ALUMINUM METAL PANEL CLAD COLUMN: - COLOUR: 'CEDAR'
9	WINDOW ALUMINUM: - COLOUR: 'CLEAR ANNOXIDIZED'
10	SLIDING PATIO DOOR ALUMINUM: - COLOUR: 'CLEAR ANNOXIDIZED'
11	SWING PATIO DOOR ALUMINUM: - COLOUR: 'CLEAR ANNOXIDIZED'
12	ALUMINUM BALCONY RAILING: - COLOUR: 'BLACK'
13	CONCRETE WALL: - COLOUR: 'CLEAR SEALER'
14	EXTERIOR METAL DOOR: - 'BENJAMIN MOORE', COLOUR: 'GRAY'
15	PRIVACY SCREEN: - FRAME COLOUR: 'BLACK'



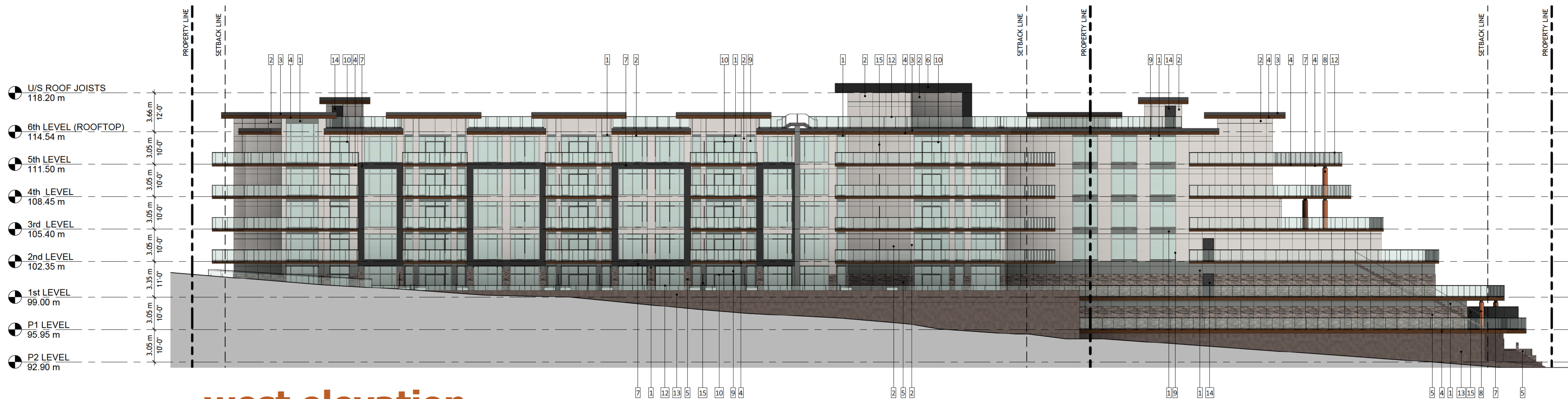


south elevation

1/16" = 1'-0"

MATERIAL LEGEND

- | | |
|----|---|
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- 'CULTURED STONE', COLOUR: 'LEDGESTONE GRAY' |
| 6 | ALUMINUM FACED COMPOSITE PANEL:
- 'ARCHITECTURAL PANEL SYSTEM', COLOUR: 'CLASSIC BLACK' |
| 7 | ALUMINUM FACED COMPOSITE PANEL:
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| 14 | EXTERIOR METAL DOOR:
- 'BENJAMIN MOORE', COLOUR: 'GRAY' |
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- FRAME COLOUR: 'BLACK' |



west elevation

1/16" = 1'-0"



VIDAL STREET DEVELOPMENT

VIDAL STREET, WHITE ROCK, B.C.

BUILDING ELEVATIONS

SCALE: As indicated

ISSUED FOR DEVELOPMENT PERMIT

05/27/2019 REVISION #:

PROJECT NUMBER: 17-170



SD4.02





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