

PR Educational Services Society

Ag Training Facility

12-Mar-18

Rev 2

Concept Footprint Calcs

Building 1 - Education Building			
Room	Source	Size (sq.ft)	Size (sq.m.)
Classroom	Facility Requirements	900	83.6
Lab - Botany / Science	Facility Requirements	600	55.7
Lab - Soil Science / Chemistry	Facility Requirements	600	55.7
Lunch Room	Facility Requirements	480	44.6
Office / Admin	placeholder	320	29.7
Hallways (c/w Student Lockers)	placeholder	700	65.0
Storage	placeholder	160	14.9
Mechanical / Electrical	placeholder	160	14.9
Washrooms	placeholder	320	29.7
Subtotal		4,240	393.9

Building 2 - Shop / Storage			
Service Bay	Facility Requirements	600	55.7
Storage / Supplies	placeholder	400	37.2
Subtotal		1,000	92.9

Building 3 - Greenhouse #1			
Greenhouse #1 (120' x 25')	Greenhouse Production	3,000	278.7
Subtotal		3,000	278.7

Building 4 - Header House			
Loading bay (1 bay: 10'x75')	Email 2018/03/09	750	69.7
Loading dock	Email 2018/03/09	400	37.2
Warehouse	Email 2018/03/09	600	55.7
Greenhouse Environmental Control System	Email 2018/03/09	200	18.6
Irrigation / Fertilizer	Email 2018/03/09	200	18.6
Cold Storage	Email 2018/03/09	1,250	116.1
Staff lunchroom	Email 2018/03/09	160	14.9
Staff washrooms (2)	Email 2018/03/09	140	13.0
Subtotal		3,700	343.7

Building 5 - Equipment / Implement Storage			
Covered parking for mobile equipment (8 stalls)		1,600	148.6
Subtotal		1,600	148.6

1. Source documents provided by Agius Builders 2018-02-05.

2. Additional buildings such as a header building, nursery greenhouse and future production greenhouses deferred until future development. Allowance for location to be made on site plan.

Powell River Education Services Society
MCSL 2211-47513-00 Agriculture Training Facility
Construction Cost Estimate

20-Mar-18

Rev 0

By: MS
 Chk: RW

Class D - Conceptual Civil Design and Site Servicing

Description	Unit	Quantity	Unit Price	Sub total	Total
REMOVALS					
Site Clearing and Grubbing	sq.m.	21,000	\$ 5.00	\$ 105,000	
Site Stripping (assume 300mm thick) & On-Site Screening	cu.m.	6,075	\$ 8.00	\$ 48,600	
					\$ 153,600
SITE PREPARATION / ROAD CONSTRUCTION					
Common Excavation & On-site Reuse	cu.m.	700	\$ 25	\$ 17,500	
Import Pit-Run Fill	cu.m.	5,500	\$ 40	\$ 220,000	
Building Pad Gravel & Preparation	sq.m.	1,200	\$ 20	\$ 24,000	
6m Wide Paved Access Road c/w Ditching & Cross-Culverts	l.m.	285	\$ 800	\$ 228,000	
Gravel Turnaround	sq.m.	1,300	\$ 55	\$ 71,500	
Gravel Parking Lots & Access Lanes	sq.m.	4,100	\$ 55	\$ 225,500	
Road Signage	l.s.	1	\$ 1,000	\$ 1,000	
Parking Lot Curb Stops	ea	80	\$ 200	\$ 16,000	
Street / Yard Lighting	l.s.	1	\$ 40,000	\$ 40,000	
					\$ 843,500
WATER					
200mm DR18 PVC Water Main	l.m.	70	\$ 230	\$ 16,100	
150mm DR18 PVC Water Main	l.m.	40	\$ 200	\$ 8,000	
Water Tie-In	l.s.	1	\$ 10,000	\$ 10,000	
Hydrant Assembly	ea.	2	\$ 5,000	\$ 10,000	
On-site Irrigation / Water Distribution	l.s.	1	\$ 50,000	\$ 50,000	
Water Meter Chamber	l.s.	1	\$ 50,000	\$ 50,000	
Double Check Chamber	l.s.	1	\$ 50,000	\$ 50,000	
					\$ 194,100
SANITARY SEWER					
200mm DR28 PVC Sewer Main	l.m.	190	\$ 260	\$ 49,400	
150mm DR28 PVC Sewer Main	l.m.	55	\$ 200	\$ 11,000	
1050mm dia Sanitary Manhole	ea	4	\$ 5,000	\$ 20,000	
					\$ 80,400
STORM DRAINAGE					
Catchbasins	ea	16	1,750	\$ 28,000	
300mm RPVC Storm Main	l.m.	300	225	\$ 67,500	
Storm Water Detention Gallery	ea	1	30,000	\$ 30,000	
					\$ 125,500
ELECTRICAL					
BC Hydro Property Servicing *	l.s.	1	100,000	\$ 100,000	
Telus / Shaw Property Servicing *	l.s.	1	80,000	\$ 80,000	
					\$ 180,000
Subtotal					\$ 1,577,100
Engineering & Contingency (40%)				\$630,840	
Total (Rounded)					\$2,210,000

Notes:

1. Design assumes access rights will be granted along powerline corridor.
2. (*) denotes guesstimate placeholder. Agency input to be sought and costs confirmed.
3. Cost estimated based on MCSL drawing 2211-47513-0 SK-002, Rev 0. Design subject to review and approval from municipality.

Date: March 26, 2018

To: Powell River Educational Services Society

Re: Proposed Agricultural Training Facility

Cost Estimates: Construction of Proposed Buildings

Based on initial review of requirements for Agricultural Training Facility, cost estimates for construction are as follows:

Building 1: Education Building (as per attached) 4,240 sq ft approx = \$1,696,000.00

Building 2: Shop/Storage (as per attached) 1,000 sq ft approx = \$225,000.00

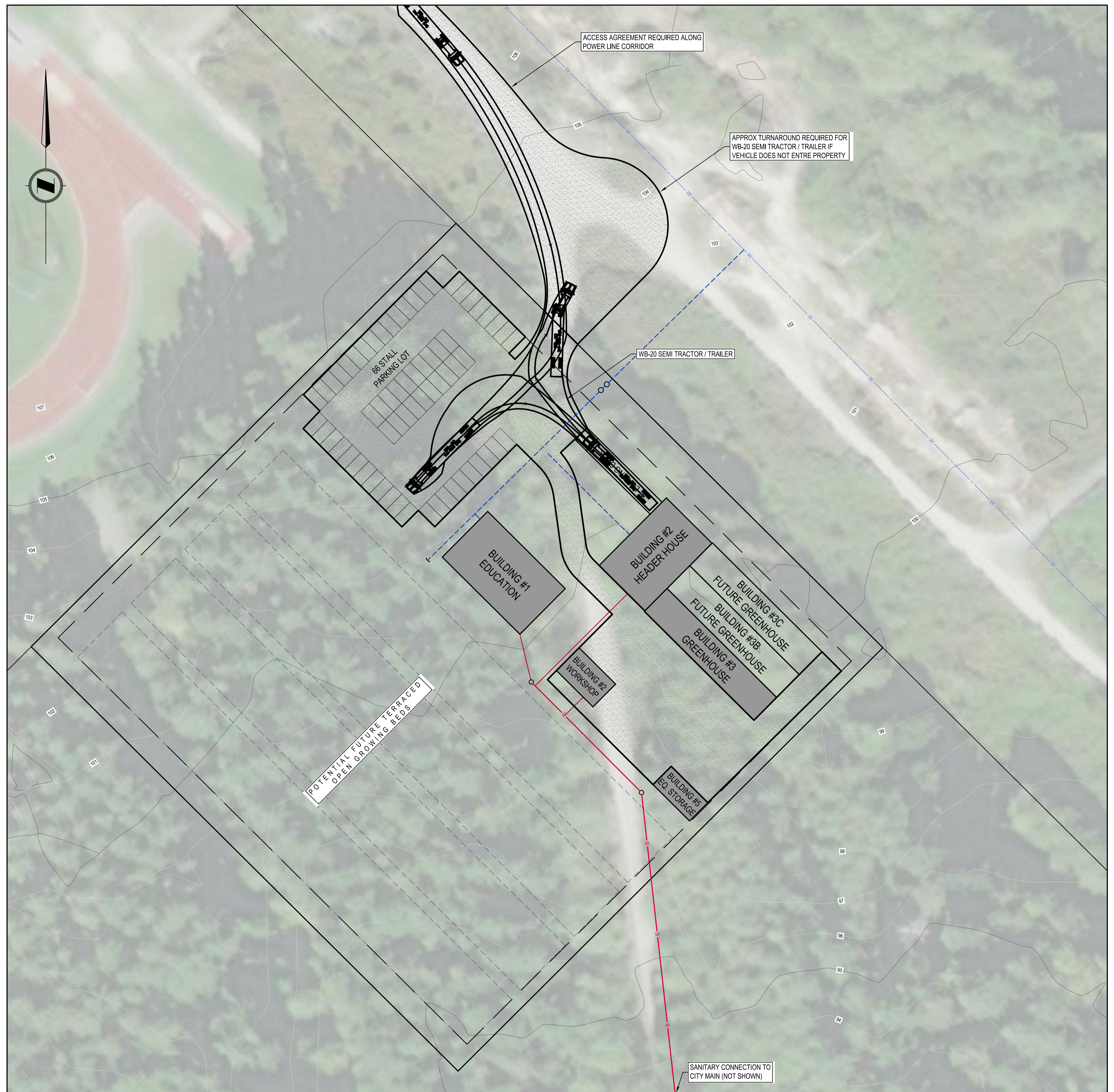
Building 3: Polycarbonate Greenhouse (as per attached) 3,000 sq ft approx = \$344,500.00

Building 4: Header House (as per attached) 3,700 sq ft approx = \$432,000.00

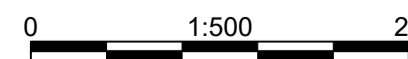
Building 5: Equipment/Implement Storage = \$192,000.00

Proposed Building Construction Estimate: \$2,889,500.00*

*Not inclusive of engineering fees, permit fees, insurance or taxes.

[illegible]

ORIGINAL DWG SIZE: A1 (594 x 841mm)



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Approved Sealed

PROPOSED AGRICULTURE TRAINING FACILITY

POWELL RIVER, B.C.

SK-002

Project Number

Rev.
0