

AQUATICS FACILITY / SINGLE FIELDHOUSE

1.0 AQUATICS

1.1 AQUATICS MAIN FLOOR AREAS

	Capacity	Area (sq ft)	m2	\$/sq ft	Component	\$/sq ft	Component
.1 Administration		750	69.70				
.2 Staff change rooms		730	67.80				
.2 Family changeroom		1,760	163.47				
.3 Women's changeroom		2,742	254.76				
.4 Men's changeroom		2,758	256.19				
.5 Leisure pool component		26,075	2,422.41				
.6 Competition pool component		31,602	2,935.79				
.7 Surf rider pool component		1,646	152.89				
.8 Pool Storage		1,080	100.36				
.9 Pool Storage (LINK RELATED)		543	50.43	\$400.00	\$217,137	\$450.00	\$244,279
.10 Timing / results		304	28.27				
.11 Class Room		503	46.75				
.12 Viewing		813	75.52				
.13 Sauna		212	19.73				
.14 Steam Room		168	15.62				
Subtotal Net Areas:		71,687	6,659.69				
Net to Gross Ratio:		1.08					
Subtotal Estimated Gross Areas:		77,250	7,176.54	\$400.00	\$30,900,063	\$450.00	\$34,762,571

1.2 AQUATICS SECOND FLOOR AREAS

	Capacity	Area (sq ft)	m2	\$/sq ft	Component	\$/sq ft	Component
.1 Spectator Seating	500	5,411	502.68				
.2 Viewing	30	647	60.07				
Subtotal Net Areas:		6,058	562.75				
Net to Gross Ratio:		1.10					
Subtotal Estimated Gross Areas:		6,644	617.26	\$140.00	\$930,209	\$146.00	\$970,075

1.3 AQUATICS TOTALS

Subtotal Net Areas:	77,744	7,222.44					
Net to Gross Ratio:	1.08						
Subtotal Estimated Gross Areas:	83,895	7,793.80	\$379.41	\$31,830,271	\$425.92	\$35,732,645	

2.0 INDOOR FIELD HOUSE

2.1 FIELDHOUSE MAIN FLOOR AREAS

	Capacity	Area (sq ft)	m2	\$/sq ft	Component	\$/sq ft	Component
.3 Gymnasium (3 courts)		19,768	1,836.47				
.3 Dressing Room #1	20	508	47.16				
.4 Dressing Room #2	20	508	47.16				
.5 Dressing Room #3	20	508	47.16				
.6 Dressing Room #4	20	508	47.16				
.7 Officials Room	4	447	41.55				
.8 Storage		861	79.96				
Subtotal Net Areas:		23,107	2,146.62				
Net to Gross Ratio:		1.16					
Subtotal Estimated Gross Areas:		26,838	2,493.24	\$125.00	\$3,354,736	\$150.00	\$4,025,683

2.2 FIELDHOUSE SECOND & THIRD FLOOR AREAS

	Capacity	Area (sq ft)	m2	\$/sq ft	Component	\$/sq ft	Component
.1 Lounge	150	4,827	448.44				
.2 Spectator Seating	150	5,941	551.95				
Subtotal Net Areas:		10,768	1,000.39				
Net to Gross Ratio:		1.07					
Subtotal Estimated Gross Areas:		11,522	1,070.41	\$140.00	\$1,613,104	\$146.00	\$1,682,237

2.4 INDOOR TRACK (THIRD FLOOR)

.1 Third Level Running/Walking Track	120	10,628	987.35				
Subtotal Net Areas:		10,628	987.35				
Net to Gross Ratio:		1.04					
Subtotal Estimated Gross Areas:		11,053	1,026.84	\$80.00	\$884,254	\$90.00	\$994,786

2.5 FIELDHOUSE SECOND & THIRD FLOOR TOTALS

Subtotal Net Areas:	10,345	961.04					
Net to Gross Ratio:	1.07						
Subtotal Estimated Gross Areas:	11,023	1,024.05	\$226.56	\$2,497,358	\$242.85	\$2,677,023	

2.6 FIELDHOUSE TOTALS

Subtotal Net Areas:	33,452	3,107.66					
Net to Gross Ratio:	1.13						
Subtotal Estimated Gross Areas:	37,861	3,517.29	\$154.57	\$5,852,094	\$177.03	\$6,702,706	

3.0 COMMUNITY FITNESS & WELLNESS

3.1 COMMUNITY/ FITNESS & WELLNESS MAIN FLOOR AREAS

	Capacity	Area (sq ft)	m2	\$/sq ft	Component	\$/sq ft	Component
.1 Childs mind Area	25	1,112	103.32				
.2 Childs Play Area	40	1,417	131.66				
.3 Squash courts x 2	40	1,772	164.62	\$150.00	\$265,802	\$175.00	\$310,102
Subtotal Net Areas:	4,301	4,301	399.60				
Net to Gross Ratio:	1.04						
Subtotal Estimated Gross Areas:	4,479	4,479	416.06	\$150.00	\$671,787	\$175.00	\$783,751

3.2 COMMUNITY/ FITNESS & WELLNESS SECOND FLOOR AREAS

	Capacity	Area (sq ft)	m2	\$/sq ft	Component	\$/sq ft	Component
.1 Program room	20	1,520	141.23				
.2 General Fitness area	100	15,799	1,467.69				
.3 Fitness Office	6	1,056	98.09				
.4 Mens Changeroom	60	1,364	126.72				
.5 Womens Changeroom	60	1,571	145.98				
.6 Multi-purpose rooms	80	2,961	275.10				
Subtotal Net Areas:	24,271	24,271	2,254.81				
Net to Gross Ratio:	1.05						
Subtotal Estimated Gross Areas:	25,520	25,520	2,370.84	\$165.00	\$4,210,857	\$180.00	\$4,593,662

3.3 COMMUNITY FITNESS & WELLNESS

Subtotal Net Areas:	28,573	2,654.41					
Net to Gross Ratio:	1.05						
Subtotal Estimated Gross Areas:	29,999	2,786.90	\$162.76	\$4,882,643	\$179.25	\$5,377,413	

4.0 LEASABLE AREAS

4.1 LEASABLE MAIN FLOOR AREAS

	Capacity	Area (sq ft)	m2	\$/sq ft	Component	\$/sq ft	Component
.1 Lease space #1		460	42.74				
.2 Lease space #2 (Physiotherapy)		2,980	276.82				
.3 Lease space #3		649	60.30				
.4 Lease space #4		861	79.97				
.5 Lease space #5		947	87.95				
Subtotal Net Areas:	5,896	5,896	547.78				
Net to Gross Ratio:	1.06						
Subtotal Estimated Gross Areas:	6,226	6,226	578.36	\$110.00	\$684,818	\$125.00	\$778,202

4.2 LEASABLE SECOND FLOOR AREAS

	Capacity	Area (sq ft)	m2	\$/sq ft	Component	\$/sq ft	Component
.1 Lease space #3		736	68.37				
.2 Lease space #4 (physiotherapy)		2,953	274.37				
Subtotal Net Areas:	3,689	3,689	342.74				
Net to Gross Ratio:	1.11						
Subtotal Estimated Gross Areas:	4,095	4,095	380.44	\$110.00	\$450,467	\$125.00	\$511,894

4.3 LEASABLE AREAS TOTAL

Subtotal Net Areas:	3,689	890.52					
Net to Gross Ratio:	2.80						
Subtotal Estimated Gross Areas:	10,321	958.80	\$43.65	\$450,467	\$49.60	\$511,894	

5.0 PUBLIC AREAS

5.1 PUBLIC MAIN FLOOR AREAS

	Capacity	Area (sq ft)	m2	\$/sq ft	Component	\$/sq ft	Component
.1 Main Entry & Display		708	65.74				
.2 Facility Administration		2,564	238.20				
.3 Reception		1,205	111.93				
.4 Public Concourse		17,237	1,601.34				
.5 Public Concourse (LINK RELATED)		4,188	389.10	\$150.00	\$628,256	\$158.00	\$661,763
.6 Public Washrooms		885	82.22				
Subtotal Net Areas:	25,902	2,488.53					
Net to Gross Ratio:	1.14						
Subtotal Estimated Gross Areas:	29,440	2,735.02	\$150.00	\$4,416,071	\$158.00	\$4,651,595	

5.2 PUBLIC SECOND FLOOR AREAS

	Capacity	Area (sq ft)	m2	\$/sq ft	Component	\$/sq ft	Component
.1 Public Concourse		9,595	891.34				
.2 Public Concourse (LINK RELATED)		1,063	98.77	\$135.00	\$143,534	\$135.00	\$143,534
Subtotal Net Areas:	10,658	990.11					
Net to Gross Ratio:	1.03						
Subtotal Estimated Gross Areas:	10,977	1,019.82	\$135.00	\$1,481,941	\$135.00	\$1,481,941	

5.3 PUBLIC AREAS TOTALS

Subtotal Net Areas:	36,560	3,396.42					
Net to Gross Ratio:	1.11						
Subtotal Estimated Gross Areas:	40,418	3,754.81	\$145.93	\$5,898,012	\$151.75	\$6,133,536	

6.0 FACILITY SERVICE AREAS

6.1 FACILITY SERVICE BASEMENT FLOOR AREAS

	Capacity	Area (sq ft)	m2	\$/sq ft	Component	\$/sq ft	Component
.1 Pool / Building Mechanical		18,159	1,687.00				
.2 Pool / Building Mechanical (LINK RELATED)		2,162	200.82	110.00	\$237,785	110.00	\$237,785
Subtotal Net Areas:		20,321	1,887.82				
Net to Gross Ratio:		1.05					
Subtotal Estimated Gross Areas:		21,243	1,973.50	\$110.00	\$2,336,760	\$110.00	\$2,336,760

6.2 FACILITY SERVICE MAIN FLOOR AREAS

	Capacity	Area (sq ft)	m2	\$/sq ft	Component	\$/sq ft	Component
.1 Mechanical / Communications		398	37.00				
.2 Mechanical / Communications (LINK RELATED)		965	89.61	\$150.00	\$144,688	\$175.00	\$168,802
Subtotal Net Areas:		1,363	126.61				
Net to Gross Ratio:		1.08					
Subtotal Estimated Gross Areas:		1,472	136.73	\$150.00	\$220,770	\$175.00	\$257,565

6.3 FACILITY SERVICE SECOND FLOOR AREAS

	Capacity	Area (sq ft)	m2	\$/sq ft	Component	\$/sq ft	Component
Building Storage		883	82.05	135.00	\$119,233	150.00	\$132,481
Subtotal Net Areas:		883	82.05				
Net to Gross Ratio:		1.09					
Subtotal Estimated Gross Areas:		963	89.43	\$135.00	\$129,957	\$150.00	\$144,397

6.4 FACILITY SERVICE AREAS TOTAL

Subtotal Net Areas:	22,567	2,096.48					
Net to Gross Ratio:	1.05						
Subtotal Estimated Gross Areas:	23,678	2,199.66		\$113.50	\$2,687,487	\$115.67	\$2,738,722

7.0 BUILDING TOTALS

7.1 BASEMENT FLOOR	20,321
	1.05
	21,243
7.2 MAIN FLOOR	132,256
	1.10
	145,705
7.3 SECOND FLOOR	45,559
	1.20
	54,470

7.4 Link Related additional areas	12,312	910.78	\$121.07	\$1,490,633	\$129.03	\$1,588,645
--	---------------	---------------	-----------------	--------------------	-----------------	--------------------

7.3 BUILDING TOTAL	198,137					
	1.12					
	221,418			\$45,748,881		\$57,196,917

8.0 SITE DEVELOPMENT COSTS

.1 Parking	300		per stall	\$4,500.00	\$1,350,000	\$5,000.00	\$1,500,000
.2 Site Servicing	Sum				\$300,000		\$400,000
.3 Landscape	Sum				\$200,000		\$350,000
					\$1,550,000		\$1,850,000

9.0 ADDITIONAL SOFT COSTS

9.1 FIXTURES & FURNISHINGS

Fixtures & Equipment	4.50%				\$2,058,700		\$2,573,861
Furnishings	sum				\$250,000		\$300,000
					\$2,308,700		\$2,873,861

9.2 ADDITIONAL PROJECT COSTS

Consultants Fees (Aquatics)	fixed				\$2,000,000		\$2,000,000
Consultants Fees (Fieldhouse)	10.00%				\$585,209		\$670,271
Expenses (% of Fee)	8.00%				\$206,817		\$213,622
Design/Construction Contingency	10.00%				\$4,574,888		\$5,719,692
					\$5,366,914		\$6,603,584
					\$9,225,614		\$11,327,445

BUILDING & SOFT COST TOTAL

BUILDING & SOFT COST TOTAL					\$54,974,495		\$68,524,362
BASE PROJECT TOTAL					\$54,974,495		\$68,524,362

ESCALATION INCREASE (spring 2007 to Spring 2008)	15%			\$8,246,174	20%	\$13,704,872
REVISED TOTAL				\$63,220,669		\$82,229,234