



SUDBURY COMMUNITY ARENA

RENOVATION & EXPANSION PROGRAM COST PLAN R1

May 24, 2021

WT



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DOCUMENT CONTROL

Report Title	Sudbury Community Arena				
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Client	Ian McKay Architect Inc.				
Rev	Date	Details	Author	Verifier	Approver
1	May 24, 2021	Program Cost Plan	SL	SK	SK

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1 BASIS OF REVIEW

1.1 BASELINE DOCUMENTATION

Our cost plan report is based on the following documents:

- 1414 Sudbury Arena EXTG – received April 26th, 2021
- 2021_04_26_400 Plans with Notes – received April 26th, 2021
- 2021_04_26_400 Sections with Notes – received April 26th, 2021
- 2021_04_30_400 Revised Plans with Outdated Concourse – received April 30th, 2021
- 2021_04_30_400 Revised Sections with Notes – received April 30th, 2021
- 2021_04_30_400 Plan for Concert Seating – received April 30th, 2021
- 2021_05_04_400 Plans – received May 4th, 2021

1.2 ASSUMPTIONS AND CLARIFICATIONS

Our cost plan report is based on the following assumptions and clarifications:

- Existing refrigeration plant will be removed and replaced
- Existing roofing to main roof will be removed and replaced, main roof structure will remain
- Low roofs will be demolished
- All slabs on grade, including rink slab, will be removed and replaced
- Majority of existing concrete seating bowl will remain and a new light weight steel seating system will be built on top of it
- 19,482 SF is included in the estimate for sitework development as a placeholder
- Existing chiller will be reused

1.3 OTHER COSTS NOT INCLUDED IN THIS ESTIMATE

The following additional costs have been identified as being required to complete this project, and are not included in this cost plan report:

- Project construction contingency; required to accommodate change orders, unforeseen conditions, etc.
- Project soft costs – design and project management fees, taxes and uses fees levied by local jurisdictions and the like
- Escalation



2 OVERALL COST DETAIL

Estimate Summary



Project: Sudbury Community Arena Renovation

Details: Program Estimate in CAN - R1

Building: Sudbury Community Arena Renovation Program

Code	Description	Quantity	Unit	Rate	Total
	<u>SUDBURY COMMUNITY ARENA RENOVATION & EXPANSION</u>				
	<u>PROGRAM COST PLAN</u>				
	ARENA	191,857	SF	534.98	102,639,993
	TOTAL BUILDING	191,857	SF	534.98	<u>102,639,993</u>
	SITE	19,482	SF	118.46	2,307,865
	TOTAL SITE				<u>2,307,865</u>
	TOTAL				<u>104,947,858</u>



3 ARENA COST DETAIL

Estimate Summary



Project: Sudbury Community Arena Renovation

Details: Program Estimate in CAN - R1

Building: Sudbury Community Arena Renovation Program

Code	Description	Quantity	Unit	Rate	Total
ARENA					
	<u>ARENA</u>				
	<u>AREAS:</u>				
	Event Level	95,516	SF		
	Entrance Level	12,439	SF		
	Concourse Level	44,061	SF		
	Suite Level	12,583	SF		
	Seating Bowl	27,258	SF		
	TOTAL GROSS FLOOR AREA	191,857	SF		
	<u>CONTROL QUANTITIES:</u>				
	Number of Stories (x1,000)	4	EA		
	Reporting Floor Area	191,857	SF		
	Gross Wall Area	55,001	SF		
	Finished Wall Area	44,008	SF		
	Windows or Glazing	10,993	SF		
	Roof Area - Flat - including Decks	59,618	SF		
	Roof Area - Sloping	53,843	SF		
	Roof Area - Total	113,461	SF		
	Elevators (x10,000)	6	EA		
A10	FOUNDATIONS	191,857	SF	25.08	4,812,679
A20	BASEMENT CONSTRUCTION	191,857	SF	4.07	781,448
	SUBSTRUCTURE	191,857	SF	29.16	<u>5,594,127</u>
B10	SUPERSTRUCTURE	191,857	SF	50.30	9,650,888
B20	EXTERIOR ENCLOSURE	191,857	SF	25.94	4,976,878
B30	ROOFING	191,857	SF	22.46	4,309,989
	SHELL	191,857	SF	98.71	<u>18,937,755</u>
C10	INTERIOR CONSTRUCTION	191,857	SF	64.74	12,420,478
C20	STAIRWAYS	191,857	SF	1.75	335,000
C30	INTERIOR FINISHES	191,857	SF	22.99	4,410,479
	INTERIORS	191,857	SF	89.47	<u>17,165,957</u>
D10	CONVEYING SYSTEMS	191,857	SF	2.35	450,000
D20	PLUMBING SYSTEMS	191,857	SF	19.57	3,755,600

Estimate Summary



Project: Sudbury Community Arena Renovation	Details: Program Estimate in CAN - R1
Building: Sudbury Community Arena Renovation Program	

Code	Description	Quantity	Unit	Rate	Total
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ARENA		<i>(Continued)</i>			
D30	HEATING, VENTILATION & AIR CONDITIONING	191,857	SF	41.81	8,020,600
D40	FIRE PROTECTION	191,857	SF	4.80	920,300
D50	ELECTRICAL LIGHTING, POWER & COMMUNICATIONS	191,857	SF	54.04	10,368,000
	SERVICES	191,857	SF	122.56	<u>23,514,500</u>
E10	EQUIPMENT	191,857	SF	12.60	2,416,986
E20	FURNISHINGS	191,857	SF	12.83	2,461,999
	EQUIPMENT & FURNISHINGS	191,857	SF	25.43	<u>4,878,985</u>
F10	SPECIAL CONSTRUCTION	191,857	SF	0.26	50,000
F20	SELECTIVE DEMOLITION	191,857	SF	22.23	4,265,246
	SPECIAL CONSTRUCTION & DEMOLITION	191,857	SF	22.49	<u>4,315,246</u>
	NET BUILDING, DEMOLITION COST	191,857	SF	387.82	<u>74,406,569</u>
Z10	GENERAL CONDITIONS - 12%	1	LS	8,928,788.28	8,928,788
Z11	BONDING - 2%	1	LS	1,666,707.15	1,666,707
Z12	OVERHEAD AND PROFIT - 5%	1	LS	4,250,103.22	4,250,103
Z13	ESTIMATING CONTINGENCY - 15%	1	LS	13,387,825.15	13,387,825
Z14	ESCALATION - EXCLUDED				
	RECOMMENDED BUDGET - BUILDING	191,857	SF	534.98	<u>102,639,993</u>

Estimate Detail



Project: Sudbury Community Arena Renovation
Building: Sudbury Community Arena Renovation Program

Details: Program Estimate in CAN - R1

Code	Description	Quantity	Unit	Rate	Total
ARENA					
A10	<u>FOUNDATIONS</u>				
A1010	<u>Standard Foundations</u>	105,428	SF	14.08	<u>1,484,820</u>
	Allow for miscellaneous adjustments to existing foundations	68,374	SF	10.00	683,740
	Allow for standard foundation to new expansion area - event level	27,143	SF	20.00	542,860
	Allow for standard foundation to new expansion area - entrance level	9,911	SF	20.00	198,220
	Elevator pit	2	EA	30,000.00	60,000
A1020	<u>Special Foundations</u>	19,656	SF	50.00	<u>982,800</u>
	Allow for special foundations to north side of new expanded area	19,656	SF	50.00	982,800
A1030	<u>Slab On Grade</u>	89,169	SF	26.30	<u>2,345,059</u>
	Slab on grade to loading dock, assume 6" thick, including reinforcement, concrete, and formwork	9,842	SF	9.00	88,578
	Slab on grade, assume 4" thick, including reinforcement, concrete, and formwork	79,327	SF	8.00	634,616
	New rink slab, ice plant and piping included in HVAC	16,259	SF	70.00	1,138,130
	Vapor barrier to SOG	89,169	SF	4.00	356,676
	Premium on ramp slab	2,151	SF	30.00	64,530
	4" Granular base	1,059	CY	31.00	32,829
	Tie new and existing slab on grade	594	LF	50.00	29,700
	FOUNDATIONS				4,812,679
A20	<u>BASEMENT CONSTRUCTION</u>				
A2010	<u>Basement Excavation</u>	105,428	SF	1.42	<u>150,006</u>
	Excavation for new loading dock area	474	CY	23.00	10,902
	Excavation for new SOG	6,048	CY	23.00	139,104
A2020	<u>Basement Walls</u>	4,223	SF	149.52	<u>631,442</u>
	Retaining wall	4,223	SF	60.00	253,380
	Rigid insulation to retaining wall	4,223	SF	4.00	16,892
	Waterproofing to retaining wall	4,223	SF	15.00	63,345
	Shoring	3,135	SF	95.00	297,825
	BASEMENT CONSTRUCTION				781,448
B10	<u>SUPERSTRUCTURE</u>				
B1010	<u>Floor Construction</u>	86,430	SF	81.74	<u>7,065,135</u>
	Allow for miscellaneous repair to existing floor structure	20,972	SF	50.00	1,048,600
	New suspended floor slab, including columns, beams, structural steels, etc.	38,200	SF	80.00	3,056,000

Estimate Detail



Project: Sudbury Community Arena Renovation

Details: Program Estimate in CAN - R1

Building: Sudbury Community Arena Renovation Program

Code	Description	Quantity	Unit	Rate	Total
ARENA					<i>(Continued)</i>
B10	<u>SUPERSTRUCTURE</u>				<i>(Continued)</i>
	Extra over for stepped slab at suite level	1,341	SF	50.00	67,050
	New light weight steel seating bowl	27,258	SF	75.00	2,044,350
	Tie new and existing suspended slab	726	LF	50.00	36,300
	Precast concrete vomitory walls	1	EA	70,000.00	70,000
	Allow for miscellaneous metals	191,857	SF	1.85	354,935
	New catwalk decking and structure	3,879	SF	75.00	290,925
	Railings to new catwalk system	1,293	LF	75.00	96,975
B1020	<u>Roof Construction</u>	113,461	SF	22.79	<u>2,585,753</u>
	Steel framed roof with metal deck	59,618	SF	35.00	2,086,630
	Allow for miscellaneous repair to existing main roof structure	53,843	SF	7.50	403,823
	Connect new and existing roof structure	953	LF	100.00	95,300
	<u>SUPERSTRUCTURE</u>				<u>9,650,888</u>
B20	<u>EXTERIOR ENCLOSURE</u>				
B2010	<u>Exterior Walls</u>	44,008	SF	74.76	<u>3,289,888</u>
	Brick base to administration and commercial spaces	562	SF	35.00	19,670
	Brick veneer	16,414	SF	25.00	410,350
	Insulated metal panels	15,616	SF	65.00	1,015,040
	Insulated air space to exterior wall, including vapor and air barrier	32,030	SF	20.00	640,600
	Concrete block to interior face of exterior wall, 8" thick, painted	32,030	SF	35.00	1,121,050
	Metal panel to soffit	2,734	SF	10.00	27,340
	Allow for repainting to existing exterior wall around high roof	11,416	SF	2.00	22,832
	Allow for miscellaneous sealant	44,008	SF	0.75	33,006
B2020	<u>Exterior Windows</u>	10,993	SF	128.94	<u>1,417,490</u>
	Curtain wall	3,764	SF	130.00	489,320
	Insulated curtain wall	2,023	SF	150.00	303,450
	Insulated storefront glazing	5,206	SF	120.00	624,720
B2030	<u>Exterior Doors</u>	44,008	SF	6.12	<u>269,500</u>
	Double flush glass door to lobby entrance, exit stair, commercial and administration spaces	17	PAIR	8,000.00	136,000
	Single flush hollow metal door to BOH spaces, allow	4	EA	3,000.00	12,000
	Door operator	17	EA	4,500.00	76,500

Estimate Detail



Project: Sudbury Community Arena Renovation	Details: Program Estimate in CAN - R1
Building: Sudbury Community Arena Renovation Program	

Code	Description	Quantity	Unit	Rate	Total
ARENA					<i>(Continued)</i>
B20	EXTERIOR ENCLOSURE				<i>(Continued)</i>
	Allow for overhead coiling door at loading dock	1	LS	45,000.00	45,000
	EXTERIOR ENCLOSURE				4,976,878
B30	ROOFING				
B3010	<u>Roof Coverings</u>	113,461	SF	37.99	4,309,989
	Membrane roofing with insulation to low roof	59,618	SF	20.00	1,192,360
	Standing seam metal roof with insulation to main roof	53,843	SF	50.00	2,692,150
	Allow for roof drainage system, gutters, downspouts, etc.	113,461	SF	0.45	51,057
	Allow for miscellaneous roof flashing	113,461	SF	2.00	226,922
	Allow for fall arrest system	113,461	SF	1.30	147,499
	ROOFING				4,309,989
C10	INTERIOR CONSTRUCTION				
C1010	<u>Partitions</u>	181,060	SF	51.80	9,379,000
	CMU Partitions	160,162	SF	50.00	8,008,100
	Drywall Partitions	20,898	SF	25.00	522,450
	Rolling shutter screen to private suite	1,420	SF	200.00	284,000
	Open-grille type side-retracting security screen to Commercial, 8' high	1	LS	70,000.00	70,000
	Rolling shutter grille to concessions	2,401	SF	150.00	360,150
	Allow for glazed partition	191,857	SF	0.70	134,300
C1020	<u>Interior Doors</u>	191,857	SF	2.80	537,200
	Allow for interior doors	191,857	SF	2.80	537,200
C1030	<u>Fittings</u>	191,857	SF	13.05	2,504,279
	Metal railing to seating bowl	818	LF	179.00	146,422
	Allow for toilet accessories and partitions	9,097	SF	14.00	127,358
	Lockers	50	EA	500.00	25,000
	Player locker	30	EA	2,500.00	75,000
	Drinkrail to suites	334	LF	250.00	83,500
	Loge enclosure	13	EA	2,500.00	32,500
	Allow for rough carpentry	191,857	SF	1.75	335,750
	Allow for firestopping	191,857	SF	1.00	191,857
	Allow for caulking and sealant	191,857	SF	1.00	191,857
	Allow for code signage	191,857	SF	0.75	143,893
	Allow for wayfinding/directories	191,857	SF	2.00	383,714

Estimate Detail



Project: Sudbury Community Arena Renovation
Building: Sudbury Community Arena Renovation Program

Details: Program Estimate in CAN - R1

Code	Description	Quantity	Unit	Rate	Total
ARENA					<i>(Continued)</i>
<u>C10</u>	<u>INTERIOR CONSTRUCTION</u>				<i>(Continued)</i>
	Allow for graphics	191,857	SF	2.00	383,714
	Allow for miscellaneous fittings	191,857	SF	2.00	383,714
	INTERIOR CONSTRUCTION				12,420,478
<u>C20</u>	<u>STAIRWAYS</u>				
C2010	<u>Stair Construction</u>	191,857	SF	1.75	335,000
	Exit stair, per flight	6	EA	20,000.00	120,000
	Monumental stair at main lobby, per flight	1	EA	150,000.00	150,000
	Short stair at east and west exit	2	EA	15,000.00	30,000
	Suite step pourbacks	12	EA	2,500.00	30,000
	Elevator pit ladder	2	EA	2,500.00	5,000
C2020	<u>Stair Finishes</u>				
	Included in Stair Construction				<i>Note</i>
	STAIRWAYS				335,000
<u>C30</u>	<u>INTERIOR FINISHES</u>				
C3010	<u>Wall Finishes</u>	394,712	SF	2.93	1,157,891
	Ceramic wall tile	15,141	SF	20.00	302,820
	Paint to wall	379,571	SF	2.00	759,142
	Allow for miscellaneous wall finishes	191,857	SF	0.50	95,929
C3020	<u>Floor Finishes</u>	148,340	SF	12.15	1,802,591
	Ceramic floor tile to dressing room - wet area	1,432	SF	20.00	28,640
	Carpet	24,665	SF	12.00	295,980
	Porcelain floor tile to restrooms	9,096	SF	20.00	181,920
	Stone tile to lobbies	4,821	SF	50.00	241,050
	Polished concrete	39,484	SF	8.00	315,872
	Sealed concrete	50,774	SF	5.00	253,870
	Quarry tile to Food Service and Concession	8,017	SF	20.00	160,340
	Resilient flooring to Tickets and Storage	2,529	SF	8.00	20,232
	Skate flooring rubber tile to dressing room - dry area	7,522	SF	15.00	112,830
	Allow for miscellaneous floor finishes	191,857	SF	1.00	191,857
C3030	<u>Ceiling Finishes</u>	164,599	SF	8.81	1,449,998
	Gypboard ceiling, including paint	10,528	SF	22.00	231,616

Estimate Detail



Project: Sudbury Community Arena Renovation
Building: Sudbury Community Arena Renovation Program

Details: Program Estimate in CAN - R1

Code	Description	Quantity	Unit	Rate	Total
ARENA					<i>(Continued)</i>
<u>C30</u>	<u>INTERIOR FINISHES</u>				<i>(Continued)</i>
	Acoustical ceiling tile	30,874	SF	12.00	370,488
	Acoustical ceiling tile, washable, to Food Service and Concession	8,017	SF	15.00	120,255
	Paint to exposed ceiling	61,337	SF	2.00	122,674
	Allow for acoustic upgrade to main roof	53,843	SF	5.00	269,215
	Allow for soffit	191,857	SF	1.00	191,857
	Allow for miscellaneous ceiling finishes	191,857	SF	0.75	143,893
	<u>INTERIOR FINISHES</u>				<u>4,410,479</u>
<u>D10</u>	<u>CONVEYING SYSTEMS</u>				
D1010	<u>Elevators & Lifts</u>	191,857	SF	2.35	<u>450,000</u>
	Passenger elevator, per stop	6	EA	75,000.00	450,000
	<u>CONVEYING SYSTEMS</u>				<u>450,000</u>
<u>D20</u>	<u>PLUMBING SYSTEMS</u>				
D2010	<u>Plumbing Fixtures</u>	191,857	SF	4.49	<u>860,700</u>
	Water closets, urinals, lavatories, sinks, showers and other plumbing fixtures	1	LS	860,700.00	860,700
D2020	<u>Domestic Water Distribution</u>	191,857	SF	2.60	<u>498,000</u>
	Cold water service, hot water service and water supply equipment	1	LS	498,000.00	498,000
D2030	<u>Sanitary Waste</u>	191,857	SF	4.56	<u>875,100</u>
	Waste piping, vent piping, floor drains and sanitary waste equipment	1	LS	875,100.00	875,100
D2040	<u>Rain Water Drainage</u>	191,857	SF	4.92	<u>943,700</u>
	Storm water piping, roof drains and rainwater drainage equipment	1	LS	943,700.00	943,700
D2090	<u>Other Plumbing Systems</u>	191,857	SF	3.01	<u>578,100</u>
	Food service plumbing	1	LS	216,100.00	216,100
	Gas piping and other piping systems	1	LS	252,600.00	252,600
	Testing and commissioning	1	LS	109,400.00	109,400
	<u>PLUMBING SYSTEMS</u>				<u>3,755,600</u>
<u>D30</u>	<u>HEATING, VENTILATION & AIR CONDITIONING</u>				
D3020	<u>Heating Generation Systems</u>	191,857	SF	1.35	<u>259,200</u>
	Boilers, pumps and accessories	1	LS	259,200.00	259,200
D3030	<u>Cooling Generating Systems</u>	191,857	SF	3.15	<u>604,800</u>

Estimate Detail



Project: Sudbury Community Arena Renovation
Building: Sudbury Community Arena Renovation Program

Details: Program Estimate in CAN - R1

Code	Description	Quantity	Unit	Rate	Total
ARENA					<i>(Continued)</i>
<u>D30</u>	<u>HEATING, VENTILATION & AIR CONDITIONING</u>				<i>(Continued)</i>
	Chillers, cooling towers, pumps and accessories	1	LS	604,800.00	604,800
D3040	<u>Distribution Systems</u>	191,857	SF	23.08	<u>4,428,400</u>
	Air movement equipment	1	LS	1,624,300.00	1,624,300
	Heating and cooling water piping	1	LS	1,284,600.00	1,284,600
	Air distribution systems	1	LS	1,519,500.00	1,519,500
D3050	<u>Terminal and Package Units</u>	191,857	SF	1.97	<u>378,900</u>
	Self-contained and packaged AC units	1	LS	378,900.00	378,900
D3060	<u>Controls and Instrumentation</u>	191,857	SF	3.29	<u>631,600</u>
	Building automation system	1	LS	631,600.00	631,600
D3070	<u>Systems Testing & Balancing</u>	191,857	SF	0.63	<u>120,400</u>
	Testing and commissioning	1	LS	120,400.00	120,400
D3090	<u>Other HVAC Systems and Equipment</u>	191,857	SF	8.33	<u>1,597,300</u>
	General construction items and miscellaneous systems	1	LS	97,300.00	97,300
	Refrigeration plant	1	LS	1,500,000.00	1,500,000
	<u>HEATING, VENTILATION & AIR CONDITIONING</u>				<u>8,020,600</u>
<u>D40</u>	<u>FIRE PROTECTION</u>				
D4010	<u>Sprinklers</u>	191,857	SF	4.80	<u>920,300</u>
	Sprinkler heads, piping, pumping equipment	1	LS	920,300.00	920,300
	<u>FIRE PROTECTION</u>				<u>920,300</u>
<u>D50</u>	<u>ELECTRICAL LIGHTING, POWER & COMMUNICATIONS</u>				
D5010	<u>Electrical Service & Distribution</u>	191,857	SF	23.20	<u>4,450,600</u>
	Normal power distribution	1	LS	2,206,800.00	2,206,800
	Emergency power distribution	1	LS	521,500.00	521,500
	Feeders	1	LS	1,394,800.00	1,394,800
	Lightning protection	1	LS	160,600.00	160,600
	Grounding	1	LS	166,900.00	166,900
D5020	<u>Lighting & Branch Wiring</u>	191,857	SF	18.51	<u>3,551,100</u>
	Branch wiring devices	1	LS	655,000.00	655,000

Estimate Detail



Project: Sudbury Community Arena Renovation
Building: Sudbury Community Arena Renovation Program

Details: Program Estimate in CAN - R1

Code	Description	Quantity	Unit	Rate	Total
ARENA					<i>(Continued)</i>
<u>D50</u>	<u>ELECTRICAL LIGHTING, POWER & COMMUNICATIONS</u>				<i>(Continued)</i>
	Food services power supply	1	LS	321,200.00	321,200
	Light fixtures and lighting controls	1	LS	2,239,300.00	2,239,300
	Sports lighting	1	LS	335,600.00	335,600
D5030	<u>Communications & Security</u>	191,857	SF	10.42	<u>1,999,500</u>
	Fire alarm system	1	LS	564,800.00	564,800
	Communications system	1	LS	232,800.00	232,800
	Audio/video system (Rough-in only)	1	LS	272,500.00	272,500
	Security and detection systems (Rough-in only)	1	LS	276,100.00	276,100
	Cable tray and raceway	1	LS	398,800.00	398,800
	Emergency responder radio system	1	LS	153,400.00	153,400
	Broadcast cabling pathway	1	LS	101,100.00	101,100
D5090	<u>Other Electrical Systems</u>	191,857	SF	1.91	<u>366,800</u>
	General construction items and miscellaneous systems	1	LS	210,200.00	210,200
	Testing and commissioning	1	LS	156,600.00	156,600
	<u>ELECTRICAL LIGHTING, POWER & COMMUNICATIONS</u>				<u>10,368,000</u>
<u>E10</u>	<u>EQUIPMENT</u>				
E1020	<u>Institutional Equipment</u>	191,857	SF	6.74	<u>1,292,500</u>
	Allow for game clocks/locker room clocks	4	EA	5,000.00	20,000
	Allow for projection screen	1	LS	50,000.00	50,000
	Ribbon board, assume 3' high	545	SF	500.00	272,500
	Ice rink dasher boards	1	LS	350,000.00	350,000
	Allow for center hung scoreboard	1	LS	600,000.00	600,000
E1030	<u>Vehicular Equipment</u>	191,857	SF	0.18	<u>35,000</u>
	Allow for loading dock equipment	1	LS	35,000.00	35,000
E1090	<u>Other Equipment</u>	191,857	SF	5.68	<u>1,089,486</u>
	Allow for food service equipment	8,017	SF	100.00	801,700
	Allow for miscellaneous equipment	191,857	SF	1.50	287,786
	<u>EQUIPMENT</u>				<u>2,416,986</u>
<u>E20</u>	<u>FURNISHINGS</u>				
E2010	<u>Fixed Furnishings</u>	191,857	SF	12.83	<u>2,461,999</u>

Estimate Detail



Project: Sudbury Community Arena Renovation
Building: Sudbury Community Arena Renovation Program

Details: Program Estimate in CAN - R1

Code	Description	Quantity	Unit	Rate	Total
ARENA					<i>(Continued)</i>
<u>E20</u>	<u>FURNISHINGS</u>				<i>(Continued)</i>
	General seating	4,850	EA	185.00	897,250
	Club seating	150	EA	185.00	27,750
	Loge seating	52	EA	185.00	9,620
	Retractable seating	320	EA	1,750.00	560,000
	Suite seating	96	EA	650.00	62,400
	Blinds to exterior glazing, allow for 50% of glazing area	5,497	SF	25.00	137,425
	Allow for millwork to suites	4,798	SF	80.00	383,840
	Allow for miscellaneous millwork	191,857	SF	2.00	383,714
	<u>FURNISHINGS</u>				<u>2,461,999</u>
<u>F10</u>	<u>SPECIAL CONSTRUCTION</u>				
F1010	<u>Special Structures</u>	191,857	SF	0.26	<u>50,000</u>
	Allow for temporary structures	1	LS	50,000.00	50,000
	<u>SPECIAL CONSTRUCTION</u>				<u>50,000</u>
<u>F20</u>	<u>SELECTIVE DEMOLITION</u>				
F2010	<u>Building Elements Demolition</u>	125,675	SF	18.94	<u>2,380,121</u>
	Allow for removing existing interior partitions and doors based on GFA	125,675	SF	3.00	377,025
	Sawcut existing slab on grade	1,046	LF	5.00	5,230
	Remove existing slab on grade, including rink slab	68,374	SF	5.00	341,870
	Sawcut existing suspended floor slab	192	LF	3.00	576
	Remove existing suspended floor slab	10,295	SF	15.00	154,425
	Remove existing stairs - per flight	13	EA	3,000.00	39,000
	Remove existing exterior wall	32,653	SF	2.00	65,306
	Remove existing exterior door and frame, per leaf	47	EA	800.00	37,600
	Sawcut existing seating bowl	130	LF	3.00	390
	Remove existing seating bowl	1,939	SF	10.70	20,747
	Remove existing refrigeration room plant	1	LS	36,000.00	36,000
	Remove existing roof structure and roof covering	12,035	SF	15.00	180,525
	Remove existing roofing to main roof, structure to remain	53,843	SF	10.00	538,430
	Remove existing elevators	1	EA	25,000.00	25,000
	Allow for removing existing interior finishes	20,972	SF	3.00	62,916
	Allow for removing existing seating bowl seats, railings, etc.	22,996	SF	6.50	149,474
	Allow for miscellaneous demolitions	125,675	SF	1.00	125,675
	Allow for miscellaneous patch and repair	125,675	SF	1.00	125,675
	Allow for temporary protection	125,675	SF	0.75	94,256

Estimate Detail



Project: Sudbury Community Arena Renovation	Details: Program Estimate in CAN - R1
Building: Sudbury Community Arena Renovation Program	

Code	Description	Quantity	Unit	Rate	Total
ARENA					<i>(Continued)</i>
<u>F20</u>	<u>SELECTIVE DEMOLITION</u>				<i>(Continued)</i>
F2020	<u>Hazardous Components Abatement</u>	125,675	SF	15.00	<u>1,885,125</u>
	Allow for hazmat abatement	125,675	SF	15.00	1,885,125
	<u>SELECTIVE DEMOLITION</u>				<u>4,265,246</u>
ARENA					102,639,993



4 SITEWORKS COST DETAIL

Estimate Summary



Project: Sudbury Community Arena Renovation
Building: Sudbury Community Arena Renovation Program

Details: Program Estimate in CAN - R1

Code	Description	Quantity	Unit	Rate	Total
SITE					
	<u>SITEWORK</u>				
	<u>AREAS:</u>				
	Site Development	19,482	SF		
	NET SITE AREA	<u>19,482</u>	SF		
	Building Footprint Area	105,428	SF		
	TOTAL SITE AREA - PHASE 2	124,910	SF		
G10	SITE PREPARATION	124,910	SF	5.50	687,005
G20	SITE IMPROVEMENTS	19,482	SF	15.00	292,230
G30	SITE MECHANICAL UTILITIES	19,482	SF	18.09	352,500
G40	SITE ELECTRICAL UTILITIES	19,482	SF	17.52	341,300
	SUBTOTAL - BUILDING SITEWORK - PHASE 2	19,482	SF	85.88	<u>1,673,035</u>
Z10	GENERAL CONDITIONS - 12%	1	LS	200,764.20	200,764
Z11	BONDING - 2%	1	LS	37,475.98	37,476
Z12	OVERHEAD AND PROFIT - 5%	1	LS	95,563.76	95,564
Z13	ESTIMATING CONTINGENCY - 15%	1	LS	301,025.84	301,026
Z14	ESCALATION - EXCLUDED				
	RECOMMENDED BUDGET - BUILDING	19,482	SF	118.46	<u>2,307,865</u>

Estimate Detail



Project: Sudbury Community Arena Renovation
Building: Sudbury Community Arena Renovation Program

Details: Program Estimate in CAN - R1

Code	Description	Quantity	Unit	Rate	Total
SITE					
<u>G10</u>	<u>SITE PREPARATION</u>				
G1010	<u>Site Clearing</u>	124,910	SF	3.00	<u>374,730</u>
	Allow for site clearing and grading	124,910	SF	2.00	249,820
	Allow for erosion control	124,910	SF	1.00	124,910
G1020	<u>Site Demolition & Relocations</u>	124,910	SF	2.50	<u>312,275</u>
	Allow for miscellaneous site demolition	124,910	SF	2.50	312,275
G1030	<u>Site Earthwork</u>				
	See A2010 for mass excavation on new building foundation, no other site earthwork expected				<i>Note</i>
	<u>SITE PREPARATION</u>				<u>687,005</u>
<u>G20</u>	<u>SITE IMPROVEMENTS</u>				
G2040	<u>Site Development</u>	19,482	SF	15.00	<u>292,230</u>
	Allow for site development, 15' around building footprint	19,482	SF	15.00	292,230
	<u>SITE IMPROVEMENTS</u>				<u>292,230</u>
<u>G30</u>	<u>SITE MECHANICAL UTILITIES</u>				
G3010	<u>Water Supply</u>	19,482	SF	5.77	<u>112,500</u>
	Fire/water line, isolation valves, hydrants, trenching, connection to existing utility main	1	LS	112,500.00	112,500
G3020	<u>Sanitary Sewer</u>	19,482	SF	4.62	<u>90,000</u>
	Sanitary line, manholes, trenching, connection to existing utility main	1	LS	90,000.00	90,000
G3030	<u>Storm Sewer</u>	19,482	SF	7.70	<u>150,000</u>
	Storm drain line, catch basins, manholes, trenching, connection to existing utility main	1	LS	150,000.00	150,000
	<u>SITE MECHANICAL UTILITIES</u>				<u>352,500</u>
<u>G40</u>	<u>SITE ELECTRICAL UTILITIES</u>				
G4010	<u>Electrical Distribution</u>	19,482	SF	6.74	<u>131,300</u>
	Underground ductbanks, trenching	1	LS	75,000.00	75,000
	EV charger infrastructure	1	LS	56,300.00	56,300
	Incoming power feeders	1	LS	By Utility	0
G4020	<u>Site Lighting</u>	19,482	SF	5.77	<u>112,500</u>
	Pole mounted fixtures, other site lighting, lighting controls, wiring, trenching	1	LS	112,500.00	112,500

Estimate Detail



Project: Sudbury Community Arena Renovation	Details: Program Estimate in CAN - R1
Building: Sudbury Community Arena Renovation Program	

Code	Description	Quantity	Unit	Rate	Total
SITE					<i>(Continued)</i>
<u>G40</u>	<u>SITE ELECTRICAL UTILITIES</u>				<i>(Continued)</i>
G4030	<u>Site Communications & Security</u>	19,482	SF	5.00	<u>97,500</u>
	Underground ductbanks, trenching	1	LS	60,000.00	60,000
	Incoming telecom cables	1	LS	By Utility	0
	Site security and alarm system	1	LS	37,500.00	37,500
	<u>SITE ELECTRICAL UTILITIES</u>				<u>341,300</u>
SITE					2,307,865