



THUNDER BAY ON

# [ CHAPPLES PARK SOCCER CENTRE ]

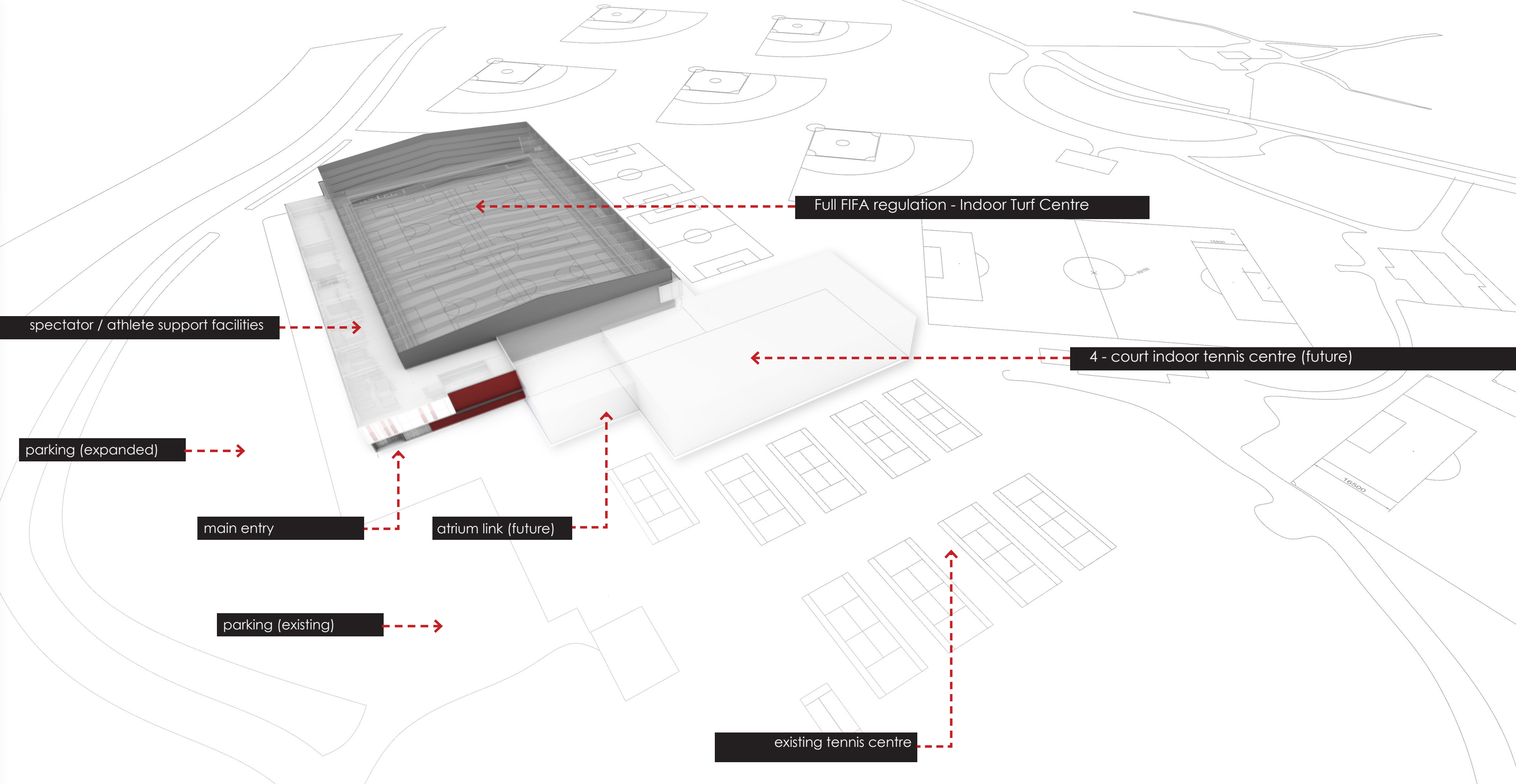
SOCCER NORTHWEST ONTARIO

17 01 31



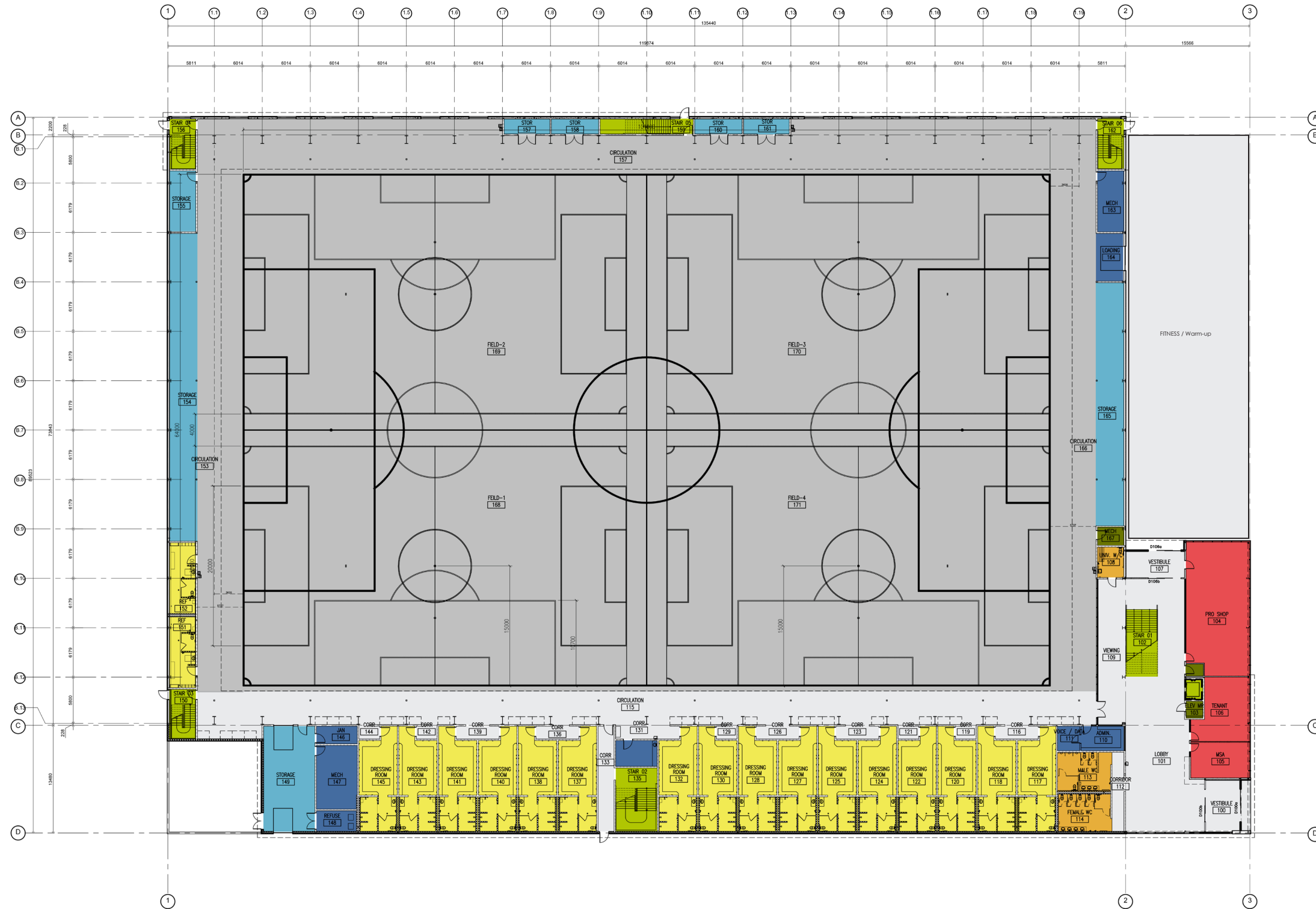
[ NTS ] AERIAL PERSPECTIVE - VIEWING NW

[ **CHAPPLES PARK SOCCER CENTRE** ] PRELIMINARY SITE CONCEPT

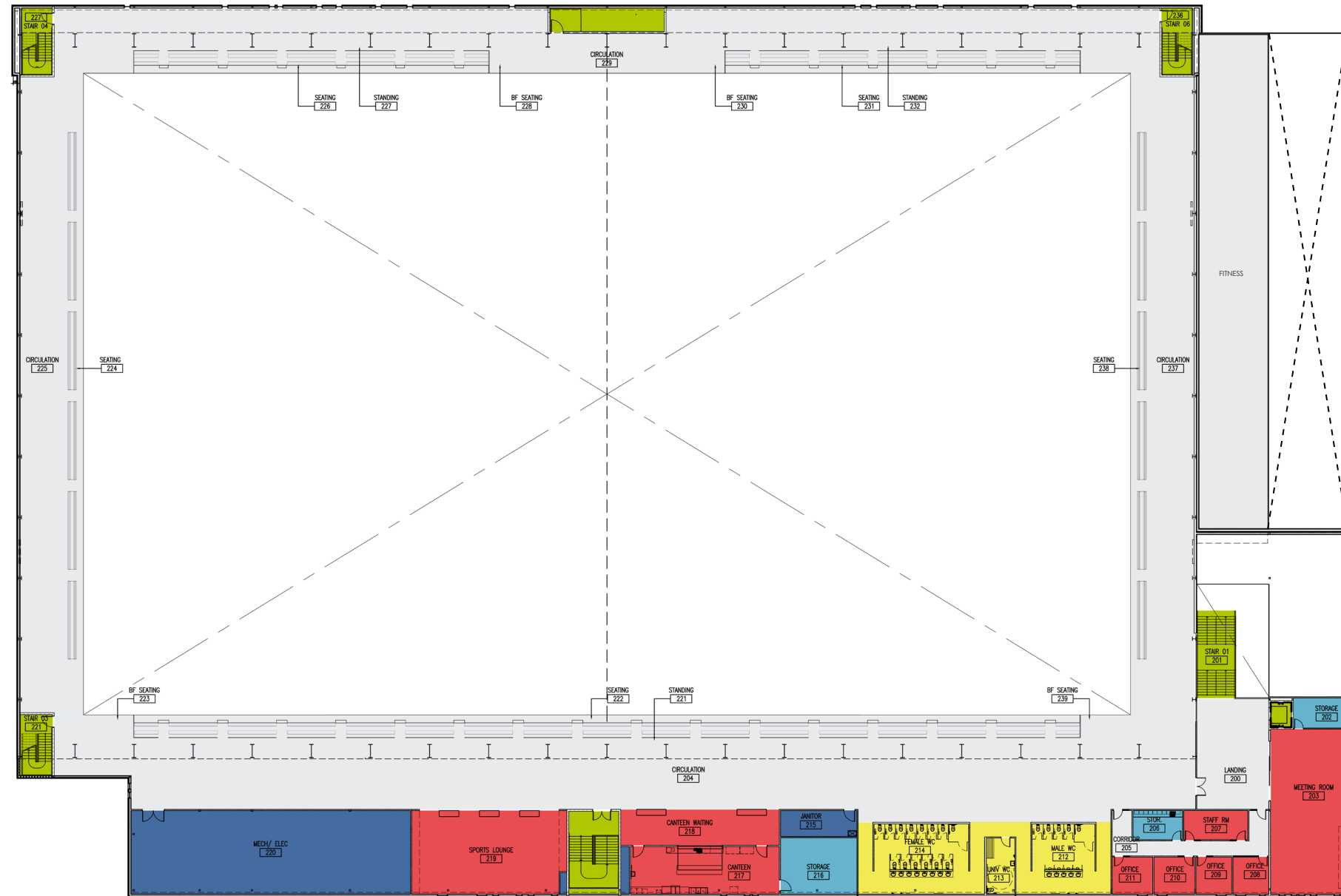


[ NTS ] AERIAL PERSPECTIVE - VIEWING NORTH

[ CHAPPLES PARK SOCCER CENTRE ] PRELIMINARY SITE CONCEPT



[ NTS ] ENTRY LEVEL + FIELD OF PLAY



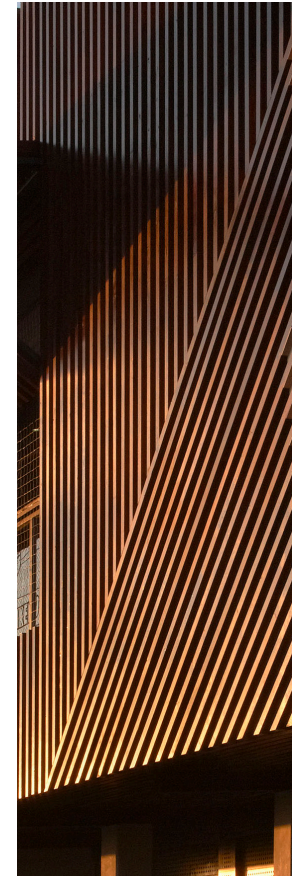
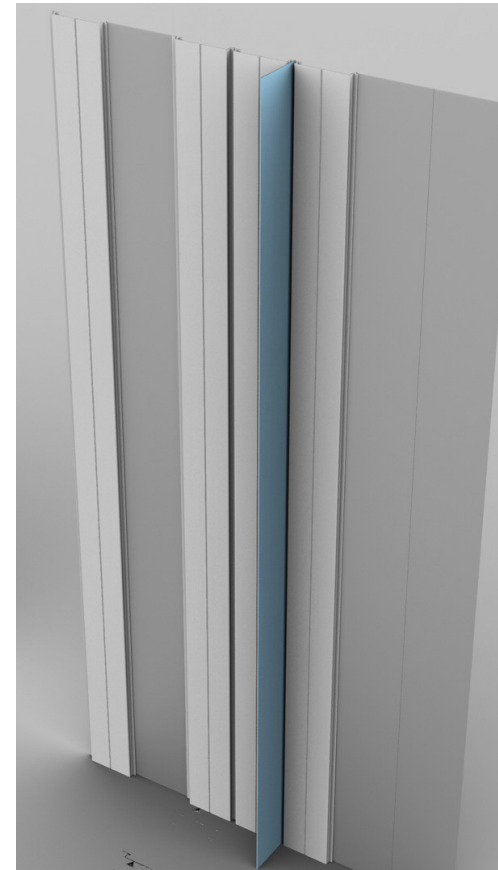
[ NTS ] CONCOURSE LEVEL



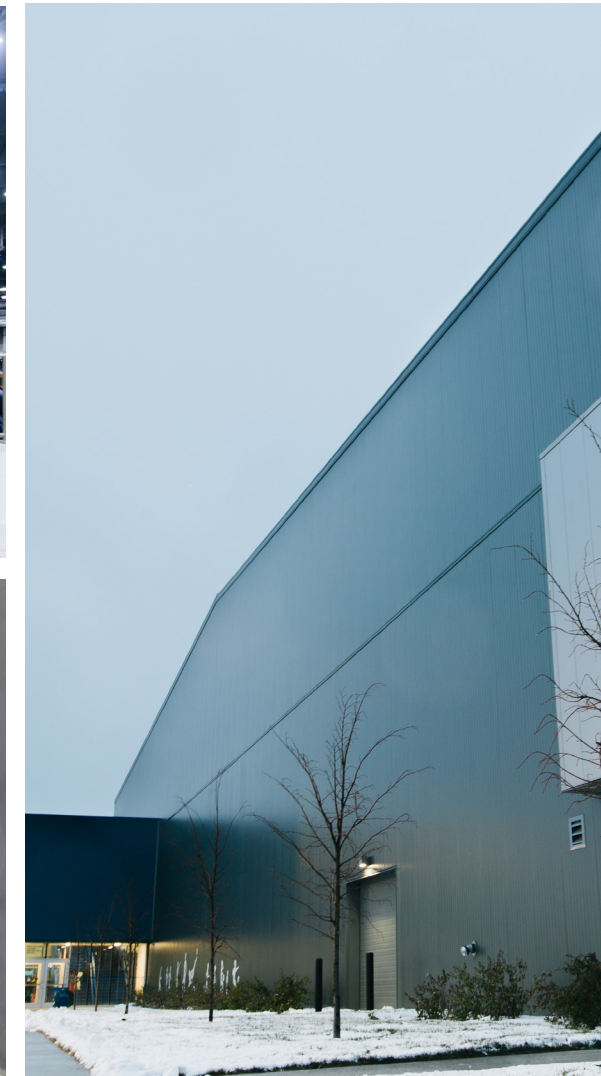
[ SSG GLASS - ATRIUM ]



[ METAL PANEL - SCREEN / FINS ]



[ INTERIOR ]



## Opinion Of Probable Costs

Expected degree of accuracy: +/-20%

Thunder Bay, ON - Chapples Soccer Centre  
Based on Concept Plans (17.01.30)

Item	Quantity (m2)	Quantity (ft2)	Unit Price (ft2)	Cost	Totals
<b>A. Building</b>					
1 Main Level	10,400	111,945	\$138	\$15,448,364	
2 Second Level	3,600	38,750	\$120	\$4,650,009	
	<b>14000</b>	<b>150,695</b>		<b>Subtotal</b>	<b>\$20,098,374</b>
3 Net Construction Cost				<b>Subtotal</b>	<b>\$20,098,374</b>
4 Design Contingency (5%)				<b>Subtotal</b>	\$1,004,919
5 Location Factor (5%)				<b>Subtotal</b>	\$1,004,919
<b>Total Building Construction Costs</b>					<b>\$22,108,211</b>
<b>B. Miscellaneous Costs</b>					
1 Cash Allowances					
	Testing, Inspection, Signage, Hydro & Utility				\$220,000
2 Site Development (including Landscaping)					
	Allowance (3%)				\$663,246
<b>Total Miscellaneous Costs</b>					<b>\$883,246</b>
<b>Subtotal Building and Miscellaneous Costs (A &amp; B)</b>					<b>\$22,991,457</b>
Architecture & Engineering Consulting (6.7%)					\$1,540,500
Furnishings/Equipment (2%)					\$459,900
<b>Total Estimated Project Costs</b>					<b>\$24,991,857</b>

### Qualifications

- 1) No rock blasting allowed.
- 2) No legal surveys
- 3) No remediation of any muskeg
- 4) No Geotechnical investigations or reports
- 5) No utility contributions
- 6) Assumed site services brought to property lines
- 7) Budget includes all CM fees including LOA and travel for production team only (Project Manager/Superintendent/Safety Co-ordinator/Site Coordinator)
- 8) Budget is considered Class C
- 9) GST Extra
- 10) Assume 2017 start