

Pacific Renovation

PROJECT TASKS		Estimate
Pre-Construction	Engineering	\$35,000.00
	Architectural Design	\$30,000.00
	Key Fob Installation	\$15,000.00
	Interior Design	\$10,000.00
	Fire Alarm Engineering--Vancouver Fire and Alarm	\$8,000.00
	Building Permits	\$5,000.00
	Fundraising expense	\$2,000.00
	Project Coordinator: Credo Construction (included in cost)	\$0.00
	Electrical: Brookswood Electrical (included in cost)	\$0.00
	Plumbing: HS Plumbing (included in cost)	\$0.00
	Security Installation (included in cost)	\$0.00
	Flooring Finish (included in cost)	\$0.00
Subtotal		\$105,000.00

Construction	Project Coordinator: Credo Construction (included in cost)	\$0.00
	Electrical: Brookswood Electrical (included in cost)	\$0.00
	Plumbing: HS Plumbing (included in cost)	\$0.00
	Project 1: South Entrance and Commons Area	\$90,000.00
	Project 2: Exterior Covered Entrances (including cementing courtyard)	\$100,000.00
	Project 3: Parking Lot Redevelopment (Gate, landscaping, line repainting)	\$40,000.00
	Project 4: Covered Bin Enclosure	\$15,000.00
	Project 5: Auditorium and Stage (pushout with metal cladding)	\$75,000.00
	Project 6: Sound and Lighting Upgrade	\$100,000.00
	Project 7: East Side Classrooms	\$100,000.00
	Project 8: New Classroom with Second Floor (Q-Deck)	\$100,000.00
	Project 9: Toddler Classroom Upgrade	\$60,000.00
	Project 10: Outdoor playground for Preschool Rental (Sept 17)	\$15,000.00
	Project 11: Exterior Blue Cedar resurfaced	\$15,000.00
	Project 12: Painting Exterior	\$20,000.00
	Project 13: Furniture	\$15,000.00
Subtotal		\$745,000.00

Subtotals	\$850,000.00
Risk (Contingency 16%)	\$136,000.00
Total	\$986,000.00

Stage 1	80% of Pre-construction costs	\$84,000.00
	Project 1: South Entrance and Commons Area	\$90,000.00
	Project 3: Parking Lot Redevelopment (Gate, landscaping, line repainting)	\$40,000.00
	Project 4: Covered Bin Enclosure	\$15,000.00
	Project 13: Furniture	\$15,000.00
	Subtotal	\$244,000.00
	Risk (Contingency - 22%)	\$56,000.00
	Total	\$300,000.00

Stage 2	20% of Pre-construction costs	\$20,000.00
	Project 2: Exterior Covered Entrances (including cementing courtyard)	\$100,000.00
	Project 5: Auditorium and Stage (pushout with metal cladding)	\$75,000.00
	Project 6: Sound and Lighting Upgrade	\$100,000.00
	Subtotal	\$295,000.00
	Risk (Contingency - 22%)	\$65,000.00
	Total	\$360,000.00

Stage 3	Project 7: East Side Classrooms	\$100,000.00
	Project 8: New Classroom with Second Floor (Q-Deck)	\$100,000.00
	Subtotal	\$200,000.00
	Risk (Contingency - 25%)	\$50,000.00
	Total	\$250,000.00

Stage 4	Project 9: Toddler Classroom Upgrade	\$60,000.00
	Project 10: Outdoor playground for Preschool Rental (Sept 17)	\$15,000.00
	Project 11: Exterior Blue Wood resurfaced	\$15,000.00
	Project 12: Exterior Painting	\$20,000.00
	Subtotal	\$110,000.00
	Risk (25% Contingency)	\$25,000.00
	Total	\$135,000.00

Total Estimated Cost	\$1,045,000.00
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