



**To:** Cole Evans

**Date:** Friday, October 15, 2021

**Project Number:** TBC  
**Location (Building and Room/Address):** UBC Life Building  
**Project Name:** Get Thrifty Expansion/ AMS Auditorium Lobby

Please find attached the FEASIBILITY ESTIMATE for the subject work, based on Carscadden Scope Summary, Separate Price #8, issued August 5, 2021 following on from meetings in consultation with Michael Kingsmill

**SCOPE**

To provide complete design and construction services for the expansion of the existing Norm Theatre lobby to expedite expansion of the Get Thrifty retail space on the lower level of the UBC Life Building. Lobby expansion includes demolition of existing partitions, concession and ticket booth and construction of new ticket booth to suit new layout (new drywall partitions, millwork and re/re mechanical and electrical to new location), installation of new structure for extending lobby floor into existing void space and creating a mezzanine level, revision of mechanical (plumbing, HVAC and fire protection) and electrical (lighting, power and communication systems) to suit, and installation of new paint and flooring throughout. Finishes at junctions between existing lobby and foyer to be patched and made good.

**ASSUMPTIONS / RISK**

The construction budget carried in this estimate is taken from the LEC cost report dated 31st May, 2021 for an earlier schematic plan which included expansion of the lobby area; but, excluded a mezzanine level. It is likely that there will be additional structural costs to accommodate the revised layout so this estimate includes a 10% contingency on top of the contingency included in LEC's pricing.

Additionally, it is unclear if any hazardous materials (asbestos and/or lead) abatement will be required as part of this project. An allowance of \$3,000 has been included for hazmat investigation.

Proposed implementation schedule: To ensure successful completion of your project please allow for the tasks and durations outlined in the attached schedule starting from your approval of this budget and authorization to proceed.

**CONTACT INFORMATION**

**Funding Manager:**  
**Key Contact:** Michael Kingsmill  
**Project Sponsor:** Cole Evans  
**Facility Manager:** James Bellavance  
**Project Services:** Kate West | kate.west@ubc.ca | 604 822 0471

# FEASIBILITY ESTIMATE



**THE UNIVERSITY OF BRITISH COLUMBIA**  
**Infrastructure Development**

**Project Services | Infrastructure Development**  
 1100 - 2329 West Mall, Vancouver, BC V6T 1Z4  
 T 604 827 4546 | E project.services@ubc.ca

Building Name: UBC Life Building

Project Name: Get Thrifty Expansion/ AMS Auditorium Lobby

Project No.: TBC

Building No: 790

Date: Friday, October 15, 2021

**PROJECT ESTIMATE:**

**LEVEL OF ESTIMATE:**

<b>Planning, Design &amp; Consultants</b>	<b>\$ 71,000</b>	<b>21%</b>
1000 Planning, Design & Consultants	\$ 52,000	
1200 Project Management	\$ 19,000	
To prov Inspections & Testing	\$	
<b>Construction Costs</b>	<b>\$ 239,000</b>	<b>71%</b>
2100 Building Construction	\$ 200,000	
3100 Project Commissioning	\$	
3200 Furniture & Equipment	\$	
4000 Contingency	\$ 34,000	
5000 Applicable Taxes	\$ 5,000	
<b>Internal UBC Departmental Costs</b>	<b>\$ 19,000</b>	<b>6%</b>
6100 Internal Consultants / Disb. / Permits	\$ 2,000	
6200 Building Operations	\$ 7,000	
6311 UBC IT	\$ 10,000	
6312 UBC Audio Visual / Digital Media / Studios	\$	
6320 Fire, Safety & Security	\$	
<b>Escalation Cost</b>	<b>\$ 8,000</b>	<b>2%</b>
<b>TOTAL PROJECT ESTIMATE:</b>	<b>\$ 337,000</b>	

Based on very limited information and thus will have a wide range of accuracy. Typical accuracy ranges for Feasibility Estimates are -30% to +50% depending on the complexity of the project and available information.

**PROJECT MANAGER COMMENTS:**

**OTHER OPTIONS (not included in base costs above):**

**PREPARED BY**

**1ST REVIEWER**

**2ND REVIEWER:**

Signature	Signature	Signature
Name Kate West	Name Jay Hiscox	Name Jay Hiscox
Position Project Manager II	Position Director, Project Services	Position Director, Project Services
Date 2021.10.09	Date Oct 18, 2021	Date Oct 18, 2021

**CLIENT AUTHORIZATION #1**

<b>FUNDING SOURCE 1</b>	Amount	Date
Name	Position	Signature
Driver Worktag ID	Driver Worktag Manager	Signature (if different from above)
Cost Centre ID	Fund ID	Function ID
		Spend Category ID

# ELEMENTAL ESTIMATE



University of British Columbia  
**Project Services | Infrastructure Development**  
 1100 - 2329 West Mall, Vancouver, BC V6T 1Z4  
 T 604 827 4546 | E project.services@ubc.ca

**Project Number:** TBC  
**Location (Building and Room/Address):** UBC Life Building  
**Project Name:** Get Thrifty Expansion/ AMS Auditorium Lobby

**Class of Estimate:** FEASIBILITY ESTIMATE **Area of Renovation:** 548 sq.ft.  
 Get Thrifty Expansion/ AMS Auditorium Lobby

		Quantity	Unit	Unit Cost	Total	Grand Totals
<b>TOTAL PROJECT SERVICES SOFT COSTS</b>						<b>\$ 70,375</b>
<b>1000</b>	<b>Planning, Design &amp; Consultants</b>					<b>\$ 51,375</b>
	To provide					\$93.75 /sq.ft.
1110	Planning & Pre-Design					\$
1130	Consultants					\$ 51,375
1131	Prime Consultant	1.0	ea.	@ 24,875.00	24,875	
1131	Prime Consultant - Disbursements	1	ea.	@ 500.00	500	
1134	Asbestos Consultant	1.0	ea.	@ 3,000.00	3,000	
1138	Electrical Engineer	1.0	ea.	@ 5,000.00	5,000	
1147	Mechanical Engineer	1.0	ea.	@ 6,000.00	6,000	
1148	Quantity Surveyor	1.0	ea.	@ 2,500.00	2,500	
1150	Structural Engineer	1.0	ea.	@ 9,500.00	9,500	
1170	Disbursements					\$
1180	Design Build					\$
<b>1200</b>	<b>Project Management</b>					<b>\$ 19,000</b>
	(rounded to nearest \$1,000)					\$34.67 /sq.ft.
1211	Project Management	6.0%	%	@ 303,177	19,000	
<b>1300</b>	<b>Inspection &amp; Testing</b>					<b>\$</b>
						/sq.ft.
<b>TOTAL PROJECT SERVICES CONSTRUCTION COSTS</b>						<b>\$ 238,187</b>
<b>2000</b>	<b>Building Construction</b>					<b>\$ 199,800</b>
						\$364.60 /sq.ft.
2110	Construction Contracts					\$ 199,800
2111	Prime Contractor	1	ea.	@ 199,800.00	199,800	
2180	Insurance Provided by UBC					\$
<b>3100</b>	<b>Project Commissioning</b>					<b>\$</b>
						/sq.ft.
<b>3200</b>	<b>Furniture &amp; Equipment</b>					<b>\$</b>
						/sq.ft.
3210	Furnishings					\$
3230	Equipment					\$
<b>4000</b>	<b>Contingency</b>					<b>\$ 33,686</b>
						13% - % of project costs
<b>5000</b>	<b>Applicable Tax</b>					<b>\$ 4,700</b>
						\$8.58 /sq.ft.
5000	GST	1.65%	%	@ 284,861	4,700	
5000	PST	7.00%	%	@		

<b>TOTAL INTERNAL UBC DEPARTMENTAL COSTS</b>					<b>\$ 18,316</b>
<b>6100 Internal Consultants / Disbursements / Permits</b>					<b>\$ 1,816</b>
6140	UBC Disbursements				\$
6180	Building & Development Permits				\$ 1,816
6181	Building Permit			\$ 199,800	1,816
<b>6200 Building Operations</b>					<b>\$ 6,500</b>
6271	Building Operations	1.0	ea.	@ 2,000.00	2,000
6274	Shutdowns	1.0	ea.	@ 2,500.00	2,500
6275	Custodial Services	1.0	ea.	@ 2,000.00	2,000
<b>6300 Project Commissioning</b>					<b>\$ 10,000</b>
6310	Network, Communications & A/V				\$ 10,000
6311	UBC IT	1.0	ea.	@ 10,000.00	10,000
6320	Fire, Safety & Security				\$
<b>7000 Escalation</b>					<b>\$ 7,096</b>
7001	Escalation Cost				\$ 7,096
7001	Escalation Cost	199,800.0	7.0	% for 6 months	7,096
<b>TOTAL PROJECT ESTIMATE: \$</b>					<b>333,973</b>
					<i>\$609.44 /sq.ft.</i>