



To: Cole Evans

Date: Monday, November 1, 2021

Project Number:

PSG00060

Location (Building and Room/Address):

UBC Life Building

Project Name:

Norm Theatre Lobby Expansion

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

## SCOPE

To provide design services to the end of the Design Development phase for the expansion of the existing Norm Theatre lobby. The lobby expansion will allow a retail space (Get Thrifty) on the lower level of the Life Building to continue with their expansion plans whilst funding for the full scope of theatre renovations is sourced.

## ASSUMPTIONS / RISK

There are limited risks during the design phase; however, it is noted that time is of the essence and that design work should proceed as soon as possible.

Risks related to construction scope and costs will be highlighted as design progresses.

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:**

**Project Sponsor:**

**Facility Manager:**

**Project Services:**

Michael Kingsmill

Cole Evans

James Bellavance

Kate West | kate.west@ubc.ca | 604 822 0471

# DESIGN ONLY 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 No.: PSG00060

Building No.: 790

Project Name: Norm Theatre Lobby Expansion

Date: Monday, November 1, 2021

**PROJECT ESTIMATE:**

**LEVEL OF ESTIMATE:**

<b>Planning, Design &amp; Consultants</b>	<b>\$ 16,900</b>	<b>98%</b>
1000 Planning, Design & Consultants	\$ 15,900	
1200 Project Management	\$ 1,000	
1300 Inspections & Testing	\$	
<b>Construction Costs</b>	<b>\$ 300</b>	<b>2%</b>
2100 Building Construction	\$	
3100 Project Commissioning	\$	
3200 Furniture & Equipment	\$	
4000 Contingency	\$	
5000 Applicable Taxes	\$ 300	
<b>Internal UBC Departmental Costs</b>	<b>\$</b>	
6100 Internal Consultants / Disb. / Permits	\$	
6200 Building Operations	\$	
6311 UBC IT	\$	
6312 UBC Audio Visual / Digital Media / Studios	\$	
6320 Fire, Safety & Security	\$	
<b>Escalation Cost</b>	<b>\$</b>	
<b>TOTAL PROJECT ESTIMATE:</b>	<b>\$ 17,200</b>	

Based on limited information, this estimate includes design fees only for front end engineering and/or feasibility design (FEED). It is with the intent, that the FEED will provide costing information for a class D estimate.

**PROJECT MANAGER COMMENTS:**

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

**PREPARED BY**

**1ST REVIEWER**

**2ND REVIEWER:**

Signature <i>Kate West</i>	Signature <i>Jay Hiscox</i>	Signature <i>Jay Hiscox</i>
Name Kate West	Name Jay Hiscox	Name Jay Hiscox
Position Project Manager II	Position Director, Project Services	Position Director, Project Services
Date 2021.11.01	Date Nov 2, 2021	Date Nov 2, 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:** PSG00060  
**Location (Building and Room/Address):** UBC Life Building  
**Project Name:** Norm Theatre Lobby Expansion

**Class of Estimate:** DESIGN ONLY ESTIMATE

**Area of Renovation:** 548 sq.ft.

		Quantity	Unit	Unit Cost	Total		Grand Totals
<b>TOTAL PROJECT SERVICES SOFT COSTS</b>						\$	<b>16,819</b>
<b>1000</b>	<b>Planning, Design &amp; Consultants</b>					\$	<b>15,819</b>
							\$28.87 /sq.ft.
1110	Planning & Pre-Design					\$	
1130	Consultants					\$	15,819
1131	Prime Consultant	1.0	ea.	@ 6,219.00		6,219	
1131	Prime Consultant - Disbursements	1.0	ea.	@ 100.00		100	
1138	Electrical Engineer	1.0	ea.	@ 2,000.00		2,000	
1147	Mechanical Engineer	1.0	ea.	@ 2,500.00		2,500	
1148	Quantity Surveyor	1.0	ea.	@ 3,000.00		3,000	
1150	Structural Engineer	1.0	ea.	@ 2,000.00		2,000	
1170	Disbursements					\$	
1180	Design Build					\$	
<b>1200</b>	<b>Project Management</b>					\$	<b>1,000</b>
							\$1.82 /sq.ft.
1211	Project Management	6.0%	%	@ 15,819		1,000	
<b>1300</b>	<b>Inspection &amp; Testing</b>					\$	
							/sq.ft.
<b>TOTAL PROJECT SERVICES CONSTRUCTION COSTS</b>						\$	<b>261</b>
<b>2000</b>	<b>Building Construction</b>					\$	
							/sq.ft.
2110	Construction Contracts					\$	
2180	Insurance Provided by UBC					\$	
<b>3100</b>	<b>Project Commissioning</b>					\$	
							/sq.ft.
<b>3200</b>	<b>Furniture &amp; Equipment</b>					\$	
							/sq.ft.
3210	Furnishings					\$	
3230	Equipment					\$	
<b>4000</b>	<b>Contingency</b>					\$	
							- % of project costs
<b>5000</b>	<b>Applicable Tax</b>					\$	<b>261</b>
							\$0.48 /sq.ft.
5000	GST	1.65%	%	@ 15,819		261	
5000	PST	7.00%	%	@			

<b>TOTAL INTERNAL UBC DEPARTMENTAL COSTS</b>		\$	-
<b>6100</b>	<b>Internal Consultants / Disbursements / Permits</b>	\$	
6140	<u>UBC Disbursements</u>	\$	
6180	<u>Building &amp; Development Permits</u>	\$	
<b>6200</b>	<b>Building Operations</b>	\$	
<b>6300</b>	<b>Project Commissioning</b>	\$	
6310	<u>Network, Communications &amp; A/V</u>	\$	
6320	<u>Fire, Safety &amp; Security</u>	\$	
<b>7000</b>	<b>Escalation</b>	\$	
		<b>TOTAL PROJECT ESTIMATE: \$</b>	<b>17,080</b>
			<i>\$31.17 /sq.ft.</i>