

NOTICE: That a Special Parks Committee Meeting will be held at the District Hall, 4936 Barriere Town Road, Barriere, B.C. on July 20, 2010 at 7:00 p.m. for the transaction of business listed below.

Nora Johnson, Deputy CAO

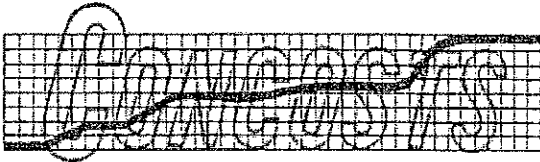
WORKING AGENDA

1. BANDSHELL

Review Preliminary Cost Estimates

2. NEXT MEETING

3. ADJOURNMENT



CONCAST CONSULTANTS INC.

7554 BURRIS STREET, BURNABY, BC V5E 1Y9

Burnaby Offices: (604) 522-9977 • Fax (604) 522-3370

Kelowna Offices: (250) 868-9977 • Fax (250) 868-3372

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M. MILLIGAN & ASSOCIATES LTD.
203, 655 Victoria Street
Kamloops, BC V2C 2B3
Tel: 250.374.5433 Fax: 250.374.7022

July 7, 2010
Job #4203

Invoice #8787

Attention: Mr. Ralph Ruppel
Senior Designer

INVOICE

BAND SHELL DESIGN
Preliminary Cost Estimate
Burnaby, BC
(Owner: District of Burnaby)

Quantity Surveying Services

Estimate Fees: Preparation of Preliminary Construction Cost Estimate as requested by Mr. Ralph Ruppel of M. Milligan & Associates Ltd. (hourly as below) \$ -

Principal Quantity Surveyor	0.3 hrs @	\$ 150.00	\$ 45.00
General Manager - PQS	1.0 hrs @	\$ 133.30	\$ 133.30
Associate	11.5 hrs @	\$ 107.90	\$ 1,240.85
Building Technologist	0.0 hrs @	\$ 82.20	\$ -
Administrator	0.0 hrs @	\$ 65.00	\$ -

Total Work: \$ 1,419.15

Total Fees This Invoice: \$ 1,419.15

Disbursements

Includes: Copies, Drawings, Faxes, Photos, Mileage, Etc. \$ 7.84

Subtotal This Invoice \$ 1,426.99

12% Harmonized Sales Tax
(Reg. #R121562002) \$ 171.24

TOTAL THIS INVOICE \$ 1,598.23

Invoicing Summary

Total Billing To Date	Payment Received	Due 1-10	Overdue 11-30	Overdue 31-60	Overdue 61+	Accrued Interest	Total Amount Due
\$ 1,598.23	\$ -	\$ 1,598.23	\$ -	\$ -	\$ -	\$ -	\$ 1,598.23
Invoice(s) Owed: n/a							

INVOICE DUE AND PAYABLE UPON RECEIPT

This account is due and payable as of the date of invoice. Interest will be charged and payable on any unpaid balance commencing 10 days after the date of invoice at the rate of 1.5% per month (19.6% per annum) with partial payments firstly being applied to the payment of interest.



PRELIM. COST ESTIMATE - CONSTRUCTION COSTS

PROJECT: **BAND SHELL DESIGN**
LOCATION: **Barriere, BC**
CLASS: **Concrete Block/Wood Framed Structure**
CLIENT: **M. Milligan & Associates**

SUMMARY:
CHECK: **MW & DNG DATE:**
DRAWING NO: **A-301 - A-303.1 ESTIMATE:**

RG JOB NO: **4203**
7-Jul-10
PRELIM.

AREA (sf): **2,363 UNITS:**
PARKING (sf): **0 UNIT AVG. (sf):**

1
2,363

COST CODE	ELEMENT/TRADE	Total Estimated Cost	Cost per Square Foot	Cost per Unit	% of Total Construction Cost
0000	INDIRECT COST	34,100	14.43	34,100	8.3%
0100	GENERAL REQUIREMENTS	69,100	29.24	69,100	16.7%
0200	SITE WORK	43,600	18.45	43,600	10.6%
0300	CONCRETE	74,000	31.32	74,000	17.9%
0400	MASONRY	38,100	16.12	38,100	9.2%
0500	METALS	2,500	1.06	2,500	0.6%
0600	WOOD & PLASTIC	21,600	9.14	21,600	5.2%
0700	THERMAL & MOISTURE PROTECTION	32,300	13.67	32,300	7.8%
0800	DOORS & WINDOWS	9,300	3.94	9,300	2.3%
0900	FINISHES	17,700	7.49	17,700	4.3%
1000	SPECIALTIES	3,400	1.44	3,400	0.8%
1100	EQUIPMENT	2,000	0.85	2,000	0.5%
1200	FURNISHINGS	0	0.00	0	0.0%
1300	SPECIAL CONSTRUCTION	0	0.00	0	0.0%
1400	CONVEYING SYSTEMS	0	0.00	0	0.0%
1500	MECHANICAL	29,600	12.53	29,600	7.2%
1600	ELECTRICAL	35,500	15.02	35,500	8.6%
90.7%	SUB-TOTAL CONSTRUCTION	412,800	174.69	412,800	100.0%
4.5%	ADD 5.0% DESIGN CONTINGENCY	20,600	8.72	20,600	
95.2%	SUB-TOTAL CONSTRUCTION	433,400	183.41	433,400	
4.8%	ADD 5.0% CONSTRUCTION CONTINGENCY	21,700	9.18	21,700	
100.0%	TOTAL CONSTRUCTION	455,100	192.59	455,100	



PRELIM. COST ESTIMATE - CONSTRUCTION (HARD) COSTS

PROJECT: BAND SHELL DESIGN
LOCATION: Barriere, BC
CLASS: Concrete Block/Wood Framed Structure
CLIENT: M. Milligan & Associates

SUMMARY:
CHECK: MW & DNG
DRAWING NO: A-301 - A-303.1
AREA (sf): 2,363
PARKING (sf): 0

JOB NO: 4203
DATE: 7-JUL-10
ESTIMATE: PRELIM.

UNITS 1
UNIT AVG. (sf) 2,363

COST CODE	ELEMENT/TRADE	Total Estimated Cost	Quantity	Unit	Unit Price	Remarks
0000	INDIRECT COST	34,100	1	Allow	34,100	Allow 9.0% of Total Construction (Hard) Costs
0010	Construction Managers Fee	34,100				
	SUB TOTAL	34,100				
0100	GENERAL REQUIREMENTS					4 Month Estimated Construction Schedule
0101	Field Supervision	20,000	4	Mos	5,000.00	Allow for 4 months @ \$5,000/mo
0102	General Labour	10,000	4	Mos	2,500.00	Allow for 1 labourer @ \$2,500/mo
0105	Fees, Permits & Licences	7,000	1	Allow	7,000.00	Allowance based on similar projects - not including DCCs
0106	COC/CGL Insurances	4,000	1	Allow	4,000.00	Allowance based on similar projects
0107	Bonds	-	0	-	-	n/a
0108	Testing	1,000	1	Allow	1,000.00	Allowance for concrete and soils
0109	Site Office Equipment	1,200	4	Mos	300.00	Allow \$300/month
0110	Survey & Layout	2,500	1	Allow	2,500.00	Allowance based on similar projects
0111	Photographs & Drawings	1,000	1	Allow	1,000.00	Allowance based on similar projects
0112	Small Tools	800	4	Mos	200.00	Allow \$200/month
0113	Telephones	-	0	-	-	n/a
0117	Temporary Site Office	1,200	4	Mos	300.00	Allow \$300/month
0118	Temporary Toilets	800	4	Mos	200.00	Allow for 1 toilet per month @ \$200/toilet
0119	Temporary Power	800	4	Mos	200.00	Allow \$200/month
0121	Temporary Heat	600	1	Mos	600.00	Allowance for drywall mud curing
0122	Temporary Lighting	-	0	-	-	Incl. 0119
0123	Temporary Water	300	4	Mos	75.00	Allow \$75/month
0124	Perimeter Security Fencing	800	400	LF	2.00	Allow \$0.65/LF - Delivery/Setup/Removal + \$0.30/LF/Mo rental
0125	Scaffolding & Staging	500	1	Allow	500.00	Allowance - Majority by Trades
0126	Material Protection	400	4	Mos	100.00	Allow \$100/month
0127	Weather Conditions	1,500	1	Allow	1,500.00	Allowance for poor weather
0128	Machine Rentals	2,000	4	Mos	500.00	Allow \$500/month
0129	Rubbish Removal	2,000	4	Mos	500.00	Allow \$500/month
0130	Final Clean Up	1,500	1	Allow	1,500.00	Allowance
0131	Signs	500	1	Allow	500.00	Development Signs if required
0135	Security	8,000	4	Mos	2,000.00	Allow \$2,000/month
0136	First Aid Attendant	-	0	-	-	Incl. 0102
0138	Crane/Holst Rental	700	1	Allow	700.00	Partial Allowance for crane/holisting - remainder by trades
	SUB TOTAL	69,100				Allow \$17,275/month



PRELIM. COST ESTIMATE - CONSTRUCTION (HARD) COSTS

PROJECT: BAND SHELL DESIGN
LOCATION: Barriere, BC
CLASS: Concrete Block/Wood Framed Structure
CLIENT: M. Milligan & Associates

SUMMARY:
CHECK: MW & DNG
DRAWING NO: A-301 - A-303.1
AREA (sf): 2,363
PARKING (sf): 0

JOB NO: 4203
DATE: 7-JUL-10
ESTIMATE: PRELIM.
UNITS: 1
UNIT AVG. (sf): 2,363

COST CODE	ELEMENT/TRADE	Total Estimated Cost	Quantity	Unit	Unit Price	Remarks
0200	SITEWORK					
0210	Demolition	0	0	-	-	n/a
0220	Structure Excavation	5,400	226	CY	24.00	Excav. For footings/foundation walls plus working room
0222	Backfill/Slitework	2,800	165	CY	17.00	Allowance for fill material, compaction
0223	Sub Slab Fill	3,600	2,127	SF	1.70	Allow for slab on grade
0225	Detailed Excavation	-	0	-	-	Incl. 0220
0226	Trench Excavation & Fill	-	0	-	-	Incl. 0220
0227	Import Fill Material	6,800	200	CY	34.00	Allowance to bring rear of site up to asphalt design sub-grade, infill under stage SOG
0228	Site Grading	-	0	-	-	Incl. 0227
0230	Piles	-	0	-	-	n/a
0240	Shoring	-	0	-	-	n/a
0245	Perimeter Drain Tile	1,400	220	LF	6.25	Perimeter Drainage
0250	Site Drainage	-	0	-	-	Incl. 0255/0255
0255	Onsite Services	-	0	-	-	Storm & sani incl. septic field required by Owner - no site plan/civil information provided
0256	Offsite Services	-	0	-	-	All offsite connections, associated excav./fill by Owner - no information provided
0257	Roadways	-	0	-	-	Incl. 0261
0258	Civil Work (Hydro/Tel/Cable)	10,000	1	Allow	10,000.00	Allowance - to be confirmed with future drawings and reviewed
0261	Asphalt Paving	6,300	240	SM	26.40	Minor Allowance for 4' deep asphalt paved apron staging area at rear of band shell - tbc
0262	Curbs	2,300	100	LF	23.00	Minimal allowance for curbs along asphalt paving
0263	Sidewalks & Crossings	-	0	-	-	None shown on provided drawings
0271	Fences & Gates	-	0	-	-	None shown on provided drawings
0272	Bollards	-	0	-	-	None shown on provided drawings
0275	Retaining Walls - Excavation	-	0	-	-	None shown on provided drawings
0276	Retaining Walls	-	0	-	-	None shown on provided drawings
0280	Landscaping	5,000	1	Allow	5,000.00	Allowance
0285	Hard Landscaping	-	0	-	-	None shown on provided drawings
	SUB TOTAL	43,800				
0300	CONCRETE					
0310	Formwork Material	9,600	3,478	SFCA	2.75	Estimate for material formwork based on takeoff
0311	Formwork Labour	20,900	3,478	SFCA	6.00	Estimate for formwork labour based on takeoff
0312	Structural Shoring/Reshoring	0	0	-	-	n/a
0315	Concrete Accessories	1,000	1	Allow	1,000.00	Allowance for ties, form oil, etc.
0320	Concrete Reinforcing	18,000	17,689	lb.	1.02	Avg. 170lbs/CY (7.5% rebar splicing and waste)
0330	Concrete Supply	17,700	104	CY	170.00	Avg. 25 - 32MPa concrete (incl. 5% waste & spillage)
0331	Concrete Pumping	3,400	104	CY	33.00	Unit price for pumping concrete quantity
0332	Concrete Placing	2,100	104	CY	20.00	Unit price for placing concrete quantity
0333	Concrete Finishing	1,300	2,127	SF	0.60	Allowance for gas powered trowel finisher - SOG
0350	Cementitious Flooring	0	0	-	-	n/a
	SUBTOTAL	74,000				



PRELIM. COST ESTIMATE - CONSTRUCTION (HARD) COSTS

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CLIENT: M. Milligan & Associates

SUMMARY:
CHECK: MW & DNG
DRAWING NO: A-301 - A-303.1
AREA (sf): 2,363
PARKING (sf): 0

JOB NO: 4203
DATE: 7-Jul-10
ESTIMATE: PRELIM.
UNITS: 1
UNIT AVG. (sf): 2,363

COST CODE	ELEMENT/TRADE	Total Estimated Cost	Quantity	Unit	Unit Price	Remarks
0400	MASONRY					
0420	Concrete Block Masonry	38,100	2,179	SF	17.50	Allow for Concrete block walls
0425	Natural Stone Masonry	-	0	-	-	n/a
0430	Brick Masonry	-	0	-	-	n/a
0440	Glass Block Masonry	-	0	-	-	n/a
	SUB-TOTAL	38,100				
0500	METALS					
0510	Structural Metal Frame - Supply	0	0	-	-	n/a
0515	Structural Metal Frame - Install	0	0	-	-	n/a
0530	Steel Stud Framing	0	0	-	-	n/a
0550	Misc. Metals	500	1	Allow	500.00	Allowance
0560	Misc. Flashing	0	0	-	-	Incl. 0770
0572	Metal Railings - 3'-6"	1,300	16	LF	80.00	Allow for 3'-0" railing up concrete stairs
0573	Metal Railings - Wall mounted	700	20	LF	35.00	Wall mounted H/C bathroom safety rails
	SUB-TOTAL	2,500				
0600	WOOD & PLASTIC					
0610	Rough Carpentry Material	4,500	2,363	SF	1.90	Allow \$1.90/SF for wood framing materials incl. roof plywood, wall sheathing, parapet
0611	Rough Carpentry Labour	5,200	2,363	SF	2.20	Allow \$2.20/SF for wood framed wall, truss installation, roof sheathing, parapet
0618	Engineered Wood Members	2,600	1	Allow	2,600.00	Allowance for glulam beam across stage - "OK Builders"
0619	Wood Trusses	8,300	2,363	SF	3.50	Allowance for engineered roof trusses
0620	Finish Carpentry Material	-	0	-	-	Incl. 0610 - minimal required
0621	Finish Carpentry Labour	-	0	-	-	Incl. 0610 - minimal required
0625	Exterior Finish Material	1,000	1	Allow	1,000.00	Allowance for trim - remainder in 0990
0626	Exterior Finish Labour	-	0	-	-	Incl. 0611/0990
	SUB-TOTAL	21,600				



PRELIM. COST ESTIMATE - CONSTRUCTION (HARD) COSTS

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SUMMARY:
CHECK: MW & DNG
DRAWING NO: A-301 - A-303.1
AREA (sf): 2,363
PARKING (sf): 0

JOB NO: 4203
DATE: 7-JUL-10
ESTIMATE: PRELIM.
UNITS: 1
UNIT AVG. (sf): 2,363

COST CODE	ELEMENT/TRADE	Total Estimated Cost	Quantity	Unit	Unit Price	Remarks
0700	THERMAL & MOISTURE PROTECTION					
0705	Dampproofing	0	0	-	-	n/a
0710	Waterproofing	0	0	-	-	n/a
0720	Insulation - R44 Batt	5,700	1,863	SF	3.06	Allowance for roof batt insulation in truss cavity
0721	Insulation - R20 Batt	600	420	SF	1.39	Allowance for W2 wall
0725	Rigid Insulation	2,700	1,373	SF	2.00	Allowance for foundation walls
0730	Sprayed Insulation	0	0	-	-	n/a
0740	Vinyl Siding	0	0	-	-	n/a
0741	Soffits	600	231	SF	2.50	Aluminum soffit at rear and side overhangs of upper roof and washroom entrance
0744	Acrylic Stucco	0	0	-	-	n/a
0745	EIFS	0	0	-	-	n/a
0746	Fire Stopping	0	0	-	-	n/a
0750	Membrane Roofing	8,100	1,243	-	6.50	Allowance for 2 ply SBS torch-on roof at upper roof
0755	Roof Shingles (35 year Asphalt)	-	0	-	-	n/a
0760	Metal Roof Cladding	12,200	1,220	SF	10.00	Allowance for side lower roofs
0765	Flashing & Sheetmetal	1,200	1	Allow	1,200.00	Allowance for doors and cap flashing
0770	Gutters & Downspouts	700	1	Allow	700.00	Allowance for lower roof gutters and upper roof rain water leaders
0775	Skylights	-	0	-	-	n/a
0780	Caulking & Sealants	500	1	Allow	500.00	Allowance - remainder by trades if required
0790						
	SUBTOTAL	32,300				
0800	DOORS & WINDOWS					
0810	Metal Doors & Frames	5,500	10	Ea	550.00	Allowance for hollow metal doors including thresholds and sweeps for exterior doors
0820	Solid Core Wood Doors & Frames	-	0	-	-	n/a
0821	Hollow Core Wood Doors & Frames	-	0	-	-	n/a
0830	Overhead Doors	2,500	1	Ea	2,500.00	Allowance for steel roll up overhead door
0835	Curtain Wall Systems	-	0	-	-	n/a
0840	Entrances & Storefronts	-	0	-	-	n/a
0850	Metal Windows	-	0	-	-	n/a
0855	Special Windows	-	0	-	-	n/a
0860	Windows Installation	-	0	-	-	n/a
0870	Hardware - Metal Doors	1,300	10	Ea	125.00	Allowance for doors (4 w/ push pull hardware and spring hinges, 6 w/ passage & DB)
0871	Hardware - Solid Core Wood Doors	-	0	-	-	n/a
0872	Hardware - Hollow Core Wood Doors	-	0	-	-	n/a
	SUBTOTAL	9,300				



PRELIM. COST ESTIMATE - CONSTRUCTION (HARD) COSTS

PROJECT: BAND SHELL DESIGN
LOCATION: Barriere, BC
CLASS: Concrete Block/Wood Framed Structure
CLIENT: M. Milligan & Associates

SUMMARY:
CHECK: MW & DNG
DRAWING NO: A-301 - A-303.1
AREA (sf): 2,363
PARKING (sf): 0

JOB NO: 4203
DATE: 7-Jul-10
ESTIMATE: PRELIM.
UNITS: 1
UNIT AVG. (sf): 2,363

COST CODE	ELEMENT/TRADE	Total Estimated Cost	Quantity	Unit	Unit Price	Remarks
0900	FINISHES					
0925	Drywall - Ceilings	5,200	2,363	SF	2.19	Ceilings - 1/2" & 5/8" gypsum board, tape, sand finish
0926	Drywall - Walls	1,000	420	SF	2.32	Walls - 1/2" exterior grade gypsum board, tape, sand finish
0928	Spraytex Ceilings	-	0	-	-	n/a
0930	Ceramic Tile	-	0	-	-	n/a
0950	T-Bar Ceiling	-	0	-	-	n/a
0965	Vinyl Flooring	-	0	-	-	n/a
0968	Carpeting	-	0	-	-	n/a
0970	Hardwood Flooring	-	0	-	-	n/a
0990	Painting	11,500	7,687	SF	1.50	Block Walls both sides, parapet, stage wall, ceilings, front stage concrete wall
	SUB TOTAL	17,700				
1000	SPECIALTIES					
1030	Fireplaces	0	0	-	-	n/a
1040	Entry Canopy	0	0	-	-	n/a
1050	Building Signage	0	0	-	-	n/a
1055	Postal Specialties	0	0	-	-	n/a
1067	Storage Shelving	0	0	-	-	n/a
1080	Washroom & Toilet Accessories	500	7	Ea	75.00	Allowance for washrooms
1085	Toilet Stall Partitions	1,800	7	Ea	250.00	Allowance for stalls and partitions
1090	Change Tables	500	3	Ea	150.00	Allowance
1095	Hand Dryers	600	3	Ea	200.00	Allowance
	SUB TOTAL	3,400				
1100	EQUIPMENT					
1163	Washers & Dryers	0	0	-	-	n/a
1180	Office Equipment	0	0	-	-	n/a
1190	Appliances	0	0	-	-	n/a
1192	Cabinets & Vanities	2,000	1	Allow	2,000.00	Allowance for bathroom areas
1193	Countertops	-	0	-	-	Incl. 1192
	SUB TOTAL	2,000				



PRELIM. COST ESTIMATE - CONSTRUCTION (HARD) COSTS

PROJECT: BAND SHELL DESIGN
LOCATION: Barriere, BC
CLASS: Concrete Block/Wood Framed Structure
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SUMMARY:
CHECK: RG
DRAWING NO: A-301 - A-303.1
AREA (sf): 2,363
PARKING (sf): 0

JOB NO: 4203
DATE: 7-Jul-10
ESTIMATE: PRELIM.
UNITS: 1
UNIT AVG. (sf): 2,363

COST CODE	ELEMENT/TRADE	Total Estimated Cost	Quantity	Unit	Unit Price	Remarks
1200	FURNISHINGS					
1245	Common Area FF&E	0	0	-	-	n/a
1250	Drapes & Tracks	0	0	-	-	n/a
1255	Blinds	-	0	-	-	n/a
1260	Lobby Finishes	0	0	-	-	n/a
	SUB TOTAL	0				
1300	SPECIAL CONSTRUCTION					
1350	Recreation Equipment/Electronics	0	0	-	-	n/a
	SUB TOTAL	0				
1400	CONVEYING SYSTEMS					
1420	Elevators	0	0	-	-	n/a
	SUB TOTAL	0				
1500	MECHANICAL					
1540	Plumbing Work	25,000	1	Allow	25,000.00	Allowance for interior plumbing, floor drains, HWT, extended to 3' outside of building
1541	Plumbing Fixtures	4,600	1	Allow	4,600.00	Allow for 9 toilets @ \$400 ea., 5 sinks @ \$200 ea. Incl. hardware
1550	Sprinklers	0	0	-	-	n/a
1560	HVAC	0	0	-	-	n/a - no drawings provided
	SUB TOTAL	29,600				
1600	ELECTRICAL					
1610	Electrical Work	35,000	1	unit	35,000.00	Allowance for rough in & finish elec. Work, heaters - to be confirmed by elec. Dwg's
1650	Light Fixtures	0	0	-	-	Incl. 1610
1676	Security Systems	0	0	-	-	n/a
1678	Hydro & Telephone Ducting	500	1	Allow	500.00	Allowance
	SUB TOTAL	35,500				