

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
MOUNT FOREST AQUATICS AD-HOC ADVISORY COMMITTEE  
AGENDA  
TUESDAY, FEBRUARY 7, 2023 @ 7:00 P.M.  
MEETING ROOM, MOUNT FOREST & DISTRICT SPORTS COMPLEX**

SUBJECT	PAGE	LEAD	ACTION
<b>Calling to Order</b>		Chair	
<b>Adoption of Agenda</b>			
Recommendation: <i>THAT the agenda for the February 7, 2023, Township of Wellington North Mount Forest Aquatics Ad-Hoc Advisory Committee meeting be accepted and passed.</i>		Chair	Resolution
<b>Disclosure of Pecuniary Interest</b>		Chair	
<b>Minutes of Previous Meeting</b>			
August 23, 2022 Approved at the September 12, 2022, Meeting of Council Recommendation: THAT the Mount Forest Aquatics Ad Hoc Advisory Committee receive for information the Minutes from the August 23, 2022, committee meeting.	001	Chair	Resolution
<b>Business Arising from the Minutes</b>			
You've Been Flocked Update		Member McFarlane	
Swag and Promotional Material Update		Chair	
Shopify Update		Chair	
Membership Update		Chair	
Fundraising Ideas		Chair	
<b>Items for Consideration</b>			
Financial Update Donations Account Information Recommendation: THAT the Mount Forest Aquatics Ad Hoc Advisory Committee receive for information the verbal financial update.	005	Committee Treasurer	Resolution
RESOLUTION: 2023-011  Moved: Councillor Burke Seconded: Councillor Hern  THAT the Council of the Corporation of the Township of Wellington North receive for information Report OPS 2023-001 being a report on the proposed work plan for	006	DOO	Information

<p>the Mount Forest Outdoor Pool and Aquatics Centre for information;</p> <p>AND FURTHER THAT Council approve, in principle, the work plan as presented within this report as follows:</p> <p>Proposed Next Steps:</p> <p>Winter 2023                      Township Council reviews schematic design and probable cost estimate and provides further direction to Township staff</p> <p>Winter/Spring 2023              Council decision point – “go or no go” (2023 capital budget)</p> <p>Summer 2023                      Architect completes design development and provides probable cost estimate to plus or minus ten percent</p> <p>Fall 2023                              Township Council reviews design development and probable cost estimate and provides further direction to Township staff</p> <p>Winter 2024                          Architect completes detailed design and specification for tendering</p> <p>Winter 2024                          Council decision point – “go or no go” (2024 capital budget)</p> <p>Spring 2024                          Tender</p> <p>Spring / Summer 2024              Construction</p> <p>Fall 2024                              Completion of construction</p> <p>Summer 2025                          New Mount Forest Outdoor Pool and Aquatics Centre open for its inaugural season</p> <p>CARRIED</p>			
<b>Other Business/Roundtable</b>			
<b>Next Meeting</b>			
March 14, 2023		Chair	
<b>Adjournment</b>			

Recommendation: <i>THAT the Township of Wellington North Mount Forest Aquatics Ad-Hoc Advisory Committee meeting of February 7, 2023, be adjourned at p.m..</i>		Chair	Resolution
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001

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH  
MOUNT FOREST AQUATICS AD-HOC ADVISORY COMMITTEE MINUTES  
AUGUST 23, 2022 @ 7:00 P.M.  
BILL MOODY PARK MOUNT FOREST

Committee Members Present:

Sherry Burke, Councillor, Chairperson  
Andy Lennox, Mayor, ex-officio  
Shelley Weber, Public Member  
Jessica McFarlane, Public Member  
Vern Job, Lions Member  
Al Leach, Lions Member

Regrets:

Lori Doney, Public Member  
Ray Tout, Lions Member

Staff Present:

Matthew Aston, Director of Operations  
Mandy Jones, Interim Manager, Programming Community Engagement  
Jessica Turnbull, Administrative Assistant

Guests:

Dan Yake, Councillor  
Steve McCabe, Councillor

**CALLING THE MEETING TO ORDER**

Chair Burke called the meeting to order at 7:00 p.m.

**ADOPTION OF THE AGENDA**

RESOLUTION: MFA 2022-016

Moved: Member Leach

Seconded: Member McFarlane

THAT the agenda for the August 23, 2022 Township of Wellington North Mount Forest Aquatics Ad-Hoc Advisory Committee meeting be accepted and passed.

CARRIED

**DISLCOSURE OF PECUNIARY INTEREST**

No pecuniary interest declared.

**Minutes of Previous Meeting**

Approved at the July 25, 2022 Meeting of Council

Mount Forest Aquatics Ad-Hoc Advisory Committee Meeting of July 12, 2022

RESOLUTION: MFA 2022-017

Moved: Member Job

Seconded: Member Weber

THAT the Mount Forest Aquatics Ad-Hoc Advisory Committee receive for information the Minutes from the July 12, 2022 committee meeting.

CARRIED

**BUSINESS ARISING FROM THE MINUTES**

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH  
MOUNT FOREST AQUATICS AD-HOC ADVISORY COMMITTEE MINUTES  
AUGUST 23, 2022 @ 7:00 P.M.  
BILL MOODY PARK MOUNT FOREST

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### **Promotional Items**

Chair Burke has all swag at her home which was collected from member Hewson. Chair Burke explained that she would like to work with someone more tech savvy to post to social media platforms. A complete inventory will be disclosed at the next meeting. There are a few more farmers' market days where swag could be sold at the Lions Club tent.

Member McFarlane has emailed Sharon Wagner to see if the swag could be added to the Mount Forest Chamber website via Shopify which is an e-commerce platform. This would entail taking photos of the swag items and allow the public to purchase them online.

Councillor McCabe enquired how much has been sold and it was stated at the last meeting that there is just over \$10,000 in the bank account.

### **MacDonald-Schwindt Splash Pad Naming Ceremony**

Member Job updated the committee about the ceremony adding it was a great day, with amazing turnout.

### **Future Fundraising Opportunities**

Fall Event – You've Been Flocked

Member McFarlane shared a draft flyer for the Fall You've Ben Flocked campaign. The event is to take place on September 18<sup>th</sup> through Oct 2<sup>nd</sup>. The flyer and the fundraiser form are the same as previously used with the exceptions of a few added details such as the where to make the cheques payable to, the e-transfer email and a box for tax receipts.

Member McFarlane suggested to reach out to 88.7 The River to see if they are okay with being the drop off location again.

Member McFarlane explained that the deadline to advertise in the Bizbull has passed but advertising in the Advertiser is still a possibility as it would target community members not on social media. The deadline is generally two weeks for the advertiser.

Chair Burke suggested Member Weber bring the previous Advertiser quote to the next meeting for discussion. The Interim Manager, Programming and Community Engagement (IMPCE) suggested to submit a media release to the Advertiser along with some photos of the previous campaign. Committee agreed with the idea and staff will support in drafting a media release with support from Chair Burke and Member McFarlane.

Member McFarlane mentioned advertising could be done at the Lions Bingo on Wednesday evenings or at the Seniors Socials.

Member McFarlane asked committee for support on volunteering with logistics as there was some difficulty with organizing them last event. The Committee requested the contact information of individuals that completed the Pool survey in the spring that were interested in

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BILL MOODY PARK MOUNT FOREST

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volunteering with fundraising efforts. Staff will provide Chair Burke and Member McFarlane with this information.

The flamingos are currently at the Lion's rental unit and Member Job will check them out to ensure they are all still in good condition.

Committee spoke to the idea of having a maximum distance for setting up the flamingos as it would be easier for the volunteers. Chair Burke suggested that if they are located within Wellington North, they should be allowed to participate in the event. Committee agreed.

Member Job will be away September 17<sup>th</sup> - 24<sup>th</sup>

Member Job inquired about the "top-up programs" where individuals are asked to support various charities at stores such as No Frills. Member Weber is familiar with the program, as they ran one for the Christmas Bureau at No Frills. The program had cashiers ask if customers wanted to donate towards the Christmas bureau, if yes, the cashiers would scan a barcode and the amount would be added to the customers bill.

Member Weber suggested a paint night which is currently only offered via zoom but will wait to see if they'll be doing it in-person soon.

IMPCE reminded Committee of the fundraising calendar. Chair Burke explained that it could be pursued for 2024 and Committee can look to organize it starting the beginning of 2023.

**Direction to Staff: to include the Calendar as a standing item on all future agendas**

## **Membership Update**

Chair Burke informed Committee that she accepted the resignations of Member Jayme Hewson, and Member Larissa Lamont.

Committee was asked to think of two additional individuals that could join as public members.

## **ITEMS FOR CONSIDERATION**

### **Financial Update**

\$10,000 is the last figure mentioned from Member Tout. An update will be provided at the next meeting.

### **OTHER BUSINESS/ROUNDTABLE**

Discussion at Council regarding the Mount Forest Outdoor Pool and Aquatics Centre

The Director of Operations provided an update on the new pool concept design and explained that it will be presented to council next Monday. He clarified that it is a tamed down concept three. Member McFarlane mentioned the climbing wall and is concerned about where it might be located based on the current site plan, she believes it is an important feature to have for the kids. The Director of Operations explained that staff are focused on getting the base drawings and the rock wall feature will have to be fundraised for; the location will not be a problem.

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THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH  
MOUNT FOREST AQUATICS AD-HOC ADVISORY COMMITTEE MINUTES  
AUGUST 23, 2022 @ 7:00 P.M.  
BILL MOODY PARK MOUNT FOREST

Mayor Lennox inquired about the appetite for fundraising capacity from the community. Member Leach expressed that Council should consider engaging a professional fundraising firm to support in the collection of donations to reach a higher fundraising goal. This Committee is excited to have \$10,000 in the bank and is looking forward to additional fundraisers. The new pool is two or more years away from being constructed. Staffing remains a challenge for the pool operations. Member Job asked what Councils' perspective is on the dollar value for fundraising. Mayor Lennox stated there is not one in place, but the prices are beyond what was expected. There is potential to seek provincial or federal funding, however timelines and provincial/federal priorities may not align. Member Leach suggested that the community be re-surveyed once a final pool concept is chosen with a dollar figure attached. Member McFarlane mentioned that it will be easier to fundraise once a concept and design is chosen and can be displayed.

The IMPCE invited Committee to the Volunteer and Newcomer Celebration on September 23<sup>rd</sup> from 11:00am – 1:00pm at the Mount Forest & District Sports Complex. Community groups and organizations are also welcome to come and setup a booth. The meal will be catered and is free, but registration is required.

**NEXT MEETING**

September 13, 2022 @ 7pm  
Location TBD

**ADJOURNMENT**

RESOLUTION: MFA 2022-018

Moved: Member MacFarlane

Seconded: Member Weber

THAT the Township of Wellington North Mount Forest Aquatics Ad-Hoc Advisory Committee meeting of August 23, 2022 be adjourned at 8:10 p.m.

CARRIED



ROYAL BANK OF CANADA  
P.O. BOX 4047 TERMINAL A  
TORONTO ON M5W 1L5

## Business Account Statement

November 30, 2022 to December 30, 2022

██████████ ██████████  
THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
MOUNT FOREST AQUATICS AD HOC ADVISORY COMMITTEE  
7490 SIDEROAD 7 W  
PO BOX 125  
KENILWORTH ON N0G 2E0

**Account number:** ██████████ ██████████

**How to reach us:**

Please contact your RBC Banking representative or call

██████████  
██████████  
[www.rbcroyalbank.com/business](http://www.rbcroyalbank.com/business)

### Account Summary for this Period

**Business Current Account**

**Royal Bank of Canada**  
██

Opening balance on November 30, 2022	\$11,316.57
Total deposits & credits (1)	+ 38.14
Total cheques & debits (0)	- 0.00
<b>Closing balance on December 30, 2022</b>	<b>= \$11,354.71</b>

### Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	<b>Opening balance</b>			<b>11,316.57</b>
01 Dec	Deposit interest		38.14	11,354.71
	<b>Closing balance</b>			<b>11,354.71</b>

**Deposit Interest Earned: \$38.14**





# WELLINGTON NORTH

SEMPER PORRO

## Staff Report

**To:** Mayor and Members of Council Meeting of January 16, 2023

**From:** Matthew Aston, Director of Operations

**Subject:** Report OPS 2023-001 being a report on the proposed work plan for the Mount Forest Outdoor Pool and Aquatics Centre

### RECOMMENDATION

**THAT** Council of the Corporation of the Township of Wellington North receive for information Report OPS 2023-001 being a report on the proposed work plan for the Mount Forest Outdoor Pool and Aquatics Centre for information;

**AND FURTHER THAT** Council approve, in principle, the work plan as presented within this report.

### PREVIOUS PERTINENT REPORTS / BY-LAWS / RESOLUTIONS

Report RPL 2021-012 being a report on the Mount Forest Outdoor Pool

Report OPS 2021-030 being a report on the award of the concept design of a pool and aquatics facility

Report RPL 2021-022 being a report on the public consultation for the concept design for the new Mount Forest Outdoor Pool and Aquatics Facility

Report RPL 2022-006 being a report on Mount Forest outdoor pool and aquatics centre open house

Report RPL 2022-007 being a report on the Mount Forest outdoor pool community survey

Report OPS 2022-021 being a report on the conceptual design for the new Mount Forest Outdoor Pool and Aquatics Centre

### BACKGROUND

In 2018, Wellington North completed a Recreation Master Plan that addressed the current status of recreation services in the community as well as looked ahead at how they might change in the future as the community grows and evolves.

Aquatics, specifically the provision of outdoor swimming services, has long been a tradition in both Arthur and Mount Forest. The Township offers swimming lessons, certification programs and recreational activities to young and “not so young”.

With the 2022 decision to close the Roy Grant pool, due to rising maintenance and operational costs, Township initiated a broader community conversation around the potential of a new Mount Forest outdoor pool. The following details the steps to date, as well as the next steps planned to work through this project.

### **Steps to date:**

Winter 2022	Council approved \$576,000 as part of the 2022 capital budget for pool design work
Spring 2022	Architects Tillman Ruth Robinson brought forward three conceptual design for a new Mount Forest Outdoor Pool and Aquatics Centre – Recreation focussed, Land Swim Focussed and Hybrid
March 23, 2022	Township hosted public open house to present and discuss conceptual designs with the community
March – April 2022	Township recieved feedback via public survey on conceptual designs as presented
May 2022	Township staff brought results of public survey for discussion to Recreation, Parks and Leisure Committee
Summer 2022	Township Council direct staff to bring a modified conceptual design, concept design #4, for consideration and approval; Pool was a standing item on Council agenda during the summer months
August 2022	Township Council approve conceptual design #4 and direct staff to proceed to schematic design; Township Council further directed staff to investigate the option of engaging a professional fundraising service provider to support project fundraising efforts
Winter 2023	Architect completed schematic design and provided probable cost estimate to plus or minus twenty percent included within this report

### **Proposed Next Steps:**

Winter 2023	Township Council reviews schematic design and probable cost estimate and provides further direction to Township staff
Winter/Spring 2023	Council decision point – “go or no go” (2023 capital budget)
Summer 2023	Architect completes design development and provides probable cost estimate to plus of minus ten percent

Fall 2023	Township Council reviews design development and probable cost estimate and provides further direction to Township staff
Winter 2024	Architect completes detailed design and specification for tendering
Winter 2024	Council decision point – “go or no go” (2024 capital budget)
Spring 2024	Tender
Spring / Summer 2024	Construction
Fall 2024	Completion of construction
Summer 2025	New Mount Forest Outdoor Pool and Aquatics Centre open for its inaugural season

### Design Process:

The following table outlines the anticipated design process for the pool. The Township is currently working through the Schematic Design (Phase 2).

Design Phase	Estimated Duration	Estimated Cost (approx.)
<b>1. Conceptual Design Development</b> <ul style="list-style-type: none"> <li>- Develop three conceptual design for public consultation</li> <li>- Council received feedback</li> <li>- Council approved preferred conceptual design</li> </ul>	Eight Months	\$20,000
<b>2. Schematic Design</b> <ul style="list-style-type: none"> <li>- Develop a dimensioned design</li> <li>- Develop internal layout for bathhouse</li> <li>- Engage structural, civil, mechanical and electrical engineering team members</li> <li>- Engage cost consultant to provide probable cost estimate <math>\pm</math> 20%</li> </ul>	Four Months	\$60,000
<b>3. Design Development</b> <ul style="list-style-type: none"> <li>- Structural, civil, mechanical and electrical design briefs are developed</li> <li>- Additional features / enhancements can be added at this time</li> <li>- Cost consultant to provide probable cost estimate <math>\pm</math> 10%</li> </ul>	Four Months	\$75,000
<b>4. Detailed or Construction Design</b>	Four Months	\$200,000

<ul style="list-style-type: none"> <li>- Competition of design documents</li> <li>- Preparation of tender documents and specification</li> <li>- Cost consultant to provide probable cost estimate <math>\pm</math> 5%</li> </ul>		
<b>5. Project Tender</b>	Two Months	Nominal
<b>6. Project Construction</b> <ul style="list-style-type: none"> <li>- Contract administration and inspection</li> </ul>	Eight Months	\$150,000
<b>TOTALS</b>		<b>\$455,00</b>

### Professional Fundraising:

Township staff have talked with several professional fundraising corporations and, if desired, Township could engage a professional fundraiser to support this project. Some considerations for Council based on these conversations:

- Fundraising for a community pool is often more difficult than fundraising related for a local hospital or other community focused infrastructure;
- Fundraising corporations can implement a project where they try to determine fundraising capacity of the catchment area, or community for a particular project; and
- Some fundraising corporations are very focussed at bringing larger corporate players to the table for project support, i.e. that's their business model.

Depending on the scope of the project, engagement with a fundraising corporation could be in the range of \$25,000 to \$500,000 or beyond. Many firms also differ in their compensation models, with a mix of both fixed rates and commissions, based on a percentage of the revenue generated. It should also be noted that Township staff resources are often involved in the process in order for it to be a successful campaign.

### FINANCIAL CONSIDERATIONS

The probable cost estimate for the proposed Mount Forest Outdoor Pool and Aquatics Centre (Schematic Design) is \$5.3 million based on the Council approved design for the new outdoor pool. This cost is subject to change but based on best information available during the fall 2022.

It should be noted that significant risk remains related to the cost of this project. For example in 2022, the Township saw very high increases for other capital projects due to inflation, supply chain and labour challenges.

While it is anticipated that some of this cost could potentially be offset by a mixture of grants and community fundraising efforts, the Township should be prepared to fund the project fully if needed. Based on the current estimate, it is likely that funding sources would include a combination of:

- Debt with associated increase to tax levy
- Reserve Fund contributions

The Budget for the Design Process (\$576,000) was approved as part of the 2022 Budget Process. To date approximately 75 K has been expended.

<b>ATTACHMENTS</b>
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Schedule A – Cost Report

Schedule B – Schematic of New Outdoor Pool Design

<b>STRATEGIC PLAN 2019 – 2022</b>
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Do the report's recommendations align with our Strategic Areas of Focus?

Yes

No

N/A

Which priority does this report support?

Modernization and Efficiency

Partnerships

Municipal Infrastructure

Alignment and Integration

<b>Prepared By:</b>	Matthew Aston, Director of Operations
<b>Recommended By:</b>	Brooke Lambert, CAO

*Matthew Aston*

*Brooke Lambert*



**WELLINGTON NORTH  
NEW OUTDOOR POOL & AQUATIC FACILITY  
Mount Forest, Ontario**

**CLASS "D" ESTIMATE "FINAL"**

prepared for:

**TILLMAN RUTH ROBINSON ARCHITECTS**  
200 Queens Ave - Suite 200  
London, Ontario  
N6A 1J3

prepared by:

**MARSHALL & MURRAY INCORPORATED**  
625 Wellington Street  
London, Ontario  
N6A 3R8

**December 19, 2022**

L2461/1/Class D/8/Outdoor Pool & Change Room estimate.xlsx

**Quantity Surveyors and Development Consultants**

625 Wellington Street, London, Ontario N6A 3R8 Tel: (519) 433-3908 Fax: (519) 433-9453  
Suite 414, 120 Carlton Street, Toronto, Ontario M5A 4K2 Tel: (416) 928-1993 Fax: (416) 928-0895  
1379 Bank Street, Suite 301, Ottawa, Ontario K1H 8N3 Tel: (613) 230-3115 Fax: (613) 230-4091  
E-mail: [main@marshallmurray.com](mailto:main@marshallmurray.com) Website: [www.marshallmurray.com](http://www.marshallmurray.com)



December 19, 2022

**TILLMAN RUTH ROBINSON ARCHITECTS**

200 Queens Ave - Suite 200  
London, Ontario  
N6A 1J3

**Attention: Mr. Scott Robinson**

**Re: WELLINGTON NORTH - NEW OUTDOOR POOL & AQUATIC FACILITY -  
Mount Forest, Ontario**

Dear Scott,

Please find enclosed a copy of our Class "D" Estimate "Final" for the above note project for your review and comment.

If you have any questions or require further information, please do not hesitate to contact our office.

Yours truly,

**MARSHALL & MURRAY INC.**

Stephen Cahill  
Cost Consultant

Ted Hyde, PQS, GSC, LEED AP  
Cost Consultant

**Quantity Surveyors and Development Consultants**

625 Wellington Street, London, Ontario N6A 3R8 Tel: (519) 433-3908 Fax: (519) 433-9453  
Suite 414, 120 Carlton Street, Toronto, Ontario M5A 4K2 Tel: (416) 928-1993 Fax: (416) 928-0895  
1379 Bank Street, Suite 301, Ottawa, Ontario K1H 8N3 Tel: (613) 230-3115 Fax: (613) 230-4091  
E-mail: [main@marshallmurray.com](mailto:main@marshallmurray.com) Website: [www.marshallmurray.com](http://www.marshallmurray.com)

## CLASS "D" ESTIMATE "FINAL"

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**SECTION 1**

**PROJECT OVERVIEW**

## a) EXECUTIVE SUMMARY

This report prepared by Marshall & Murray Inc. is classified as a Class "D" Estimate "Final".

Marshall & Murray Inc. were retained to provide a realistic **Total Projected Construction Cost** budget for the redevelopment at Wellington North.

The project is located in Mount Forest, Ontario.

The proposed redevelopment would consist of a new addition of an aquatic change room facility, outdoor pool and associated sitework.

The proposed redevelopment is being designed by Tillman Ruth Robinson Architects Inc.

The estimate presented here is based on the drawings received from the design team, meetings, and oral information.

The **Total Projected Construction Cost** is estimated at: **\$5,278,481**

The above amount excludes Separate and Alternate prices. A detailed breakdown of the amount can be found in the following Section 1b).

This estimate is priced in November 2022 dollars. Escalation during construction has been included in the estimate. Projected escalation to time of tender is identified separately if requested.

**We are unable at this time to determine the projected construction cost implications due to the Coronavirus COVID-19 but have included allowances for this impact if any.**

***We are currently experiencing a very active construction market which could result in bids varying greatly from our indicated amount due to lack of bidders, escalating material costs and lack of suppliers holding prices or delivery dates.***

***This estimate has been priced, based on a standard CCDC 2 – Stipulated Sum Contract. It does not include for any additional costs associated with the Alternate Financing Procurement method.***

The construction cost includes all labour, materials, plant, sub-contractors' overheads and profit, and the general contractor's overheads and profit.

**Please review the exclusions as noted in Section 1 k) Exclusions to Construction Cost.**

If you have any questions or require further information, please do not hesitate to contact our office.

Stephen Cahill  
Email: scahill@marshallmurray.com  
Ph: 519-433-3908  
Fax: 519-433-9453

Ted Hyde, PQS, GSC, LEED AP  
Email: thyde@marshallmurray.com  
Ph: 519-433-3908  
Fax: 519-433-9453

**b) PROJECTED CONSTRUCTION COST SUMMARY**

DESCRIPTION	CLASS "D" ESTIMATE "FINAL"		
	GFA(SF)	COST/SF	AMOUNT
<b>A. NEW OUTDOOR POOL &amp; AQUATIC FACILITY</b>			
1.0 NEW BUILD	2,873	628.10	1,804,525
NEW AQUATIC FACILITY	2,873	628.10	1,804,525
2.0 OTHER ASSOCIATED COSTS			3,473,956
SITE DEVELOPMENT / LANDSCAPING			3,473,956
ABNORMAL SOIL CONDITIONS / CONTAMINATED SOIL			EXCLUDED
PREMIUM TIME / AFTER-HOURS WORK			EXCLUDED
CONSTRUCTION PHASING			EXCLUDED
LEED CERTIFICATION			EXCLUDED
SIGNAGE & WAYFINDING			EXCLUDED
MOVING COSTS			EXCLUDED
MARKET / SUPPLY CHAIN CONDITIONS			EXCLUDED
COVID-19 IMPACTS			EXCLUDED
ART INSTALLATION			EXCLUDED
3.0 ESCALATION			0
ESCALATION TO TIME OF TENDER (ALLOW 7.0% P.A.)			EXCLUDED
<b>TOTAL NEW OUTDOOR POOL &amp; AQUATIC FACILITY</b>	<b><u>2,873</u></b>	<b>1,837.27</b>	<b><u>\$5,278,481</u></b>
ANCILLARY COSTS (PROFESSIONAL FEES, PERMITS, TAXES, ETC.)			EXCLUDED
FURNISHINGS AND EQUIPMENT			EXCLUDED
LOCATION FACTOR			EXCLUDED
SCOPE CONTINGENCY			EXCLUDED
POST CONTRACT CONTINGENCY (ON CONSTRUCTION)			EXCLUDED
ANTICIPATED ESCALATION TO TIME OF TENDER			EXCLUDED
<b>TOTAL PROJECT COST</b>			<b><u>5,278,481</u></b>

### c) METHOD OF MEASUREMENT

This estimate has been prepared by measurement of quantities from the drawings received from the design team, Tillman Ruth Robinson Architects Inc.

Unit costs, allowances, and contingencies were applied to these quantities to reflect market conditions and provide a realistic budget based on comparable projects with similar size and scope of works.

### d) GROSS FLOOR AREA

NEW CHANGE ROOM	267	M2	2,873 SF
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### e) PRICING

This estimate is priced in November 2022 dollars expecting 3-6 qualified competitive General Contractors and Sub-Contractors. Bids will vary due to fluctuating market conditions, proprietary product vendors, lack or surplus bidders and bidder's perception of risk.

**We are unable at this time to determine the projected construction cost implications due to the Coronavirus COVID-19 but have included any allowances for this impact if any.**

*We are currently experiencing a very active construction market which could result in bids varying greatly from our indicated amount due to lack of bidders, escalating material costs and lack of suppliers holding prices or delivery dates.*

### f) TAXES

The Harmonized Sales Tax (H.S.T.) is excluded.

### g) MECHANICAL AND ELECTRICAL COSTS

Mechanical and Electrical Costs included in this estimate were based on information provided by the Consultants.

### h) SITE SERVICES

This includes allowances for mechanical, electrical, civil site services, soft, and hard landscaping.

### i) CONTINGENCY

At this stage of the project, a 10.0% design contingency has been allowed. This is to cover unknown details in design and construction, layout variations and material selections but excludes any scope increases.

## j) GENERAL REQUIREMENTS AND FEES

General Requirements - General Contractors Overhead is taken at:	12.0%
Fee - General Contractors Profit is taken at:	4.0%

## k) EXCLUSIONS TO CONSTRUCTION COST

- Phasing
- Price Escalation
- Soft Costs
- Professional and Design Fees
- Furniture and Loose Equipment
- Development Charges and Levies
- Financing Costs
- Relocation Costs
- Market volatility
- Escalation to Time of Tender
- COVID-19 / Pandemic Impact Costs
- Abnormal Soil Conditions
- Contaminated Soil
- Project Management
- Harmonized Sales Tax (H.S.T.)
- Inspection and Testing
- Post Contract Contingencies
- Window Drapes/Curtains, and Art Work
- Premium Labour
- Project Scope Contingency
- Winter heat to shell construction
- Asbestos Abatement

## l) STATEMENT OF PROBABLE COSTS

This estimate represents a professional opinion of the probable costs for this project. Marshall & Murray Incorporated cannot guarantee that the actual project cost will not vary from this opinion.

## m) ONGOING COST CONTROL

The project is still within the early stages of design and thus the full scope and design specifications have not been clearly determined. The estimate makes assumptions for all elements not clearly defined on the drawings. These assumptions are listed within the detailed estimate.

To alleviate a portion of the risk, a design and pricing contingency allowance has been included to accommodate for future design tweaks. However if there is a significant amount of design changes as the project progresses, they could result in an increase in cost that cannot be covered by the design and pricing contingency allowance. At this stage we consider the risk high, and would request that the design team review and provide comment with regards to the design detail included within the estimate.

We recommend that the estimate contained herein be reviewed thoroughly by the project team. Any comments or suggestions should be forwarded as soon as possible. We also recommend that further estimates be prepared once a firm design has been established.

## n) DOCUMENTS LIST

The following list of drawings was received from Tillman Ruth Robinson Architects Inc.  
The noted drawings were used to complete Marshall and Murray's Class "D" Estimate "Final".

	<u>Printed / Revision Date</u>	<u>Date Received</u>
<b>Architectural</b>		
Site plan	October 18, 2022	October 19, 2022
Proposed floor plan	October 18, 2022	October 19, 2022
E & W elevation	October 18, 2022	October 19, 2022
South elevation	October 18, 2022	October 19, 2022
North elevation	October 18, 2022	October 19, 2022
Interior elevations (3 pgs)	October 18, 2022	October 19, 2022
Floor finish plan	October 18, 2022	October 21, 2022
Reflected ceiling plan	October 18, 2022	October 21, 2022
Proposed pool plan	September 27, 2022	October 19, 2022
Proposed pool sections	September 27, 2022	October 19, 2022
Pool design brief	September, 2022	October 19, 2022
<b>Mechanical</b>		
Mechanical brief	October 14, 2022	October 19, 2022
Mechanical plan	October 13, 2022	October 19, 2022
<b>Electrical</b>		
Electrical brief	October 14, 2022	October 19, 2022

**SECTION 2**

**CHANGE ROOM ADDITION**

WELLINGTON NORTH		ELEMENTAL COST SUMMARY				December 19, 2022			
NEW OUTDOOR POOL & AQUATIC FACILITY		DETAILED ESTIMATE - NEW AQUATIC FACILITY CHANGE ROOM				CLASS "D" ESTIMATE "FINAL"			
Mount Forest, Ontario						GFA : 2,873 sf			
FILE: L2461/1/Class D/8/Outdoor Pool & Change Room estimate.xlsx									
ELEMENT/Sub Element	Ratio to GFA	Elemental Cost		Elemental Amount		Rate/sf		%	
		Quantity	Unit Rate	Sub-total	Total	Sub-Total	Total		
<b>A SHELL</b>						<b>\$665,191</b>		<b>\$231.53</b>	<b>36.86%</b>
<b>A1 SUBSTRUCTURE</b>						\$142,531		\$49.61	7.90%
A11 Foundations	1.00	2,873 sf	49.61	\$142,531		\$49.61			
A112 Special Foundations	0.00	0 m <sup>3</sup>	0.00	nil		\$0.00			
A12 Basement Excavation	0.00	0 m <sup>3</sup>	0.00	nil		\$0.00			
<b>A2 STRUCTURE</b>						\$71,620		\$24.93	3.97%
A21 Lowest Floor Construction	1.00	2,873 sf	7.35	\$21,111		\$7.35			
A22 Upper Floor Construction	0.00	0 m <sup>2</sup>	0.00	nil		\$0.00			
A222 Stair Construction	0.00	0 flts	0.00	nil		\$0.00			
A23 Roof Construction	1.21	3,468 sf	14.56	\$50,509		\$17.58			
<b>A3 EXTERIOR ENCLOSURE</b>						\$451,040		\$156.99	24.99%
A31 Walls Below Grade	0.00	0 m <sup>2</sup>	0.00	nil		\$0.00			
A32 Walls Above Grade	0.79	2,284 sf	66.21	\$151,197		\$52.63			
A33 Windows & Entrances	0.10	286 sf	226.62	\$64,812		\$22.56			
A34 Roof Covering	1.21	3,468 sf	37.91	\$131,481		\$45.76			
A35 Projections	0.09	270 sf	383.52	\$103,550		\$36.04			
<b>B INTERIORS</b>						<b>\$235,375</b>		<b>\$81.93</b>	<b>13.04%</b>
<b>B1 PARTITIONS &amp; DOORS</b>						\$122,306		\$42.57	6.78%
B11 Partitions	1.00	2,873 sf	26.00	\$74,706		\$26.00			
B12 Doors	0.00	14 #	3,400.00	\$47,600		\$16.57			
<b>B2 FINISHES</b>						\$64,838		\$22.57	3.59%
B21 Floor Finishes	0.83	2,377 sf	10.33	\$24,543		\$8.54			
B22 Ceiling Finishes	0.83	2,377 sf	6.92	\$16,449		\$5.73			
B23 Wall Finishes	3.28	9,412 sf	2.53	\$23,846		\$8.30			
<b>B3 FITTINGS &amp; EQUIPMENT</b>						\$48,230		\$16.79	2.67%
B31 Fittings & Fixtures	1.00	2,873 m <sup>2</sup>	16.79	\$48,230		\$16.79			
B32 Equipment	0.00	0 m <sup>2</sup>	0.00	nil		\$0.00			
B33 Conveying Systems	0.00	0 stp	0.00	\$0		\$0.00			
<b>C SERVICES</b>						<b>\$513,639</b>		<b>\$178.78</b>	<b>28.46%</b>
<b>C1 MECHANICAL</b>						\$303,278		\$105.56	16.81%
C11 Plumbing & Drainage	1.00	2,873 sf	75.96	\$218,237		\$75.96			
C12 Fire Protection	1.00	2,873 sf	0.60	\$1,724		\$0.60			
C13 HVAC	1.00	2,873 sf	24.00	\$68,952		\$24.00			
C14 Controls	1.00	2,873 sf	5.00	\$14,365		\$5.00			
<b>C2 ELECTRICAL</b>						\$210,361		\$73.22	11.66%
C21 Service & Distribution	1.00	2,873 sf	17.40	\$50,000		\$17.40			
C22 Lighting, Devices & Heating	1.00	2,873 sf	18.26	\$52,455		\$18.26			
C23 Systems & Ancillaries	1.00	2,873 sf	37.56	\$107,906		\$37.56			
<b>NET BUILDING COST - EXCLUDING SITE &amp; ANCILLARY WORK</b>						<b>\$1,414,205</b>		<b>\$492.24</b>	<b>78.37%</b>
<b>D SITE &amp; ANCILLARY WORK</b>						<b>\$0</b>		<b>\$0.00</b>	<b>0.00%</b>
<b>D1 SITE WORK</b>						\$0		\$0.00	0.00%
D11 Site Development	0.00	0 m <sup>2</sup>	0.00	nil		\$0.00			
D12 Mechanical Site Services	0.00	0 m <sup>2</sup>	0.00	nil		\$0.00			
D13 Electrical Site Services	0.00	0 m <sup>2</sup>	0.00	nil		\$0.00			
<b>D2 ANCILLARY WORK</b>						\$0		\$0.00	0.00%
D21 Demolition	0.00	0 m <sup>2</sup>	0.00	nil		\$0.00			
D22 Alterations	0.00	0 0	0.00	nil		\$0.00			
D23 Cash Allowances	0.00	0 sf	0.00	nil		\$0.00			
<b>NET BUILDING COST - EXCLUDING GENERAL REQUIREMENTS</b>						<b>\$1,414,205</b>		<b>\$492.24</b>	<b>78.37%</b>
<b>Z GENERAL REQUIREMENTS</b>						<b>\$226,273</b>		<b>\$78.76</b>	<b>12.54%</b>
<b>Z1 GENERAL REQUIREMENTS &amp; FEE</b>						\$226,273		\$78.76	12.54%
Z11 General Requirements (%)		12.0%		\$169,705		\$59.07			
Z12 Fee (%)		4.0%		\$56,568		\$19.69			
<b>TOTAL CONSTRUCTION ESTIMATE - EXCLUDING ALLOWANCES</b>						<b>\$1,640,477</b>		<b>\$571.00</b>	<b>90.91%</b>
<b>Z2 ALLOWANCES</b>						\$164,048		\$57.10	9.09%
Z21 Design & Pricing (%)		10.0%		\$164,048		\$57.10			
Z22 Escalation Allowance (%)		0.0%		\$0		\$0.00			
Z23 Construction Allowance (%)		0.0%		\$0		\$0.00			
<b>TOTAL CONSTRUCTION ESTIMATE - EXCLUDING TAXES</b>						<b>\$1,804,525</b>		<b>\$628.10</b>	<b>100.00%</b>
<b>HARMONIZED SALES TAX</b>						\$0		\$0.00	
Harmonized Sales Tax		0.0%		\$0		\$0.00			
<b>TOTAL CONSTRUCTION ESTIMATE</b>						<b>\$1,804,525</b>		<b>\$628.10</b>	



WELLINGTON NORTH  
NEW OUTDOOR POOL & AQUATIC FACILITY  
Mount Forest, Ontario

December 19, 2022  
CLASS "D" ESTIMATE "FINAL"

DETAILED ESTIMATE - NEW AQUATIC FACILITY CHANGE ROOM

FILE: L2461/1/Class D/8/Outdoor Pool & Change Room estimate.xlsx

Description	Qty	Unit	Rate	Amount
<b>A1 SUBSTRUCTURE</b>				
<b>A11 Foundations</b>				
1.0 Earthwork	2,873	sf	5.00	14,365
2.0 Foundations	2,873	sf	42.00	120,666
3.0 Inserts, steps, tie-ins, etc.		allow		7,500
<b>Total A11 Foundations</b>	<b>2,873</b>	<b>sf</b>		<b>142,531</b>
<b>A112 Special Foundations</b>				nil
<b>A12 Basement Excavation</b>				nil
<b>A2 STRUCTURE</b>				
<b>A21 Lowest Floor Construction</b>				
1.0 Concrete slab on grade (125mm concrete with WWM) - pool & pool deck by others	2,873	sf	7.00	20,111 In site work
2.0 Inserts, slab thickening, equipment bases, misc. reinforcing		allow		1,000
<b>Total A21 Lowest Floor Construction</b>	<b>2,873</b>	<b>sf</b>		<b>21,111</b>
<b>A22 Upper Floor Construction</b>				nil
<b>A222 Stair Construction</b>				nil
<b>A23 Roof Construction</b>				
1.0 Roof structure - wood trusses	3,468	sf	8.00	27,744
- plywood sheathing	3,815	sf	3.35	12,780
- structural steel	1,552	lbs	4.50	6,985
2.0 Reinforced concrete block wall				see A32 & B11
3.0 Inserts, curbs, misc. reinforcing, tie-ins		allow		3,000
<b>Total A23 Roof Construction</b>	<b>3,468</b>	<b>sf</b>		<b>50,509</b>

**WELLINGTON NORTH  
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Mount Forest, Ontario**

**December 19, 2022  
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FILE: L2461/1/Class D/8/Outdoor Pool & Change Room estimate.xlsx

Description	Qty	Unit	Rate	Amount
<b>A3 EXTERIOR ENCLOSURE</b>				
<b>A31 Walls Below Grade</b>				nil
<b>A32 Walls Above Grade</b>				
1.0 Brick veneer	1,474	sf	62.00	91,388
2.0 Stone Veneer	431	sf	72.00	30,996
3.0 Corrugated metal siding	379	sf	47.00	17,813
4.0 Signage to exterior cladding		allow		2,500
5.0 Lintels, caulking, flashing, tie-in to existing		allow		8,500
<b>Total A32 Walls Above Grade</b>	<b>2,284</b>	<b>sf</b>		<b>151,197</b>
<b>A33 Windows &amp; Entrances</b>				
1.0 Insulated hollow metal doors c/w hardware & sidelite	1	#	2,750.00	2,750
2.0 Glazed aluminum entrance doors c/w hardware	3	#	3,250.00	9,750
3.0 Overhead doors - soild panel w. auto opener				
- 9' 0" x 8' 0"	1	#	12,500.00	12,500
- 8' 0" x 8' 0"	1	#	10,000.00	10,000
3.0 Aluminum windows	286	sf	92.00	26,312
4.0 Supports, caulking, flashing, etc.		allow		3,500
<b>Total A33 Windows &amp; Entrances</b>	<b>286</b>	<b>sf</b>		<b>64,812</b>
<b>A34 Roof Covering</b>				
1.0 Metal standing seam roof	3,468	sf	35.75	123,981
2.0 Gutters and downspouts		allow		1,500
3.0 Flashing, tie-ins, anchors, etc.		allow		6,000
<b>Total A34 Roof Covering</b>	<b>3,468</b>	<b>sf</b>		<b>131,481</b>

**WELLINGTON NORTH  
NEW OUTDOOR POOL & AQUATIC FACILITY  
Mount Forest, Ontario**

**December 19, 2022  
CLASS "D" ESTIMATE "FINAL"**

**DETAILED ESTIMATE - NEW AQUATIC FACILITY CHANGE ROOM**

FILE: L2461/1/Class D/8/Outdoor Pool & Change Room estimate.xlsx

Description	Qty	Unit	Rate	Amount
<b>A3 EXTERIOR ENCLOSURE</b>				
<b>A35 Projections</b>				
1.0 Wood look canopy (including steel columns & footings)	270	sf	200.00	54,000
2.0 Prefinished vented metal soffit to u/s of roof	594	sf	75.00	44,550
3.0 Flashing, caulking, tie-in to existing		allow		5,000
<b>Total A35 Projections</b>	<b>270</b>	<b>sf</b>		<b>103,550</b>
<b>B1 PARTITIONS &amp; DOORS</b>				
<b>B11 Partitions</b>				
1.0 Block partitions	2,873	sf	22.00	63,206
2.0 Drywall partitions		allow		5,000
3.0 Glazing		allow		2,500
4.0 Lintels, supports, caulking, firestopping		allow		4,000
<b>Total B11 Partitions</b>	<b>2,873</b>	<b>sf</b>		<b>74,706</b>
<b>B12 Doors</b>				
1.0 Fibreglass doors with a paint finish set within a painted frame	14	lvs	800.00	11,200
2.0 Fully glazed aluminum door c/w hardware				nil
3.0 Extra / over for:				
- finish hardware	14	#	1,600.00	22,400
- fire rating	4	#	300.00	1,200
- glazing	1	#	300.00	300
- automatic door operators		allow		7,500
- card readers, door closers, kick plates etc		allow		2,500
4.0 Supports, misc. finish hardware		allow		2,500
<b>Total B12 Doors</b>	<b>14</b>	<b>#</b>		<b>47,600</b>

**WELLINGTON NORTH  
NEW OUTDOOR POOL & AQUATIC FACILITY  
Mount Forest, Ontario**

**December 19, 2022  
CLASS "D" ESTIMATE "FINAL"**

**DETAILED ESTIMATE - NEW AQUATIC FACILITY CHANGE ROOM**

FILE: L2461/1/Class D/8/Outdoor Pool & Change Room estimate.xlsx

Description	Qty	Unit	Rate	Amount
<b>B2 FINISHES</b>				
<b>B21 Floor Finishes</b>				
1.0 Flooring and bases	2,377	sf	9.80	23,293
2.0 Special finishes, patterns, etc.		allow		1,250
<b>Total B21 Floor Finishes</b>	<b>2,377</b>	<b>sf</b>		<b>24,543</b>
<b>B22 Ceiling Finishes</b>				
1.0 Ceilings (gypsum board ceiling/ cement board)	2,377	sf	6.50	15,449
2.0 Special finishes, patterns, etc.		allow		1,000
<b>Total B22 Ceiling Finishes</b>	<b>2,377</b>	<b>sf</b>		<b>16,449</b>
<b>B23 Wall Finishes</b>				
1.0 Paint block walls	9,412	sf	2.30	21,646
2.0 Ceramic tile - Backsplash		allow		1,000
3.0 Special finishes, patterns, etc.		allow		1,200
<b>Total B23 Wall Finishes</b>	<b>9,412</b>	<b>sf</b>		<b>23,846</b>
<b>B3 FITTINGS &amp; EQUIPMENT</b>				
<b>B31 Fittings &amp; Fixtures</b>				
1.0 Entry/ vestibule - recessed aluminum grille		allow		3,000
2.0 Shower/ Change area - double tier lockers	16	#	250.00	4,000
- coat hooks to shower area	6	#	35.00	210
- paper towel dispenser	2	#	275.00	550
- soap dispenser	2	#	65.00	130
- mirror	4	#	300.00	1,200
- vanity (2 no.)	21.0	ft	100.00	2,100
3.0 Change room (6 no.) - benches/millwork to change room	24	ft	100.00	2,400
- coat hooks	6	#	35.00	210
- mirror	6	#	300.00	1,800
4.0 Family change room (1 no.) - benches/millwork to change room	5	ft	100.00	475
- coat hooks	1	#	35.00	35
- baby change tables	1	#	550.00	550
- mirror	1	#	300.00	300

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FILE: L2461/1/Class D/8/Outdoor Pool & Change Room estimate.xlsx

Description	Qty	Unit	Rate	Amount
<b>B3 FITTINGS &amp; EQUIPMENT</b>				
<b>B31 Fittings &amp; Fixtures (Cont'd)</b>				
5.0 BF change room (1 no.)				
- benches/millwork to change room	6	ft	100.00	625
- coat hooks	1	#	35.00	35
- mirror	1	#	300.00	300
- grab bars	2	#	275.00	550
6.0 Universal WR				
- toilet tissue dispenser	1	#	85.00	85
- soap dispenser	1	#	65.00	65
- paper towel dispenser	1	#	275.00	275
- tilted mirror	1	#	325.00	325
- sanitary napkin disposal	1	#	110.00	110
- coat hooks	1	#	35.00	35
- vanity	3.0	ft	100.00	295
- baby change tables	1	#	550.00	550
- grab bars	2	#	275.00	550
7.0 Washroom (2 no.)				
- toilet tissue dispenser	2	#	85.00	170
- soap dispenser	2	#	65.00	130
- paper towel dispenser	2	#	275.00	550
- mirror	2	#	300.00	600
- sanitary napkin disposal	2	#	110.00	220
- coat hooks	2	#	35.00	70
- vanity	5.9	ft	100.00	590
8.0 Staff Washroom				
- prefabricated shower stall				nil
- shower curtain and rod				nil
- toilet tissue dispenser	1	#	85.00	85
- soap dispenser	1	#	65.00	65
- paper towel dispenser	1	#	275.00	275
- mirror	1	#	300.00	300
- sanitary napkin disposal	1	#	110.00	110
- coat hooks	1	#	35.00	35
- vanity	3.0	ft	100.00	295
9.0 Janitor room				
- mop rack and shelf		allow		300

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**DETAILED ESTIMATE - NEW AQUATIC FACILITY CHANGE ROOM**

FILE: L2461/1/Class D/8/Outdoor Pool & Change Room estimate.xlsx

Description	Qty	Unit	Rate	Amount
<b>B3 FITTINGS &amp; EQUIPMENT</b>				
<b>B31 Fittings &amp; Fixtures (Cont'd)</b>				
10.0 Guard/ Staff/ First Aid				
- double tier lockers	5	#	250.00	1,250
- paper towel dispenser	1	#	275.00	275
- two tier custom desk millwork w. cabinets	1	#	6,500.00	6,500
- first aid locker/ equipment				by owner
- lower cabinets	23.9	ft	250.00	5,975
- upper cabinetry	6.4	ft	175.00	1,124
- upper shelves	17.5	ft	80.00	1,398
- solid surface countertop w. backsplash	7.7	ft	150.00	1,154
11.0 Mechanical & electrical room				nil
12.0 Pool storage room				nil
13.0 Signage and wayfinding		allow		3,000
14.0 Blinds				Excluded
15.0 Various fittings, fixtures, millwork and specialty components not specifically detailed on the current drawings		allow		3,000
<b>Total B31 Fittings &amp; Fixtures</b>	<b>2,873</b>	<b>m<sup>2</sup></b>		<b>48,230</b>

**B32 Equipment**

by owner

**B33 Conveying Systems**

nil

**WELLINGTON NORTH  
NEW OUTDOOR POOL & AQUATIC FACILITY  
Mount Forest, Ontario**

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**DETAILED ESTIMATE - NEW AQUATIC FACILITY CHANGE ROOM**

FILE: L2461/1/Class D/8/Outdoor Pool & Change Room estimate.xlsx

Description	Qty	Unit	Rate	Amount
<b>C1 MECHANICAL</b>				
<b>C11 Plumbing &amp; Drainage</b>				
1.0 Plumbing to area	2,873	sf	\$69.00	\$198,237
2.0 Pool mechanical				by pool supplier
3.0 Deck drains		allow		\$10,000
4.0 Sump pump	1	#		\$10,000
<b>Total C11 Plumbing &amp; Drainage</b>	<b>2,873</b>	<b>sf</b>		<b>218,237</b>
<b>C12 Fire Protection</b>				
1.0 Fire protection to area	2,873	sf	\$0.60	\$1,724
<b>Total C12 Fire Protection</b>	<b>2,873</b>	<b>sf</b>		<b>1,724</b>
<b>C13 HVAC</b>				
1.0 HVAC to area	2,873	sf	\$24.00	\$68,952
<b>Total C13 HVAC</b>	<b>2,873</b>	<b>sf</b>		<b>68,952</b>
<b>C14 Controls</b>				
1.0 Controls to area	2,873	sf	\$5.00	\$14,365
<b>Total C14 Controls</b>	<b>2,873</b>	<b>sf</b>		<b>14,365</b>
<b>C2 ELECTRICAL</b>				
<b>C21 Service &amp; Distribution</b>				
1.0 Normal power distribution	1	#	21,000.00	21,000
2.0 Emerg distribution				nil
3.0 Mechanical (motor) wiring	1	sum	18,000.00	18,000
4.0 Miscellaneous distribution				
- digital metering at main LV switchboard c/w commissioning	1	#	5,000.00	5,000
- testing, inspection & commissioning	1	sum	2,000.00	2,000
- arc flash hazard analysis	1	#	2,000.00	2,000
- short circuit & co-ordination study	1	#	2,000.00	2,000
<b>Total C21 Service &amp; Distribution</b>	<b>2,873</b>	<b>sf</b>		<b>50,000</b>

**WELLINGTON NORTH  
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FILE: L2461/1/Class D/8/Outdoor Pool & Change Room estimate.xlsx

Description	Qty	Unit	Rate	Amount
<b>C2 ELECTRICAL</b>				
<b>C22 Lighting, Devices &amp; Heating</b>				
1.0 Lighting including exit & emerg lights, LED	2,873	sf	10.00	28,730
2.0 Switching c/w occupancy sensors	1	sum	5,000.00	5,000
3.0 Receptacles				
- duplex, W/M	12	#	300.00	3,600
- duplex, C/M	2	#	300.00	600
- GFCI, W/M	8	#	300.00	2,400
- quad, W/M	4	#	300.00	1,200
- 20a housekeeping, W/M	4	#	375.00	1,500
- GFCI, W/M, weatherproof	2	#	375.00	750
- GFCI, U/M, weatherproof	1	#	750.00	750
4.0 Equipment hard wired power connections				
- electrical no touch faucet c/w 50va 120v/24vac TX in ceiling space	6	#	200.00	1,200
- electrical no touch flush valve c/w 50va 120v/24vac TX in ceiling space	4	#	200.00	800
- electrical no touch shower c/w 50va 120v/24vac TX in ceiling space	2	#	200.00	400
- barrier free motorized door operator c/w pushbuttons, C/M	2	#	375.00	750
- electronic trap seal primer, F/M	1	#	300.00	300
- 1.5kw hot air hand dryer c/w pushbutton, W/M	2	#	250.00	500
- 1.5kw hot air hair dryer, W/M	2	#	250.00	500
- fire alarm EVAC power booster, W/M	1	#	275.00	275
- BAS mechanical controls c/w 50va 120v/24vac TX in ceiling space	2	#	250.00	500
5.0 Electrical resistance heating, connections only				
- 2.00kw cabinet unit heater UH-1 c/w built-in non-programmable electrical thermostat, W/M	3	#	350.00	1,050
- radiant in-floor heater RFH-1 c/w built-in non-programmable electrical thermostat, W/M	2	#	375.00	750
- 5.00kw cabinet forced flow heater FFH-1 c/w built-in non-programmable electrical thermostat, W/M	2	#	450.00	900
6.0 Heat tracing to roof mounted mechanical piping				nil
7.0 Hydronic snow melting system for entrance ramp				nil
<b>Total C22 Lighting, Devices &amp; Heating</b>	<b>2,873</b>	<b>sf</b>		<b>52,455</b>



**WELLINGTON NORTH  
NEW OUTDOOR POOL & AQUATIC FACILITY  
Mount Forest, Ontario**

**December 19, 2022  
CLASS "D" ESTIMATE "FINAL"**

**DETAILED ESTIMATE - NEW AQUATIC FACILITY CHANGE ROOM**

FILE: L2461/1/Class D/8/Outdoor Pool & Change Room estimate.xlsx

Description	Qty	Unit	Rate	Amount
<b>C2 ELECTRICAL</b>				
<b>C23 Systems &amp; Ancillaries</b>				
1.0				
Single stage addressable fire alarm system c/w 3rd party verification	1	sum	15,000.00	15,000
2.0				
Telecommunications, conduit only				
- 1voice & 2data, W/M	1	#	150.00	150
- 2data, W/M	3	#	150.00	450
3.0				
Telecommunications, Cat6 FT6 multipair plenum rated cabling				
- voice, R/M	1	#	300.00	300
- data, R/M	12	#	300.00	3,600
- 48port patch panel in data rack, R/M	1	#	750.00	750
- PDU unit & UPS equipment, modem, network switch, etc.				by others
- network audit after completion	1	sum	500.00	500
4.0				
Wireless communications, power only				
- Wi-Fi network access points, C/M	2	#	250.00	500
- PoE wireless router, C/M				by owner
5.0				
CATV system, conduit only				
- CATV outlet, W/M	1	#	200.00	200
6.0				
Barrier-free universal washroom flashing unit	1	#	2,000.00	2,000
7.0				
Intrusion control system	1	sum	5,000.00	5,000
8.0				
Door access control system, conduit & power only				
- proximity card reader, unsecured side, W/M	3	#	125.00	375
- electric strike, D/M	3	#	125.00	375
- electro-magnetic door holder, D/M	4	#	125.00	500
- door open-detect contact, D/M	4	#	125.00	500
- door bell c/w step-down transformer, C/M	3	#	125.00	375
- power assisted pushbutton, W/M	3	#	125.00	375
- infra-red egress motion detector, W/M	3	#	125.00	375
- security junction box, C/M	3	#	150.00	450
- door power & security controller on secure side, C/M	3	#	500.00	1,500
9.0				
Door access control system, wiring & head-end equipment				by others
10.0				
CCTV system, power & conduit only				
- indoor CCTV camera, indoor fixed, W/M	4	#	500.00	2,000
- outdoor CCTV camera, indoor PTZ, W/M	2	#		see site
11.0				
CCTV system, head-end equipment, devices & wiring				by others
12.0				
Cable tray, main conduit, hangers & support channels, etc.	1	sum	20,000.00	20,000

**WELLINGTON NORTH  
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**DETAILED ESTIMATE - NEW AQUATIC FACILITY CHANGE ROOM**

FILE: L2461/1/Class D/8/Outdoor Pool & Change Room estimate.xlsx

Description	Qty	Unit	Rate	Amount
<b>C2 ELECTRICAL</b>				
<b>C23 Systems &amp; Ancillaries (Cont'd)</b>				
13.0				
Lightning protection system	1	sum	18,000.00	18,000
14.0				
Secondary grounding & bonding system	2,873	sf	2.00	5,746
15.0				
Scanning, core drilling & patching				by general
16.0				
Testing & inspection	1	sum	2,000.00	2,000
17.0				
Labour for commissioning agent	1	sum	1,200.00	1,200
18.0				
Seismic & vibration restraints				nil
19.0				
Miscellaneous fitments, fire stops, rentals, etc.	1	sum	5,000.00	5,000
20.0				
Job start up & close out	1	sum	20,302.00	20,302
<b>Total C23 Systems &amp; Ancillaries</b>	<b>2,873</b>	<b>sf</b>		<b>107,906</b>

**D1 SITE WORK**

<b>D11 Site Development</b>	separate
<b>D12 Mechanical Site Services</b>	separate
<b>D13 Electrical Site Services</b>	separate

**D2 ANCILLARY WORK**

<b>D21 Demolition</b>	nil
<b>D22 Alterations</b>	nil
<b>D23 Cash Allowances</b>	nil

**SECTION 3**

**SITE WORK**

WELLINGTON NORTH  
NEW OUTDOOR POOL & AQUATIC FACILITY  
Mount Forest, Ontario

ELEMENTAL COST SUMMARY  
DETAILED ESTIMATE - SITE WORK

December 19, 2022  
CLASS "D" ESTIMATE "FINAL"

GFA : N/A m<sup>2</sup>

FILE: L2461/1/Class D/8/Outdoor Pool & Change Room estimate.xlsx

ELEMENT/Sub Element	Ratio to GFA	Elemental Cost		Elemental Amount		Rate/m <sup>2</sup>		%
		Quantity	Unit Rate	Sub-total	Total	Sub-Total	Total	
<b>A SHELL</b>								
<b>A1 SUBSTRUCTURE</b>								
A11 Foundations				separate				
A112 Special Foundations				separate				
A12 Basement Excavation				separate				
<b>A2 STRUCTURE</b>								
A21 Lowest Floor Construction				separate				
A22 Upper Floor Construction				separate				
A222 Stair Construction				separate				
A23 Roof Construction				separate				
<b>A3 EXTERIOR ENCLOSURE</b>								
A31 Walls Below Grade				separate				
A32 Walls Above Grade				separate				
A33 Windows & Entrances				separate				
A34 Roof Covering				separate				
A35 Projections				separate				
<b>B INTERIORS</b>								
<b>B1 PARTITIONS &amp; DOORS</b>								
B11 Partitions				separate				
B12 Doors				separate				
<b>B2 FINISHES</b>								
B21 Floor Finishes				separate				
B22 Ceiling Finishes				separate				
B23 Wall Finishes				separate				
<b>B3 FITTINGS &amp; EQUIPMENT</b>								
B31 Fittings & Fixtures				separate				
B32 Equipment				separate				
B33 Conveying Systems				separate				
<b>C SERVICES</b>								
<b>C1 MECHANICAL</b>								
C11 Plumbing & Drainage				separate				
C12 Fire Protection				separate				
C13 HVAC				separate				
C14 Controls				separate				
<b>C2 ELECTRICAL</b>								
C21 Service & Distribution				separate				
C22 Lighting, Devices & Heating				separate				
C23 Systems & Ancillaries				separate				
<b>NET BUILDING COST - EXCLUDING SITE &amp; ANCILLARY</b>								
<b>D SITE &amp; ANCILLARY WORK</b>						\$2,722,536		78.4%
<b>D1 SITE WORK</b>						\$2,722,536		78.4%
D11 Site Development	0.00	0 m2	0.00	\$2,491,292				
D12 Mechanical Site Services	0.00	0 m2	0.00	\$99,000				
D13 Electrical Site Services	0.00	0 m2	0.00	\$132,244				
<b>D2 ANCILLARY WORK</b>						\$0		0.0%
D21 Demolition	0.00	0 m2	0.00	\$0				
D22 Alterations	0.00	0 m2	0.00	separate				
D23 Cash Allowances	0.00	0 m2	0.00	separate				
<b>NET BUILDING COST - EXCLUDING GENERAL REQUIREMENTS</b>						\$2,722,536	\$2,722,536	78.4%
<b>Z GENERAL REQUIREMENTS</b>						\$435,606		12.5%
<b>Z1 GENERAL REQUIREMENTS &amp; FEE</b>						\$435,606		12.5%
Z11 General Requirements (%)		12.0%		\$326,704				
Z12 Fee (%)		4.0%		\$108,901				
<b>TOTAL CONSTRUCTION ESTIMATE - EXCLUDING ALLOWANCES</b>						\$3,158,142	\$3,158,142	90.9%
<b>Z2 ALLOWANCES</b>						\$315,814		9.1%
Z21 Design & Pricing (%)		10.0%		\$315,814				
Z22 Escalation Allowance (%)		0.0%		\$0				
Z23 Construction Allowance (%)		0.0%		\$0				
<b>TOTAL CONSTRUCTION ESTIMATE - EXCLUDING TAXES</b>						\$3,473,956	\$3,473,956	100.0%
<b>HARMONIZED SALES TAX</b>						\$0		
Harmonized Sales Tax		0.0%		\$0				
<b>TOTAL CONSTRUCTION ESTIMATE</b>						\$3,473,956		

**WELLINGTON NORTH  
NEW OUTDOOR POOL & AQUATIC FACILITY  
Mount Forest, Ontario**

**December 19, 2022  
CLASS "D" ESTIMATE "FINAL"**

**DETAILED ESTIMATE - SITE WORK**

FILE: L2461/1/Class D/8/Outdoor Pool & Change Room estimate.xlsx

Description	Qty	Unit	Rate	Amount
<b>D1 SITE WORK</b>				
<b>D11 Site Development</b>				
1.0 Clear & grub site		allow		6,500
2.0 Removals				
- sod/ topsoil	19,710	sf	2.50	49,276
- curbs	51	lf	20.00	1,024
- existing asphalt		allow		5,000
- misc items		allow		1,000
3.0 Earthwork		allow		17,000
4.0 Concrete walkway	224	sf	12.00	2,690
- extra over for tactile plates				1,000
5.0 Light-duty asphalt	2,771	sf	5.50	15,240
6.0 Concrete curbs	51	lf	26.00	1,331
7.0 New decorative metal fence	423	lf	75.00	31,758
- new metal gate in metal fence		allow		2,000
8.0 Bleachers				35,000
9.0 Custom wood trellis		allow		40,000
10.0 Signage		allow		2,000
11.0 Shade structures		allow		65,000
12.0 Shower wall		allow		15,000
13.0 Pool accessories and equipment				Excluded
14.0 Outdoor leisure pool & pool deck		allow		2,100,000
- earthworks: excavation, removal, backfill, drainage				
- concrete supply, place, forming pool foundations & substructure				
- concrete supply, place, forming slab on grade (pool & pool deck)				
- finishes to pool and pool deck				
- mechanical, electrical & chemical equipment				
- pool accessories, deck, maintenance and safety equipment				
- chemical treatments & testing				
15.0 Diving board		allow		10,000
16.0 Lifeguard chairs (2no.)		allow		6,000
17.0 Landscaping				
- planting medium	1,618	sf	4.00	6,473
- flora to new plant beds		allow		4,500
- trees		allow		5,000
- sod		allow		8,500
- planter walls				nil
18.0 Miscellaneous siteworks not shown / identified		allow		10,000
19.0 Grading, repairs to adjacent/existing, soil control, temporary barriers, etc.		allow		50,000
<b>Total D11 Site Development</b>				<b>2,491,292</b>

**WELLINGTON NORTH  
NEW OUTDOOR POOL & AQUATIC FACILITY  
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**December 19, 2022  
CLASS "D" ESTIMATE "FINAL"**

**DETAILED ESTIMATE - SITE WORK**

FILE: L2461/1/Class D/8/Outdoor Pool & Change Room estimate.xlsx

Description	Qty	Unit	Rate	Amount
<b>D1 SITE WORK</b>				
<b>D12 Mechanical Site Services</b>				
1.0 Demolition		allow		5,000
2.0 Domestic/fire water		allow		25,000
3.0 Sanitary		allow		35,000
4.0 Storm		allow		25,000
5.0 Irrigation				nil
6.0 Snow melting				nil
7.0 City charges				excluded
8.0 Miscellaneous fitments, inspection, flushing, locates				9,000
<b>Total D12 Mechanical Site Services</b>	<b>0</b>	<b>m<sup>+</sup></b>		<b>99,000</b>
<b>D13 Electrical Site Services</b>				
1.0 Hydro charges (150kva TX, HV primary cables c/w terminations)	1	sum	30,000.00	30,000
2.0 Hydro pole c/w pole guys, cross arms & 28kv class insulators				existing
3.0 HV 28kv U/G copper 3#2/0 Cu primary cables, TR-XLPE 90, PVC jacket from existing hydro pole to 150kva primary TX				by hydro
4.0 28kv 600a full loadbreak interrupter switches c/w fused cut-outs & lighting arrestors, pole mounted				existing
5.0 150kva 28kv->347/600v 60hz oil filled pad mounted transformer c/w terminations of primary & secondary cables				by hydro
6.0 3ph precast chamber c/w bollards for 150kva oil filled padmount primary TX installed on 20/300mm crushed stone extending 300mm beyond all sides	1	sum	12,500.00	12,500
7.0 Primary grounding grid for 150kva primary TX c/w grounding test	1	sum	4,000.00	4,000
8.0 4#103mm type DB II PVC primary power ductbank, concrete encased, sloped c/w prefabricated spacers, 2x6" yellow warning tape & pullstring, native backfill, bellow & above 150x500mm sand bedding, min 10mpa concrete, from loadbreak switch to 1000kva primary TX	165	lf	125.00	20,625

**WELLINGTON NORTH  
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**December 19, 2022  
CLASS "D" ESTIMATE "FINAL"**

**DETAILED ESTIMATE - SITE WORK**

FILE: L2461/1/Class D/8/Outdoor Pool & Change Room estimate.xlsx

Description	Qty	Unit	Rate	Amount
<b>D1 SITE WORK</b>				
<b>D13 Electrical Site Services (Cont'd)</b>				
9.0				by hydro
10.0				
	40	lf	77.50	3,084
11.0				
	55	lf	50.00	2,740
12.0				
	10	#	575.00	5,750
	6	#	1,000.00	6,000
13.0				
	1	sum	2,000.00	2,000
14.0				
	2	#	1,500.00	3,000
15.0				
	1	#	2,000.00	2,000
16.0				
	1	sum	5,000.00	5,000
17.0				
	2	#	2,500.00	5,000
18.0				
	1	sum	7,500.00	7,500
19.0				
	1	sum	4,000.00	4,000
20.0				
	1	sum	2,500.00	2,500
21.0				
	1	sum	2,500.00	2,500
22.0				
	1	sum	1,000.00	1,000
23.0				
	1	sum	2,500.00	2,500
24.0				
	1	sum	10,545.00	10,545
<b>Total D13 Electrical Site Services</b>	<b>0</b>	<b>m<sup>2</sup></b>		<b>132,244</b>

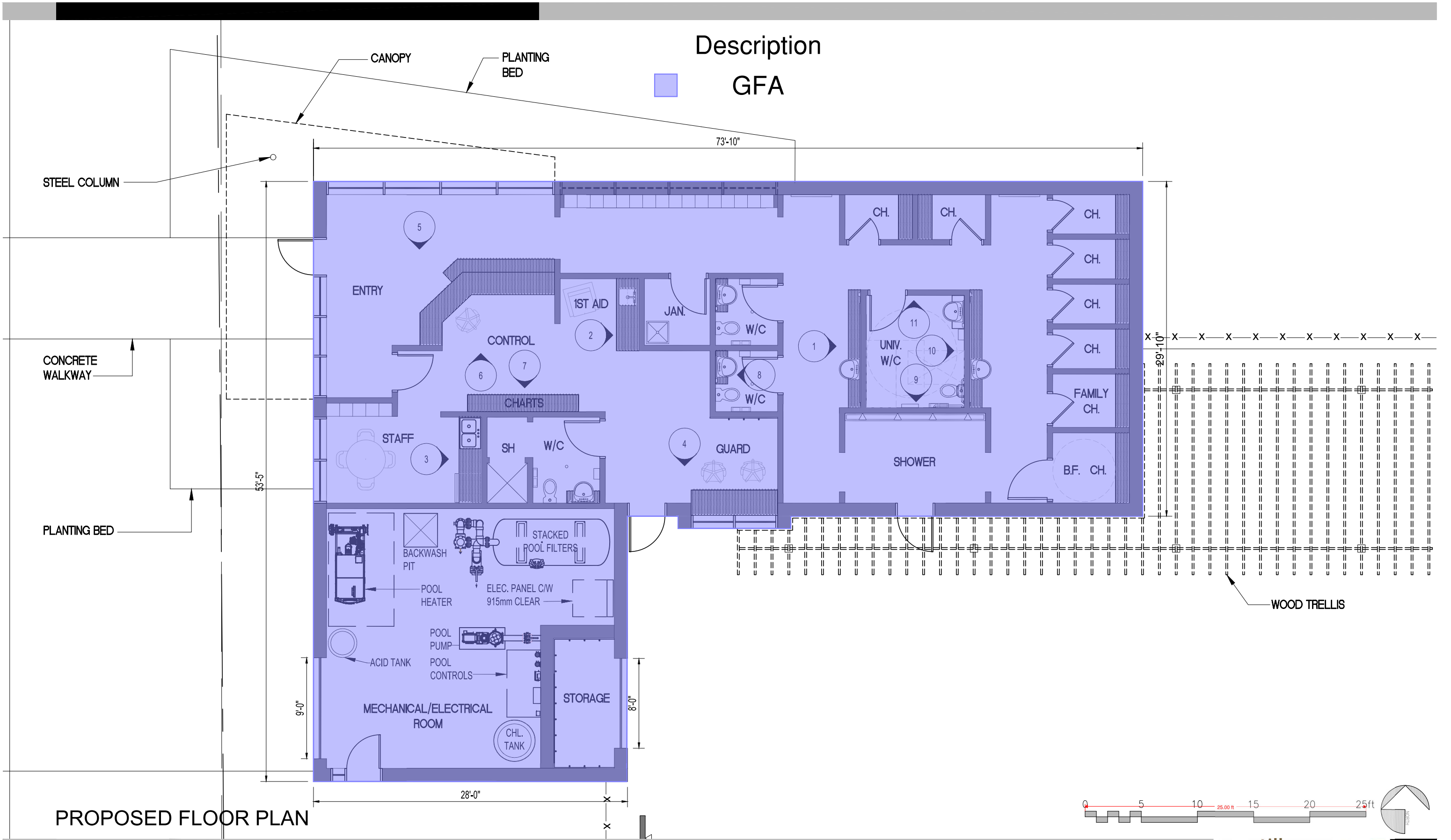
<b>D2 ANCILLARY WORK</b>				
<b>D21 Demolition</b>				nil
<b>D22 Alterations</b>				nil
<b>D23 Cash Allowances</b>				nil

**SECTION 4**

**SCOPE OF WORK DRAWING**

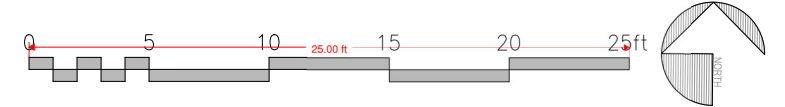


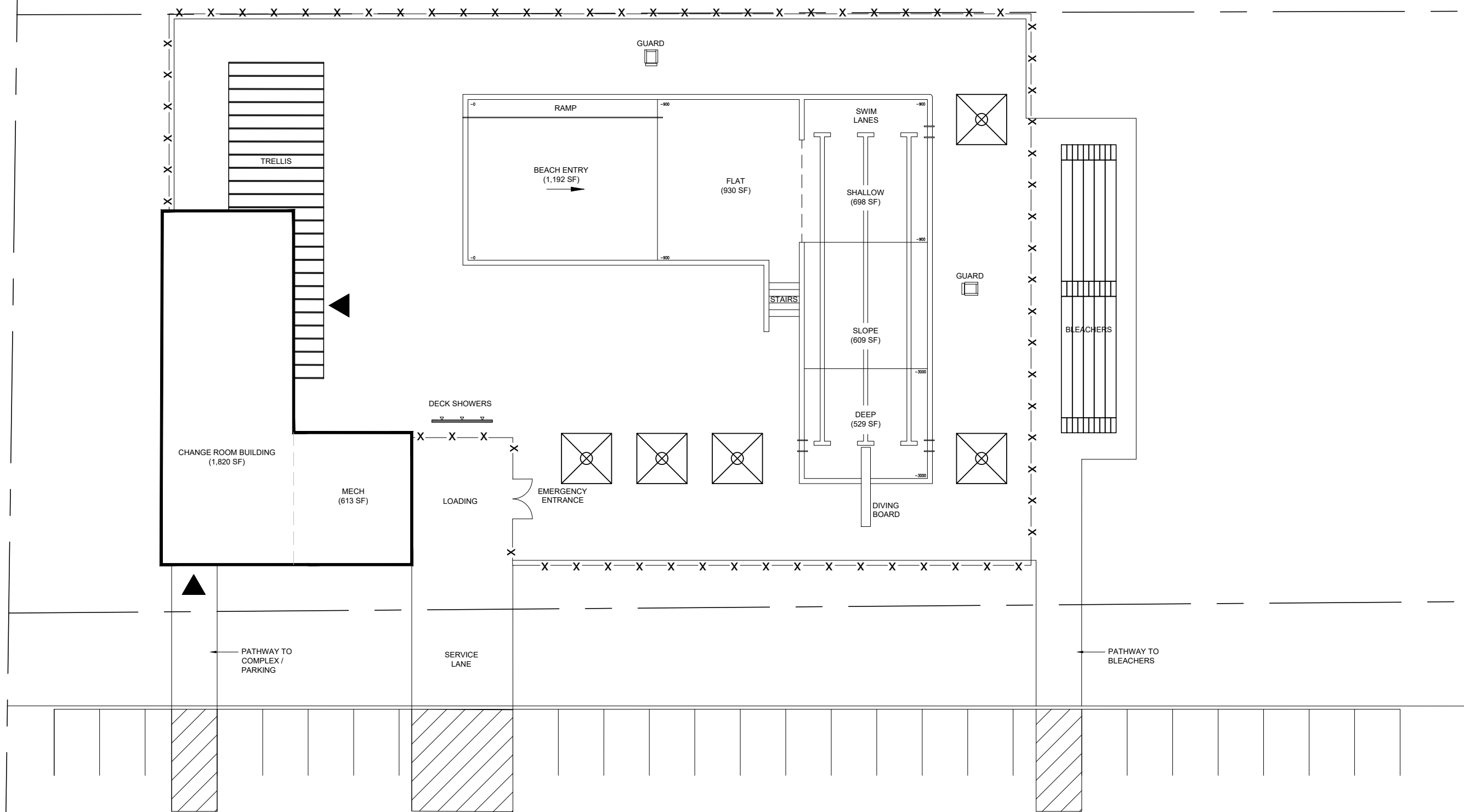
Description  
GFA



PROPOSED FLOOR PLAN

# WELLINGTON OUTDOOR AQUATIC FACILITY





SITE PLAN

1:250

# WELLINGTON OUTDOOR AQUATIC FACILITY

July 22, 2022





