

**CORPORATION OF THE CITY OF GRAND FORKS
AGENDA – SPECIAL MEETING**

**Monday July 9th, 2012 – 10:00 a.m.
Council Chambers City Hall**

<u>ITEM</u>	<u>SUBJECT MATTER</u>	<u>RECOMMENDATION</u>
1. <u>CALL TO ORDER</u>	10:00 a.m. Call to Order	Call Meeting to Order at 10:00 a.m.
2. <u>RECOMMENDATIONS FROM STAFF FOR DECISIONS:</u>		
a) Chief Administrative Officers' Report – Community Infrastructure Improvement Fund	Opportunity to apply for 50% funding for shovel ready projects which include community, recreation and cultural facilities	Council receives this report from the Chief Administrative Officer, and authorizes the Application, for funding under the Community Infrastructure Improvement Fund Program for the Library Building Community Facility Re-development – Phases 1 and 2, estimated to cost \$640,965. Council further approves that the city of Grand Forks share of funding, for the Library Building Community Facility Re-development, will be funded from the Slag Sales Revenue Reserve Fund.
2 <u>IN-CAMERA RESOLUTION</u>		
-	Resolution required to go into an in-camera meeting	Adopt resolution as per Section 90 as follows: RESOLVED THAT COUNCIL CONVENE AN IN-CAMERA MEETING AS OUTLINED UNDER SECTION 90 OF THE COMMUNITY CHARTER TO DISCUSS MATTERS IN A CLOSED MEETING WHICH ARE THE SUBJECT OF SECTION 90(1)(a), PERSONAL INFORMATION ABOUT IDENTIFIABLE INDIVIDUAL(S) WHO IS BEING CONSIDERED FOR A POSITION APPOINTED BY THE MUNICIPALITY. BE IT FURTHER RESOLVED THAT PERSONS, OTHER THAN MEMBERS, OFFICERS, OR OTHER PERSONS TO WHOM COUNCIL MAY DEEM NECESSARY TO CONDUCT CITY BUSINESS, WILL BE EXCLUDED FROM THE IN-CAMERA MEETING.
13. <u>ADJOURNMENT</u>		

THE CITY OF GRAND FORKS REQUEST FOR COUNCIL DECISION

DATE : July 6, 2012

TOPIC : **Community Infrastructure Improvement Fund Application**
PROPOSAL : **Request for Approval of Application by City for CIIF Funding, in the amount of \$320,482.50, for the Re-development of the Library Building Basement as a Community Facility**

PROPOSED BY : **Chief Administrative Officer**

SUMMARY:

The Government of Canada announced yesterday, the opportunity for local governments and other agencies to make application for Community Infrastructure Improvement Funding (CIIF). CIIF provides funding for community infrastructure projects that are intended to support the rehabilitation or improvement of existing community infrastructure that is non-commercial and accessible to the public, such as community centres, cultural centres, parks, libraries, recreational facilities, tourism facilities having a local impact, other existing community infrastructure assets which have a local community impact such as connectivity, broadband and airports. Funding is 50%, so the City would have to fund the remaining 50%, and applicants seeking less than \$250,000 will be given priority. Once again we are limited as to what we could apply for simply because the deadline for applications is August 2nd. Approval for applications is expected to take 90 business days, which will be sometime at the end of November, and the project must be completed by March, 2014. A shovel ready project is the best that we could do in this regard. If Council wants to apply for this funding, Staff is proposing that an application be made to accommodate the re-development of the Library Building basement to include the atrium access ramp and public washrooms separated from the rest of the facility in order to be made available to the public during events in Gyro Park.

In 2010 Staff worked with Fairbanks Architects to draft a concept drawing that depicts the installation of windows for natural lighting for the basement areas as well as installation of windows in the upstairs library facility. As the existing furnace in the library building is the original unit installed when the building was constructed some 30 years ago, the plan at that time included a new heat pump unit to be installed to reduce the carbon emissions at the library building, and to further reduce the cost of heating the building. A major part of the renovation involved making the basement area accessible by ramp to allow ease of access for those with mobility issues. In 2010, working with the Library Board, the plan will provided for the upgrading of electrical service to the library space, as well as fixing some of the existing plumbing issues experienced by the library. The plan for the new community meeting room facility included a "certified" kitchen, but constructed so that it may become a "commercial kitchen" with the installation of fire suppression equipment in future years. The project is estimated to cost approximately \$1.3 million. At the time of the previous grant application, there was only \$400,000 available from the province so the project was broken down into four phases. The 2010 Towns for Tomorrow Grant application was for phases one and two only, which provided the Exterior Lower Floor Access and the lower floor interior washrooms. Phases one and two are estimated to cost \$640,965.

The Towns for Tomorrow Grant Application in 2010 was not successful and the project never materialized.

The CIIF funding is 50%, which would mean that, if approved, CIIF would pay approximately \$320,482, and the remainder funds, approximately \$320,482, will need to come from the municipality, and Staff is suggesting that Council may wish to use Slag Sales Reserve Funds inasmuch as this is indeed a legacy project.

While the news release is very clear that that applicants seeking less than \$250,000 in CIIF funding will receive priority, the previously outlined project would require \$320,482 in CIIF. Council will need to determine if they want to make the application in any event.

STAFF RECOMMENDATIONS:

Option 1: Council receives this report from the Chief Administrative Officer, and authorizes the Application, as attached, for funding under the Community Infrastructure Improvement Fund Program for the Library Building Community Facility Re-development – Phases 1 and 2, estimated to cost \$640,965. Council further approves that the City of Grand Forks share of funding, for the Library Building Community Facility Re-development, will be funded from the Slag Sales Revenue Reserve Fund.

OPTIONS AND ALTERNATIVES:

Option 1: Council receives this report from the Chief Administrative Officer, and authorizes the Application, as attached, for funding under the Community Infrastructure Improvement Fund Program for the Library Building Community Facility Re-development – Phases 1 and 2, estimated to cost \$640,965. Council further approves that the City of Grand Forks share of funding, for the Library Building Community Facility Re-development, will be funded from the Slag Sales Revenue Reserve Fund: A resolution authorizing the application as presented will allow City Staff to submit the application under the Community Infrastructure Improvement Fund prior to the deadline of August 2, 2012.

Option 2: Council receives this report for information. This option suggests that Council is not interested in pursuing this funding opportunity.

BENEFITS, DISADVANTAGES AND NEGATIVE IMPACTS:

Option 1: The benefit of this option is taking the opportunity to receive funding and to further improve the library building to include upgrades that will provide community public washrooms as well as reduce the building's carbon emissions through the provision of natural lighting windows and through the benefits of a heat pump. This option further provides the opportunity for the City to work collaboratively with users of Gyro Park with the provision of washrooms during the events held in the park. The only disadvantage to this option is that some funding will be required from reserves, and Council may consider other projects to be of a higher priority.


Option 2: The disadvantage to this option would be the lost opportunity for funding and the lost opportunity to re-develop the library building basement.


COSTS AND BUDGET IMPACTS – REVENUE GENERATION:

The program provides for a 50% federal contribution, with priority given to those applicants seeking less than \$250,000.

LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:

Council has past practice of renovating buildings to be used as community spaces such as the historic courthouse, now known as Gallery 2. Council has also taken advantage of past grant offerings to provide community facilities for the Grand Forks residents.


Department Head or CAO


Reviewed by Chief Administrative Officer



Western Economic
Diversification Canada

Diversification de l'économie
de l'Ouest Canada

Canada

Community Infrastructure Improvement Fund

What is the Community Infrastructure Improvement Fund (CIIF)?

The Community Infrastructure Improvement Fund (CIIF) is a new, two-year national program that will invest \$150 million to rehabilitate and improve existing community infrastructure across Canada. It will help to modernize infrastructure and provide broad-based economic benefits to communities.

Western Economic Diversification Canada (WD) will invest over \$46 million under CIIF in Western Canada.

CIIF is part of Canada's Economic Action Plan 2012, the Government of Canada's multi-faceted plan to aid in creating jobs, growth, and prosperity.

WHAT IS THE STATUS OF THE APPLICATION PROCESS?

Applications are now being accepted and must be received by: **August 2, 2012***

[Find out more about the application process](#) for CIIF.

*Note: There will be a second call for applications in November and additional intakes if funding is available.

What is the status of the Community Infrastructure Improvement Fund (CIIF)?

CIIF is currently accepting applications for funding for this two-year program.

What funding is available?

Applicants seeking less than \$250,000 in CIIF funding will receive priority. Total federal funding for a project will not exceed 50% of total eligible project costs.

Who can apply for funding?

Organizations eligible to apply for funding under CIIF include:

- local or regional governments or related agencies;
- provincial entities that provide municipal-type services to communities;
- non-profit organizations; and
- First Nation governments, including Band or Tribal Councils or their legally-designated representatives.

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What kinds of projects are eligible for funding?

CIIF supports the rehabilitation or improvement of existing community infrastructure that is non-commercial and accessible to the public. Examples of the type of community infrastructure that can be supported under CIIF include:

- community centres;
- cultural centres;
- parks;
- libraries;

- recreational facilities (e.g. local arenas, swimming pools, sports fields, and other types of recreational facilities);
- tourism facilities having a local impact; and
- other existing community infrastructure assets which have a local community impact such as connectivity and broadband and local airports.

Eligible projects will also:

- leverage at least 50% of total eligible project costs from other sources than the federal government;
- complete all work prior to March 31, 2014.

The construction of new infrastructure and the significant expansion of existing infrastructure are not eligible under CIIF.

What costs are eligible for funding?

CIIF will support eligible costs directly related to a project that have been incurred and paid by a successful applicant. Examples of eligible costs under CIIF include:

- costs incurred between April 1, 2012 and March 31, 2014;
- costs to rehabilitate or improve fixed capital assets of community facilities, including minor expansions to existing infrastructure;
- fees paid to consultants/contractors or other professional or technical personnel directly related to the rehabilitation or expansion of the community facility;
- costs related to signage, which are required for CIIF projects and need to be included in the project budget;
- costs for assessments, monitoring and follow-up as required by the Canadian Environmental Assessment Act (CEAA) or related legislation; and
- other costs directly related to the success of the project and approved in advance.

Costs and services normally covered by the applicant (i.e. maintenance) are not eligible, and only in select cases will incremental employee costs be considered.

Other costs that are ineligible under the program include:

- costs incurred before April 1, 2012 or after March 31, 2014;
- movable equipment (e.g. zambonies, snow groomers and ATVs), including costs for leasing equipment;
- overhead costs, including direct and indirect operating and administrative costs (e.g. management, planning, engineering, and other related costs) normally carried out by the applicant;
- costs for salaries and benefits of existing employees and general administration costs unrelated to the project;
- costs for land; feasibility and planning studies and legal fees; and
- taxes, such as GST, for which the applicant is eligible for a tax rebate.

[☐top of page](#)

How can I apply for funding?

Applicants are encouraged to apply for CIIF funding by applying online, although there are also opportunities to apply by email, mail or fax. [Find out more about the application process](#) for CIIF.

Who can I contact for more information?

For additional information on CIIF, read our [frequently asked questions](#). You may also contact us at any of [our offices](#) by email, telephone, fax or call us at 1 888 338-WEST (9378).

Western Economic
Diversification CanadaDiversification de l'économie
de l'Ouest Canada

Canada

Application Package

Complete your funding application to the Community Infrastructure Improvement Fund (CIIF) by following the steps below.

Submitting Your Proposal

Applicants are required to submit a CIIF Application form, project plan and other supporting documents outlined in the CIIF Application form to complete your funding application.

* Applicants are encouraged to apply for CIIF funding by applying online.

Apply Online

The [application form](#) is available electronically and can be completed online. You will be required to upload and attach your project plan and other supporting documents to the CIIF Application form. The application can then be submitted online. The application must be completed and submitted in the same online session. If you have any difficulty accessing or submitting your application online, please [contact us for assistance](#).

To submit a CIIF application by mail, fax or email, please contact the [WD office](#) nearest you, or call us at 1-888-338-WEST (9378).

The CIIF Application form is also available in alternate formats: [PDF](#) (113 Kb) | [HTML](#).

Review and Approval of Your Proposal

The review and approval process for CIIF applications will take up to 90 business days from the application deadline. If the 90-day standard will not be met on a project, the client will be notified by the Department.

Questions

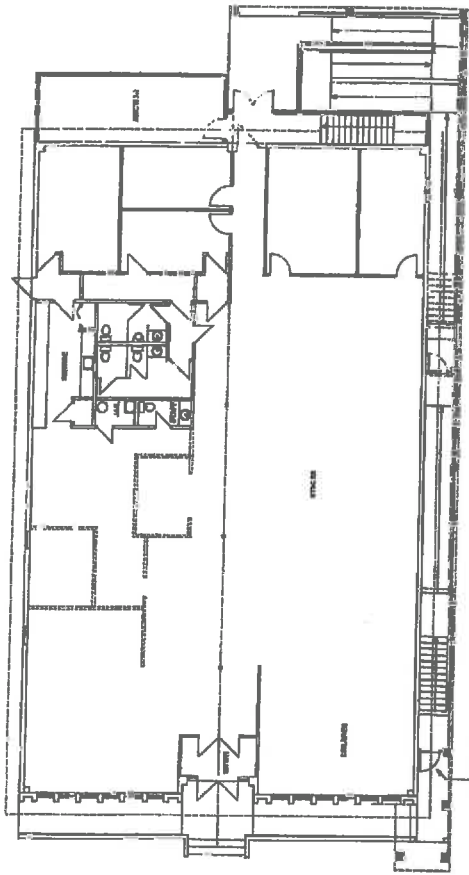
For additional information on CIIF please contact the [WD office](#) nearest you or call us at 1-888-338-WEST (9378).

To find out about other Western Economic Diversification Canada funding programs, consult our [WD Programs](#) page.

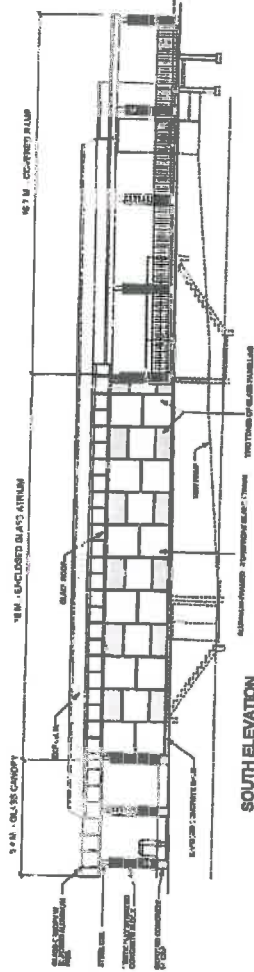
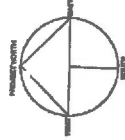
Date Modified: 2012-07-05

Construction Estimate: Renovation Work		Phase 1	Phase 2	Phase 3	Phase 4	Total
		Exterior Lower Floor Access	Lower Floor Interior - Washrooms	Lower Floor Interior - Completion	Library Improvements	
General contractor's Own Prep						
Work & Demolition		8,800	21,570	-	10,030	40,400
Site Work, Earthworks, Shoring		44,400	-	-	8,000	52,400
Concrete Work		59,200	8,700	-	26,300	94,200
Masonry Work		17,400	-	-	2,800	20,200
Structural and Miscellaneous						
Metals		51,995	5,500	-	19,405	76,900
Exterior envelope, Roofing &						
Window		21,500		-	34,900	56,400
Glazed Atrium Construction		90,000		-	-	90,000
Drywall, Metal Stud		-	13,000	18,200	14,900	46,100
Millwork & finish Carpentry		-	5,000	29,860	28,940	63,800
Doors, PM Frames & Finish						
Hardware		-	15,000	29,800	19,000	63,800
Floor Finishes		1,200	6,000	28,900	31,000	67,100
Ceilings		-	26,500	-	20,800	47,300
Painting		-	2,000	6,300	5,900	14,200
Specialties		-	-	15,100	400	15,500
Signage & Window Coverings		-		1,000	1,200	2,200
Operable Wall		-		25,200	-	25,200
Kitchen appliances		-		15,000	-	15,000
Electrical		5,000	25,000	55,600	19,600	105,200
Mechanical		-	100,000	105,700	13,500	219,200
General Contractor Overhead		32,100	22,800	40,800	31,000	126,700
Design Contingency	10%	33,200	25,100	37,500	28,800	124,600
Total		364,795	276,170	408,960	316,475	1,366,400
Total Towns for Tomorrow Project			640,965			(0)

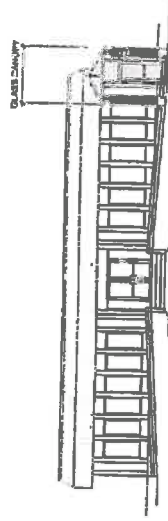




MAIN FLOOR PLAN



SOUTH ELEVATION

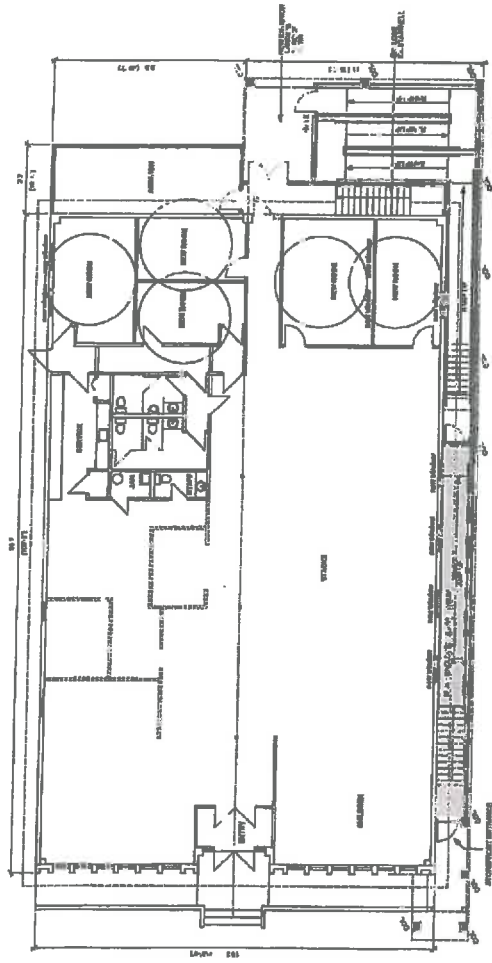


WEST ELEVATION

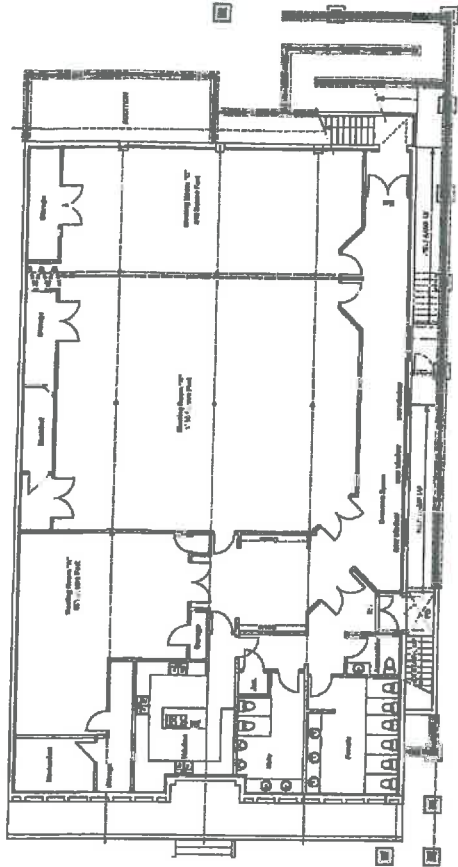
PROJECT TITLE		PROJECT NUMBER		SHEET TITLE	
PUBLIC LIBRARY FOR THE CITY OF GRAND FORKS		DESIGN DEVELOPMENT		FLOOR PLAN & EXTERIOR ELEVATIONS	
DATEPLOT	NO. 2	DATE	NO. 2	DATE	NO. 2
SCALE	1/4" = 1'-0"	DATE	NO. 2	DATE	NO. 2
PROJECT NUMBER	NO. 2	DATE	NO. 2	DATE	NO. 2

FAIRBANK ARCHITECTS
110 W. WASHINGTON STREET
GRAND FORKS, N.D. 58201
PHONE: 701.773.2111
FAX: 701.773.2112

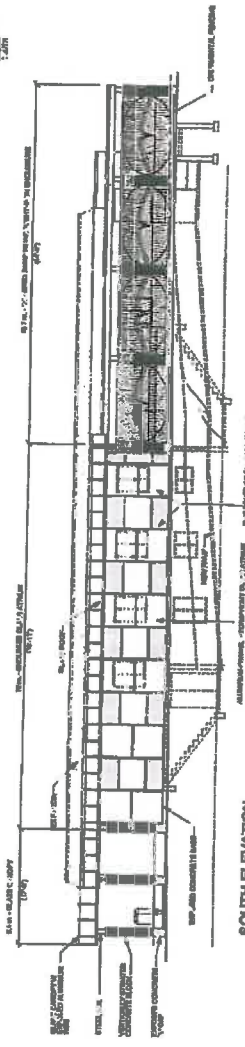
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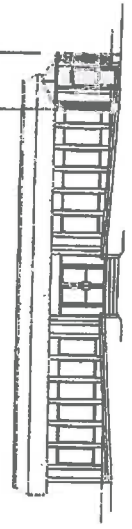
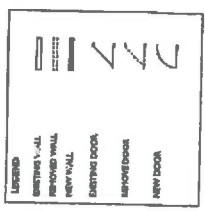
MAIN FLOOR PLAN



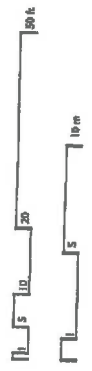
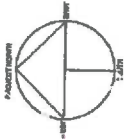
LOWER FLOOR PLAN



SOUTH ELEVATION



WEST ELEVATION



FLOOR PLANS & ELEVATIONS

PUBLIC LIBRARY
Grand Forks, B.C.

DRAWING # SK-1
#1076 - JANUARY 10, 2011



Renovations to
GRAND FORKS PUBLIC LIBRARY
design by FAIRBANK ARCHITECTS LTD

PROFESSIONAL QUANTITY SURVEYOR

VALUE ANALYSTS

LEED™ ACCREDITED PROFESSIONAL

JBA

PRELIMINARY COST ESTIMATE
January 12, 2011

James Bush & Associates Ltd., Professional Quantity Surveyors

13657-20A Avenue, South Surrey, BC, V4A 9V7

Phone (604) 535-5800 Fax (604) 535-5836 Email jim@jba.bc.ca

EXECUTIVE SUMMARY OF PROJECT COSTS

Construction Estimate: Renovation Work	Exterior Lower Floor Access	Lower Floor Interior	Library improvements	TOTAL	
General Contractor's Own Prep Work & Demolition	\$8,800	\$21,570	\$10,030	\$40,400	
Site Work, Earthworks, Shoring	\$44,400	\$0	\$8,000	\$52,400	
Concrete Work	\$59,200	\$8,700	\$26,300	\$94,200	
Masonry Work	\$17,400	\$0	\$2,800	\$20,200	
Structural and Miscellaneous Metals	\$51,995	\$5,500	\$19,405	\$76,900	
Exterior Envelope, Roofing & Windows	\$21,500	\$0	\$34,900	\$56,400	
Glazed Atrium Construction	\$90,000	\$0	\$0	\$90,000	
Drywall, Metal Stud	\$0	\$31,200	\$14,900	\$46,100	
Millwork & Finish Carpentry	\$0	\$34,860	\$28,940	\$63,800	
Doors, PM Frames & Finish Hardware	\$0	\$44,800	\$19,000	\$53,000	
Floor Finishes	\$1,200	\$34,900	\$31,000	\$67,100	
Ceilings	\$0	\$26,500	\$20,800	\$58,300	
Painting	\$0	\$8,300	\$5,900	\$14,200	
Specialties	\$0	\$15,100	\$400	\$15,500	
Signage & Window Coverings	\$0	\$1,000	\$1,200	\$2,200	
Operable Wall	\$0	\$25,200	\$0	\$25,200	
Kitchen Appliances	\$0	\$15,000	\$0	\$15,000	
Electrical	\$5,000	\$80,600	\$19,600	\$105,200	
Mechanical	\$0	\$205,700	\$13,500	\$219,200	
General Contractor Overhead	\$32,100	\$63,600	\$31,300	\$126,600	
Cash Allowances				\$0	
Design Contingency	10%	\$33,200	\$62,600	\$28,800	\$124,500
Market Escalation				Not Required	

Reasonable Bid Price - Construction Contract \$364,795 \$685,130 \$316,775 **\$1,366,400**
(SPRING 2011 dollars, excl. HST)

TOTAL: Existing Floor Area (m2)	27	558	601	1,186
Unit Cost per m2 Total Gross floor area		\$1,227.83	\$527.08	\$1,152.11

Separate Prices (add or delete to above estimate, includes GC Markups/Contingency)

1. Add six sun-tube Skylights to existing roof	\$27,600	ADD
2. Electrical Fixture Upgrade to T8 (Main Floor)	\$24,200	ADD
3. Additional 5 No. Windows	\$9,400	ADD
4. Delete 28.5m2 Addition to the NorthWest (Main floor)	-\$135,400	CREDIT

Soft Costs:

Contingency for CHANGE ORDERS	excluded
Moving & Relocation Costs - Occupancy Costs	excluded
Consultant Fees & Expenses	excluded
Furnishings & Furniture	excluded
Owner's Project Mngmt, Soft Costs	excluded
Payable Harmonized Services Tax	excluded

CONSTRUCTION COST ESTIMATE		Preliminary Cost Estimate	
	Lower Floor (Existing)		558.0 m2
	Main Floor (Existing)		558.0 m2
	Main Floor ADDITION		43.0 m2
	Main Floor ATRIUM Enclosure ADDITION		27.0 m2
	TOTAL Gross Floor Area		1,186.0 m2
General Contractor's Own Prep Work & Demolition			40,400
<u>Demolition Work</u>			
	Hoarding & Temporary Protection	Item	3,500
	Premium for after hours work (demol/cutting/coring/material etc.)		NOT REQD
	Remove exterior double door & frame, block up opening (lower floor)	1 No.	700
	Remove exterior enclosure & roof of stair (2 locations)		3,500
	Remove exterior concrete steps & wall, footings etc.	Item	1,800
	Remove existing interior partitions	Item	1,800
	Remove existing doors and frames	169 m	36.00 6,100
	Remove drywall from existing partition walls for plumbing	23 No.	45.00 1,000
	Remove existing washroom - specialties etc.	13 m	32.00 400
	Sawcut and remove slab on grade at exiting washroom fixtures, cap off		600
	Sawcut and remove slab on grade at new washroom location		1,800
	Remove existing flooring - carpet/shv	72 m2	55.00 4,000
	Remove existing Acoustic Tile ceilings	932 m2	7.00 6,500
		760 m2	4.50 3,400
<u>Alteration Work</u>			
	New window opening in existing frame/veneer wall (excl. masonry work)	7 No.	180.00 1,300
	New opening in existing drywall partition for new door	1 No.	150.00 200
	Cut opening in existing foundation wall for new window (lower floor)	3 No.	420.00 1,300
	Re/re LIAT ceilings for electrical/mechanical services to non renovated area		500
	Material handling demol material & waste in dolly to grade dumpster, cleanup	40 hrs	45.00 1,800
<u>Rough Carpentry Work</u>			
	Roof blocking & cant strips	52 m	18.00 900
	Cutting & Coring, open up walls etc for Mechanical / Electrical		400
	Firestopping new service penetrations		100
	Rough Carpentry - back framing, blocking for equip, specialties, elec bkbs		600
Site Work, Earthworks, Shoring			52,400
	Site preparation, demol sidewalk	82 m2	Item 1,400
	Excavation for new lower floor entry (3ft clearance)	105 m3	105.00 11,000
	Excavation for new strip footing	50 m	85.00 4,300
	Temporary shoring City Street	25 m	250.00 6,300
	Temp shore light pole during excavation		800
	Slab base - imported granular	29 m3	65.00 1,900
	Compact and fine grade slab on grade and ramps	117 m2	18.00 2,100
	Backfilling foundation wall and strip footings	92 m3	45.00 4,100
	Excavation & backfilling inside building for services	46 m	85.00 3,900
	Disposal of surplus materials, cleanup		Item 2,500
	Traffic control, hoarding and safety fences/barricades (City Street)		Item 1,800
	Replace sidewalk, make good/replace curb & gutter	82 m2	110.00 9,000
	Reinstate sidewalks/paving at rear of building	38 m2	88.00 3,300
Concrete Work			94,200
<u>Slab on Grade</u>			
	Reinstate slab on grade at service trench locations	72 m2	121.00 8,700
	New Slab on grade - interior addition	70.0 m2	90.00 6,300
	New Slab on grade - ramps	48.0 m2	98.00 4,700
<u>Foundation Work</u>			
	Formwork footings - pad & strip	87 m2	85.00 7,400
	Formwork foundations walls, ramp walls	354.1 m2	105.00 37,200
	Rebar	7,503 kg	1.80 13,500
	Concrete	62.5 m3	218.00 13,600
	Concrete placing, finishing	62.5 m3	45.00 2,800
Masonry Work			20,200
	Rework existing masonry veneer for new Window opening, incl. header	7 No.	400.00 2,800
	Vertical split face masonry veneer to new columns	54 m2	320.00 17,400
			0
			0

**Renovations to
GRAND FORKS PUBLIC LIBRARY
design by FAIRBANK ARCHITECTS LTD**

January 12, 2011

CONSTRUCTION COST ESTIMATE		Preliminary Cost Estimate	
Structural and Miscellaneous Metals			76,900
Structural steel framing to roof/canopy additon incl. metal deck	118 m2	335.00	39,500
Structure for front canopy	13 m2	335.00	4,400
Supply galv loose lintol for windows - structural support	7 No.	85.00	600
Support framing for operable wall, to underside main floor	15 m	375.00	5,500
Handrail to ramp - pipe wall mounted	73 m	80.00	5,800
Decorative wrought Iron security panels 2.4m high	26 m	780.00	20,300
Gate	1 No.	800.00	800
Exterior Envelope, Roofing & Windows			56,400
Exterior Cladding - at addition (Not incl metal stud/insulation backup)	56 m2	325.00	18,200
Soffit to canopy/roof overhang	69 m2	85.00	5,900
Fascia	28 m	35.00	1,000
SBS flat roof - insulated	49 m2	218.00	10,700
SBS flat roof canopy - not insulated	69 m2	171.00	11,800
Flashing & tie into existing flat roof	25 m	80.00	2,000
New Windows	10 No.	680.00	6,800
Glazed Atrium Construction			90,000
New glazed Atrium enclosure (as per quotation)		Item	90,000
Drywall, Metal Stud			46,100
Exterior metal stud wall, c/w sheathing, Air VB, Insulation & drywall	56 m	90.00	5,000
Drywall and metal stud partition walls	75 m	196.80	14,800
Drywall and metal stud partition walls - ACOUSTIC	72 m	316.80	22,800
Drywall to plumbing wall	31 m2	30.00	900
patch/prep existing walls to remain			500
Acoustic sealant	144 m	5.80	800
Miscell drywall patching & repair for tie in, extg items removed & services		Allow	800
Cutting, Patching make good for new services in existing walls		Allow	500
Millwork & Finish Carpentry			63,800
<u>Millwork:</u>			
• Kitchen counter with cupboards below	19.0 m	720.00	13,700
• Upper shelving - with doors	15.0 m	450.00	6,800
• Library Reception desk		Item	25,000
• Vanities	8.0 m	480.00	3,800
• Coats		Item	1,000
<u>Finish Carpentry</u>			
• Install doors, hardware	27 No.	110.00	3,000
• Install miscellaneous Specialties		Item	500
• Wood trim		Item	10,000
Doors, PM Frames & Finish Hardware			53,000
Exterior Entrance Door - alum frame/glazed, c/w hardware (incl. vestibule)	6 LVS	1,800.00	10,800
Pressed metal frames - 3x7 single	15 No.	160.00	2,400
Pressed metal frames - 2x3x7 double	6 No.	280.00	1,700
Solid core Wood doors - 3x7 single, prefinished	20 No.	320.00	6,400
Solid core Wood doors - 3x7 single, prefinished with glazing	5 No.	480.00	2,400
Hollow Metal Door - 3x7 single	2 No	420.00	800
Glazed Window		Item	1,800
Hardware Supply Allowance - locksets, closers, keying		Item	17,100
Auto Door Opener	2 Lvs	4,800.00	9,600
Floor Finishes			67,100
Carpet Flooring	802 m2	68.00	54,500
Sheet Vinyl Flooring	99 m2	62.00	6,100
Ceramic tile	43 m2	92.00	4,000
Coved rubber base	480 m	5.20	2,500
Ceilings			58,300
Suspended drywall ceilings, painted	43 m2	85.00	3,700
Acoustic Tile	901 m2	55.00	49,600
Allowance for bulkheads		Item	5,000

**Renovations to
GRAND FORKS PUBLIC LIBRARY
design by FAIRBANK ARCHITECTS LTD**

January 12, 2011

CONSTRUCTION COST ESTIMATE		Preliminary Cost Estimate	
Painting			14,200
Paint wall finish - new & existing walls, make good existing finishes	1,152 m2	9.00	10,400
Paint doors & frames	27 No.	130.00	3,500
Painting in adjacent areas			300
Specialties			15,500
Miscellaneous Specialties - fire extinguisher cabinets, access panels		Item	500
Whiteboards		Item	800
WC Accessories	9 Sets	600.00	5,400
WC Partitions	8 Sets	1,100.00	8,800
Operable Wall			25,200
Acoustic folding operable partition, 2.4m high	15 m	1,620.00	23,700
Out of town travel allowance for installer, Freight		Item	1,500
Furnishings - Signage & Window Coverings			2,200
Signage - door name tags, reception/entry, lobby signage		Allow	1,000
Window Blinds		Item	1,200
Equipment - Appliances			15,000
Kitchen Appliances		Allow	15,000
Electrical			\$88.70
Distribution			105,200
Permit & Set-up	1 No.	1,500.00	1,500
Distribution panel / feeder / circuit changes		Item	8,500
Lighting			
Main level lighting revisions - re/re existing	300 m2	28.00	8,400
Lower Level - new lighting, existing circuits	444 m2	72.00	32,000
Exit Lighting - incl replace with LED			3,400
Strip-out existing redundant light fixtures, switches, etc	30 Hrs	58.00	1,700
Power			
Main Level power revisions - re/re existing, plus new	300 m2	9.50	2,900
Lower Level - new outlets	444 m2	35.00	15,500
Mechanical power supplies & modifications		Item	3,800
Fire Alarm			
Building Wide Fire Alarm System UPGRADE			Not Included
re/re Fire Alarm System devices			4,500
Telephone & Data			
Telephone/data single outlets	10 No.	50.00	500
Telephone/data wiring	10 No.	300.00	3,000
Patch panels - comm's room modifications, connections / terminations, etc	1 No.	1,500.00	1,500
Telephone hand sets			By Others
Audio / video conference equipment - Excluded			By Others
Telephone / data & audio video testing & commissioning - Excluded			By Others
Security			
New Security devices on New Entry's			6,000
Audio / video conference equipment			
AV for meeting rooms - infrastructure wiring only, no equipment			12,000
Public Address			
Public address system - not required			N/A

CONSTRUCTION COST ESTIMATE		Preliminary Cost Estimate	
Mechanical		\$184,82	219,200
Plumbing & Drainage			37,400
Piping			
miscellaneous domestic pipework modifications at new fixture location	20 no	750.00	15,000
sanitary drainage	10 m	150.00	1,500
clean-out	1 no	100.00	100
sanitary pipework connection to existing	1 no	500.00	500
floor drain & footing drainage		Item	1,800
remove existing redundant plumbing pipework, cap accordingly	6 no	200.00	1,200
Fixtures			0
general sink / vanity	9 no	750.00	6,800
WC/Urinals	11 no	900.00	9,900
remove existing redundant plumbing fixtures	6 no	100.00	600
Sprinklers			1,100
re/re sprinklers	732 m2	1.50	1,100
HVAC			160,700
Main Level HVAC revisions - re/re existing	300 m2	25.00	7,500
Lower Level - new HVAC - incl. equipment/duct/difusers/piping	444 m2	315.00	139,900
Kitchen, Washroom Exhaust	4 No	2,200.00	8,800
balance HVAC system, clean existing duct to remain	Is		2,500
Test & commission/balancing, manuals, etc	Is		2,000
Controls.		Allow	20,000
General Contractor Overhead		11.4%	126,600
Direct Site Overhead (<i>office, cleanup, garbage etc.</i>)			53,000
Superintendent/foreman, project supervision - part time			10,500
Out of Town Costs - travel/accommodation/freight			10,000
Insurance, Bonding & Permits			30,700
Construction Manager Fee or Contractor Markup/Profit			22,400
CASH ALLOWANCES			0
Design Contingency		10.0%	124,500
Contingency for CHANGE ORDERS			by others
Market Escalation			Not Required
Reasonable Bid Price - CONSTRUCTION		1,186.0 m2	\$1,152.11
			\$1,366,400