



SPRINGBANK PARK FOR ALL SEASONS

Agricultural Society

32224A Springbank Road, Calgary, Alberta T3Z 2L9 • Tel: (403) 242-2223 Fax: (403) 242-3202

Tuesday, January 26, 2021

Dear Ms. Cortada,

As I indicated to Ms. Panaguiton yesterday afternoon, I am writing to you to advise that since my letter of January 7, 2021, two material developments have occurred in relation to SPFAS' current application before the RGC. I recognize that the deadline for presentation materials has passed but in my submission, RGC cannot properly deal with Agenda Item E-3 tomorrow without this additional and highly material information before it. This is information that was not available as of January 7 as it was only received by SPFAS on January 15. In addition to those two material developments, the information contained in the RGC Agenda package distributed on January 22 also contains information that I would submit SPFAS must have the opportunity to address, again, in order to ensure that all relevant information is considered by the RGC in making its decision regarding the \$740,000 of unallocated MSI funds.

First, on January 15, 2021 SPFAS received a report from CostPlan Management Ltd. providing a detailed cost estimate for renovations to the Main Facility's front entrance and curling rink concession area (the "Front Entry Project"). (That report was provided to you yesterday and is attached to this letter for ease of reference.) As you will recall, SPFAS had allocated \$400K to this project, including \$300K in MSI already approved (to cover the aspects of the Project included in the Stantec Report), plus \$100K of SPFAS capital reserve funds (to cover items not included in the Stantec Report). However, as seen in the report, it is CostPlan's opinion that given the age of the facility, a more extensive demolition and replacement of basic mechanical infrastructure is required to ensure that these renovations are made in compliance with current building code requirements. As a result, the capital cost estimate for this work has increased from \$300,000 to \$780,000, with the difference of \$480,000 all being attributable to items included in the Stantec Report. CostPlan's report was presented to SPFAS Operations and Capital Enhancement Committee on January 18. While the increase in the project cost was somewhat unexpected, we were aware that the Front Entry was one of the two "landmark" areas of our facilities (the other being the Red Dutton Arena), and that it was therefore not unlikely that our target figure of \$400,000 might be a low one - in fact that was the reason for retaining CostPlan to perform a proper cost estimate before starting on the project.

Second, also on January 18, Gibbs Gage presented to the Committee its preliminary drawings for both the Front Entry project as well as the Red Dutton slab replacement project. As we advised in our phone call with you and Ms. Panaguiton on January 12, incorporated into those plans is an elevator that would provide safe access to all four levels of our Main Facility to individuals with mobility challenges of every sort. As you can see in their report, CostPlan has provided a preliminary cost estimate of \$200,000 for this portion of the project. (See below re possibility of CFEP grant, as discussed.) As we have discussed with Gibbs Gage, there are important design and construction efficiencies that can be gained by undertaking this design change as part of the Red Dutton slab replacement. Therefore, SPFAS is confident in the current cost estimate from Gibbs Gage for this Red Dutton Arena project of \$1,725,400 as well as the cost estimate of \$200,000 for the elevator installation project.



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I can assure you that SPFAS has worked as quickly as possible with Gibbs Gage and now CostPlan Management to update the original cost estimate for the Front Entrance/Curling Kitchen (now \$780,000) and the Elevator installation (\$200,000).

SPFAS has also completed \$100,665 of capital refrigeration updates and is moving forward with a firm budget of \$1,725,400 to complete the Red Dutton slab replacement project as well as to complete maintenance capital projects over the next 3 years in the amount of \$505,000.

Taking all of these into account, SPFAS is seeking to finalize **\$3,311,065** of project financing. These supplementary materials are being provided to RGC to ensure that the best, most current information is available to the Committee as it makes its decision tomorrow regarding the allocation of the remaining MSI funds.

As you can see, from the simplified spreadsheet, based on our PRESENT FUNDING (first box in the spreadsheet), there is currently a funding shortfall for our current essential capital projects in the amount of \$910,745 (highlighted in yellow). This is even with SPFAS contributing \$691,320 and SPFAS also dedicating the entirety of the next three years of the \$80,000 per year RVC Annual Funding Grants (\$240,000) toward these projects. Without the additional \$740,000 in MSI funding, this shortfall of \$910,745 will form the subject of an application under Policy C-317 for emergency funding, to be shared on a 50/50 basis between SPFAS and RVC, i.e. \$455,372 each.

As you can also see from the spreadsheet, based on our PROPOSED FUNDING (second box in the spreadsheet), if the RGC allocates the full \$740,000 of unallocated MSI funds to SPFAS, then SPFAS' current capital projects will still require emergency funding under Policy C-317 but in the lesser amount of \$170,745.

The opportunity to allocate the remaining \$740,000 of MSI funds to finance these projects would provide mutual benefits to RVC and to SPFAS as both parties would draw \$370,000 less from their respective capital reserves.

As it does every year, SPFAS will be submitting its applications under Policy C-317 for its Annual Capital and Operating Grants before February 28. At that time, this year, we will also make our application for Emergency Funding to ensure that all of the \$3,311,065 worth of projects are fully funded.

From an overall perspective, if the RGC, having considered all material information before it, allocates the remaining MSI funds in the amount of \$740,000 to SPFAS' essential capital projects, then the proposed SPFAS overall capital funding plan presented in these submissions would reflect the following percentages: **64%** by MSI funds, **21%** by SPFAS' Capital Reserve, **3%** by a CFEP grant, **7%** by 3 years' worth of RVC's Annual Capital Grant to SPFAS, and **5%** by RVC's Capital Reserve.

In addition to these material developments in our cost estimates, in order to ensure that the Park's position is fully presented, I am also duty-bound to address new information made public on January 22, in the Agenda package for Wednesday's RGC meeting - specifically, the fact that the second



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project competing for the remaining MSI funds is a traffic control project at Range Road 33 and Springbank Road.

This information has come as a very big surprise to SPFAS. There can be no doubt that the \$2.2 million initially allocated to the Springbank community was always intended to be used to support recreation and cultural amenities. This was made clear in the original motion made by RVC Councillor Brenda Goode and approved by Council.

That intention was reiterated in the motion passed by Council on July 16, 2013, which read as follows:

“MOVED by Councillor Magnuson that Council allocates a maximum of \$2.2 million to the Springbank regional area, which may include lands yet to be identified, to support new recreational and cultural amenities or future expansion of recreational and cultural amenities in the region[.]”

And on February 25, 2020, that intention was yet again confirmed in Council’s motion, which read as follows:

“MOVED by Councillor McKylor that the net proceeds [of the fair market value sale of Plan 7191, Parcel A] as well as the Springbank MSI funds be set aside for equitable distribution towards a new Springbank Community Centre, future recreation as well as land(s) as required by either of these projects.”

The intention of Council, publicly declared on more than one occasion since 2013, to use the MSI monies to support recreation in Springbank could not have been made more clear over the last several years and, as a matter of public record, has rightfully provided the community with a reason to be optimistic that its needs, as expressed in so many studies and surveys, will have resources dedicated to them.

In the Park’s submission, the “signalization” project now under consideration for MSI funding clearly falls outside the scope of what has always been contemplated for that funding. That project must be categorized as what it is - a traffic project. To call it a recreation project and proceed to allocate these particular MSI funds to pay for it would be to divert critically needed funds away from the purpose for which they were very clearly originally intended.

SPFAS places paramount importance on the safety at its facilities and cares greatly about safety in our greater community. SPFAS also acknowledges that as a general principle, “connectivity” is something that enhances a community. However, with Springbank’s main recreational facilities having clear, pressing needs which have been unequivocally substantiated by expert reports, to divert any of the remaining MSI funds to something that is essentially a traffic project would be to violate the spirit and intent of Council’s own motions. Even if one could make the argument that pathways are recreation and traffic lights would be an important aspect of a pathway system at that intersection, there is at present no pathway system at that intersection, and therefore, nothing to be connected. There may be in the future, but there is not at present.



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I would encourage all Councillors to consider what strong opposition they would mount to a suggestion that funds originally and unequivocally dedicated to recreation and culture in their communities be diverted to a project which is at best, only remotely connected to those purposes, and in the future at best. Resources are lean right now, and every dollar expressly directed toward recreation, as the MSI funds were, must be spent in recreation, and spent, we would submit first and foremost to ensure that what is operating now continues to operate at maximum capacity, and at the highest levels of safety. Particularly because of the scarcity of resources, we must fund what we have before we fund what we may have in the future.

It is our hope that on January 27, RGC will honour the original spirit and intent of the MSI allocation and dedicate all of the remaining MSI funds, in the amount of \$740,000 to SPFAS' urgent capital projects. Construction is set to begin on April 1, the goal being to fully re-open our facilities on August 1, so that the significant revenue we traditionally earn in August can be captured. Time is indeed of the essence.

Finally, as we discussed, SPFAS GM John Rop and I will be attending the RGC meeting virtually from the Park and will be available by phone should you require further information or clarification of the foregoing. It is vitally important to SPFAS that everyone involved in this critical decision understand all of the relevant information, including the material information that became available after our original submission was sent to you.

We thank you in advance for bringing this new information to the attention of the RGC at or before its meeting tomorrow.

Sincerely,

A handwritten signature in black ink that reads "Lisa Skelton".

Lisa Skelton
403 660-7520

Attachments: Capital Project Financing Update - Approved by SPFAS Board on Jan. 25, 2021
CostPlan Management Inc. - Preliminary Estimate - forwarded to RVC Admin on Jan. 25, 2021

cc'd by email: Theresa Cochran, Executive Director, Community Development Services, RVC
Al Hoggan, CAO RVC
RVC Division 2 Councillor Kim McKylor

Springbank Park for All Seasons Agricultural Society

SPFAS Interior Renovation

Preliminary Estimate

January 15, 2021

Prepared By:

**COSTPLAN MANAGEMENT LTD.
SUITE 214, 5925 12 STREET SE
CALGARY ALBERTA
T2H 2M3
PHONE 403-262-9360**

Springbank Park for All Seasons Agricultural Society
SPFAS Interior Renovation
Preliminary Estimate
January 15, 2021

These preliminary estimates include for all hard construction costs and have been developed from the proposed renovation drawings and descriptions received on January 4, 6, 7, 8, 11, 12, and 13 2021, as prepared by Gibbs Gage Architects and their consulting team. As well, these estimates have been developed from a description of requirements for both the existing, proposed areas during subsequent communication, and direction. Where the information is incomplete or has discrepancies, we have included for our understanding of the design intent.

We have included for all contractor overhead and profit based on a competitive tender strategy utilizing completed construction documents and assuming a reasonable construction schedule.

Given the preliminary nature of the information currently available we would typically include a design contingency. As directed by GGA, we have included in these estimates a 0% design contingency allowance on the Base Renovation and 10% on the identified options. We have also included a 10% post-tender construction contingency.

All costs have been estimated in current Calgary dollars. Market fluctuations from now until construction will have to be considered in the overall global budget.

Where possible, the work has been priced as a single contract, the breakout costs shown should not be used as stand alone costs for any single item of work. Phasing of the work into multiple contracts could increase the overall total cost.

These estimates do not capture any costs that may result from the COVID-19 pandemic, which may include material shortages, supply disruptions, delays or labor premiums.

Excluded from these estimates are:

- All design, consulting, testing, inspections and all other soft costs
- Springbank Park for All Seasons internal costs (project management, communications, etc.)
- Public Art
- Furniture, Furnishings and Equipment
- Operating and Lifecycle Maintenance Reserve Fund
- Ongoing maintenance activities and inspections
- Occupant relocation and impact costs
- All work beyond the Concession Interior Reno
- Demo to Arena
- All arena work not directly related to elevator addition including arena slab, foundations, stairs, ramps, or any other item not specifically identified in our estimate
- Window Coverings
- **Hazardous material remediation, if required**
- Escalation Contingency
- Goods and Services Tax

Springbank Park for All Seasons Agricultural Society
 SPFAS Interior Renovation
 Preliminary Estimate
 January 15, 2021

ESTIMATE SUMMARY (ROUNDED TO NEAREST \$10,000)

BASE INTERIOR RENOVATION

Base Renovation	\$710,000
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Sub-Total Hard Construction Costs	\$710,000
Post-Tender Construction Contingency (10%)	\$70,000
Total Hard Construction Estimate (Rounded)	\$780,000

ADDITIONAL COST TO ABOVE FOR OPTIONAL:

Renovation - Add Savaria Wheelchair lift	\$160,000
Add for Elevator Platform over Arena	\$20,000
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Sub-Total Additional Hard Construction Costs	\$180,000
Post-Tender Construction Contingency (10%)	\$20,000
Total Additional Hard Construction Estimate (Rounded)	\$200,000

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Springbank Park for All Seasons Agricultural Society
SPFAS Interior Renovation
Preliminary Estimate
January 15, 2021

Renovation Estimate

ELEMENTAL BREAKDOWN

GROSS AREA IN S.M. 686

	COST		TOTAL COST		COST/S.M.		TOTAL/S.M.
SUBSTRUCTURE							
FOUNDATIONS	0				0.00		
SLAB ON GRADE	11,000				16.03		
			11,000				16.03
SUPERSTRUCTURE							
	16,000				23.32		
			16,000				23.32
EXTERIOR CLADDING							
WALLS	3,000				4.37		
WINDOWS	3,000				4.37		
ENTRANCES	8,000				11.66		
PROJECTIONS	0				0.00		
			14,000				20.41
WEATHERPROOFING							
ROOFING	7,000				10.20		
SKYLIGHTS	0				0.00		
			7,000				10.20
VERTICAL MOVEMENT							
STAIRS	0				0.00		
ELEVATORS	0				0.00		
			0				0.00
INTERIOR DIVISION							
PARTITIONS	52,000				75.80		
DOORS	66,000				96.21		
			118,000				172.01
INTERIOR FINISHES							
FLOORS	42,000				61.22		
CEILINGS	31,000				45.19		
WALLS	34,000				49.56		
			107,000				155.98
FITTINGS AND FIXTURES							
	30,000				43.73		
			30,000				43.73
MECHANICAL							
	243,000				354.23		
			243,000				354.23
ELECTRICAL							
	69,000				100.58		
			69,000				100.58

SUBTOTAL		615,000		896.50 /S.M.
GENERAL CONDITIONS	15%	92,000		134.11 /S.M.
DESIGN CONTINGENCY	0% AS DIRECTED			NIC /S.M.
BUILDING TOTAL		\$707,000		1,030.61 /S.M.
DEMOLITION		INCL. ABOVE		
CONSTRUCTION TOTAL		\$707,000		

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Springbank Park for All Seasons Agricultural Society
 Preliminary Estimate
 January 15, 2021

BUILDING GROSS AREA

TOTAL CONCESSION LEVEL GFA	310	
SECOND FLOOR GFA	376	
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TOTAL GROSS AREA		686 SM

FOUNDATIONS

SUBSTRUCTURE

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FOUNDATIONS TOTAL		0

SLAB ON GRADE

DEMO

X-RAY ALLOWANCE	1 LOT	2,500.00	2,500
DEMO AND DISPOSE EXISTING SLAB ON GRADE	32 SM	50.00	1,575
SELECTIVE DEMOLITION TO MECHANICAL ROOM	1 LOT	500.00	500

NEW

NEW SLAB ON GRADE	32 SM	150.00	4,725
PATCH/REPAIR SLAB AT REMOVED MECHANICAL ROOM	1 LOT	500.00	500
PATCH SLAB AT REMOVED PARTITIONS AND ABANDONED FLOOR	1 LOT	1,000.00	1,000

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SLAB ON GRADE TOTAL		10,800

STRUCTURE

DEMO

DEMO AND DISPOSE EXISTING FLOOR SYSEM	32 SM	50.00	1,600
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NEW

PATCH AND REPAIR FLOOR SYSTEM	32 SM	150.00	4,800
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JOIST REINFORCEMENT AND STRUCTURE TO NEW RTU - ALLOW	1 EA	7,500.00	7,500
STRUCTURE TO MAKE UP AIR UNIT	1 EA	2,500.00	2,500

STRUCTURE TOTAL

16,400

EXTERIOR WALLS

ENTRANCES

DEMO EXISTING EXTERIOR DOORS	3 EA	200.00	600
GLAZED ENTRANCE DOORS IN PSF	2 EA	3,500.00	7,000
AUTOMATIC SLIDING ENTRANCE DOORS			NIC

ENTRANCES TOTAL

7,600

WINDOWS

NEW EXTERIOR GLAZING	4 SM	800.00	2,992
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WINDOWS TOTAL

2,992

WALL CLADDING

PATCH EXISTING CLADDING TO ALLOW FOR NEW DOORS AND GLAZING	1 LOT	2,500.00	2,500
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WALL CLADDING TOTAL

2,500

PROJECTIONS

PROJECTIONS TOTAL

0

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WEATHERPROOFING

ROOFING

ROOF MODIFICATIONS - ALLOW	1 LOT	3,500.00	3,500
ROOF LEVEL GUARDRAILS	13 LM	200.00	2,500
MISC ROOF PENETRATIONS	1 LOT	1,000.00	1,000

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	ROOFING TOTAL		7,000

SKYLIGHTS

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	SKYLIGHTS TOTAL		0

VERTICAL MOVEMENT

STAIRS

			<hr/>
	STAIRS TOTAL		0

ELEVATORS

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	ELEVATORS TOTAL		0

INTERIOR DIVISION

INTERIOR DOORS

DEMO

DEMO INTERIOR DOORS	17 EA	150.00	2,550
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NEW

NEW DOORS	16 EA	2,500.00	40,000
ADD TO ABOVE - ALLOW FOR RATED DOORS	1 EA	500.00	500
ABOVE EXTRA - GLAZING	5 EA	1,000.00	5,000

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BARRIER FREE OPERATORS - ALLOW	4 EA	3,500.00	14,000

INTERIOR DOORS TOTAL

65,550

INTERIOR PARTITIONS

DEMO

DEMO INTERIOR BLOCK PARTITIONS	9 SM	60.00	567
DEMO INTERIOR PARTITIONS	258 SM	35.00	9,016

NEW

NEW STEEL STUD PARTITIONS AND KITCHEN INFILL	258 SM	125.00	32,206
PATCH / REPAIRS AT EXISTING PARTITIONS TO REMAIN - ALLOW	1 LOT	2,500.00	2,500
INTERIOR GLAZING	7 SM	650.00	4,550
BULKHEADS - ALLOW	1 LOT	3,000.00	3,000

INTERIOR PARTITIONS TOTAL

51,839

INTERIOR FINISHES

FLOOR FINISHES

DEMO

DEMO EXISTING FLOOR FINISHES	361 SM	20.00	7,222
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NEW

EPOXY CONCRETE FINISH	36 SM	100.00	3,550
RESILANT FLOORING TO KITCHEN AREAS - NIC	0 SM	0.00	0
SPORTS FLOORING TO CONCESSION LEVEL	224 SM	100.00	22,400
PREP FLOORS TO RECEIVE NEW TILE	15 SM	10.00	153
FLOOR TILE	15 SM	175.00	2,678
FLOORING TO LOUNGE AREA LOBBY	26 SM	100.00	2,600
BASEBOARD ALLOWANCE	1 LOT	3,140.00	3,140

FLOOR FINISH TOTAL

41,743

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CEILING FINISH

DEMO

REMOVE EXISTING CEILINGS	346	SM	10.00	3,461
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NEW

T-BAR CEILINGS	130	SM	45.00	5,855
SUSPENDED DRYWALL CEILING TO SEATING AREA	63	SM	95.00	5,947
CEILING TYPE C1 - ASSUME DRYWALL	72	SM	95.00	6,840
CEILING TYPE C1X - ASSUME RATED DRYWALL	45	SM	100.00	4,460
EXPOSED CEILINGS - NIC	269	SM	0.00	0
KITCHEN T-BAR CEILING - ALLOW	37	SM	80.00	2,944
MODIFICATIONS TO EXISTING TBAR CEILINGS TO REMAIN	25	SM	10.00	248
ADDITIONAL FIRE PROOFING TO FLOOR SYSTEMS - ALLOW	1	LOT	1,500.00	1,500

CEILING FINISH TOTAL

31,255

WALL FINISHES

WALL TILE	89	SM	135.00	12,029
PAINT TO WALLS	851	SM	15.00	12,760
VINYL WALL FINISH	71	SM	100.00	7,110
KITCHEN WALL FINISH - ALLOW FOR REPAINT	148	SM	15.00	2,216
REMOVAL OF ATTACHED ITEMS AND REINSTALLATION - BY OWNER				

WALL FINISHES TOTAL

34,114

FITTINGS AND FIXTURES

DEMO

REMOVE EXISTING FITTINGS - BY OWNER				---
REMOVE EXISTING FF&E ITEMS - ALLOW	1	LOT	2,500.00	2,500

NEW

NEW WASHROOM ACCESSORIES	1	LOT	13,525.00	13,525
SOLID SURFACE COUNTERTOPS	8	LM	600.00	4,980

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LOCKERS	4	LM	400.00	1,440
CUBBIES TO LOCKER ROOM MILLWORK - ALLOW	3	LM	2,000.00	6,000
SHELVING TO JANITOR ROOMS - ALLOW	2	EA	500.00	1,000
INTERIOR SIGNAGE - ALLOW	1	LOT	1,000.00	1,000

FITTINGS AND FIXTURES TOTAL

30,445

MECHANICAL

DEMO

REMOVE EXISTING DUCTWORK AND ROOFTOP UNITS - ALLOW	1	LOT	10,000.00	10,000
DEMO WATER AND SANITARY - ALLOW	1	LOT	1,000.00	1,000

NEW

PLUMBING
EQUIPMENT

HOT WATER HEATER - EXISTING TO REMAIN				---
PLUMBING EQUIPMENT SPECIALTIES	1	LOT	2,500.00	2,500

PIPING

DOMESTIC WATER DISTRIBUTION - ALLOW	143	LM	125.00	17,813
SANITARY - ALLOW	95	LM	100.00	9,500
VENTING - ALLOW	1	LOT	2,000.00	2,000
PIPING SPECIALTIES	1	LOT	7,000.00	7,000

FIXTURES

TOILETS	8	EA	1,500.00	12,000
SINKS	8	EA	1,000.00	8,000
MOP SINK	2	EA	2,500.00	5,000
DRINKING FOUNTAIN	1	EA	4,500.00	4,500
RE-INSTALL EXISTING FOUNTAIN	1	EA	1,000.00	1,000
FIXTURE SPECIALTIES	1	LOT	7,000.00	7,000

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FIRE PROTECTION

EQUIPMENT

FIRE EXTINGUISHERS - ALLOW	1 LOT	500.00	500
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HVAC

MAKE UP AIR UNIT	2,000 CFM	12.50	25,000
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RTU 1 & 2 4 TON RTU 4000 CFM - ALLOW	2 EA	7,500.00	15,000
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RTU 3 - ALLOW	1 EA	20,000.00	20,000
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HALTON HOOD FAN 2000 CFM	1 EA	20,400.00	20,400
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STAINLESS STEEL STAND TO HOOD FAN	1 EA	5,000.00	5,000
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NFPA FAN	1 EA	2,000.00	2,000
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BLACK IRON DUCT	1 LOT	20,000.00	20,000
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EXHAUST FANS	2 EA	1,000.00	2,000
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HVAC DISTRIBUTION SYSTEMS - LOUNGE TO REMAIN	372 SM	60.00	22,320
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GAS

CONNECT NEW EQUIPMENT TO EXISTING SYSTEM - ALLOW	4 EA	2,500.00	10,000
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CONTROLS

CONTROLS - ALLOW	1 LOT	13,500.00	13,500
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MECHANICAL TOTAL

243,033

ELECTRICAL

DEMO

DEMO EXISTING ELECTRICAL	1 LOT	1,000.00	1,000
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REMOVE AND REINSTALL EXISTING SYSTEMS TO ALLOW FOR BALANCE OF WORK TO TAKE PLACE	1 LOT	4,000.00	4,000
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NEW

SERVICE & DISTRIBUTION	327 SM	25.00	8,175
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PROVIDE POWER TO NEW FIXTURES	19 EA	500.00	9,500
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OCCUPANCY SENSORS AND LIGHTING CONTROL	1 EA	2,500.00	2,500
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COSTPLAN MANAGEMENT LTD.

LIGHTING TO NEW AREAS - LOUNGE AND KITCHEN TO REMAIN	327	SM	125.00	40,875
SYSTEMS	1	LOT	3,000.00	3,000

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ELECTRICAL TOTAL				69,050

COSTPLAN MANAGEMENT LTD.

Springbank Park for All Seasons Agricultural Society
SPFAS Interior Renovation
Preliminary Estimate
January 15, 2021

Lift Option

ELEMENTAL BREAKDOWN
GROSS AREA IN S.M. 6

	COST		TOTAL COST		COST/S.M.		TOTAL/S.M.
SUBSTRUCTURE							
FOUNDATIONS	13,000				2166.67		
SLAB ON GRADE	0				0.00		
			13,000				2166.67
SUPERSTRUCTURE	23,000				3833.33		
			23,000				3833.33
EXTERIOR CLADDING							
WALLS	0				0.00		
WINDOWS	0				0.00		
ENTRANCES	0				0.00		
PROJECTIONS	0				0.00		
			0				0.00
WEATHERPROOFING							
ROOFING	0				0.00		
SKYLIGHTS	0				0.00		
			0				0.00
VERTICAL MOVEMENT							
STAIRS	0				0.00		
ELEVATORS	50,000				8333.33		
			50,000				8333.33
INTERIOR DIVISION							
PARTITIONS	8,000				1333.33		
DOORS	8,000				1333.33		
			16,000				2666.67
INTERIOR FINISHES							
FLOORS	0				0.00		
CEILINGS	0				0.00		
WALLS	2,000				333.33		
			2,000				333.33
FITTINGS AND FIXTURES							
	0				0.00		
			0				0.00
MECHANICAL							
	10,000				1666.67		
			10,000				1666.67
ELECTRICAL							
	15,000				2500.00		
			15,000				2500.00

SUBTOTAL			129,000		21,500.00 /S.M.
GENERAL CONDITIONS	15%		19,000		3,166.67 /S.M.
DESIGN CONTINGENCY	10%		15,000		2,500.00 /S.M.
BUILDING TOTAL			163,000		27,166.67 /S.M.
DEMOLITION			<u>INCL. ABOVE</u>		
CONSTRUCTION TOTAL			160,000		

COSTPLAN MANAGEMENT LTD.

Springbank Park for All Seasons Agricultural Society
 Preliminary Estimate
 January 15, 2021

BUILDING GROSS AREA

MAIN FLOOR AREA	6	
UPPER FLOOR AREA	0	
		<hr/>
TOTAL GROSS AREA		6 SM

FOUNDATIONS

SUBSTRUCTURE

DEMO EXISTING SLAB ON GRADE			NIC
EXCAVATION	15 CM	50.00	755
CONCRETE SUPPORT FOR WHEELCHAIR LIFT	4 CM	500.00	1,988
ALLOWANCE FOR UNDERPINNING	1 EA	10,000.00	10,000

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FOUNDATIONS TOTAL			12,743

SLAB ON GRADE

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SLAB ON GRADE TOTAL			0

STRUCTURE

SHORING ALLOWANCE	1 EA	7,500.00	7,500
CUT INTO EXISTING LOAD BEARING WALLS	2 EA	2,000.00	4,000
DISPOSAL OFF SITE	1 EA	750.00	750
LINTELS, REPAIR, FINISH OPENINGS	1 EA	3,000.00	3,000
BLOCK WALL	4 SM	250.00	990
ELEVATOR SHAFT	46 SM	250.00	11,375

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STRUCTURE TOTAL			27,615

COSTPLAN MANAGEMENT LTD.

EXTERIOR WALLS

ENTRANCES

ENTRANCES TOTAL

0

WINDOWS

WINDOWS TOTAL

0

WALL CLADDING

WALL CLADDING TOTAL

0

PROJECTIONS

PROJECTIONS TOTAL

0

WEATHERPROOFING

ROOFING

ROOFING TOTAL

0

SKYLIGHTS

SKYLIGHTS TOTAL

0

VERTICAL MOVEMENT

STAIRS

STAIRS TOTAL

0

ELEVATORS

SAVARIA 4 STOP WHEELCHAIR LIFT

1 EA

50,000.00

50,000

ELEVATORS TOTAL

50,000

COSTPLAN MANAGEMENT LTD.

INTERIOR DIVISION

INTERIOR DOORS

DEMO ARENA DOORS	2 EA	250.00	500
INSTALL NEW ARENA DOORS	2 EA	3,500.00	7,000

7,500

INTERIOR DOORS TOTAL

INTERIOR PARTITIONS

DEMO EXISTING TO ALLOW FOR NEW DOOR LOCATION	28 SM	60.00	1,680
INFILL REMOVED DOORS	4 SM	250.00	1,100
PATCH EXISTING PARTITONS	1 LOT	5,000.00	5,000

7,780

INTERIOR PARTITIONS TOTAL

INTERIOR FINISHES

FLOOR FINISHES

0

FLOOR FINISH TOTAL

CEILING FINISH

0

CEILING FINISH TOTAL

WALL FINISHES

PAINT TO NEW WALLS	49 SM	15.00	742
ADDITIONAL REPAINTING, TOUCHUPS ALLOWANCE	1 EA	1,000.00	1,000

1,742

WALL FINISHES TOTAL

FITTINGS AND FIXTURES

0

FITTINGS AND FIXTURES TOTAL

COSTPLAN MANAGEMENT LTD.

MECHANICAL

RELOCATION ALLOWANCE	1 LOT	10,000.00	10,000

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			10,000

MECHANICAL TOTAL

ELECTRICAL

NEW FEEDERS	1 EA	3,000.00	3,000
BREAKERS	1 EA	500.00	500
2 LED SHAFT LIGHTS AND SWITCH	1 EA	1,000.00	1,000
ADDITIONAL WIRE AND CONDUIT	1 EA	1,400.00	1,400
SMOKE DETECTOR	1 EA	500.00	500
TIE INTO EXISTING SYSTEM	1 EA	1,000.00	1,000
EXISTING WIRING RELOCATION	1 LOT	10,000.00	10,000
TESTING	1 EA	1,000.00	1,000

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			15,400

ELECTRICAL TOTAL

COSTPLAN MANAGEMENT LTD.

Springbank Park for All Seasons Agricultural Society
SPFAS Interior Renovation
Preliminary Estimate
January 15, 2021

Lift Platform

ELEMENTAL BREAKDOWN
GROSS AREA IN S.M. 8

	COST		TOTAL COST		COST/S.M.		TOTAL/S.M.
SUBSTRUCTURE							
FOUNDATIONS	1,000				125.00		
SLAB ON GRADE	0				0.00		
			1,000				125.00
SUPERSTRUCTURE	9,000				1125.00		
			9,000				1125.00
EXTERIOR CLADDING							
WALLS	0				0.00		
WINDOWS	0				0.00		
ENTRANCES	0				0.00		
PROJECTIONS	0				0.00		
			0				0.00
WEATHERPROOFING							
ROOFING	0				0.00		
SKYLIGHTS	0				0.00		
			0				0.00
VERTICAL MOVEMENT							
STAIRS	0				0.00		
ELEVATORS	0				0.00		
			0				0.00
INTERIOR DIVISION							
PARTITIONS	0				0.00		
DOORS	0				0.00		
			0				0.00
INTERIOR FINISHES							
FLOORS	0				0.00		
CEILINGS	0				0.00		
WALLS	2,000				250.00		
			2,000				250.00
FITTINGS AND FIXTURES	2,000				250.00		
			2,000				250.00
MECHANICAL	0				0.00		
			0				0.00
ELECTRICAL	0				0.00		
			0				0.00

SUBTOTAL		14,000		1,750.00 /S.M.
GENERAL CONDITIONS	15%	2,000		250.00 /S.M.
DESIGN CONTINGENCY	10%	2,000		250.00 /S.M.
BUILDING TOTAL		18,000		2,250.00 /S.M.
DEMOLITION		INCL. ABOVE		
CONSTRUCTION TOTAL		20,000		

COSTPLAN MANAGEMENT LTD.

Springbank Park for All Seasons Agricultural Society
 Preliminary Estimate
 January 15, 2021

BUILDING GROSS AREA

MAIN FLOOR AREA	8
UPPER FLOOR AREA	0
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TOTAL GROSS AREA	8 SM

FOUNDATIONS

SUBSTRUCTURE

FOOTINGS	2 EA	500.00	1,000

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FOUNDATIONS TOTAL			1,000

SLAB ON GRADE

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SLAB ON GRADE TOTAL			0

STRUCTURE

NEW FLOOR FRAMING - ALL IN	10 SM	900.00	9,000

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STRUCTURE TOTAL			9,000

EXTERIOR WALLS

ENTRANCES

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ENTRANCES TOTAL			0

WINDOWS

			<hr/>
WINDOWS TOTAL			0

COSTPLAN MANAGEMENT LTD.

WALL CLADDING

WALL CLADDING TOTAL

0

PROJECTIONS

PROJECTIONS TOTAL

0

WEATHERPROOFING

ROOFING

ROOFING TOTAL

0

SKYLIGHTS

SKYLIGHTS TOTAL

0

VERTICAL MOVEMENT

STAIRS

STAIRS TOTAL

0

ELEVATORS

ELEVATORS TOTAL

0

INTERIOR DIVISION

INTERIOR DOORS

INTERIOR DOORS TOTAL

0

INTERIOR PARTITIONS

INTERIOR PARTITIONS TOTAL

0

COSTPLAN MANAGEMENT LTD.

INTERIOR FINISHES

FLOOR FINISHES

SEALED CONCRETE 10 SM 20.00 200

FLOOR FINISH TOTAL

200

CEILING FINISH

CEILING FINISH TOTAL

0

WALL FINISHES

PAINTING AND TOUCHUPS ALLOWANCE 1 EA 1,500.00 1,500

WALL FINISHES TOTAL

1,500

FITTINGS AND FIXTURES

HANDRAILS AND BALUSTRADE 7 LM 350.00 2,450

FITTINGS AND FIXTURES TOTAL

2,450

MECHANICAL

MECHANICAL TOTAL

0

ELECTRICAL

ELECTRICAL TOTAL

0

Capital Project Costing and Financing Update - Approved by the SPFAS Board on January 25, 2021

Current Cost Estimates and COMMITTED Funding (Including CFEP Grant Under Review) for SPFAS Essential Capital Projects as of JANUARY 25, 2021								
Project	Total Capital Cost	Total Funding By Source as of Jan 25, 2021 (Prior to SPFAS Board Review)						
		MSI Funds for SPFAS - Jan 25, 2021	SPFAS Capital Fund	CFEP \$100,000 Applied for by SPFAS (But Not Yet Approved)	RVC Capital Reserve (No Commitment to date pending MSI decision)	SPFAS Use of RVC Annual Capital Grant \$80,000/Yr X 3 Years	Total Funding as of Jan 25, 2021	Funding Shortfall as Jan 25, 2021
Refrigeration Upgrades Recently Completed	\$ 100,665	\$ 100,665						\$ -
Red Dutton Slab Replacement	\$ 1,725,400	\$ 968,335	\$ 226,320					\$ 530,745
Front Entrance/Curling Kitchen	\$ 780,000	\$ 300,000	\$ 100,000					\$ 380,000
Elevator	\$ 200,000		\$ 100,000	\$ 100,000				\$ -
Maintenance Capital Over 3 Years	\$ 505,000		\$ 265,000			\$ 240,000		\$ -
Total Capital Costs of All Projects	\$ 3,311,065	\$ 1,369,000	\$ 691,320	\$ 100,000	\$ -	\$ 240,000	\$ 2,400,320	\$ (910,745)
		41%	21%	3%	0%	7%	72%	-28%

Current Cost Estimates and SPFAS PROPOSED MSI, RVC and CFEP Funding for SPFAS Essential Capital Projects Presented to RGC on JANUARY 27, 2021								
Project	Total Capital Cost	Total Funding By Source AFTER Jan 27, 2021 (After SPFAS Board Review)						
		MSI Funds for SPFAS - Jan 27, 2021	SPFAS Capital Fund	CFEP \$100,000 Applied for by SPFAS (But Not Yet Approved)	RVC Capital Reserve	SPFAS Use of RVC Annual Capital Grant \$80,000/Yr X 3 Years	Total Funding as of Jan 27, 2021	Funding Shortfall
Refrigeration Upgrades Recently Completed	\$ 100,665	\$ 100,665					\$ 100,665	\$ -
Red Dutton Slab Replacement	\$ 1,725,400	\$ 1,328,335	\$ 226,320		\$ 170,745		\$ 1,725,400	\$ -
Front Entrance/Curling Kitchen	\$ 780,000	\$ 680,000	\$ 100,000				\$ 780,000	\$ -
Elevator	\$ 200,000		\$ 100,000	\$ 100,000			\$ 200,000	\$ -
Maintenance Capital Over 3 Years	\$ 505,000		\$ 265,000			\$ 240,000	\$ 505,000	\$ -
Total Capital	\$ 3,311,065	\$ 2,109,000	\$ 691,320	\$ 100,000	\$ 170,745	\$ 240,000	\$ 3,311,065	\$ -
		64%	21%	3%	5%	7%	100%	0%
Note 1: SPFAS MSI Funding Allocation of \$1.369M as of Jan 25 / SPFAS is seeking MSI Funding of \$2.109M / MSI Funding Increase to RGC - J								\$ 740,000
Note 2: Revisions to Committed Funding that SPFAS is pursuing - 1st Step is Total MSI Funding Approval of								\$ 2,109,000
Note 3: If full \$2.109M amount of MSI is approved for allocation to SPFAS, then total required funding from SPFAS, CFEP and RVC would be								\$ 1,202,065
Note 4: If SPFAS receives \$2.109M of MSI: SPFAS Cap Res \$691K / CFEP \$100K / 3 Yrs of RVC Annual Cap Grants \$240K / RVC Cap Res \$170K								\$ 1,202,065