

March 19, 2019

Hornby Island Arts Council
2115-A Sollans Road
Hornby Island, BC, V0R 1Z0

Attn: Andrew Mark

Re: Hornby Island Arts Center

Andrew,

Please see the following information for the Hornby Island Arts Center based on preliminary drawings provided.

1. Class C Estimate
2. Construction Management Proposal
3. Cashflow Forecast

Total Budget(see attached)	\$963,000.00
1/4 Circle Room	\$50,000.00
Mezzanine and Elevator	\$180,000.00

*Separate prices are included within base price.

*I have also confirmed that AFC has resources available to start the construction of this project in September 2019

Best Regards,

Scott Torry

AFC Construction

Project: New Arts Centre
Owner: Hornby Island Arts Council
Architect:
Location: Central Road Hornby Island

AFC Construction
CLASS C ESTIMATE



January 23, 2019

Section	Description	A	NOTES
		Control Budget	
	DIVISION 1 - General Requirements		
00110	Overhead, Bonds & Insurances	\$1,873	Course of Construction Insurance
01000	Staff Overhead	\$81,060	
01100	Monthly Site Costs	\$20,790	
01200	Fixed Site Costs	\$5,600	
01500	Equipment	\$8,400	
01700	Subsistence/Travel	\$30,001	
	TOTAL DIVISION 1	\$147,724	
	DIVISION 2 - Site work		
02200	Earthwork	\$53,200	
02600	Site Services	\$50,000	
02700	Foundation Drains	\$1,050	
02800	Site Improvements	\$1,736	
	TOTAL DIVISION 2	\$105,986	
	DIVISION 3 - Concrete		
03010	Concrete Supply	\$49,000	Interior slab on grade
03400	Concrete Finishing	\$5,292	
	TOTAL DIVISION 3	\$54,292	
	DIVISION 6 - Wood & Plastics		
06200	Rough Carpentry	\$176,400	
06300	Prefab. Struct. Wood & Timber	\$25,200	
06600	Architectural Woodwork	\$14,000	
	TOTAL DIVISION 6	\$215,600	
	DIVISION 7 - Thermal & Moisture Protection		
07200	Insulation	\$12,065	Batt insulation for walls and ceilings
07400	Preformed Roofing & Siding	\$109,724	Metal roof and wood siding
	TOTAL DIVISION 7	\$121,789	
	DIVISION 8 - Doors & Windows		
08000			
08100	Metal Doors & Frames	\$2,268	Exterior doors
08200	Wood Doors & Frames	\$13,468	Interior doors
08500	Windows	\$7,476	
	TOTAL DIVISION 8	\$23,212	
	DIVISION 9 - Finishes		
09000			
09200	Steel stud and Drywall	\$39,022	
09600	Interior Flooring	\$27,166	Based on resilient throughout
09900	Painting/Wall Covering	\$27,321	
	TOTAL DIVISION 9	\$93,509	
	DIVISION 10 - Specialties		
10000			
10150	Toilet partitions	\$2,520	
10800	Toilet and Bath Accessories	\$2,100	
	TOTAL DIVISION 10	\$4,620	
	DIVISION 15 - Mechanical		
15000			
15100	Mechanical System	\$21,000	

15400	Plumbing	\$28,000	
	TOTAL DIVISION 15	\$49,000	
16000	DIVISION 16 - Electrical		
16100	Electrical System	\$30,000	
16400	Service & Distribution	\$15,000	
16500	Lighting	\$15,000	Fixture allowance (tracklighting in gallery etc)
	TOTAL DIVISION 16	\$60,000	
17000	DIVISION 17 - Contractors Fee		
17110	Contractors Fee	\$87,573	10%
	TOTAL DIVISION 17	\$87,573	
	TOTAL	\$963,305	



	2019									2020	
	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	
Tendering, Contracts, Purchasing	\$ 30,000	\$ -	\$ -								
Site Works, Excavation, Servicing		\$ 75,000	\$ 55,000								
Concrete Foundation		\$ 70,000									
Framing, Trusses, Structure			\$ 60,000	\$ 90,000	\$ 60,000	\$ 20,000					
Mechanical and Electrical					\$ 70,000	\$ 60,000					
Exterior Siding and Roofing						\$ 80,000	\$ 50,000				
Interior Finishes(Doors, Drywall, Painting)							\$ 50,000	\$ 40,000	\$ 30,000	\$ 20,000	
Exterior Finishing								\$ 40,000	\$ 25,000	\$ 10,000	
Contract Close Out									\$ 15,000	\$ 13,300	
	TOTAL										
	\$ 30,000	\$ 145,000	\$ 115,000	\$ 90,000	\$ 130,000	\$ 160,000	\$ 100,000	\$ 80,000	\$ 70,000	\$ 43,300	\$ 963,300