

pico ARCHITECTURE inc.

April 15, 2021

Mr. Andy Urbanowicz, C.E.T.
Project Officer
City of Winnipeg, Planning, Property and Development Department
Municipal Accommodations Division
4th Floor – 185 King Street
Winnipeg, MB. R3B 1J1

Executive Summary

330 – 136 MARKET AVE.
WINNIPEG, MB R3B 0P4
T (204) 414-9191
picoarchitecture.com

Gail Little MAA FRAIC
LEED® AP BD + C
Principal

This project consists of a major renovation to the former Winnipeg Archives building at 380 William Avenue. The building was constructed in two stages between 1903 and 1908 and has City of Winnipeg Heritage Designation. Various repairs and renovations have taken place over the life of the building to preserve the foundation and building envelope, as well as provide barrier-free access to the main floor.

The City of Winnipeg's entire archival collection will be maintained in this building by the City Clerk's Department, Archives and Records Control. Records on file include documents dated as far back as 1873. The collection is comprised of records in a variety of formats, including: paper documents; leather-bound record and minute books; maps; architectural plans; photographs; paintings; audio and video recordings; and artifacts.

The City of Winnipeg's intent is to create a space that meets the program needs of the Archives Branch, including the legislated and fiduciary requirements for the long-term storage and preservation of archival records, by renovating the building to provide an archival storage vault with strict environmental conditions.

The scope of work includes renovation to the south-west corner of the building to accommodate shipping and receiving functions, and a new exit stair. The existing storage space will be expanded by extending the existing mezzanine floor plates, and providing a climate-controlled vault. The remainder of the building will be renovated to provide multi-purpose space, offices, meeting areas, research and workshop areas, to meet the current needs of the City Clerks Department. A sprinkler system will be installed throughout the entire building, including the vault.

In consultation with the City of Winnipeg, our drawings have been updated from those previously submitted in 2014, to account for recent staffing and program changes, as well as any updates to the building code, City of Winnipeg Accessibility Guidelines, and product availability. As there is no building footprint being added, we do not expect that compliance with the Manitoba Energy Code is required, and an existing building area of less than 3000 square meters does not need to meet the requirements of the

City of Winnipeg's Green Building Policy for existing buildings. However, the project is designed to incorporate cost-effective, sustainable building products and construction techniques where possible.

The Class 3 Opinion of Probable Cost of \$ 6,998,918.00, not including GST captures the cost of construction in 2021, and is based on our submission dated March 29, 2021. The accuracy of this estimate at Class Level 3 should range between -20% to +30%. Hazardous materials removal, project phasing, construction escalation, or construction contingency have not been included. A design allowance has been included, within industry standards based on a schematic design level of completion.

We also recommend the City of Winnipeg carry soft costs, including consultant fees and furniture, fixtures and equipment (FF&E) in their overall project budget. While those exact costs are yet unknown, we recommend adding 15% for consultant fees and 5% for FF&E, as follows:

Class 3 Opinion of Probable Cost	\$	6,998,918.00
Consultant Fees (15%)	\$	1,049,837.70
FF&E (5%)	\$	349,945.90
TOTAL	\$	8,398,701.60

We look forward to continue working with you on this project.

Respectfully,

pico ARCHITECTURE inc.

A handwritten signature in dark ink, appearing to read 'Tim Horton', with a stylized flourish extending from the end.

Tim Horton, MAA MRAIC
Project Architect



Construction Management Services Ltd.

419 Laidlaw Boulevard
Winnipeg, Manitoba
R3P 0K8

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Cellular 204-296-8916

PICO Architecture Inc.
330-136 Market Avenue
Winnipeg, Manitoba
R3B 0P4

March 29, 2021

Attention: Tim Horton BEnvD MArch MAA MRAIC

Dear Tim:

**Re: Cost Estimate Class 3 Construction Estimate City of Winnipeg Archives 380 William Ave.,
Winnipeg, Manitoba**

Attached please find our class "3" construction estimate, for the above noted project, based on your "Issued for class 3 Costing" Drawings and Specifications dated March 1, 2021.

The overall estimated cost is \$6,998,918.00 + GST. Included in this cost estimate is a 10% design contingency allowance. We do not estimate construction costs to be low in price rather we estimate to be in the middle of the bidder grouping of at least 5 contractors.

The accuracy of this estimate at level "3" should range between -20% to + 30%, of the tender prices you will be receiving. We never estimate to be low rather in the middle of the bidder group of 5 to 7 participants.

The following list of exclusions should be considered by all parties while reviewing the estimate.

Exclusions and Clarifications are as follows:

- Design, Engineering and Project Administration Costs not included.
- All costs are based on current month costs.
- Move Management Excluded
- Environmental Waste Clean-up By Owner.
- Cash Allowances \$10,000.00 for electrical wire clean-up in basement as Indicated
- GST Extra
- Market Conditions Excluded.
- Due to the current situation with COVID19 it is extremely difficult to predict the financial implications the additional safety and health and distancing and supply chain issues which will add to the overall project cost, also cleaning diligence, tool handling and sharing and site accommodations for staff and also production time lost due to physical distancing and all items noted above have not considered in this estimate.

Ownership and accuracy of the estimates, provided by GWHCMS Ltd.:

All estimates, reports, and similar documents prepared by GWHCMS Ltd. Shall remain the property of GWHCMS Ltd. The client will have access to all documents and worksheets related to the project and they shall be made available upon request.

Pricing by GWHCMS Ltd. reflects probable construction costs obtainable in the location of the project as of the date of the report and is a determination of fair market value for the construction of this project and should not be taken as a prediction of low bid.

This pricing assumes competitive bidding for every portion of the construction work including all subcontractors as well as the general contractor, and assumes a minimum of five (5) general bidders. If fewer bids are received, the bid results can be expected to be higher.

It is recognized, however that GWHCMS Ltd. does not have control over the cost of labor, materials or equipment, over a contractor's methods of determining bid prices, or over competitive bidding, market or negotiation conditions.

Accordingly, GWHCMS Ltd. cannot and does not warrant or represent that bids or negotiated prices will not vary from this nor any subsequent estimate of construction cost or evaluation prepared by or agreed to by GWHCMS Ltd.

Trusting you will find the attached information helpful, please feel free to contact us at your convenience should you have any questions or concerns.

Respectfully yours,

A rectangular area that has been redacted, likely containing a signature or name.

Gerhard Hoppenheit C.E.T., P.Q.S., G.S.C.
President
GWH Construction Management Services Ltd.

GH/sh

GWHCMS Ltd.

29-Mar-21

Project: Shipping and Receiving & Archival Vault Renovation

Project # 2021-11

Client: Pico Architecture Inc.

Class 3 Construction Estimate + 30% to - 20%

Gross Floor Area = 2,805 m2 GFA
Includes Basement Area
and Mezzanines

Estimate Breakdown: Interior Alterations

<u>Item #</u>	<u>Description</u>	<u>Cost</u>	<u>% of Overall Cost</u>	<u>Cost / m2 / Element</u>
1	General Requirements	\$350,701	5.01%	\$125.03
2	Selective Exterior and Interior Demolition and Interior Piling	\$209,154	2.99%	\$74.56
3	Concrete Works	\$162,036	2.32%	\$57.77
4	Masonry	\$39,240	0.56%	\$13.99
5	Metals	\$540,783	7.73%	\$192.79
6	Rough Carpentry and Millwork	\$105,153	1.50%	\$37.49
7	Misc. Caulking	\$31,971	0.46%	\$11.40
8	Doors, Frames, Hardware	\$503,031	7.19%	\$179.33
9	Ceilings and Repairs	\$153,224	2.19%	\$54.63
10	Partitions	\$170,116	2.43%	\$60.65
11	Flooring	\$169,896	2.43%	\$60.57
12	Painting	\$124,550	1.78%	\$44.40
13	Specialties	\$998,851	14.27%	\$356.10
14	Mechanical (Air Balancing and Commissioning Included)	\$1,030,760	14.73%	\$367.47
15	Fire Protection	\$131,425	1.88%	\$46.85
16	Electrical	\$943,105	13.48%	\$336.22
	Basement Ceiling Cable Clean-up Allowance	\$10,000	0.14%	\$3.57
	Subtotal	\$5,673,996	81.07%	\$2,022.81
	Permits Group C \$14.50 / m2 + \$860	\$41,533	0.59%	\$14.81
	Bonds	\$57,155	0.82%	\$20.38
	Insurance	\$11,545	0.16%	\$4.12
	Subtotal	\$5,784,229	82.64%	\$2,062.11
	GC OH and Fee 10%	\$578,423	8.26%	\$206.21
	Design Contingency 10%	\$636,265	9.09%	\$226.83
	Total	\$6,998,918	100.00%	\$2,495.16

GST Extra

Cost per sf Based on 2805 m2 Cost/m2 \$2,495.16