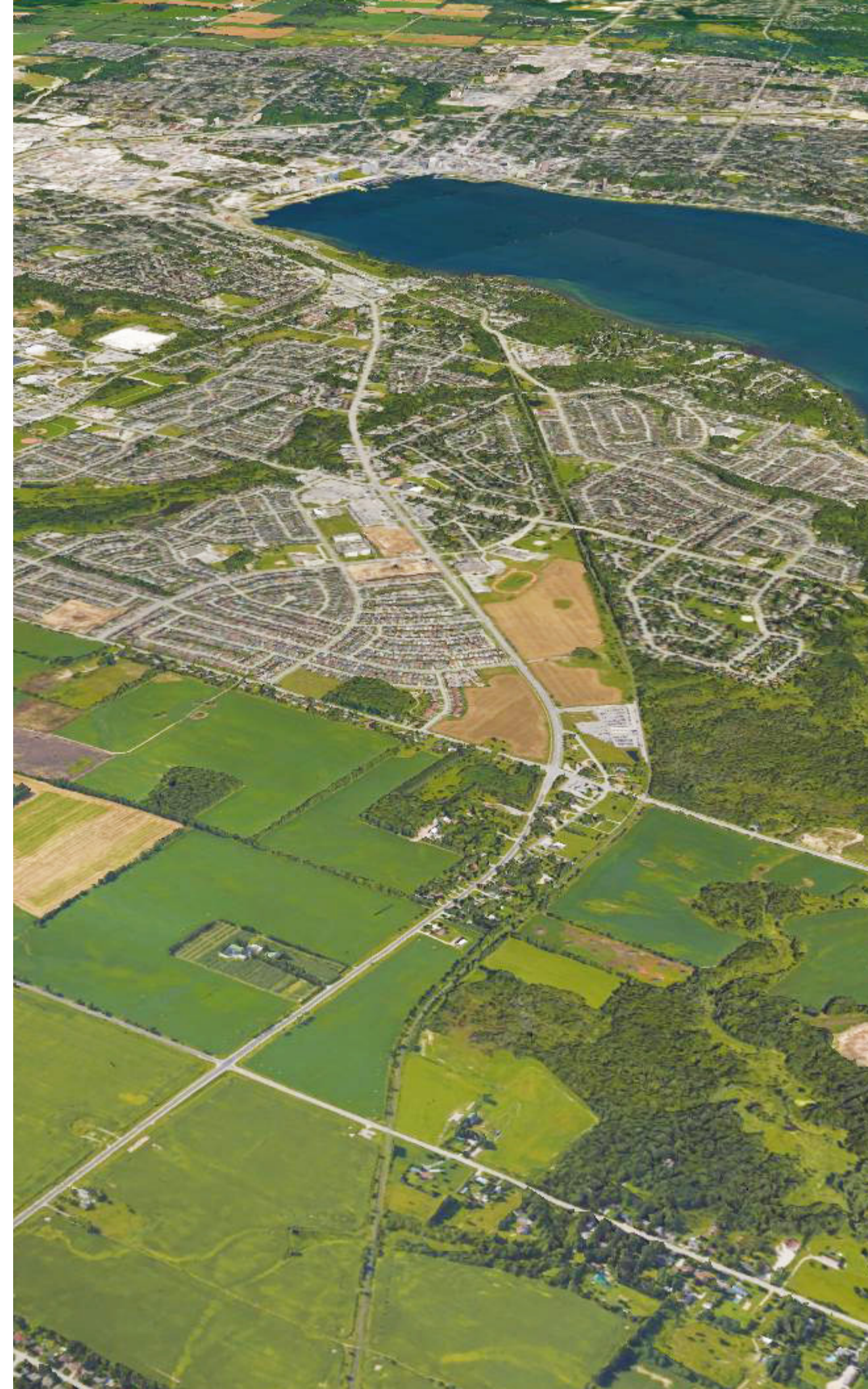


Hewitt and Salem Mixed Use Recreation Centres

Conceptualization Study Report Update



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Section 1. Executive Summary



Executive Summary

Introduction of Conceptualization Studies

In 2017, the City of Barrie engaged the services of Perkins&Will to develop a conceptualization study for two new mixed-use recreation centre and library facilities located in the Salem and Hewitt Secondary Plan areas in Barrie’s south end. The purpose of this study was to develop conceptual programming, site test fits, and estimated costs for capital planning. In 2024, the City of Barrie re-engaged our firm to update this 2017 study, and re-validate that the location, programming, sizing and costing aligns with changes in recreational and library trends.

This updated conceptualization study will be highly valuable to the City for several key reasons:

First, since the original study was completed in 2017, the construction industry has experienced significant cost increases. This update provides the City with much-needed, current cost estimates to support informed decision-making.

Secondly, it confirms that a new site is required, referred to as the ‘McKay Site’ in this report, for an expanded facility and park programming identified by City staff. While the overall site is substantial in size, the developable area is constrained by an existing woodlot and protected lands. As a result, the available space is just sufficient to accommodate the proposed recreation programs, associated parking, and site circulation. The

site’s steep topography further limits where large, flat fields or building elements can be placed. The proposed conceptual layout identifies potential zones for each component and a means to address the constraints of the topography.

Finally, it identifies two possible options for the delivery of library and recreation programming in the Salem and Hewitt growth areas:

Scenario 1; the previously endorsed two facility model, and *Scenario 2*; a single facility model.

While this information will allow the City to make an informed decision for future planning and development, Scenario 2 provides the most benefit and value to the City:

Significant capital and operating cost avoidance. The single facility model will eliminate significant costs relating to the operation and maintenance of a second facility and site, as well as staffing that would be required for a second facility. Space synergies and economies of scale allow the size of the building to be reduced compared to the sum of the Scenario 1 building areas, significantly reducing estimated design and construction costs

Several environmental benefits contributing to the City’s sustainability objectives. By consolidating under one roof, the facility reduces the amount of exterior surface area, minimizing

heat loss and improving insulation performance. Shared infrastructure—such as HVAC systems, mechanical rooms, and lighting—eliminates duplication and leads to lower overall energy use. Centralized systems also enable more efficient operation and maintenance, further contributing to energy savings and a smaller environmental footprint.

Expanded opportunities to host regional events and create a destination facility for visitors. A regional size facility acts as a flagship destination for events, enhancing local identity and attracting more visitors. While supporting a growing city population, it can also serve as a well-known landmark for major tournaments and gatherings, fostering a stronger sense of community and encouraging larger-scale participation.

Looking ahead, additional technical studies will be required once the City selects a path forward. These include finalizing the updated program requirements, assessing soil bearing capacity, evaluating water hydrology, and developing an overflow stormwater management strategy.



Oak Ridges Community Centre

Section 2. Purpose and Scope



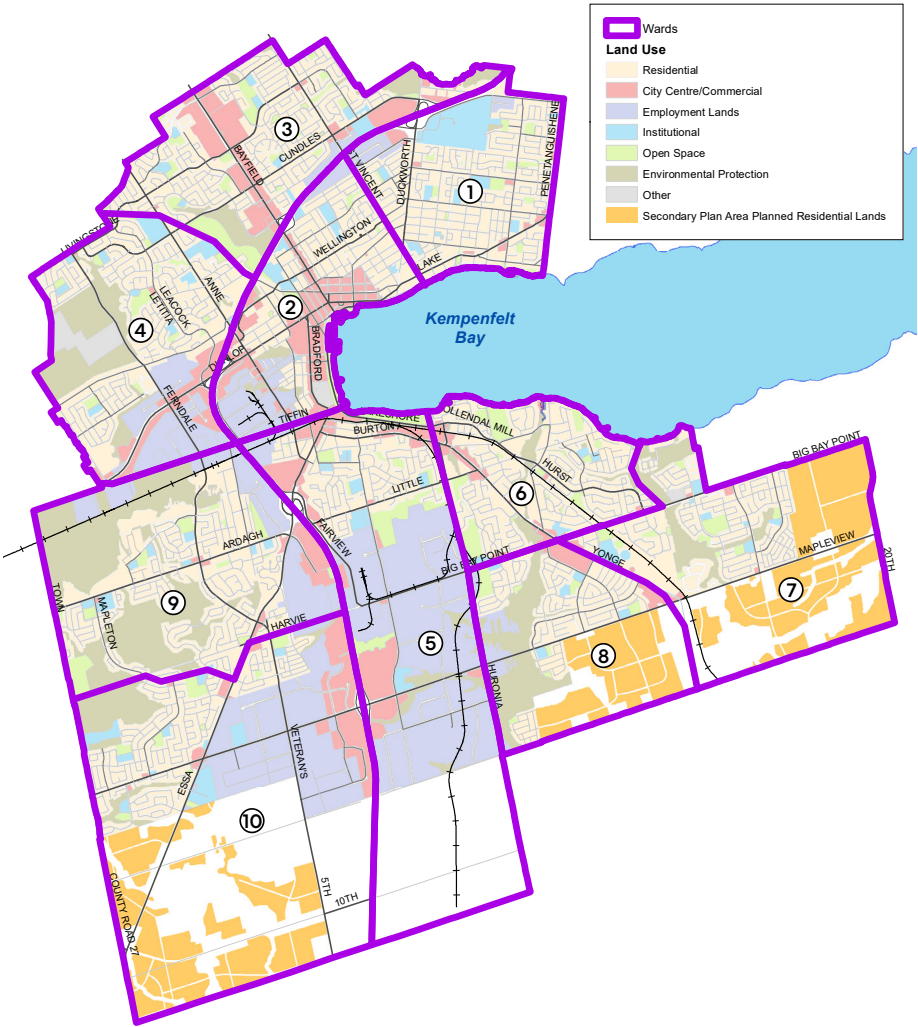
Future opportunities for Barrie to play and learn.

As Barrie grows to the south, there will be demand for recreation and learning programs delivered through new facilities and parks. There are options for development that require careful consideration. This document, as an update to a previous study, provides insight on two possible scenarios.

Purpose

A new opportunity

Exploration of sites to accomodate a building and a park to serve the community of Barrie.



City of Barrie Ward Map 2013

—Purpose

The southern areas of the City of Barrie are continuing to grow with the development of new residential neighbourhoods. As this growth progresses, the demand for recreation and learning services is expected to increase. In response, the City is revisiting the Salem and Hewitt conceptualization study, which focuses on the development of two recreation centres, libraries, and parks. This update will re-validate that the programming, sizing and costing aligns with changes in recreational and library trends. As part of this process, the original Hewitt site is being reconsidered due to concerns about its size and cost. The City is now exploring the possibility of an alternative site that would be large enough to accommodate both a recreation facility and a park that can serve the surrounding communities. To support this effort, the City is requesting Perkins&Will to assist in evaluating the use of a suitable alternative site, and to prepare supporting materials documenting the findings of these efforts.

Scope

Planning and Costing

Perkins&Will were asked to update the 2017 Study. This included work to validate the program with the staff, review new Policies and Guiding Plans and adjust program requirements accordingly. From the validated program, we were requested to provide input and costs for two scenarios. Scenario 1a and 1b retains building programs from 2017 but adjusts site program for relocation of Hewitt facility. Scenario 2 incorporates a single regional sized building and site program at new location. Scope for program, planning and costing as follows:

—Scenario 1a

SALEM

- 1. PROGRAM
Previous 2017 program
- 2. SITE AND BUILDING PLAN
Previous 2017 plans
- 3. COSTS
Update 2017 costs

—Scenario 1b

HEWITT

- 1. PROGRAM
Previous 2017 building program with expanded site program
- 2. SITE AND BUILDING PLAN
New plans to suit new site
- 3. COSTS
New costing

—Scenario 2

SINGLE REGIONAL FACILITY

- 1. PROGRAM
Exapanded building and site program
- 2. SITE AND BUILDING PLAN
New plans
- 3. COSTS
New costing

Section 3. Staff Discussions



Staff Discussions

Input from Staff

Staff discussions were held in 2024 and early 2025.

— Timeline

P&W presentation on comparator programs to confirm new Hewitt programs – August 2024

Program confirmation notes – August 2024

P&W submitted first draft site concepts – September 2024

Response to site concepts - October 2024

P&W presentation of developed site concepts – January 2025

Response to final site concepts – January 2025



Potential Programming

— Highlight

Perkins&Will facilitated several workshops with City staff and City service partners to re-validate results from the 2017 study. Included in these workshops were representatives from Corporate Facilities, Recreation and Culture, Development Services and Barrie Public Library. Throughout these workshops, participants provided updated information regarding programming changes, space requirements of programming, service level targets, emerging trends and future projections of City needs of these spaces.

Section 4. Programs



Peterborough Community Complex

Program

Approved programs for Hewitt and Salem were achieved with staff input

Detailed programs in Appendix A

Scenario 1a – Salem – Building

DIVISION/SPACE TYPE	GROSS AREA	
	ASM (SQ. M)	ASF (SQ. FT)
AQUATIC CENTRE	2470	26586
FITNESS CENTRE	1162	12502
GYMNASIUM	1500	16150
MULTI PURPOSE	647	6962
SUPPORT AND AMENITY SPACE	1745	18783
ICE ARENA	7208	77583
LIBRARY	2267	24404
TOTAL FLOOR AREA	16999	182970

Scenario 1a – Salem Site

DIVISION/SPACE TYPE	SPACE PROGRAM	
	NO.	
PICKLEBALL COURTS	3	
TENNIS COURTS	3	
BASKETBALL COURTS	1	
SKATEBOARD PARK	1	
WATER PLAY STRUCTURES	1	
PARKS	1	
PARKING	1	

Program

Approved Programs Summary

Detailed programs in Appendix A

Scenario 1b – Hewitt Building

DIVISION/SPACE TYPE	GROSS AREA	
	ASM (SQ. M)	ASF (SQ. FT)
AQUATIC CENTRE	2914	31368
FITNESS CENTRE	2031	21860
GYMNASIUM	2704	29103
MULTI PURPOSE	1163	12516
FACILITY SUPPORT	2411	25954
ICE ARENA	7836	84351
RENTAL/PARTNER SPACE	1357	14607
LIBRARY	1430	15392
TOTAL FLOOR AREA	21846	235153

Scenario 1b – Hewitt Site

DIVISION/SPACE TYPE	SPACE PROGRAM
	NO.
SOCCER (SECONDARY USE AFTER CRICKET)	2
CRICKET FIELD (PRIMARY USE)	1
SYNTHETIC MULTI-USE FIELD WITH INFLATEABLE STRUCTURE	1
INFLATABLE STRUCTURE SUPPORT BUILDING	1
BALL DIAMONDS	2
PICKLEBALL COURTS	12
TENNIS COURTS	6
BASKETBALL/MULTI-USE COURTS	3
PUMP TRACK	1
SKATE PARK	1
WATER PLAY STRUCTURE	1
SHADE STRUCTURE	5
EXTERIOR WCs	2
PARK CONCESSION	1
PLAYGROUND	1
TRAIL	1
TRAIL BRIDGE	2
SKATE TRAIL	1
OFF LEASH DOG PARK	1
PIAZZA/EVENT PLAZA	1
COMMUNITY GARDEN	1
PARK STORAGE/ZAMBONI	1
MAINTENANCE PARKING AND TOURNAMENT DROP-OFF	1
PARKING	1

Program

Approved Programs Summary

Detailed programs in Appendix A

Scenario 2 – Single Regional Facility Building

DIVISION/SPACE TYPE	GROSS AREA	
	ASM (SQ. M)	ASF (SQ. FT)
AQUATIC CENTRE	2997	32256
FITNESS CENTRE	2054	22108
GYMNASIUM	3793	40825
MULTI PURPOSE	1163	12516
FACILITY SUPPORT	2411	59592
4 PAD ICE ARENA	14368	154659
RENTAL/PARTNER SPACE	391	4209
LIBRARY	4122	44372
TOTAL FLOOR AREA	31299	370537

Scenario 2 – Single Regional Facility Site

DIVISION/SPACE TYPE	SPACE PROGRAM
	NO.
SOCCER (SECONDARY USE AFTER CRICKET)	2
CRICKET FIELD (PRIMARY USE)	1
SYNTHETIC MULTI-USE FIELD WITH INFLATEABLE STRUCTURE	1
INFLATABLE STRUCTURE SUPPORT BUILDING	1
BALL DIAMONDS	2
PICKLEBALL COURTS	12
TENNIS COURTS	6
BASKETBALL/MULTI-USE COURTS	3
PUMP TRACK	1
SKATE PARK	1
WATER PLAY STRUCTURE	1
SHADE STRUCTURE	5
EXTERIOR WCs	2
PARK CONCESSION	1
PLAYGROUND	1
TRAIL	1
TRAIL BRIDGE	2
SKATE TRAIL	1
OFF LEASH DOG PARK	1
PIAZZA/EVENT PLAZA	1
COMMUNITY GARDEN	1
PARK STORAGE/ZAMBONI	1
MAINTENANCE PARKING AND TOURNAMENT DROP-OFF	1
PARKING	1

Section 5.

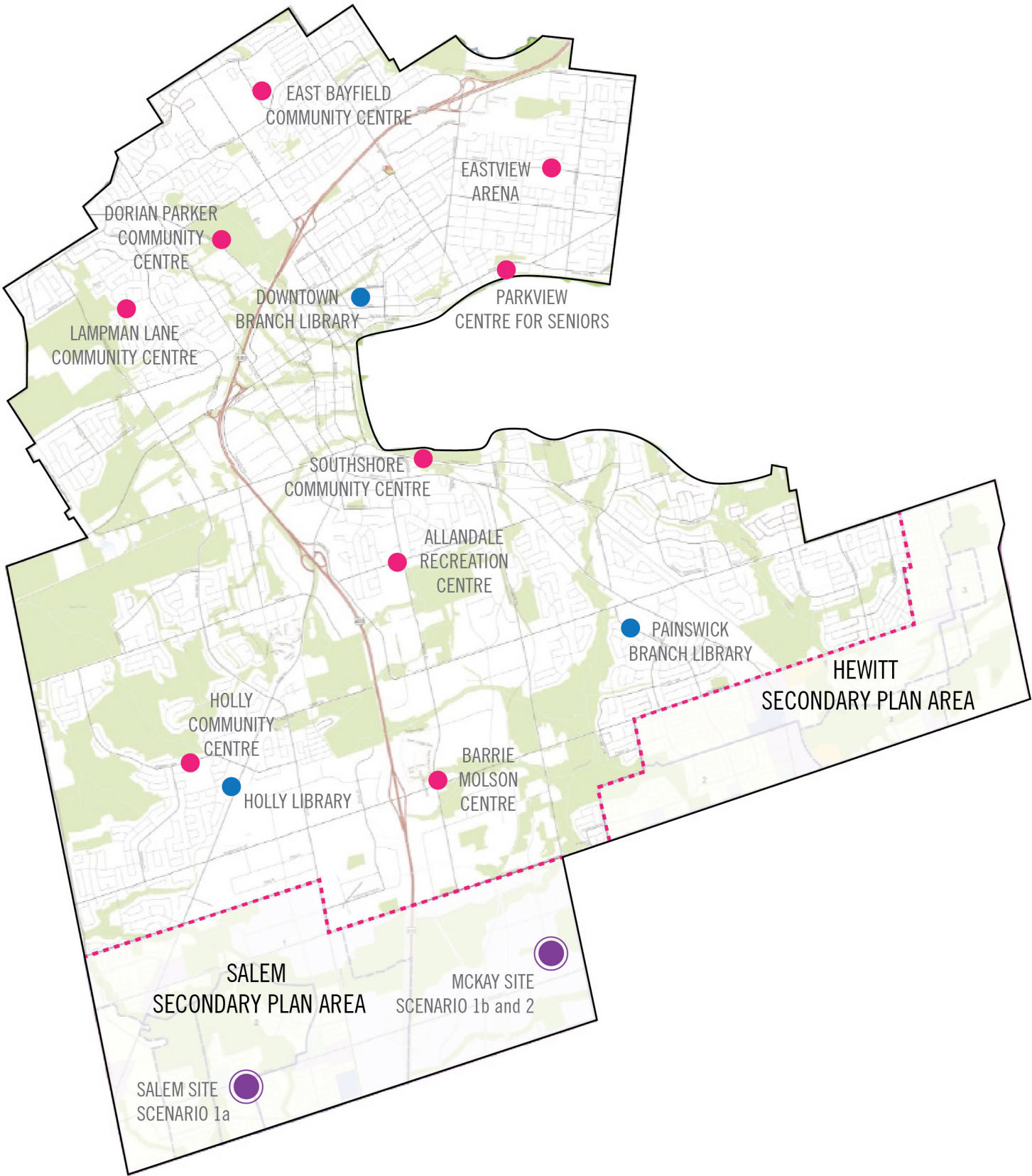
Site Information



Georgina Multi-Use
Recreation Centre

“Salem and Hewitt’s Secondary Plan Areas will be gateways to the City of Barrie, providing a range of employment, housing, and a mix of other uses that allow residents to live, work, and play in their community.”

- Hewitt + Salem Secondary Plan



City of Barrie Existing Facilities Map

Scenario 1a: Salem

Site Location

The original location of the Salem Site is on a 20 acre property located on the South side of McKay Road West, just East of Simcoe County Road 27. Although this locations is suitable based upon updated programming, it may prove to be too small when programming is finalized through future design development.



Salem Site Aerial

Site Characteristics

Characteristics of Salem Site – Scenario 1a

- West of the site is a portion of Salem natural heritage system
- Connections to natural areas is possible
- Access off McKay Road west should be studied. Perhaps access of secondary streets is preferable
- Site is relatively flat



Scenario 1b and Scenario 2: Mckay

New Site Location

The original location of the Hewitt site from the 2017 conceptualization study is no longer considered a viable development location by the City.

A new 100 acre property at the NW corner of Mckay Road and Huronia Road was identified by the City as the preferred location for the Scenario 1b - Hewitt Site and Scenario 2 - Regional Facility Site. This is referred to as the `McKay' site.



McKay Site Aerial

Site Characteristics

Characteristics of McKay site for Scenario 1b and Scenario 2

- Partially wooded
- Evidence of water course
- Existing agricultural
- Notable slopes and valleys
- Good Exposure
- Currently rural context





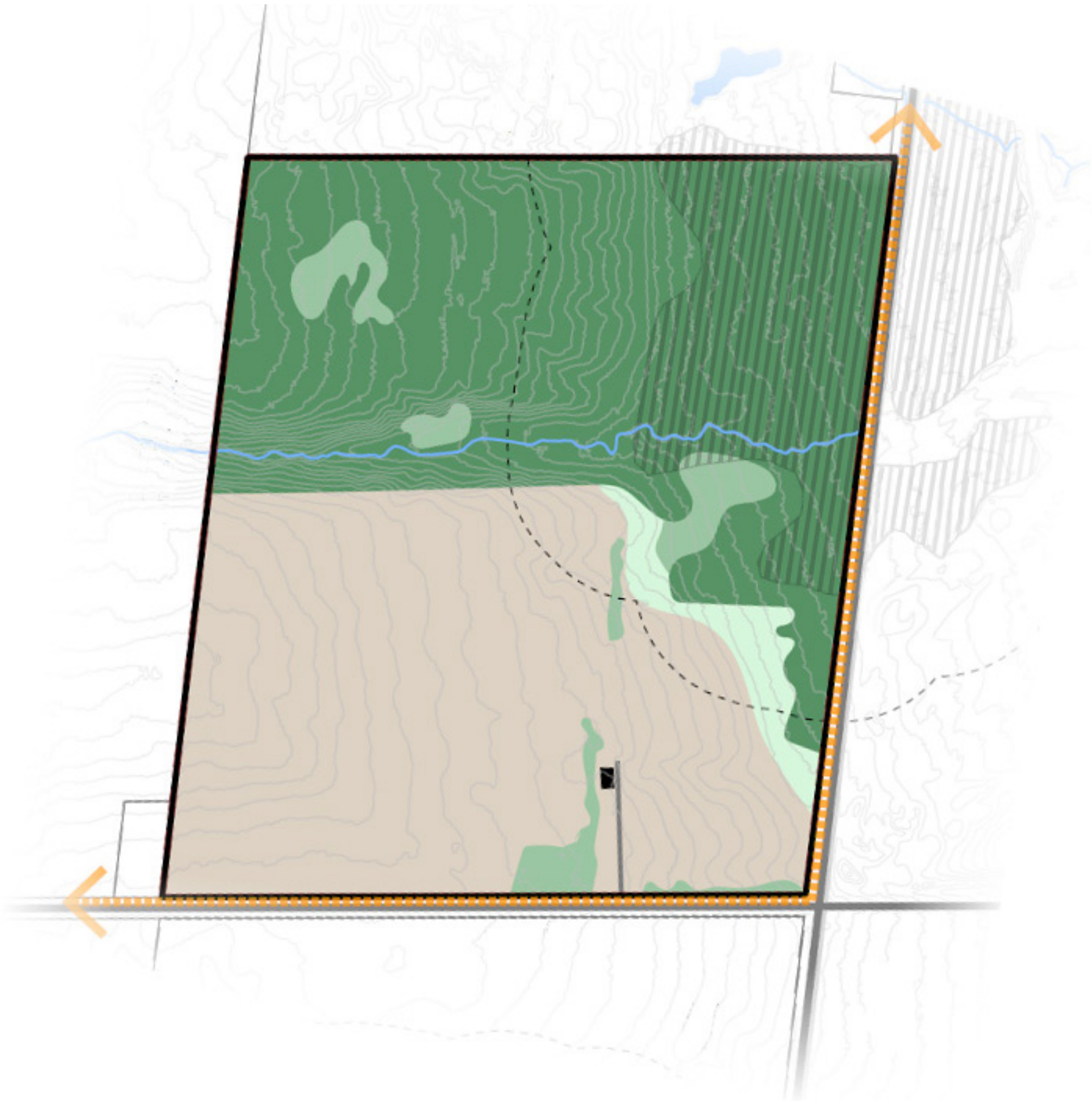
Site Characteristics

Characteristics of McKay site for Scenario 1b and Scenario 2

Site analysis from City study of McKay property

Legend

-  Subject Lands
-  Arterial Roadway
-  Water Course
-  Provincially Significant Wetland
-  Wetland Setback
-  Major Vegetation/Wood Area
-  Minor Vegetation/Wooded Area
-  Sod/Transition Area
-  Agriculture
-  Existing Building
-  Existing Vehicular Access



Site Characteristics

Characteristics of McKay site for Scenario 1b and Scenario 2

Site analysis from City study of McKay property

Legend

- ◻

 Subject Lands
- Existing Building
- Existing Vehicular Access
- Arterial Roadway
- Water Course
- ▨

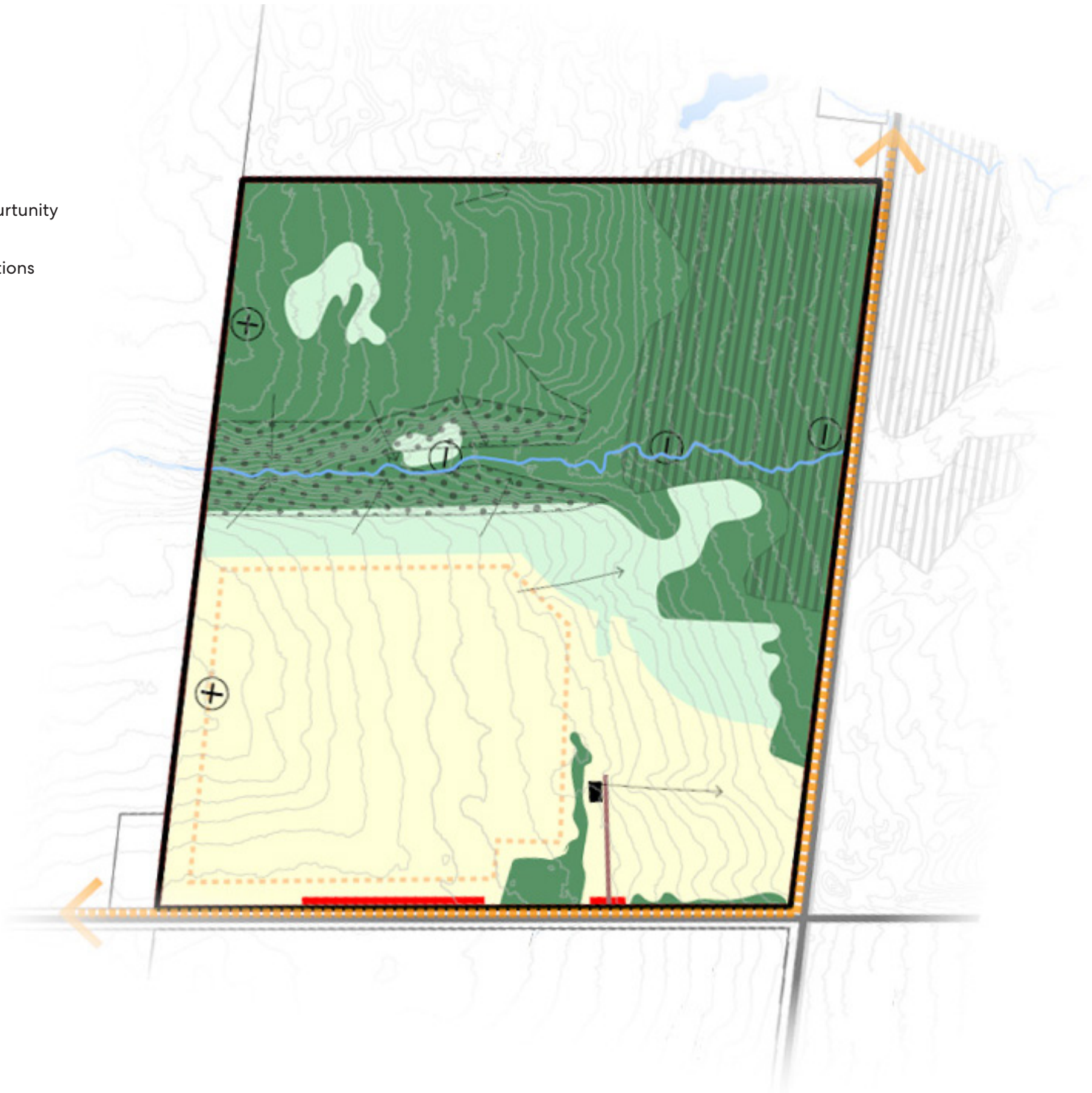
 Provincially Significant Wetland
- Wetland Setback
- Preservation/Restoration Area
~50 acres
- Restoration Area/Connect w/ Nature
~10 acres
- Programmable Area (Urban Agriculture/Active Recreation/Passive Recreation/Structures/Etc.)
~40 acres
- ⬡

 Large Active Recreation Field Area Opportunity
~25 acres
- Potential Vehicular Site Entry
- ⊕

 High Point/Vantage Point Opportunity
- ⊖

 Low Point/Drainage Considerations
- ▤

 Slope Constraints
- General Drainage/Swale



Section 6. Design Drivers and Goals



Design Drivers and Goals

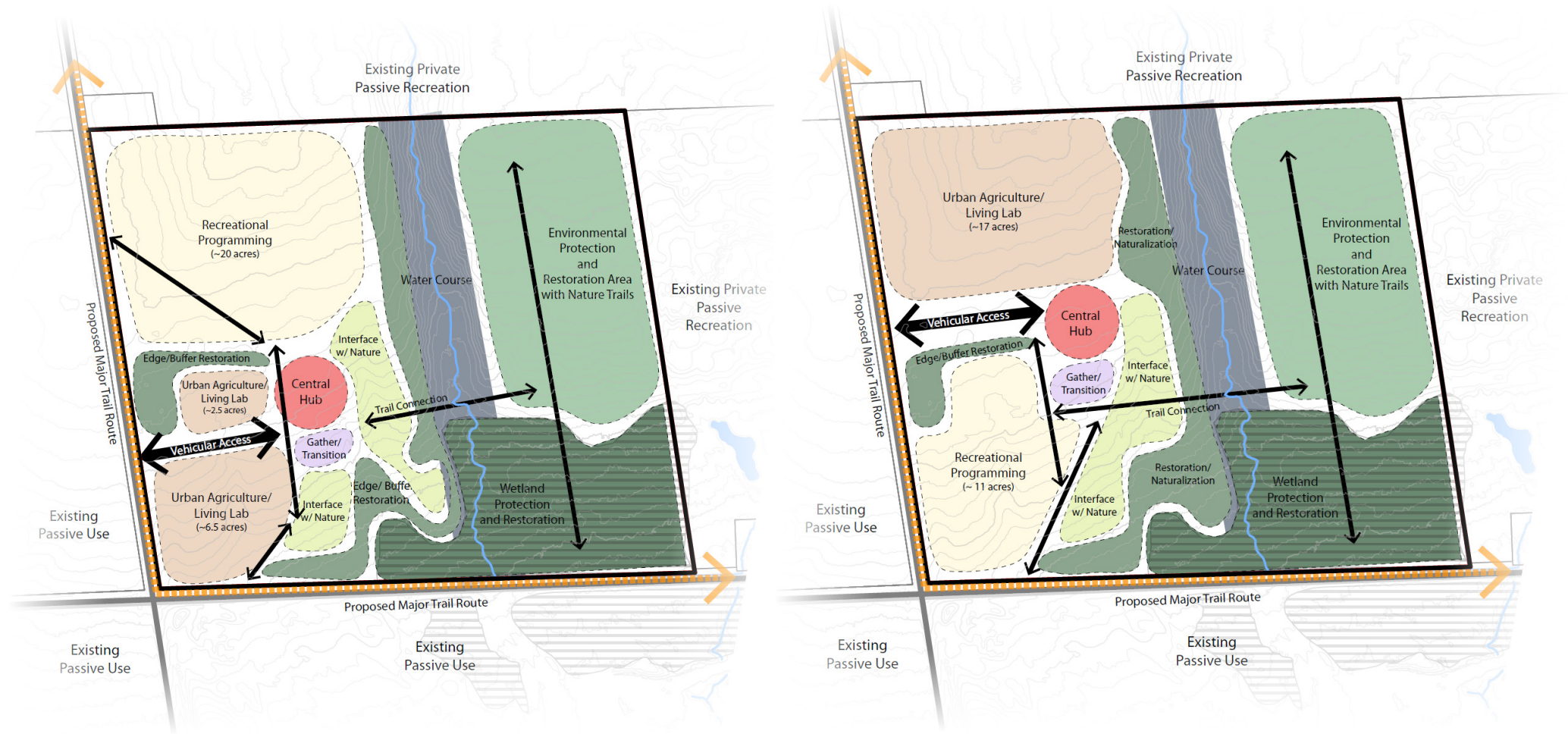
Exploration of design drivers for Mckay site – Scenario 1b & 2

Range of Explorations and Goals from Rolled Wagon Study

— **Agricultural Celebration** : Promoting community through agriculture, food and gardening

— **Connecting with Nature** : Play and Education inspired by connection with nature

— **Wellbeing & Recreation** : Programmed and passive activities



Example of Explorations and Goals from Rolled Wagon Study

P&W Proposition

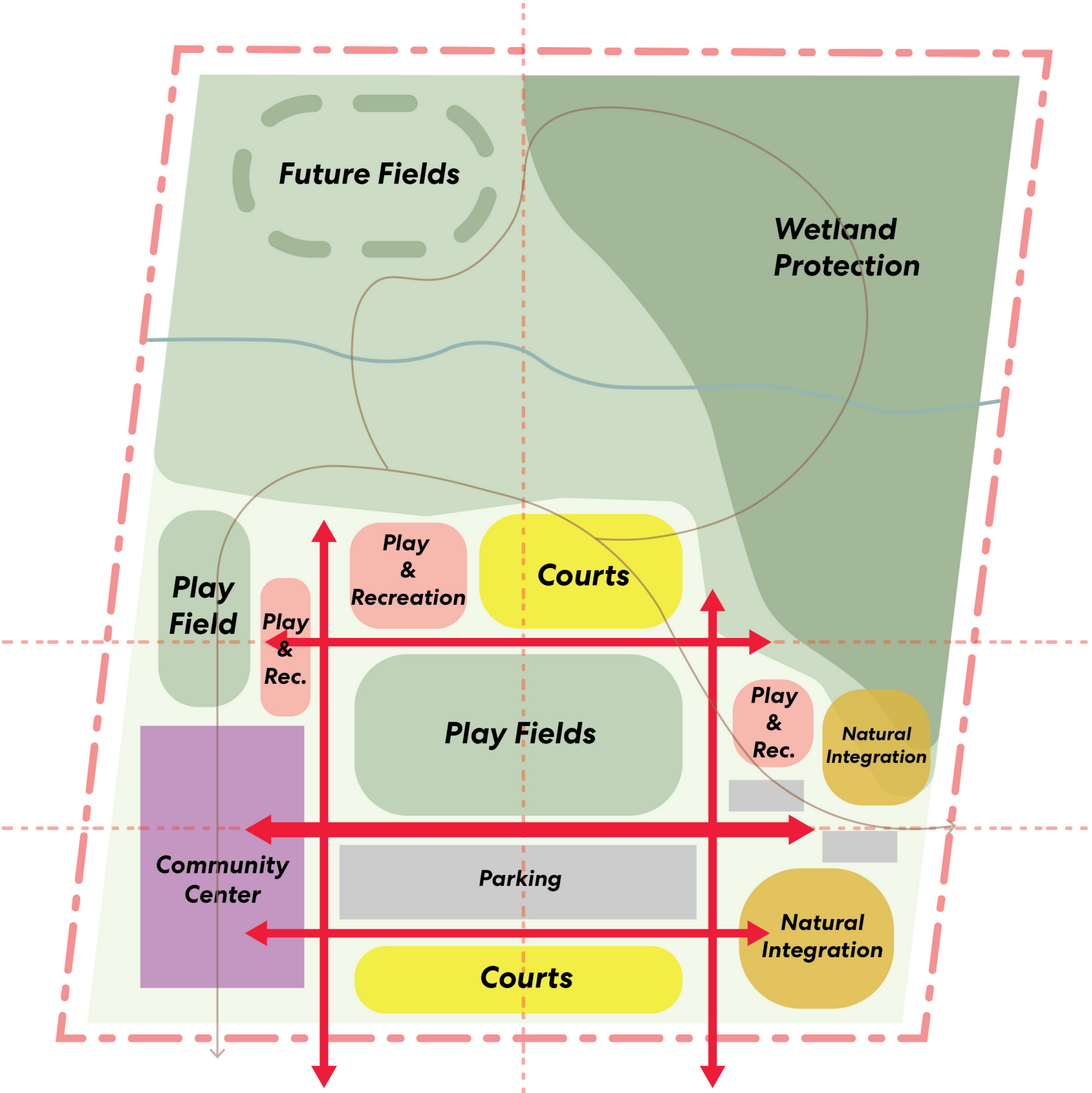
This is a unique opportunity to bring together recreation, community use and nature exploration on one site. The site offers an agricultural history, land for development and access to water courses, wetlands and wooded areas.

Design Drivers and Goals

Proposed Goals for Mckay site - Scenario 1b & 2

Goals

- 1. Maximize total site potential
- 2. Three interrelated experiences
 - Connection with nature
 - Wellbeing and Recreation
 - Agricultural Exploration
- 3. Create seamless pedestrian connections
- 4. Reflect the site conditions and topography
- 5. Create opportunities for naturalization.
- 6. Play & Learn with Nature



Section 7. Concept Design

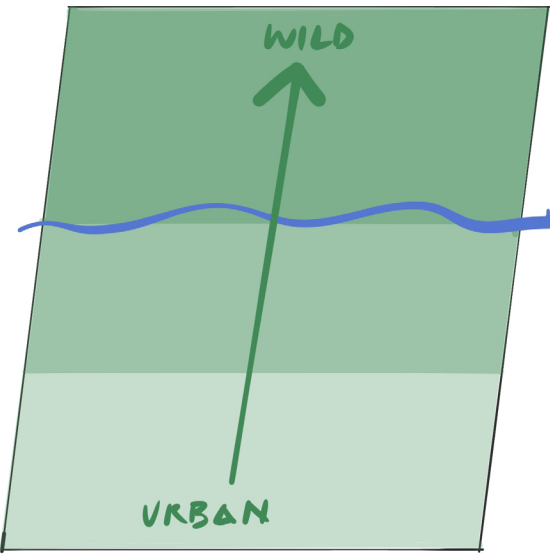


Meadowvale Community
Centre and Library

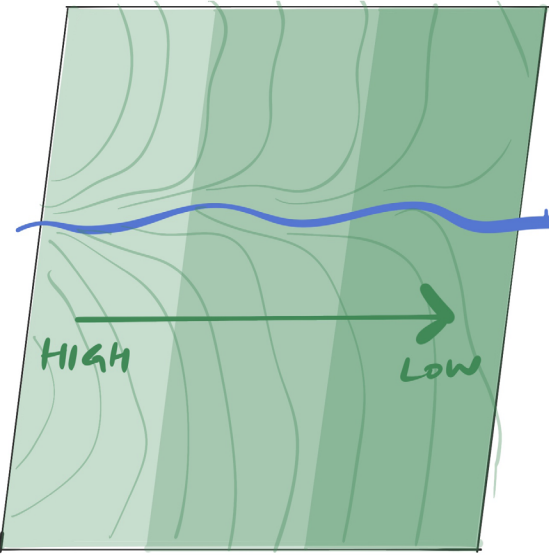
Concept Design

Scenario 1b & 2 - Mckay site

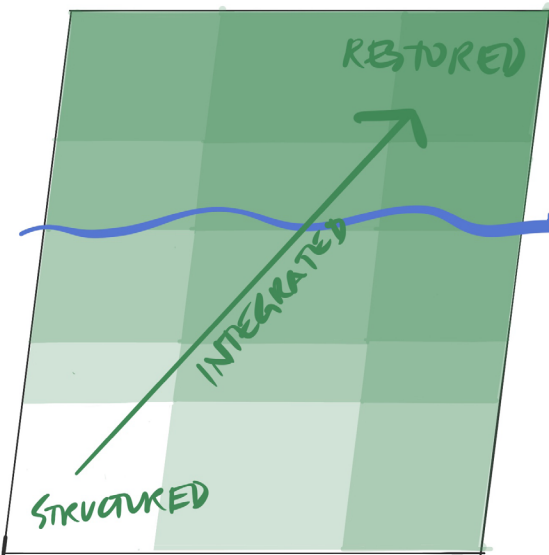
The site can be better understood through a series of progressive design investigations that respond to its broader context, natural topography, and development potential. In the graphics above, the placement of buildings, parks, and circulation routes aligns with both the site’s sloping terrain and the desired civic presence. This approach helps reveal the most suitable and effective way to occupy and shape the site.



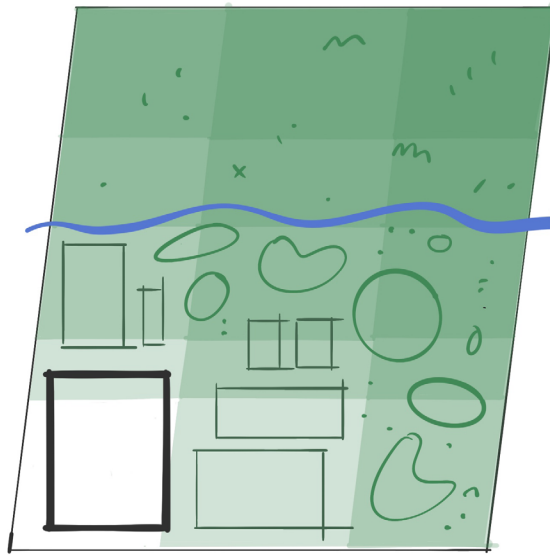
Civic Presence



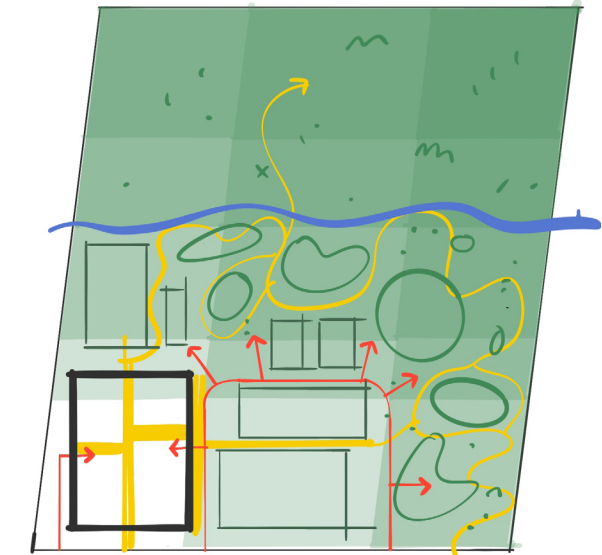
Topography



Overlap



Occupation



Access

Section 8. Site Plan



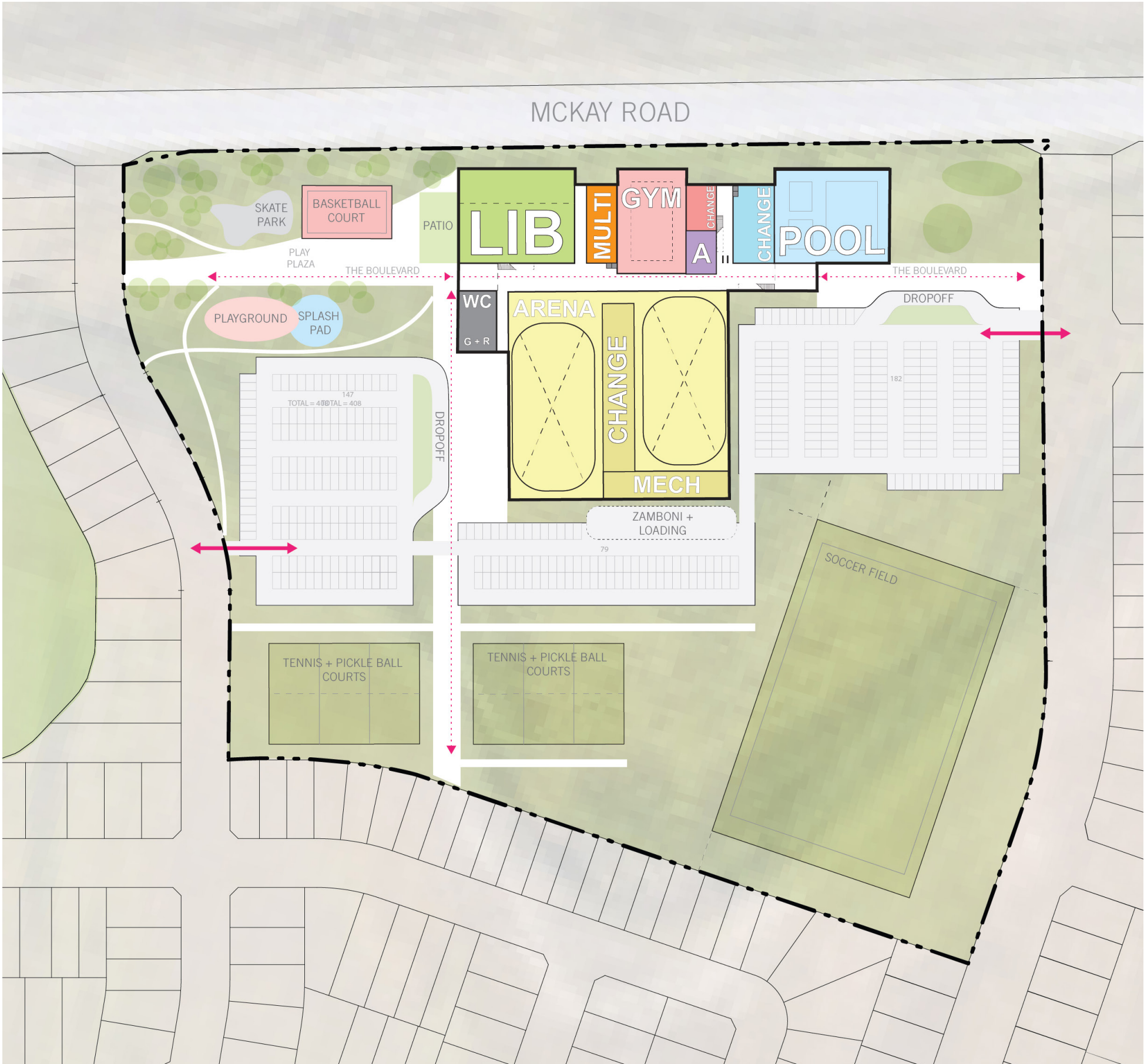
Aaniin Community Centre and Library

Site Plan

Scenario 1a - Salem

Features

- ‘Activity Avenue’ offers recreational and learning options to foster civic engagements
- Green spaces
- Play Plaza
- Adjacency to McKay Road to maximize exposure to local residents
- Connection to the Natural Heritage System
- Pedestrian and cycling access to exterior programs via the ‘Boulevard’
- Designated vehicle and parking access



Site Plan

Scenario 1b - Hewitt

Features

- Premium exposure of building program
- Clear axial lines and passages to define site
- Align with site topography
- Centralized vehicle circulation and service
- Seamless pedestrian trail experience
- Capacity of parking to suit demand and bylaws
- Opportunities for natural integration park programs
- Play & Learn with Nature



Site Plan

Scenario 2 - Single Regional Facility

Features

- Premium exposure of building program
- Clear axial lines and passages to define site
- Align with site topography
- Centralized vehicle circulation and service
- Seamless pedestrian trail experience
- Capacity of parking to suit demand and bylaws
- Opportunities for natural integration park programs
- Play & Learn with Nature



Section 9.

Cost Summary



Meadowvale Community
Centre and Library

Cost Summary

Scenarios

Notes

Costs are based on Q1 of 2025. This includes Design Contingency, Post tender change contingency and a Net Zero energy target premium.

This does not include:
Environmental cleaning of site
Archeological concerns or actions
Extending utilities to the property line

Soft costs are estimated as an additional percentage added to construction costs. Refer to Appendix for details.

—Scenario 1a

SALEM CC	
1. Building Construction –	\$ 124,367,000
2. Site construction -	\$ 16,445,000
3. Subtotal Construction -	\$ 140,812,000
4. Soft costs -	\$ 31,637,000
5. Total Project Costs	\$ 172,449,000

—Scenario 1b

HEWITT	
1. Building Construction –	\$ 153,662,000
2. Site construction -	\$ 47,211,961
3. Subtotal Construction -	\$ 200,873,961
4. Soft costs -	\$ 45,090,00
5. Total Project Costs	\$ 245,963,961

—Scenario 2

SINGLE REGIONAL FACILITY	
1. Building Construction –	\$ 227,885,000
2. Site construction -	\$ 49,436,024
3. Subtotal Construction -	\$ 277,321,024
4. Soft costs -	\$ 62,323,000
5. Total Project Costs	\$ 339,644,024

Section 10. Appendices



Appendix A

Programs

Scenario 1a Salem

Division / Space Type		SPACE PROGRAM				
		No.	ASM/Unit (sq. m)	ASF/Unit (sq.ft)	ASM (sq. m)	ASF (sq.ft)
	Aquatics		1,633	17,572	2,470	26,586
	Fitness Centre		1,010	10,872	1,162	12,502
	Gymnasia		1,364	14,682	1,500	16,150
	Multi Purpose		539	5,802	647	6,962
	Facility Support		1,396	15,026	1,745	18,783
	Ice Arena		6,407	68,964	7,208	77,583
	CC Subtotal		12,349	132,918	14,731	158,566
	Library		2,267	24,404	2,267	24,404
	Total Floor Area		13,981	150,490	16,999	182,970

Net to Gross Factor

1.22

Division / Space Type		SPACE PROGRAM				
		No.	ASM/Unit (sq. m)	ASF/Unit (sq.ft)	ASM (sq. m)	ASF (sq.ft)
Aquatic Centre						
	Lane Pool	1	410	4413	410	4413
	Leisure Pool	1	84	904	84	904
	Therapy Pool	1	84	904	84	904
	Pool Deck Area @ Lap Pool	1	308	3310	308	3310
	Pool Deck Area @ Leisure & Therapy Pool	1	105	1130	105	1130
	Parents Viewing Area	1	25	269	25	269
	On Deck WC	1	18	194	18	194
	Aquatic Monitor	1	21	226	21	226
	Pool Tank/Deck / Aquatic Mon. Subtotal					
	Pool Staff Change Room	2	27	291	54	581
	Universal Change Rooms	1	170	1830	170	1830
	Male Change room	1	110	1184	110	1184
	Female Change room	1	115	1238	115	1238
	Pool Instruction Room/Multipurpose	1	40	431	40	431
	Pool Storage Area	1	80	861	80	861
	Pool Chemical / CO2 Storage	1	9	97	9	97
	Above Grade Subtotal				1633	17572
	Pool Water Treatment	1	200	2153	200	2153
	Pool HVAC Treatment	1	115	1238	115	1238
	Pool Tunnels	1	400	4306	400	4306
	Below Grade Subtotal				715	7696
	Assigned Area Sub-Total				1948	20963
	Component Circulation & Walls, HVAC, Structural Allowance			30%	522	5623
	Gross Area Total				2470	26586

Division / Space Type		SPACE PROGRAM				
		No.	ASM/Unit (sq. m)	ASF/Unit (sq.ft)	ASM (sq. m)	ASF (sq.ft)
Fitness Centre						
	Stretching and warm up	1	19	205	19	205
	Cardio/ Strength / Weights / Functional Fitness	1	500	5382	500	5382
	Studio 1	1	180	1938	180	1938
	Studio 2	1	90	969	90	969
	Studio Storage	2	7	75	14	151
	Fitness Reception Desk	1	17	183	17	183
	Fitness Change Rooms	2	95	1023	190	2045
	Assigned Area Sub-Total				1010	10872
	Component Circulation & Walls, HVAC, Structural Allowance			15%	152	1631
	Gross Area Total				1162	12502

Division / Space Type		SPACE PROGRAM				
		No.	ASM/Unit (sq. m)	ASF/Unit (sq.ft)	ASM (sq. m)	ASF (sq.ft)
Gymnasium						
	Gymnasium	1	846	9106	846	9106
	Retractable Seating	1	0	0	0	0
	Gym Office	1	9	97	9	97
	Staging Area / Kiss & Cry	1	19	205	19	205
	Track	1	430	4628	430	4628
	Gym Storage	1	60	646	60	646
	Assigned Area Sub-Total				1364	14682
	Component Circulation & Walls, HVAC, Structural Allowance			10%	136	1468
	Gross Area Total				1500	16150

Appendix A

Programs

Scenario 1a Salem

Division / Space Type			SPACE PROGRAM				
			No.	ASM/Unit (sq. m)	ASF/Unit (sq.ft)	ASM (sq. m)	ASF (sq.ft)
Multi Purpose							
	Large Multi Purpose Room	1	280	3014	280	3014	
	Storage	1	28	301	28	301	
	Program Room 1	1	100	1076	100	1076	
	Storage	1	10	108	10	108	
	Program Room 2 - senior + youth touchdown space	1	70	753	70	753	
	Storage	1	7	75	7	75	
	Storage	1	7	75	7	75	
	Dedicated HC Accessible WC	1	5	54	5	54	
	Teaching Kitchen	1	32	344	32	344	
	Assigned Area Sub-Total					539	5802
	Component Circulation & Walls, HVAC, Structural Allowance			20%		108	1160
	Gross Area Total					647	6962

Division / Space Type		SPACE PROGRAM					
		No.	ASM/Unit (sq. m)	ASF/Unit (sq.ft)	ASM (sq. m)	ASF (sq.ft)	
Support and Amenity Spaces							
	Main Lobby - registration area; Reception Counter + Support	1	72	775	72	775	
	Public Circulation + Main Lobby Seating Area	1	900	9688	900	9688	
	Administration Offices Enclosed	4	9	97	36	388	
	Administration Cash Room	0	14	151	0	0	
	Work Room /Copy/Lost&Fnd	1	15	161	15	161	
	Staff Lunch Room	1	20	215	20	215	
	Board room	1	35	377	35	377	
	Program Staff- Unassigned WorkStn	8	5	54	40	431	
	Facility General Storage	1	25	269	25	269	
	Food Concession	1	15	161	15	161	
	Jantiorial Supply Closet	1	18	194	18	194	
	Recycling/Garbage	1	50	538	50	538	
	Public Washrooms	1	120	1292	120	1292	
	Second floor Washrooms	1	50	538	50	538	
	Assigned Area Sub-Total				1396	15026	
	Component Circulation & Walls, HVAC, Structural Allowance				25%	349	3757
	Gross Area Total				1745	18783	

Division / Space Type		SPACE PROGRAM				
		No.	ASM/Unit (sq. m)	ASF/Unit (sq.ft)	ASM (sq. m)	ASF (sq.ft)
Ice Arena						
	NHL rink	2	1579	16996	3158	33992
	Benches Boxes & Apron	2	570	6135	1140	12271
	Team Dressing Rooms and Showers	12	57	614	684	7363
	Referee Dressing Room 1	1	37	398	37	398
	Referee Dressing Room 2	1	25	269	25	269
	Spectator Seating Area	1	380	4090	380	4090
	Spectator Seating Area	1	190	2045	190	2045
	Dedicated Warm Up Area	1	176	1894	176	1894
	Arena Skate Rental/Sharpening	1	10	108	10	108
	First Aid Room	1	14	151	14	151
	Skater Friendly HC accessible WC	1	10	108	10	108
	Ice Resurfacing Room	1	415	4467	415	4467
	Sound Boot/AV space	2	7	75	14	151
	Arena Administration Office	1	19	205	19	205
	Workshop	1	42	452	42	452
	Arena Storage	1	93	1001	93	1001
	Area Totals				6407	68964
	Boilers	1	110	1184	110	1184
	Electrical/Comm. Room	1	50	538	50	538
	Support Area Totals				160	1722
Assigned Area Sub-Total					6567	70687
Component Circulation & Walls, HVAC, Structural Allowance		10%			641	6896
Gross Area Total					7208	77583

Division / Space Type		SPACE PROGRAM					
		No.	ASM/Unit (sq. m)	ASF/Unit (sq.ft)	ASM (sq. m)	ASF (sq.ft)	
Library							
	Common Area/ Vest / Study Rooms	1.0	220.0	2368	220	2368	
	Public Service / check out/ Self serve	1.0	200.0	2153	200	2153	
	Children's Area (Stacks, seating, computer stations)	1.0	200.0	2153	200	2153	
	Tween Area (Stacks, play area, computer stations)	1.0	80.0	861	80	861	
	Teen Area (Stacks, play area, computer stations)	1.0	100.0	1076	100	1076	
	Adult (stacks, computer stations, seating)	1.0	250.0	2691	250	2691	
	Maker Space	1.0	25.0	269	25	269	
	Large Community Room	1.0	150.0	1615	150	1615	
	Large Community Room Storage	1.0	21.0	226	21	226	
	Meeting room (Computer Classroom/Training)	1.0	37.0	398	37	398	
	Small Community Room	1.0	75.0	807	75	807	
	Small Community Room Storage	1.0	10.0	108	10	108	
	Washroom	2.0	9.0	97	18	194	
	Staff Washroom	2.0	9.0	97	18	194	
	Offices	4.0	40.0	431	160	1722	
	Work Room/ Book Drop rm.	1.0	100.0	1076	100	1076	
	Staff Lounge	1.0	25.0	269	25	269	
	Server Room	1.0	15.0	161	15	161	
	Shipping & Receiving	1.0	20.0	215	20	215	
	Storage	1.0	20.0	215	20	215	
	Assigned Area Sub-Total		1,606	17,287	1,744	18,772	
	Component Circulation & Walls, HVAC, Structural Allowance				30%	523	5632
	Gross Area Total				2267	24404	

Division / Space Type		SPACE PROGRAM				
		No.	ASM/Unit (sq. m)	ASF/Unit (sq.ft)	ASM (sq. m)	ASF (sq.ft)
Open Space						
	Soccer	1				
	Pickeball Courts	3				
	Tennis Courts	3				
	Basket Ball Courts	1				
	Skateboard Park	1				
	Water Play Structures	1				
	Parks	1				
	Parking	1				
	Assigned Area Sub-Total				0	0
	Component Circulation				10%	0
Gross Area Total					0	0

Appendix A

Programs

Scenario 1b Hewitt

Division / Space Type		SPACE PROGRAM				
		No.	ASM/Unit (sq. m)	ASF/Unit (sq.ft)	ASM (sq. m)	ASF (sq.ft)
	Aquatics		2,172	23,379	2,914	31,368
	Fitness Centre		1,766	19,009	2,031	21,860
	Gymnasia		2,458	26,458	2,704	29,103
	Multi Purpose		969	10,430	1,163	12,516
	Facility Support		1,929	20,764	2,411	25,954
	Ice Arena		6,854	73,776	7,836	84,351
	Rental / Partner space		1,180	12,701	1,357	14,607
	CC Subtotal		17,328	186,517	20,416	219,760
	Library		1,430	15,392	1,430	15,392
Total Floor Area			19,500	209,896	21,846	235,153

Net to Gross Factor

1.12

Division / Space Type		SPACE PROGRAM				
		No.	ASM/Unit (sq. m)	ASF/Unit (sq.ft)	ASM (sq. m)	ASF (sq.ft)
Aquatic Centre						
	8 Lane Pool	1	590	6351	590	6351
	Leisure Pool	1	250	2691	250	2691
	Therapy Pool	1	100	1076	100	1076
	Pool Deck Area @ Lap Pool	1	300	3229	300	3229
	Pool Deck Area @ Leisure & Therapy Pool	1	200	2153	200	2153
	Spectator Seating Area	1	100	1076	100	1076
	On Deck WC	1	18	194	18	194
	Aquatic Monitor	1	46	495	46	495
	Pool Tank/Deck / Aquatic Mon. Subtotal					
	Pool Staff Change Room	2	27	291	54	581
	Universal Change Rooms	2	180	1938	360	3875
	Female Changerooms	1	0	0	0	0
	Male Changerooms	1	0	0	0	0
	Pool Instruction Room/Multipurpose	1	65	700	65	700
	Pool Storage Areas	2	40	431	80	861
	Pool Chemical / CO2 Storage	1	9	97	9	97
	Above Grade Subtotal			2172		23379
	Pool Water Treatment	1	325	3498	325	3498
	Pool HVAC Treatment	1	200	2153	200	2153
	Pool Tunnels w/l aquatic gross up (approx 300 sm)					0
	Below Grade Subtotal				525	5651
	Assigned Area Sub-Total				2697	29030
	Component Circulation & Walls, HVAC, Structural Allowance				10%	217 2338
	Gross Area Total				2914	31368

Division / Space Type		SPACE PROGRAM				
		No.	ASM/Unit (sq. m)	ASF/Unit (sq.ft)	ASM (sq. m)	ASF (sq.ft)
Fitness Centre						
	Stretching and warm up	1	19	205	19	205
	Cardio/ Strength / Weights / Functional Fitness	1	1000	10764	1000	10764
	Studio 1 & 2	2	210	2260	420	4521
		0	90	969	0	0
	Studio Storage	3	40	431	120	1292
	Fitness Reception Desk	1	17	183	17	183
	Universal Fitness Change Room	1	190	2045	190	2045
	Assigned Area Sub-Total				1766	19009
	Component Circulation & Walls, HVAC, Structural Allowance	15%			265	2851
	Gross Area Total				2031	21860
Division / Space Type		SPACE PROGRAM				
		No.	ASM/Unit (sq. m)	ASF/Unit (sq.ft)	ASM (sq. m)	ASF (sq.ft)
Gymnasium						
	Triple Gym	1	2200	23681	2200	23681
	upper level seating	1	110	1184	110	1184
	Gym Office	1	9	97	9	97
	Staging Area / Kiss & Cry	1	19	205	19	205
	Track	0	800	8611	0	0
	Gym Storage	2	60	646	120	1292
	Assigned Area Sub-Total				2458	26458
	Component Circulation & Walls, HVAC, Structural Allowance	10%			246	2646
	Gross Area Total				2704	29103

Appendix A

Programs

Scenario 1b Hewitt

Division / Space Type		SPACE PROGRAM				
		No.	ASM/Unit (sq. m)	ASF/Unit (sq.ft)	ASM (sq. m)	ASF (sq.ft)
Multi Purpose						
	Large Multi Purpose Room	1	460	4951	460	4951
	Storage	1	46	495	46	495
	Program Room 1, 2, 3	3	93	1001	279	3003
	Storage	3	9	97	27	291
	Program Room 4 - senior + youth touchdown space	1	100	1076	100	1076
	Storage	1	10	108	10	108
	Storage	1	10	108	10	108
	Dedicated HC Accessible WC	1	5	54	5	54
	Teaching Kitchen	1	32	344	32	344
	Assigned Area Sub-Total				969	10430
	Component Circulation & Walls, HVAC, Structural Allowance			20%	194	2086
	Gross Area Total				1163	12516

Division / Space Type		SPACE PROGRAM				
		No.	ASM/Unit (sq. m)	ASF/Unit (sq.ft)	ASM (sq. m)	ASF (sq.ft)
Support and Amenity Spaces						
	Reception Counter and support	1	35	377	35	377
	Main Lobby - registration area	1	70	753	70	753
	Main Lobby - Seating Area	1	400	4306	400	4306
	Public Circulation	1	1000	10764	1000	10764
	Administration Offices Enclosed	4	9	97	36	388
	Administration Cash Room	0	14	151	0	0
	Work Room /Copy/Lost&Fnd	1	15	161	15	161
	Staff Lunch Room	1	20	215	20	215
	Board Room	1	35	377	35	377
	Program Staff- Unassigned WorkStn	8	5	54	40	431
	Facility General Storage	1	25	269	25	269
	Food Concession	1	15	161	15	161
	Jantiorial Supply Closet	1	18	194	18	194
	Recycling/Garbage	1	50	538	50	538
	Public Washrooms	1	120	1292	120	1292
	Second floor Washrooms	1	50	538	50	538
	Assigned Area Sub-Total				1929	20764
	Component Circulation & Walls, HVAC, Structural Allowance			25%	482	5191
	Gross Area Total				2411	25954

Division / Space Type		SPACE PROGRAM				
		No.	ASM/Unit (sq. m)	ASF/Unit (sq.ft)	ASM (sq. m)	ASF (sq.ft)
Rental or Partner Space						
	Rental 1	1	550	5920	550	5920
	Rental 2	2	110	1184	220	2368
	Rental 3	1	300	3229	300	3229
	Agency 1	1	110	1184	110	1184
	Assigned Area Sub-Total				1180	12701
	Component Circulation & Walls, HVAC, Structural Allowance			15%	177	1905
	Gross Area Total				1357	14607

Division / Space Type		SPACE PROGRAM				
		No.	ASM/Unit (sq. m)	ASF/Unit (sq.ft)	ASM (sq. m)	ASF (sq.ft)
Ice Arena						
	NHL rink	1	1586	17072	1586	17072
	Olympic Rink	1	1800	19375	1800	19375
	Benches Boxes & Apron - NHL	1	570	6135	570	6135
	Benches Boxes & Apron - Olympic	1	675	7266	675	7266
	Team Dressing Rooms and Showers	14	57	614	798	8590
	Referee Dressing Room 1	1	37	398	37	398
	Referee Dressing Room 2	1	25	269	25	269
	Spectator Seating Area	1	380	4090	380	4090
	Spectator Seating Area	1	190	2045	190	2045
	Dedicated Warm Up Area	1	176	1894	176	1894
	Arena Skate Rental/Sharpening	1	10	108	10	108
	First Aid Room	1	14	151	14	151
	Skater Friendly HC accessible WC	1	10	108	10	108
	Ice Resurfacing Room	1	415	4467	415	4467
	Sound Boot/AV space	2	7	75	14	151
	Arena Administration Office	1	19	205	19	205
	Workshop	1	42	452	42	452
	Arena Storage	1	93	1001	93	1001
	Area Totals				6854	73776
	Boilers	1	110	1184	110	1184
	Electrical/Comm. Room	1	50	538	50	538
	Support Area Totals				160	1722
	Assigned Area Sub-Total				7014	75498
	Component Circulation & Walls, HVAC, Structural Allowance			12%	822	8853
	Gross Area Total				7836	84351

Division / Space Type		SPACE PROGRAM				
		No.	ASM/Unit (sq. m)	ASF/Unit (sq.ft)	ASM (sq. m)	ASF (sq.ft)
Library						
	Common Area/ Vest / Study Rooms	1.0	180.0	1938	180	1938
	Public Service / check out/ Self serve	1.0	200.0	2153	200	2153
	Children's Area (Stacks, seating, computer stations)	1.0	110.0	1184	110	1184
	Tween Area (Stacks, play area, computer stations)	1.0	45.0	484	45	484
	Teen Area (Stacks, play area, computer stations)	1.0	65.0	700	65	700
	Adult (stacks, computer stations, seating)	1.0	120.0	1292	120	1292
	Large Community Room	1.0	150.0	1615	150	1615
	Meeting room (Computer Classroom/Training)	1.0	37.0	398	37	398
	Washroom	2.0	9.0	97	18	194
	Offices	3.0	11.0	118	33	355
	Work Room/ Book Drop rm.	1.0	75.0	807	75	807
	Staff Lounge	1.0	25.0	269	25	269
	Server Room	1.0	17.0	183	17	183
	Shipping & Receiving	1.0	10.0	108	10	108
	Storage	1.0	15.0	161	15	161
	Assigned Area Sub-Total		1,069	11,507	1,100	11,840
	Component Circulation & Walls, HVAC, Structural Allowance			30%	330	3552
	Gross Area Total				1430	15392

Division / Space Type		SPACE PROGRAM				
		No.	ASM/Unit (sq. m)	ASF/Unit (sq.ft)	ASM (sq. m)	ASF (sq.ft)
Open Space						
	Soccer (secondary use after cricket)	2		100750		201500
	Cricket field (primary use)	1				
	Synthetic Multi Use Field with inflateable structure	1		100750		100750
	Inflateable Structure Support Building	1		8500		8500
	Ball Diamonds	2		137000		274000
	Pickeball Courts	12		880		31680
	Tennis Courts	6		2800		25200
	Basket Ball/Multi Use Courts	3		3700		11100
	Pump Track	1				
	Skate Park	1		21500		21500
	Water Play Structures	1		6500		6500
	Ball Diamond shade structure / WC	2		1000		2000
	Park exterior WCs / shade structures	5		1000		5000
	Park Concession	1		500		500
	Playground	1		16000		16000
	Trails	1		6000		6000
	Trail Bridges	2				
	Skate Trail	1		18000		18000
	Off Leash Dog Park	1		108000		108000
	Piazza / Event Plaza	1		15000		15000
	Community Garden	1		7500		7500
	Park Storage / Zamboni	1		1000		1000
	Maintenance parking and Tournament Drop off	1				
	Parking	1				
	Assigned Area Sub-Total				0	0
	Component Circulation			10%	0	0
	Gross Area Total				0	0

Appendix A

Programs

Scenario 2 Single Regional Facility

Division / Space Type		SPACE PROGRAM				
		No.	ASM/Unit (sq. m)	ASF/Unit (sq.ft)	ASM (sq. m)	ASF (sq.ft)
	Aquatics		2,247	24,186	2,997	32,256
	Fitness Centre		1,786	19,224	2,054	22,108
	Gymnasia		3,448	37,114	3,793	40,825
	Multi Purpose		969	10,430	1,163	12,516
	Facility Support & Circulation		4,429	47,673	5,536	59,592
	4 Pad Ice Arena		12,686	136,551	14,368	154,659
	Rental / Partner space		340	3,660	391	4,209
	CC Subtotal		25,905	278,839	30,302	326,165
	Library		4,122	44,372	4,122	44,372
Total Floor Area			28,152	303,025	34,424	370,537

Net to Gross Factor

1.22

Division / Space Type		SPACE PROGRAM				
		No.	ASM/Unit (sq. m)	ASF/Unit (sq.ft)	ASM (sq. m)	ASF (sq.ft)
Aquatic Centre						
	8 Lane Pool	1	590	6351	590	6351
	Leisure Pool	1	250	2691	250	2691
	Therapy Pool	1	100	1076	100	1076
	Pool Deck Area @ Lap Pool	1	300	3229	300	3229
	On Deck viewing area	1	70	753	70	753
	Pool Deck Area @ Leisure & Therapy Pool	1	200	2153	200	2153
	Spectator Seating Area	1	100	1076	100	1076
	On Deck WC	1	18	194	18	194
	Aquatic Monitor	1	46	495	46	495
	Pool Tank/Deck / Aquatic Mon. Subtotal					
	Pool Staff Change Room	2	27	291	54	581
	Universal Change Rooms	2	180	1938	360	3875
	Pool Instruction Room/Multipurpose	1	70	753	70	753
	Pool Storage Areas	2	40	431	80	861
	Pool Chemical / CO2 Storage	1	9	97	9	97
	Above Grade Subtotal				2247	24186
	Pool Water Treatment	1	325	3498	325	3498
	Pool HVAC Treatment	1	200	2153	200	2153
	Pool Tunnels w/l aquatic gross up (approx 300 sm)					0
	Below Grade Subtotal				525	5651
	Assigned Area Sub-Total				2772	29838
	Component Circulation & Walls, HVAC, Structural Allowance			10%	225	2419
	Gross Area Total				2997	32256

Division / Space Type		SPACE PROGRAM				
		No.	ASM/Unit (sq. m)	ASF/Unit (sq.ft)	ASM (sq. m)	ASF (sq.ft)
Fitness Centre						
	Stretching and warm up	1	19	205	19	205
	Cardio/ Strength / Weights / Functional Fitness	1	1020	10979	1020	10979
	Studio 1 & 2	2	210	2260	420	4521
	Studio Storage	3	40	431	120	1292
	Fitness Reception Desk	1	17	183	17	183
	Universal Fitness Change Room	1	190	2045	190	2045
	Assigned Area Sub-Total				1786	19224
	Component Circulation & Walls, HVAC, Structural Allowance			15%	268	2884
	Gross Area Total				2054	22108

Division / Space Type		SPACE PROGRAM				
		No.	ASM/Unit (sq. m)	ASF/Unit (sq.ft)	ASM (sq. m)	ASF (sq.ft)
Gymnasium						
	Triple Gym	1	2200	23681	2200	23681
	upper level seating	1	110	1184	110	1184
	Gym Office	1	9	97	9	97
	Staging Area / Kiss & Cry	1	19	205	19	205
	Track	1	800	8611	800	8611
	Universal Gym Change	1	190	2045	190	2045
	Gym Storage	2	60	646	120	1292
	Assigned Area Sub-Total				3448	37114
	Component Circulation & Walls, HVAC, Structural Allowance			10%	345	3711
	Gross Area Total				3793	40825

Appendix A

Programs

Scenario 2 Single Regional Facility

Division / Space Type		SPACE PROGRAM				
		No.	ASM/Unit (sq. m)	ASF/Unit (sq.ft)	ASM (sq. m)	ASF (sq.ft)
Multi Purpose						
	Large Multi Purpose Room	1	460	495.1	460	4951
	Storage	1	46	495	46	495
	Program Room 1, 2, 3	3	93	1001	279	3003
	Storage	3	9	97	27	291
	Program Room 4 - senior + youth touchdown space	1	100	1076	100	1076
	Storage	1	10	108	10	108
	Storage	1	10	108	10	108
	Dedicated HC Accessible WC	1	5	54	5	54
	Teaching Kitchen	1	32	344	32	344
	Assigned Area Sub-Total				969	10430
	Component Circulation & Walls, HVAC, Structural Allowance			20%	194	2086
	Gross Area Total				1163	12516

Division / Space Type		SPACE PROGRAM				
		No.	ASM/Unit (sq. m)	ASF/Unit (sq.ft)	ASM (sq. m)	ASF (sq.ft)
Support, Circulation and Amenity Spaces						
	Reception Counter and support	1	35	377	35	377
	Main Lobby - registration area	1	70	753	70	753
	Main Lobby - Seating Area	1	400	4306	400	4306
	Public Circulation - Ground	1	2000	21528	2000	21528
	Public Circulation - Second	1	1500	16146	1500	16146
	Administration Offices Enclosed	4	9	97	36	388
	Administration Cash Room	0	14	151	0	0
	Work Room /Copy/Lost&Fnd	1	15	161	15	161
	Staff Lunch Room	1	20	215	20	215
	Board Room	1	35	377	35	377
	Program Staff- Unassigned WorkStn	8	5	54	40	431
	Facility General Storage	1	25	269	25	269
	Food Concession	1	15	161	15	161
	Jantiorial Supply Closet	1	18	194	18	194
	Recycling/Garbage	1	50	538	50	538
	Public Washrooms	1	120	1292	120	1292
	Second floor Washrooms	1	50	538	50	538
	Assigned Area Sub-Total				4429	47673
	Component Circulation & Walls, HVAC, Structural Allowance			25%	1107	11918
	Gross Area Total				5536	59592

Division / Space Type		SPACE PROGRAM				
		No.	ASM/Unit (sq. m)	ASF/Unit (sq.ft)	ASM (sq. m)	ASF (sq.ft)
Rental or Partner Space						
	Rental 1 - Concession	1	80	861	80	861
	Rental 2 - Leaseable (sports therapy)	1	150	1615	150	1615
	Police Hub	1	110	1184	110	1184
	Assigned Area Sub-Total				340	3660
	Component Circulation & Walls, HVAC, Structural Allowance			15%	51	549
	Gross Area Total				391	4209

Division / Space Type		SPACE PROGRAM				
		No.	ASM/Unit (sq. m)	ASF/Unit (sq.ft)	ASM (sq. m)	ASF (sq.ft)
Ice Arena						
	NHL rink	4	1586	17072	6344	68286
	Benches Boxes & Apron - NHL	4	570	6135	2280	24542
	Team Dressing Rooms and Showers	28	57	614	1596	17179
	Referee Dressing Room 1	2	37	398	74	797
	Referee Dressing Room 2	2	25	269	50	538
	Spectator Seating Area - feature rink	1	380	4090	380	4090
	Spectator Seating Area - support rinks	3	190	2045	570	6135
	Dedicated Warm Up Area	2	176	1894	352	3789
	Arena Skate Rental/Sharpening	1	10	108	10	108
	First Aid Room	1	14	151	14	151
	Skater Friendly HC accessible WC	1	10	108	10	108
	Ice Resurfacing Room	1	600	6458	600	6458
	Sound Boot/AV space	2	7	75	14	151
	Arena Administration Office	1	19	205	19	205
	Rink Multipurpose/Conveynors room	1	120	1292	120	1292
	Sport Organization Hotelling space	1	25	269	25	269
	Workshop	1	42	452	42	452
	Arena Storage	2	93	1001	186	2002
	Area Totals				12686	136551
	Boilers	1	110	1184	110	1184
	Electrical/Comm. Room	1	50	538	50	538
	Support Area Totals				160	1722
	Assigned Area Sub-Total				12846	138273
	Component Circulation & Walls, HVAC, Structural Allowance			12%	1522	16386
	Gross Area Total				14368	154659

Division / Space Type		SPACE PROGRAM				
		No.	ASM/Unit (sq. m)	ASF/Unit (sq.ft)	ASM (sq. m)	ASF (sq.ft)
Library						
	Common Area/ Vest / Study Rooms	1.0	400.0	4306	400	4306
	Public Service / check out/ Self serve	1.0	400.0	4306	400	4306
	Children's Area (Stacks, seating, computer stations)	1.0	450.0	4844	450	4844
	Tween Area (Stacks, play area, computer stations)	1.0	130.0	1399	130	1399
	Teen Area (Stacks, play area, computer stations)	1.0	165.0	1776	165	1776
	Adult (stacks, computer stations, seating)	1.0	370.0	3983	370	3983
	Maker space	1.0	120.0	1292	120	1292
	Large Community Room	1.0	300.0	3229	300	3229
	Large Community Room Storage	1.0	21.0	226	21	226
	Meeting room (Computer Classroom/Training)	1.0	70.0	753	70	753
	Small Community Room	1.0	75.0	807	75	807
	Staff Washroom	2.0	18.0	194	36	388
	Washroom	2.0	18.0	194	36	388
	Offices	5.0	35.0	377	175	1884
	Work Room/ Book Drop rm.	1.0	170.0	1830	170	1830
	Staff Lounge	1.0	70.0	753	70	753
	Server Room	1.0	23.0	248	23	248
	Shipping & Receiving	1.0	30.0	323	30	323
	Storage	1.0	130.0	1399	130	1399
	Assigned Area Sub-Total		2,995	32,238	3,171	34,132
	Component Circulation & Walls, HVAC, Structural Allowance			30%	951	10240
	Gross Area Total				4122	44372

Division / Space Type		SPACE PROGRAM				
		No.	ASM/Unit (sq. m)	ASF/Unit (sq.ft)	ASM (sq. m)	ASF (sq.ft)
Open Space						
	Soccer	2		100750		201500
	Cricket field	1				
	Synthetic Multi Use Field with inflatable structure	1		100750		100750
	Inflatable Structure Support Building	1		8500		8500
	Ball Diamonds	2		137000		274000
	Pickeball Courts	12		880		31680
	Tennis Courts	6		2800		25200
	Basket Ball/Multi Use Courts	3		3700		11100
	Pump Track	1				
	Skate Park	1		21500		21500
	Water Play Structures	1		6500		6500
	Ball Diamond Shade Structures	2		1000		2000
	Park Exterior WCs/Shade structures	5		1000		5000
	Park Concession	1		500		500
	Playground	1		16000		16000
	Trails	1		6000		6000
	Trail Bridges	2				
	Skate Trail	1		18000		18000
	Off Leash Dog Park	1		108000		108000
	Piazza / Event Plaza	1		15000		15000
	Community Garden	1		7500		7500
	Park Storage / Zamboni	1		1000		1000
	Maintenance parking and Tournament Drop off	1				
	Parking	1				
	Assigned Area Sub-Total				0	0
	Component Circulation			10%	0	0
	Gross Area Total				0	0

Appendix B

Cost Estimates



Job: can18117
Date: March 28 2025
File: Program Analysis
Rev: 3

SALEM COMMUNITY CENTRE - SCENARIO 1a
FUNCTIONAL PROGRAMME COST ANALYSIS

PROGRAM	GROSS FLOOR AREA	SUBTOTAL		OVERHEAD & PROFIT - STIP SUM	SUBTOTAL		ADD DESIGN CONTINGENCY	CONSTRUCTION BUDGET SUB-TOTAL - 1Q 2025 DOLLARS (\$)		POST TENDER CHANGES	TOTAL CONSTRUCTION BUDGET 1Q 2025 DOLLARS(\$)		ESCALATION ALLOWANCE - EXCLUDED - we recommend 4% per annum from 1Q 2025	OVERALL PROJECTED CONSTRUCTION COST 1Q 2026 Dollars(\$)	
	(sf)	\$/sf	\$	%	\$/sf	\$	%	\$	\$/sf	%	\$	\$/sf	%	\$/sf	\$
1 BASE BUILDING ONLY				15.0%			20%								
A Aquatics	26,586	774	20,590,000	3,089,000	891	23,679,000	4,736,000	28,415,000	1,069	2,842,000	31,257,000	1,176		1,176	31,257,000
B Fitness Centre	12,502	508	6,354,000	953,000	584	7,307,000	1,461,000	8,768,000	701	877,000	9,645,000	771		771	9,645,000
C Gymnasium	16,150	554	8,954,000	1,343,000	638	10,297,000	2,059,000	12,356,000	765	1,236,000	13,592,000	842		842	13,592,000
D Multi Purpose	6,962	508	3,538,000	531,000	584	4,069,000	814,000	4,883,000	701	488,000	5,371,000	771		771	5,371,000
E Facility Support	18,783	370	6,942,000	1,041,000	425	7,983,000	1,597,000	9,580,000	510	958,000	10,538,000	561		561	10,538,000
F Ice Arena	77,583	304	23,591,000	3,539,000	350	27,130,000	5,426,000	32,556,000	420	3,256,000	35,812,000	462		462	35,812,000
Library															
G Library	24,404	490	11,958,000	1,794,000	564	13,752,000	2,750,000	16,502,000	676	1,650,000	18,152,000	744		744	18,152,000
Total BUILDING Cost Analysis	182,970	448	81,927,000	12,290,000	515	\$ 94,217,000	18,843,000	113,060,000	618	11,307,000	124,367,000	680		680	\$ 124,367,000
2 SITE DEVELOPMENT LANDSCAPING, SERVICES & CIVILS	(sf)														
2 SITE Development - Paving, Landscaping, Services & Civils			10,833,000	1,625,000		12,458,000	2,492,000	14,950,000	82	1,495,000	16,445,000	90		90	16,445,000
Subtotal - SITE Development \$ Allowance			10,833,000	1,625,000		12,458,000	2,492,000	14,950,000	82	1,495,000	16,445,000	90		90	\$ 16,445,000
TOTAL BUILDING AND SITE			92,760,000	13,915,000		\$ 106,675,000	21,335,000	\$ 128,010,000	700	12,802,000	140,812,000			770	\$ 140,812,000
3 ALLOWANCES															
Public Art (Not Applicable)															EXCLUDED
Special Soil and Site Conditions															EXCLUDED
Subtotal - Allowances															\$
TOTAL BASE BUILDING CONSTRUCTION COST - ITEMS 1,2 & 3	182,970	507	92,760,000	13,915,000	583	106,675,000	21,335,000	128,010,000	700	12,802,000	140,812,000			770	\$ 140,812,000
TOTAL CONSTRUCTION COST - ITEMS 1,2,3 (129,344 sf)								128,010,000			140,812,000	770		770	\$ 140,812,000
PROJECT SOFT COSTS, FF & E & HST (Refer Notes below)													ALLOWANCE	22.5%	31,637,000

NOTES:

A PROJECT SOFT COST INCLUDES:

1 Professional and Specialist Consultant Fees	12%		
2 Permits (assume development charges not applicable)	0.21%	area	\$/m2
3 Furniture , Furnishings and Equipment - Allowance by City	3%	16,998	17.19
4 HST	1.76%		292,201
5 Project Management, Administration Cost	1%		
6 Others - Commissioning etc	0.5%		
7 Moving, Legal Costs	1%		
8 Soft Cost Contingency	3.0%		
9 Land - EXCLUDED			
	22.47%		

B Program based on documents received 29 January 2025

C Approximate topographical conditions as per email dated Jan 29 2025

D Net Zero premium included - approximately 12% premium

E Clean site is assumed - no environmental or archeological concerns

F NO Costs allowed for providing utilities to the property line; we understand work is already underway for this scope

TOTAL PROJECT COSTS

\$ 172,449,000

Appendix B

Cost Estimates



Job: can18117
Date: March 28 2025
File: Program Analysis
Rev: 3

HEWITT COMMUNITY CENTRE - SCENARIO 1b
FUNCTIONAL PROGRAMME COST ANALYSIS

		GROSS FLOOR AREA		SUBTOTAL		OVERHEAD & PROFIT - STIP SUM		SUBTOTAL		ADD DESIGN CONTINGENCY		CONSTRUCTION BUDGET SUB-TOTAL - 1Q 2025 DOLLARS (\$)				ESCALATION ALLOWANCE - EXCLUDED - we recommend 4% per annum from 1Q 2025		OVERALL PROJECTED CONSTRUCTION COST 1Q 2026 Dollars(\$)	
PROGRAM		(sf)	\$/sf	\$	%	\$/sf	\$	%	\$	\$/sf				%	\$	\$/sf	%	\$/sf	\$
1	BASE BUILDING ONLY				12.0%			20%						10.00%					
	A Aquatics	31,368	774	24,294,000	2,915,000	867	27,209,000	5,442,000	32,651,000	1,041	3,265,000	35,916,000	1,145	1,145	35,916,000				
	B Fitness Centre	21,860	508	11,109,000	1,333,000	569	12,442,000	2,488,000	14,930,000	683	1,493,000	16,423,000	751	751	16,423,000				
	C Gymnasium	29,103	554	16,135,000	1,936,000	621	18,071,000	3,614,000	21,685,000	745	2,169,000	23,854,000	820	820	23,854,000				
	D Multi Purpose	12,516	508	6,361,000	763,000	569	7,124,000	1,425,000	8,549,000	683	855,000	9,404,000	751	751	9,404,000				
	E Facility Support	25,954	370	9,593,000	1,151,000	414	10,744,000	2,149,000	12,893,000	497	1,289,000	14,182,000	546	546	14,182,000				
	F Ice Arena	84,351	304	25,649,000	3,078,000	341	28,727,000	5,745,000	34,472,000	409	3,447,000	37,919,000	450	450	37,919,000				
	G Rental or Partner Space - assume Shell Library	14,607	223	3,256,000	391,000	250	3,647,000	729,000	4,376,000	300	438,000	4,814,000	330	330	4,814,000				
	H Library	15,392	490	7,542,000	905,000	549	8,447,000	1,689,000	10,136,000	659	1,014,000	11,150,000	724	724	11,150,000				
Total BUILDING Cost Analysis		235,151	442	103,939,000	12,472,000	480	\$ 112,764,000	23,281,000	139,692,000	594	13,970,000	153,662,000	653	653	\$ 153,662,000				
2	SITE DEVELOPMENT LANDSCAPING, SERVICES & CIVILS	(sf)																	
	2 SITE Development - Paving, Landscaping, Services & Civils			31,934,961	3,832,000		35,766,961	7,153,000	42,919,961	183	4,292,000	47,211,961	201	201	47,211,961				
	Subtotal - SITE Development \$ Allowance			31,934,961	3,832,000		35,766,961	7,153,000	42,919,961	183	4,292,000	47,211,961	201	201	\$ 47,211,961				
TOTAL BUILDING AND SITE				135,873,961	16,304,000		\$ 148,530,961	30,434,000	\$ 182,611,961	777	18,262,000	200,873,961		854	\$ 200,873,961				
3	ALLOWANCES																		
	Public Art (Not Applicable)																		EXCLUDED
	Special Soil and Site Conditions																		EXCLUDED
	Subtotal - Allowances																		\$
	TOTAL BASE BUILDING CONSTRUCTION COST - ITEMS 1,2 & 3	235,151	578	135,873,961	16,304,000	632	148,530,961	30,434,000	182,611,961	777	18,262,000	200,873,961			854	\$ 200,873,961			
TOTAL CONSTRUCTION COST - ITEMS 1,2,3 (129,344 sf)									182,611,961			200,873,961	854		854	\$ 200,873,961			
PROJECT SOFT COSTS, FF & E & HST (Refer Notes below)												ALLOWANCE				22.4%	45,090,000		

ADD PREMIUM (INCLUDED ABOVE)
SITE Development - FUTURE DEVELOPMENT

TOTAL PROJECT COSTS \$ 245,963,961

NOTES:

- A PROJECT SOFT COST INCLUDES:
- 1 Professional and Specialist Consultant Fees

12%

2 Permits (assume development charges not applicable)

0.19%

area 21,846

\$/m2 17.19 375,534

3 Furniture , Furnishings and Equipment - Allowance by City

3%

4 HST

1.76%

5 Project Management, Administration Cost

1%

6 Others - Commissioning etc

0.5%

7 Moving, Legal Costs

1%

8 Soft Cost Contingency

3.0%

9 Land - EXCLUDED

22.45%
- B Program based on documents received 29 January 2025

C Approximate topographical conditions as per email dated Jan 29 2025

D Net Zero premium included - approximately 12% premium

E Clean site is assumed - no environmental or archeological concerns

F NO Costs allowed for providing utilities to the property line; we understand work is already underway for this scope

Appendix B

Cost Estimates



Job: can18117
Date: March 28 2025
File: Program Analysis
Rev: 3

SINGLE REGIONAL FACILITY - SCENARIO 2
FUNCTIONAL PROGRAMME COST ANALYSIS

PROGRAM	GROSS FLOOR AREA	SUBTOTAL		OVERHEAD & PROFIT - STIP SUM	SUBTOTAL		ADD DESIGN CONTINGENCY	CONSTRUCTION BUDGET SUB-TOTAL - 1Q 2025 DOLLARS (\$)		POST TENDER CHANGES	TOTAL CONSTRUCTION BUDGET 1Q 2025 DOLLARS(\$)		ESCALATION ALLOWANCE - EXCLUDED - we recommend 4% per annum from 1Q 2025	OVERALL PROJECTED CONSTRUCTION COST 1Q 2026 Dollars(\$)	
	(sf)	\$/sf	\$	%	\$/sf	\$	%	\$	\$/sf	%	\$	\$/sf	%	\$/sf	\$
1 BASE BUILDING ONLY				10.0%			20%								
A Aquatics	32,256	774	24,982,000	2,498,000	852	27,480,000	5,496,000	32,976,000	1,022	3,298,000	36,274,000	1,125		1,125	36,274,000
B Fitness Centre	22,108	508	11,235,000	1,124,000	559	12,359,000	2,472,000	14,831,000	671	1,483,000	16,314,000	738		738	16,314,000
C Gymnasium	40,825	554	22,633,000	2,263,000	610	24,896,000	4,979,000	29,875,000	732	2,988,000	32,863,000	805		805	32,863,000
D Multi Purpose	12,516	508	6,361,000	636,000	559	6,997,000	1,399,000	8,396,000	671	840,000	9,236,000	738		738	9,236,000
E Facility Support	59,592	370	22,025,000	2,203,000	407	24,228,000	4,846,000	29,074,000	488	2,907,000	31,981,000	537		537	31,981,000
F Ice Arena	154,659	304	47,029,000	4,703,000	334	51,732,000	10,346,000	62,078,000	401	6,208,000	68,286,000	442		442	68,286,000
G Rental or Partner Space - assume Shell Library	4,209	223	938,000	94,000	245	1,032,000	206,000	1,238,000	294	124,000	1,362,000	324		324	1,362,000
H Library	44,372	490	21,742,000	2,174,000	539	23,916,000	4,783,000	28,699,000	647	2,870,000	31,569,000	711		711	31,569,000
Total BUILDING Cost Analysis	370,537	424	156,945,000	15,695,000	463	\$ 171,608,000	34,527,000	207,167,000	559	20,718,000	227,885,000	615		615	\$ 227,885,000
2 SITE DEVELOPMENT LANDSCAPING, SERVICES & CIVILS	(sf)														
2 SITE Development - Paving, Landscaping, Services & Civils			34,047,024	3,405,000		37,452,024	7,490,000	44,942,024	121	4,494,000	49,436,024	133		133	49,436,024
Subtotal - SITE Development \$ Allowance			34,047,024	3,405,000		37,452,024	7,490,000	44,942,024	121	4,494,000	49,436,024	133		133	\$ 49,436,024
TOTAL BUILDING AND SITE			190,992,024	19,100,000		\$ 209,060,024	42,017,000	\$ 252,109,024	680	25,212,000	277,321,024	748		748	\$ 277,321,024
3 ALLOWANCES															
Public Art (Not Applicable)															EXCLUDED
Special Soil and Site Conditions															EXCLUDED
Subtotal - Allowances															\$
TOTAL BASE BUILDING CONSTRUCTION COST - ITEMS 1,2 & 3	370,537	515	190,992,024	19,100,000	564	209,060,024	42,017,000	252,109,024	680	25,212,000	277,321,024	748		748	\$ 277,321,024
TOTAL CONSTRUCTION COST - ITEMS 1,2,3 (129,344 sf)								252,109,024			277,321,024	748		748	\$ 277,321,024
PROJECT SOFT COSTS, FF & E & HST (Refer Notes below)											ALLOWANCE	22.5%			62,323,000

ADD PREMIUM (INCLUDED ABOVE)			SITE Development - FUTURE DEVELOPMENT
NOTES:			
A	PROJECT SOFT COST INCLUDES:		
1	Professional and Specialist Consultant Fees	12%	area 34,424
2	Permits (assume development charges not applicable)	0.21%	
3	Furniture , Furnishings and Equipment - Allowance by City	3%	
4	HST	1.76%	
5	Project Management, Administration Cost	1%	
6	Others - Commissioning etc	0.5%	
7	Moving, Legal Cost	1.0%	
8	Soft Cost Contingency	3.0%	
9	Land - EXCLUDED		
		<hr/> 22.47%	
B	Program based on documents received 29 January 2025		
C	Approximate topographical conditions as per email dated Jan 29 2025		
D	Net Zero premium included - approximately 12% premium		
E	Clean site is assumed - no environmental or archeological concerns		
F	NO Costs allowed for providing utilities to the property line; we understand work is already underway for this scope		

TOTAL PROJECT COSTS \$ 339,644,024