

File No.: 04-1000-20-2018-263

June 22, 2018

s.22(1)

Dear s.22(1)

**Re: Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of May 9, 2018 for:

**In the VanSplash Aquatic Strategy Final Report and 10 Year Implementation Plan dated November 22, 2017, the estimated capital costs for Connaught Pool, Vancouver Aquatic Centre, and Britannia Pool were noted on slide number 44 of the slide deck. Request is for any and all records that serve as the basis for these cost estimates.**

**Date Range: February 1, 2017 to November 22, 2017.**

All responsive records are attached.

Please note that the values shown on the referenced slide were based on the Class D Estimates (variability  $\pm 50\%$ ) which are preliminary estimates which indicate the approximate magnitude of cost of the proposed project.

These cost estimates were derived from lump sum or unit costs (as indicated on the spread sheets) for a similar or comparable project. Class D estimates are used in developing long term capital plans and for preliminary discussion of proposed capital projects. The numbers were rounded off for simplicity for the presentation. More detailed costs would need to be developed should the various projects move into the next phase of functional and schematic design.

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, [info@oipc.bc.ca](mailto:info@oipc.bc.ca) or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2018-263); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,



**Barbara J. Van Fraassen, BA**  
**Director, Access to Information & Privacy**

[Barbara.vanfraassen@vancouver.ca](mailto:Barbara.vanfraassen@vancouver.ca)  
453 W. 12th Avenue Vancouver BC V5Y 1V4

\*If you have any questions, please email us at [foi@vancouver.ca](mailto:foi@vancouver.ca) and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604.871.6584.

Encl.

:cf



November 28, 2017

**INDOOR POOLS - BRITANNIA POOL**

Description	Area ft <sup>2</sup>	Unit Cost \$/ft <sup>2</sup>	Total cost \$
<b>Building Costs</b>			
Pool Area	7,500	575	\$4,313,000
Deck Area	7,500	430	\$3,225,000
Change Rooms	3,400	460	\$1,564,000
Steam/Sauna	500	525	\$263,000
General Circulation/Mechanical, etc.	16,100	380	\$6,118,000
<b>BUILDING COSTS</b>	<b>35,000 ft<sup>2</sup></b>	<b>\$442 / ft<sup>2</sup></b>	<b>\$15,483,000</b>
<b>Site Work/Ancillary Work (Allowances)</b>			
Underground Parking	150 stalls	\$45,000/stall	\$6,750,000
Site Work			\$774,000
Demolish existing pool	13,902	20	\$278,000
Demolish existing site work			\$46,000
<b>SUB-TOTAL CONSTRUCTION COSTS</b>	<b>35,000 ft<sup>2</sup></b>	<b>\$667 / ft<sup>2</sup></b>	<b>\$23,331,000</b>
<b>Contingencies</b>			
Design & Construction Contingency (25%)			\$5,833,000
Escalation Contingency (excluded)			\$0
<b>TOTAL CONSTRUCTION COSTS</b>	<b>35,000 ft<sup>2</sup></b>	<b>\$833 / ft<sup>2</sup></b>	<b>\$29,164,000</b>
<b>Soft Costs</b>			
FF&E (excluded)			\$0
Professional fees allowance			\$4,375,000
Municipal & Connection fees allowance			\$583,000
Management & Overhead allowance			\$1,167,000
Project Contingency allowance			\$1,458,000
Goods & Service Tax (excluded)			\$0
<b>SUB-TOTAL SOFT COSTS</b>	<b>35,000 ft<sup>2</sup></b>	<b>\$217 / ft<sup>2</sup></b>	<b>\$7,583,000</b>
<b>TOTAL PROJECT COST (Q4 2017 \$)</b>	<b>35,000 ft<sup>2</sup></b>	<b>\$1,050 / ft<sup>2</sup></b>	<b>\$36,747,000</b>



November 28, 2017

**INDOOR POOLS - VAC AT CONNAUGHT**

Description	Area ft <sup>2</sup>	Unit Cost \$/ft <sup>2</sup>	Total cost \$
<b>Building Costs</b>			
Natorium	39,269	575	\$22,580,000
Change Rooms	8,400	460	\$3,864,000
Natorium Support	4,445	375	\$1,667,000
Entry / Lobby	5,750	375	\$2,156,000
Others	9,955	300	\$2,987,000
Pool Mechanical	9,181	300	\$2,754,000
<b>BUILDING COSTS</b>	<b>77,000 ft<sup>2</sup></b>	<b>\$468 / ft<sup>2</sup></b>	<b>\$36,008,000</b>
<b>Site Work/Ancillary Work (Allowances)</b>			
Underground Parking	200 stalls	\$45,000/stall	\$9,000,000
Site Work			\$1,800,000
Demolish existing arena and community centre (GFA by HCMA)	75,000	13	\$975,000
Demolish existing site work			\$108,000
<b>SUB-TOTAL CONSTRUCTION COSTS</b>	<b>77,000 ft<sup>2</sup></b>	<b>\$622 / ft<sup>2</sup></b>	<b>\$47,891,000</b>
<b>Contingencies</b>			
Design & Construction Contingency (25%)			\$11,973,000
Escalation Contingency (excluded)			\$0
<b>TOTAL CONSTRUCTION COSTS</b>	<b>77,000 ft<sup>2</sup></b>	<b>\$777 / ft<sup>2</sup></b>	<b>\$59,864,000</b>
<b>Soft Costs</b>			
FF&E (excluded)			\$0
Professional fees allowance			\$8,980,000
Municipal & Connection fees allowance			\$1,197,000
Management & Overhead allowance			\$2,395,000
Project Contingency allowance			\$2,993,000
Goods & Service Tax (excluded)			\$0
<b>SUB-TOTAL SOFT COSTS</b>	<b>77,000 ft<sup>2</sup></b>	<b>\$202 / ft<sup>2</sup></b>	<b>\$15,565,000</b>
<b>TOTAL PROJECT COST (Q4 2017 \$)</b>	<b>77,000 ft<sup>2</sup></b>	<b>\$980 / ft<sup>2</sup></b>	<b>\$75,429,000</b>

**Future Cost Considerations:**

VAC at Connaught may be a mixed use facility to pair with a community centre and an ice arena, either both new, or one new/one existing to accommodate the three facilities fitting on one site.

**Potential Cost Impact:**

\* Stacked facility premium (stacked pool & ice) 77,000 ft<sup>2</sup> 150 \$11,550,000

**Net Potential Cost Impact \$11,550,000**

Soft Costs 26% \$3,003,000

**Total Project Potential Impact \$14,553,000**



November 28, 2017

**INDOOR POOLS - VAC AT ENGLISH BAY**

Description	Area ft <sup>2</sup>	Unit Cost \$/ft <sup>2</sup>	Total cost \$
<b>Building Costs - WELLNESS FACILITY</b>			
Natatorium	39,269	585	\$22,972,000
Change Rooms	8,400	475	\$3,990,000
Natatorium Support	4,445	380	\$1,689,000
Entry / Lobby	5,750	380	\$2,185,000
Others	9,955	375	\$3,733,000
Pool Mechanical	9,181	300	\$2,754,000
<b>BUILDING COSTS</b>	<b>77,000 ft<sup>2</sup></b>	<b>\$485 / ft<sup>2</sup></b>	<b>\$37,323,000</b>
<b>Site Work/Ancillary Work (Allowances)</b>			
Underground Parking	200 stalls	\$45,000/stall	\$9,000,000
Site Work			\$1,866,000
Demolish existing pool	43,131	20	\$863,000
Demolish existing site work			\$112,000
<b>SUB-TOTAL CONSTRUCTION COSTS</b>	<b>77,000 ft<sup>2</sup></b>	<b>\$638 / ft<sup>2</sup></b>	<b>\$49,164,000</b>
<b>Contingencies</b>			
Design & Construction Contingency (25%)			\$12,291,000
Escalation Contingency (excluded)			\$0
<b>TOTAL CONSTRUCTION COSTS</b>	<b>77,000 ft<sup>2</sup></b>	<b>\$798 / ft<sup>2</sup></b>	<b>\$61,455,000</b>
<b>Soft Costs</b>			
FF&E (excluded)			\$0
Professional fees allowance			\$9,218,000
Municipal & Connection fees allowance			\$1,229,000
Management & Overhead allowance			\$2,458,000
Project Contingency allowance			\$3,073,000
Goods & Service Tax (excluded)			\$0
<b>SUB-TOTAL SOFT COSTS</b>	<b>77,000 ft<sup>2</sup></b>	<b>\$208 / ft<sup>2</sup></b>	<b>\$15,978,000</b>
<b>TOTAL PROJECT COST (Q4 2017 \$)</b>	<b>77,000 ft<sup>2</sup></b>	<b>\$1,006 / ft<sup>2</sup></b>	<b>\$77,433,000</b>