



COST MANAGEMENT REPORT

Penticton Firehall

Class C Estimate

REPORT NUMBER 1.0
JULY 23, 2025

PREPARED FOR:
Johnson Davidson Architecture

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Prepared By	Reviewed By	Date
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1.0 Introduction

1.1 Instructions Received

This report has been prepared by BTY Group ("BTY") at the request of Johnson Davidson Architecture (the "Client").

Johnson Davidson Architecture has appointed BTY to provide a Class C estimate developed for the project on the site where the existing Penticton Fire Department Station 202, 285 Dawson Ave., Penticton, B.C. (the "Project"). The Project will be delivered using an Integrated Project Team (IPT), BTY strongly recommends that estimates are prepared at each of the key design milestones. This report has been prepared in accordance with the scope of our Fee Proposal, dated February 24, 2025, and is subject to the terms of that appointment.

Information related to the Project for the purposes of this report was received by BTY on March 19, 2025. Please refer to Section 13.0 for a list of information received in producing this report.

1.2 Report Reliance

This Report is owned by BTY Group, and it is provided for the benefit and sole reliance of the Client. BTY Group, its directors, staff, or agents do not make any express or implied representation or warranty whatsoever as to the factual accuracy of the information provided to us on behalf the Client, its subcontractors or agents, upon which this Report is based. This Report contains confidential, proprietary information and related intellectual property rights of BTY Group which is licensed on a non-exclusive and limited basis to the Client and the Report may not be reproduced, transferred, copied, shared, or distributed, in whole or in part, to any party, without the express prior written permission of BTY Group.

1.3 Reporting Qualifications

This Report has been prepared based on information provided to us by the Client up to the date of issue of this Report. BTY Group does not accept any liability or accountability for information that has not been provided, or made available to us, at the time of preparing this Report. Any advice, opinions, or recommendations within this Report should be read and relied upon only in the context of the report as a whole. The contents do not provide legal, insurance or tax advice or opinion. Opinions in this report do not an advocate for any party and if called upon to give oral or written testimony it will be given on the same assumption.

1.4 Contacts

Should you have any queries regarding the content of this report, please do not hesitate to contact either of the following:

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2.0 Executive Summary

2.1 Report Purpose

The purpose of this report is to provide a realistic estimate of the Project cost based on the information available at the time of writing.

The opinion expressed in this report has been prepared without the benefit of detailed architectural, mechanical, electrical or processing system drawings and should, therefore, be considered a Conceptual Design (Class C) estimate. Based on the documents reviewed, our estimate should be correct within a range of approximately +/- 10% to 15%.

To provide an accurate cost estimate for the Project, BTY Group strongly recommends that a professional Quantity Surveying organization, such as BTY Group, be retained to provide a detailed analysis of any design information produced on behalf of the Client during the remaining stages of design.

2.2 Project Background and Description

The proposed development consists of 2 buildings:

- Main firehall building: 2-storey mass timber building including 4 fire truck bays and 8 dorms
- Hose tower: 4-storey structural steel frame building

The foundation includes standard strip and pad footings. The exterior cladding consists of metal panels, brick veneer and aluminum windows. The interior construction is wood stud partitions with marmoleum flooring to common areas, carpet to the offices, floor tiles to washrooms, showers, kitchen and pantry, and concrete sealer to apparatus bays and building services areas.

Mechanical works include plumbing fixture, equipment, compressed air system, piping, sprinkler fire protection, fire extinguisher, HVAC equipment, ductwork, vehicle exhaust system, air terminals, piping, and controls. Mechanical site services include connection to existing water main, site sanitary and stormwater drainage.

Electrical works includes connection to existing incoming power connection, PV panels normal power distribution boards and panels, light fixture, lighting control devices, power branch devices, mechanical equipment connection, fire alarm system, communication system, access control and CCTV system. Electrical site services assumed to connect to existing power, communication, emergency power and new site lighting.

Site works include new concrete aprons, asphalt driveway and parking, and an allowance for new soft landscaping.

Executive Summary (Cont'd)

2.3 Project Overview

Construction Budget Status		Details	
Current Project Estimate		\$36,836,100	
Current Cost		\$14,378 /m ²	\$1,336 /ft ²
Project Specifics			
GFA	2,562 m ²	27,577 ft ²	
Construction Start	Unknown		
Duration	Unknown		
Escalation	Varies		
Design Contingency	10.00%		
Construction Contingency	Excluded		

3.0 Project Cost Summary

The current estimated cost of the project may be summarized as follows:

Item	Estimated Costs (\$)
A Land Cost	0
B Construction	25,493,700
C Contingencies	2,549,400
D Professional Fees	3,399,700
E Connection Fees & Permits	772,000
F Validation and Project Insurance	941,300
G Project Contingency	256,000
Sub-Total	\$33,412,100
H Furnishing, Fittings & Equipment (Allowance)	325,000
I Information Management Information Technology (By Owner)	0
J Financing Costs	0
Sub-Total	\$33,737,100
K Goods & Services Tax	0
Total Project Cost (Q2 2025 Dollars)	\$33,737,100
L Escalation & Risk Reserve Fund	3,099,000
Escalated Project Cost (Q1 2027 Dollars)	\$36,836,100

Please note that, where zero-dollar values are stated, BTY has excluded these costs and the values should be carried in a separate budget (if applicable).

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4.0 Basis & Assumptions

The construction estimate is based on the following list of assumptions:

1. Single phase
2. 4% General contractor's fee/profit
3. Net zero energy requirement
4. All work will be performed during normal working hours
5. Assume the existing firehall station 202 will remain in operation during the construction
6. Foundations will consist of shallow strip and pad footings with perimeter foundation walls
7. Allowance of \$103,500 included as part of the risk reserve fund for unforseen ground conditions
8. No special foundation, e.g. piling, raft foundation, is required
9. Stairs will be heavy timber (main building) and steel pan (hose tower)
10. 10 lb/ft² for structural steel support to the upper floors of hose tower
11. Supporting walls for new exterior cladding will be wood studs
12. Exterior glazing will be tripled-glazed (main building) and double-glazed (hose tower)
13. Roofing system will be sloped metal roofing with R50 insulation
14. Floor to floor heights 4.5m (main building) and 3m (hose tower)
15. New generator and new above grade fuel tank
16. Allowance of \$325,000 for Furnishing, Fitting and Equipment included in the overall Project Cost for FF&E (Excluding fitness equipment)
17. Assumptions have been made regarding the interior partitions, doors, and fittings. Please refer to Appendix II for details

Please note that BTY is not qualified to act as design consultant. The assumptions in our estimate should be reviewed and corrected by the design team.

5.0 Exclusions

The construction estimate includes all direct and indirect construction costs derived from the drawings and other information provided by the Consultants, except for the following:

1. Land costs
2. Planning, administrative and financing costs
3. Legal fees and agreement costs / conditions
4. Temporary facilities for user groups during construction
5. Environmental remediation outside building footprint
6. Photovoltaic panels
7. Hazmat abatement
8. Off-site works, unless otherwise noted
9. General contractor bonding, only subcontractor bonding included
10. Phasing of the works and accelerated schedule
11. Decanting & moving
12. Costs associated with "LEED" certification
13. Third-Party Project commissioning
14. Escalation beyond 2027 first quarter

6.0 Construction Cost Summary

The estimated construction cost of the project may be summarized as follows:

Description	Estimated Costs \$	Cost / GFA \$ / m ²	Cost / GFA \$ / ft ²	%
A1 SUBSTRUCTURE	215,100	84	8	0.8%
A2 STRUCTURE	4,121,600	1,609	149	16.2%
A3 EXTERIOR ENCLOSURE	6,494,000	2,535	235	25.5%
B1 PARTITIONS & DOORS	1,058,400	413	38	4.2%
B2 FINISHES	703,800	275	26	2.8%
B3 FITTINGS & EQUIPMENT	1,348,800	526	49	5.3%
C1 MECHANICAL	3,905,300	1,524	142	15.3%
C2 ELECTRICAL	2,417,100	943	88	9.5%
D1 SITE WORK	1,878,800	733	68	7.4%
D2 ANCILLARY WORK	220,000	86	8	0.9%
General Requirements (10%)	2,236,300	873	81	8.8%
Fees (4%)	894,500	349	32	3.5%
Net Construction Cost	\$25,493,700	9,951	924	100.0%
Design Contingency (10%)	2,549,400	995	92	
Construction Contingency (Excluded)	0	0	0	
Total Construction Cost (2025 Jun \$)	\$28,043,100	10,946	1,017	
Gross Floor Area (m ²)	2,562 m ²			
Net Construction Cost / m ²	\$9,951 /m ²			
Total Construction Cost /m ²	\$10,946 /m ²			

7.0 Areas

The gross floor area of the project, measured in accordance with the guidelines established by the Canadian Institute of Quantity Surveyors, is:

Location	Firehall	Hose Tower	Total
Level 1	2,106 m ²	40 m ²	2,146 m ²
Level 2	317 m ²	33 m ²	350 m ²
Level 3		33 m ²	33 m ²
Level 4		33 m ²	33 m ²
Total Gross Floor Area	2,423 m²	139 m²	2,562 m²

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8.0 Taxes

The estimate includes the Provincial Sales Tax (P.S.T.) where applicable.

The estimate excludes the Goods & Services Tax (G.S.T.).

9.0 Project Schedule & Escalation

To identify and qualify the escalation allowance for this project, BTY has assumed the following schedule:

Activity	Start	Finish	Duration
Construction	Jan-01-2026	Feb-08-2027	14 months

Based on the above schedule, the mid-point of construction for the project is projected to be July 2026, which is 12 months from the date of this estimate. On this basis, BTY has calculated the escalation for this project to be 3.53%.

10.0 Pricing

This estimate has been priced at second quarter 2025 rates assuming a normal market. The unit rates utilized are considered appropriate for a project of this type, bid under a Integrated Project Team model in an open market, with a minimum of five (5) bids, supported by enough sub-contractors to ensure competitiveness.

The estimate allows for labour, material, equipment and other input costs at current rates and levels of productivity. It does not consider extraordinary market conditions, where bidders may be few and may include in their tenders' disproportionate contingencies and profit margins.

A separate allowance has not been included in the estimate to cover Canada's response to potential tariffs that may be imposed by the U.S. Government. Design, escalation and construction contingencies may also be adjusted to reflect the increased risk associated with the current environment. BTY will continue to monitor the construction market and adjust estimates to reflect current pricing.

11.0 Risk Mitigation

BTY Group recommends that the Owner, Project Manager and Design Team carefully review this document, including exclusions, inclusions and assumptions, contingencies, escalation and mark-ups. If the project is over budget, or if there are unresolved budgeting issues, alternative systems/schemes should be evaluated before proceeding into the next design phase.

Requests for modifications of any apparent errors or omissions to this document must be made to BTY Group within ten (10) days of receipt of this estimate. Otherwise, it will be understood that the contents have been concurred with and accepted.

It is recommended that BTY Group design and propose a cost management framework for implementation. This framework would require that a series of further estimates be undertaken at key design stage milestones and a final update estimate be produced which is representative of the completed tender documents, project delivery model and schedule. The final updated estimate will address changes and additions to the documents, as well as addenda issued during the bidding process. BTY Group is unable to reconcile bid results to any estimate not produced from bid documents including all addenda.

12.0 Contingencies

12.1 Design Contingency

A design contingency of Fifteen Percent (10%) has been included in the estimate to cover modifications to the program, drawings and specifications during the design.

12.2 Construction Contingency

No construction contingency has been included in the estimate for changes occurring during the construction period of the project. This amount may be expended due to site conditions or if there are modifications to the drawings and specifications. We suggest that the client carry a 3%-5% construction contingency in their overall project budget.

13.0 Documents Reviewed

The list below confirms the information reviewed in preparing our report:

Description	Revised Date
Drawings & Specifications	
FH 2 - Original Drawings (15 Sheets)	April 9, 2025
Dawson Ave - Site Plan Option 1 (1 Page)	March 10, 2025
Hose Tower Plans (1 Page)	March 10, 2025
Hose Tower Sections (1 Page)	March 10, 2025
Penticton FH2_Main Floor Plan_20250205 (1 Page)	March 19, 2025
Penticton FH2_Upper Floor Plan_20250205 (1 Page)	March 19, 2025
Report	
Geotech Report (14 Pages)	April 9, 2025
Asbestos Reassessment Report (34 Pages)	April 9, 2025

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