



THUNDER BAY ON

[CHAPPLES PARK SOCCER CENTRE]

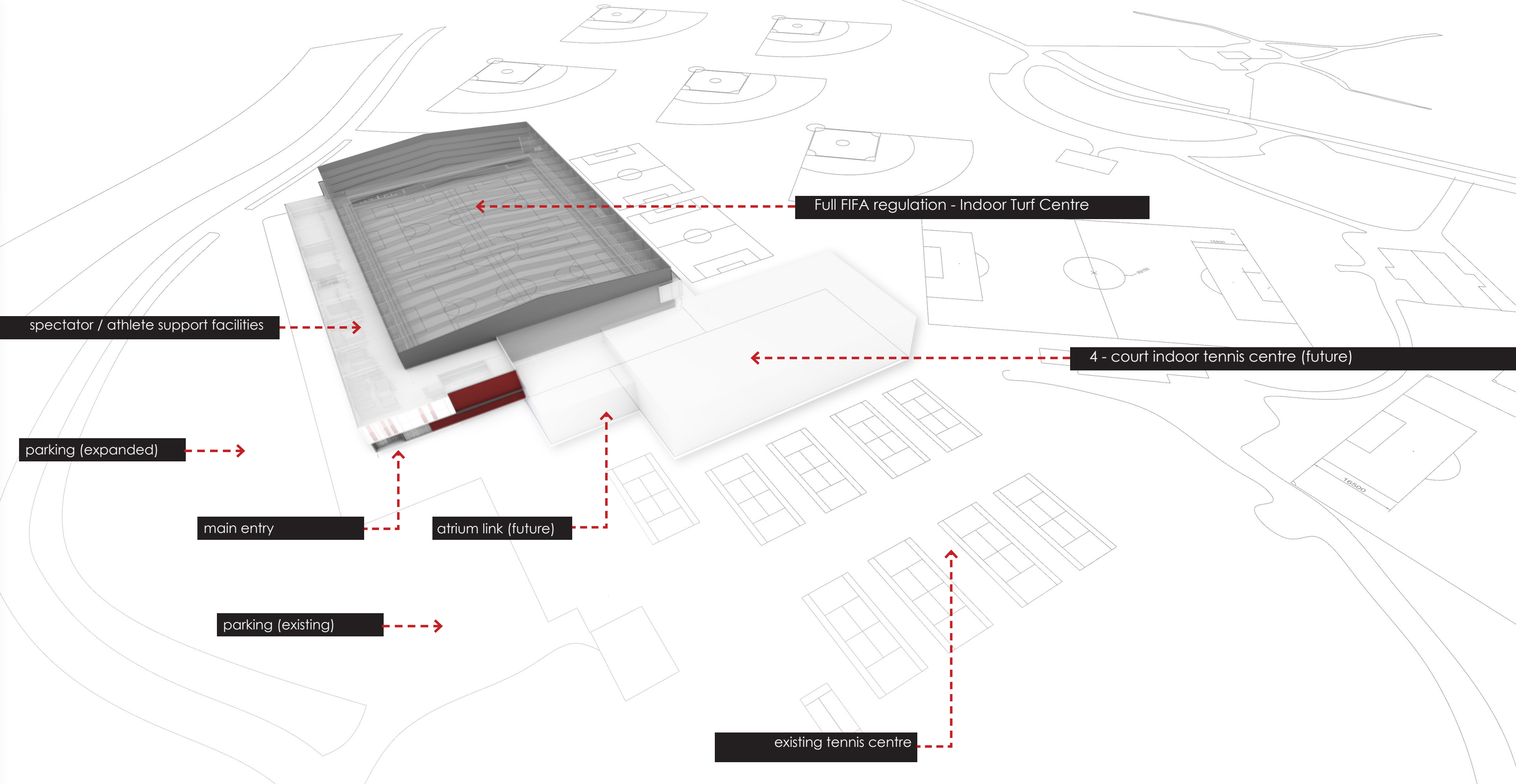
SOCCER NORTHWEST ONTARIO

17 01 31



[NTS] AERIAL PERSPECTIVE - VIEWING NW

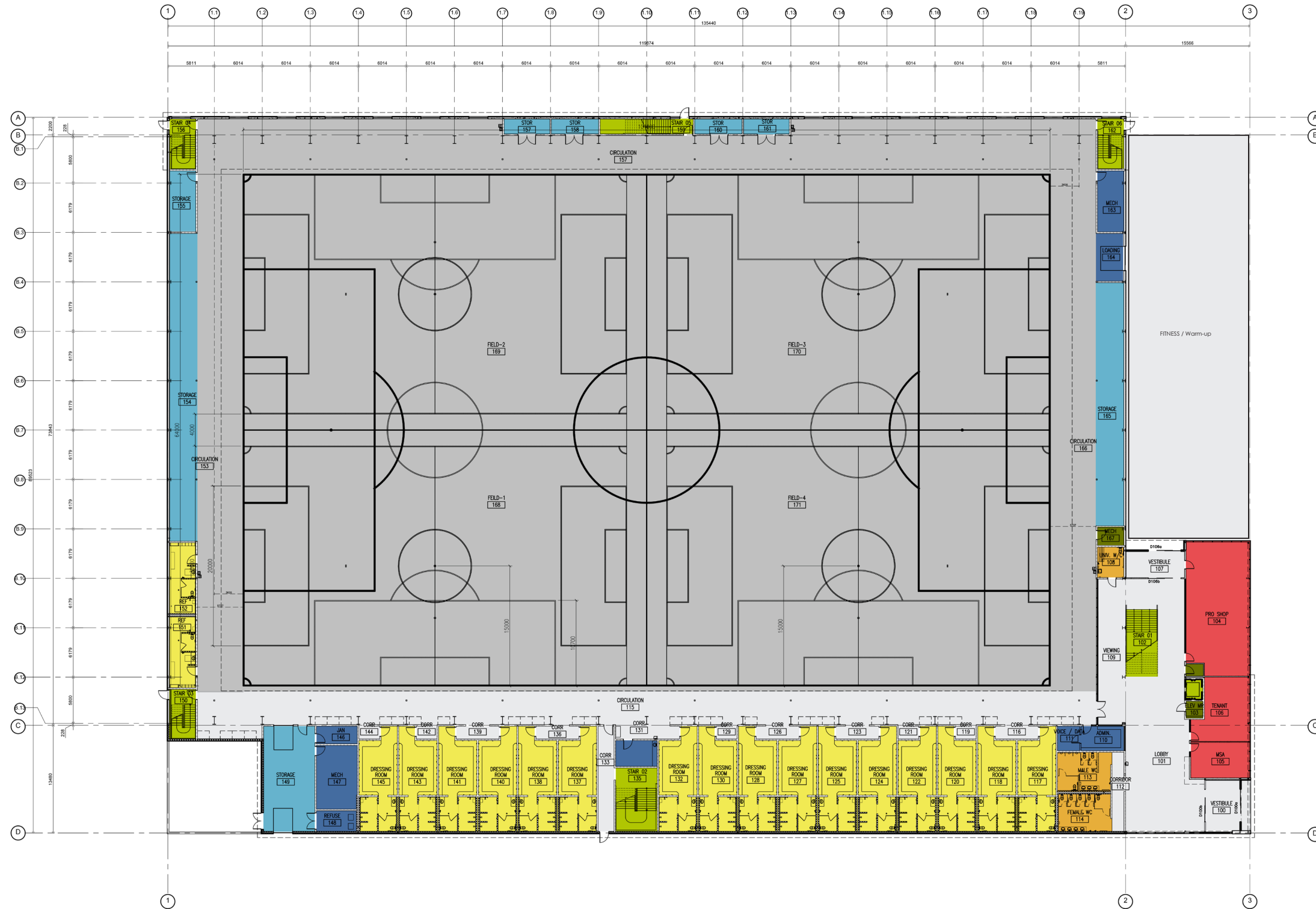
[**CHAPPLES PARK SOCCER CENTRE**] PRELIMINARY SITE CONCEPT



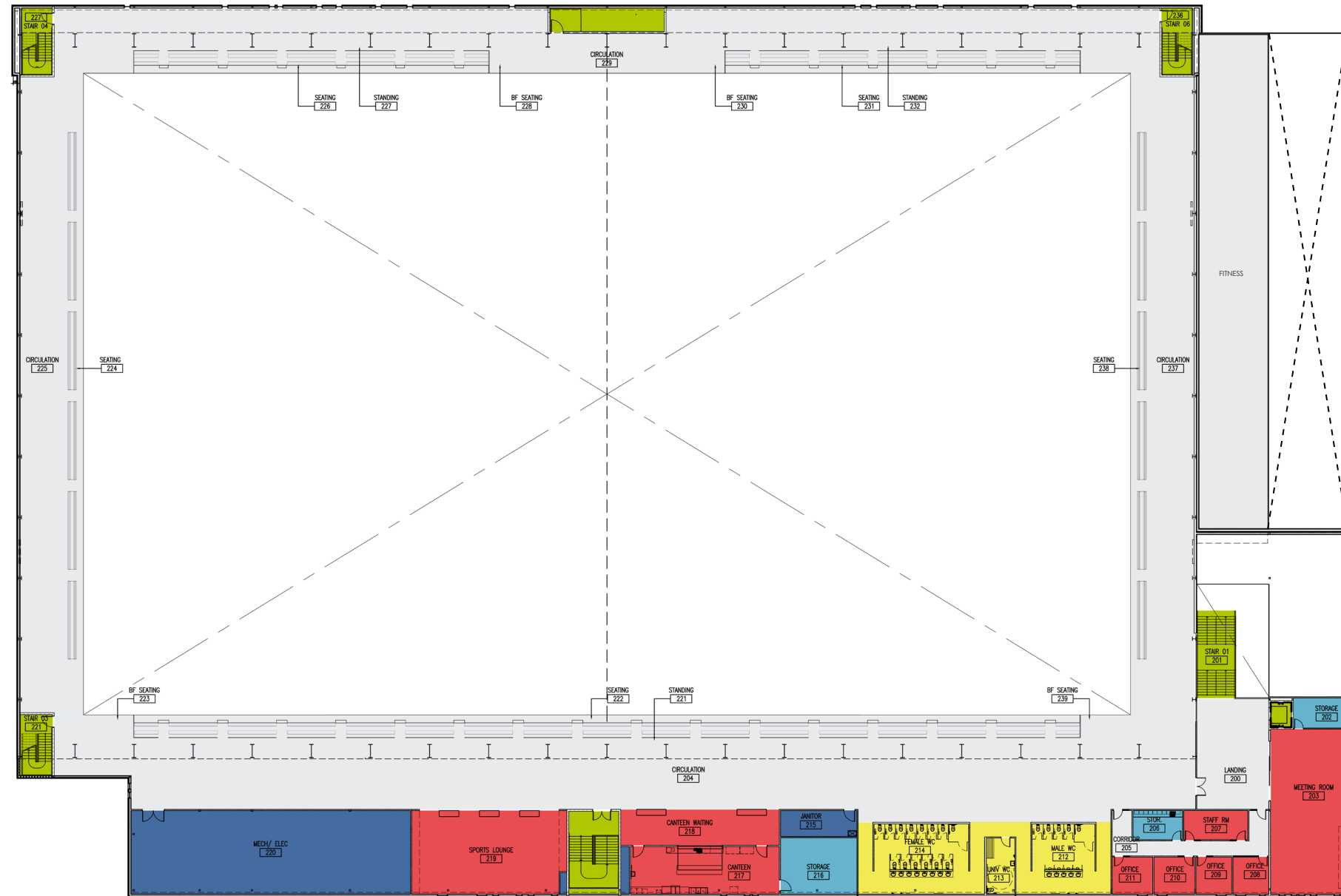
[NTS] AERIAL PERSPECTIVE - VIEWING NORTH

[CHAPPLES PARK SOCCER CENTRE] PRELIMINARY SITE CONCEPT





[NTS] ENTRY LEVEL + FIELD OF PLAY



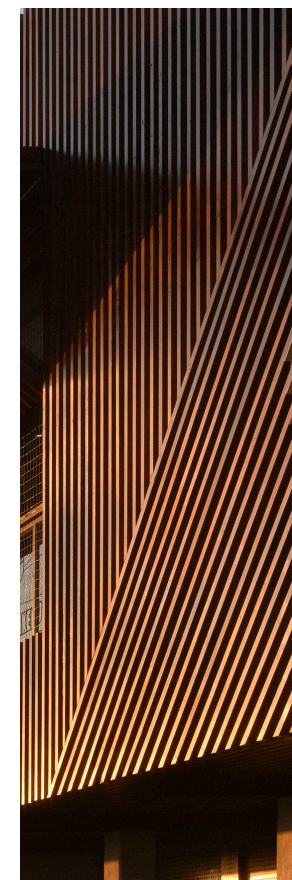
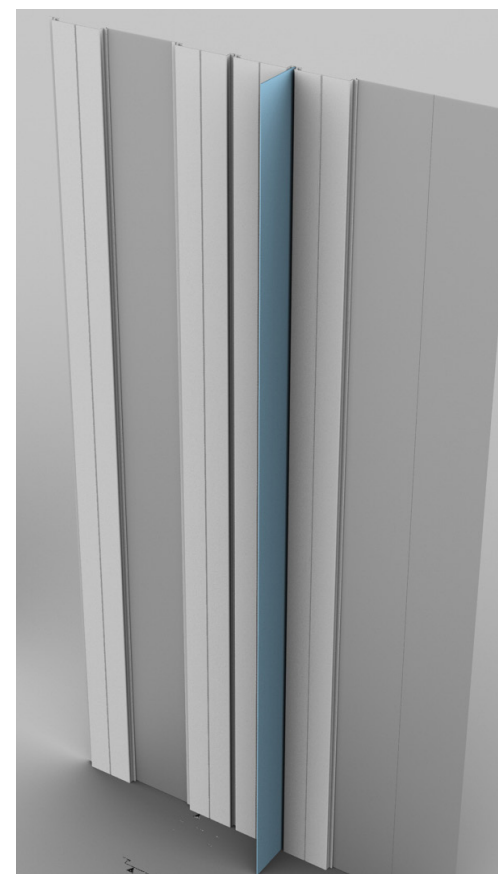
[NTS] CONCOURSE LEVEL



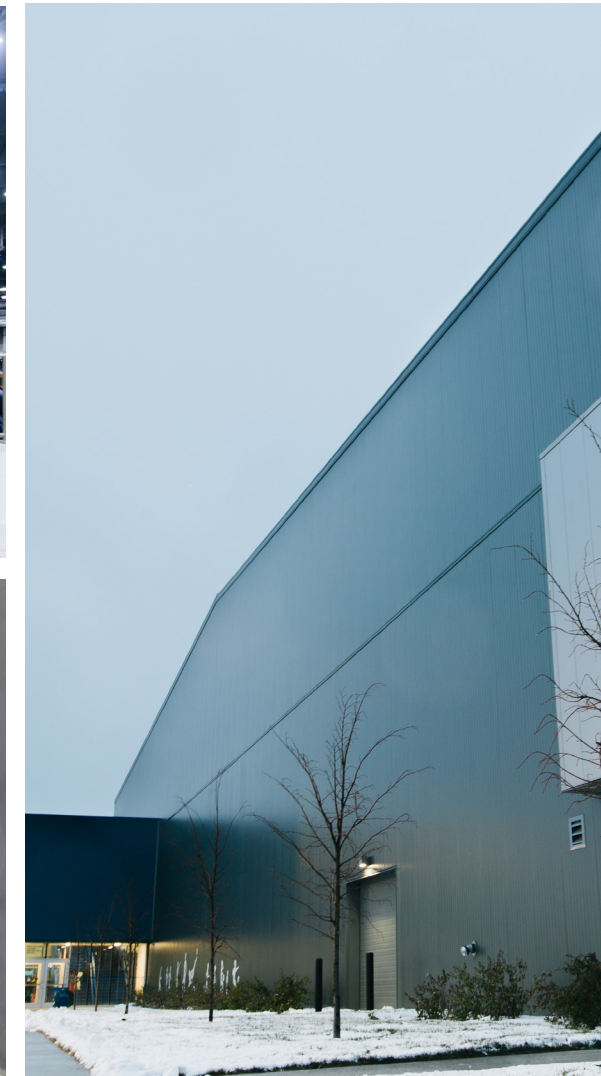
[SSG GLASS - ATRIUM]



[METAL PANEL - SCREEN / FINS]



[INTERIOR]



Opinion Of Probable Costs

Expected degree of accuracy: +/-20%

Thunder Bay, ON - Chapples Soccer Centre
Based on Concept Plans (17.01.30)

Item	Quantity (m2)	Quantity (ft2)	Unit Price (ft2)	Cost	Totals
A. Building					
1 Main Level	10,400	111,945	\$138	\$15,448,364	
2 Second Level	3,600	38,750	\$120	\$4,650,009	
	14000	150,695		Subtotal	\$20,098,374
3 Net Construction Cost				Subtotal	\$20,098,374
4 Design Contingency (5%)				Subtotal	\$1,004,919
5 Location Factor (5%)				Subtotal	\$1,004,919
Total Building Construction Costs					\$22,108,211
B. Miscellaneous Costs					
1 Cash Allowances					
	Testing, Inspection, Signage, Hydro & Utility				\$220,000
2 Site Development (including Landscaping)					
	Allowance (3%)				\$663,246
Total Miscellaneous Costs					\$883,246
Subtotal Building and Miscellaneous Costs (A & B)					\$22,991,457
Architecture & Engineering Consulting (6.7%)					\$1,540,500
Furnishings/Equipment (2%)					\$459,900
Total Estimated Project Costs					\$24,991,857

Qualifications

- 1) No rock blasting allowed.
- 2) No legal surveys
- 3) No remediation of any muskeg
- 4) No Geotechnical investigations or reports
- 5) No utility contributions
- 6) Assumed site services brought to property lines
- 7) Budget includes all CM fees including LOA and travel for production team only (Project Manager/Superintendent/Safety Co-ordinator/Site Coordinator)
- 8) Budget is considered Class C
- 9) GST Extra
- 10) Assume 2017 start