



## Updated Business Case

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Project  
Leaders

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## Updated Business Case

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# Executive Summary

In a landscape brimming with potential, the Town of Collingwood's (the Town) arts and cultural community is positioned to capitalize on a new state-of-the-art arts and cultural centre. In alignment with the Town of Collingwood's Economic Development Action Plan 2020-2025, the proposed project encourages the support for diverse culture and arts offerings and provides an opportunity to improve upon community lifestyle amenities that tourists can also enjoy.

Through consultation and market analysis, it was determined that the centre's programming must include a 600-seat main hall. When comparing potential sites, it was noted that the 48 Ste Marie St. lot will be constrained by factors such as site footprint and bordering buildings obstructing visibility. Conversely, the Pine St. site allows for more flexibility in terms of the height, layout, and orientation of the entrance. Two design options were therefore drafted for 101 Pine St: Option 1 is a stand-alone building (107,974 square feet) while Option 2 includes combining the 84 Hurontario St. lot purchased by the Town in 2022, with Option 1 (128,552 square feet). This allows the footprint of the site to increase to accommodate more "community hub" programming such as a gallery, tourism centre and restaurant/café.

**Option 1**



**Option 2**



Indicative capital costs are indicative of the size of the designs. Option 2 will require a bridge to connect the main arts and cultural centre with the "community hub" building. With some funding opportunities being percentage-based (Canada Cultural Spaces Fund), potential funding is greater for the more expensive Option 2 design, however the Town of Collingwood will still need to make a substantial capital investment contribution. Both options require at least a **\$10M** capital investment, and a **34 percent** subsidy to support ongoing operations.

Component	Option 1 (\$)	Option 2 (\$)
<b>Capital Costs</b>		
Building Capital Investment	61,597,367	72,778,448
Underground Parking	18,863,265	18,863,071
<b>Funding</b>		
Potential Funding	40,756,405	46,251,288
Donations*	10,000,000	10,000,000
<b>Town Investments</b>		
Estimated Operating Subsidy	938,454	1,190,102
Town's Capital Investment Shortfall	10,298,684	15,889,224
Parking (In addition to Building Cost)	18,863,265	18,863,071

\*Nordicity has estimated \$5M donation targets, however the CACF Steering Committee feels strongly that \$10M or more is possible.

Objectives of the new arts and cultural centre include providing opportunities for artists to experiment and collaborate between local arts. It also will attract performances that engage and entertain local and regional audiences, while complementing the existing Collingwood downtown arts district, fulfilling a need expressed by the community and surrounding region for many years. Based on projected revenues,

tourism, labour benefits and consumer surplus, there is potential for annual net community benefits of **\$2.7M** and **\$3.1M** for Options 1 and 2, respectively.

Given these findings, Colliers recommends two additional steps prior to making a decision to move forward:

- Defer decision-making until after the Downtown Visioning Master Plan is completed (planned completion for September 2024). This is recommended so plans for downtown parking, transit, and community spaces (Farmers Market and planned greenspace) can be encompassed within the Downtown Vision.
- As the cost options presented here are significantly higher than what was contemplated at the onset of the development of this business case, it is recommended that Council and Staff define an upset limit budget for the facility (aligning with capital and operating financial capacity) and that a prioritization/scope reduction exercise be undertaken to reduce the facility functional program to achieve the agreed upon budget.

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*Update Below – June 2025*

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## *Update Executive Summary– June 2025*

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In 2025, the Town engaged Colliers to support the follow-up work required to assess a reduced scope. Chapter 12 provides an amendment to the project, outlining a revised project scope, capital costs, project costs and final recommendations on site selection. The results of the amendment are as follows:

- The recommended site location is 48 Ste Marie St after reducing the size of the overall facility.
- The revised scope reduced the gross floor area from 192,615 sq.ft. to 43,800 sq.ft.
- The overall project costs will include consultant fees, soft costs, escalation reserves and risk allowances for Ste Marie St is an estimated **\$67.4M**.

The operating pro forma resulted in a municipal subsidy range of 31 - 39 percent depending on volunteering and revenue sources (memberships, fundraising, etc.). With the changing political landscape, the Town will need to reassess available funding. It is important to note that to maximize changes of submitting a successful funding application, the project should be near or at the “shovel-ready” phase.

While the 600-seat main hall was maintained in the facility, other programming was eliminated such as the parking, black box, additional offices and retail spaces. The lobby was downsized, as well as the main support, administration and building services areas. A space has been allocated as the artist lounge but can be used as a classroom. The design of the amended scope is unique, as it has reduced size, but maximized multi-functionality of space.



If the revised project and site is approved, immediate steps must be taken to mobilize a project team, including hiring of a Project Manager. Once this is complete, the Town will need to select the project delivery methodology and the project governance structure. Fundraising will not be possible until the governance structure is in place. It is possible that the Town may opt to select one governance model for a short duration and shift to another model once the arts and cultural centre is built and operating.

# 1.0 Background

The Ontario Performing Arts and Culture industry represents over \$25 billion annually in gross domestic product (GDP) and is responsible for over 267,000 jobs<sup>1</sup> (Statistics Canada, 2021). In a 2010 Cultural Mapping project, 23 art organizations, 45 festivals and events, 156 creative and cultural businesses and 11 public works of art, several theatres, art galleries and a museum were inventoried in the Town of Collingwood (the Town). This underscores Collingwood's efforts to offer city-scale amenities and recreational opportunities.

However, Collingwood's Parks Recreation Culture (PRC) Master Plan (2019) indicated there is a need and desire for a collective arts hub in the community to support the provision of creative outlets and the bolstering of the local economic base. In 2020, Council approved the funding of an Arts Centre Feasibility Study in response to recommendations in the PRC Master Plan and from the community in response to Asset Sale Proceed recommendations. By December of 2020, an open market request for proposal (RFP) for the project had been issued, the competition had been administered, and Nordicity Group Ltd in partnership with Giaimo Architects had been selected to complete the work.

The study was conducted between January and August of 2021 and consisted of a market and audience assessment, stakeholder and public consultation, a design and location analysis, and recommendations on financing, governance, and next steps should Council wish to pursue the goal of developing an arts centre in the Town. The results of the study suggested that there is demand for an arts and cultural centre in the Town and that it would be feasible, "provided certain design, development, and start-up conditions can be met and the overall implementation executed capably"<sup>2</sup>. In addition, it will be deemed feasible provided budget exists to fund the endeavor.

In the Staff Report PRC2021-08<sup>3</sup>, it was recorded that "success depends on many factors from ensuring continued community support, strong leadership particularly related to market attraction, programming, and promotions, as well as a commitment from the Town towards the annual subsidy." In August 2022, Nordicity and Giaimo narrowed down the options and determined appropriate site options, development size and scope for a new arts and cultural centre. Finally, the Town engaged Colliers Project Leaders (Colliers) to develop a business case study to recommend a final design option based on the previous feasibility studies, consultations with the community and Collingwood Arts Centre Feasibility Steering Committee (CACF), to support Council in a final decision.

## 1.1 Opportunity

The Town of Collingwood's 2020 – 2023 Strategic Plan<sup>4</sup> identified opportunity for the Town to strengthen cultural and arts within the community. However, as emphasized by Nordicity and Giaimo (2021)<sup>5</sup>, in order for the Town to encourage a vibrant and self-directed local arts and cultural community, exploration

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<sup>1</sup> Statistics Canada, Provincial and Territorial Culture Indicators, 2010 to 2021. (2023).

<sup>2</sup> Nordicity in partnership with Giaimo. (2021). Feasibility Study for an Arts and cultural centre in the Town of Collingwood Final Report. [https://www.collingwood.ca/sites/default/files/docs/culture-recreation-events/collingwood\\_arts\\_centre\\_feasibility\\_study\\_2021\\_-\\_final\\_report\\_rev.pdf](https://www.collingwood.ca/sites/default/files/docs/culture-recreation-events/collingwood_arts_centre_feasibility_study_2021_-_final_report_rev.pdf)

<sup>3</sup> Town of Collingwood. (2021). Staff Report PRC2021-08. <https://collingwood.civicweb.net/document/83280/>

<sup>4</sup> Town of Collingwood. (2020). COMMUNITY BASED STRATEGIC PLAN TOWN OF COLLINGWOOD 2020 - 2023. [https://www.collingwood.ca/sites/default/files/docs/strategic\\_plan\\_2020\\_4.pdf](https://www.collingwood.ca/sites/default/files/docs/strategic_plan_2020_4.pdf)

<sup>5</sup> Nordicity & Giaimo. (2021). *Feasibility Study for an Arts and cultural centre in the Town of Collingwood Final Report*. [https://www.collingwood.ca/sites/default/files/docs/strategic\\_plan\\_2020\\_4.pdf](https://www.collingwood.ca/sites/default/files/docs/strategic_plan_2020_4.pdf)

of an arts centre was required. In Nordicity and Giaimo's final feasibility phase<sup>6</sup>, it was identified through public engagement that the community believes a new arts centre will help cement the Town of Collingwood's destination status, no matter the size that is pursued.

The vision of this opportunity is to ensure that the arts and cultural centre will be a place that celebrates the region's vibrant arts sector and showcases it for the region's residents, families, seasonal visitors, and tourists (see Appendix 1 for more details regarding vision and public consultation). In addition, it will attract performances that engage and entertain local and regional audiences, while complementing the existing Town of Collingwood downtown arts district, fulfilling a need expressed by the community and surrounding region for many years. Lastly, it is intended to be cost-effective and accessible to artists, learners, arts organizations, and all audiences.

## 1.2 Current Situation

Several drivers have triggered this investment proposal. Nordicity and Giaimo found that there is sufficient demand from the community and surrounding region for a new performing arts centre, and that a new development would be feasible depending on size, development, maintenance, and operational considerations.

### 1.2.1 Consequences of No Change

If the Town does not pursue the establishment of a new arts and cultural centre, there will likely be missed tourism opportunities which support the generation of revenue within the region. Further, while local theatres such as Simcoe Theatre and the Historic Gayety Theatre exist, additional amenities are needed within a new space that can support the Town's goals in developing the local arts scene through expansion of programs, greater emphasis on local arts events, and education. Ultimately, the Town will not realize its capability of becoming a regional hub for arts and culture entertainment. Finally, there are potential labour force, new business, and business retention losses without the attraction.

### 1.2.2 Site Options

There are four potential sites for the new arts and community centre: 140 Ste Marie St. (1), 48 Ste Marie St. (2) and 101 Pine St. (3) as indicated in the sky view in Fig. 1. The Pine St. lot has the largest area at around 45,000 square feet, while 48 Ste Marie St. has the smallest area at approximately 34,000 square feet. The 140 Ste Marie St. option is slightly larger than the smallest option.

In Spring of 2024, a potential fourth option was identified which includes the expansion of the 101 Pine St. option to include a lot situated off of Hurontario St. (option four) in Fig. 1. The fourth option adds approximately 6,130 square feet of area to the third option.

For each option, there is an expectation that any parking displaced as a result of the project will be replaced "like

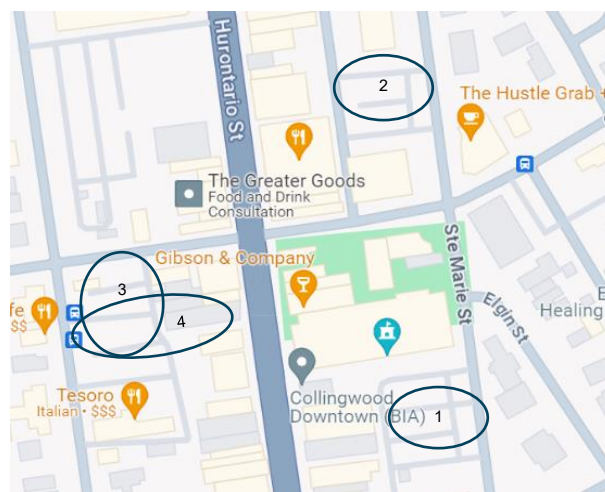


Figure 1: Potential site locations.

<sup>6</sup> Nordicity & Giaimo. (2022). *Collingwood Arts Centre Feasibility Final Report*. <https://collingwood.civicweb.net/document/124300/>

for like.” Site preparation is required for all options, as each location currently encompasses paved parking. Additional work is required for some sites, such as the relocation of service lines, electric vehicle charging stations, or the upgrade/replacement of water main components. Further details of each location are discussed in Chapter 5: Options Analysis.

## 2.0 Business Outcomes

The results of this business case will support Council's decision-making in the development of a new arts and cultural centre. A new centre will reinforce the Town's commitment to encouraging diverse culture and arts offerings, while supporting a vibrant downtown. Arts and cultural tourism resulting from the new development may derive economic benefits as indicated by the Ontario Arts and Cultural Tourism Profile (2023)<sup>7</sup>. For example, more arts and cultural tourism is expected, and tourists are likely to spend more and stay longer. Increased tourism and resident attraction generate employment income, new jobs, and positively influences local retail, food/beverage, and hospitality industries. Further socio-economic outcomes are discussed in Section 6: Business and Operational Impacts.

### 2.1 Objectives

The following are a list of key objectives to address the business need. The measurement of each objective can be achieved through a suggested metric as presented below. The Socio-economic impacts analysis provides a more throughout assessment of the impacts of the project on the region.

**Table 1. Project objectives and associated metrics.**

Objective	Metric
Support accessibility to the local arts and cultural sector.	Increased number of educational programs, arts and cultural events and visits.
Provide opportunities for artistic experimentation and collaboration between local arts.	Increased number of workshops, communities, clubs, etc.
Support and elevate creators within the region, providing a platform and professional quality home that befits their status and potential.	Increased exhibits, events, and performances.
Engage and respond to the needs of the region's residents – e.g., seniors, families, and seasonal visitors.	Increased participation rates in arts and cultural events.
Offer a range of entertainment which cannot be showcased now in the region for companies, retirees, and other newcomers (including a burgeoning tech sector).	Increase in events.
Bolster Collingwood's positioning as a regional hub for arts, culture, and entertainment.	Increased visits, regional satisfaction with available programming and events, social media engagement.
Support economic development in the region resulting from increased tourist visits and spending.	Increased tourist visits and spending.
Foster youth arts education by offering programming and potential outreach initiatives.	Increased youth programming and participation rates.

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<sup>7</sup> Forum Research. (2023). *Ontario Arts and Culture Tourism Profile: August 2023*.  
<https://www.arts.on.ca/oac/media/oac/Publications/Research%20Reports%20EN-FR/Arts%20Participationand%20Audiences/Ontario-Arts-and-Culture-Tourism-Profile-2023-Final-EN-DesignVer-FINAL-s.pdf>



## 2.2 Scope

The following project parameters have been defined:

**Timeframe:** The timeframe of the project largely depends on the approval of the Town, funding approvals for the project, planning, and building approvals. It is expected that the initial project milestones are required to outline roles, responsibilities, project governance and timelines to ensure the ongoing success of the project. Some milestones can be completed in parallel and may take longer than indicated in the table. The Project Schedule milestones are listed below:

**Table 2. Anticipated milestones and estimated dates.**

Milestone	Expected Date
Development of Project Plan	September 2024
Development of Governance Structure	October 2024
Procurement of a Prime Design Consultant	March 2025
Schematic Design	May 2025
Design Development Documents	August 2025
Construction Documents Approval	December 2025
Municipal Approvals & Permit Process	January 2026
Tender Issue	February 2026
Contract Award	December 2026
Occupancy Date	December 2028
Substantial Performance	September 2029
One Year Warranty Inspection	December 2029

**Department/organization:** The Parks, Recreation and Culture Department is the Town's point of contact for this project.

**Function:** The Parks, Recreation and Culture Department (the Department) must support the ongoing governance of the project. The Department will be responsible for liaising with the Town Council and coordinating with other Departments and providing status updates as required.

**Sustainable Construction:** The Greener Collingwood Corporate Climate Change Action Plan<sup>8</sup> (2023) outlines targets to reduce green house emissions generated by Town buildings by 80 percent in 20 years. To avoid increasing green house gas emissions, new builds are expected to be constructed with near net-zero design standards.

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<sup>8</sup> The Town of Collingwood. 2023. Corporate Climate Change Action Plan.  
[https://www.collingwood.ca/sites/default/files/appendix\\_a\\_greener\\_collingwood\\_corporate\\_climate\\_change\\_action\\_plan\\_amended\\_final-s.pdf](https://www.collingwood.ca/sites/default/files/appendix_a_greener_collingwood_corporate_climate_change_action_plan_amended_final-s.pdf)

## 2.3 Out of Scope

While there is a requirement to replace any displaced parking as a result of new construction, any additional parking to support the Town's future parking supply is out of scope for this mandate. The Town of Collingwood Official Plan<sup>9</sup> (2023) is to be referenced for plans to address parking needs within the downtown area (particularly Section 6.1.5).

## 2.4 Anticipated Outcomes and Benefits

The following section itemizes specific and measurable deliverables required for the planning, design and construction of a new arts and cultural centre. Each benefit includes an estimated time frame of when the outcome/deliverable will be completed. Durations may vary depending on whether the Town works with a private sector partner (planning and governance).

**Table 3. Project deliverables summary.**

Outcome/Deliverable	Estimated Completion	Anticipated Benefits
Fundraising Campaign	3- 4 Years	Generates and sustains donor interest in and broader community engagement with the project.
Development of Project Plan	1 Month	Provides guidance on the project organization and structure.
Development of Governance Structure	1 Month	Outlines decision making authorities and issue escalation steps to ensure project progression.
Schematic Design	2 Months	The design of the arts and cultural centre is formalized.
Design Development Documents	3 Months	The exterior will be fully designed, the interior layout completed, dimensions of all spaces finalized, and most materials selected.
Construction Documents Approval	4 Months	Design drawings will be developed into a thorough set of construction documents to communicate the design to the contractor of the project.
Municipal Approvals & Permit Process	6 Month	The approval of all necessary permits is required for the continuation of the project into construction.
Tender Issue	1 Month	A competitive bid supports evaluating different offers from multiple vendors who understand the business and offer valuable propositions.
Contract Award	11 Months	A contractor is identified, and contracts are processed.
Occupancy Date	24 Months	Construction is successfully complete.

## 2.5 Stakeholders

The following section outlines all interested parties that may be positively or negatively impacted by the project. Each party is categorized according to whether they are internal (a party within the Town), external (a party outside of the Town), primary (directly impacted by, and involved in the project) or

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<sup>9</sup> The Town of Collingwood. 2023. The Town of Collingwood Official Plan.  
<https://engage.collingwood.ca/11889/widgets/170380/documents/120826>

secondary (impacted by the project). Business requirements are presented for each party based on their published objectives and/or goals.

**Table 4. Summary of stakeholders and their business requirements.**

Stakeholders	Overview of Business Requirements
<b>Primary Internal</b>	
The Parks, Recreation and Culture Department	<ul style="list-style-type: none"> <li>• The expansion of diversity of community events and festivals.</li> <li>• The promotion of local arts and cultural programs.</li> <li>• Continued recognition of Collingwood's unique heritage.</li> </ul>
<b>Primary - External</b>	
Fundraising Cabinet	<ul style="list-style-type: none"> <li>• The project is promoted to ensure ongoing donor interest and support.</li> </ul>
Downtown Collingwood BIA Board of Management	<ul style="list-style-type: none"> <li>• The development does not disrupt the Board's mission in ensuring the improvement, beautification, and maintenance of municipally owned land, buildings, and structures in the downtown area.</li> </ul>
<b>Secondary Internal</b>	
Council & Planning Services and Building Services.	<ul style="list-style-type: none"> <li>• Project outcomes meet the expectations of the Town.</li> <li>• The project is feasible.</li> </ul>
Collingwood Heritage Committee	<ul style="list-style-type: none"> <li>• The new arts and cultural centre reflect the local heritage in its design and feel.</li> </ul>
Economic Development	<ul style="list-style-type: none"> <li>• To ensure there is an increase in tourism and improvement in creative economy.</li> </ul>
<b>Secondary External</b>	
Arts Foundations and Non-profits	<ul style="list-style-type: none"> <li>• The construction of a facility that supports the development of arts.</li> </ul>
Local Artistic Community	<ul style="list-style-type: none"> <li>• The development of a facility that can showcase local talent and house developmental programs for everyone.</li> </ul>
Public	<ul style="list-style-type: none"> <li>• The development does not disrupt the surrounding community in terms of traffic, noise, and obstruction to public transit.</li> </ul>

## 3.0 Strategic Alignment

The following section offers insight into how a potential arts and cultural centre correlates with overarching strategic objectives of the Town. At the time of writing this report, the Town was developing a new multi-year (2024-2028) Strategic Plan with the Downtown Business Improvement Area (BIA) Downtown Visioning Master Plan. Due to this constraint, Colliers referenced the Community Based Strategic Plan: Town of Collingwood (2020-2023)<sup>10</sup>. Meetings were held to ensure this report aligns with the upcoming Strategic Plan. The following goals were highlighted:

- Create a transparent and accountable local government through continuously improving the Town's financial context and building sustainability.
- Support and manage growth and prosperity by seeking economic development that attracts youth, supports existing business and entrepreneurship.
- Encourage cultural and arts diversity by growing the town's arts and culture industry by promoting community events and festivals that enhance the experience of Collingwood.

**Financial Context and Sustainability:** Collaboration across the Southern Georgian Bay region through tourism and arts/culture was an important component of the Community Based Strategic Plan. The regional impacts of the design, construction and operation of a new arts and cultural centre has the potential to support long-term sustainability. Tourism can support job creation, promote social integration, improve creative economy, and create business spin-offs (accommodations, food, and beverage, etc.). Further, having a large hall in the Town can attract exhibits and talent from neighbouring regions, in addition to attracting business and labour looking for excellent amenities.

**Support and Manage Growth:** One of the best ways to attract new, permanent residents is to improve quality of life within the region. As found in previous research, participation in the arts or being an audience in the arts community positively correlates with an increase in mental well-being and/or life satisfaction<sup>11</sup>. The establishment of a new arts and cultural centre with educational, visual arts and performing arts spaces can facilitate this improvement in quality of life if made accessible to the surrounding community. Appropriate community and cultural facilities are part of a complete community, as envisioned by Collingwood's 2023 Official Plan.

**Encourage Diverse Culture and Art Offerings:** Currently, there is evidence to suggest that an arts and cultural centre may encourage increased community attendance to local events. While more than 100 municipally- and community-presented events take place in Collingwood each year, including Sidelaunch Days, the Collingwood Festival for Canada, Collingwood Art Crawl, and L&O Summer Concert Series, previous surveys (as outlined in the PRC Master Plan) indicate that many Collingwood residents attend arts, heritage, and cultural events in neighbouring communities. Having a new venue will support the expansion of diverse community events and festivals. This in turn will help to recognize Collingwood's unique heritage, while benefitting the South Georgian Bay region.

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<sup>10</sup> Town of Collingwood. (2020). Community Based Strategic Plan.  
[https://www.collingwood.ca/sites/default/files/uploads/documents/strategic\\_plan\\_2020\\_-\\_aoda.pdf](https://www.collingwood.ca/sites/default/files/uploads/documents/strategic_plan_2020_-_aoda.pdf)

<sup>11</sup> Department of Canadian Heritage. (2016). [https://publications.gc.ca/collections/collection\\_2018/pch/CH4-187-2016-eng.pdf](https://publications.gc.ca/collections/collection_2018/pch/CH4-187-2016-eng.pdf)

The proposed investment fits within the Town's broader strategic context and contributes toward its goals to promote Collingwood as a great place to live and work<sup>12</sup>. A new arts and cultural centre will help to grow spending and satisfaction with experiences that celebrate the Town's "Live More Now" lifestyle. Further, a new arts and cultural centre will increase revenue stemming from broader tourism as evidenced by the Ontario Arts and cultural Tourism Profile. Lastly, this project will grow awareness of and interest (investment) in working and investing in Collingwood as it becomes a hub for arts, culture, and entertainment.

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<sup>12</sup> Town of Collingwood. (2020). Economic Development Action Plan: 2020-2025.  
[https://www.collingwood.ca/sites/default/files/docs/Economic-Development/edap-v12-final\\_low\\_res.pdf](https://www.collingwood.ca/sites/default/files/docs/Economic-Development/edap-v12-final_low_res.pdf)

## 4.0 Environment Analysis

Similar projects were researched to provide insights into the approaches other municipalities have adopted or are currently completing to address similar arts and cultural needs. Projects for comparison were selected based on whether they have been constructed within the last twenty years or are currently in development. Three projects stood out for the environment analysis: the FirstOntario Performing Arts Centre, the Fredericton Performing Arts Centre, and the Burlington Performing Arts Centre. Please note that in the context of this project, a “performing arts centre” is used interchangeably with “arts and cultural centre”. However, the business opportunity at hand concerns a hybrid performing arts centre that encompasses studios, galleries and more, that may not be present in a standard performing arts centre.

### **FirstOntario Performing Arts Centre**

The FirstOntario Performing Arts Centre (PAC) was examined due to its location (St. Catherine’s, Ontario) and similar mission, which is to promote, develop and encourage performing arts. The PAC was designed to encompass 770 seats in the main hall, with an additional 304-seat recital hall and 199-seat film house. The project was completed in 2015, with LEED specifications without the distinction due to costs. The overall project required a \$60M investment with funding from federal, provincial, and municipal governments. Donations exceeded the fundraising campaign goal by 50 percent. One lesson learned from the project was that the project should have been entirely completed before opening its doors to users and the community. After five years of operating, the PAC was still not commissioned.

### **Fredericton Performing Arts Centre**

In June of 2023, the Fredericton City Council approved final designs and costs of a new performing arts centre. It is estimated that the provincial and federal governments will contribute a combined \$46.6M toward the \$82M project. The project designs encompass an 850-seat main hall, where size was determined based on desires to attract large-scale commercial shows. The project does not include parking as this approach was preferred for downtown retail and hospitality businesses who benefit from more pedestrian street life. Given that parking supply downtown is demanded by day-time office workers, there was an assumption that nearby lots will accommodate night-time visitors.

### **Burlington Performing Arts Centre**

As recognized in the Collingwood Arts Centre Feasibility – Final Report (2023), the Burlington Arts Centre is operated as a business by a not-for-profit organization separate from the City of Burlington. However, the Centre receives approximately \$1M annual from the City of Burlington. The programming of the facility includes 718 seats in a main hall with 150 seats in its recital hall which house 70-80 performances a year.

In recent years, there have been governance challenges as noted by the Burlington City Council<sup>13</sup>. It was flagged that there were issues regarding the governance of the Burlington Arts Centre as indicated by vacancies and turnover on the Burlington Performing Arts Centre Board. In March of 2024, a governance report was completed, but it remains confidential. This underscores the importance of governance in the operations and performance of an arts and cultural centre.

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<sup>13</sup> City of Burlington. 2023. Burlington Performing Arts Centre – Board Governance Review. ADM-22-23. <https://burlingtonpublishing.escibemeetings.com/filestream.ashx?DocumentId=73031>

**Table 5. Comparable projects summary.**

	FirstOntario PAC	Fredricton PAC	Burlington PAC
<b>Completed?</b>	Yes	No	Yes
<b>Area (square feet)</b>	95,000	71,741	62,000
<b>Main Hall (Seats)</b>	770	850	718
<b>Recital Hall (Seats)</b>	304	300	150
<b>Construction Start</b>	2013	2024	2007
<b>Opening</b>	2015	2026*	2011
<b>Energy Efficiency</b>	LEED Specs	LEED**	Gold LEED
<b>Capital Investment</b>	\$60M	\$82M	\$29M
<b>Federal Funding</b>	\$18M	\$46.6M	\$4.5M
<b>Provincial Funding</b>	\$18M	--	\$4M
<b>Municipal Funding</b>	\$24M	\$22.6M	\$10M
<b>Fundraised Funding</b>	\$7.8M	\$8M	\$11M

\* Estimated date of opening.

\*\* Designs are aiming for LEED certification.

Other facilities that were reviewed include Richmond Hill Centre for the Performing Arts (opened 2009), The Rose Theatre (opened 2006) and the Young Centre for the Performing arts (opened 2006). Each facility typically encompassed main halls with between 300 – 870 seats and required a capital investment between \$15M - \$55M. The centres that had more seating (those within Brampton and Milton) were situated within cities with populations greater than 100K. For comparison, in 2024, the Town of Collingwood has a population of less than 30,000 people.

When reviewing similar projects, three trends were discovered. The first trend is that municipalities that desired a new arts and cultural centre almost always were in the pursuit of economic benefits stemming from arts development and tourism attraction, or the desire for community outcomes such as improved opportunities for talent development and increased number of large events such as festivals, touring performances, etc. The second trend was the need for a mix of funding from all levels of government to support the development of performing arts centres. It is not uncommon to see multi-million-dollar support from the arts community, as well. Lastly, collaboration is important in the development and operation of performing art centres. Partnerships can support the design development and review (non-profits and government agencies). Resident companies can offer ongoing programming in exchange for dedicated programming space.



**Figure 2. Summary of environment analysis trends.**

## 5.0 Options Analysis

### 5.1 Potential Options

Potential options are described in the following section. However, only feasible options were further assessed after initial review. It is important to note that valid alternatives were not dismissed solely based on financial implications.

#### 5.1.1 Do Nothing

If the arts and cultural centre is not developed, the Town may allocate municipal resources towards other community projects/needs/etc. As a result, the Town and region may continue to miss opportunities to attract more touring events or host large festivals, and local arts organizations (Cinema Club, Musicians Probus Clubs, etc.) will continue to operate in small spaces.

#### 5.1.2 Option Combinations

Several options emerged that could constitute a combination of factors for the prospective arts and cultural centre: the site at which the development will occur, and the volume of main hall seating included in the project designs.



Figure 3. Option combination factors.

#### SITE OPTIONS

Four site options were identified throughout the project. Three were sites identified in previous feasibility study stages, while the last option emerged during the business case development as information regarding neighbouring lots became available. The options include lots on 140 Ste Marie St., 48 Ste Marie St., and 101 Pine St. with the addition of 84 Hurontario St.

Table 6. Site location addresses and characteristics.

	140 Ste Marie St.	48 Ste Marie St.	101 Pine St.	101 Pine St. & 84 Hurontario St.
	Option 1	Option 2	Option 3	Option 4
Area (sq. ft.)	35,260	30,500	39,200	45,406
Parking Bays	79	74	93	93

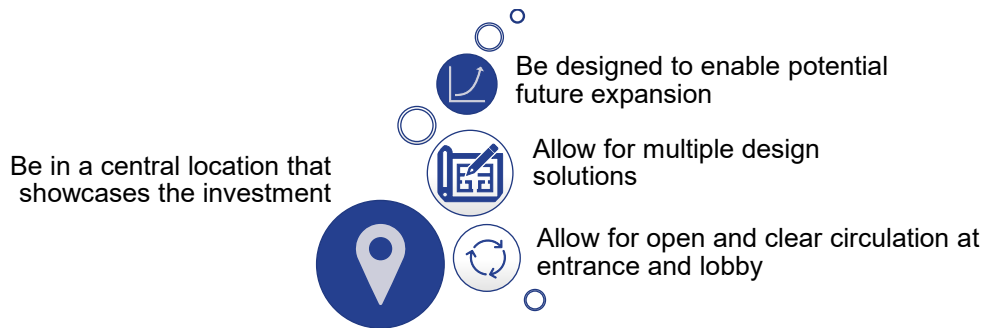
The fourth option includes combining the 84 Hurontario St. lot purchased by the Town in 2022, with the 101 Pine St. lot. This allows the footprint of the site to increase to over 45K square feet which is 15K square feet larger than the smallest option at 48 Ste Marie St. Table 7 provides a breakdown of the benefits and challenges of each site location.



**Table 7. Site option benefits and challenges comparison summary.**

	Option 1	Option 2	Option 3	Option 4
<b>Benefits</b>	Potential to use the arena power	This site is least likely to disrupt downtown	The site is close to amenities	Expands the size of the facility, allowing for increased programming
	Lot is between publicly owned laneways	The site has public pathways surrounding the lot	The parking is used less than the 140 Ste Marie option	Creates opportunity for a “multicultural hub” addition containing a tourism information centre and gallery space, etc.
	Lot is close to amenities	The lot parking is used less than the other options	There is clear access from adjacent street	Designs can connect lots via a floor bridge while maintaining vehicle clearance underneath
<b>Challenges</b>	Lot doubles as parking for the Eddie Bush Arena	A new 150 mm watermain is required	Surrounded by privately owned laneways	Powerlines will need to be adjusted on site
	There is a requirement that the Town may need to connect 150 mm to 200 mm watermain for fire protection	There is constrained loading access through laneway	Electric parking stations must be relocated	Work was done (concrete pad) to the Hurontario lot in 2023 which will be demolished for the new development
	Electric vehicle charging stations were recently installed	The site is partially constrained (for entrance and lobby)	Transit terminal building must be relocated	The development will replace the “Market Square” plan proposed in 2022

During the public consultation, it was apparent that parking is an important factor in the selection of the appropriate site location for the prospective arts and cultural centre. While the Pine St. options contain the greatest number of parking bays, the 140 Ste Marie St. option doubles as parking for the Eddie Bush Arena and is recorded to have a high utilization. When reviewing Option 2, it was discovered that while the parking utilization is lower than the other lots, the development will be constrained due to surrounding buildings, reducing the arts and cultural centres' visibility, and restricting loading access. When reviewed internally with project stakeholders such as the Town project sponsors and the CACF, it was noted that the development must be designed to enable potential expansion, be in a central location, allow for multiple design solutions and allow for open and clear circulation at the entrances and lobby.



**Figure 4. Feasible option requirements.**

Further assessment of the sites was completed regarding traffic, transit, stormwater, and sanitary sewers. There are several similarities between each of the sites as they are located in proximity to one another. However, a few important differences are highlighted.

**Traffic:** Pine St. is considered a “collector” roadway (8,500 vehicles a day on average), while Ste. Marie St. is considered a “local” roadway (3,000 vehicles a day on average), and a traffic impact study is required to identify improvements to the Town’s road network if required. All sites are within the downtown heritage destination area.

**Transit:** All four sites are within the 300 metres walking distance of the downtown transit terminal. However, the terminal is located at 101 Pine St. and the facility will require relocation if the site is selected.

**Stormwater & Flooding:** Ponding water is mostly within the roadways surrounding each property. The Town must obtain a Nottawasaga Valley Conservation Authority permit for each option. Schedule 3.1 Natural Hazards of the Official Plan of the Town of Collingwood highlights that each of the sites are located within the Pretty River Floor Fringe (floodplain limits). In the 2022 Collingwood Town-wide Existing Conditions Scoped Stormwater Management Assessment, it was also noted that 48 Ste. Marie St. is at risk of flooding if a 100-yr storm occurs.

**Sanitary Sewers:** Local sanitary sewers are in good condition and are not scheduled for replacement in the near future. The wastewater treatment plant will be undergoing a Class Environmental Assessment to design an expansion for the facility set to begin in 2024.

## MAIN HALL SEATING

Phase 2 of the Feasibility Study previously completed indicated a strong preference for a 400-seat main performance hall as determined through community consultations. However, throughout the business case development, there was strong preference to investigate a larger main hall with 600 seats given the population growth trends in the region, as well as the desire to attract name acts. Both seating options can fit within each of the site locations previously identified.

## 5.2 Feasible Options

Two feasible options were identified throughout the engagement with the Town and the CACF. The options are outlined below with evidence for the achievement of the goals outlined in Section 2. – Business Outcomes.

5.2.1 Preferred Seating

Upon review of regional halls and theatres, it was noted that there is limited supply of spaces for large events. There are several venues comprising the inventory of 200-seat halls and theatres within the South Georgian Bay area (see Fig. 5). Many of the facilities in the assessment are multi-functional and not designated arts centres (such as community halls or community centres). Theatres in the South Georgian Bay area have on average, 250 seats

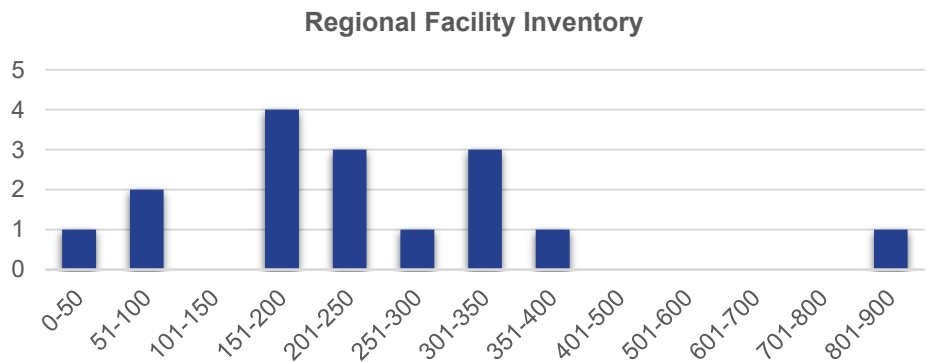


Figure 5. Clustered column graph of regional facility inventory by seat capacities.

Wasaga Beach recently unveiled a new twin-pad arena designed for large events (900 seats) such as sports games, concerts, and cultural events. Wasaga Beach also anticipates building a new community 300-seat theatre as part of a new high school (the first in the community). The theatre will be used by students during the school day, and the community during the evenings and on weekends. As the town is expecting to double its population in three decades, the new high school and amenities are needed to accommodate the growing number of students.

Though there are developments anticipated in the South Georgian Bay region, there is still opportunity to establish a “cultural hub” within the Town of Collingwood specifically dedicated to the visual and performing arts. Given that the Town of Collingwood’s population is expected to rise to 42,000 by 2051, and through consultation with the project stakeholders, it was concluded that a larger 600-seat main hall is strategic in supporting economic development, and the growing arts and culture community.

5.2.2 Preferred Site

Due to the site constraints of 140 Ste Marie St. (Option 1), it was disqualified for comparison. While the option is slightly larger than the other lot on Ste Marie St., it is often used for the neighbouring arena. Overall, the site borders the area, public pathways and a private parking lot creating additional constraints to a prospective arts and cultural centre. Furthermore, the new development would only have one façade facing the public. This leaves two remaining sites (three options). Diamond Schmitt Architects (DSAi) provided a comparison of the two sites from a design perspective as summarized in Table 8.

Table 8. Site comparison with a design perspective (Diamond Schmitt Architects, 2024).

Evaluation Criteria	101 Pine St.	48 Ste Marie St.
Site Characteristics		
Transportation and Loading access	Clear access from adjacent street	Constrained access through laneway

Evaluation Criteria	101 Pine St.	48 Ste Marie St.
Character and Site Context	Compatible with commercial/residential context	Compatible with commercial/residential context
Contextual Building Height	2 levels	3 levels due to site footprint
Underground Parking Size	100 stalls	70 stalls
Space Planning		
Entrance and Lobby	Open and clear circulation	Partially constrained
Layout Design Flexibility	Multiple design solutions possible	Design solutions are constrained: the main hall is restricted to north-south orientation
Potential for Expansion	South and Northeast with 3 level options	Constrained footprint, currently overhanging above the east sidewalk, partial 3 <sup>rd</sup> level expansion possible
Design Expression		
Façade	2 facades adjacent to streets	1 façade adjacent to street

The design of new arts and cultural centre on 48 Ste Marie St. will be constrained by factors such as site footprint and bordering buildings obstructing visibility. Furthermore, 48 Ste Marie St. has a higher flooding risk if a 100-yr storm occurs, risking underground parking challenges. Conversely, the designs for the Pine St. options have more flexibility in terms of number of levels, layout, and orientation of the entrance. Based on the site analysis, the two remaining options assessed were Options 3 and 4 (101 Pine St., and 101 Pine St. with 84 Hurontario lot).

### Options for Further Comparison: Option 3 & Option 4

## 5.3 Options Functional Programming

Colliers partnered with Diamond Schmitt Architects to develop the concept designs for the arts and cultural centre options, building on the work completed by Nordicity. Through consultations with the CACF, spaces required within the facility were identified. DSAi provided high-level blocking and stacking options for the 101 Pine St. option, and the 101 Pine St. with 84 Hurontario option. Appendix 2 provides the site plans, floor plans, massing illustrations and functional program. Please note that the designs are for demonstrative purposes and are not final.

**From this point forward in the report, Options 3 and 4 will be referred to as Options 1 and 2, respectively, as the original Options 1 and 2 were eliminated from consideration through the discovery process. All appendices to this report will refer to the new Options 1 and 2, respectively.**

During the public engagement, the Town and region emphasized the importance of the arts and cultural centre to be a place to reflect the surrounding cultural heritage. To achieve this, the project team compiled a list of “must need” spaces and “should have and could have spaces” to support this goal and the overarching vision. Each option consists of a 300-seat recital hall approximately 4,700 square feet in size to support small gatherings, rehearsals, and community gatherings. Each option also encompasses an outdoor area; however, Option 4 has additional space allocated for a terrace on 84 Hurontario St. (see Fig. 6).

101 Pine St. (Option 1)



101 Pine St. with 84 Hurontario St. (Option 2)



Figure 6. 3D Views of options (Diamond Schmitt Architects, 2024).

The total net areas including additional spaces for Options 1 and 2 are 61,700 square feet and 73,458 square feet, respectively (Table 9). Two-level parking is provided in the concept designs, adding 48K square feet to accommodate over 102 bays (72 on the first level, and 37 on the second level).

Table 9. Simplified functional program for Option 1 and Option 2.

Space	Option 1 Sq. ft.	Option 2 Sq. ft.
<b>Lobbies and Public Space</b>		
Lobbies		
Lobby Support		
<b>Total Lobbies and Public Spaces</b>	<b>19,572</b>	<b>26,577</b>
Multi-purpose Room		
<b>Total Classroom/Lecture/Meeting Space</b>	<b>4,778</b>	<b>4,778</b>
<b>Main Hall</b>		
Main Hall and Stage		
Main Hall Backstage		
<b>Total Main Hall</b>	<b>20,942</b>	<b>21,695</b>
<b>Black Box</b>		
Blackbox (300 flexible seating)		
<b>Total Black Box</b>	<b>4,797</b>	<b>4,727</b>
<b>Administration</b>		
COE Offices		
Copy Centre		
General Administration		
<b>Total Administration</b>	<b>2,029</b>	<b>2,029</b>
<b>Building Services</b>		
<b>Total Building Services</b>	<b>2,905</b>	<b>2,905</b>
<b>Should Have and Could Have Spaces</b>		
Outdoor Component	2,828	5,182
Additional Office and Catering	0	1,632
Additional Offices and Catering	1,514	2,459
Retail and Market Space	2,234	1,474
Apartment for Artists	0	0

Space	Option 1	Option 2
Parking (100 Cars x 350 sq.ft./Car)	48,366	48,366
<b>Total Net Area</b>	<b>55,023</b>	<b>62,710</b>
Total Net Area and Additional Spaces	61,700	73,458
Total Net Area and Additional Spaces and Parking	110,066	121,824
Grossing Factor	1.75	1.75
Total Gross Area	96,291	109,743
Total Gross Area and Additional Spaces	107,974	128,552
<b>Total Gross Area and Additional Spaces and Parking</b>	<b>192,615</b>	<b>213,192</b>

Option 2 consists of a skywalk to support connecting a “community and cultural hub” to the main facility. The 84 Hurontario St. lot will consist of additional office space for arts organizations looking to rent and collaborate, additional galleries, a café/catering space and potentially retail space. The intent of the additional programming is to establish the facility as an all-day space to draw people, emphasizing its significance as a community hub.

## 6.0 Business and Operational Impacts

There are a wide range of impacts that a new arts and cultural centre may have on the Town of Collingwood and the surrounding region. Impacts were assessed according to each stakeholder, for each design concept option. To supplement the assessment, a socio-economic impact analysis was also completed to evaluate social, economic, and cultural impacts of the development on the community.

### 6.1 Impacts on Stakeholders

Table 10 provides a brief description of the impacts of each option on stakeholders identified previously. It is likely that the surrounding community and businesses may experience disruptions during the construction phase of the prospective project. The Town will be required to adjust internally to provide appropriate resources (staffing and finances) to support the planning phases of the projects.

**Table 10. Business and operational impact assessment for each option and stakeholder.**

Stakeholders	Option 1	Option 2
<b>Primary Internal</b>		
The Parks, Recreation and Culture Department	<ul style="list-style-type: none"> <li>Shift in the priorities outlined in the Department's strategic plans.</li> </ul>	<ul style="list-style-type: none"> <li>See Option 1.</li> </ul>
<b>Primary - External</b>		
Fundraising Cabinet	<ul style="list-style-type: none"> <li>Necessity for staff training.</li> </ul>	<ul style="list-style-type: none"> <li>See Option 1.</li> </ul>
Downtown Collingwood BIA Board of Management	<ul style="list-style-type: none"> <li>The Pine St. lot will be under construction.</li> </ul>	<ul style="list-style-type: none"> <li>The Hurontario lot will be redeveloped/under construction, removing flower beds, bike racks, etc.</li> </ul>
<b>Secondary Internal</b>		
Council, Planning and Building Services	<ul style="list-style-type: none"> <li>Less resources (financial) during planning and construction.</li> </ul>	<ul style="list-style-type: none"> <li>See Option 1.</li> </ul>
Collingwood Heritage Committee	<ul style="list-style-type: none"> <li>Involvement of the committee is likely throughout design to ensure local heritage is integrated.</li> </ul>	<ul style="list-style-type: none"> <li>See Option 1.</li> </ul>
Economic Development	<ul style="list-style-type: none"> <li>Option 1 requires less of a capital investment.</li> </ul>	<ul style="list-style-type: none"> <li>There are more opportunities for the Town to attract tourism with the "multicultural hub" attachment.</li> </ul>
<b>Secondary External</b>		
Arts Foundations and Non-profits	<ul style="list-style-type: none"> <li>Potential for partnerships.</li> <li>New partnerships as a result of communal space.</li> </ul>	<ul style="list-style-type: none"> <li>See Option 1. Potentially additional space to house foundations/non-profits.</li> </ul>
Local Artistic Community	<ul style="list-style-type: none"> <li>Additional space to connect, perform, educate, and learn.</li> </ul>	<ul style="list-style-type: none"> <li>See Option 1.</li> </ul>
Public	<ul style="list-style-type: none"> <li>Farmer's market will be displaced.</li> <li>Farmer's market may move indoors once the development is completed.</li> <li>Loss of sales due to construction interruptions.</li> </ul>	<ul style="list-style-type: none"> <li>The Hurontario Lot no longer offers an outdoor community space.</li> </ul>

## 6.1 Socio-Economic Impact Analysis

Colliers completed a baseline analysis of the Town to understand and predict the socio-economic impacts of the new development. Both qualitative and quantitative analyses were undertaken to understand how indicators such as GDP, quality of life, pollution and other factors could change during the construction, and subsequent operation of the new arts and cultural centre.

### 6.1.1 Baseline Conditions

#### POPULATION

Statistics Canada census results indicate the Town has a population of 26,563 people (2023) with an average income of \$99,623 a year. It is projected that the Town will have a population of 32,226 by 2033. It was also noted that 18 percent of households spend more than 30 percent of their income on shelter, reducing disposable outcome.

#### ECONOMIC

The labour force consists of over 13,757 individuals, 13,244 are employed<sup>14</sup>. The most popular occupation type relates to sales and service occupations (retail trade). The arts, entertainment and recreation industry consist of 467 individuals.

#### HEALTH AND WELL-BEING

The community well-being index measures the well-being for individual communities across Canada and is based on four components: education, labour force activity, income, and housing. The Town's score is 84 indicating a strong community well-being (2021)<sup>15</sup>.

#### PROJECT DESCRIPTORS

Several facility details are shared between Option 1 and Option 2. The facility lifespan is estimated to be 50-years, however the quality of materials chosen in the Design Phase will provide more clarity regarding the longevity of the infrastructure. The construction is likely to start in 2027 and last two years. Once the facility is opened, an estimated 100,000 visitors a year is predicted based on programming and number of tickets anticipated to be sold cumulatively. Other theatres in Southern Ontario (the City of Burlington) see performing arts centre attendances anywhere from 70,000 to 122,000<sup>16</sup>.

**Table 11. Project financial details for each option.**

Project Details	Unit	Option 1	Option 2
<b>Capital Costs</b>			
Total Initial Capital Investment	\$	80,460,632	91,641,519
Anticipated Grant Proportion	%	75	75
The Town's Capital Investment (inc. Grants)	\$	30,115,158	32,910,380
<b>Annual Operating Costs</b>			

<sup>14</sup> Town of Collingwood. (2023). Town of Collingwood 2023 Community Profile (p.g. 21).

[https://www.collingwood.ca/sites/default/files/uploads/documents/2023\\_collingwood\\_community\\_profile.pdf](https://www.collingwood.ca/sites/default/files/uploads/documents/2023_collingwood_community_profile.pdf)

<sup>15</sup> Stats Canada. (2021). Community Well-Being (CWB) Index – Table View. <https://www.sac-isc.gc.ca/SAC-ISC/CWB/cartovista/map/accessibility/en/CWB.html#Ontario>

<sup>16</sup> The Burlington Performing Arts Centre. (2022). 2022 Burlington Performing Arts Centre Annual Report. <https://burlingtonpac.ca/wp-content/uploads/2023/06/BPAC-2022-Annual-Report-Web.pdf>



Project Details	Unit	Option 1	Option 2
Operations, Maintenance	\$	2,703,523	3,047,601
Depreciation Rate/year	%	2.1	2.1
Depreciation Cost/year	\$	1,666,898	1,897,679
Total	\$	4,370,421	4,945,280

## VALUED SOCIO-ECONOMIC CHARACTERISTICS

Table 12 summarizes the Town's current state according to several selected valued socio-economic indicators (cultural, economic, and social).

**Table 12. Valued socio-economic indicators baseline conditions.**

Valued Socio-Economic Impacts	Indicator	Current State	Source
Community and Cultural Group Cohesion	Public participation - Voting turnout.	39.68%	2022 Election Results
Cultural Maintenance	Programs, performances, and art offered at the centre. Survey results.	55%	PRC Master Plan
Change in Social And Cultural Makeup of Collingwood	Migrants to Collingwood (percent of population)	8.8%	2023 Community Profile
Economic Output	GDP from tourism (hotels, restaurants, etc.): Export value of Tourism.	95,265,585.00	Economic Development Action Plan 2020-2025
Skills Development	Education and training: percentage of population with some post-secondary training/education.	91%	2023 Community Profile
Inclusivity	Plans and strategies in place for promoting regional and indigenous employment. Participation rate of current indigenous labour force.	58%	Stats Canada: Ojibway Nation of Saugeen
Population	Estimated changes in local populations caused by proposed centre.	26,500	Stats Canada
Quality of Life	Attendance and participation in programs and events (1371 participated in survey).	66.3%	PRC Master Plan
Historic Land Use	Pine St.: Farmer's Market potential revenue based on vendor participation.	\$433,650	Town of Collingwood By-law Services Division Collingwood Downtown Farmers' Market Info Package
Historic Land Use	Pine St.: Replacing parking with underground parking. Current estimated annual revenues.	\$181,350	Parking Rates

### 6.1.2 Benefits

The benefits of the two options have been estimated using assumptions that are acknowledged to carry some risk at the time of the assessment. To start, the one-time labour benefit is likely to account for 10 percent of the Town's initial capital investment. In addition, the per ticket consumer surplus was assumed to be a five percent more than estimated revenues projected (see the Operating Performance section on page 30). The assumed ticket prices may be lower than what consumers are willing to pay, and therefore there may be untapped revenue. Remaining inputs have been retrieved from previous feasibility phases.

**Table 13. Annual net community benefits.**

Performance Metrics	Option 1 (\$CAD)	Option 2 (\$CAD)	Details
<b>Operating Costs (Annual)</b>			
Total Operating Costs	4,338,698	4,917,574	Operational costs including depreciation
<b>Beneficial Impacts</b>			
One Time Labour Benefit (Construction)	2,011,515	2,291,037	Percentage of the Town's capital investment
<b>Community Benefits</b>			
Consumer Surplus	2,781,476	3,142,758	Assuming that the surplus is five percent higher than estimated revenues
Revenues	3,300,000	3,300,000	Predicted annual revenue
Tourism Benefit	347,096	393,406	Forecasted in previous feasibility phase
Labour Benefit	9,077,597	9,829,267	Estimated benefit of reducing unemployment
Total Benefits	4,738,899	4,911,692	
<b>Annual Net Community Benefits</b>	2,781,476	3,142,758	

Performance metrics are presented in Table 14 for each option. While the performance metrics indicate positive benefits of each option, it is anticipated that the facility will require a municipal subsidy approximately 30 percent of the budget each year. If the facility has a 30-year life cycle, the annual present value over fifty years was assessed. Over the lifecycle, the monetary benefits (consumer surplus, tourism, labour) per dollar of the Town's capital investment is estimated to be approximately **\$7** and **\$6** for Options 1 and Options 2, respectively.

**Table 14. Performance metrics of each option.**

Performance Metrics	Option 1 (\$CAD)	Option 2 (\$CAD)	Details
Present Value Community Benefits	81,945,196	84,933,145	Present value of a 30-year flow of annual net benefits to the community
Grants (Present Value)	59,532,056	67,774,235	
Benefit of Induced Economic Activity (Non-Residential Construction)	1,279,503	1,326,157	
30-Year Total Beneficial Impacts Net Costs	142,756,755	154,033,538	Present value of net community benefits and benefits of induced economic activity

Benefits Per \$ of the Town's Investment	7.10	6.72	30-year total beneficial impacts net of costs / the Town's initial capital investment
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## COMMUNITY AND CULTURAL GROUP COHESION

The construction of an arts and cultural centre provides the benefit of regular scheduled events in the community throughout the year. The events create an opportunity for community members to congregate, share experiences, and socialize with each other. Increasing access to community social events leads to stronger community bonds, improves sense of belonging, and social integration especially for new Canadians<sup>17</sup>. These positive impacts drive a sense of group solidarity that can result in greater levels of civic and political participation, such as increased voter turnout<sup>18</sup>. From the 2018-2022, the Town's voter turnout in the Mayoral election decreased by approximately 8 percent, indicating that social cohesion has declined over the years<sup>19</sup>. In addition, 6 in 10 Canadian voters believe that local government doesn't do enough to support the arts in their community<sup>20</sup>. The development of an arts and cultural centre can serve as a tool to drive political participation and communicate to community members the value their leaders place on increasing community participation.

## CULTURAL MAINTENANCE

The arts serve as a valuable tool to communicate and maintain historical and cultural knowledge and insights. Arts attendance across all Canadians is approximately 73 percent, presenting it as an effective means of communication culture. It can also be used as a tool towards Indigenous Reconciliation<sup>21</sup>. Indigenous communities in Canada are greatly affected by a lack of cultural knowledge and wisdom transfer within their communities leading to a wider gap of cultural understanding within Canada. Amongst Indigenous Peoples in Canada, there is a 72 percent attendance rate of arts and culture events (similar data was not available for the Southern Georgian Bay population). There exists a unique opportunity to support the maintenance, sharing, and promotion of Indigenous communities by developing a community involvement in arts and actively engaging Indigenous artists and communities to be part of the unique opportunity of facilitating an artistic hub<sup>22</sup>.

## ECONOMIC OUTPUT AND JOB CREATION

Canadian performing arts GDP output was estimated to be \$3.6 billion dollars in 2023, demonstrating the economic potential of investing in the arts. Based on a 30-year analysis period, estimates of direct and induced economic impact, labour income, and other economic indicators were estimated for each option presented in Table 15. In addition to the economic benefits outlined, there will be a positive impact in

<sup>17</sup> University of Luxembourg. (2023). *Empowerment through liquid Integration of Migrant Youth in vulnerable conditions (MIMY)*. MIMY. <https://www.mimy-project.eu/outcomes/public-deliverables>

<sup>18</sup> Geys, B. (2006). *Explaining voter turnout: A review of aggregate-level ...* Explaining voter turnout: A review of aggregate-level research. [https://wzb.eu/system/files/docs/sine/electoral\\_studies\\_25\\_4.pdf](https://wzb.eu/system/files/docs/sine/electoral_studies_25_4.pdf)

<sup>19</sup> Town of Collingwood. (2022). *Municipal election*. Town of Collingwood. <https://www.collingwood.ca/council-government/elections>

<sup>20</sup> Ipsos Karian & Box. (2007). *Ipsos | Global Market Research and Public Opinion Specialist*. Canadians Assess Arts And Culture In Their Community. <https://www.ipsos.com/en-ca/canadians-assess-arts-and-culture-their-community>

<sup>21</sup> Hill, K. (2022). *Demographic patterns in Canadians' arts participation in 2016*. Hill Strategies Research Inc. <https://hillstrategies.com/resource/demographic-patterns-in-canadians-arts-participation-in-2016/#:~:text=Consistent%20with%20the%20overall%20finding,for%20non%2Dracialized%20men>

<sup>22</sup> Nixon, L. (2022). *A culture of exploitation: A CULTURE OF EXPLOITATION: "Reconciliation" and the Institutions of Canadian Art*. <https://yellowheadinstitute.org/wp-content/uploads/2020/08/l-nixon-special-report-yellowhead-institute-2020-compressed.pdf>

demand for living nearby amenities. This may lead to increases in property values and higher municipal tax revenues which can be re-invested into the community.

**Table 15. Performing art key economic indicators.**

<b>Performance Metrics</b>	<b>Option 1</b>	<b>Option 2</b>	<b>Details</b>
GDP (Direct Impact)	\$76,561,000	\$86,966,000	Present value of direct GDP impact on the Canadian economy
GDP (Indirect Impact)	\$89,872,000	\$93,465,000	Present value of indirect GDP impact on the Canadian economy
GDP (Induced Impact)	\$55,380,000	\$60,641,000	Present value of induced GDP impact on the Canadian economy
<b>Total GDP Impact (Closed Impact)</b>	<b>\$221,813,000</b>	<b>\$241,072,000</b>	<b>Present value of direct, indirect, and induced GDP on the Canadian economy</b>
Labour Income (Direct Impact)	\$62,896,000	\$71,626,000	Present value of direct labour income created in the Canadian economy
Labour Income (Indirect Impact)	\$57,837,000	\$60,221,000	Present value of indirect labour income created in the Canadian economy
Labour Income (Induced Impact)	\$26,213,000	\$28,709,000	Present value of induced labour income created on the Canadian economy
<b>Total Labour Income (Closed Impact)</b>	<b>\$146,460,000</b>	<b>\$160,024,000</b>	<b>Present value of labour income from direct, indirect, and induced labour income in the Canadian economy</b>
Employment, Full-Time Equivalent (Direct Impact)	950	1,087	Number of full-time equivalent jobs directly supported in the Canadian economy (construction and operations)
Employment, Full-Time Equivalent (Indirect Impact)	722	750	Number of full-time equivalent jobs indirectly supported in the Canadian economy
Employment, Full-Time Equivalent (Induced Impact)	373	409	Number of induced full-time equivalent jobs in the Canadian economy
<b>Total Full-Time Equivalent Jobs Supported (Closed Impact)</b>	<b>2,045</b>	<b>2,246</b>	<b>Total number of full-time jobs supported in Canadian economy</b>
Taxes on Production (Closed Impact Federal)	\$130,000	\$144,000	Present value of tax revenue collected from sum of direct, indirect, and induced economic output from arts production
Taxes on Production (Closed Impact Provincial)	\$2,853,000	\$3,140,000	Present value of tax revenue collected from sum of direct, indirect, and induced economic output from arts production
Taxes on Production (Closed Impact Municipal)	\$8,672,000	\$9,581,000	Present value of tax revenue collected from sum of direct, indirect, and induced economic output from arts production
<b>Total Tax on Production (Closed impact)</b>	<b>\$11,655,00</b>	<b>\$12,865,000</b>	<b>Present value of tax collected on arts production</b>
Taxes on Products (Closed Impact Federal)	\$6,398,000	\$6,795,000	Present value of tax revenue collected from sum of direct, indirect, and induced economic output from product sales

Performance Metrics	Option 1	Option 2	Details
Taxes on Products (Closed Impact Provincial)	\$13,947,000	\$15,038,000	Present value of tax revenue collected from sum of direct, indirect, and induced economic output from product sales
Taxes on Products (Closed Impact Municipal)	\$576,000	\$675,000	Present value of tax revenue collected from sum of direct, indirect, and induced economic output from product sales
<b>Total Tax on Product (Closed Impact)</b>	<b>\$20,920,000</b>	<b>\$22,508,000</b>	<b>Present value of collected taxes from sum of direct, indirect, and induced product sales</b>

\*Completed using Heritage Canada Arts and Culture Economic Model, assumes a 4% inflation rate over a 30-year lifecycle\*

\*Definition (Direct GDP): GDP impact from consumer, employee, and institutional spending\*

\*Definition (Indirect GDP): GDP impact from supply chain spending within the economy\*

\*Definition (Induced GDP): GDP impact from spending within the economy on goods and services derived from direct and indirect economic impacts\*

## POPULATION & CULTURAL MAKEUP

Canada prides itself as being a nation of nations and this is reflected in the development and promotion of the nation's multicultural activities in the arts. As such, there is a growing number of immigrants participating in the arts and culture field. Approximately 26 percent of immigrants are employed in the theatre industry, 25 percent as artisans and craftspeople, 24 percent as painters, sculptors, and other visual arts, 24 percent as graphic designers and illustrators, and 22 percent as photographers<sup>23</sup>. The art industry as a result, is a key industry that has allowed Canada to attract international tourists seeking to experience the diversity of cultural and artistic expression this country holds. Embodying the hallmarks of a multicultural community through the development of arts and culture will also serve as an opportunity to attract a wider group of local tourists from some of Canada's ethnically diverse communities. Historically in Canada, artistically vibrant cities have grown the fastest, and as a result, has seen increases in local tax revenues and public spending capacity<sup>24</sup>.

## QUALITY OF LIFE

Attendance and participation in arts and cultural events has been shown to boost mental health. Engagement has also been shown to increase a person's ability to cope with mental health problems in everyday life<sup>25</sup>. Amongst Canadians, participants in arts were 4 percent more likely to be in very good or excellent health when compared to those who are unable to attend or participate<sup>26</sup>. A reduction in mental health needs resulting from access to more social activities in the community can in the long run reduce the strain on local mental health resources and boost happiness levels.

<sup>23</sup> Government of Canada, Refugees and Citizenship Canada. (2022, August 8). *Immigration matters in arts and culture*. Canada.ca. <https://www.canada.ca/en/immigration-refugees-citizenship/campaigns/immigration-matters/growing-canada-future/arts-culture.html>

<sup>24</sup> Canada Council for the Arts. (2002, May). *Overview of key demographic trends - possible impact on ...* Canada Council for the Arts. [https://canadacouncil.ca/-/media/Files/CCA/Research/2003/11/demograph\\_EN.pdf](https://canadacouncil.ca/-/media/Files/CCA/Research/2003/11/demograph_EN.pdf)

<sup>25</sup> Fancourt, D. D. (2023, March). *Home*. National Organization for Arts in Health. <https://thenoah.net/wp-content/uploads/2023/08/Arts-and-population-health-FINAL-March-2023.pdf>

<sup>26</sup> *Canadians' arts participation, health, and well-being*. Canada Council for the Arts. (2021, March 15). <https://canadacouncil.ca/research/research-library/2021/03/canadians-arts-participation-health-and-well-being>

## 7.0 Risk Assessment

Colliers identified risks throughout the engagement. For each risk, a probability of the risk occurring, the impact it may have on each option and the risk response are offered. Figure 6 provides the risk assessment legend.

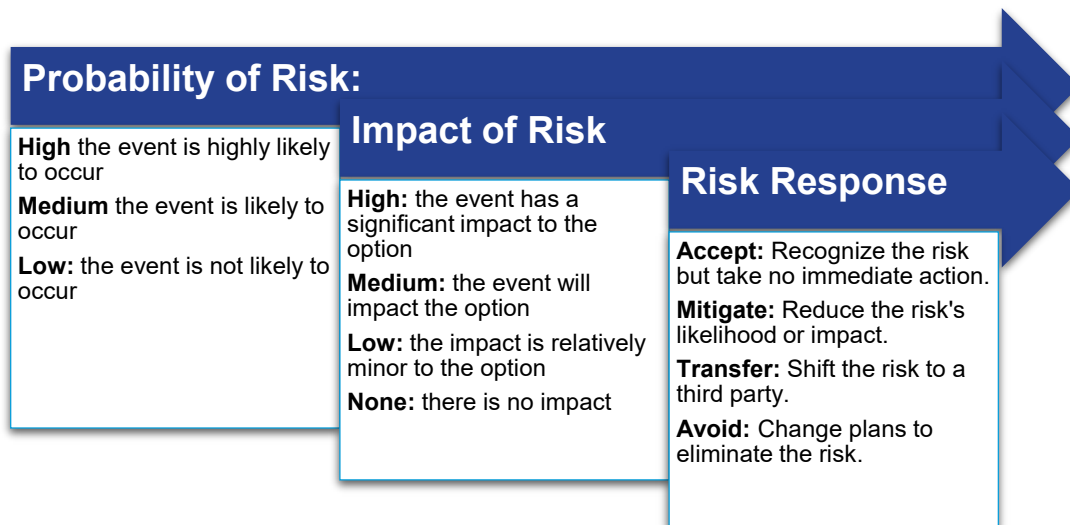


Figure 7. Risk assessment legend.

### 7.1 Options Comparison

A risk assessment was completed for Options 1 and 2 for comparison purposes as displayed in Table 16. Options risks assessment. While individual response strategies have been offered for each risk under each option, response strategies can be combined to support the design, construction and operations of the prospective arts and cultural centre.

Table 16. Options risks assessment.

Risk Assessment		Option 1		Option 2	
#	Risk	Probability	Impact	Probability	Impact
<b>1</b>	<b>Design</b>				
1.1	Design Complexity: The complexity of the option design may pose additional land use planning costs, construction costs and require additional time for completion (applications/appeals).	Medium	Medium	High	High
	Response	Mitigate: Include design and construction contingencies for unexpected challenges. Allocate buffer time within the schedule.		Mitigate: Adopt a project methodology that allows builders to be involved in the design phase to enable collaboration for cost-effective process and timely completion.	
1.2	Scope Change: New stakeholders may emerge, and request changes or	Medium	Medium	Medium	High

Risk Assessment		Option 1		Option 2	
#	Risk	Probability	Impact	Probability	Impact
	stakeholders may request late changes.				
	Response	Mitigate: Finalize a list of all organizations, partnerships and non-profits who will be using the space in the Planning Phase.		Mitigate: Effectively communicate and collaborate with project stakeholders and Indigenous communities. Clearly define scope.	
<b>2</b>	<b>Surrounding Community</b>				
2.1	Traffic: Construction activities will be close to nearby buildings. There is potential for construction traffic complaints, negatively impacting perspectives on project.	Low	Low	Medium	Low
	Response	Mitigate: Plan construction hours and traffic accommodation strategies.		Mitigate: Conduct a traffic analysis for Hurontario St., Pine St. and Second St. Plan construction hours and traffic accommodation strategies.	
2.2	Pedestrian Safety: Pedestrians may trespass onto site or try to use existing laneways. Work may be stopped, delaying schedule.	Low	Low	Medium	High
	Response	Mitigate: Add site security.		Mitigate: Provide signage and promote the project to ensure surrounding community is aware of changes to the link between downtown and Pine St.	
<b>3</b>	<b>Operations</b>				
3.1	Governance: There may be governance issues that may create challenges in maintaining the facility and functions.	Medium	Medium	Medium	Medium
	Response	Transfer: Establish an arm's length organization to take over the facility after the Municipality operates it for 3-5 years.		Transfer: Establish a Board in advance of opening. Hire a consultant to develop a Board Governance Framework that outlines roles, public accountability, fundraising expectations, competencies, etc.	
3.2	Expectations: Stakeholder requirements and expectations may burden the operations and finances of the Town.	High	Medium	High	Medium
	Response	Mitigate: Define a cost-effective solution.		Mitigate: Establish partnerships with arts and cultural organizations to support the	



Risk Assessment		Option 1		Option 2	
#	Risk	Probability	Impact	Probability	Impact
				expanded functional programming on Hurontario St.	
4	Infrastructure Delivery				
4.1	Unforeseen Site Conditions: Unforeseen conditions (geotechnical) of the site may require additional work.	Medium	Medium	Medium	Medium
	Response	Avoid: If unfavourable conditions exist, the design can be modified early to accommodate (no parking for example).		Mitigate: Complete a thorough site investigation upon project approval. Follow recommendations as design progresses.	

## 7.2 General Project Risks

Table 17 offers risks that will be present for both options if the project continues forward. Risks were categorized according to the impacts on the Town, funding, and construction. The most likely and impactful risks include those relating to project approval and the Town's competing priorities. It is important to align the project with the strategic mission of the Council and Town.

**Table 17. Project risk assessment.**

Risk Assessment		Arts and Cultural Development Project		
#	Risk	Probability	Impact	Response
<b>1</b>	<b>Town of Collingwood</b>			
1.1	Political Risks: Delays are possible if there is a shift in priorities, budget shortfalls or legal challenges.	Medium	High	Mitigate: During the planning stage, identify variables that may arise from political decisions.
1.2	Project Continuity: The Town may not have resources to carry knowledge over throughout the project.	High	Medium	Mitigate: The Town is recommended to build a team that will be active throughout the project lifecycle to ensure continuity of knowledge and advocacy for the project. This may require hiring additional staff.
1.3	Competing Priorities: There is potential for the project to divide the community as there are competing projects (water treatment plant expansion and multi-use recreation facility).	High	High	Mitigate: Emphasize the monetary benefits of the project (tourism, creative economy, labour force, etc.).
1.4	Outcome Risk: There is a possibility that the facility does not attract events and artists as desired.	Medium	High	Mitigate: Invest in marketing and use social media platforms to advertise upcoming performing arts events. Gather audience feedback to ensure content planning reflects the desires of the community.
<b>2</b>	<b>Funding</b>			
2.1	Securing funding: Securing funding may be a	Medium	High	Mitigate: Develop an inventory of government funding in conjunction with the fundraising campaign.



Risk Assessment		Arts and Cultural Development Project		
#	Risk	Probability	Impact	Response
	challenge, risking the feasibility of the project.			
2.2	Fundraising: There are potentially negative impacts on donations if the campaign target is too high or too low.	Medium	High	Mitigate: Using Nordicity's initial research and findings, start with a target of \$5M - \$10M and reassess once the project has been approved, and gains momentum within the community.
2.3	Approvals: The project may not be approved by Council.	Medium	High	Mitigate: The project must be clearly aligned with the Council's priorities and major planning frameworks.
<b>3</b>	<b>Construction</b>			
3.2	Limited internal Capacity: There may be limited capacity for infrastructure delivery to manage current workload.	Medium	High	Planning must occur to develop resourcing capacity within the Town for large project delivery. Additional staff may be required.
3.3	Supply Chain Issues: There may be issues with the supply chain of materials and equipment. This may lead to delays.	Medium	High	Develop a diversified list of vendors and coordinate with vendors to ensure accurate delivery dates. Preorder items where possible.

## 7.3 Risk of Status Quo

There are many risks associated with continuing with the status quo. While other projects may support increasing GDP, it is noted that in Canada, the live performance domain contributed \$3.6 billion to the Canadian GDP. The same domain accounted for over 78K jobs in 2023.<sup>27</sup> In terms of the missed public benefits and social impacts, the Town will lose opportunities to bring people together, attract local and external talent, and improve quality of life for those who participate and benefit from arts and cultural programming. Many of the benefits of the project outlined in Chapter 6: Business and Operational Impacts will be lost if nothing is done.

<sup>27</sup> Statistics Canada, Table 36-10-0452-01 Culture and sport indicators by domain and sub-domain, by province and territory, product perspective. Release date: 2023-06-26. Calculations by CAPACOA.

## 8.0 Cost/Benefit Analysis

### 8.1 Capital

A Class D estimate associated with each option was developed (see Appendix 3). Including for all direct construction costs determined at the conceptual design stage, the estimates provide a comprehensive statement of requirements and are estimated to be within a 20-30% margin. The following table outlines the high-level capital costs for Option 1 and 2.

**Table 18. Capital costs for Options 1 and 2.**

Cost Component	Option 1	Option 2
A1 Building	59,321,941	
A2 Site	2,275,426	
B1 Building		57,441,633
B2 Site		2,632,289
B3 Support Building and Connection Bridge		12,704,526
<b>Total</b>	<b>61,597,367</b>	<b>72,778,448</b>
Parking	18,863,265	18,863,071

Assumptions for the capital cost estimate include a General Contractor's Overhead at **10 percent**, General Contractor's Fees at **5 percent**, and Bonding and Insurance at **1.5 percent**. Further, contingencies were encapsulated in the final estimates with an Estimating and Design Contingency of **15 percent**, Construction Contingency at **10 percent** and Escalation Contingency to June 2026 (two years) at **7 percent**.

The overall project costs including consultant fees, soft costs, escalation reserves and risk allowances for Options 1 and 2 are an estimated **\$90.7M** and **\$107.7M**, respectively. These estimates are based on percentages of the capital cost: **14 percent** consultant fees, **1 percent** soft costs, **7 percent** escalation and **2.5 percent** taxes. The overall project cost includes costs relating to consultants and design phases but does not incorporate costs for the fundraising specialist. A fundraising specialist may charge 5 percent of the total funds raised or charge a fixed fee for the duration of the campaign.

### 8.2 Operating Performa

A pro forma was used to examine revenue (Table 19) and expenses (Table 20) associated with each option. Ticket sales are recognized as a key driver within the financial analysis, significantly impacting operating expenses. Among those experiencing the highest volatility are salaries and benefits and programmatic costs. The most significant increases in expenses are salaries and benefits and program expenses. The forecasts are subject to change based on the governance structure in place and staff/volunteer composition. Both administrative and operational costs are higher in Option 2, as a result of greater capacity and having a larger facility floorplan. Further, utilities costs are higher for Option 2, accounting for energy efficiency characteristics of net-zero ready design. Overall, expanded operational capability in a larger facility will require greater earned and contributed income.

The information is hypothetical, based on assumptions and financial projections as determined through research and as outlined in previous work (Feasibility Study reports). Colliers completed an analysis to support the considerations and planning required to address operating implications of the new arts and

cultural centre. Overall, the model illustrates how the expanded programming (Option 2) supports increased activity, influencing revenues and expenses.

It is assumed that construction of the prospective facility is anticipated to begin in 2027, opening its doors in 2029. The pro forma was constructed assuming that the arts and cultural centre will be at near-100 percent capacity and ready to operate in the first year. The expectation is that planning, advertising, and booking are performed prior to opening. It is expected that as part of the three-year period before opening, the prospective governance structure will enable early events planning and establishment of partnerships. The following additional assumptions were used in the pro forma:

- Activity includes concerts, film, dance, rentals (multi-purpose spaces), galleries, retail, and catering. Activity is expected to grow steadily after the building is opened, resulting in more performances and events.
- Tickets purchased by locals is estimated to increase overtime as the population increases. A portion of tickets sold was assumed to be purchased by out-of-town visitors. Community and touring events were differentiated by ticket prices, number of events and attendance.
- The number of annual space rental instances was assumed to follow the trends outlined in the Feasibility Studies.
- Option 2 introduces additional revenue opportunities with the inclusion of additional office spaces and catering. It was assumed that at the time of opening, all galleries, retail spaces and offices will be fully utilized, with rents reflecting regional market rates.

It was recognized that performing arts centres in the region typically require municipal support accounting for 30 percent of their annual operating budgets. The results of the model indicate that for Option 1 and Option 2, the required municipal subsidies are likely to be **34 percent** and **39 percent** of the anticipated budgets, respectively. A consistent subsidy will provide time to mature strategies and generate sustainable community interest.

It is typical for organizations to reassess their operating budgets once consistent programming and a dedicated audience are established. This, in turn, supports strategic planning efforts and informs Customer Relationship Management (CRM), Marketing, and Programmatic planning.

To maximize both its earned and contributed revenue generating capacities, the arts and cultural centre can focus on customer relationship management for constituent tracking and targeted marketing. If successful in generating net new revenue, there may be opportunity to reinvest into strategic objectives such as cultural programming.

It should be noted that no asset lifecycle capital allowances were carried in the development of the costing. Typically, these costs and budget requirements occur roughly 10-15 years following facility construction completion and represent ~2-4% of the original construction cost amount on a year over year basis.

**Table 19. Operating revenues for options.**

Revenues	Option 1 (\$)	Option 2 (\$)
<b>Earned Revenue</b>		
<b>Programming</b>	<b>1,212,653</b>	<b>1,212,652</b>
<i>Events</i>	963,137	963,137
<i>Concessions &amp; Catering</i>	179,788	179,788
<i>Surcharges</i>	69,727	69,727
<b>Contributed Revenue</b>		
Commercial & Non-Commercial Rentals	<b>404,111</b>	<b>496,541</b>
Sponsors, Members, Donors, & Grants	<b>250,000</b>	<b>250,000</b>
<b>Municipal Subsidy</b>	<b>928,168</b>	<b>1,179,816</b>
<b>Total Revenue</b>	<b>2,701,471</b>	<b>3,045,549</b>

Ticket sales are recognized as a key driver within the financial analysis, significantly impacting operating expenses. Among those experiencing the highest volatility are salaries and benefits and programmatic costs. The most significant increases in expenses are salaries and benefits and program expenses. The forecasts are subject to change based on the governance structure in place and staff/volunteer composition. Both administrative and operational costs are higher in Option 2, as a result of greater capacity and having a larger facility floorplan. Further, utilities costs are higher for Option 2, accounting for energy efficiency characteristics of net-zero ready design. Overall, expanded operational capability in a larger facility will require greater earned and contributed income.

**Table 20. Operating expenses for both options.**

Expenses	Option 1 (\$)	Option 2 (\$)
<b>Overhead</b>		
<b>Administrative</b>	<b>826,930</b>	<b>1,012,588</b>
<i>Salaries and Benefits</i>	742,630	928,288
<i>Fundraising Expense</i>	26,512	26,512
<i>Materials and Supplies</i>	57,788	57,788
<b>Events Costs</b>		
<b>Direct Event Rentals</b>	<b>183,519</b>	<b>183,519</b>
<b>Program Expenses</b>	<b>487,892</b>	<b>487,892</b>
<b>Advertising Expenses</b>	<b>371,818</b>	<b>371,818</b>
<b>Building</b>		
<b>Maintenance</b>	<b>228,447</b>	<b>271,981</b>
<b>Utilities</b>	<b>360,671</b>	<b>429,403</b>
<b>Other</b>	<b>242,193</b>	<b>288,347</b>
<b>Total Expenses</b>	<b>2,701,471</b>	<b>3,045,549</b>

While Option 2 requires the greatest subsidy, expanded programming positively impacts funding opportunities, partnerships, and tourist attraction. Ultimately, a delicate balance of customer needs and community needs is important for revenue drivers such as patron acquisition, experience, retention, advancement (major gifts), institutional giving (foundations), and education (scaling student offerings).

## 9.0 Implementation Strategy

An Implementation Strategy is required to clarify the resources required to proceed with the final recommendation. Major phases include governance structure development, capital campaign, project delivery, opening pre-planning and operations. An implementation strategy is offered in the event that the project is approved.

### 9.1 Governance

#### 9.1.1 Fundraising Models of Choice

A governance model will need to be adopted early on to support the Town's decision-making efforts. Nordicity provided examples of different models in Section 6 of Phase 1 Feasibility Study (Nordicity, 2021). It is possible that the Town may opt to select one governance model for a short duration and shift to another model once the arts and cultural centre is built and operating. Considering the investment requirement by different models may support this decision:

- If the Centre is run by the Municipality, a team will need to be developed within the existing government structure. The Town will be required to invest in this approach to provide resources, access the Town's internal services (human resources), and fill new positions.
- If the centre is run at arm's length, an upfront investment is required to establish a new organization and charitable status. Upfront planning is required for this option such as the creation of documentation for programming, marketing, and operational staff for the first 1-3 years of operations. The start-up costs are likely to be greater for this option and investment is required from the Town's existing budget or outside sources such as grants or community fundraising.

In any case, a governance structure is required for most grant programs prior to application and funding approvals. The funding campaign also requires a governance structure that will inform the Case for Support. The selected structure will inform who leads campaign planning, budgets, and timeline. However, campaign planning can occur concurrently with governance establishment as long as the model does not change once community members are engaged as part of the campaign.

#### 9.1.2 Board of Directors

Governance is a crucial element in the success of any performing arts centre as identified through the environment analysis. It is typical for third-party consultants to support the development of the centre's Board Governance Framework. The scope of the work may include public consultations to gather input on Board Governance and to provide advice on:

- Provide guidance and design of the preferred governance structure.
- Define the role of the Board of Directors for the arts and cultural centre.
- Develop Board competency frameworks.
- Outline the role of the Board in fundraising.
- Outline methods for keeping public accountability.

Many provincial and federal grant programs require a clear governance structure to be determined prior to application and/or funding approvals. The determined governance model may inform who leads campaign planning (internal municipal staff vs. external candidate) and inform the campaign budget and

timeline. Ultimately, the campaign planning can occur parallel to the governance management, however the model must not change once the campaign commences engagement with community members.

## 9.2 Capital Campaign

Building on the work completed by Nordicity, the first key step is to continue developing the funding campaign. Refer to Section 4 - Proposed Campaign Structure of the Nordicity Fundraising Framework. It may be useful for the Town to develop working goals, finalize the campaign narrative, and the identify prospective Cabinet members. It is good practice to develop a preliminary governance structure with the construction costs and timelines assembled, and prospective donors consulted.

## 9.3 Project Delivery Methodologies

If the project is approved, a project delivery methodology must be selected. The benefits and limitations of various project delivery methodologies are discussed, with a final recommendation provided to the Town for consideration. Each methodology carries risks to the Owner in different degrees and under varying conditions. The following section provides an overview of popular project delivery methodologies, along with their respective benefits and limitations.

### **Integrated Project Delivery (IPD)**

Key parties include the Owner, Designer, Contractor, and others as appropriate for the Project and each are bound by a single contract. During a validation phase, the project team sets base target cost, milestone schedule, and the profit/risk pool. The risk pool identifies the profit that will be shared by members of the Design/Construction Team, and which profit remains at risk subject to achievement of agreed Project objectives; the most typical objective will be the final Project cost coming in at or below the final target cost. If validated, the Project proceeds to procurement or it does not advance. In addition:

- IPD pricing structure is cost plus with a target price. The profits of the design and construction team members are identified and allocated to a risk pool that remains at risk subject to achievement of mutually agreed Project objectives.
- Non-owner parties are guaranteed reimbursement for 100% of their direct costs confirmed through open-book pricing; profit at risk tied to Project performance.
- The Project management team, which comprises of key representatives from each member of the IPD contract, including the Owner, are collectively responsible for Project governance.

### **Design Bid Build**

The owner contracts with separate companies for the design and for the construction of a project. There is a phased approach to the schedule, with specific milestones:

- The owner retains a prime consultant, sub-consultant, and specialty consultants to design the facility.
- The design is completed and is put out as a tender. Construction firms (general contractors) are invited to provide the lowest price at which they can furnish the work, including labour and materials.
- The owner enters into a construction contract with the general contractor, which is selected based on price (and possibly schedule).

- While the general contractor may have some workers on staff, the majority of the work is carried out by sub-trades that are contracted by the general contractor. Privity (a legal relationship) exists between the owner and the sub-contractor.
- The contractor completes the work as defined in the tender documents. If these documents contain errors or omissions, the owner is liable to the general contractor for additional costs for the work plus overhead/profit.

The prime consultant fulfills the following roles:

- Coordinates the sub-consultants.
- Reviews the construction.
- Reviews queries from the general contractor.
- Arbitrator of first resort for contractual disagreements.

### **Design-Build Procurement**

The owner contracts with a single entity for the combined design and construction of a project. This is a fast-tracked approach in which:

- The owner develops the statement of owner's requirements – a library of base documents detailing technical functional requirements, the program requirements, existing site conditions, etc.
- A request for proposal (RFP) is released, which includes the statement of owner's requirements.
- The RFP may be a two-stage process, whereby proponents are first screened through a request for qualifications (RFQ) stage and the RFP is then released to a short list of proponents.
- Proponent teams may take the form of a consortium, joint venture, or main contract with subcontracts. Proponent teams may be headed by a constructor, a consultant, or a financier.
- Design-builder proponents submit proposals. Proposals include a design that interprets the owner's requirements, in terms of floor plan, systems, finishes, etc.

The prime consultant may be the design-builder's consultant or another consultant, as agreed to by the parties or as specified in the contract.

### **Construction Management as Agent**

The owner contracts separately with the prime consultant, construction manager (CM), and the individual trade contractors. The construction manager acts as the owner's agent in tendering and coordinating the work of the trade contractors and providing shared site services such as security, hoarding, safety, etc.

The construction manager contributes to the design process, divides the construction work between trade packages, tenders the various trade packages on behalf of the owner, and coordinates work on site. The owner enters into separate contracts with each individual trade contractor.

The prime consultant fulfills the following roles:

- Coordinates the sub-consultants.
- Reviews the construction.
- Reviews queries from the construction manager and trade contractors.

- Arbitrator of first resort for contractual disagreements.

### Construction Manager at Risk (Fixed Fee)

The owner contracts separately with the prime consultant and construction manager (CM). The CM assists the Owner and the Architect/Engineers with input on costs, cost effective construction materials, constructability, scheduling, and sequencing issues throughout the pre-construction design phases. The CM may also provide some of the actual construction of the project depending on the availability of bidders and the expertise the company has.

As “Constructor” the construction manager divides the work between trade packages, tenders the various trade packages, and coordinates work on-site. The contract includes a clause allowing the CM at risk contract to be replaced with a standard design-bid-build contract. The CM is then assigned any existing trade contracts and is responsible for obtaining pricing for any remaining work.

The prime consultant fulfills the following roles:

- Coordinates the sub-consultants.
- Reviews the construction.
- Reviews queries from the construction manager and trade contractors.
- Arbitrator of first resort for contractual disagreements.

### Project Delivery Methodology Summary

Table 21 provides a summary of pros and cons for each project delivery methodology. Construction Management as Agent and Construction Manager at Risk methods are likely not preferable as there is less cost certainty early in the project.

**Table 21. Project delivery methodology summary.**

Project Delivery Methodology	Pros	Cons
Integrated Project Management	<ul style="list-style-type: none"> <li>• IPD pricing structure is cost plus with a target price.</li> <li>• Non-owner parties are guaranteed reimbursement for 100% of their direct costs confirmed through open-book pricing.</li> <li>• The Project management team are collectively responsible for Project governance.</li> </ul>	<ul style="list-style-type: none"> <li>• IPD lacks a fixed price.</li> <li>• Value factors in IPD are subjective and might not suit all organizations.</li> <li>• IPD demands skilled Owner team for hands-on execution and decision-making with designers/contractors.</li> <li>• Design/construction contractors lack long-term commitment and focus on asset's whole-life outcomes.</li> </ul>
Design-Bid-Build Contracting	<ul style="list-style-type: none"> <li>• The owner retains control of the design until it is complete.</li> <li>• Cost certainty is achieved when the contract is signed.</li> <li>• Risks are transferred to the general contractor.</li> </ul>	<ul style="list-style-type: none"> <li>• Slow and inflexible process – generally fairly rigid phases.</li> <li>• Little constructability input.</li> </ul>



		<ul style="list-style-type: none"> <li>• Constrained to select the lowest price, which may result in more conflict and lower quality.</li> <li>• Errors, omissions, and lack of coordination are the owner's responsibility.</li> </ul>
Design-Build Procurement	<ul style="list-style-type: none"> <li>• Flexible process allows for fast-tracking and phasing.</li> <li>• More cost certainty – drawing coordination is the responsibility of the design-builder and non-conformances are the design-builder's responsibility.</li> <li>• A partnering relationship may be developed between the owner and the design-builder.</li> <li>• The RFP process allows for innovation and variety – proposals generally differ in design philosophy, construction materials, proposed finishes, scheduling, etc.</li> <li>• The design-build process allows for a more integrated approach to construction, as both the consultants and contractors are involved in the design.</li> <li>• The RFP process allows for proponents to differentiate themselves with either the price or design (or both). The owner's decision is not constrained to choose the lowest bidder.</li> <li>• Cost certainty is achieved when the contract is signed.</li> </ul>	<ul style="list-style-type: none"> <li>• The owner must develop a comprehensive programme and technical standards – otherwise the design may not meet the requirements.</li> <li>• The owner must be prepared to make decisions on the project scope much earlier in the process, as any deviations or changes from the statement of owner's requirements may result in extra costs.</li> <li>• The owner may still require an owner's consultant to review the design and construction and ensure it meets the statement of owner's requirements.</li> <li>• Difficult to achieve all of the owner's design objectives.</li> </ul>
Construction Management as Agent	<ul style="list-style-type: none"> <li>• Good cost estimating at early stages.</li> <li>• The owner retains control of the design until it is complete.</li> <li>• Constructability reviews are provided by the CM.</li> <li>• Trade-offs to maintain the established overall construction budget are easily facilitated.</li> <li>• Allows for fast-tracking by using phased tendering.</li> </ul>	<ul style="list-style-type: none"> <li>• Requires a lot of administration by the owner, as each trade is retained via a separate tender and contract. This results in separate progress draws, payment, substantial completions, etc.</li> <li>• Constrained to select the lowest price, which may result in more conflict and lower quality.</li> <li>• Little incentive for the CM to ensure pricing is fair and reasonable.</li> <li>• Cost certainty is not achieved until all the trade contracts are signed.</li> <li>• Errors, omissions, and lack of consultant coordination are the owner's responsibility.</li> <li>• The owner assumes the budget risk.</li> </ul>

Construction Manager at Risk	<ul style="list-style-type: none"> <li>• Good cost estimating at early stages.</li> <li>• Constructability advice during design.</li> <li>• The owner retains control of the design until it is complete.</li> <li>• Transfer of responsibility for construction and some risk from owner to CM.</li> <li>• Allows for fast-tracking by using phased tendering.</li> </ul>	<ul style="list-style-type: none"> <li>• Less owner control during construction.</li> <li>• Design changes after construction begins are costly.</li> <li>• Cost certainty is not achieved until all the trade contracts are signed.</li> <li>• Little incentive for the CM to ensure pricing is fair and reasonable.</li> <li>• Potentially conflicting interests as both CM and contractor.</li> </ul>
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Selecting a project delivery method depends on the project scope, technical requirements, budget constraints and risk tolerance. If the project proceeds, there is opportunity to investigate which methodology is most appropriate, when final concepts are approved.

## 9.4 Programming

The arts and cultural centre is likely to house several programming options for the community such as live presenting, film presenting, nonprofit performance rentals, commercial performance rentals, non-performance rentals, educational programming, retail, informal and food-based programming, gallery space and open space programming. Potential partnerships must be further defined and may include local school districts, regional governments for financial support based on value delivered in the form of programs and outreach.

## 9.5 Facility Operations

Support investment is required for the preparation of the opening of the facility. It is necessary to establish procedures for equipment use safety training and maintenance of the facility. In addition, there is a necessity for staff to be trained, and master calendars established. Vendor contracts can be drawn and permitting for various functions including insurance and facility maintenance need to be acquired.

## 10.0 Recommendations

Through public consultations, Town consultations and working with the Collingwood Arts Centre Feasibility Steering Committee, the desired functional programming for a prospective arts and cultural centre in the Town of Collingwood was determined. Due to the size of the project, a larger capital investment than initially estimated in previous project phases is required, as the expected construction costs for Options 1 and 2 are \$61M and \$72M, respectively.

Given these findings, Colliers recommends two additional steps prior to making a decision to move forward:

- Defer decision-making until after the Downtown Visioning Master Plan is completed (planned completion for September 2024). This is recommended so plans for downtown parking, transit, and community spaces (Farmers Market and planned greenspace) can be encompassed within the Downtown Vision.
- As the cost options presented here are significantly higher than what was contemplated at the onset of the development of this business case, it is recommended that Council and Staff define an upset limit budget for the facility (aligning with capital and operating financial capacity) and that a prioritization/scope reduction exercise be undertaken to reduce the facility functional program to achieve the agreed upon budget.

In 2025, the Town engaged Colliers to support the follow-up work required to assess a reduced scope. Chapter 12 provides an amendment to the project, outlining a revised project scope, capital costs, project costs and final recommendations on site selection.

## 11.0 Funding Opportunities

**The Green through Wood Program:** The Green Construction through Wood (GCWood) program encourages the use of innovative wood-based building technologies in construction projects. The Program funds 50% of \$1,000,000 for innovative building designs and 50% of \$400,000 for schematic design.

**The Canada Cultural Spaces Fund:** The CCSF supports the improvement of physical conditions for arts, heritage culture and creative innovation. The Fund supports renovation and construction projects, the acquisition of specialized equipment and feasibility studies related to cultural spaces. The Program's support for an individual project is limited to a maximum of 50% of total eligible expenses.

**The Canada Community-Building Fund in Ontario:** The Canada Community-Building Fund (CCBF) is a permanent source of funding provided up front, twice-a-year, to provinces and territories, who in turn flow this funding to their municipalities to support local infrastructure priorities. The fund delivers over \$816 million every year to 641 communities across the province (\$500,000 maximum per project).

**The Tourism Growth Program in Southern Ontario:** The Tourism Growth Program (TGP) provides \$108 million over 3 years to support communities, small- and medium-sized businesses, and not-for-profit organizations in developing local tourism products and experiences. The value of the program funds \$250,000.

**Capital Project Construction of New Sustainable Municipal and Community Buildings:** This funds retrofits of municipal buildings and new builds of municipal and community buildings. The combined grant and loan value covers up to 80% of eligible costs, with a combined grant and loan up to a maximum of \$10 million.

Table 22 provides a compilation of the most likely funding sources for Option 1 and Option 2. Option 2 may be eligible for more funding due to the Canada Cultural Spaces Fund percentage breakdown. However, this does not necessarily mean a lower funding shortfall.

**Table 22. Potential funding breakdown.**

Funding	Option 1	Option 2
Canada Community Building Fund	500,000	500,000
Canada Cultural Spaces Fund	30,798,684	36,389,224
Capital Project Construction of New Sustainable Municipal and Community Buildings	10,000,000	10,000,000
Donations	10,000,000	10,000,000
<b>Sub-Total</b>	<b>50,756,405</b>	<b>56,251,288</b>
<b>Town Shortfall</b>	<b>(10,298,684)</b>	<b>(15,889,224)</b>

Given capital costs of \$61.5M and \$72.7M for Options 1 and 2, the Town can expect a funding shortfall of **\$10.2M** and **\$15.8M**, respectively.

## 12.0 Project Amendment

### 12.1 Background

Since February of 2021, the Parks, Recreation & Culture Department has been working with consultants and the community to conduct an Arts Centre Feasibility Study (CACF) for the Town of Collingwood. The study has been completed in phases as outlined below.

#### 12.1.1 Phase 1

Phase 1 was conducted by Nordicity Group Ltd in partnership with Giaimo Architects, and the purpose of this phase was to evaluate the needs of the arts and cultural sectors in the community, and to determine if and to what degree an arts and cultural centre would be feasible in Collingwood.

The process included a market and audience assessment, stakeholder and public consultation, a design and location analysis, and finally, recommendations on financing and governance.

The Phase 1 final report was presented at the Strategic Initiatives Committee (SIC) meeting on October 4<sup>th</sup>, 2021, and at the Council meeting on October 18<sup>th</sup>, 2021. The results of the Phase 1 study suggested that there is indeed demand for an arts and culture centre in Collingwood and that it would be feasible, “provided certain design, development, and start-up conditions can be met and the overall implementation executed capably”. Nordicity advised that “success depends on many factors from ensuring continued community buy-in, strong leadership particularly related to market attraction, programming and promotions, as well as a commitment from the Town towards the annual subsidy.”

#### 12.1.2 Phase 2

Conducted by Nordicity Group Ltd in partnership with Giaimo Architects, and building on the findings of Phase 1, Phase 2 had the following objectives:

- Validate the feasibility of the new arts facilities, including the market, operational, financial, economic, fundraising, and social-impact aspects that would underline a recommendation on size and seating capacity.
- Assess the feasibility of a short list of sites and recommend a single site that Council would put forth for any further consultation deemed to be required.
- Determine the target arts disciplines that would be served by the facility, which would include space for a live performance theatre/music and dance, and public galleries and exhibition space for the visual arts.

The Phase 2 scope of work included engagement to validate local market take-up assumptions and research on revenue to be generated by touring acts. Research was also completed in collaboration with Town staff on locational challenges and opportunities, planning, engineering, and servicing related to the shortlisted potential sites. The architectural rationale and spatial analysis were also developed based on best practices and public space design. Cost analyses were completed including capital costs estimates and economic impact assessment of the value of the outside visitors attracted to Collingwood using the TREIM Tool.

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The Phase 2 report was presented to the Corporate & Community Services Standing Committee at its April 3<sup>rd</sup>, 2023, meeting. The community re-affirmed the need to have the following kinds of spaces in the facility:

- Public gathering areas
- Front-of-House
- Theatre 1 (higher capacity, fixed seating)
- Theatre 2 (smaller capacity, flexible seating)
- Administration
- Theatre support spaces (green rooms, dressing rooms, etc.)
- Studios/Classrooms
- Additional office and catering spaces
- Retails and market spaces

The six short-listed sites from Phase 1 were assessed and studied by Giaimo through a site selection evaluation framework. Based on this, the short-list was narrowed to two potential sites that both meet the needs of the size, scope, and vision for a new arts centre. These were:

- 48 Ste. Marie St – a new 45,000 sq.ft. arts centre constructed on 35,000 sq.ft of parking lot in Downtown Collingwood.
- Collingwood Terminals Redevelopment – a new 45,000 sq.ft. arts centre integrated with the larger Grain Terminal Redevelopment project currently underway by Streetcar Developments Inc. and Dream Unlimited Inc.

While the initial intention of the Phase 2 study was to recommend one final site, Giaimo determined that both sites offer feasible, non-comparable approaches, and as such recommended that both be considered further in consultation with Streetcar, the Town, stakeholders, and the public to determine which approach is preferred. However, this recommendation was defeated in favour of focusing solely on the 48 Ste. Marie Street site (or comparable downtown parking lot if deemed necessary) with direction for staff to report back to Council with plans for proceeding to Phase 3 of the project. Council ratified this decision at its April 17<sup>th</sup>, 2023, meeting.

### 12.1.3 Phase 3

The purpose of this phase was to provide Council with a finalized design option based on previous feasibility studies, options, and selected site. This will support Council in their decision-making regarding the development of a new arts and culture centre.

Phase 3 consisted of a thorough review of the previous phases and developing a Business Case to finalize the site selection, concept design, costing, fundraising framework and viability of the project. Colliers, in consultation with the CACF Steering Committee, conducted the bulk of the Phase 3 scope of work to determine the ideal functional program of the proposed arts centre, validating and building upon the community consultation data from phases 1 and 2. This refined vision included a 600-seat main theatre, secondary 300-seat black-box theatre, ample back of house and administrative space,

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classrooms, gallery space, an outdoor programming area, and a retail/market location. The square footage to accommodate this vision made 101 Pine Street a better site given its larger size and the opportunity it affords to consider adding 84 Hurontario Street to the overall footprint of the centre. However, the subsequent costing of this vision proved to be substantially higher than what would be considered feasible and Colliers recommended an extension to their work which Council supported:

THAT Council approves an expenditure of \$40,000 from the Arts and Culture Legacy Fund to extend the consulting services contract with Colliers Project Leaders to complete a prioritization and scope reduction exercise with respect to the options presented in the June 2024 Collingwood Arts Centre Business Case.

AND THAT the timing provide for input from the Downtown Visioning process and that an upset limit would be determined through this prioritization and scope reduction exercise.

At its January 6, 2025, meeting, Council received the Draft Downtown Master Plan and provided direction on the requested upset budget limit for the scope reduction. This was:

THAT Council provides a budget that equates to not more than 1% tax increase (based on the 2025 tax rate), based on a 30 year amortization for the Arts Centre Feasibility Study for the prioritization and scope reduction exercise of the options presented in the June 2024 Collingwood Arts Centre Business Case, and it not be tied to a specific location.

Further, at its May 26, 2025, meeting, Council voted to support the Collingwood Downtown BIA's recommendation that Council consider the Collingwood Leisure Time Club property (100 Minnesota Street) to be considered as a location for the Arts Centre.

Work was subsequently completed with the CACF Steering Committee to reduce the project scope as much as possible. Through substantial facility footprint reductions and base design element changes (including flex seating/use), significant cost savings have been achieved. Colliers and the Town also returned to the assessment of the Leisure Time Club as a potential site location and have summarized its limitations. The results of this phase are presented below.

## 12.2 Design

Through consultation with the CACF Steering Committee, it was determined that the Town and community would be best served with a flexible 600-seat main theatre. Table 23 summarises Option 1 (101 Pine Street without 84 Hurontario) functional program with the amended project functional program (see Appendix 4.1 for more details). The overall gross floor area was reduced from over **192 thousand square feet** to **43.8 thousand square feet**.

### 12.2.1 Amended Functional Program

While the 600-seat main hall was maintained in the facility, other programming was eliminated such as the parking, black box, additional offices and retail spaces. The lobby was downsized, as well as the main support, administration and building services areas. A space has been allocated as the artist lounge (under Lobbies and Public Space) but can be used as a classroom.

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**Table 23. Functional Program of Option 1 and Project Amendment for comparisons.**

Space	101 Pine St (Option 1)	Amendment
	Sq. ft.	Sq. ft.
<b>Lobbies and Public Space</b>		
Lobbies		
Lobby Support		
<b>Total Lobbies and Public Spaces</b>	<b>19,572</b>	<b>8,380</b>
Multi-purpose Room		
<b>Total Classroom/Lecture/Meeting Space</b>	<b>4,778</b>	<b>0</b>
<b>Main Hall</b>		
Main Hall and Stage		
Main Hall Backstage		
<b>Total Main Hall</b>	<b>20,942</b>	<b>13,150</b>
<b>Black Box</b>		
Blackbox (300 flexible seating)		
<b>Total Black Box</b>	<b>4,797</b>	<b>0</b>
<b>Administration</b>		
COE Offices		
Copy Centre		
General Administration		
<b>Total Administration</b>	<b>2,029</b>	<b>1,430</b>
<b>Building Services</b>		
<b>Total Building Services</b>	<b>2,905</b>	<b>2,050</b>
<b>Should Have and Could Have Spaces</b>		
Outdoor Component	2,828	0
Additional Office and Catering	0	0
Additional Offices and Catering	1,514	0
Retail and Market Space	2,234	0
Apartment for Artists	0	0
Parking (100 Cars x 350 sq.ft./Car)	48,366	0
<b>Total Net Area</b>	<b>55,023</b>	<b>25,010</b>
Total Net Area and Additional Spaces	61,700	25,010
Total Net Area and Additional Spaces and Parking	110,066	25,010
Grossing Factor	1.75	1.75
Total Gross Area	96,291	43,800
Total Gross Area and Additional Spaces	107,974	43,800
<b>Total Gross Area</b>	<b>192,615</b>	<b>43,800</b>

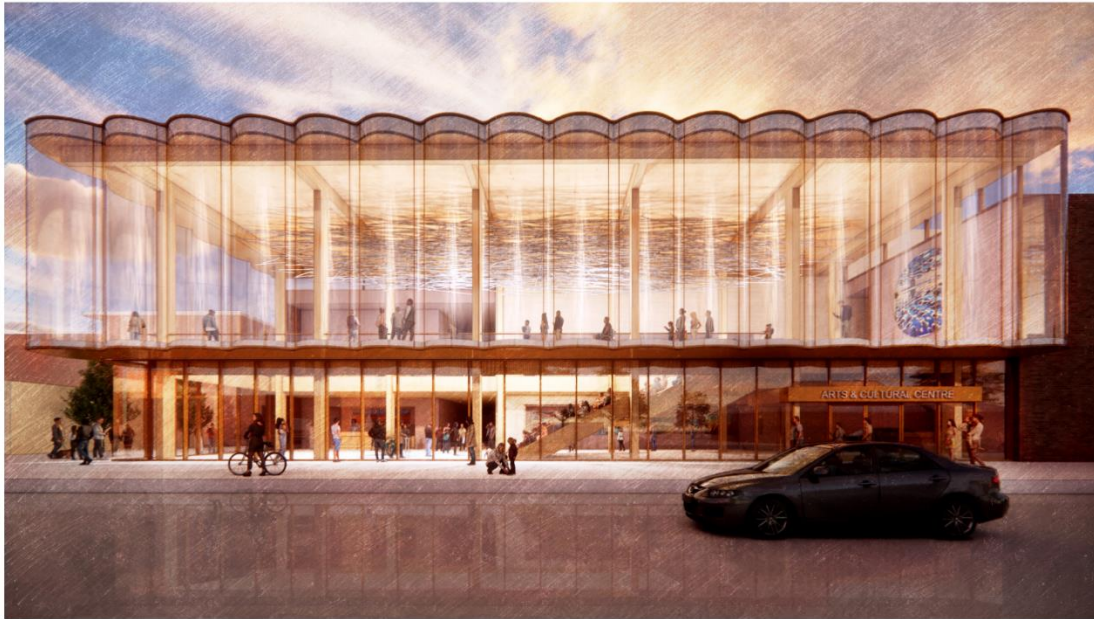
### 12.2.2 Renderings

The following subsection outlines renderings for both external and interior views of the arts and cultural centre. Specific detail has been offered on the exterior glass, brick, interior atrium and hall.



## EXTERIOR GLASS

The undulating and transparent exterior façade wraps the lobby atrium and is inspired by Collingwood's iconographic Grain Terminal Silos and the clear waters of Georgian Bay (see Figure 8). The swells and valleys of the glass create reflections during the day, and its transparency to the lobby directly engages with the street and the Town. It brings the Town in and broadcasts art out.



**Figure 8. Exterior rendering of arts and cultural centre (focus on lobby).**

## EXTERIOR BRICK

The north, west, southwest, and northeast facades are clad in brick to relate with the material palette of the downtown core (see Figure 9). The brick facades are interrupted by slots of glass providing views and light into the rooms within, which reduces the scale of the building mass and matches the proportions of brick buildings along St. Marie Street.



Figure 9. Exterior rendering of the arts and cultural centre (focus on brick).

## ATRIUM

The Lobby Atrium is a living room for the arts, welcoming patrons and visitors to the building. It has a stair amphitheatre facing a large open floor area that can be flexibly used for small performances like matinee concerts, morning yoga classes, children's dance class, Collingwood Art Crawl, and many more. At the top of the stair amphitheatre, visitors can perambulate around the mezzanine atrium, with opportunities to be up against the glass and look down into the lobby below.

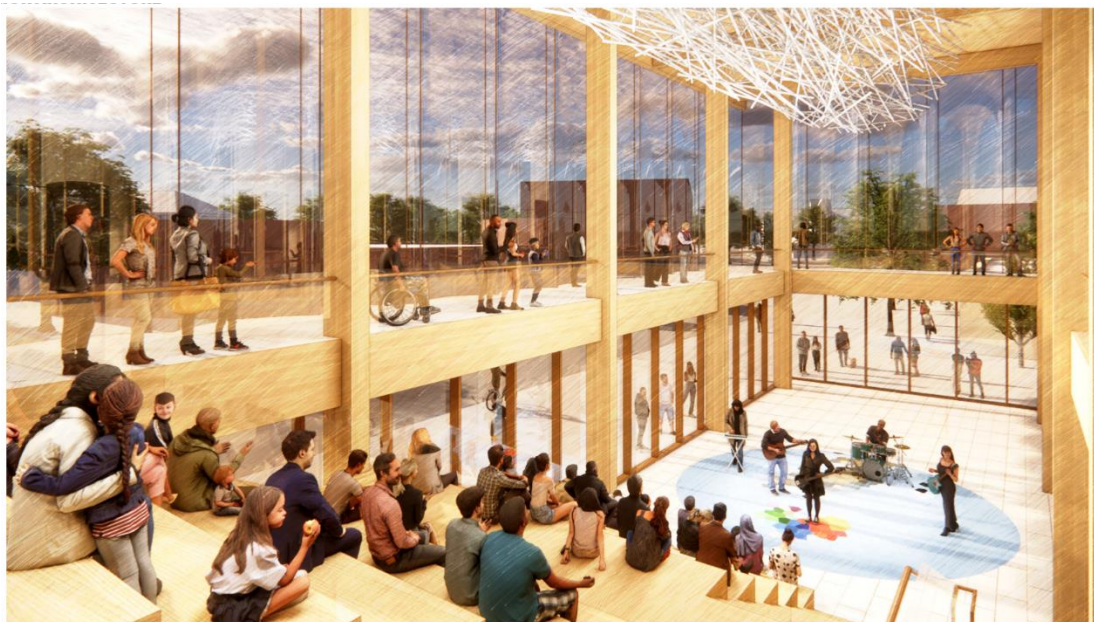
The Hall walls as seen from the Lobby and street take inspiration from the escarpment landscape, with its materiality in a similar earthy colour and rough texture as the rock faced cliffs (see Figure 10). Nooks and niches are eroded from the hall wall and reveal gallery spaces for Art, and lounge spaces to rest and observe. Mass timber columns and beams frame the volumetric lobby, is not only reminiscent of the gantry cranes that held up ships at the height of Collingwood's shipbuilding industry but also exudes the warmth and inviting nature of wood.





**Figure 10. Internal renderings of the Lobby.**

Below is the Amphitheatre Stair that is not only used for traversing between level 1 and 2 but also can seat 100 people for various events. Additional loose seating and standing space along the encircling mezzanine adds another 100 people.



**Figure 11. Internal rendering: a sample example of a Lobby event.**

## HALL

The 600-seat flexible hall has two levels, the first level has a retractable seating system that seats roughly 500 people, and a second level balcony that seats approximately 100 people. When the system is retracted, the flat floor can be configured as banquet seating for a wedding reception, presentation layout seating for a conference, or an open space for a circus performance (see Figure 12, Figure 13 and Figure 14). The 600-seat flexible hall has shaped sidewalls that meet acoustic requirements of various modes. In addition, adaptable ceiling reflectors can be re-configured to tailor the acoustics of a particular performance/event. To further reinforce the flexibility, variable acoustic curtains can be drawn open or closed to also enhance the acoustics of the experience.



Figure 12. Interior renderings on arts and cultural centre Main Hall in concert configuration.



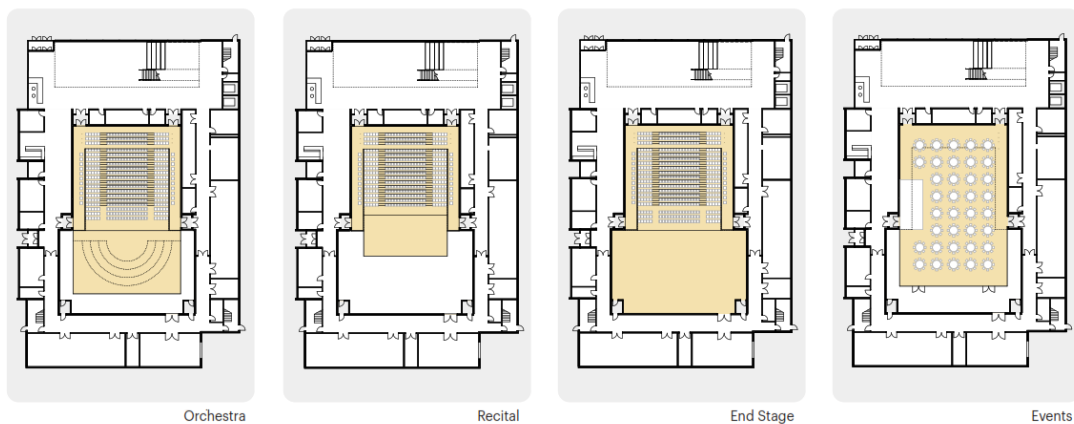
Figure 13. Interior renderings on arts and cultural centre Main Hall in conference configuration.





**Figure 14. Interior renderings on arts and cultural centre Main Hall in wedding configuration.**

The number of main hall seats and configuration depend on the type of event. As displayed in Fig. 15, the use of stage space, as well as seating is variable for orchestra, recital, end stage and other events. For the orchestra configuration, a smaller stage is optimal, with a total of 606 potential seats across the lower level and balcony. Recitals require much less stage space and can be configured to seat over 500 people. The end stage configuration utilizes the entire stage and can accommodate an audience of 606 people. Lastly, for other events, the bottom area can accommodate 288 seats, if there are 8-person tables.



**Figure 15. Main hall multi-purpose configuration plan diagrams.**

## 12.3 Cost Analysis

The Town, CACF Steering Committee and Colliers worked together to achieve a more feasible scope while still maintaining the essential components of the space that the research and engagement has

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identified as crucial to the vision of the arts and cultural centre. It is important to note that parking was not included in the rescoping of the project.

### 12.3.1 Capital

A Class D estimate associated with each option (with the same functional program and gross floor area) was developed (see Appendix 4.2). Including for all direct construction costs determined at the conceptual design stage, the estimates provide a comprehensive statement of requirements and are estimated to be within a 20-30 percent margin. The following table outlines the high-level capital costs for the revised Functional Program on lots 48 Ste Marie and 101 Pine St.

**Table 24. Capital and project costs for Options 1 and 2.**

Cost Component	Ste Marie St (\$)	Pine St (\$)
Estimated Net Cost	31,704,971	31,591,914
General Contractor's Overhead	3,170,497	3,159,192
General Contractor's Fees	1,585,248	1,579,596
Bonding and Insurance	475,574	473,878
Sub-total	36,936,290	36,804,580
Design Contingency	5,540,444	5,520,687
Construction Contingency	3,693,629	3,680,458
Escalation Contingency to June 2026	1,846,815	1,840,229
<b>Total Capital Cost</b>	<b>48,017,178</b>	<b>47,845,954</b>
Consultant Fees	6,722,405	6,698,434
Soft Costs	480,172	478,460
Escalation	3,361,202	3,349,217
Risk Allowance	7,202,576.70	7,176,893.10
<b>Total Project Cost</b>	<b>67,428,122</b>	<b>67,187,681</b>

Assumptions for the capital cost estimate include a General Contractor's Overhead at **10 percent**, General Contractor's Fees at **5 percent**, and Bonding and Insurance at **1.5 percent**. Further, contingencies were encapsulated in the final estimates with an Estimating and Design Contingency of **15 percent**, Construction Contingency at **10 percent** and Escalation Contingency to June 2026 (one year) at **4 percent**. Ultimately, the capital budget remains within the Town's target budget.

The overall project costs will include consultant fees, soft costs, escalation reserves and risk allowances for Ste Marie St and Pine St are an estimated **\$67.4M** and **\$67.2M**, respectively. The variance in target and project budget will need to be covered by administration. These estimates are based on percentages of the capital cost: **14 percent** consultant fees, **1 percent** soft costs, **7 percent** escalation and **2.5 percent** taxes.

Note, that there are additional costs associated with Pine St that are not captured in the Class D estimate. These include the cost to relocate the existing transit terminal on the site, as well as to relocate the EV charging terminals.

### 12.3.2 Operating Pro Forma Updates

The operating proforma was revised to reflect the updated scope of the arts and cultural centre, as expenses and revenue changed with the reduced and eliminated programming spaces. The previous Option 1 resulted in a municipal subsidy of approximately 33 percent, while the amendment requires almost a **31 percent** municipal subsidy. This pro forma financial information should not be considered a guarantee of future performance. While we have used reasonable efforts to develop these projections, actual results may vary +/- 25 percent given updated assumptions regarding staffing and events.

Table 25 summarizes revenue projections for Option1 and the Amendment. Programming revenue dropped by nearly half with a decrease in rentals as a result of the rescoping exercise. While concurrent performances are not possible without the black box space, and the Lobby cannot be booked while large events are underway, it is expected that the multi-functionality of the Main Hall and Lobby will attract local and regional commercial and non-commercial rentals. The spaces may satisfy event requirements for weddings, graduations, conferences, art pop-ups, matinee concerts and more.

Returning to the table, concessions, catering and surcharges all decreased by about half from Option 1 due to the number of forecasted events. The amended scope does not allow for as many bookings, but large catering events are still anticipated. Food and beverages are still anticipated to be served during Lobby and Main Hall events.

Lastly, there are some long-term funding strategies to support the sustainability of the facility and operations. These include naming rights, increasing annual revenue through sponsorships, memberships, individual donations, sales of merchandise, the Ontario Trillium Fund Capital Grant (maximum of \$200K per year for two years), as well as Ontario Arts Council operating funding opportunities. The governance structure for the facility will inform eligibility of funding opportunities, as many grants are geared toward small municipalities (<20,000 population) and non-profit organizations.

**Table 25. Pro forma revenue comparison of Option 1 and the amended scope.**

Revenues	Option 1 (\$)	Amendment (\$)
<b>Earned Revenue</b>		
<b>Programming</b>	<b>1,212,653</b>	<b>690,571</b>
<i>Events</i>	963,137	568,005
<i>Concessions &amp; Catering</i>	179,788	95,940
<i>Surcharges</i>	69,727	26,626
<b>Contributed Revenue</b>		
Commercial & Non-Commercial Rentals	<b>404,111</b>	<b>276,730</b>
Sponsors, Members, Donors, & Grants	<b>250,000</b>	<b>250,000</b>
<b>Municipal Subsidy</b>	<b>928,168</b>	<b>543,452</b>
<b>Total Revenue</b>	<b>2,701,471</b>	<b>1,760,753</b>

Table 26 summarizes the expenses of Option 1 and the Amendment. Total expenses dropped with the decreased gross floor area. In the revised version of the arts and cultural centre, administrative costs were reduced by **approximately 30 percent** given the revised staffing model and greater use of volunteers for some front-of-house and technical roles. A smaller facility without the black box will likely attract less events and rentals, reducing direct event rental, program and advertising costs.

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Table 26. Pro forma expenses comparison of Option 1 and the amended scope.

Expenses	Option 1 (\$)	Amendment (\$)
<b>Overhead</b>		
<b>Administrative</b>	<b>826,930</b>	<b>578,702</b>
<i>Salaries and Benefits</i>	742,630	499,726
<i>Fundraising Expense</i>	26,512	26,512
<i>Materials and Supplies</i>	57,788	42,865
<b>Events Costs</b>		
<b>Direct Event Rentals</b>	<b>183,519</b>	<b>166,349</b>
<b>Program Expenses</b>	<b>487,892</b>	<b>302,617</b>
<b>Advertising Expenses</b>	<b>371,818</b>	<b>176,082</b>
<b>Building</b>		
<b>Maintenance</b>	<b>228,447</b>	<b>185,405</b>
<b>Utilities</b>	<b>360,671</b>	<b>166,353</b>
<b>Other</b>	<b>242,193</b>	<b>194,843</b>
<b>Total Expenses</b>	<b>2,701,471</b>	<b>1,760,753</b>

## 12.4 Site Selection

Upon the completion of the analysis of Options 1 and 2 presented in prior chapters of this report, the public expressed their concerns for the recommended location of the arts and cultural centre (101 Pine Street). Colliers and the Town noted that the Business Improvement Area, downtown property owners and developers of arts space were opposed to the Pine St. parking lot because of concerns that the project would negatively impact surrounding businesses and heritage buildings. In response to the feedback, an additional site was reassessed (Leisure Time Club), and the original two options were reevaluated based on the reduced scope of the facility. A review of all options to date, a comparison summary of 101 Pine St and 48 St Marie St and recommended site are offered below.

### 12.4.1 Review of Options

Throughout the various phases of this project, several sites have been reviewed and compared to determine which is the best option for the location of the arts and cultural centre. As this mandate has spanned several years, a summary of the sites and their limitations are described below for reference.

The five sites are the Grain Terminals/ Heritage Drive, 101 Pine Street, 140 Ste Marie St, Leisure Time Club and 48 Ste Marie St (Figure 16). The Grain Terminals were considered disadvantageous in the previous phase of work, as the site requires substantial improvements to its roads and servicing, delaying the project by several years. Other factors include the restrictive nature of the site access and its impacts on traffic, parking and emergency services.

The option at 140 Ste Marie St was removed from the potential options in Phase 3, as the location is used for shared parking for Townhall and the Eddie Bush Arena. The reduction in parking would create substantial challenges for frequent users. In addition, electric parking stations were installed recently, and additional capital is required to regrade the lot, as well as to connect the watermain for fire protection. The Eddie Bush Arena itself was a sixth option considered; however, development would require the



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displacement of the arena programming with no current feasible replacement or relocation plans and thus the option was eliminated.

Previously, the Leisure Time Club was also evaluated and removed from the project. The site is currently being used by the Leisure Time Club, a non-profit dedicated to providing programming for Seniors. Development of this site into an arts centre would require that this programming either be integrated into the new arts centre or be provided elsewhere in the Town. Any construction on this site would be required to maintain a 6.0 meter and 4.5 meter offset from the location of the watermain and culvert infrastructure, respectively. Development of an arts centre may also require reconstruction of Minnesota Street to replace sanitary sewers and watermain, which would result in substantial additional costs not currently planned for in the Town's budget. Due to these conditions, any new construction would need to be limited to the footprint of the existing building on this site. In phase 1 the area of this site was based on property lines of the entire lot (131,500sq.ft.), but are now revised to the footprint of the existing building (11,000sq.ft.) which is insufficient for the requirements of the arts centre.

In addition, due to the location of the site, there would be reduced economic activation of the downtown core and pedestrian connections relative to the other reviewed sites.

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### Grain Terminals / Heritage Drive

- Cost sharing (between Town and Developer) on improving road and servicing to Grain Terminals
- Emergency Services (fire/ambulance) may be difficult, considering there is only “one way in and out”
- Traffic and parking may be difficult consideration, considering there is only “one way in and out”
- Substantial costs to service property, may not proceed for years



### 101 Pine Street

- Various catch basins and re-grading of parking lot required
- Electric parking stations installed recently
- Location of Farmers Market in summers (organized by BIA Collingwood)
- Bus terminal building (central location) located on property
- Overhead hydro on laneways
- Downtown parking reduction



### 140 Ste Marie St

- Various catchbasins and re-grading of parking lot required
- Downtown parking reduction
- Townhall and Eddie Bush Parking for Town staff is located in this parking lot
- Electric parking stations installed recently
- May need to connect 150mm to 200mm watermain on Ste Marie St for fire protection



### Leisure Time Club

- This site may require replacement of sanitary sewer on Minnesota Street for interim (400mm)
- Major transmission watermain to New Tecumseth (light blue) traverses property, cannot be moved and maintain 6.0m offset (restriction on location of building)
- Major trunk storm culvert traverses property, cannot be moved (recently replaced)
- Reconstruction of Minnesota Street may be required to replace sanitary sewers and watermain as part of this project



### 48 Ste Marie St

- Various catchbasins and re-grading of parking lot required (cost)
- 100mm watermain in laneway to be replaced with a 150mm watermain (substantial added cost if part of project, may be within a future budget of Environmental Services Department)
- Downtown parking reduction

**Figure 16. Site options and their challenges.**

In addition, new construction or an add-on would be required for the Leisure Time Club. The logistics of meeting the existing Leisure Time Club's operational requirements (may delay the project considerably) need to be investigated. An extension of this project would be required to assess A) renovating the existing infrastructure, B) adding onto it, or C) completing a totally new construction. Additional costs

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could be incurred (not included in existing estimates) for demolition of the existing infrastructure – this would be considerably different from the previous parking lot locations.

Finally, 48 Ste Marie St and 101 Pine St were evaluated. Results of the evaluation are summarized in the next subsection.

### 12.4.2 Recommended Site

On May 15<sup>th</sup>, the CACF Steering Committee met to discuss the project amendment and select the appropriate site for the revised scope. It was agreed that 48 Ste Marie Street is the preferred choice due to improved site fit, design considerations and alignment with the Town’s strategic planning. Table 27 presents the revised comparison chart for 101 Pine St and 48 Ste Marie St. It is clear that the limitations of 101 Pine St now outweigh benefits.

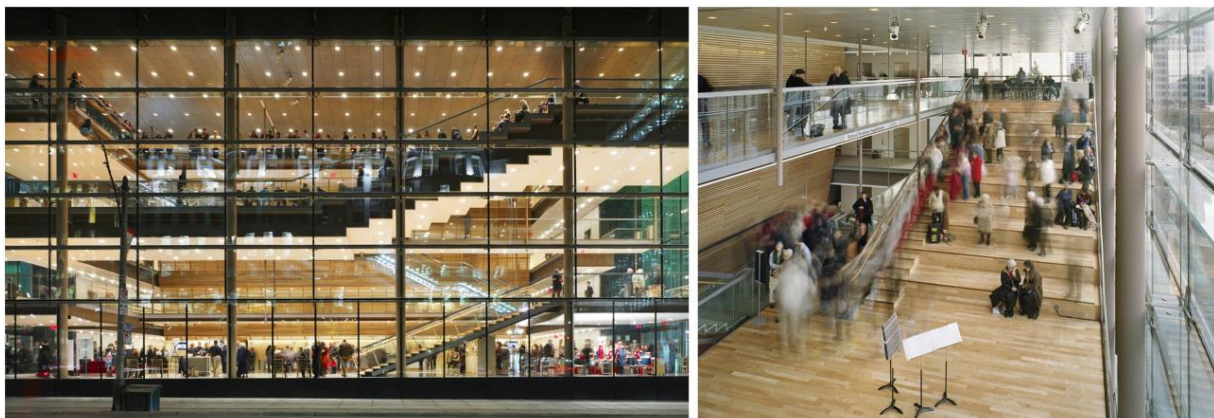
**Table 27. Amended site selection comparison chart.**

Evaluation Criteria	101 Pine St.	48 Ste Marie St.
<b>Site Characteristics</b>		
Transportation and Loading access	<ul style="list-style-type: none"> <li>Pro: Clear access from adjacent street</li> </ul>	<ul style="list-style-type: none"> <li>Con: Constrained access through laneway</li> </ul>
Character and Site Context	<ul style="list-style-type: none"> <li>Con: Could conflict with Downtown Master Plan intent for Town Square</li> </ul>	<ul style="list-style-type: none"> <li>Pro: Nearby Creative Area (Simcoe St) or within a developing “Arts District”</li> <li>Pro: Connections to the waterfront/Block 9 aligning with Town’s planning</li> <li>Pro: Less parking lost Downtown than alternative</li> </ul>
Site Surroundings	<ul style="list-style-type: none"> <li>Con: Local restaurants near loading</li> <li>Con: Likely to disrupt surrounding businesses during construction</li> </ul>	<ul style="list-style-type: none"> <li>Pro: Less likely to disrupt surrounding businesses during construction</li> </ul>
Required Updates	<ul style="list-style-type: none"> <li>Con: Electric Vehicle chargers relocation</li> <li>Con: Terminal relocation</li> <li>Con: Various catch basins and re-grading of parking lot required</li> <li>Con: Relocation of Farmers Market</li> <li>Con: Overhead hydro on laneways</li> </ul>	<ul style="list-style-type: none"> <li>Con: 100mm watermain in laneway to be replaced with a 150mm watermain</li> <li>Con: Various catch basins and re-grading of parking lot required</li> </ul>
<b>Space Planning</b>		
Entrance and Lobby	<ul style="list-style-type: none"> <li>Pro: Open and clear circulation</li> </ul>	<ul style="list-style-type: none"> <li>Pro: Partially constrained but open and clear lobby and circulation is achievable</li> </ul>

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Evaluation Criteria	101 Pine St.	48 Ste Marie St.
Layout Design Flexibility	■ Pro: Multiple design solutions possible	■ Con: Design solutions are constrained: the main hall is restricted to north-south orientation
Design Expression		
Façade	■ Pro: 2 façades adjacent to streets	■ Pro: 1 façade adjacent to street and 1 façade adjacent to laneway

While other sites (101 Pine St) offered more space for site fit options, 48 Ste Marie St is still large enough to accommodate a two-story arts and culture centre, with a bright lobby, showcasing the large public space similar to the Four Seasons Centre for the Performing Arts (Figure 17).



**Figure 17. Four Seasons Centre for the Performing Arts: lobby flexibility images (DSAi).**

Additionally, there is a strong case for the Ste Marie St location due to its alignment with the Downtown Visioning Master Plan (the Plan). The Town has five main strategic directions:

- **Establish a Strong Foundation for Downtown Growth:** The performing arts centre will sit within the arts and entertainment district in the Town and will foster a sense of place, attracting visitors and supporting local businesses.
- **Celebrate and Connect to Collingwood's Unique Waterfront Location:** Collingwood's waterfront history and proximity to Downtown is unique. 48 Ste Marie St may act as a connector to the waterfront, creating "seamless linkages between the water's edge and the urban core<sup>28</sup>."
- **Establish a Heart in Downtown Collingwood:** The revised site location recommendation is not directly in the heart of the Downtown core; however, it is nearby planned public spaces (including a Town Square). The arts and culture centre may support efforts to attract visitors. Reverting to Ste. Marie Street no longer conflicts with the Plan's identification of 101 Pine Street as a possible

<sup>28</sup> Town of Collingwood. 2024. Town of Collingwood Downtown Mater Plan. p.g. 40.

location for the Town Square. It also no longer considers utilizing 84 Hurontario Street which is recommended to be a formalized public space.

- **Activate the Downtown in the Evening and Throughout the Year:** The study plan area includes 48 Ste Marie St. The arts and cultural centre may support in attracting audiences for cultural performances and festivities, well beyond normal business hours. The project will have positive impacts on local businesses and can support the attraction of talent, improved community pride, and result in economic stimulus.
- **Reinforce a Beautiful and Enjoyable Pedestrian Experience:** As outlined in the Plan, there are intentions to formalize Creative Simcoe Street. The location of 48 Ste Marie St compliments important Downtown staples such as the Simcoe Street Theatre, the Collingwood Public Library, the BMFA Arts Hub, and more.

#### 12.4.3 Bonus: Economic Development Considerations

The question has been raised in previous phases about the negative impacts on surrounding businesses of the arts and cultural centre in the downtown core of the Town. The Town has coordinated with Tourism Simcoe County who has shared tourism data available through Environics Analytics. The information is endorsed by Regional Tourism Organization 7 and Colliers completed a brief review. Some findings are provided.

The Town already experiences an influx of tourists every year in July and August emphasizing the increased opportunity of attracting seasonal visitors for arts and cultural events. For 2019, 2022 and 2023, the Town saw between 350,000 – 400,000 in the Summer months, each year. Additional insights can be found in the work that Nordicity completed in Phase 2 when they utilized Economic impact reports related to visitor spending, using the Tourism Regional Economic Impact Model (TREIM). They found that for a 400-seat main hall facility, **\$1,032,184** in annual visitor spending could be brought to the Town. For a larger facility (800-seat main hall), **\$3,331,541** in annual visitor spending is possible.

The Ontario Arts Council (OAC) also released a new report detailing the impact of arts and culture tourism in Ontario. Commissioned by OAC from Forum Research, the Ontario Arts and Culture Tourism Profile found that the average arts and culture trip has nearly **triple** the economic impact of non-arts and culture trips.

As the Town develops/redevelops its Downtown Core, the presence of an arts and cultural centre will have positive economic impacts for the surrounding businesses. It may result in direct and indirect employment opportunities (transportation, hospitality and retail), promote foot traffic in the Creative Simcoe Street area and could even attract investment (new developments and businesses). While the construction period will have some impacts such as noise, traffic congestion and potentially some reduced foot traffic, the outcome of the project will have long-term positive economic impacts, a part of the Downtown revitalization efforts.

### 12.5 Governance Considerations

Several governance considerations must be returned to for this project. Nordicity has advised that the Town may review governance models used by different cultural centres and districts, such as the not-for-profit model and the public/private partnership model, weighing several factors including:

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- The preferences of community members and prospective donors for the arts and cultural centre to be run at arm's length from the Town, especially for arts community members.
- The impacts that a municipally run Arts Centre will have on donor motivations during the capital campaign and when fundraising for regular operations will commence once the centre is open.
- The desires of the Town as a major investor in the project.
- The benefit of decentralizing the brand of the arts and cultural centre both in name and governance so surrounding communities in Southern Georgian Bay feel a sense of ownership and investment.
- The Town may opt to select one governance model for a time-limited period (e.g., municipally run for 5 years) and shift to another model once the arts and cultural centre has been built and begun to operate.
- For examples of different models, see Section 6 of Phase 1 Feasibility Study prepared by Nordicity in September 2021.

### 12.5.1 Investments Required

If the Arts Centre is to be municipally run, a department and/or team will need to be developed within the existing government structure. That will require specific documentation, approvals by the Council, access to the Town's HR services, and the creation and fulfilment of new positions. Investment for this approach will ideally come from the Town's existing budget, but there will likely be additional charges for legal, accounting, offices, marketing and other services.

An example of a performing arts centre that is municipally owned is the FirstOntario Arts Centre Milton (the Centre), which is owned and directly operated by the Town of Milton. In 2009, Milton Council approved the construction of the building, supported by a \$16.2 million investment from the Building Canada Fund. The \$39.3 million project was funded through provincial and federal grants. The Centre operates under Milton's department, Parks and Facilities. Each year, the budget is set under the Town of Milton's budget and is approved by Council.

If the Arts Centre is to be run at arm's length, there will need to be an upfront investment in professional management who can help establish a new organization, oversee incorporation and application for relevant designations (e.g., charitable status), and create key documents such as bylaws, and for programming/marketing/operational staff in the first 1-3 years of operation. The start-up costs may be more than if it were municipally managed and would come from the Town's existing budget or outside sources such as grants or community fundraising.

An example of a performing arts centres that is run at arm's length is the FirstOntario Performing Arts Centre (City of St. Catharines). While it was opened by the City of St. Catharines, it is operated by its own **independent Board of Directors** which acts as a Municipal Service Board. In January 2020, operational independence was achieved following five years of direct management by the municipality.



### 12.5.2 Board and Staffing

If the arts and cultural centre is to be municipally run, the Town may consider how to incorporate the perspectives of the artistic community and of donors to increase engagement and shared values (e.g., creation of an advisory board to represent the various arts interests of the community).

If the arts and cultural centre is to be managed by the Town, they likely will require a new search for qualified candidates for the Centre's Director, to be contracted to a search firm which has extensive relationships with the arts facilities/centres in other local jurisdictions.

If the Arts Centre is to be run as a separate organization, consideration of Town participation (Council, staff) on the board of directors is required. In this case, the board's independence needs to be carefully created through an appointment process that is independent of the City. The oversight of the board and the Town will need to be specified – for example, in any lease of the building to the not-for-profit corporation created, as well as any operating subsidy, line of credit, or services to be provided by the Town.

### 12.5.3 Governance and Fundraising

Lastly, the governance structure should be finalized prior to fundraising. Many provincial and federal grant programs require a clear governance structure to be determined prior to application and/or funding approvals. The Town could provide the legal entity to make the applications for funding on an interim basis if they are required before the Centre's legal status is created.

For the capital campaign, the governance structure will heavily inform the **Case for Support** and impact donor interests (especially for major gift donors). If set up properly with the appropriate guarantees of the Town, a path developed to ensure the appointment of a highly qualified Director, a sustainable business model, and risk management and accountability procedures – the capital campaign's targets will be more easily realized.

The determined governance model may inform who leads campaign planning (internal municipal staff vs. external candidate) and inform the campaign budget and timeline. Campaign planning can happen parallel to governance management (i.e., setting up a new internal department or separate organization), but the governance model should not change once the campaign begins engaging community members (e.g., for Campaign Cabinet or during Quiet Phase).

## 12.6 Immediate Next Steps

If the revised project and site is approved, immediate steps must be taken to mobilize a project team, including the hiring of a Project Manager. Once this is complete, the Town will need to select the project delivery methodology and the project governance structure. Fundraising will not be possible until the governance structure is in place. To reiterate Chapters 9 and 12.5, it is possible that the Town may opt to select one governance model for a short duration and shift to another model once the arts and cultural centre is built and operating. Considering the investment requirement by different models may support this decision:

- If the Centre is run by the Municipality, a team will need to be developed within the existing government structure.

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- If the centre is run at arm's length, an upfront investment is required to establish a new organization and charitable status.

Other governance considerations include the option to engage a fundraising consultant to support discussion and decision-making and whether the Town will have a separate fundraising committee. Once the governance structure is clearly defined, a case for support will be required.

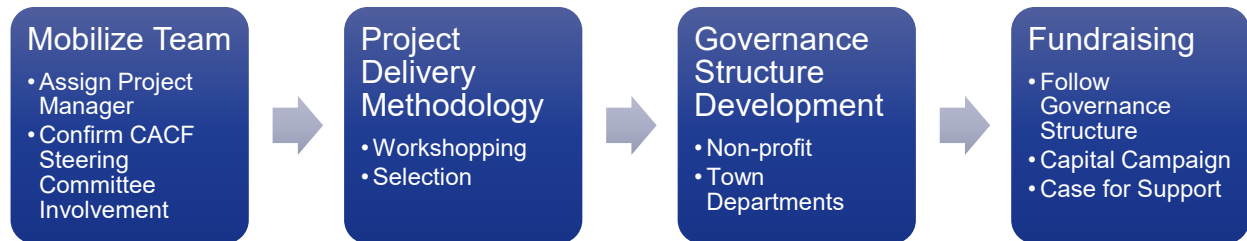


Figure 18. Next steps for project upon approval.



## Appendix 1 PUBLIC CONSULTATION SUMMARY

For a project of this nature and scope public consultation is a highly value exercise to gain community insights, concerns, and perspective to inform both the business case as well as the course forward for securing funding. Colliers facilitated a preliminary public consultation via an open “town hall to gather insights and perspectives regarding the potential arts centre vision and programming.

### 12.7 Arts and cultural Centre Vision Reimagined

#### 12.7.1 Initial Vision

The following preliminary vision was published in the Collingwood Arts Centre Feasibility Project: Phase II Final Report (Nordicity, 2023):

1. The Collingwood Arts and cultural Centre will be a place that celebrates Collingwood’s vibrant arts sector and showcases it for Collingwood’s residents, families, seasonal visitors, and tourists.
2. The Centre will attract touring performers/performances that engage and entertain local and regional audiences.
3. The Centre will complement the downtown’s existing arts district, fulfilling a need expressed by the community for many years.
4. The Centre will be designed to operate with minimum subsidy while being accessible to artists and all audiences.

The Centre will be:

- **Accessible and Affordable** – governance and operating models were explored to embed accessibility into the fabric of the space, in particular the pricing of events and community access to the facility that makes it broadly affordable to the general public.
- **Flexible and Future-friendly** – creative space uses, and technology solutions will aim to “future-proof” the facilities and be attractive to a wider and younger audience.
- **A place to Consume but also to Connect** – animated by the performances it showcases, there will be many other ways to participate on site through education, rehearsal spaces, a café and possibly incorporating outdoor space.
- **Complementary to existing arts activities and spaces** – it should provide facilities that have a technical quality and audience capacity that exceeds what is now available in the City.

The Centre will:

- **Support and elevate** Collingwood’s creators, providing a platform and professional quality home that befits their status and potential.
- **Engage and respond** to the needs of Collingwood’s residents – e.g., seniors, families, and seasonal visitors.
- **Offer a range of entertainment** which cannot be showcased now in Collingwood for companies, retirees, and other newcomers (including a burgeoning tech sector)
- **Bolster** Collingwood’s positioning as a regional hub for arts, culture, and entertainment.

### 12.7.2 Suggested Considerations

Colliers offered other potential components of the vision to support public engagement discussions and brainstorming:

- The facility could reflect the diversity of the people of the Town of Collingwood.
- The facility could demonstrate environmental stewardship and sustainable community development:
  - Climate resiliency
  - Flexibility in programming
  - Innovative designs for energy conservation.

### 12.7.3 Revised Vision

The public engagement session presentation facilitated by Colliers highlighted a section of the original vision as a starting point to lead the discussion on how the preliminary vision can be further developed. Given stakeholder feedback during and post-presentation, Colliers has further defined the vision to reflect comments received.

1. The Collingwood Arts and Cultural Centre will be a place that celebrates *the region's* vibrant arts sector and showcases it for *the region's* residents, families, seasonal visitors, and tourists.
2. The Centre will attract touring performers/performances that engage and entertain local and regional audiences.
3. The Centre will complement the existing Collingwood downtown arts district, fulfilling a need expressed by the community *and surrounding region* for many years.
4. The Centre will be designed to operate with minimum subsidy while being accessible to artists and all audiences.

The Centre will be:

- **Accessible and Affordable** – governance and operating models were explored to embed accessibility into the fabric of the space, in particular the pricing of events and community access to the facility that makes it broadly affordable to the public.
- **Environmentally Sustainable** – *The facility will demonstrate the Town's environmental stewardship and sustainable community development through climate resiliency, flexibility in programming, and innovated designs for energy conservation.*
- **Flexible and Future-friendly** – creative space uses, and technology solutions will aim to “future-proof” the facilities and be attractive to a wider and younger audience.
- **A place to Create, Consume and Connect** – animated by the performances it showcases, there will be many other ways to participate on site through education, rehearsal spaces, a café, *visual arts exhibition space* and possibly incorporating outdoor space.
- **Complementary to existing arts activities and spaces** – it should provide facilities that have a technical quality and audience capacity that exceeds what is now available *in the region*.
- **Integrated into the Heritage Conservation District** - *external architecture will complement, recognize or be respectful of the surrounding cultural heritage designation.*

The Centre will:

- **Support and elevate** creators *within the region*, providing a platform and professional quality home that befits their status and potential.
- **Engage and respond** to the needs of the region's residents – e.g., seniors, families, and seasonal visitors.
- **Offer a range of entertainment** which cannot be showcased *now in the region* for companies, retirees, and other newcomers (including a burgeoning tech sector).
- **Bolster** Collingwood's positioning as a regional hub for arts, culture, and entertainment.
- ***Support economic development in the region resulting from increased tourist visits and spending.***
- ***Foster youth arts education by offering programming and potential outreach initiatives.***

## Appendix 2 DIAMOND SCHMITT CONCEPTS



FEASIBILITY STUDY OF **101 PINE STREET & HURONTARIO LOT**

**diamond  
schmitt**





#### 101 PINE STREET

PUBLIC PARKING LOT

Approximate Building Footprint:  
**39200 sq.ft**

Nordicity Site Plan of Sites

## 101 PINE STREET

### • Central Location

The chosen parking area is centrally located, providing convenient access for a broad audience within the community. This central position ensures that the performing arts center becomes a local point easily reachable for residents and visitors.



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schmitt**

## ● **PINE STREET - OPTION 1**

- 600 SEATS
- No fly tower
- No apartments
- Minimum 2 classrooms (Multi-functional space)
- Include outdoor space
- Like-for-like underground parking

## ● **PINE STREET - OPTION 2**

- 600 SEATS
- Includes features of Option 1, in addition to a 'Hurontario Lot Community Hub' annex:
  - 2 storeys
  - Tourism "Discovery Centre"
  - Retail, Café, Dining, Gallery programming
- Includes second floor bridge connection to Pine street building
- Allows for crush space in front of main entrance

*Disclaimer: 3D Context model geometry are approximations of Google Earth data*

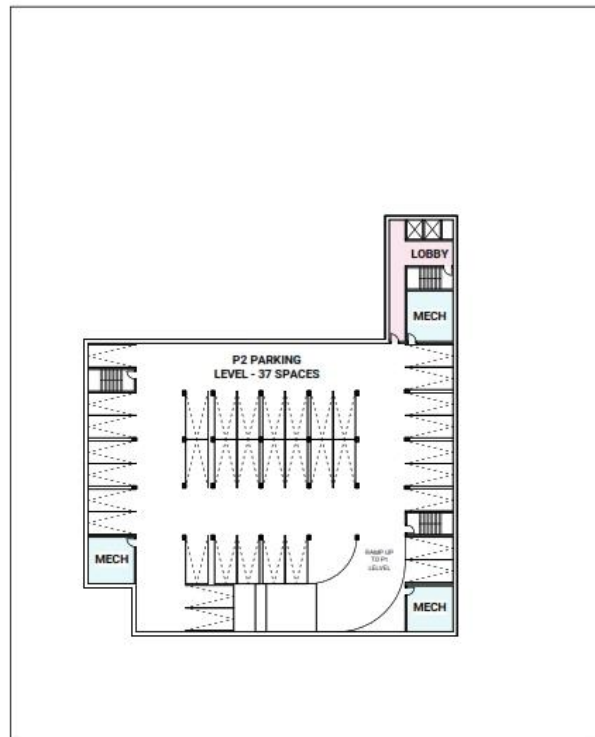
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## **PINE STREET - OPTION 1**

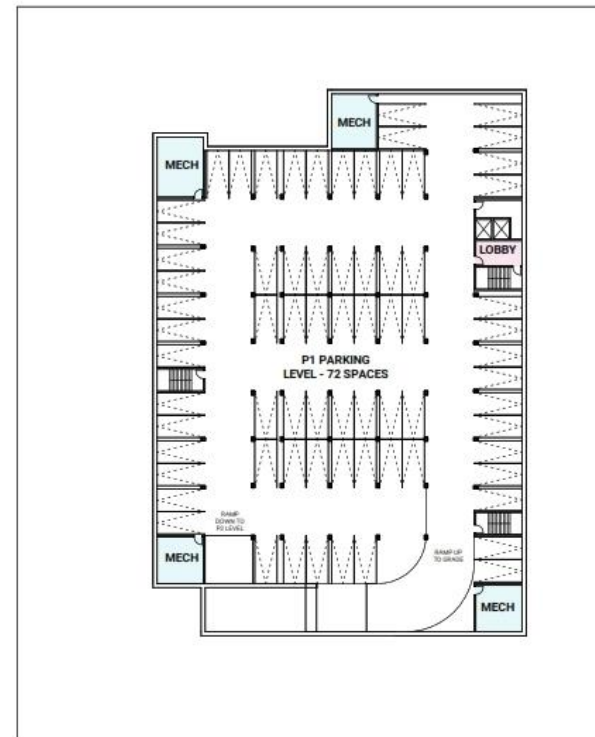
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## OPTION 1



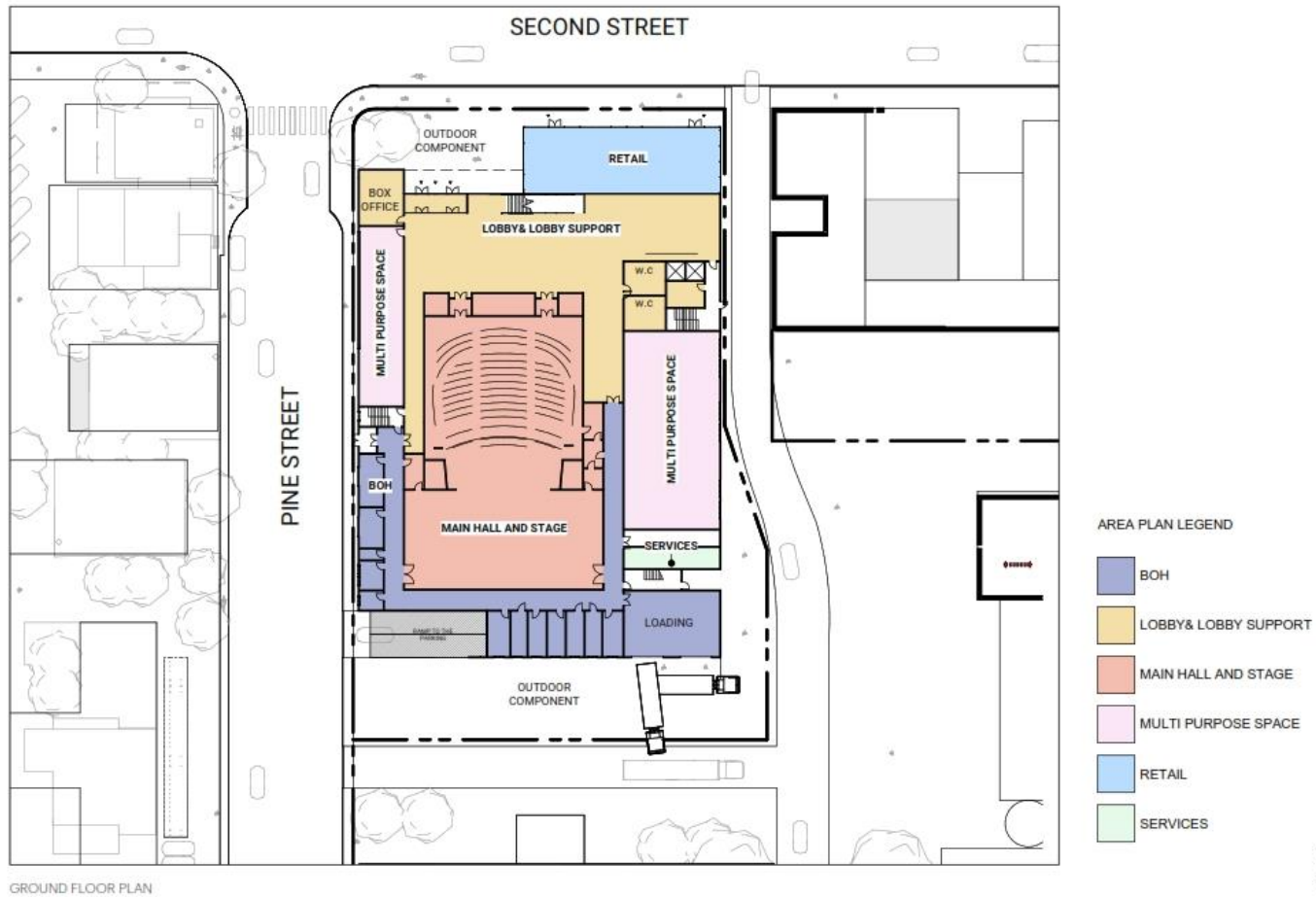
P2 FLOOR PLAN



P1 FLOOR PLAN

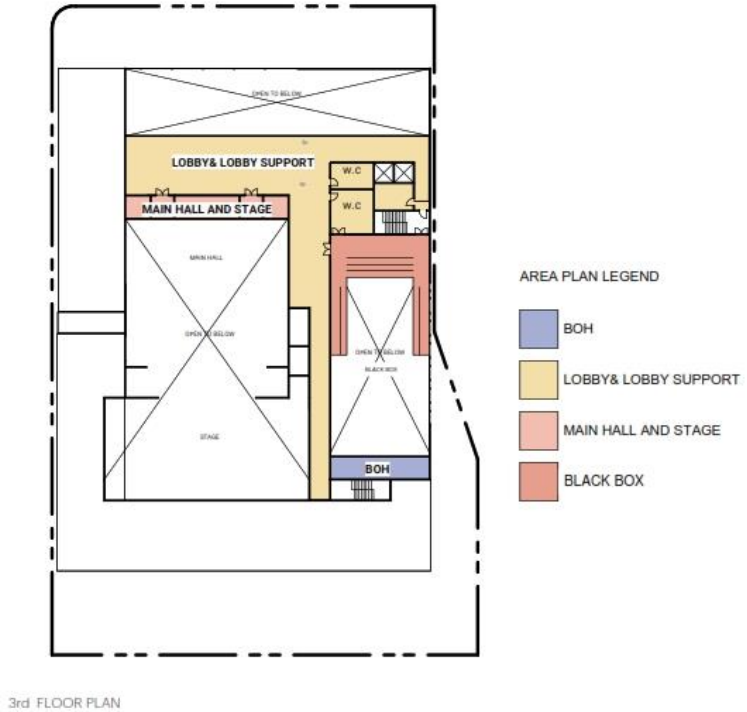
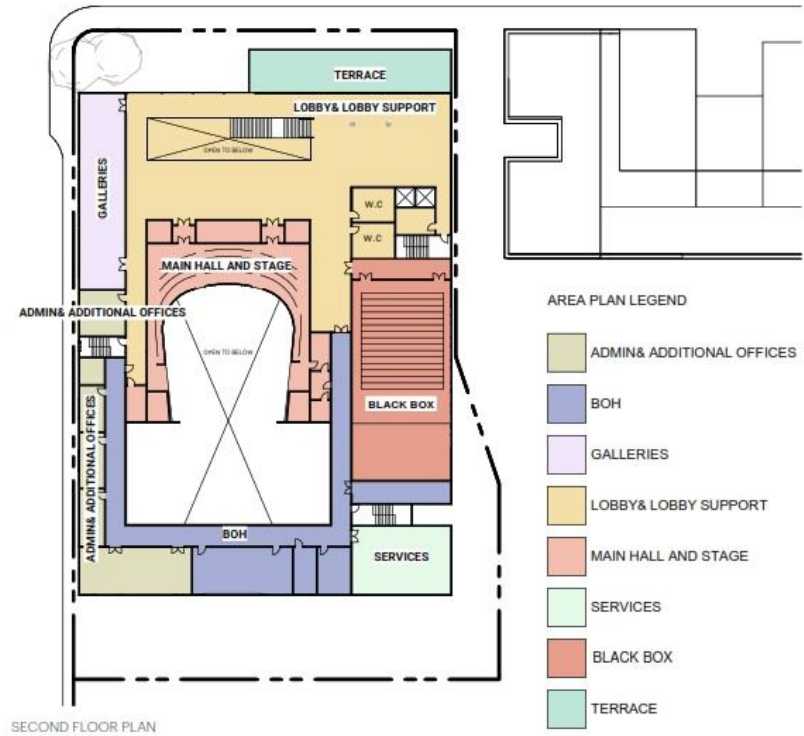
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## OPTION 1



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OPTION 1



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## OPTION 1



3D VIEW- PINE & SECOND STREET INTERSECTION VIEW FROM RESIDENTIAL NEIGHBOURHOOD

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schmitt**

## OPTION 1



3D VIEW- PINE & SECOND STREET INTERSECTION WITH COMMERCIAL BUILDINGS IN THE BACKGROUND

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## OPTION 1



3D VIEW- MAIN ENTRANCE ALONG SECOND STREET

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## OPTION 1



3D VIEW- RETAIL ALONG SECOND STREET VISIBLE FROM HURONTARIO STREET

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## OPTION 1



3D VIEW- PINE STREET VIEW FROM RESIDENTIAL NEIGHBOURHOOD

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## OPTION 1



AXO VIEW- PAC LOBBY WITH VIEW TOWARDS THE LAKE

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## OPTION 1



3D VIEW- VIEW FROM HURONTARIO STREET WITH PAC FITTING INTO THE COMMERCIAL AREA AND RESIDENTIAL NEIGHBOURHOOD

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## OPTION 1



3D VIEW- SOUTH VIEW OF PAC WITH SURROUNDING RESIDENTIAL NEIGHBOURHOOD

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## OPTION 1



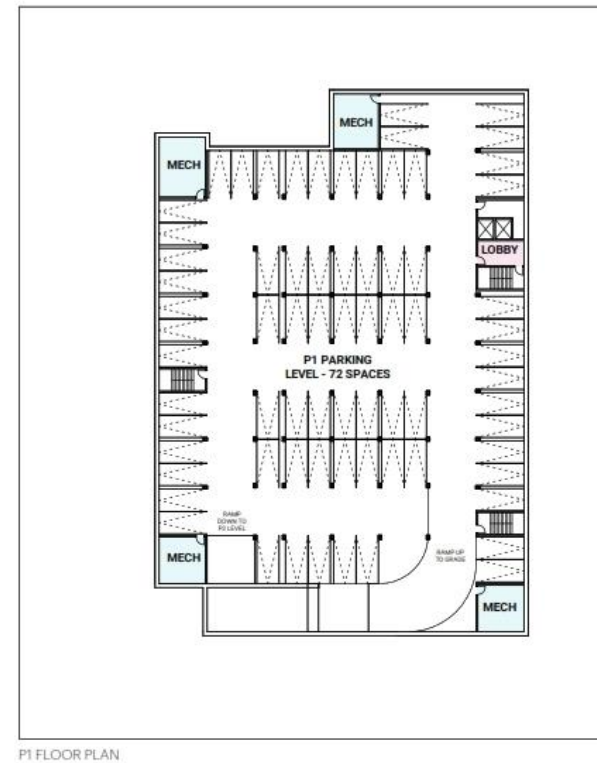
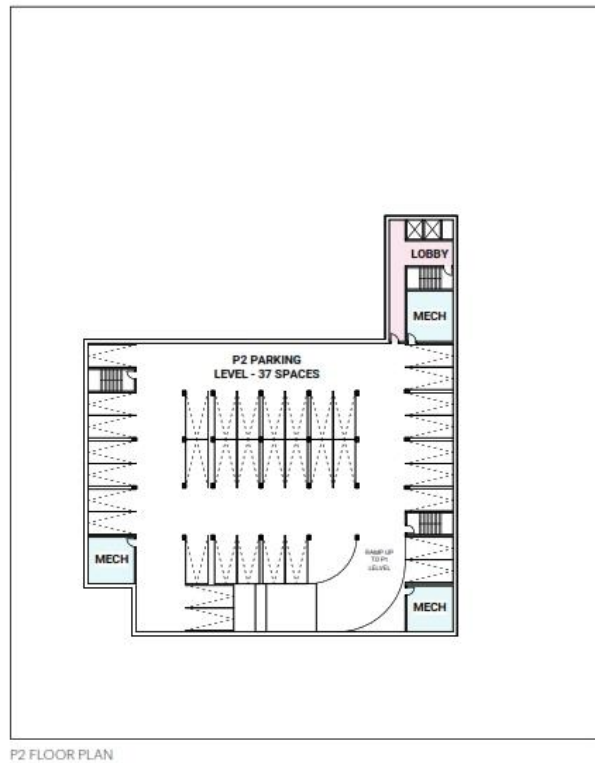
3D VIEW- VIEW OF PAC VISIBLE FROM HURONTARIO STREET THROUGH PEDESTRIAN LANE

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## **PINE STREET - OPTION 2**

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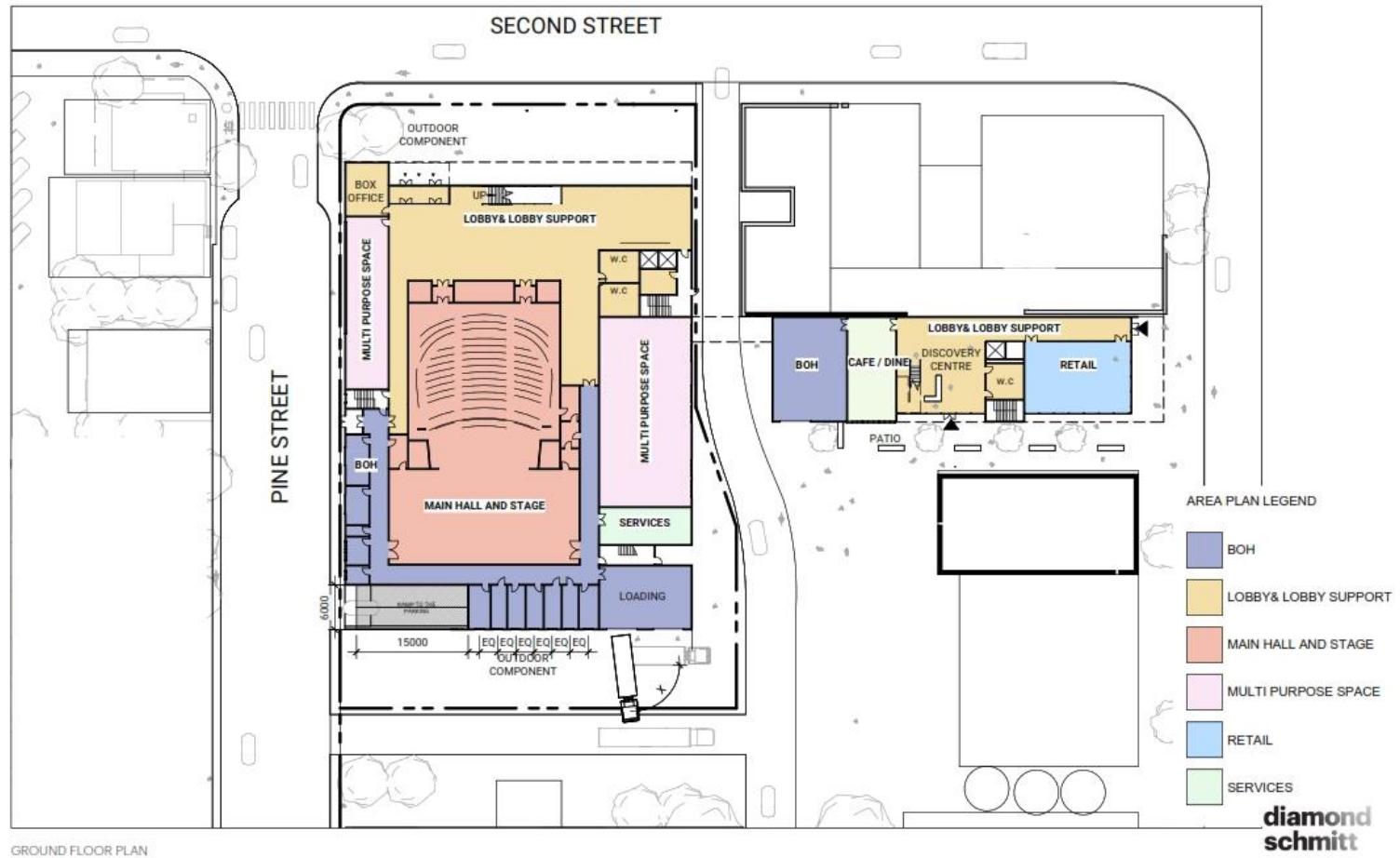
## OPTION 2



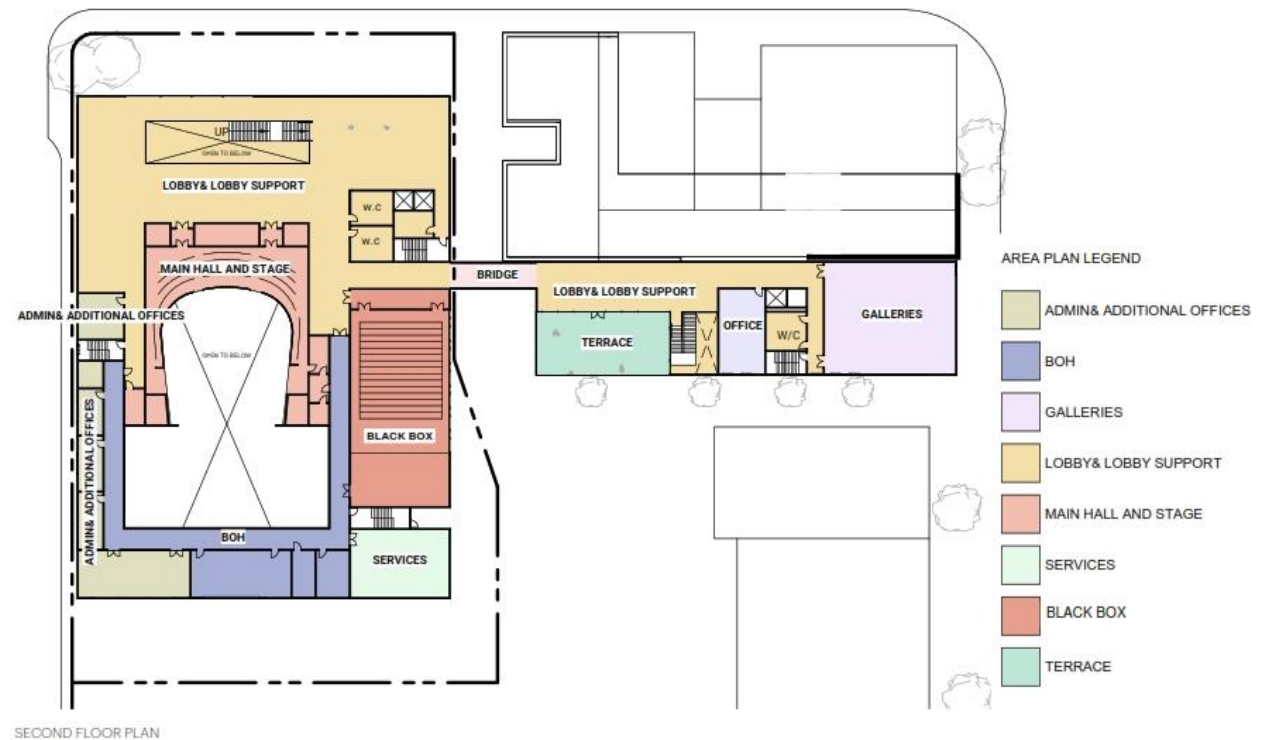
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## OPTION 2

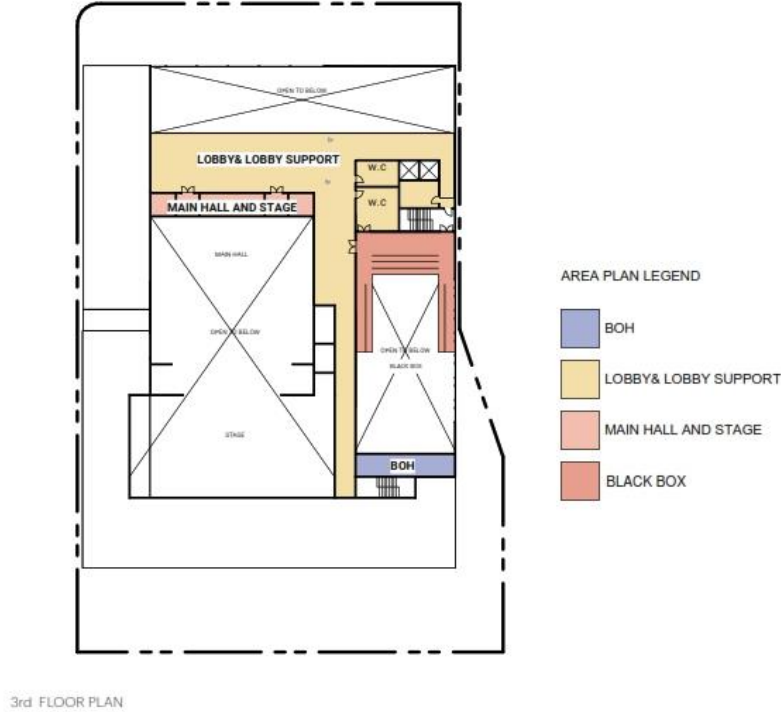


## OPTION 2



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OPTION 2



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## OPTION 2



3D VIEW- PINE & SECOND STREET INTERSECTION VIEW FROM RESIDENTIAL NEIGHBOURHOOD

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## OPTION 2



3D VIEW- PINE & SECOND STREET INTERSECTION WITH COMMERCIAL BUILDINGS IN THE BACKGROUND

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schmitt**



## OPTION 2



3D VIEW- MAIN ENTRANCE ALONG SECOND STREET

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schmitt**

## OPTION 2



3D VIEW- RETAIL ALONG SECOND STREET VISIBLE FROM HURONTARIO STREET

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schmitt**



## OPTION 2



3D VIEW- PINE STREET VIEW FROM RESIDENTIAL NEIGHBOURHOOD

**diamond  
schmitt**

## OPTION 2



AXO VIEW- PAC LOBBY WITH VIEW TOWARDS THE LAKE

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schmitt**

## OPTION 2



3D VIEW- VIEW FROM HURONTARIO STREET WITH PAC FITTING INTO THE COMMERCIAL AREA AND RESIDENTIAL NEIGHBOURHOOD

**diamond  
schmitt**

## OPTION 2



3D VIEW- SOUTH VIEW OF PAC WITH SURROUNDING RESIDENTIAL NEIGHBOURHOOD

**diamond  
schmitt**



## OPTION 2



3D VIEW- PAC VISIBLE FROM HURONTARIO STREET THROUGH PEDESTRIAN LANE

**diamond  
schmitt**

## OPTION 2



3D VIEW- COMMUNITY HUB ENTRANCE FROM HURONTARIO STREET, WITH RETAIL AT GRADE AND GALLERY ABOVE

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schmitt**

## OPTION 2



3D VIEW- COMMUNITY HUB ENTRANCE FROM HURONTARIO STREET, WITH RETAIL AT GRADE AND GALLERY ABOVE

**diamond  
schmitt**



## OPTION 2



3D VIEW- ACTIVE PEDESTRIAN LANE LEADING TO PAC BUILDING WITH CONNECTION TO RETAIL, CAFE, AND DISCOVERY CENTRE

**diamond  
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## OPTION 2



3D VIEW- SECOND LEVEL PAC BRIDGE CONNECTION TO COMMUNITY HUB TERRACE & GALLERY

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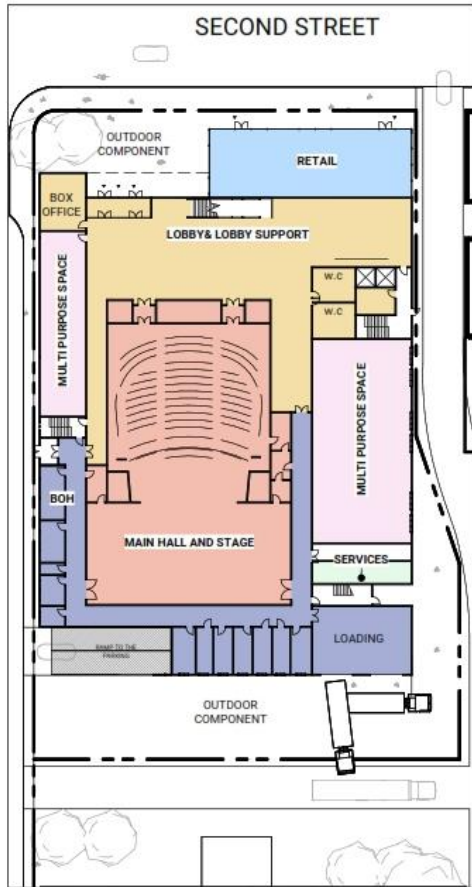
## OPTION 2



3D VIEW- PAC BRIDGE OVER LANEWAY

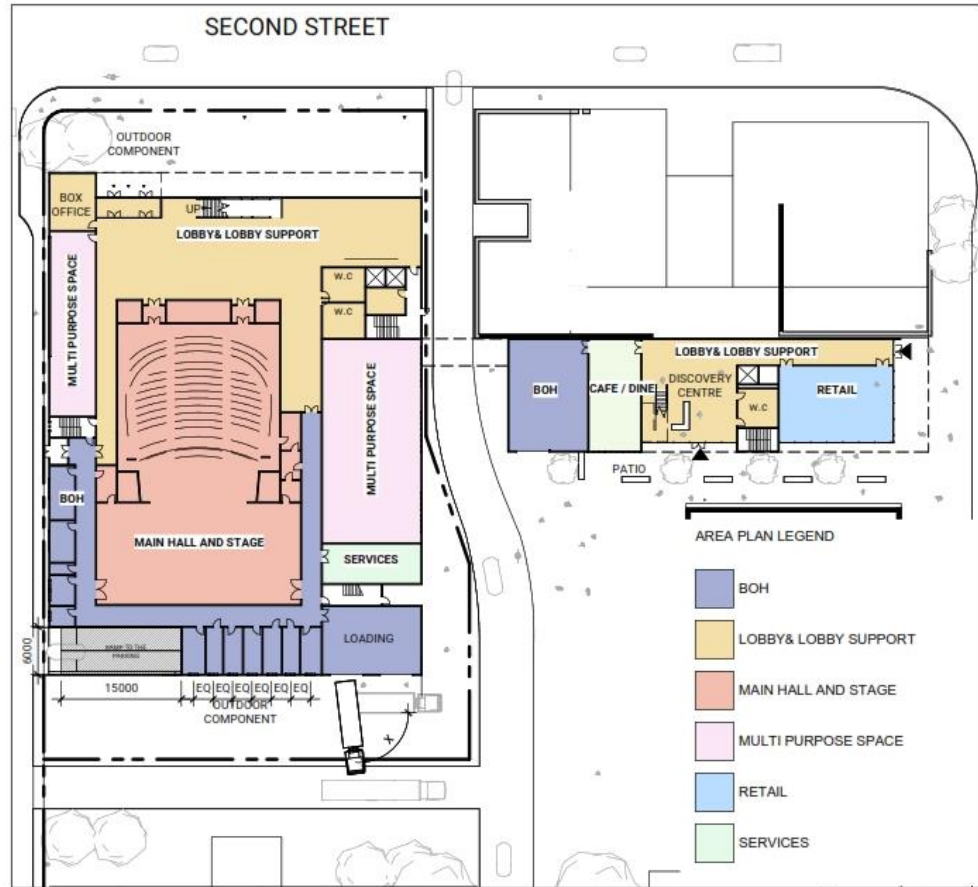
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## OPTION 1



GROUND FLOOR PLAN

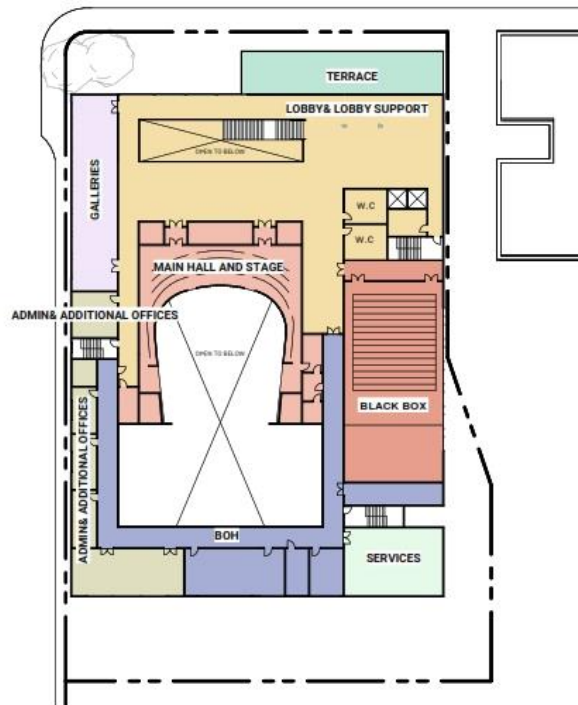
## OPTION 2



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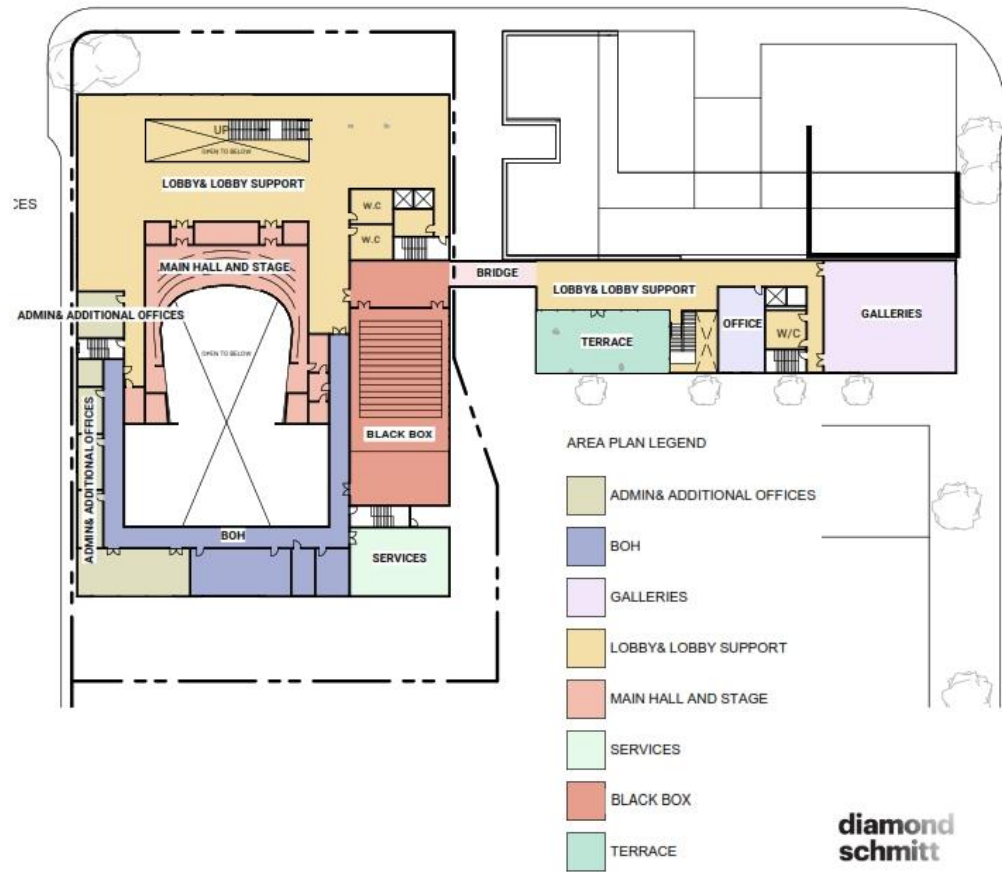


## OPTION 1



GROUND FLOOR PLAN

## OPTION 2



### AREA PLAN LEGEND

	ADMIN & ADDITIONAL OFFICES
	BOH
	GALLERIES
	LOBBY & LOBBY SUPPORT
	MAIN HALL AND STAGE
	SERVICES
	BLACK BOX
	TERRACE

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**ST MARIE**

**diamond  
schmitt**



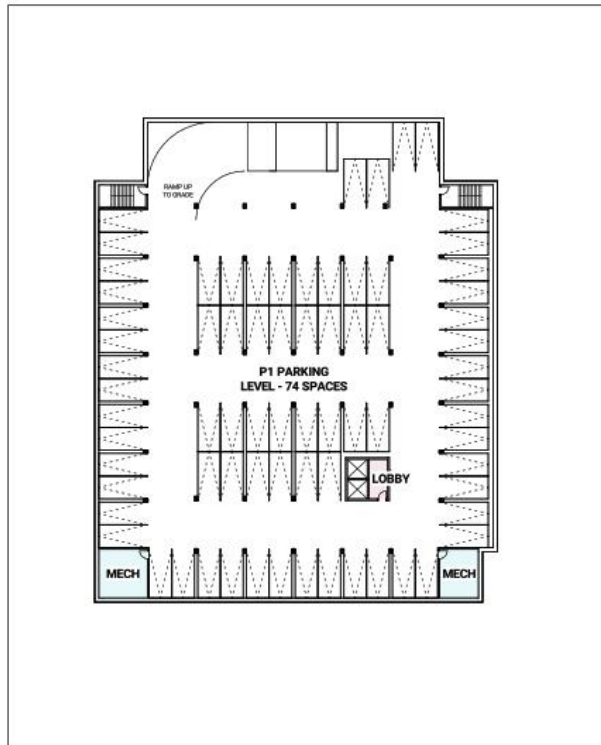
## ● ST MARIE STREET

- 600 SEATS
- No fly tower
- No apartments
- Minimum 2 classrooms (Multi-functional space)
- Include outdoor space
- Like-for-like underground parking

*Disclaimer: 3D Context model geometry are approximations of Google Earth data*

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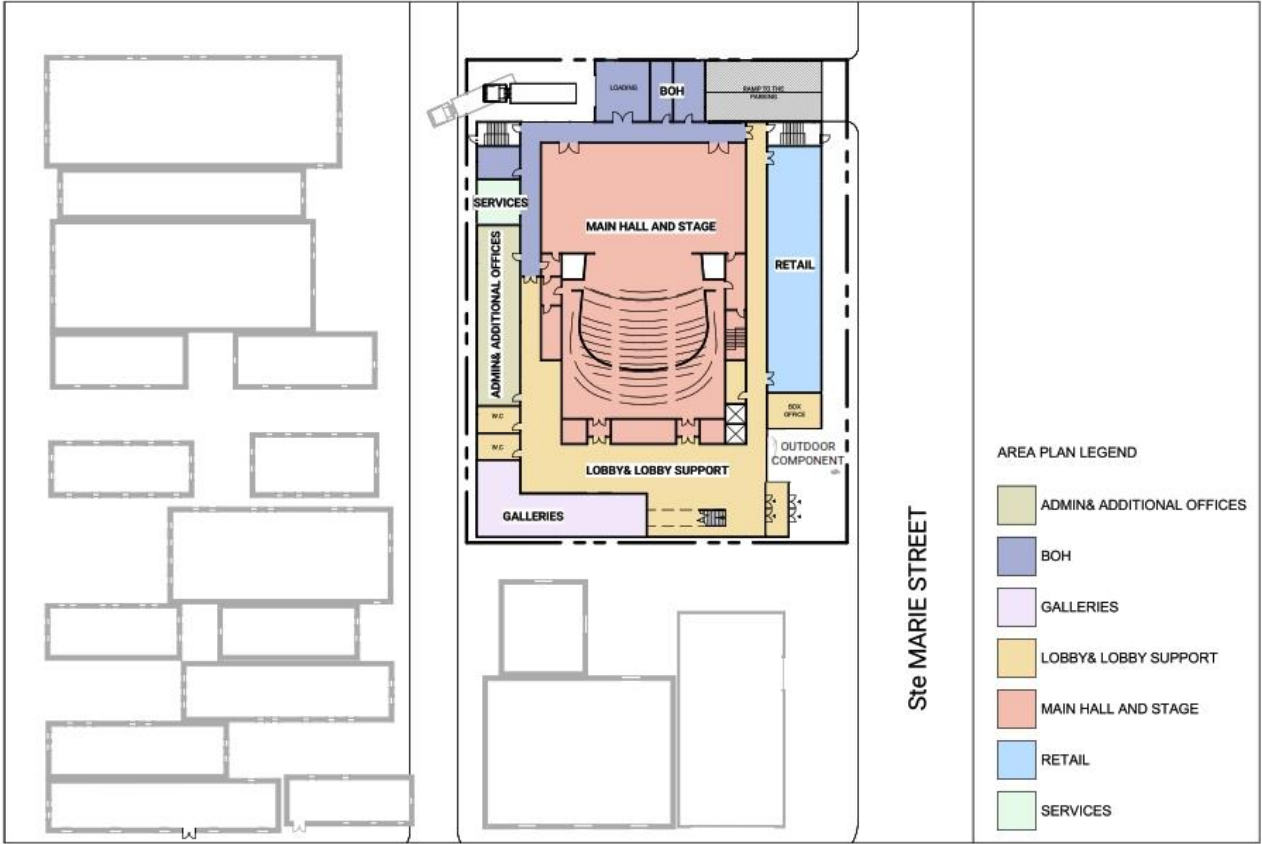
## ST MARIE STREET



P1 FLOOR PLAN

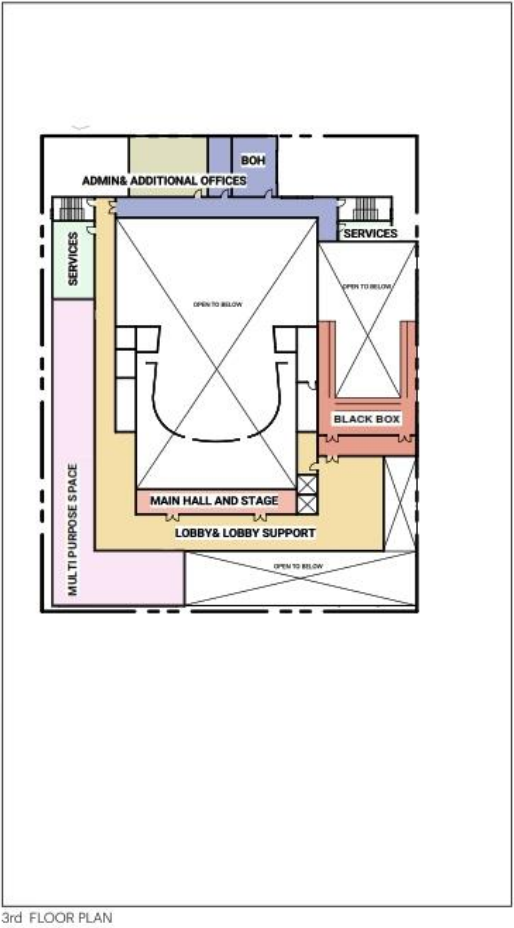
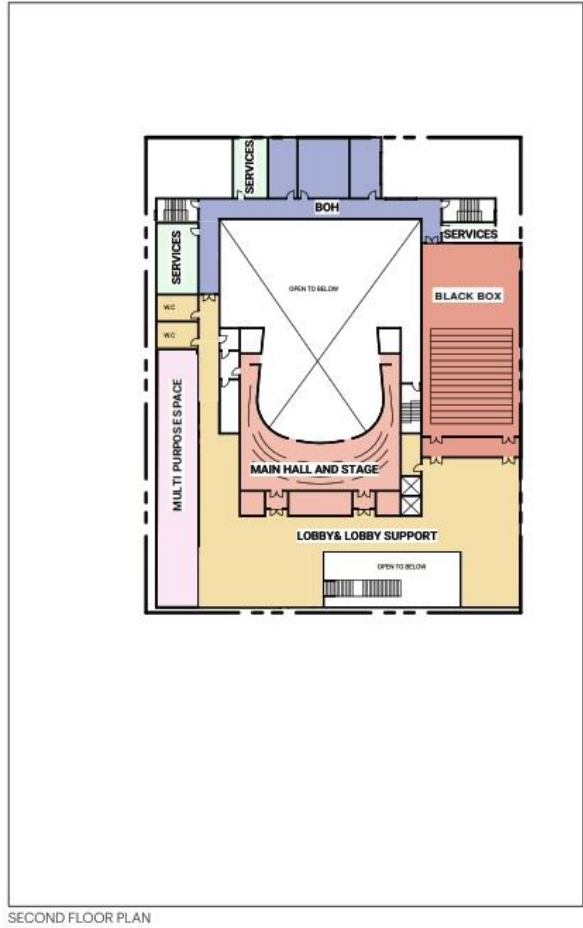
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ST MARIE STREET



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schmitt**

ST MARIE STREET



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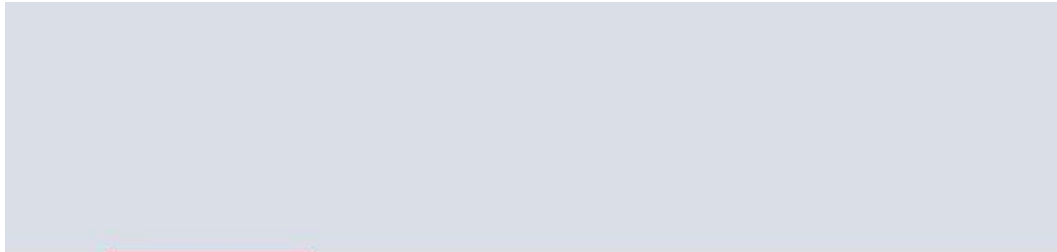
## AREA COMPARISON

Space	Five at 600 seats	Five at 600 seats + Annex	St. Marie 600 seats	Space	Five at 600 seats	Five at 600 seats + Annex	St. Marie 600 seats	Space	Five at 600 seats	Five at 600 seats + Annex	St. Marie 600 seats
<b>LOBBIES AND PUBLIC SPACE</b>	sqft	sqft	sqft	<b>BLACK BOX</b>	sqft	sqft	sqft	<b>SHOULD HAVE AND COULD HAVE SPACES</b>	sqft	sqft	sqft
<b>Lobbies</b>				Black Box - seating area for 300				<b>Outdoor Component</b>	2838	5182	1473
Public Entry Foyers				Black Box - stage area				<b>Additional Office &amp; Catering</b>	0	1632	0
Main Destination Lobby				Black Box - sound and light locks				<b>Additional Galleries &amp; Studios</b>	1514	2459	1521
Theatre/Dance Destination Lobby				Black Box - offstage area				<b>Retail and Market Space</b>	2324	1474	2221
Public Lobby Circulation				Black Box - stage storage				<b>Apartment for Artists</b>	0	0	0
sub-total Lobby M2	17096	23574	15806	Black Box - piano locker				<b>PARKING (180 Cars x 300 sq.ft.)</b>	48366	48366	30526
<b>Lobby Support</b>				Black Box - control & recording booth				<b>TOTAL NET AREA</b>	55023	62710	48923
Public Toilets				<b>Total Black Box</b>	4797	4727	5085	<b>TOTAL NET AREA+ ADDITIONAL SPACES</b>	61700	73458	55138
Central Box Office - Ticket Window Area				<b>ADMINISTRATION</b>				<b>TOTAL NET AREA+ ADDITIONAL SPACES+PARKING</b>	110066	121824	85664
Ticketing Operations Manager				COE Offices				<b>GROSSING FACTOR</b>	1.75	1.75	1.75
Ticketing Phone Station				Executive Director				<b>TOTAL GROSS AREA</b>	96291	109743	87366
Patron Services Manager				Business Development Director				<b>TOTAL GROSS AREA+ ADDITIONAL SPACES</b>	107974	128552	96492
Patron Services Supervisor Station				Operations Director				<b>TOTAL GROSS AREA+ ADDITIONAL SPACES+PARKING</b>	192615	213192	149912
FOH Storage				Programming Manager							
Concessions - Concert Hall Lobby				Finance and Administration Manager							
Concessions - Theatre/Dance/Film Lobby				Development Manager							
Concessions Storage				Marketing and Communications Manager							
Costs				Production Coordinator							
Catering Kitchen				Facilities and System Manager							
House Management				Technical Service Manager							
Volunteer Lounge/ Workroom				Assistant Technical Services Manager							
sub-total Lobby Support	2476	3003	1074	Head Technicians x4							
<b>Total Lobbies and Public Spaces</b>	19572	26577	16880	Production (Touring)							
<b>MULTIPURPOSE SPACE</b>				Server Room							
Stage Area				Conference Room							
Auditorium				Supplies							
Projection Booth				Files and Materials Storage							
Sound and Light Locks				Open Staff Offices							
<b>Total Classrooms/Lecture/Meeting</b>	4778	4778	4844	sub-total							
<b>MAIN HALL</b>				<b>Copy Center</b>							
<b>Main Hall and Stage</b>				Work area and Storage							
Concert Hall - Main Level seating area				sub-total Copy Center							
Concert Hall - Mezzanine Level seating area				<b>General Administration</b>							
Concert Hall sound and light locks				Central Reception Area							
Concert Hall - stage performing area				Administration toilet rooms							
Concert Hall - Orchestra Pit incl. wagon storage				Kitchenette							
sub-total	13076	13076	12591	sub-total General Administration							
<b>Main Hall Backstage</b>				<b>Total Administration</b>	2029	2029	2090				
Concert Hall - backstage circulation				<b>BUILDING SERVICES</b>							
Concert Hall - piano locker				Security							
Concert Hall - stage storage				Janitors Closets							
Concert Hall - dressing rooms				Mechanical							
Concert Hall - backstage toilets				Flammable Storage							
Musicians' Lounge				Tool Room							
Concert Hall - receiving				Lighting Storage and Repair							
Concert Hall - control booth				Wardrobe/Laundry							
Concert Hall - dinner & sound rack rooms				Loading Dock, Receiving and Trash Storage							
Concert Hall - Followspot				Garbage Room							
Concert Hall - COE crew room				Exterior Storage							
sub-total	7866	8619	5650	<b>Total Building Services</b>	2905	2905	2583				
<b>Total Hall</b>	20942	21695	18441								

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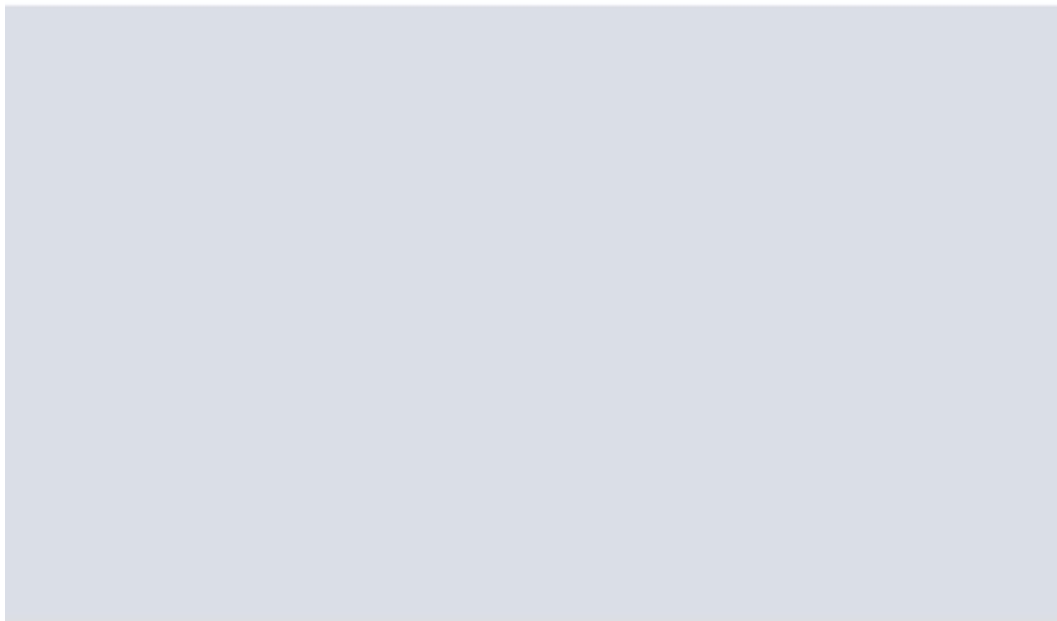
## Appendix 3 CLASS D ESTIMATES

### A3.1. Option 1



CLASS D ESTIMATE - R1

**COLLINGWOOD PERFORMING ARTS THEATRE**





**COLLINGWOOD PERFORMING ARTS  
THEATRE**  
**CLASS D ESTIMATE - R1**



**LOCATION SUMMARY**

GFA: Gross Floor Area  
Rates Current At May 2024

Ref	Location	GFA m²	GFA \$/m²	Total Cost \$
<b>A</b>	<b>Pine Street Option 1</b>			
A1	Building	5,468	6,962.53	38,071,120
	<b>A - Pine Street Option 1</b>	<b>5,468</b>	<b>6,962.53</b>	<b>38,071,120</b>
<b>ESTIMATED NET COST</b>		<b>5,468</b>	<b>6,962.53</b>	<b>38,071,120</b>
<b>MARGINS &amp; ADJUSTMENTS</b>				
	General Contractor's Overhead	10 %		3,807,112
	General Contractor Fees	5 %		1,903,556
	Bonding and Insurance	1.5 %		571,066
	<b>Sub-Total</b>	<b>5,468</b>	<b>8,111.35</b>	<b>44,352,854</b>
<b>CONTINGENCIES</b>				
	Estimating and Design Contingency	15 %		6,652,928
	Construction Contingency	10 %		4,435,285
	Escalation Contingency to June 2026 (2 years )	7 %		3,880,874
	<b>ESTIMATED TOTAL COST</b>	<b>5,468</b>	<b>10,848.93</b>	<b>59,321,941</b>

**COLLINGWOOD PERFORMING ARTS  
THEATRE**  
**CLASS D ESTIMATE - R1**



**LOCATION SUMMARY**

GFA: Gross Floor Area  
Rates Current At May 2024

Ref	Location	GFA m <sup>2</sup>	GFA \$/m <sup>2</sup>	Total Cost \$
A	Pine Street Option 1			
A2	Site			1,460,303
	A - Pine Street Option 1			1,460,303
<b>ESTIMATED NET COST</b>				<b>1,460,303</b>
<b>MARGINS &amp; ADJUSTMENTS</b>				
	General Contractor's Overhead	10 %		146,030
	General Contractor Fees	5 %		73,015
	Bonding and Insurance	1.5 %		21,905
	<b>Sub-Total</b>			<b>1,701,253</b>
<b>CONTINGENCIES</b>				
	Estimating and Design Contingency	15 %		255,188
	Construction Contingency	10 %		170,125
	Escalation Contingency to June 2026 (2 years )	7 %		148,860
<b>ESTIMATED TOTAL COST</b>				<b>2,275,426</b>

**COLLINGWOOD PERFORMING ARTS  
THEATRE**  
**CLASS D ESTIMATE - R1**



**LOCATION SUMMARY**

GFA: Gross Floor Area  
Rates Current At May 2024

Ref	Location	GFA m²	GFA \$/m²	Total Cost \$
A	Pine Street Option 1			
A3	Underground Parking	4,493	2,694.39	12,105,902
	<b>A - Pine Street Option 1</b>	<b>4,493</b>	<b>2,694.39</b>	<b>12,105,902</b>
	<b>ESTIMATED NET COST</b>	<b>4,493</b>	<b>2,694.39</b>	<b>12,105,902</b>
	<b>MARGINS &amp; ADJUSTMENTS</b>			
	General Contractor's Overhead	10 %		1,210,590
	General Contractor Fees	5 %		605,295
	Bonding and Insurance	1.5 %		181,589
	<b>Sub-Total</b>	<b>4,493</b>	<b>3,138.97</b>	<b>14,103,376</b>
	<b>CONTINGENCIES</b>			
	Estimating and Design Contingency	15 %		2,115,506
	Construction Contingency	10 %		1,410,338
	Escalation Contingency to June 2026 (2 years )	7 %		1,234,045
	<b>ESTIMATED TOTAL COST</b>	<b>4,493</b>	<b>4,198.37</b>	<b>18,863,265</b>

**COLLINGWOOD PERFORMING ARTS  
THEATRE**  
**CLASS D ESTIMATE - R1**



Gross Floor Area: 9,961 m<sup>2</sup>  
Rates Current At May 2024

**ELEMENTS SUMMARY**

Ref	Description	GFA \$/m <sup>2</sup>	Total Cost \$
A1010	Standard Foundations	76.05	757,566
A1020	Special Foundations		Excl.
A1030	Slab on Grade	49.21	490,205
A2010	Basement Excavation	314.54	3,133,177
A2020	Basement Walls	227.23	2,263,462
B1010	Floor Construction	613.11	6,107,194
B1020	Roof Construction	232.93	2,320,245
B2010	Exterior Walls	192.60	1,918,470
B2020	Exterior Windows	177.90	1,772,080
B2030	Exterior Doors	19.98	199,000
B3010	Roof Coverings	110.45	1,100,190
C1010	Partitions	255.31	2,543,141
C1020	Interior Doors	103.83	1,034,250
C1030	Fittings	494.78	4,928,464
C2010	Stair Construction	41.47	413,045
C3010	Wall Finishes	101.34	1,009,400
C3020	Floor Finishes	116.80	1,163,467
C3030	Ceiling Finishes	212.70	2,118,680
D1010	Elevators & Lifts	147.48	1,469,000
D2010	Plumbing Fixtures	16.92	168,533
D2020	Domestic Water Distribution	37.94	377,887
D2030	Sanitary Waste	44.21	440,417
D2040	Rain Water Drainage	16.47	164,040
D2090	Other Plumbing Systems	6.02	60,000
D3020	Heat Generating Systems	63.05	628,080
D3030	Cooling Generating Systems	13.72	136,700
D3040	Distribution Systems	281.05	2,799,507
D3050	Terminal & Package Units	266.32	2,652,780
D3060	Controls & Instrumentations	58.43	581,980
D3070	Systems Testing & Balancing	13.23	131,825
D3090	Other HVAC Systems & Equipment	69.57	693,000
D4010	Sprinklers	75.37	750,750
D4020	Standpipes	15.00	149,423

**COLLINGWOOD PERFORMING ARTS  
THEATRE**  
**CLASS D ESTIMATE - R1**



Gross Floor Area: 9,961 m<sup>2</sup>  
Rates Current At May 2024

**ELEMENTS SUMMARY**

Ref	Description	GFA \$/m <sup>2</sup>	Total Cost \$
D4090	Other Fire Protection Systems	7.23	72,000
D5010	Electrical Service & Distribution	217.55	2,167,064
D5020	Lighting and Branch Wiring	131.42	1,309,030
D5030	Communications & Security	129.42	1,289,106
D5090	Other Electrical Systems	71.22	709,388
E1020	Institutional Equipment	17.57	174,976
G1010	Site Clearing	10.29	102,476
G1020	Site Demolition and Relocations	11.24	112,004
G1040	Hazardous Waste Remediation		Excl.
G2010	Roadways	2.51	25,000
G2020	Parking Lots	0.95	9,450
G2030	Pedestrian Paving	21.17	210,873
G2040	Site Development	10.04	100,000
G2050	Landscaping	10.04	100,000
G3010	Water Supply	10.04	100,000
G3020	Sanitary Water	15.06	150,000
G3030	Storm Sewer	25.10	250,000
G3090	Other Site Mechanical Utilities	7.53	75,000
G4010	Electrical Distribution	9.54	95,000
G4020	Site Lighting	7.03	70,000
G4030	Site Communications & Security	4.02	40,000
<b>ESTIMATED NET COST</b>		<b>5,183.95</b>	<b>51,637,325</b>
<b>MARGINS &amp; ADJUSTMENTS</b>			
	General Contractor's Overhead		5,163,732
	General Contractor Fees		2,581,866
	Bonding and Insurance		774,560
<b>Sub-Total</b>		<b>6,039.30</b>	<b>60,157,483</b>
<b>CONTINGENCIES</b>			
	Estimating and Design Contingency		9,023,622
	Construction Contingency		6,015,748
	Escalation Contingency to June 2026 (2 years )		5,263,779
<b>ESTIMATED TOTAL COST</b>		<b>8,077.57</b>	<b>80,460,632</b>



**COLLINGWOOD PERFORMING ARTS  
THEATRE**  
**CLASS D ESTIMATE - R1**



**LOCATION ELEMENTS ITEM**

A Pine Street Option 1

A1 Building

GFA: 5,468 m² Cost/m²: 6,962.53  
Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>A1020</b>	<b>Special Foundations</b>				
67	Bored piles, bell piles, H-piles, helical piles - not considered	No	1.00		Excl.
	<b>A1020 - Special Foundations</b>				<b>Excl.</b>
<b>B1010</b>	<b>Floor Construction</b>				
267	Upper floor framing	Note			Incl.
268	- formwork to soffit, beams, and columns	m²	8,616.20	325.00	2,800,265
269	- reinforcing steel - 125 kg/m3	kg	211,558.80	4.15	877,969
270	- concrete supply	m³	1,692.60	245.00	414,687
273	- concrete placing with pump	m³	1,692.60	20.00	33,852
274	- screed and cure	m²	5,692.20	5.00	28,461
275	- finish	m²	5,692.20	15.00	85,383
276	- integral waterproofing to terrace concrete	m²	28.80	265.00	7,632
277	Other floor construction items	Note			Incl.
278	Extra over for concrete admixtures and winter heating	m²	1,692.58	65.00	110,017
279	Architectural finished concrete - allowance	LS	1.00	35,000.00	35,000
283	Structural steel to balcony seating area - assumed 70 kg/m2	kg	21,587.50	8.00	172,700
284	Miscellaneous metals, welded connections, and bolted connections - assumed 10% of the structural steel weight	kg	2,159.00	8.00	17,272
285	Composite deck, including concrete and finish	m²	308.50	160.00	49,360
286	Fireproofing to exposed steel	m²	308.50	75.00	23,137
287	Catwalk - allowance	LS	1.00	160,000.00	160,000
	<b>B1010 - Floor Construction</b>			<b>880.71 /m²</b>	<b>4,815,735</b>
<b>B1020</b>	<b>Roof Construction</b>				
281	Structural steel framing including columns, beams, OWSJ, horizontal bracing, and vertical bracing - assumed 65 kg/m2	kg	190,393.70	8.00	1,523,150
282	Miscellaneous metals, welded connections, and bolted connections - assumed 10% of the structural steel weight	kg	19,039.60	8.00	152,317
288	Galvanized steel roof deck	m²	2,929.20	70.00	205,044
313	Reinforced concrete to roof deck	m²	2,929.20	70.00	205,044
289	Fireproofing to exposed steel	m²	2,929.20	75.00	219,690

Class D Estimate - R1

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**COLLINGWOOD PERFORMING ARTS  
THEATRE**  
**CLASS D ESTIMATE - R1**



**LOCATION ELEMENTS ITEM**

A Pine Street Option 1

A1 Building (continued)

GFA: 5,468 m<sup>2</sup> Cost/m<sup>2</sup>: 6,962.53  
Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
290	Miscellaneous concrete works and encasements - allowance	LS	1.00	15,000.00	15,000
	<b>B1020 - Roof Construction</b>			<b>424.33 /m<sup>2</sup></b>	<b>2,320,245</b>
<b>B2010</b>	<b>Exterior Walls</b>				
292	Exterior wall assembly - 16 mm GWB, 152 mm wind load bearing metal stud, 16 mm exterior sheathing board, self adhered A/V membrane, thermally broken cladding support system, 200 mm semi-rigid insulation, brick finish	m <sup>2</sup>	2,170.10	775.00	1,681,827
293	Soffit assembly - self adhered A/V membrane, thermally broken cladding support system, 200 mm semi-rigid insulation, brick finish, metal soffit cladding system	m <sup>2</sup>	148.10	920.00	136,252
294	Parapet wall - rough carpentry, 150 mm semirigid insulation, cap flashing	m	318.70	315.00	100,391
	<b>B2010 - Exterior Walls</b>			<b>350.85 /m<sup>2</sup></b>	<b>1,918,470</b>
<b>B2020</b>	<b>Exterior Windows</b>				
295	Curtain wall	m <sup>2</sup>	1,042.40	1,600.00	1,667,840
296	Ceramic frit	m <sup>2</sup>	1,042.40	100.00	104,240
	<b>B2020 - Exterior Windows</b>			<b>324.08 /m<sup>2</sup></b>	<b>1,772,080</b>
<b>B2030</b>	<b>Exterior Doors</b>				
297	Insulated steel door (per leaf)	No	4.00	4,000.00	16,000
298	Automatic sliding door	No	2.00	25,000.00	50,000
299	Aluminum doors (per leaf)	No	4.00	6,500.00	26,000
300	Sectional overhead doors	No	3.00	20,000.00	60,000
301	Door operator	No	4.00	6,500.00	26,000
302	Card reader	No	3.00	7,000.00	21,000
	<b>B2030 - Exterior Doors</b>			<b>36.39 /m<sup>2</sup></b>	<b>199,000</b>
<b>B3010</b>	<b>Roof Coverings</b>				
303	Roof assembly - Sheathing board, vapour retarder, tapered roof insulation, 178 mm polyisocyanurate insulation, cover board, 2 ply SBS roof membrane with high emissivity colour	m <sup>2</sup>	2,929.40	350.00	1,025,290
304	Waterproofing to terrace	m <sup>2</sup>	139.60	250.00	34,900
305	Miscellaneous roof items - allowance	LS	1.00	10,000.00	10,000
307	Roof anchors	LS	1.00	30,000.00	30,000
	<b>B3010 - Roof Coverings</b>			<b>201.21 /m<sup>2</sup></b>	<b>1,100,190</b>
<b>C1010</b>	<b>Partitions</b>				
180	Concrete walls to elevator shaft	m <sup>2</sup>	208.13	870.00	181,074

Class D Estimate - R1

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**COLLINGWOOD PERFORMING ARTS  
THEATRE**  
**CLASS D ESTIMATE - R1**



**LOCATION ELEMENTS ITEM**

**A Pine Street Option 1**

A1 Building (continued)

GFA: 5,468 m<sup>2</sup> Cost/m<sup>2</sup>: 6,962.53  
Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
181	Masonry walls	m <sup>2</sup>	2,913.73	325.00	946,962
309	GWB Partitions	m <sup>2</sup>	3,413.60	160.00	546,176
310	Acoustic and fire rating	m <sup>2</sup>	2,125.80	80.00	170,064
311	Furring	m <sup>2</sup>	2,175.00	95.00	206,625
312	Interior glazing	m <sup>2</sup>	106.60	1,350.00	143,910
<b>C1010 - Partitions</b>				<b>401.39 /m<sup>2</sup></b>	<b>2,194,811</b>
<b>C1020</b>	<b>Interior Doors</b>				
314	Solid wood doors (per leaf)	No	16.00	3,750.00	60,000
315	Hollow metal doors (per leaf)	No	82.00	3,750.00	307,500
316	Custom wood doors (per leaf)	No	30.00	7,500.00	225,000
319	Aluminum door (per leaf)	No	2.00	6,500.00	13,000
317	Door operator	No	23.00	6,500.00	149,500
318	Card reader	No	23.00	7,000.00	161,000
<b>C1020 - Interior Doors</b>				<b>167.52 /m<sup>2</sup></b>	<b>916,000</b>
<b>C1030</b>	<b>Fittings</b>				
320	Miscellaneous metals and metal fabrication - allowance	m <sup>2</sup>	5,468.00	150.00	820,200
321	Rough carpentry - allowance	m <sup>2</sup>	5,468.00	100.00	546,800
322	Miscellaneous caulking and sealants - allowance	m <sup>2</sup>	5,468.00	35.00	191,380
323	Interior signage - allowance	m <sup>2</sup>	5,468.00	10.00	54,680
324	Finish carpentry - allowance	m <sup>2</sup>	5,468.00	300.00	1,640,400
325	Construction specialties (corner guards, lockers and washroom accessories) - allowance	m <sup>2</sup>	5,468.00	55.00	300,740
326	Furnishing (blinds, drapery, floor grilles) - allowance	m <sup>2</sup>	5,468.00	50.00	273,400
327	Miscellaneous furniture (couches, tables, chairs) - allowance	m <sup>2</sup>	5,468.00	45.00	246,060
328	Theater seats	No	600.00	1,200.00	720,000
<b>C1030 - Fittings</b>				<b>876.68 /m<sup>2</sup></b>	<b>4,793,660</b>
<b>C2010</b>	<b>Stair Construction</b>				
329	Stair construction	m <sup>2</sup>	100.30	1,300.00	130,390
330	Hand rail	m	67.10	175.00	11,742
331	Center rail	m	24.95	600.00	14,970
332	Feature lobby stair - allowance	LS	1.00	150,000.00	150,000
<b>C2010 - Stair Construction</b>				<b>56.16 /m<sup>2</sup></b>	<b>307,102</b>

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**COLLINGWOOD PERFORMING ARTS  
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**LOCATION ELEMENTS ITEM**

A Pine Street Option 1

A1 Building (continued)

GFA: 5,468 m<sup>2</sup> Cost/m<sup>2</sup>: 6,962.53  
Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>C3010</b>	<b>Wall Finishes</b>				
333	Wall finishes	m <sup>2</sup>	5,468.00	175.00	956,900
	<b>C3010 - Wall Finishes</b>			<b>175.00 /m<sup>2</sup></b>	<b>956,900</b>
<b>C3020</b>	<b>Floor Finishes</b>				
335	Floor finishes	m <sup>2</sup>	5,468.00	210.00	1,148,280
	<b>C3020 - Floor Finishes</b>			<b>210.00 /m<sup>2</sup></b>	<b>1,148,280</b>
<b>C3030</b>	<b>Ceiling Finishes</b>				
336	Ceiling finishes	m <sup>2</sup>	5,468.00	385.00	2,105,180
	<b>C3030 - Ceiling Finishes</b>			<b>385.00 /m<sup>2</sup></b>	<b>2,105,180</b>
<b>D1010</b>	<b>Elevators &amp; Lifts</b>				
337	Passenger Elevator	Stop	6.00	105,000.00	630,000
338	Service elevator	Stop	3.00	125,000.00	375,000
339	Scissor dock lift	No	1.00	20,000.00	20,000
340	Dock leveler	No	2.00	12,000.00	24,000
	<b>D1010 - Elevators &amp; Lifts</b>			<b>191.84 /m<sup>2</sup></b>	<b>1,049,000</b>
<b>D2010</b>	<b>Plumbing Fixtures</b>				
19	Allowances for plumbing fixtures	m <sup>2</sup>	5,468.00	30.00	164,040
	<b>D2010 - Plumbing Fixtures</b>			<b>30.00 /m<sup>2</sup></b>	<b>164,040</b>
<b>D2020</b>	<b>Domestic Water Distribution</b>				
24	Allowances for domestic water distribution system including, equipment, piping, fittings, supports, valves, insulation, etc.	m <sup>2</sup>	5,468.00	65.00	355,420
	<b>D2020 - Domestic Water Distribution</b>			<b>65.00 /m<sup>2</sup></b>	<b>355,420</b>
<b>D2030</b>	<b>Sanitary Waste</b>				
31	Allowances for sanitary, vent, and drainage system, sump pumps, fixture connections etc.	m <sup>2</sup>	5,468.00	60.00	328,080
	<b>D2030 - Sanitary Waste</b>			<b>60.00 /m<sup>2</sup></b>	<b>328,080</b>
<b>D2040</b>	<b>Rain Water Drainage</b>				
23	Allowances for rain water drainage system	m <sup>2</sup>	5,468.00	30.00	164,040
	<b>D2040 - Rain Water Drainage</b>			<b>30.00 /m<sup>2</sup></b>	<b>164,040</b>
<b>D2090</b>	<b>Other Plumbing Systems</b>				
22	General requirement, supervision, shop drawings, as-builts, permits, safety, tags, markers, etc	Item			60,000
	<b>D2090 - Other Plumbing Systems</b>			<b>10.97 /m<sup>2</sup></b>	<b>60,000</b>
<b>D3020</b>	<b>Heat Generating Systems</b>				
69	Allowances for boiler	LS	1.00	110,000.00	110,000

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### LOCATION ELEMENTS ITEM

A Pine Street Option 1

A1 Building (continued)

GFA: 5,468 m<sup>2</sup> Cost/m<sup>2</sup>: 6,962.53  
Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
81	Allowances for heating water pumps	No	2.00	15,000.00	30,000
83	Allowances for air separator, expansion tanks, chemical treatment, etc.	LS	1.00	25,000.00	25,000
85	Allowances for heating heat exchanger	LS	1.00	85,000.00	85,000
87	Allowances for glycol water pumps	No	2.00	25,000.00	50,000
89	Allowances for heating water distribution piping, insulation, valves, fittings, supports, etc.	m <sup>2</sup>	5,468.00	60.00	328,080
	<b>D3020 - Heat Generating Systems</b>			<b>114.86 /m<sup>2</sup></b>	<b>628,080</b>
D3030	<b>Cooling Generating Systems</b>				
101	Allowances for local spot cooling c/w refrigeration piping, insulation, supports, etc.	m <sup>2</sup>	5,468.00	25.00	136,700
	<b>D3030 - Cooling Generating Systems</b>			<b>25.00 /m<sup>2</sup></b>	<b>136,700</b>
D3040	<b>Distribution Systems</b>				
112	Allowances for ductwork, thermal and acoustic insulation, VAVs, grills, registers, diffusers, etc.	m <sup>2</sup>	5,468.00	475.00	2,597,300
	<b>D3040 - Distribution Systems</b>			<b>475.00 /m<sup>2</sup></b>	<b>2,597,300</b>
D3050	<b>Terminal &amp; Package Units</b>				
105	Allowances for AHUs - assumed 60,000 CFM total	LS	1.00	1,680,000.00	1,680,000
110	Allowances for ERV, exhaust fans, fan coils, misc. terminal units, etc.	m <sup>2</sup>	5,468.00	30.00	164,040
	<b>D3050 - Terminal &amp; Package Units</b>			<b>337.24 /m<sup>2</sup></b>	<b>1,844,040</b>
D3060	<b>Controls &amp; Instrumentations</b>				
113	Allowances for BAS system	m <sup>2</sup>	5,468.00	90.00	492,120
	<b>D3060 - Controls &amp; Instrumentations</b>			<b>90.00 /m<sup>2</sup></b>	<b>492,120</b>
D3070	<b>Systems Testing &amp; Balancing</b>				
114	Allowances for system testing, balancing, commissioning	m <sup>2</sup>	5,468.00	20.00	109,360
	<b>D3070 - Systems Testing &amp; Balancing</b>			<b>20.00 /m<sup>2</sup></b>	<b>109,360</b>
D3090	<b>Other HVAC Systems &amp; Equipment</b>				
115	General requirement, supervision, shop drawings, as-builts, permits, safety, tags, markers, etc	Item			581,000
	<b>D3090 - Other HVAC Systems &amp; Equipment</b>			<b>106.25 /m<sup>2</sup></b>	<b>581,000</b>
D4010	<b>Sprinklers</b>				
54	Allowances for sprinkler heads c/w valves, piping, fittings, supports, etc.	No	588.71	700.00	412,097
	<b>D4010 - Sprinklers</b>			<b>75.37 /m<sup>2</sup></b>	<b>412,097</b>

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**LOCATION ELEMENTS ITEM**

A Pine Street Option 1

A1 Building (continued)

GFA: 5,468 m<sup>2</sup> Cost/m<sup>2</sup>: 6,962.53  
Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>D4020</b>	<b>Standpipes</b>				
55	Allowances for standpipes	m <sup>2</sup>	5,468.08	15.00	82,022
	<b>D4020 - Standpipes</b>			<b>15.00 /m<sup>2</sup></b>	<b>82,022</b>
<b>D4090</b>	<b>Other Fire Protection Systems</b>				
56	General requirement, supervision, shop drawings, as-builts, permits, safety, tags, markers, etc	Item			39,000
	<b>D4090 - Other Fire Protection Systems</b>			<b>7.13 /m<sup>2</sup></b>	<b>39,000</b>
<b>D5010</b>	<b>Electrical Service &amp; Distribution</b>				
140	Service and distribution - normal power	m <sup>2</sup>	5,468.60	170.00	929,662
142	Service and distribution - emergency power	m <sup>2</sup>	5,468.60	130.00	710,918
144	Mechanical wiring & connections	m <sup>2</sup>	5,468.60	18.00	98,434
146	Co-ordination, short circuits & arc flash studies	m <sup>2</sup>	5,468.63	3.50	19,141
	<b>D5010 - Electrical Service &amp; Distribution</b>			<b>321.54 /m<sup>2</sup></b>	<b>1,758,155</b>
<b>D5020</b>	<b>Lighting and Branch Wiring</b>				
152	Lighting fixtures, LED c/w wiring - Lobbies and public space	m <sup>2</sup>	1,588.60	130.00	206,518
153	Lighting fixtures, LED c/w wiring - Lobby support	m <sup>2</sup>	230.50	75.00	17,288
154	Lighting fixtures, LED c/w wiring - COE Offices / Copy Center / General Administration	m <sup>2</sup>	189.00	95.00	17,955
178	Lighting fixtures, LED c/w wiring - Additional Offices & Catering	m <sup>2</sup>	0.10	100.00	10
155	Lighting fixtures, LED c/w wiring - Main hall and Stage	m <sup>2</sup>	1,215.00	168.00	204,120
156	Lighting fixtures, LED c/w wiring - Main hall Backstage	m <sup>2</sup>	731.10	80.00	58,488
157	Lighting fixtures, LED c/w wiring - Small hall	m <sup>2</sup>	445.70	168.00	74,878
159	Lighting fixtures, LED c/w wiring - Multipurpose Space	m <sup>2</sup>	444.00	130.00	57,720
160	Lighting fixtures, LED c/w wiring - Additional Galleries and Studios	m <sup>2</sup>	141.00	125.00	17,625
163	Lighting fixtures, LED c/w wiring - Building Services	m <sup>2</sup>	270.00	75.00	20,250
164	Lighting fixtures, LED c/w wiring - Retail and Market Space	m <sup>2</sup>	216.00	85.00	18,360
177	Lighting fixtures, LED c/w wiring - Outdoor area	m <sup>2</sup>	264.00	110.00	29,040
169	Emergency and exit fixtures c/w wiring	m <sup>2</sup>	5,468.60	4.00	21,874
170	Lighting and dimming controls	m <sup>2</sup>	5,468.60	22.00	120,309

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**LOCATION ELEMENTS ITEM**

**A Pine Street Option 1**

A1 Building (continued)

GFA: 5,468 m<sup>2</sup> Cost/m<sup>2</sup>: 6,962.53  
Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
171	Branch devices and misc.power connections	m <sup>2</sup>	5,468.60	26.50	144,919
172	Connections to theater power - allowance	LS	1.00	75,000.00	75,000
	<b>D5020 - Lighting and Branch Wiring</b>			<b>198.31 /m<sup>2</sup></b>	<b>1,084,354</b>
<b>D5030</b>	<b>Communications &amp; Security</b>				
183	Tel/data/WiFi outlets	m <sup>2</sup>	5,468.60	25.00	136,715
184	Communication room racks, patch panels, back bords and cable management - allowance	LS	1.00	40,000.00	40,000
186	Communication/ IT room headend equipment, UPS, Etc.- Allowance	LS	1.00	50,000.00	50,000
187	PA/intercom system	m <sup>2</sup>	5,468.60	10.00	54,686
188	AV System - rough in	m <sup>2</sup>	5,468.60	6.25	34,179
189	Audiovisual (AV) including theater systems - allowance only (no details available)	LS	1.00	200,000.00	200,000
191	Fire alarm system	m <sup>2</sup>	5,468.60	28.00	153,121
192	Security system - CCTV and access control - rough in	m <sup>2</sup>	5,468.63	8.00	43,748
193	Security system - CCTV and access control system - supply and install	m <sup>2</sup>	5,468.63	28.00	153,122
199	Emergency responder radio coverage (ERRC) system - allowance	LS	1.00	100,000.00	100,000
	<b>D5030 - Communications &amp; Security</b>			<b>176.59 /m<sup>2</sup></b>	<b>965,571</b>
<b>D5090</b>	<b>Other Electrical Systems</b>				
200	Temporary lighting and power	m <sup>2</sup>	5,468.63	7.00	38,281
201	Cutting, coring, re seals, marking and identification	m <sup>2</sup>	5,468.63	1.50	8,203
202	Grounding and bonding	m <sup>2</sup>	5,468.63	3.50	19,141
203	Electrical contractor's head office and site overheads including supervision, job setup, permits, inspection, submittal, as-built's, special tools, etc.	Item			391,472
207	Lighting protection system	m <sup>2</sup>	5,468.60	7.50	41,015
	<b>D5090 - Other Electrical Systems</b>			<b>91.10 /m<sup>2</sup></b>	<b>498,112</b>
<b>E1020</b>	<b>Institutional Equipment</b>				
400	Musical instruments - allowance	m <sup>2</sup>	5,468.00	32.00	174,976
	<b>E1020 - Institutional Equipment</b>			<b>32.00 /m<sup>2</sup></b>	<b>174,976</b>
<b>BUILDING</b>				<b>6,962.53 /m<sup>2</sup></b>	<b>38,071,120</b>

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**LOCATION ELEMENTS ITEM**

A Pine Street Option 1

A2 Site

Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>D5090</b>	<b>Other Electrical Systems</b>				
203	Electrical contractor's head office and site overheads including supervision, job setup, permits, inspection, submittal, as-built's, special tools, etc.	Item			20,500
	<b>D5090 - Other Electrical Systems</b>				<b>20,500</b>
<b>G1010</b>	<b>Site Clearing</b>				
1	Clear and grub site - assumed minimal	m²	4,048.00	2.50	10,120
2	Strip topsoil - assumed minimum quantity after asphalt removal	LS	1.00	2,000.00	2,000
3	Rough grading including cut and fill - allowance	m²	1,144.50	15.00	17,168
4	Site protection and erosion control	LS	1.00	35,000.00	35,000
5	Site hoarding	m	263.20	90.00	23,688
6	Gates to site hoarding	No	1.00	3,000.00	3,000
7	Construction signage	LS	1.00	5,000.00	5,000
373	Mud mat	LS	1.00	6,500.00	6,500
	<b>G1010 - Site Clearing</b>				<b>102,476</b>
<b>G1020</b>	<b>Site Demolition and Relocations</b>				
8	Site building demolition	m²	76.00	165.00	12,540
16	Asbestos abatement to site building	m²	76.00		Excl.
11	Hard surface demolition	m²	4,048.00	20.00	80,960
12	Asphalt demolition disposal	m²	425.20	20.00	8,504
13	Miscellaneous site demolition - allowance	LS	1.00	10,000.00	10,000
	<b>G1020 - Site Demolition and Relocations</b>				<b>112,004</b>
<b>G1040</b>	<b>Hazardous Waste Remediation</b>				
14	Contaminated soil disposal	LS	1.00		Excl.
15	Contaminated water treatment and disposal	LS	1.00		Excl.
	<b>G1040 - Hazardous Waste Remediation</b>				<b>Excl.</b>
<b>G2010</b>	<b>Roadways</b>				
17	Pine street and second street patch and repair - allowance	LS	1.00	25,000.00	25,000
	<b>G2010 - Roadways</b>				<b>25,000</b>
<b>G2020</b>	<b>Parking Lots</b>				
18	Heavy duty asphalt assembly to outdoor component (loading area)	m²	126.00	75.00	9,450
	<b>G2020 - Parking Lots</b>				<b>9,450</b>

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**LOCATION ELEMENTS ITEM**  
**A Pine Street Option 1**  
A2 Site (continued)

Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>G2030</b>	<b>Pedestrian Paving</b>				
21	Concrete paving	m²	1,419.90	125.00	177,488
25	Concrete curb	m	303.50	110.00	33,385
	<b>G2030 - Pedestrian Paving</b>				<b>210,873</b>
<b>G2040</b>	<b>Site Development</b>				
26	Allowance for benches, waste receptacles, bollards, etc	LS	1.00	100,000.00	100,000
	<b>G2040 - Site Development</b>				<b>100,000</b>
<b>G2050</b>	<b>Landscaping</b>				
28	Allowance for landscaping	LS	1.00	100,000.00	100,000
	<b>G2050 - Landscaping</b>				<b>100,000</b>
<b>G3010</b>	<b>Water Supply</b>				
125	Allowances for water supply	LS	1.00	100,000.00	100,000
	<b>G3010 - Water Supply</b>				<b>100,000</b>
<b>G3020</b>	<b>Sanitary Water</b>				
126	Allowances for sanitary drainage	LS	1.00	150,000.00	150,000
	<b>G3020 - Sanitary Water</b>				<b>150,000</b>
<b>G3030</b>	<b>Storm Sewer</b>				
127	Allowances for storm drainage system	m²	1.00	250,000.00	250,000
	<b>G3030 - Storm Sewer</b>				<b>250,000</b>
<b>G3090</b>	<b>Other Site Mechanical Utilities</b>				
399	General requirement, supervision, shop drawings, as-builts, permits, safety, tags, markers, etc	Item			75,000
	<b>G3090 - Other Site Mechanical Utilities</b>				<b>75,000</b>
<b>G4010</b>	<b>Electrical Distribution</b>				
212	Incoming service; primary feeder transformer & terminations - by Utility provider	LS	1.00		Excl.
213	Primary duct bank, transformer pad and grounding	LS	1.00	45,000.00	45,000
214	Secondary duct bank and feeder	LS	1.00	50,000.00	50,000
	<b>G4010 - Electrical Distribution</b>				<b>95,000</b>
<b>G4020</b>	<b>Site Lighting</b>				
219	Site lighting and controls; building exterior, entrance, walkway, landscape, etc. - modification and addition to existing - allowance	LS	1.00	60,000.00	60,000

**COLLINGWOOD PERFORMING ARTS  
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**LOCATION ELEMENTS ITEM**

A Pine Street Option 1

A2 Site (continued)

Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
220	Site power - allowance	LS	1.00	10,000.00	10,000
	<b>G4020 - Site Lighting</b>				<b>70,000</b>
<b>G4030</b>	<b>Site Communications &amp; Security</b>				
223	Incoming communication duct bank - allowance	LS	1.00	40,000.00	40,000
225	Incoming communication service and active hardware - by utility provider	LS	1.00		Excl.
	<b>G4030 - Site Communications &amp; Security</b>				<b>40,000</b>
<b>SITE</b>					<b>1,460,303</b>

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**LOCATION ELEMENTS ITEM**

A Pine Street Option 1  
A3 Underground Parking

GFA: 4,493 m<sup>2</sup> Cost/m<sup>2</sup>: 2,694.39  
Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>A1010</b>	<b>Standard Foundations</b>				
33	Machine bulk excavation - Included in element A2010 - Basement Walls	m <sup>3</sup>	1.00		Incl.
34	Strip footing - assumed W = 1.5 m x H = 0.4 m	m	452.50		Incl.
35	- trench excavation (excavation, load, and haul off site)	m <sup>3</sup>	902.50	45.00	40,612
37	- formwork, 900 mm high, two sides	m <sup>2</sup>	362.00	285.00	103,170
38	- reinforcing steel, assumed 100 kgs/m3	kg	28,489.00	4.00	113,956
39	- concrete, supply	m <sup>3</sup>	285.00	245.00	69,825
40	- concrete, placing with pump	m <sup>3</sup>	285.00	20.00	5,700
41	- keyway and waterstop	m	452.50	125.00	56,562
42	- screed and cure top of the footing	m <sup>2</sup>	678.50	5.00	3,392
43	- backfill with imported granular material	m <sup>3</sup>	617.50	50.00	30,875
44	Spread footings at columns, assumed W = 2.4 m x L = 2.4 m x H = 0.4 m	No	52.00		Incl.
45	- excavation (excavation, load, and haul off site)	m <sup>3</sup>	306.50	45.00	13,792
47	- formwork, 0.4 m high	m <sup>2</sup>	200.00	285.00	57,000
48	- reinforcing steel, 125 kgs/m3	kg	15,725.00	4.00	62,900
49	- embedded rebar dowels	No	416.00	80.00	33,280
50	- concrete, supply	m <sup>3</sup>	126.00	245.00	30,870
51	- concrete, placing with pump	m <sup>3</sup>	126.00	20.00	2,520
52	- screed and cure top of the footing	m <sup>2</sup>	300.00	5.00	1,500
53	- backfill with imported granular material	m <sup>3</sup>	180.50	50.00	9,025
58	Other main building foundation items	Note			Incl.
61	Miscellaneous embeded metals	LS	1.00	20,000.00	20,000
62	Extra over for concrete admixtures and winter heating	m <sup>3</sup>	411.00	65.00	26,715
64	Elevator pad foundation	No	1.00	30,000.00	30,000
65	Dewatering - Included in element A2010 - Basement Excavation	LS	1.00		Incl.
66	Permits to discharge water	LS	1.00		Excl.
265	Waterproofing and drainage board to elevator pits	m <sup>2</sup>	155.50	295.00	45,872
<b>A1010 - Standard Foundations</b>				<b>168.61 /m<sup>2</sup></b>	<b>757,566</b>

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**LOCATION ELEMENTS ITEM**

A Pine Street Option 1

A3 Underground Parking (continued)

GFA: 4,493 m<sup>2</sup> Cost/m<sup>2</sup>: 2,694.39  
Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>A1020</b>	<b>Special Foundations</b>				
67	Bored piles, bell piles, H-piles, helical piles - not considered	No	1.00		Excl.
	<b>A1020 - Special Foundations</b>				<b>Excl.</b>
<b>A1030</b>	<b>Slab on Grade</b>				
68	Concrete slab on grade to main building, assumed 0.15 m thick	m <sup>2</sup>	2,889.00		Incl.
70	-level and compact subgrade	m <sup>2</sup>	2,889.00	5.00	14,445
71	- granular sub base, 250 mm, compacted	m <sup>2</sup>	737.00	65.00	47,905
72	- vapour barrier	m <sup>2</sup>	2,889.00	20.00	57,780
73	- reinforcing steel, 30 kgs/m3	kg	13,648.50	4.00	54,594
74	- expansion joint material	m	351.00	15.00	5,265
75	- concrete, supply	m <sup>3</sup>	455.00	245.00	111,475
76	- concrete placing with pump	m <sup>3</sup>	455.00	20.00	9,100
77	- screed and cure	m <sup>2</sup>	2,889.00	5.00	14,445
78	- steel trowel finish	m <sup>2</sup>	2,889.00	15.00	43,335
79	- sawcutting and filling control joints	m <sup>2</sup>	2,889.00	22.00	63,558
88	Other slab on grade items	Note			Incl.
91	Pits and trenches	LS	1.00	15,000.00	15,000
94	Curbs and house keeping pads	LS	1.00	8,000.00	8,000
95	Underslab drainage - included in element D2090 Other plumbing systems	m <sup>2</sup>	2,889.00		Incl.
176	Extra over for concrete admixtures and winter heating	m <sup>3</sup>	455.00	65.00	29,575
341	P1 and P2 line painting	m <sup>2</sup>	4,493.50	3.50	15,728
	<b>A1030 - Slab on Grade</b>			<b>109.10 /m<sup>2</sup></b>	<b>490,205</b>
<b>A2010</b>	<b>Basement Excavation</b>				
100	Perimeter shoring, steel H piles with wood lagging, 8 m depth, excluding tie backs	m <sup>2</sup>	1,725.00	1,250.00	2,156,250
103	Basement excavation	m <sup>3</sup>	16,919.50	25.00	422,987
104	Excavation disposal	m <sup>3</sup>	16,919.50	20.00	338,390
106	Granular backfill to sloped driveway	m <sup>3</sup>	311.00	50.00	15,550
107	Dewatering - allowance	LS	1.00	200,000.00	200,000
108	Permits to discharge water	LS	1.00		Excl.
	<b>A2010 - Basement Excavation</b>			<b>697.35 /m<sup>3</sup></b>	<b>3,133,177</b>

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**COLLINGWOOD PERFORMING ARTS  
THEATRE**  
**CLASS D ESTIMATE - R1**



**LOCATION ELEMENTS ITEM**

A Pine Street Option 1

A3 Underground Parking (continued)

GFA: 4,493 m<sup>2</sup> Cost/m<sup>2</sup>: 2,694.39  
Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>A2020</b>	<b>Basement Walls</b>				
116	Reinforced concrete wall at P1 and P2, Thickness = 0.30 m , H =3.5 m	m <sup>2</sup>	1,648.50		Incl.
117	- formwork	m <sup>2</sup>	3,296.50	325.00	1,071,362
118	- reinforcing steel - 125 kg/m3	kg	86,528.00	4.15	359,091
119	- concrete supply	m <sup>3</sup>	692.50	245.00	169,662
120	- concrete placing with pump	m <sup>3</sup>	692.50	20.00	13,850
121	- waterproofing membrane	m <sup>2</sup>	1,648.50	250.00	412,125
122	- protection board	m <sup>2</sup>	1,648.50	45.00	74,182
123	- rigid insulation	m <sup>2</sup>	1,648.50	90.00	148,365
124	- weeping tile and granular	m	296.50	50.00	14,825
<b>A2020 - Basement Walls</b>				<b>503.78 /m<sup>2</sup></b>	<b>2,263,462</b>
<b>B1010</b>	<b>Floor Construction</b>				
128	Concrete suspended slab to P2	m <sup>2</sup>	1,662.00		Incl.
129	- column formwork - assumed 0.6 m x 0.6 m	m <sup>2</sup>	386.50	325.00	125,612
130	- column reinforcing steel - 150 kg/m3	kg	9,129.00	4.15	37,886
131	- column concrete supply	m <sup>3</sup>	61.00	245.00	14,945
132	- column concrete placing with pump	m <sup>3</sup>	61.00	20.00	1,220
134	- soffit and beams formwork	m <sup>2</sup>	1,876.00	325.00	609,700
135	- slab reinforcing steel - 100 kg/m3	kg	38,263.00	4.15	158,792
136	- slab concrete supply	m <sup>3</sup>	383.00	245.00	93,835
137	- slab concrete placing with pump	m <sup>3</sup>	383.00	20.00	7,660
138	- slab screed and cure	m <sup>2</sup>	1,662.00	5.00	8,310
139	- slab steel trowel finish	m <sup>2</sup>	1,662.00	15.00	24,930
372	- concrete sealer and hardener to parking	m <sup>2</sup>	4,493.50	40.00	179,740
278	Extra over for concrete admixtures and winter heating	m <sup>3</sup>	443.52	65.00	28,829
<b>B1010 - Floor Construction</b>				<b>287.44 /m<sup>2</sup></b>	<b>1,291,459</b>
<b>C1010</b>	<b>Partitions</b>				
180	Concrete walls to elevator shaft	m <sup>2</sup>	122.87	870.00	106,897
181	Masonry walls	m <sup>2</sup>	742.87	325.00	241,433
<b>C1010 - Partitions</b>				<b>77.53 /m<sup>2</sup></b>	<b>348,330</b>
<b>C1020</b>	<b>Interior Doors</b>				
315	Hollow metal doors (per leaf)	No	15.00	3,750.00	56,250
317	Door operator	No	2.00	6,500.00	13,000



**COLLINGWOOD PERFORMING ARTS  
THEATRE**  
**CLASS D ESTIMATE - R1**



**LOCATION ELEMENTS ITEM**

A Pine Street Option 1

A3 Underground Parking (continued)

GFA: 4,493 m<sup>2</sup> Cost/m<sup>2</sup>: 2,694.39  
Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
318	Card reader	No	7.00	7,000.00	49,000
	<b>C1020 - Interior Doors</b>			<b>26.32 /m<sup>2</sup></b>	<b>118,250</b>
<b>C1030</b>	<b>Fittings</b>				
342	Underground parking signage - allowance	m <sup>2</sup>	4,493.50	5.00	22,467
397	Miscellaneous metals, miscellaneous rough carpentry, miscellaneous fittings, miscellaneous caulking and sealants - allowance	m <sup>2</sup>	4,493.50	25.00	112,337
	<b>C1030 - Fittings</b>			<b>30.00 /m<sup>2</sup></b>	<b>134,804</b>
<b>C2010</b>	<b>Stair Construction</b>				
329	Stair construction	m <sup>2</sup>	69.40	1,300.00	90,220
330	Hand rail	m	33.10	175.00	5,793
331	Center rail	m	16.55	600.00	9,930
	<b>C2010 - Stair Construction</b>			<b>23.58 /m<sup>2</sup></b>	<b>105,943</b>
<b>C3010</b>	<b>Wall Finishes</b>				
391	Wall finishes	m <sup>2</sup>	300.00	175.00	52,500
	<b>C3010 - Wall Finishes</b>			<b>11.68 /m<sup>2</sup></b>	<b>52,500</b>
<b>C3020</b>	<b>Floor Finishes</b>				
395	Floor finishes	m <sup>2</sup>	67.50	224.99	15,187
	<b>C3020 - Floor Finishes</b>			<b>3.38 /m<sup>2</sup></b>	<b>15,187</b>
<b>C3030</b>	<b>Ceiling Finishes</b>				
396	Ceiling finishes	m <sup>2</sup>	67.50	200.00	13,500
	<b>C3030 - Ceiling Finishes</b>			<b>3.00 /m<sup>2</sup></b>	<b>13,500</b>
<b>D1010</b>	<b>Elevators &amp; Lifts</b>				
337	Passenger Elevator	Stop	4.00	105,000.00	420,000
	<b>D1010 - Elevators &amp; Lifts</b>			<b>93.48 /m<sup>2</sup></b>	<b>420,000</b>
<b>D2010</b>	<b>Plumbing Fixtures</b>				
385	Allowances for plumbing fixtures	m <sup>2</sup>	4,493.50	1.00	4,493
	<b>D2010 - Plumbing Fixtures</b>			<b>1.00 /m<sup>2</sup></b>	<b>4,493</b>
<b>D2020</b>	<b>Domestic Water Distribution</b>				
386	Allowances for domestic water distribution system including, equipment, piping, fittings, supports, valves, insulation, etc.	m <sup>2</sup>	4,493.50	5.00	22,467
	<b>D2020 - Domestic Water Distribution</b>			<b>5.00 /m<sup>2</sup></b>	<b>22,467</b>

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**COLLINGWOOD PERFORMING ARTS  
THEATRE**  
**CLASS D ESTIMATE - R1**



**LOCATION ELEMENTS ITEM**

**A Pine Street Option 1**

A3 Underground Parking (continued)

GFA: 4,493 m<sup>2</sup> Cost/m<sup>2</sup>: 2,694.39  
Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>D2030</b>	<b>Sanitary Waste</b>				
387	Allowances for sanitary, vent, and drainage system, sump pumps, fixture connections etc.	m <sup>2</sup>	4,493.50	25.00	112,337
	<b>D2030 - Sanitary Waste</b>			<b>25.00 /m<sup>2</sup></b>	<b>112,337</b>
<b>D3040</b>	<b>Distribution Systems</b>				
389	Allowances for ductwork, thermal and acoustic insulation, VAVs, grills, registers, diffusers, etc.	m <sup>2</sup>	4,493.50	45.00	202,207
390	Assumed the intake/exhaust parking garage air will be gravity drawn through the building shaft	Note			
	<b>D3040 - Distribution Systems</b>			<b>45.00 /m<sup>2</sup></b>	<b>202,207</b>
<b>D3050</b>	<b>Terminal &amp; Package Units</b>				
392	Allowances for ERV, exhaust fans, fan coils, misc. terminal units, etc.	m <sup>2</sup>	4,493.00	180.00	808,740
	<b>D3050 - Terminal &amp; Package Units</b>			<b>180.00 /m<sup>2</sup></b>	<b>808,740</b>
<b>D3060</b>	<b>Controls &amp; Instrumentations</b>				
393	Allowances for BAS system	m <sup>2</sup>	4,493.00	20.00	89,860
	<b>D3060 - Controls &amp; Instrumentations</b>			<b>20.00 /m<sup>2</sup></b>	<b>89,860</b>
<b>D3070</b>	<b>Systems Testing &amp; Balancing</b>				
394	Allowances for system testing, balancing, commissioning	m <sup>2</sup>	4,493.00	5.00	22,465
	<b>D3070 - Systems Testing &amp; Balancing</b>			<b>5.00 /m<sup>2</sup></b>	<b>22,465</b>
<b>D3090</b>	<b>Other HVAC Systems &amp; Equipment</b>				
115	General requirement, supervision, shop drawings, as-builts, permits, safety, tags, markers, etc	Item			112,000
	<b>D3090 - Other HVAC Systems &amp; Equipment</b>			<b>24.93 /m<sup>2</sup></b>	<b>112,000</b>
<b>D4010</b>	<b>Sprinklers</b>				
54	Allowances for sprinkler heads c/w valves, piping, fittings, supports, etc.	No	483.79	700.00	338,653
	<b>D4010 - Sprinklers</b>			<b>75.37 /m<sup>2</sup></b>	<b>338,653</b>
<b>D4020</b>	<b>Standpipes</b>				
55	Allowances for standpipes	m <sup>2</sup>	4,493.42	15.00	67,401
	<b>D4020 - Standpipes</b>			<b>15.00 /m<sup>2</sup></b>	<b>67,401</b>
<b>D4090</b>	<b>Other Fire Protection Systems</b>				
56	General requirement, supervision, shop drawings, as-builts, permits, safety, tags, markers, etc	Item			33,000
	<b>D4090 - Other Fire Protection Systems</b>			<b>7.34 /m<sup>2</sup></b>	<b>33,000</b>

Class D Estimate - R1

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**COLLINGWOOD PERFORMING ARTS  
THEATRE**  
**CLASS D ESTIMATE - R1**



**LOCATION ELEMENTS ITEM**

**A Pine Street Option 1**

A3 Underground Parking (continued)

GFA: 4,493 m<sup>2</sup> Cost/m<sup>2</sup>: 2,694.39  
Rates Current At May 2024

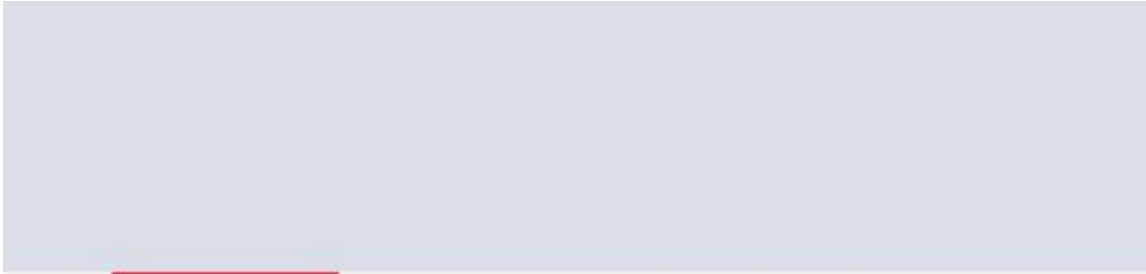
Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>D5010</b>	<b>Electrical Service &amp; Distribution</b>				
146	Co-ordination, short circuits & arc flash studies	m <sup>2</sup>	4,493.57	3.50	15,727
374	Service and distribution - carpark	m <sup>2</sup>	4,493.50	80.00	359,480
375	Mechanical wiring & connections - carpark	m <sup>2</sup>	4,493.50	7.50	33,702
	<b>D5010 - Electrical Service &amp; Distribution</b>			<b>91.01 /m<sup>2</sup></b>	<b>408,909</b>
<b>D5020</b>	<b>Lighting and Branch Wiring</b>				
179	Lighting fixtures, LED c/w wiring - Parking (100 Cars x 32.52 m <sup>2</sup> /car) with exit and emergency lighting	m <sup>2</sup>	4,493.50	40.00	179,740
210	Lighting controls - carpark	m <sup>2</sup>	4,493.50	6.50	29,208
175	Branch devices and misc.power connections - carpark	m <sup>2</sup>	4,493.50	3.50	15,728
	<b>D5020 - Lighting and Branch Wiring</b>			<b>50.01 /m<sup>2</sup></b>	<b>224,676</b>
<b>D5030</b>	<b>Communications &amp; Security</b>				
211	Tel/data/WiFi outlets	m <sup>2</sup>	4,493.50	12.00	53,922
376	Fire alarm system	m <sup>2</sup>	4,493.50	24.00	107,844
192	Security system - CCTV and access control - rough in	m <sup>2</sup>	4,493.57	8.00	35,949
193	Security system - CCTV and access control system - supply and install	m <sup>2</sup>	4,493.57	28.00	125,820
	<b>D5030 - Communications &amp; Security</b>			<b>72.01 /m<sup>2</sup></b>	<b>323,535</b>
<b>D5090</b>	<b>Other Electrical Systems</b>				
200	Temporary lighting and power	m <sup>2</sup>	4,493.57	7.00	31,455
201	Cutting, coring, re seals, marking and identification	m <sup>2</sup>	4,493.57	1.50	6,740
202	Grounding and bonding	m <sup>2</sup>	4,493.57	3.50	15,727
203	Electrical contractor's head office and site overheads including supervision, job setup, permits, inspection, submittal, as-built's, special tools, etc.	Item			104,354
208	Ev charging /w connection - allowance (assumed 5 of parking spots)	No	5.00	6,500.00	32,500
	<b>D5090 - Other Electrical Systems</b>			<b>42.46 /m<sup>2</sup></b>	<b>190,776</b>
<b>UNDERGROUND PARKING</b>				<b>2,694.39 /m<sup>2</sup></b>	<b>12,105,902</b>

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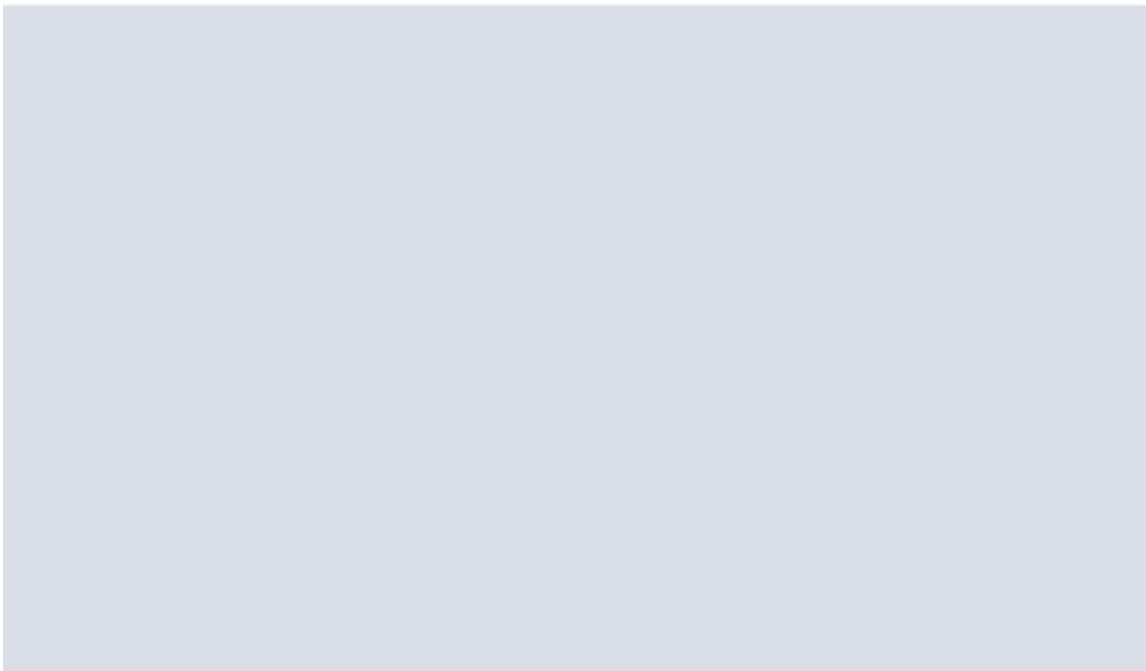


### A3.2. Option 2



CLASS D ESTIMATE - R1

**COLLINGWOOD PERFORMING ARTS THEATRE**



**RLB** Rider  
Levett  
Bucknall

GFA: Gross Floor Area  
Rates Current At May 2024

Ref	Location		GFA m²	GFA \$/m²	Total Cost \$
B	Pine Street Option 2				
B1	Building		5,109	7,215.58	36,864,391
		B - Pine Street Option 2	5,109	7,215.58	36,864,391
ESTIMATED NET COST			15,070	2,446.21	36,864,391
MARGINS & ADJUSTMENTS					
	General Contractor's Overhead	10 %			3,686,439
	General Contractor Fees	5 %			1,843,220
	Bonding and Insurance	1.5 %			552,965
Sub-Total			15,070	2,849.84	42,947,015
CONTINGENCIES					
	Estimating and Design Contingency	15 %			6,442,052
	Construction Contingency	10 %			4,294,702
	Escalation Contingency to June 2026 (2 years )	7 %			3,757,864
ESTIMATED TOTAL COST			15,070	3,811.65	57,441,633



**RLB** Rider  
Levett  
Bucknall

GFA: Gross Floor Area  
Rates Current At May 2024

Ref	Location		GFA m²	GFA \$/m²	Total Cost \$
B	Pine Street Option 2				
B2	Site				1,689,327
		B - Pine Street Option 2			1,689,327
<b>ESTIMATED NET COST</b>			<b>9,961</b>	<b>169.59</b>	<b>1,689,327</b>
<b>MARGINS &amp; ADJUSTMENTS</b>					
	General Contractor's Overhead	10 %			168,933
	General Contractor Fees	5 %			84,466
	Bonding and Insurance	1.5 %			25,340
<b>Sub-Total</b>			<b>9,961</b>	<b>197.58</b>	<b>1,968,066</b>
<b>CONTINGENCIES</b>					
	Estimating and Design Contingency	15 %			295,210
	Construction Contingency	10 %			196,807
	Escalation Contingency to June 2026 (2 years )	7 %			172,206
<b>ESTIMATED TOTAL COST</b>			<b>9,961</b>	<b>264.26</b>	<b>2,632,289</b>

**RLB** Rider  
Levett  
Bucknall

GFA: Gross Floor Area  
Rates Current At May 2024

Ref	Location	GFA m²	GFA \$/m²	Total Cost \$
<b>B</b>	<b>Pine Street Option 2</b>			
B3	Support Building and Connection Bridge	1,233	6,612.65	8,153,400
	<b>B - Pine Street Option 2</b>	<b>1,233</b>	<b>6,612.65</b>	<b>8,153,400</b>
<b>ESTIMATED NET COST</b>		<b>11,194</b>	<b>728.37</b>	<b>8,153,400</b>
<b>MARGINS &amp; ADJUSTMENTS</b>				
	General Contractor's Overhead	10 %		815,340
	General Contractor Fees	5 %		407,670
	Bonding and Insurance	1.5 %		122,301
	<b>Sub-Total</b>	<b>11,194</b>	<b>848.55</b>	<b>9,498,711</b>
<b>CONTINGENCIES</b>				
	Estimating and Design Contingency	15 %		1,424,807
	Construction Contingency	10 %		949,871
	Escalation Contingency to June 2026 (2 years )	7 %		831,137
<b>ESTIMATED TOTAL COST</b>		<b>11,194</b>	<b>1,134.94</b>	<b>12,704,526</b>

**RLB** Rider  
Levett  
Bucknall

GFA: Gross Floor Area  
Rates Current At May 2024

Ref	Location		GFA m²	GFA \$/m²	Total Cost \$
B	Pine Street Option 2				
B4	Underground Parking		4,493	2,694.36	12,105,776
		B - Pine Street Option 2	4,493	2,694.36	12,105,776
ESTIMATED NET COST			14,454	837.54	12,105,776
MARGINS & ADJUSTMENTS					
	General Contractor's Overhead	10 %			1,210,578
	General Contractor Fees	5 %			605,289
	Bonding and Insurance	1.5 %			181,587
Sub-Total			14,454	975.73	14,103,230
CONTINGENCIES					
	Estimating and Design Contingency	15 %			2,115,485
	Construction Contingency	10 %			1,410,323
	Escalation Contingency to June 2026 (2 years )	7 %			1,234,033
ESTIMATED TOTAL COST			14,454	1,305.04	18,863,071

**COLLINGWOOD PERFORMING ARTS  
THEATRE**  
**CLASS D ESTIMATE - R1**



Gross Floor Area: 10,835 m<sup>2</sup>  
Rates Current At May 2024

**ELEMENTS SUMMARY**

Ref	Description	GFA \$/m <sup>2</sup>	Total Cost \$
A1010	Standard Foundations	111.21	1,204,935
A1020	Special Foundations		Excl.
A1030	Slab on Grade	53.46	579,249
A2010	Basement Excavation	289.17	3,133,178
A2020	Basement Walls	208.90	2,263,465
B1010	Floor Construction	613.67	6,649,090
B1020	Roof Construction	258.81	2,804,208
B2010	Exterior Walls	263.30	2,852,865
B2020	Exterior Windows	203.75	2,207,620
B2030	Exterior Doors	20.77	225,000
B3010	Roof Coverings	122.86	1,331,160
C1010	Partitions	263.25	2,852,264
C1020	Interior Doors	107.48	1,164,500
C1030	Fittings	459.77	4,981,591
C2010	Stair Construction	54.25	587,830
C3010	Wall Finishes	93.62	1,014,390
C3020	Floor Finishes	124.32	1,347,008
C3030	Ceiling Finishes	226.60	2,455,170
D1010	Elevators & Lifts	154.96	1,679,000
D2010	Plumbing Fixtures	19.15	207,438
D2020	Domestic Water Distribution	43.05	466,408
D2030	Sanitary Waste	48.41	524,568
D2040	Rain Water Drainage	17.56	190,260
D2090	Other Plumbing Systems	7.01	76,000
D3020	Heat Generating Systems	66.50	720,520
D3030	Cooling Generating Systems	14.63	158,550
D3040	Distribution Systems	296.69	3,214,658
D3050	Terminal & Package Units	273.44	2,962,710
D3060	Controls & Instrumentations	60.97	660,640
D3070	Systems Testing & Balancing	13.78	149,305
D3090	Other HVAC Systems & Equipment	72.82	789,000
D4010	Sprinklers	75.36	816,550
D4020	Standpipes	15.00	162,532

**COLLINGWOOD PERFORMING ARTS  
THEATRE**  
**CLASS D ESTIMATE - R1**



Gross Floor Area: 10,835 m²  
Rates Current At May 2024

**ELEMENTS SUMMARY**

Ref	Description	GFA \$/m²	Total Cost \$
D4090	Other Fire Protection Systems	7.29	79,000
D5010	Electrical Service & Distribution	225.93	2,447,990
D5020	Lighting and Branch Wiring	136.35	1,477,366
D5030	Communications & Security	127.46	1,381,066
D5090	Other Electrical Systems	72.20	782,249
E1020	Institutional Equipment	18.73	202,944
F1010	Special Structures (Connection Bridge)	31.54	341,790
G1010	Site Clearing	12.22	132,444
G1020	Site Demolition and Relocations	12.68	137,376
G1040	Hazardous Waste Remediation		Excl.
G2010	Roadways	2.31	25,000
G2020	Parking Lots	0.87	9,450
G2030	Pedestrian Paving	29.95	324,557
G2040	Site Development	12.00	130,000
G2050	Landscaping	12.00	130,000
G3010	Water Supply	9.23	100,000
G3020	Sanitary Water	13.84	150,000
G3030	Storm Sewer	23.07	250,000
G3090	Other Site Mechanical Utilities	6.92	75,000
G4010	Electrical Distribution	8.77	95,000
G4020	Site Lighting	6.46	70,000
G4030	Site Communications & Security	3.69	40,000
<b>ESTIMATED NET COST</b>		<b>5,428.05</b>	<b>58,812,894</b>
<b>MARGINS &amp; ADJUSTMENTS</b>			
	General Contractor's Overhead		5,881,290
	General Contractor Fees		2,940,645
	Bonding and Insurance		882,193
<b>Sub-Total</b>		<b>6,323.68</b>	<b>68,517,022</b>
<b>CONTINGENCIES</b>			
	Estimating and Design Contingency		10,277,554
	Construction Contingency		6,851,703
	Escalation Contingency to June 2026 (2 years )		5,995,240
<b>ESTIMATED TOTAL COST</b>		<b>8,457.92</b>	<b>91,641,519</b>



**COLLINGWOOD PERFORMING ARTS  
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**LOCATION ELEMENTS ITEM**

**B Pine Street Option 2**

B1 Building

GFA: 5,109 m² Cost/m²: 7,215.58  
Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>A1020</b>	<b>Special Foundations</b>				
67	Bored piles, bell piles, H-piles, helical piles - not considered	No	1.00		Excl.
	<b>A1020 - Special Foundations</b>				<b>Excl.</b>
<b>B1010</b>	<b>Floor Construction</b>				
267	Upper floor framing	Note			Incl.
268	- formwork to soffit, beams, and columns	m²	8,616.05	325.00	2,800,216
269	- reinforcing steel - 125 kg/m3	kg	211,558.65	4.15	877,968
270	- concrete supply	m³	1,692.42	245.00	414,643
273	- concrete placing with pump	m³	1,692.42	20.00	33,848
274	- screed and cure	m²	5,692.12	5.00	28,461
275	- finish	m²	5,692.12	15.00	85,382
276	- integral waterproofing to terrace concrete	m²	28.77	265.00	7,624
277	Other floor construction items	Note			Incl.
278	Extra over for concrete admixtures and winter heating	m²	1,692.44	65.00	110,009
279	Architectural finished concrete - allowance	LS	1.00	35,000.00	35,000
283	Structural steel to balcony seating area - assumed 70 kg/m2	kg	21,587.50	8.00	172,700
284	Miscellaneous metals, welded connections, and bolted connections - assumed 10% of the structural steel weight	kg	2,159.00	8.00	17,272
285	Composite deck, including concrete and finish	m²	308.50	160.00	49,360
286	Fireproofing to exposed steel	m²	308.50	75.00	23,138
287	Catwalk - allowance	LS	1.00	160,000.00	160,000
	<b>B1010 - Floor Construction</b>			<b>942.58 /m²</b>	<b>4,815,621</b>
<b>B1020</b>	<b>Roof Construction</b>				
281	Structural steel framing including columns, beams, OWSJ, horizontal bracing, and vertical bracing - assumed 65 kg/m2	kg	190,393.51	8.00	1,523,148
282	Miscellaneous metals, welded connections, and bolted connections - assumed 10% of the structural steel weight	kg	19,039.49	8.00	152,316
288	Galvanized steel roof deck	m²	2,929.19	70.00	205,043
313	Reinforced concrete to roof deck	m²	2,929.19	70.00	205,043
289	Fireproofing to exposed steel	m²	2,929.19	75.00	219,689

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**LOCATION ELEMENTS ITEM**

**B Pine Street Option 2**

B1 Building (continued)

GFA: 5,109 m<sup>2</sup> Cost/m<sup>2</sup>: 7,215.58  
Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
290	Miscellaneous concrete works and encasements - allowance	LS	1.00	15,000.00	15,000
<b>B1020 - Roof Construction</b>				<b>454.15 /m<sup>2</sup></b>	<b>2,320,239</b>
<b>B2010</b>	<b>Exterior Walls</b>				
292	Exterior wall assembly - 16 mm GWB, 152 mm wind load bearing metal stud, 16 mm exterior sheathing board, self adhered A/V membrane, thermally broken cladding support system, 200 mm semi-rigid insulation, brick finish	m <sup>2</sup>	2,134.20	775.00	1,654,005
293	Soffit assembly - self adhered A/V membrane, thermally broken cladding support system, 200 mm semi-rigid insulation, brick finish, metal soffit cladding system	m <sup>2</sup>	225.81	920.00	207,745
294	Parapet wall - rough carpentry, 150 mm semirigid insulation, cap flashing	m	318.74	315.00	100,403
<b>B2010 - Exterior Walls</b>				<b>384.06 /m<sup>2</sup></b>	<b>1,962,153</b>
<b>B2020</b>	<b>Exterior Windows</b>				
295	Curtain wall	m <sup>2</sup>	984.52	1,600.00	1,575,232
296	Ceramic frit	m <sup>2</sup>	984.52	100.00	98,452
<b>B2020 - Exterior Windows</b>				<b>327.60 /m<sup>2</sup></b>	<b>1,673,684</b>
<b>B2030</b>	<b>Exterior Doors</b>				
297	Insulated steel door (per leaf)	No	4.00	4,000.00	16,000
298	Automatic sliding door	No	2.00	25,000.00	50,000
300	Sectional overhead doors	No	3.00	20,000.00	60,000
301	Door operator	No	3.00	6,500.00	19,500
302	Card reader	No	3.00	7,000.00	21,000
<b>B2030 - Exterior Doors</b>				<b>32.59 /m<sup>2</sup></b>	<b>166,500</b>
<b>B3010</b>	<b>Roof Coverings</b>				
303	Roof assembly - Sheathing board, vapour retarder, tapered roof insulation, 178 mm polyisocyanurate insulation, cover board, 2 ply SBS roof membrane with high emissivity colour	m <sup>2</sup>	2,921.28	350.00	1,022,448
305	Miscellaneous roof items - allowance	LS	1.00	10,000.00	10,000
307	Roof anchors	LS	1.00	30,000.00	30,000
<b>B3010 - Roof Coverings</b>				<b>207.96 /m<sup>2</sup></b>	<b>1,062,448</b>
<b>C1010</b>	<b>Partitions</b>				
180	Concrete walls to elevator shaft	m <sup>2</sup>	208.06	870.00	181,012
181	Masonry walls	m <sup>2</sup>	2,731.53	325.00	887,747
309	GWB Partitions	m <sup>2</sup>	3,314.90	160.00	530,384

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**LOCATION ELEMENTS ITEM**

**B Pine Street Option 2**

B1 Building (continued)

GFA: 5,109 m<sup>2</sup> Cost/m<sup>2</sup>: 7,215.58  
Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
310	Acoustic and fire rating	m <sup>2</sup>	2,041.76	80.00	163,341
311	Furring	m <sup>2</sup>	2,119.89	95.00	201,390
312	Interior glazing	m <sup>2</sup>	118.40	1,350.00	159,840
	<b>C1010 - Partitions</b>			<b>415.68 /m<sup>2</sup></b>	<b>2,123,714</b>
<b>C1020</b>	<b>Interior Doors</b>				
314	Solid wood doors (per leaf)	No	16.00	3,750.00	60,000
315	Hollow metal doors (per leaf)	No	82.00	3,750.00	307,500
316	Custom wood doors (per leaf)	No	30.00	7,500.00	225,000
319	Aluminum door (per leaf)	No	2.00	6,500.00	13,000
317	Door operator	No	23.00	6,500.00	149,500
318	Card reader	No	23.00	7,000.00	161,000
	<b>C1020 - Interior Doors</b>			<b>179.29 /m<sup>2</sup></b>	<b>916,000</b>
<b>C1030</b>	<b>Fittings</b>				
320	Miscellaneous metals and metal fabrication - allowance	m <sup>2</sup>	5,109.00	150.00	766,350
321	Rough carpentry - allowance	m <sup>2</sup>	5,109.00	100.00	510,900
322	Miscellaneous caulking and sealants - allowance	m <sup>2</sup>	5,109.00	35.00	178,815
323	Interior signage - allowance	m <sup>2</sup>	5,109.00	10.00	51,090
324	Finish carpentry - allowance	m <sup>2</sup>	5,109.00	300.00	1,532,700
325	Construction specialties (corner guards, lockers and washroom accessories) - allowance	m <sup>2</sup>	5,109.00	55.00	280,995
326	Furnishing (blinds, drapery, floor grilles) - allowance	m <sup>2</sup>	5,109.00	50.00	255,450
327	Miscellaneous furniture (couches, tables, chairs) - allowance	m <sup>2</sup>	5,109.00	45.00	229,905
328	Theater seats	No	600.00	1,200.00	720,000
	<b>C1030 - Fittings</b>			<b>885.93 /m<sup>2</sup></b>	<b>4,526,205</b>
<b>C2010</b>	<b>Stair Construction</b>				
329	Stair construction	m <sup>2</sup>	100.26	1,300.00	130,338
330	Hand rail	m	47.17	175.00	8,254
331	Center rail	m	24.94	600.00	14,964
332	Feature lobby stair - allowance	LS	1.00	150,000.00	150,000
	<b>C2010 - Stair Construction</b>			<b>59.42 /m<sup>2</sup></b>	<b>303,556</b>

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**LOCATION ELEMENTS ITEM**

**B Pine Street Option 2**

B1 Building (continued)

GFA: 5,109 m<sup>2</sup> Cost/m<sup>2</sup>: 7,215.58  
Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>C3010</b>	<b>Wall Finishes</b>				
333	Wall finishes	m <sup>2</sup>	5,109.00	175.00	894,075
	<b>C3010 - Wall Finishes</b>			<b>175.00 /m<sup>2</sup></b>	<b>894,075</b>
<b>C3020</b>	<b>Floor Finishes</b>				
335	Floor finishes	m <sup>2</sup>	5,109.00	210.00	1,072,890
	<b>C3020 - Floor Finishes</b>			<b>210.00 /m<sup>2</sup></b>	<b>1,072,890</b>
<b>C3030</b>	<b>Ceiling Finishes</b>				
336	Ceiling finishes	m <sup>2</sup>	5,109.00	385.00	1,966,965
	<b>C3030 - Ceiling Finishes</b>			<b>385.00 /m<sup>2</sup></b>	<b>1,966,965</b>
<b>D1010</b>	<b>Elevators &amp; Lifts</b>				
337	Passenger Elevator	Stop	6.00	105,000.00	630,000
338	Service elevator	Stop	3.00	125,000.00	375,000
339	Scissor dock lift	No	1.00	20,000.00	20,000
340	Dock leveler	No	2.00	12,000.00	24,000
	<b>D1010 - Elevators &amp; Lifts</b>			<b>205.32 /m<sup>2</sup></b>	<b>1,049,000</b>
<b>D2010</b>	<b>Plumbing Fixtures</b>				
20	Allowances for plumbing fixtures	m <sup>2</sup>	5,109.00	32.00	163,488
	<b>D2010 - Plumbing Fixtures</b>			<b>32.00 /m<sup>2</sup></b>	<b>163,488</b>
<b>D2020</b>	<b>Domestic Water Distribution</b>				
30	Allowances for domestic water distribution system including, equipment, piping, fittings, supports, valves, insulation, etc.	m <sup>2</sup>	5,109.00	70.00	357,630
	<b>D2020 - Domestic Water Distribution</b>			<b>70.00 /m<sup>2</sup></b>	<b>357,630</b>
<b>D2030</b>	<b>Sanitary Waste</b>				
32	Allowances for sanitary, vent, and drainage system, sump pumps, fixture connections etc.	m <sup>2</sup>	5,109.00	65.00	332,085
	<b>D2030 - Sanitary Waste</b>			<b>65.00 /m<sup>2</sup></b>	<b>332,085</b>
<b>D2040</b>	<b>Rain Water Drainage</b>				
23	Allowances for rain water drainage system	m <sup>2</sup>	5,109.00	30.00	153,270
	<b>D2040 - Rain Water Drainage</b>			<b>30.00 /m<sup>2</sup></b>	<b>153,270</b>
<b>D2090</b>	<b>Other Plumbing Systems</b>				
22	General requirement, supervision, shop drawings, as-builts, permits, safety, tags, markers, etc	Item			61,000
	<b>D2090 - Other Plumbing Systems</b>			<b>11.94 /m<sup>2</sup></b>	<b>61,000</b>
<b>D3020</b>	<b>Heat Generating Systems</b>				
80	Allowances for boiler	LS	1.00	130,000.00	130,000

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**LOCATION ELEMENTS ITEM**

**B Pine Street Option 2**

B1 Building (continued)

GFA: 5,109 m<sup>2</sup> Cost/m<sup>2</sup>: 7,215.58  
Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
82	Allowances for heating water pumps	No	2.00	20,000.00	40,000
84	Allowances for air separator, expansion tanks, chemical treatment, etc.	LS	1.00	20,000.00	20,000
86	Allowances for heating heat exchanger	LS	1.00	100,000.00	100,000
87	Allowances for glycol water pumps	No	2.00	25,000.00	50,000
90	Allowances for heating water distribution piping, insulation, valves, fittings, supports, etc.	m <sup>2</sup>	5,109.00	60.00	306,540
	<b>D3020 - Heat Generating Systems</b>			<b>126.55 /m<sup>2</sup></b>	<b>646,540</b>
<b>D3030</b>	<b>Cooling Generating Systems</b>				
102	Allowances for local spot cooling c/w refrigeration piping, insulation, supports, etc.	m <sup>2</sup>	5,109.00	25.00	127,725
	<b>D3030 - Cooling Generating Systems</b>			<b>25.00 /m<sup>2</sup></b>	<b>127,725</b>
<b>D3040</b>	<b>Distribution Systems</b>				
112	Allowances for ductwork, thermal and acoustic insulation, VAVs, grills, registers, diffusers, etc.	m <sup>2</sup>	5,109.00	475.00	2,426,775
	<b>D3040 - Distribution Systems</b>			<b>475.00 /m<sup>2</sup></b>	<b>2,426,775</b>
<b>D3050</b>	<b>Terminal &amp; Package Units</b>				
398	Allowances for AHUs - assumed 55,000 CFM total	LS	1.00	1,540,000.00	1,540,000
111	Allowances for ERV, exhaust fans, fan coils, misc. terminal units, etc.	m <sup>2</sup>	5,109.00	35.00	178,815
	<b>D3050 - Terminal &amp; Package Units</b>			<b>336.43 /m<sup>2</sup></b>	<b>1,718,815</b>
<b>D3060</b>	<b>Controls &amp; Instrumentations</b>				
113	Allowances for BAS system	m <sup>2</sup>	5,109.00	90.00	459,810
	<b>D3060 - Controls &amp; Instrumentations</b>			<b>90.00 /m<sup>2</sup></b>	<b>459,810</b>
<b>D3070</b>	<b>Systems Testing &amp; Balancing</b>				
114	Allowances for system testing, balancing, commissioning	m <sup>2</sup>	5,109.00	20.00	102,180
	<b>D3070 - Systems Testing &amp; Balancing</b>			<b>20.00 /m<sup>2</sup></b>	<b>102,180</b>
<b>D3090</b>	<b>Other HVAC Systems &amp; Equipment</b>				
115	General requirement, supervision, shop drawings, as-builts, permits, safety, tags, markers, etc	Item			548,000
	<b>D3090 - Other HVAC Systems &amp; Equipment</b>			<b>107.26 /m<sup>2</sup></b>	<b>548,000</b>
<b>D4010</b>	<b>Sprinklers</b>				
54	Allowances for sprinkler heads c/w valves, piping, fittings, supports, etc.	No	550.01	700.00	385,007
	<b>D4010 - Sprinklers</b>			<b>75.36 /m<sup>2</sup></b>	<b>385,007</b>

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**LOCATION ELEMENTS ITEM**

**B Pine Street Option 2**

B1 Building (continued)

GFA: 5,109 m<sup>2</sup> Cost/m<sup>2</sup>: 7,215.58  
Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>D4020</b>	<b>Standpipes</b>				
55	Allowances for standpipes	m <sup>2</sup>	5,109.06	15.00	76,636
	<b>D4020 - Standpipes</b>			<b>15.00 /m<sup>2</sup></b>	<b>76,636</b>
<b>D4090</b>	<b>Other Fire Protection Systems</b>				
56	General requirement, supervision, shop drawings, as-builts, permits, safety, tags, markers, etc	Item			37,000
	<b>D4090 - Other Fire Protection Systems</b>			<b>7.24 /m<sup>2</sup></b>	<b>37,000</b>
<b>D5010</b>	<b>Electrical Service &amp; Distribution</b>				
140	Service and distribution - normal power	m <sup>2</sup>	5,109.26	170.00	868,574
142	Service and distribution - emergency power	m <sup>2</sup>	5,109.26	130.00	664,204
144	Mechanical wiring & connections	m <sup>2</sup>	5,109.26	18.00	91,967
146	Co-ordination, short circuits & arc flash studies	m <sup>2</sup>	5,109.20	3.50	17,882
	<b>D5010 - Electrical Service &amp; Distribution</b>			<b>321.52 /m<sup>2</sup></b>	<b>1,642,627</b>
<b>D5020</b>	<b>Lighting and Branch Wiring</b>				
152	Lighting fixtures, LED c/w wiring - Lobbies and public space	m <sup>2</sup>	2,190.40	130.00	284,752
153	Lighting fixtures, LED c/w wiring - Lobby support	m <sup>2</sup>	279.50	75.00	20,962
154	Lighting fixtures, LED c/w wiring - COE Offices / Copy Center / General Administration	m <sup>2</sup>	189.00	95.00	17,955
178	Lighting fixtures, LED c/w wiring - Additional Offices & Catering	m <sup>2</sup>	151.90	100.00	15,190
155	Lighting fixtures, LED c/w wiring - Main hall and Stage	m <sup>2</sup>	1,215.00	168.00	204,120
156	Lighting fixtures, LED c/w wiring - Main hall Backstage	m <sup>2</sup>	800.90	80.00	64,072
157	Lighting fixtures, LED c/w wiring - Small hall	m <sup>2</sup>	439.30	168.00	73,802
159	Lighting fixtures, LED c/w wiring - Multipurpose Space	m <sup>2</sup>	444.00	130.00	57,720
160	Lighting fixtures, LED c/w wiring - Additional Galleries and Studios	m <sup>2</sup>	229.00	125.00	28,625
163	Lighting fixtures, LED c/w wiring - Building Services	m <sup>2</sup>	270.00	75.00	20,250
164	Lighting fixtures, LED c/w wiring - Retail and Market Space	m <sup>2</sup>	137.00	85.00	11,645
177	Lighting fixtures, LED c/w wiring - Outdoor area	m <sup>2</sup>	482.00	110.00	53,020
169	Emergency and exit fixtures c/w wiring	m <sup>2</sup>	5,109.26	4.00	20,437
170	Lighting and dimming controls	m <sup>2</sup>	5,109.40	22.00	112,407

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**LOCATION ELEMENTS ITEM**

**B Pine Street Option 2**

B1 Building (continued)

GFA: 5,109 m<sup>2</sup> Cost/m<sup>2</sup>: 7,215.58  
Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
171	Branch devices and misc.power connections	m <sup>2</sup>	5,109.26	26.50	135,395
172	Connections to theater power - allowance	LS	1.00	75,000.00	75,000
	<b>D5020 - Lighting and Branch Wiring</b>			<b>233.97 /m<sup>2</sup></b>	<b>1,195,352</b>
<b>D5030</b>	<b>Communications &amp; Security</b>				
183	Tel/data/WiFi outlets	m <sup>2</sup>	5,109.26	25.00	127,731
184	Communication room racks, patch panels, back boads and cable management - allowance	LS	1.00	40,000.00	40,000
186	Communication/ IT room headend equipment, UPS, Etc.- Allowance	LS	1.00	50,000.00	50,000
187	PA/intercom system	m <sup>2</sup>	5,109.26	10.00	51,093
188	AV System - rough in	m <sup>2</sup>	5,109.26	6.25	31,933
189	Audiovisual (AV) including theater systems - allowance only (no details available)	LS	1.00	200,000.00	200,000
191	Fire alarm system	m <sup>2</sup>	5,109.26	28.00	143,059
192	Security system - CCTV and access control - rough in	m <sup>2</sup>	5,109.20	8.00	40,874
193	Security system - CCTV and access control system - supply and install	m <sup>2</sup>	5,109.20	28.00	143,058
199	Emergency responder radio coverage (ERRC) system - allowance	LS	1.00	100,000.00	100,000
	<b>D5030 - Communications &amp; Security</b>			<b>181.59 /m<sup>2</sup></b>	<b>927,748</b>
<b>D5090</b>	<b>Other Electrical Systems</b>				
200	Temporary lighting and power	m <sup>2</sup>	5,109.20	7.00	35,764
201	Cutting, coring, re seals, marking and identification	m <sup>2</sup>	5,109.20	1.50	7,664
202	Grounding and bonding	m <sup>2</sup>	5,109.20	3.50	17,882
203	Electrical contractor's head office and site overheads including supervision, job setup, permits, inspection, submittal, as-built's, special tools, etc.	Item			386,536
207	Lighting protection system	m <sup>2</sup>	5,109.26	7.50	38,319
	<b>D5090 - Other Electrical Systems</b>			<b>95.16 /m<sup>2</sup></b>	<b>486,165</b>
<b>E1020</b>	<b>Institutional Equipment</b>				
400	Musical instruments - allowance	m <sup>2</sup>	5,109.00	32.00	163,488
	<b>E1020 - Institutional Equipment</b>			<b>32.00 /m<sup>2</sup></b>	<b>163,488</b>
<b>BUILDING</b>				<b>7,215.58 /m<sup>2</sup></b>	<b>36,864,391</b>

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**COLLINGWOOD PERFORMING ARTS  
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**LOCATION ELEMENTS ITEM**  
**B Pine Street Option 2**  
B2 Site

Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>D5090</b>	<b>Other Electrical Systems</b>				
203	Electrical contractor's head office and site overheads including supervision, job setup, permits, inspection, submittal, as-built's, special tools, etc.	Item			20,500
	<b>D5090 - Other Electrical Systems</b>				<b>20,500</b>
<b>G1010</b>	<b>Site Clearing</b>				
1	Clear and grub site - assumed minimal	m²	5,196.00	2.50	12,990
2	Strip topsoil - assumed minimum quantity after asphalt removal	LS	1.00	2,000.00	2,000
3	Rough grading including cut and fill - allowance	m²	1,841.50	15.00	27,622
4	Site protection and erosion control	LS	1.00	35,000.00	35,000
5	Site hoarding	m	414.80	90.00	37,332
6	Gates to site hoarding	No	2.00	3,000.00	6,000
7	Construction signage	LS	1.00	5,000.00	5,000
373	Mud mat	LS	1.00	6,500.00	6,500
	<b>G1010 - Site Clearing</b>				<b>132,444</b>
<b>G1020</b>	<b>Site Demolition and Relocations</b>				
8	Site building demolition	m²	76.00	165.00	12,540
16	Asbestos abatement to site building	m²	76.00		Excl.
11	Hard surface demolition	m²	5,196.00	20.00	103,920
12	Asphalt demolition disposal	m²	545.80	20.00	10,916
13	Miscellaneous site demolition - allowance	LS	1.00	10,000.00	10,000
	<b>G1020 - Site Demolition and Relocations</b>				<b>137,376</b>
<b>G1040</b>	<b>Hazardous Waste Remediation</b>				
14	Contaminated soil disposal	LS	1.00		Excl.
15	Contaminated water treatment and disposal	LS	1.00		Excl.
	<b>G1040 - Hazardous Waste Remediation</b>				<b>Excl.</b>
<b>G2010</b>	<b>Roadways</b>				
17	Pine street and second street patch and repair - allowance	LS	1.00	25,000.00	25,000
	<b>G2010 - Roadways</b>				<b>25,000</b>
<b>G2020</b>	<b>Parking Lots</b>				
18	Heavy duty asphalt assembly to outdoor component (loading area)	m²	126.00	75.00	9,450
	<b>G2020 - Parking Lots</b>				<b>9,450</b>

**COLLINGWOOD PERFORMING ARTS  
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**LOCATION ELEMENTS ITEM**  
**B Pine Street Option 2**  
B2 Site (continued)

Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>G2030</b>	<b>Pedestrian Paving</b>				
21	Concrete paving	m²	2,280.10	125.00	285,012
25	Concrete curb	m	359.50	110.00	39,545
	<b>G2030 - Pedestrian Paving</b>				<b>324,557</b>
<b>G2040</b>	<b>Site Development</b>				
27	Allowance for benches, waste receptacles, bollards, etc	LS	1.00	130,000.00	130,000
	<b>G2040 - Site Development</b>				<b>130,000</b>
<b>G2050</b>	<b>Landscaping</b>				
29	Allowance for landscaping	LS	1.00	130,000.00	130,000
	<b>G2050 - Landscaping</b>				<b>130,000</b>
<b>G3010</b>	<b>Water Supply</b>				
125	Allowances for water supply	LS	1.00	100,000.00	100,000
	<b>G3010 - Water Supply</b>				<b>100,000</b>
<b>G3020</b>	<b>Sanitary Water</b>				
126	Allowances for sanitary drainage	LS	1.00	150,000.00	150,000
	<b>G3020 - Sanitary Water</b>				<b>150,000</b>
<b>G3030</b>	<b>Storm Sewer</b>				
127	Allowances for storm drainage system	m²	1.00	250,000.00	250,000
	<b>G3030 - Storm Sewer</b>				<b>250,000</b>
<b>G3090</b>	<b>Other Site Mechanical Utilities</b>				
399	General requirement, supervision, shop drawings, as-builts, permits, safety, tags, markers, etc	Item			75,000
	<b>G3090 - Other Site Mechanical Utilities</b>				<b>75,000</b>
<b>G4010</b>	<b>Electrical Distribution</b>				
212	Incoming service; primary feeder transformer & terminations - by Utility provider	LS	1.00		Excl.
213	Primary duct bank, transformer pad and grounding	LS	1.00	45,000.00	45,000
214	Secondary duct bank and feeder	LS	1.00	50,000.00	50,000
	<b>G4010 - Electrical Distribution</b>				<b>95,000</b>
<b>G4020</b>	<b>Site Lighting</b>				
219	Site lighting and controls; building exterior, entrance, walkway, landscape, etc. - modification and addition to existing - allowance	LS	1.00	60,000.00	60,000

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**LOCATION ELEMENTS ITEM**  
**B Pine Street Option 2**  
B2 Site (continued)

Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
220	Site power - allowance	LS	1.00	10,000.00	10,000
	<b>G4020 - Site Lighting</b>				<b>70,000</b>
<b>G4030</b>	<b>Site Communications &amp; Security</b>				
223	Incoming communication duct bank - allowance	LS	1.00	40,000.00	40,000
225	Incoming communication service and active hardware - by utility provider	LS	1.00		Excl.
	<b>G4030 - Site Communications &amp; Security</b>				<b>40,000</b>
<b>SITE</b>					<b>1,689,327</b>

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**LOCATION ELEMENTS ITEM**

**B Pine Street Option 2**

B3 Support Building and Connection Bridge

GFA: 1,233 m<sup>2</sup> Cost/m<sup>2</sup>: 6,612.65  
Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>A1010</b>	<b>Standard Foundations</b>				
218	Foundation and foundation walls to support building, foundation W = 0.6 m, H = 0.30 m; foundation wall W = 0.3 m, H = 1.1 m	m	197.00		
226	- trench excavation (excavation, load, and haul off site)	m <sup>3</sup>	635.00	45.00	28,575
228	- formwork, 1.4 m high, two sides	m <sup>2</sup>	552.00	285.00	157,320
229	- reinforcing steel, assumed 100 kgs/m <sup>3</sup>	kg	10,550.00	3.50	36,925
230	- concrete, supply	m <sup>3</sup>	106.00	245.00	25,970
231	- concrete, placing with pump	m <sup>3</sup>	106.00	20.00	2,120
232	- keyway and waterstop	m	197.00	125.00	24,625
233	- screed and cure top of the footing	m <sup>2</sup>	178.00	5.00	890
234	- backfill with imported granular material	m <sup>3</sup>	92.00	50.00	4,600
235	Spread footings at columns, assumed W = 2.4 m x L = 2.4 m x H = 0.4 m	No	18.00		Incl.
236	- excavation (excavation, load, and haul off site)	m <sup>3</sup>	352.00	45.00	15,840
238	- formwork, 0.5 m high	m <sup>2</sup>	70.00	285.00	19,950
239	- reinforcing steel, 125 kgs/m <sup>3</sup>	kg	5,444.00	3.50	19,054
240	- embedded rebar dowels	No	144.00	75.00	10,800
241	- concrete, supply	m <sup>3</sup>	44.00	245.00	10,780
242	- concrete, placing with pump	m <sup>3</sup>	44.00	20.00	880
243	- screed and cure top of the footing	m <sup>2</sup>	104.00	5.00	520
244	- backfill with imported granular material	m <sup>3</sup>	308.00	50.00	15,400
246	Other support building foundation items	Note			Incl.
247	Miscellaneous embeded metals	LS	1.00	5,000.00	5,000
248	Extra over for concrete admixtures and winter heating	m <sup>3</sup>	150.00	65.00	9,750
249	Elevator pad foundation	No	1.00	20,000.00	20,000
266	Waterproofing and drainage board to elevator pits	m <sup>2</sup>	15.00	295.00	4,425
271	Moisture protection and insulation to foundation walls	m <sup>2</sup>	178.00	155.00	27,590
272	Weeping tile and granular	m	127.00	50.00	6,350
<b>A1010 - Standard Foundations</b>				<b>362.83 /m<sup>2</sup></b>	<b>447,364</b>

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**LOCATION ELEMENTS ITEM**

**B Pine Street Option 2**

B3 Support Building and Connection Bridge (continued)

GFA: 1,233 m<sup>2</sup> Cost/m<sup>2</sup>: 6,612.65  
Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>A1020</b>	<b>Special Foundations</b>				
67	Bored piles, bell piles, H-piles, helical piles - not considered	No	1.00		Excl.
	<b>A1020 - Special Foundations</b>				<b>Excl.</b>
<b>A1030</b>	<b>Slab on Grade</b>				
250	Concrete slab on grade to support building, assumed 0.10 m thick	m <sup>2</sup>	642.00		Incl.
251	-level and compact subgrade	m <sup>2</sup>	642.00	5.00	3,210
252	- granular sub base, 250 mm, compacted	m <sup>2</sup>	161.00	55.00	8,855
253	- vapour barrier	m <sup>2</sup>	642.00	20.00	12,840
254	- reinforcing steel, 30 kgs/m3	kg	2,020.00	4.00	8,080
255	- expansion joint material	m	138.00	12.00	1,656
256	- concrete, supply	m <sup>3</sup>	68.00	245.00	16,660
257	- concrete placing with pump	m <sup>3</sup>	68.00	20.00	1,360
258	- screed and cure	m <sup>2</sup>	642.00	5.00	3,210
259	- steel trowel finish	m <sup>2</sup>	642.00	15.00	9,630
260	- sawcutting and filling control joints	m <sup>2</sup>	642.00	22.00	14,124
261	Other support building slab on grade items	Note			Incl.
262	Curbs and house keeping pads	LS	1.00	5,000.00	5,000
263	Underslab drainage - included in element D2090 Other plumbing systems	m <sup>2</sup>	642.00		Incl.
264	Extra over for concrete admixtures and winter heating	m <sup>2</sup>	68.00	65.00	4,420
	<b>A1030 - Slab on Grade</b>			<b>72.22 /m<sup>2</sup></b>	<b>89,045</b>
<b>B1010</b>	<b>Floor Construction</b>				
268	- formwork to soffit, beams, and columns	m <sup>2</sup>	1,007.75	325.00	327,519
269	- reinforcing steel - 125 kg/m3	kg	26,622.55	4.15	110,484
270	- concrete supply	m <sup>3</sup>	212.98	245.00	52,180
273	- concrete placing with pump	m <sup>3</sup>	212.98	20.00	4,260
274	- screed and cure	m <sup>2</sup>	709.68	5.00	3,548
275	- finish	m <sup>2</sup>	709.68	15.00	10,645
276	- integral waterproofing to terrace concrete	m <sup>2</sup>	28.43	265.00	7,534
277	Other floor construction items	Note			Incl.
278	Extra over for concrete admixtures and winter heating	m <sup>2</sup>	212.98	65.00	13,844
280	Architectural finished concrete - allowance	LS	1.00	12,000.00	12,000
	<b>B1010 - Floor Construction</b>			<b>439.59 /m<sup>2</sup></b>	<b>542,014</b>

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**LOCATION ELEMENTS ITEM**

**B Pine Street Option 2**

B3 Support Building and Connection Bridge (continued)

GFA: 1,233 m<sup>2</sup> Cost/m<sup>2</sup>: 6,612.65  
Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>B1020</b>	<b>Roof Construction</b>				
281	Structural steel framing including columns, beams, OWSJ, horizontal bracing, and vertical bracing - assumed 65 kg/m <sup>2</sup>	kg	39,558.79	8.00	316,470
282	Miscellaneous metals, welded connections, and bolted connections - assumed 10% of the structural steel weight	kg	3,955.91	8.00	31,647
288	Galvanized steel roof deck	m <sup>2</sup>	608.61	70.00	42,603
313	Reinforced concrete to roof deck	m <sup>2</sup>	608.61	70.00	42,603
289	Fireproofing to exposed steel	m <sup>2</sup>	608.61	75.00	45,646
291	Miscellaneous concrete works and encasements - allowance	LS	1.00	5,000.00	5,000
	<b>B1020 - Roof Construction</b>			<b>392.51 /m<sup>2</sup></b>	<b>483,969</b>
<b>B2010</b>	<b>Exterior Walls</b>				
292	Exterior wall assembly - 16 mm GWB, 152 mm wind load bearing metal stud, 16 mm exterior sheathing board, self adhered A/V membrane, thermally broken cladding support system, 200 mm semi-rigid insulation, brick finish	m <sup>2</sup>	985.70	775.00	763,918
293	Soffit assembly - self adhered A/V membrane, thermally broken cladding support system, 200 mm semi-rigid insulation, brick finish, metal soffit cladding system	m <sup>2</sup>	92.09	920.00	84,723
294	Parapet wall - rough carpentry, 150 mm semirigid insulation, cap flashing	m	133.56	315.00	42,071
	<b>B2010 - Exterior Walls</b>			<b>722.39 /m<sup>2</sup></b>	<b>890,712</b>
<b>B2020</b>	<b>Exterior Windows</b>				
295	Curtain wall	m <sup>2</sup>	314.08	1,600.00	502,528
296	Ceramic frit	m <sup>2</sup>	314.08	100.00	31,408
	<b>B2020 - Exterior Windows</b>			<b>433.04 /m<sup>2</sup></b>	<b>533,936</b>
<b>B2030</b>	<b>Exterior Doors</b>				
299	Aluminum doors (per leaf)	No	6.00	6,500.00	39,000
301	Door operator	No	3.00	6,500.00	19,500
	<b>B2030 - Exterior Doors</b>			<b>47.45 /m<sup>2</sup></b>	<b>58,500</b>
<b>B3010</b>	<b>Roof Coverings</b>				
303	Roof assembly - Sheathing board, vapour retarder, tapered roof insulation, 178 mm polyisocyanurate insulation, cover board, 2 ply SBS roof membrane with high emissivity colour	m <sup>2</sup>	615.32	350.00	215,362
304	Waterproofing to terrace	m <sup>2</sup>	133.40	250.00	33,350



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**LOCATION ELEMENTS ITEM**

**B Pine Street Option 2**

B3 Support Building and Connection Bridge (continued)

GFA: 1,233 m<sup>2</sup> Cost/m<sup>2</sup>: 6,612.65  
Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
306	Miscellaneous roof items - allowance	LS	1.00	5,000.00	5,000
308	Roof anchors	LS	1.00	15,000.00	15,000
<b>B3010 - Roof Coverings</b>				<b>217.93 /m<sup>2</sup></b>	<b>268,712</b>
<b>C1010</b>	<b>Partitions</b>				
180	Concrete walls to elevator shaft	m <sup>2</sup>	120.12	870.00	104,504
181	Masonry walls	m <sup>2</sup>	211.03	325.00	68,585
309	GWB Partitions	m <sup>2</sup>	506.50	160.00	81,040
310	Acoustic and fire rating	m <sup>2</sup>	422.44	80.00	33,795
311	Furring	m <sup>2</sup>	972.11	95.00	92,350
<b>C1010 - Partitions</b>				<b>308.41 /m<sup>2</sup></b>	<b>380,274</b>
<b>C1020</b>	<b>Interior Doors</b>				
315	Hollow metal doors (per leaf)	No	19.00	3,750.00	71,250
317	Door operator	No	8.00	6,500.00	52,000
318	Card reader	No	1.00	7,000.00	7,000
<b>C1020 - Interior Doors</b>				<b>105.64 /m<sup>2</sup></b>	<b>130,250</b>
<b>C1030</b>	<b>Fittings</b>				
327	Miscellaneous furniture (couches, tables, chairs) - allowance	m <sup>2</sup>	1,233.00	45.00	55,485
363	Miscellaneous metals and metal fabrication - allowance	m <sup>2</sup>	1,233.00	25.00	30,825
364	Rough carpentry - allowance	m <sup>2</sup>	1,233.00	25.00	30,825
365	Miscellaneous caulking and sealants - allowance	m <sup>2</sup>	1,233.00	10.00	12,330
366	Interior signage - allowance	m <sup>2</sup>	1,233.00	10.00	12,330
367	Finish carpentry - allowance	m <sup>2</sup>	1,233.00	50.00	61,650
368	Construction specialties (corner guards, lockers and washroom accessories) - allowance	m <sup>2</sup>	1,233.00	35.00	43,155
369	Furnishing (blinds, floor grilles) - allowance	m <sup>2</sup>	1,233.00	15.00	18,495
370	Miscellaneous furniture (couches, tables, chairs) - allowance	m <sup>2</sup>	1,233.00	45.00	55,485
<b>C1030 - Fittings</b>				<b>260.00 /m<sup>2</sup></b>	<b>320,580</b>
<b>C2010</b>	<b>Stair Construction</b>				
329	Stair construction	m <sup>2</sup>	11.66	1,300.00	15,158
330	Hand rail	m	20.54	175.00	3,595
331	Center rail	m	16.03	600.00	9,618

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**LOCATION ELEMENTS ITEM**

**B Pine Street Option 2**

B3 Support Building and Connection Bridge (continued)

GFA: 1,233 m<sup>2</sup> Cost/m<sup>2</sup>: 6,612.65  
Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
332	Feature lobby stair - allowance	LS	1.00	150,000.00	150,000
	<b>C2010 - Stair Construction</b>			<b>144.66 /m<sup>2</sup></b>	<b>178,371</b>
<b>C3010</b>	<b>Wall Finishes</b>				
334	Wall finishes	m <sup>2</sup>	1,233.00	55.00	67,815
	<b>C3010 - Wall Finishes</b>			<b>55.00 /m<sup>2</sup></b>	<b>67,815</b>
<b>C3020</b>	<b>Floor Finishes</b>				
335	Floor finishes	m <sup>2</sup>	1,233.00	210.00	258,930
	<b>C3020 - Floor Finishes</b>			<b>210.00 /m<sup>2</sup></b>	<b>258,930</b>
<b>C3030</b>	<b>Ceiling Finishes</b>				
336	Ceiling finishes	m <sup>2</sup>	1,233.00	385.00	474,705
	<b>C3030 - Ceiling Finishes</b>			<b>385.00 /m<sup>2</sup></b>	<b>474,705</b>
<b>D1010</b>	<b>Elevators &amp; Lifts</b>				
337	Passenger Elevator	Stop	2.00	105,000.00	210,000
	<b>D1010 - Elevators &amp; Lifts</b>			<b>170.32 /m<sup>2</sup></b>	<b>210,000</b>
<b>D2010</b>	<b>Plumbing Fixtures</b>				
20	Allowances for plumbing fixtures	m <sup>2</sup>	1,233.00	32.00	39,456
	<b>D2010 - Plumbing Fixtures</b>			<b>32.00 /m<sup>2</sup></b>	<b>39,456</b>
<b>D2020</b>	<b>Domestic Water Distribution</b>				
30	Allowances for domestic water distribution system including, equipment, piping, fittings, supports, valves, insulation, etc.	m <sup>2</sup>	1,233.00	70.00	86,310
	<b>D2020 - Domestic Water Distribution</b>			<b>70.00 /m<sup>2</sup></b>	<b>86,310</b>
<b>D2030</b>	<b>Sanitary Waste</b>				
32	Allowances for sanitary, vent, and drainage system, sump pumps, fixture connections etc.	m <sup>2</sup>	1,233.00	65.00	80,145
	<b>D2030 - Sanitary Waste</b>			<b>65.00 /m<sup>2</sup></b>	<b>80,145</b>
<b>D2040</b>	<b>Rain Water Drainage</b>				
23	Allowances for rain water drainage system	m <sup>2</sup>	1,233.00	30.00	36,990
	<b>D2040 - Rain Water Drainage</b>			<b>30.00 /m<sup>2</sup></b>	<b>36,990</b>
<b>D2090</b>	<b>Other Plumbing Systems</b>				
22	General requirement, supervision, shop drawings, as-builts, permits, safety, tags, markers, etc	Item			15,000
	<b>D2090 - Other Plumbing Systems</b>			<b>12.17 /m<sup>2</sup></b>	<b>15,000</b>

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**LOCATION ELEMENTS ITEM**

**B Pine Street Option 2**

B3 Support Building and Connection Bridge (continued)

GFA: 1,233 m<sup>2</sup> Cost/m<sup>2</sup>: 6,612.65  
Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>D3020</b>	<b>Heat Generating Systems</b>				
90	Allowances for heating water distribution piping, insulation, valves, fittings, supports, etc.	m <sup>2</sup>	1,233.00	60.00	73,980
	<b>D3020 - Heat Generating Systems</b>			<b>60.00 /m<sup>2</sup></b>	<b>73,980</b>
<b>D3030</b>	<b>Cooling Generating Systems</b>				
102	Allowances for local spot cooling c/w refrigeration piping, insulation, supports, etc.	m <sup>2</sup>	1,233.00	25.00	30,825
	<b>D3030 - Cooling Generating Systems</b>			<b>25.00 /m<sup>2</sup></b>	<b>30,825</b>
<b>D3040</b>	<b>Distribution Systems</b>				
112	Allowances for ductwork, thermal and acoustic insulation, VAVs, grills, registers, diffusers, etc.	m <sup>2</sup>	1,233.00	475.00	585,675
	<b>D3040 - Distribution Systems</b>			<b>475.00 /m<sup>2</sup></b>	<b>585,675</b>
<b>D3050</b>	<b>Terminal &amp; Package Units</b>				
109	Allowances for AHUs - assumed 14,000 CFM total	LS	1.00	392,000.00	392,000
111	Allowances for ERV, exhaust fans, fan coils, misc. terminal units, etc.	m <sup>2</sup>	1,233.00	35.00	43,155
	<b>D3050 - Terminal &amp; Package Units</b>			<b>352.92 /m<sup>2</sup></b>	<b>435,155</b>
<b>D3060</b>	<b>Controls &amp; Instrumentations</b>				
113	Allowances for BAS system	m <sup>2</sup>	1,233.00	90.00	110,970
	<b>D3060 - Controls &amp; Instrumentations</b>			<b>90.00 /m<sup>2</sup></b>	<b>110,970</b>
<b>D3070</b>	<b>Systems Testing &amp; Balancing</b>				
114	Allowances for system testing, balancing, commissioning	m <sup>2</sup>	1,233.00	20.00	24,660
	<b>D3070 - Systems Testing &amp; Balancing</b>			<b>20.00 /m<sup>2</sup></b>	<b>24,660</b>
<b>D3090</b>	<b>Other HVAC Systems &amp; Equipment</b>				
115	General requirement, supervision, shop drawings, as-builts, permits, safety, tags, markers, etc	Item			129,000
	<b>D3090 - Other HVAC Systems &amp; Equipment</b>			<b>104.62 /m<sup>2</sup></b>	<b>129,000</b>
<b>D4010</b>	<b>Sprinklers</b>				
54	Allowances for sprinkler heads c/w valves, piping, fittings, supports, etc.	No	132.75	700.00	92,925
	<b>D4010 - Sprinklers</b>			<b>75.36 /m<sup>2</sup></b>	<b>92,925</b>
<b>D4020</b>	<b>Standpipes</b>				
55	Allowances for standpipes	m <sup>2</sup>	1,233.02	15.00	18,495
	<b>D4020 - Standpipes</b>			<b>15.00 /m<sup>2</sup></b>	<b>18,495</b>

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**LOCATION ELEMENTS ITEM**

**B Pine Street Option 2**

B3 Support Building and Connection Bridge (continued)

GFA: 1,233 m<sup>2</sup> Cost/m<sup>2</sup>: 6,612.65  
Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>D4090</b>	<b>Other Fire Protection Systems</b>				
56	General requirement, supervision, shop drawings, as-builts, permits, safety, tags, markers, etc	Item			9,000
	<b>D4090 - Other Fire Protection Systems</b>			<b>7.30 /m<sup>2</sup></b>	<b>9,000</b>
<b>D5010</b>	<b>Electrical Service &amp; Distribution</b>				
140	Service and distribution - normal power	m <sup>2</sup>	1,233.14	170.00	209,634
142	Service and distribution - emergency power	m <sup>2</sup>	1,233.14	130.00	160,308
144	Mechanical wiring & connections	m <sup>2</sup>	1,233.14	18.00	22,197
146	Co-ordination, short circuits & arc flash studies	m <sup>2</sup>	1,233.12	3.50	4,316
	<b>D5010 - Electrical Service &amp; Distribution</b>			<b>321.54 /m<sup>2</sup></b>	<b>396,455</b>
<b>D5020</b>	<b>Lighting and Branch Wiring</b>				
169	Emergency and exit fixtures c/w wiring	m <sup>2</sup>	1,233.14	4.00	4,933
171	Branch devices and misc.power connections	m <sup>2</sup>	1,233.14	26.50	32,678
174	Lighting controls	m <sup>2</sup>	1,233.00	16.00	19,728
	<b>D5020 - Lighting and Branch Wiring</b>			<b>46.50 /m<sup>2</sup></b>	<b>57,339</b>
<b>D5030</b>	<b>Communications &amp; Security</b>				
183	Tel/data/WiFi outlets	m <sup>2</sup>	1,233.14	25.00	30,829
187	PA/intercom system	m <sup>2</sup>	1,233.14	10.00	12,331
188	AV System - rough in	m <sup>2</sup>	1,233.14	6.25	7,707
191	Fire alarm system	m <sup>2</sup>	1,233.14	28.00	34,528
192	Security system - CCTV and access control - rough in	m <sup>2</sup>	1,233.12	8.00	9,865
193	Security system - CCTV and access control system - supply and install	m <sup>2</sup>	1,233.12	28.00	34,527
	<b>D5030 - Communications &amp; Security</b>			<b>105.26 /m<sup>2</sup></b>	<b>129,787</b>
<b>D5090</b>	<b>Other Electrical Systems</b>				
200	Temporary lighting and power	m <sup>2</sup>	1,233.12	7.00	8,632
201	Cutting, coring, re seals, marking and identification	m <sup>2</sup>	1,233.12	1.50	1,850
202	Grounding and bonding	m <sup>2</sup>	1,233.12	3.50	4,316
203	Electrical contractor's head office and site overheads including supervision, job setup, permits, inspection, submittal, as-built's, special tools, etc.	Item			60,763
207	Lighting protection system	m <sup>2</sup>	1,233.14	7.50	9,249
	<b>D5090 - Other Electrical Systems</b>			<b>68.78 /m<sup>2</sup></b>	<b>84,810</b>

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**LOCATION ELEMENTS ITEM**

**B Pine Street Option 2**

B3 Support Building and Connection Bridge (continued)

GFA: 1,233 m<sup>2</sup> Cost/m<sup>2</sup>: 6,612.65  
Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>E1020</b>	<b>Institutional Equipment</b>				
400	Musical instruments - allowance	m <sup>2</sup>	1,233.00	32.00	39,456
	<b>E1020 - Institutional Equipment</b>			<b>32.00 /m<sup>2</sup></b>	<b>39,456</b>
<b>F1010</b>	<b>Special Structures (Connection Bridge)</b>				
343	Bridge support at buildings	m	7.00	900.00	6,300
344	Expansion joints	m	14.00	1,200.00	16,800
348	Bearing pads - allowance	LS	1.00	5,000.00	5,000
345	Bridge deck structure - 50 kg/m2	kg	1,862.00	8.00	14,896
346	Bridge roof structure - 30 kg/m2	kg	1,110.00	8.00	8,880
347	Miscellaneous bolted and welded connections	kg	298.00	8.00	2,384
349	Composite deck	m <sup>2</sup>	37.00	180.00	6,660
350	Soffit metal panel assembly	m <sup>2</sup>	37.00	920.00	34,040
351	Curtain wall	m <sup>2</sup>	96.00	1,600.00	153,600
352	Bird fritt	m <sup>2</sup>	96.00	100.00	9,600
353	Insulated metal panels to roof	m <sup>2</sup>	37.00	300.00	11,100
354	HM doors	No	4.00	3,500.00	14,000
355	Miscellaneous metals	m <sup>2</sup>	37.00	100.00	3,700
356	Miscellaneous rough carpentry	m <sup>2</sup>	37.00	50.00	1,850
357	Miscellaneous caulking and sealants	m <sup>2</sup>	37.00	50.00	1,850
358	Wayfinding	m <sup>2</sup>	37.00	35.00	1,295
359	Wall finishes	m <sup>2</sup>	31.00	50.00	1,550
360	Floor finishes	m <sup>2</sup>	37.00	120.00	4,440
361	Ceiling finishes	m <sup>2</sup>	37.00	175.00	6,475
377	Lighting fixtures, LED c/w wiring	m <sup>2</sup>	37.00	110.00	4,070
378	Lighting controls	m <sup>2</sup>	37.00	20.00	740
379	Branch devices and misc.power connections	m <sup>2</sup>	37.00	30.00	1,110
380	Fire alarm system	m <sup>2</sup>	37.00	35.00	1,295
381	Misc. LV systems	m <sup>2</sup>	37.00	30.00	1,110
384	Allowances for sprinkler heads c/w valves, piping, fittings, supports, etc.	m <sup>2</sup>	37.00	100.00	3,700
383	Allowances for ductwork, thermal and acoustic insulation, VAV's, grills, registers, diffusers, etc.	m <sup>2</sup>	37.00	600.00	22,200
382	Allowances for ERV, exhaust fans, fan coils, misc. terminal units, etc.	m <sup>2</sup>	37.00	85.00	3,145
	<b>F1010 - Special Structures (Connection Bridge)</b>			<b>277.20 /m<sup>2</sup></b>	<b>341,790</b>
<b>SUPPORT BUILDING AND CONNECTION BRIDGE</b>				<b>6,612.65 /m<sup>2</sup></b>	<b>8,153,400</b>

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**LOCATION ELEMENTS ITEM**

B Pine Street Option 2

B4 Underground Parking

GFA: 4,493 m<sup>2</sup> Cost/m<sup>2</sup>: 2,694.36  
Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>A1010</b>	<b>Standard Foundations</b>				
33	Machine bulk excavation - Included in element A2010 - Basement Walls	m <sup>3</sup>	1.00		Incl.
34	Strip footing - assumed W = 1.5 m x H = 0.4 m	m	452.50		Incl.
35	- trench excavation (excavation, load, and haul off site)	m <sup>3</sup>	902.50	45.00	40,613
37	- formwork, 900 mm high, two sides	m <sup>2</sup>	362.00	285.00	103,170
38	- reinforcing steel, assumed 100 kgs/m <sup>3</sup>	kg	28,489.00	4.00	113,956
39	- concrete, supply	m <sup>3</sup>	285.00	245.00	69,825
40	- concrete, placing with pump	m <sup>3</sup>	285.00	20.00	5,700
41	- keyway and waterstop	m	452.50	125.00	56,563
42	- screed and cure top of the footing	m <sup>2</sup>	678.50	5.00	3,393
43	- backfill with imported granular material	m <sup>3</sup>	617.50	50.00	30,875
44	Spread footings at columns, assumed W = 2.4 m x L = 2.4 m x H = 0.4 m	No	52.00		Incl.
45	- excavation (excavation, load, and haul off site)	m <sup>3</sup>	306.50	45.00	13,793
47	- formwork, 0.4 m high	m <sup>2</sup>	200.00	285.00	57,000
48	- reinforcing steel, 125 kgs/m <sup>3</sup>	kg	15,725.00	4.00	62,900
49	- embedded rebar dowels	No	416.00	80.00	33,280
50	- concrete, supply	m <sup>3</sup>	126.00	245.00	30,870
51	- concrete, placing with pump	m <sup>3</sup>	126.00	20.00	2,520
52	- screed and cure top of the footing	m <sup>2</sup>	300.00	5.00	1,500
53	- backfill with imported granular material	m <sup>3</sup>	180.50	50.00	9,025
58	Other main building foundation items	Note			Incl.
61	Miscellaneous embeded metals	LS	1.00	20,000.00	20,000
62	Extra over for concrete admixtures and winter heating	m <sup>3</sup>	411.00	65.00	26,715
64	Elevator pad foundation	No	1.00	30,000.00	30,000
65	Dewatering - Included in element A2010 - Basement Excavation	LS	1.00		Incl.
66	Permits to discharge water	LS	1.00		Excl.
265	Waterproofing and drainage board to elevator pits	m <sup>2</sup>	155.50	295.00	45,873
<b>A1010 - Standard Foundations</b>				<b>168.61 /m<sup>2</sup></b>	<b>757,571</b>

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**LOCATION ELEMENTS ITEM**

B Pine Street Option 2

B4 Underground Parking (continued)

GFA: 4,493 m<sup>2</sup> Cost/m<sup>2</sup>: 2,694.36  
Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>A1020</b>	<b>Special Foundations</b>				
67	Bored piles, bell piles, H-piles, helical piles - not considered	No	1.00		Excl.
	<b>A1020 - Special Foundations</b>				Excl.
<b>A1030</b>	<b>Slab on Grade</b>				
68	Concrete slab on grade to main building, assumed 0.15 m thick	m <sup>2</sup>	2,889.00		Incl.
70	-level and compact subgrade	m <sup>2</sup>	2,889.00	5.00	14,445
71	- granular sub base, 250 mm, compacted	m <sup>2</sup>	737.00	65.00	47,905
72	- vapour barrier	m <sup>2</sup>	2,889.00	20.00	57,780
73	- reinforcing steel, 30 kgs/m3	kg	13,648.50	4.00	54,594
74	- expansion joint material	m	351.00	15.00	5,265
75	- concrete, supply	m <sup>3</sup>	455.00	245.00	111,475
76	- concrete placing with pump	m <sup>3</sup>	455.00	20.00	9,100
77	- screed and cure	m <sup>2</sup>	2,889.00	5.00	14,445
78	- steel trowel finish	m <sup>2</sup>	2,889.00	15.00	43,335
79	- sawcutting and filling control joints	m <sup>2</sup>	2,889.00	22.00	63,558
88	Other slab on grade items	Note			Incl.
91	Pits and trenches	LS	1.00	15,000.00	15,000
94	Curbs and house keeping pads	LS	1.00	8,000.00	8,000
95	Underslab drainage - included in element D2090 Other plumbing systems	m <sup>2</sup>	2,889.00		Incl.
176	Extra over for concrete admixtures and winter heating	m <sup>2</sup>	455.00	65.00	29,575
341	P1 and P2 line painting	m <sup>2</sup>	4,493.50	3.50	15,727
	<b>A1030 - Slab on Grade</b>			<b>109.10 /m<sup>2</sup></b>	<b>490,204</b>
<b>A2010</b>	<b>Basement Excavation</b>				
100	Perimeter shoring, steel H piles with wood lagging, 8 m depth, excluding tie backs	m <sup>2</sup>	1,725.00	1,250.00	2,156,250
103	Basement excavation	m <sup>2</sup>	16,919.50	25.00	422,988
104	Excavation disposal	m <sup>2</sup>	16,919.50	20.00	338,390
106	Granular backfill to sloped driveway	m <sup>2</sup>	311.00	50.00	15,550
107	Dewatering - allowance	LS	1.00	200,000.00	200,000
108	Permits to discharge water	LS	1.00		Excl.
	<b>A2010 - Basement Excavation</b>			<b>697.35 /m<sup>2</sup></b>	<b>3,133,178</b>

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**LOCATION ELEMENTS ITEM**

B Pine Street Option 2

B4 Underground Parking (continued)

GFA: 4,493 m<sup>2</sup> Cost/m<sup>2</sup>: 2,694.36  
Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>A2020</b>	<b>Basement Walls</b>				
116	Reinforced concrete wall at P1 and P2, Thickness = 0.30 m , H =3.5 m	m <sup>2</sup>	1,648.50		Incl.
117	- formwork	m <sup>2</sup>	3,296.50	325.00	1,071,363
118	- reinforcing steel - 125 kg/m3	kg	86,528.00	4.15	359,091
119	- concrete supply	m <sup>3</sup>	692.50	245.00	169,663
120	- concrete placing with pump	m <sup>3</sup>	692.50	20.00	13,850
121	- waterproofing membrane	m <sup>2</sup>	1,648.50	250.00	412,125
122	- protection board	m <sup>2</sup>	1,648.50	45.00	74,183
123	- rigid insulation	m <sup>2</sup>	1,648.50	90.00	148,365
124	- weeping tile and granular	m	296.50	50.00	14,825
<b>A2020 - Basement Walls</b>				<b>503.78 /m<sup>2</sup></b>	<b>2,263,465</b>
<b>B1010</b>	<b>Floor Construction</b>				
128	Concrete suspended slab to P2	m <sup>2</sup>	1,662.00		Incl.
129	- column formwork - assumed 0.6 m x 0.6 m	m <sup>2</sup>	386.50	325.00	125,613
130	- column reinforcing steel - 150 kg/m3	kg	9,129.00	4.15	37,885
131	- column concrete supply	m <sup>3</sup>	61.00	245.00	14,945
132	- column concrete placing with pump	m <sup>3</sup>	61.00	20.00	1,220
134	- soffit and beams formwork	m <sup>2</sup>	1,876.00	325.00	609,700
135	- slab reinforcing steel - 100 kg/m3	kg	38,263.00	4.15	158,791
136	- slab concrete supply	m <sup>3</sup>	383.00	245.00	93,835
137	- slab concrete placing with pump	m <sup>3</sup>	383.00	20.00	7,660
138	- slab screed and cure	m <sup>2</sup>	1,662.00	5.00	8,310
139	- slab steel trowel finish	m <sup>2</sup>	1,662.00	15.00	24,930
372	- concrete sealer and hardener to parking	m <sup>2</sup>	4,493.50	40.00	179,740
278	Extra over for concrete admixtures and winter heating	m <sup>3</sup>	443.48	65.00	28,826
<b>B1010 - Floor Construction</b>				<b>287.44 /m<sup>2</sup></b>	<b>1,291,455</b>
<b>C1010</b>	<b>Partitions</b>				
180	Concrete walls to elevator shaft	m <sup>2</sup>	122.82	870.00	106,853
181	Masonry walls	m <sup>2</sup>	742.84	325.00	241,423
<b>C1010 - Partitions</b>				<b>77.52 /m<sup>2</sup></b>	<b>348,276</b>
<b>C1020</b>	<b>Interior Doors</b>				
315	Hollow metal doors (per leaf)	No	15.00	3,750.00	56,250
317	Door operator	No	2.00	6,500.00	13,000

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**LOCATION ELEMENTS ITEM**

**B Pine Street Option 2**

B4 Underground Parking (continued)

GFA: 4,493 m<sup>2</sup> Cost/m<sup>2</sup>: 2,694.36  
Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
318	Card reader	No	7.00	7,000.00	49,000
	<b>C1020 - Interior Doors</b>			<b>26.32 /m<sup>2</sup></b>	<b>118,250</b>
<b>C1030</b>	<b>Fittings</b>				
342	Underground parking signage - allowance	m <sup>2</sup>	4,493.50	5.00	22,468
397	Miscellaneous metals, miscellaneous rough carpentry, miscellaneous fittings, miscellaneous caulking and sealants - allowance	m <sup>2</sup>	4,493.50	25.00	112,338
	<b>C1030 - Fittings</b>			<b>30.00 /m<sup>2</sup></b>	<b>134,806</b>
<b>C2010</b>	<b>Stair Construction</b>				
329	Stair construction	m <sup>2</sup>	69.38	1,300.00	90,194
330	Hand rail	m	33.09	175.00	5,791
331	Center rail	m	16.53	600.00	9,918
	<b>C2010 - Stair Construction</b>			<b>23.57 /m<sup>2</sup></b>	<b>105,903</b>
<b>C3010</b>	<b>Wall Finishes</b>				
391	Wall finishes	m <sup>2</sup>	300.00	175.00	52,500
	<b>C3010 - Wall Finishes</b>			<b>11.68 /m<sup>2</sup></b>	<b>52,500</b>
<b>C3020</b>	<b>Floor Finishes</b>				
395	Floor finishes	m <sup>2</sup>	67.50	225.01	15,188
	<b>C3020 - Floor Finishes</b>			<b>3.38 /m<sup>2</sup></b>	<b>15,188</b>
<b>C3030</b>	<b>Ceiling Finishes</b>				
396	Ceiling finishes	m <sup>2</sup>	67.50	200.00	13,500
	<b>C3030 - Ceiling Finishes</b>			<b>3.00 /m<sup>2</sup></b>	<b>13,500</b>
<b>D1010</b>	<b>Elevators &amp; Lifts</b>				
337	Passenger Elevator	Stop	4.00	105,000.00	420,000
	<b>D1010 - Elevators &amp; Lifts</b>			<b>93.48 /m<sup>2</sup></b>	<b>420,000</b>
<b>D2010</b>	<b>Plumbing Fixtures</b>				
385	Allowances for plumbing fixtures	m <sup>2</sup>	4,493.50	1.00	4,494
	<b>D2010 - Plumbing Fixtures</b>			<b>1.00 /m<sup>2</sup></b>	<b>4,494</b>
<b>D2020</b>	<b>Domestic Water Distribution</b>				
386	Allowances for domestic water distribution system including, equipment, piping, fittings, supports, valves, insulation, etc.	m <sup>2</sup>	4,493.50	5.00	22,468
	<b>D2020 - Domestic Water Distribution</b>			<b>5.00 /m<sup>2</sup></b>	<b>22,468</b>

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**LOCATION ELEMENTS ITEM**

**B Pine Street Option 2**

B4 Underground Parking (continued)

GFA: 4,493 m<sup>2</sup> Cost/m<sup>2</sup>: 2,694.36  
Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>D2030</b>	<b>Sanitary Waste</b>				
387	Allowances for sanitary, vent, and drainage system, sump pumps, fixture connections etc.	m <sup>2</sup>	4,493.50	25.00	112,338
	<b>D2030 - Sanitary Waste</b>			<b>25.00 /m<sup>2</sup></b>	<b>112,338</b>
<b>D3040</b>	<b>Distribution Systems</b>				
389	Allowances for ductwork, thermal and acoustic insulation, VAV's, grills, registers, diffusers, etc.	m <sup>2</sup>	4,493.50	45.00	202,208
390	Assumed the intake/exhaust parking garage air will be gravity drawn through the building shaft	Note			
	<b>D3040 - Distribution Systems</b>			<b>45.01 /m<sup>2</sup></b>	<b>202,208</b>
<b>D3050</b>	<b>Terminal &amp; Package Units</b>				
392	Allowances for ERV, exhaust fans, fan coils, misc. terminal units, etc.	m <sup>2</sup>	4,493.00	180.00	808,740
	<b>D3050 - Terminal &amp; Package Units</b>			<b>180.00 /m<sup>2</sup></b>	<b>808,740</b>
<b>D3060</b>	<b>Controls &amp; Instrumentations</b>				
393	Allowances for BAS system	m <sup>2</sup>	4,493.00	20.00	89,860
	<b>D3060 - Controls &amp; Instrumentations</b>			<b>20.00 /m<sup>2</sup></b>	<b>89,860</b>
<b>D3070</b>	<b>Systems Testing &amp; Balancing</b>				
394	Allowances for system testing, balancing, commissioning	m <sup>2</sup>	4,493.00	5.00	22,465
	<b>D3070 - Systems Testing &amp; Balancing</b>			<b>5.00 /m<sup>2</sup></b>	<b>22,465</b>
<b>D3090</b>	<b>Other HVAC Systems &amp; Equipment</b>				
115	General requirement, supervision, shop drawings, as-builts, permits, safety, tags, markers, etc	Item			112,000
	<b>D3090 - Other HVAC Systems &amp; Equipment</b>			<b>24.93 /m<sup>2</sup></b>	<b>112,000</b>
<b>D4010</b>	<b>Sprinklers</b>				
54	Allowances for sprinkler heads c/w valves, piping, fittings, supports, etc.	No	483.74	700.00	338,618
	<b>D4010 - Sprinklers</b>			<b>75.37 /m<sup>2</sup></b>	<b>338,618</b>
<b>D4020</b>	<b>Standpipes</b>				
55	Allowances for standpipes	m <sup>2</sup>	4,493.42	15.00	67,401
	<b>D4020 - Standpipes</b>			<b>15.00 /m<sup>2</sup></b>	<b>67,401</b>
<b>D4090</b>	<b>Other Fire Protection Systems</b>				
56	General requirement, supervision, shop drawings, as-builts, permits, safety, tags, markers, etc	Item			33,000
	<b>D4090 - Other Fire Protection Systems</b>			<b>7.34 /m<sup>2</sup></b>	<b>33,000</b>

Class D Estimate - R1

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**COLLINGWOOD PERFORMING ARTS  
THEATRE**  
**CLASS D ESTIMATE - R1**



**LOCATION ELEMENTS ITEM**

**B Pine Street Option 2**

B4 Underground Parking (continued)

GFA: 4,493 m<sup>2</sup> Cost/m<sup>2</sup>: 2,694.36  
Rates Current At May 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>D5010</b>	<b>Electrical Service &amp; Distribution</b>				
146	Co-ordination, short circuits & arc flash studies	m <sup>2</sup>	4,493.48	3.50	15,727
374	Service and distribution - carpark	m <sup>2</sup>	4,493.50	80.00	359,480
375	Mechanical wiring & connections - carpark	m <sup>2</sup>	4,493.50	7.50	33,701
	<b>D5010 - Electrical Service &amp; Distribution</b>			<b>91.01 /m<sup>2</sup></b>	<b>408,908</b>
<b>D5020</b>	<b>Lighting and Branch Wiring</b>				
179	Lighting fixtures, LED c/w wiring - Parking (100 Cars x 32.52 m <sup>2</sup> /car) with exit and emergency lighting	m <sup>2</sup>	4,493.50	40.00	179,740
210	Lighting controls - carpark	m <sup>2</sup>	4,493.50	6.50	29,208
175	Branch devices and misc.power connections - carpark	m <sup>2</sup>	4,493.50	3.50	15,727
	<b>D5020 - Lighting and Branch Wiring</b>			<b>50.01 /m<sup>2</sup></b>	<b>224,675</b>
<b>D5030</b>	<b>Communications &amp; Security</b>				
211	Tel/data/WiFi outlets	m <sup>2</sup>	4,493.50	12.00	53,922
376	Fire alarm system	m <sup>2</sup>	4,493.50	24.00	107,844
192	Security system - CCTV and access control - rough in	m <sup>2</sup>	4,493.48	8.00	35,948
193	Security system - CCTV and access control system - supply and install	m <sup>2</sup>	4,493.48	28.00	125,817
	<b>D5030 - Communications &amp; Security</b>			<b>72.01 /m<sup>2</sup></b>	<b>323,531</b>
<b>D5090</b>	<b>Other Electrical Systems</b>				
200	Temporary lighting and power	m <sup>2</sup>	4,493.48	7.00	31,454
201	Cutting, coring, re seals, marking and identification	m <sup>2</sup>	4,493.48	1.50	6,740
202	Grounding and bonding	m <sup>2</sup>	4,493.48	3.50	15,727
203	Electrical contractor's head office and site overheads including supervision, job setup, permits, inspection, submittal, as-built's, special tools, etc.	Item			104,353
208	Ev charging /w connection - allowance (assumed 5 of parking spots)	No	5.00	6,500.00	32,500
	<b>D5090 - Other Electrical Systems</b>			<b>42.46 /m<sup>2</sup></b>	<b>190,774</b>
<b>UNDERGROUND PARKING</b>				<b>2,694.36 /m<sup>2</sup></b>	<b>12,105,776</b>

Class D Estimate - R1

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## Appendix 4 AMENDMENT TO PROJECT

### A4.1. Functional Program

1.0 LOBBIES AND PUBLIC SPACE

LOBBIES6,000

Level 1 Lobby4,000

Level 2 Lobby2,000

Vestibulesin gross

LOBBY SUPPORT2,380

Public Toilets1,100

Box Office - Ticket Window Area200

FOH Storage350

Concessions - Concert Hall Lobby140

Concessions - Storage100

Coats150

Catering Kitchen240

House Management100

2.0 PERFORMANCE HALL 600 seats

HALL AND STAGE9,480

Concert Hall - Main Level seating area3,970

Concert Hall - Mezz. Level seating area1,710

Concert Hall - sound and light locksin gross

Concert Hall - stage performing area3,800

Concert Hall - Orchestra Pit incl. wagon storage0

HALL BACKSTAGE3,670

Concert Hall - backstage circulationin gross

Concert Hall - piano locker160

Concert Hall - stage storage1,200

Concert Hall - dressing rooms1,000

Concert Hall - backstage toilets200

Musicians' Lounge370

Concert Hall - control booth240

Concert Hall - dimmer & sound rack room260

Concert Hall - followspot240

Concert Hall - BOH storagein gross

3.0 ADMINISTRATION

ADMIN. & OFFICES1,240

Executive Director200

Programming Manager140

Production Coordinator130

Technical Service Manager180

Conference Room200

Open Staff Offices240

Copy Work area and storage150

GENERAL ADMINISTRATION190

Central Reception Area100

Administration toilet rooms90

4.0 BUILDING SUPPORT

BUILDING SERVICES2,050

Security170

Janitor Closets150

Tool Room100

Lighting Storage and Repair400

Wardrobe/ Laundry300

Loading Dock, Receiving, Trash Storage730

Garbage Room200

Mechanicalin gross

Electricalin gross

5.0 BUILDING GROSS

OTHER18,790

Exterior Envelopeincl. in total

Interior Partitionsincl. in total

Vestibules200

Corridors & Circulation3,650

Backstage Circulation3,860

Vertical Circulation1,820

Sound & Light Lock (SLL)820

Amphitheater Seating500

Loungesincl. in total

Mechanical1,750

Electrical920

TOTAL NET AREA25,010 SF = Category 1.0 + 2.0 + 3.0 + 4.0

TOTAL GROSS AREA43,800 SF = 26,000 SF (L1) + 17,800 SF (L2)

Grossing Factor : 1.75 = Category 1.0 + 2.0 + 3.0 + 4.0 + 5.0

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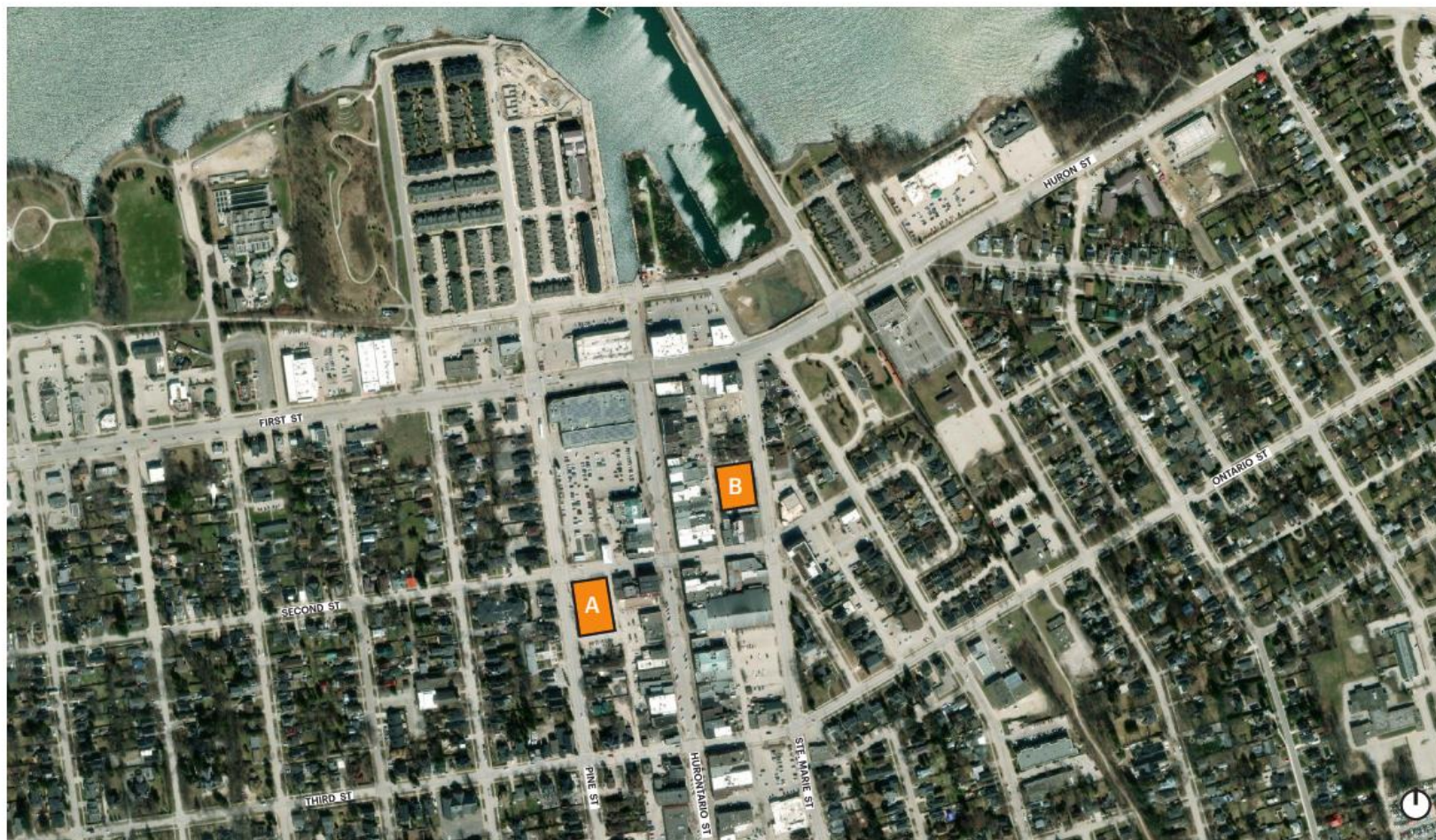
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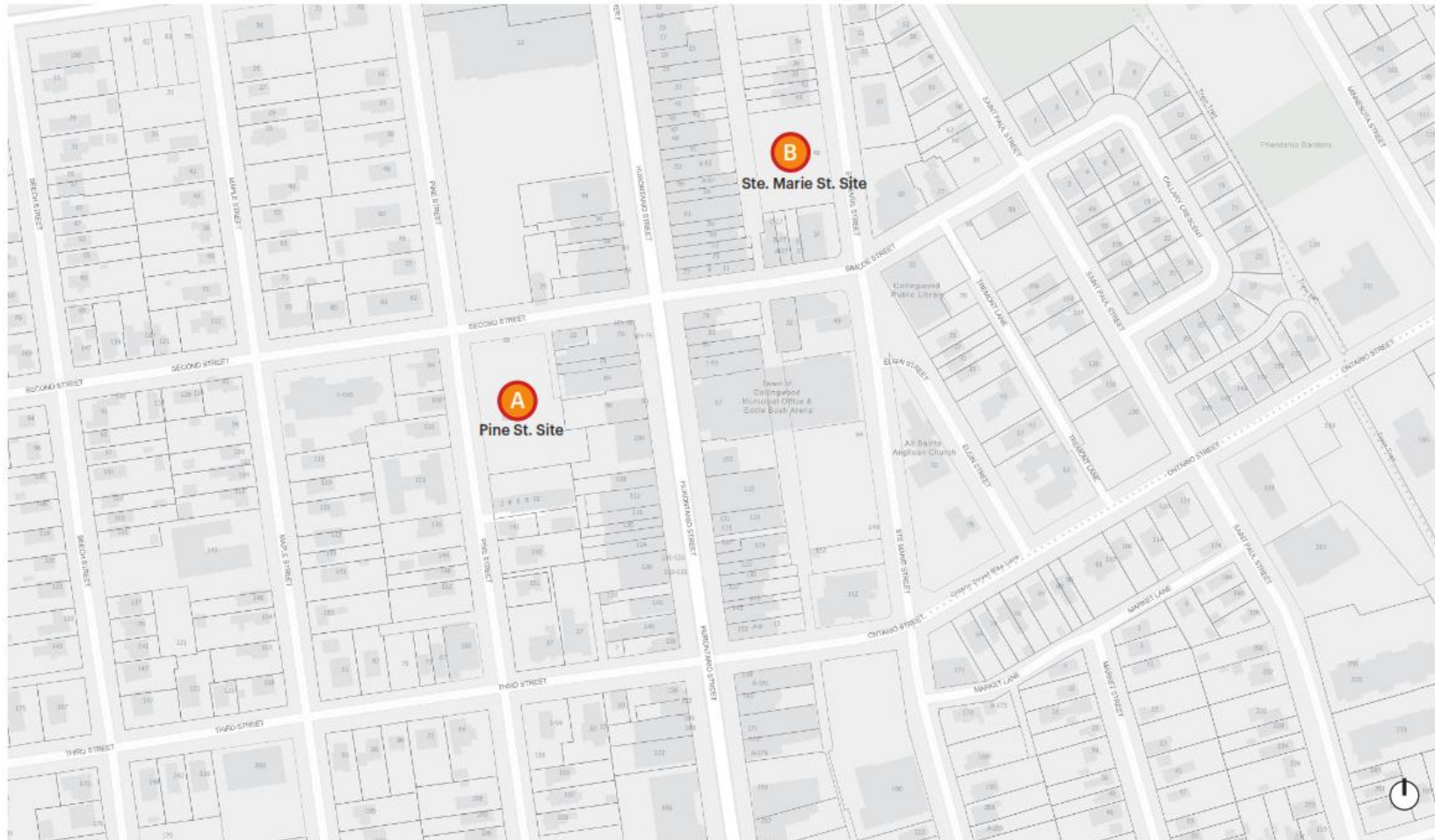
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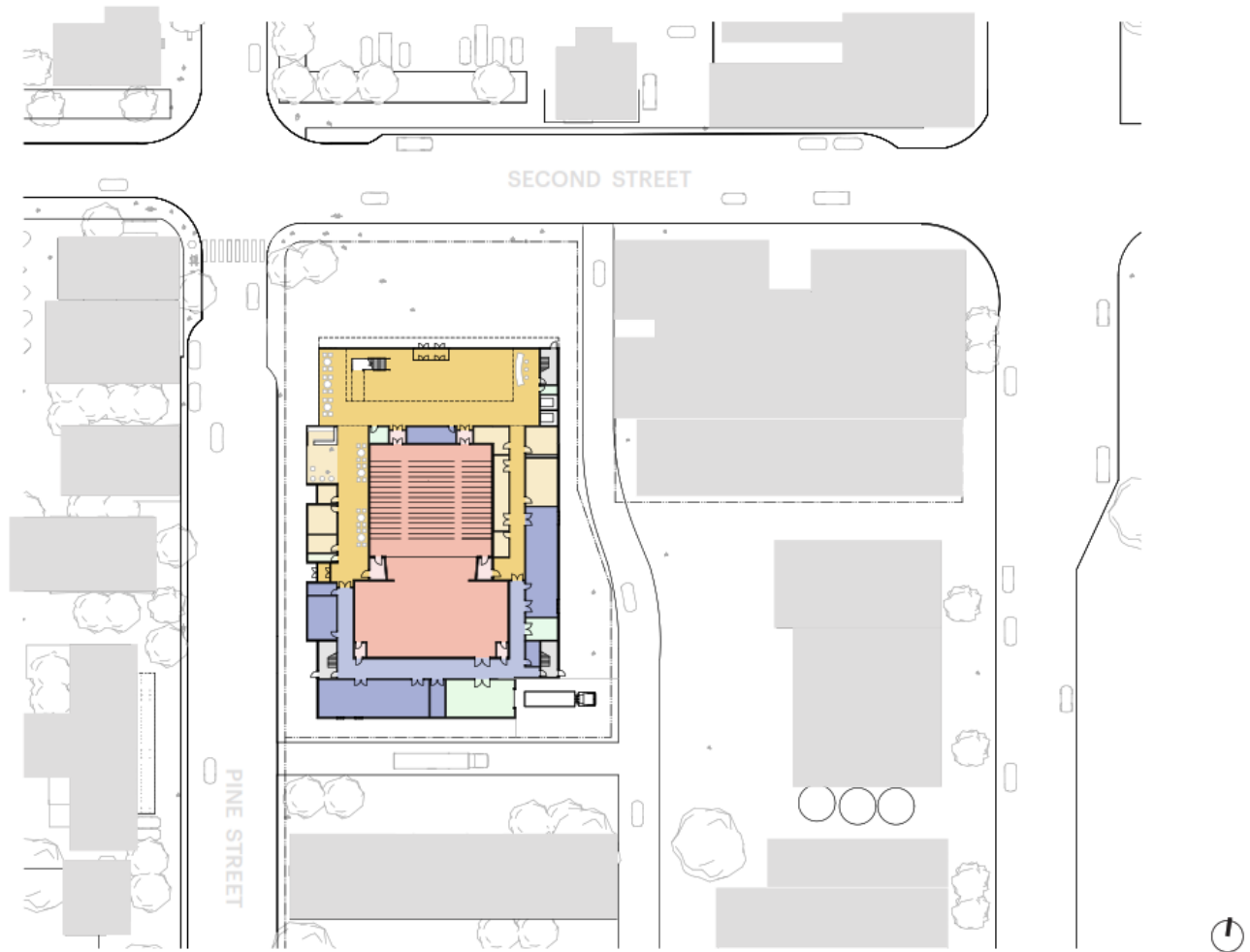
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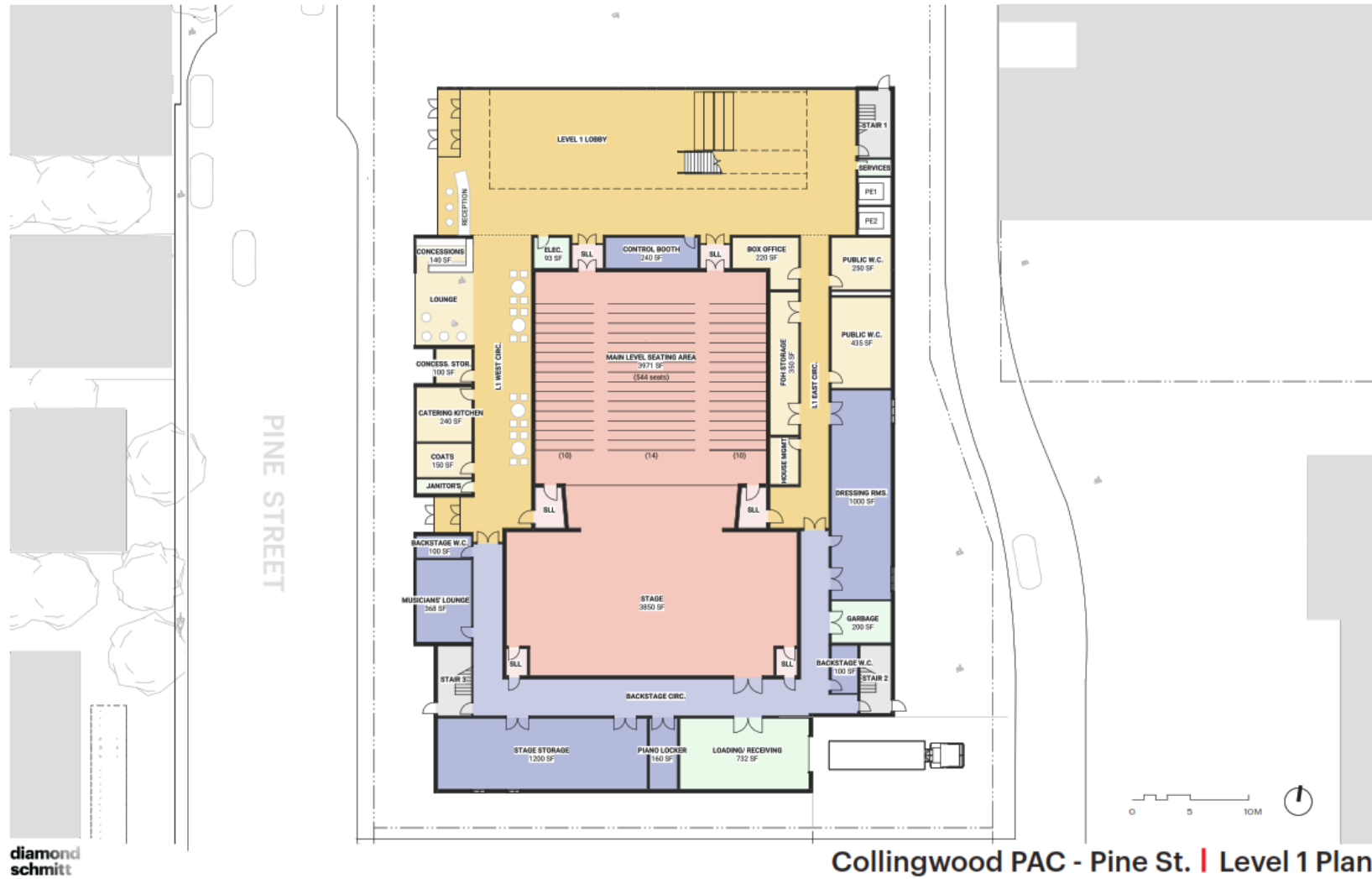


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Collingwood PAC - Pine St. | Level 1 Plan

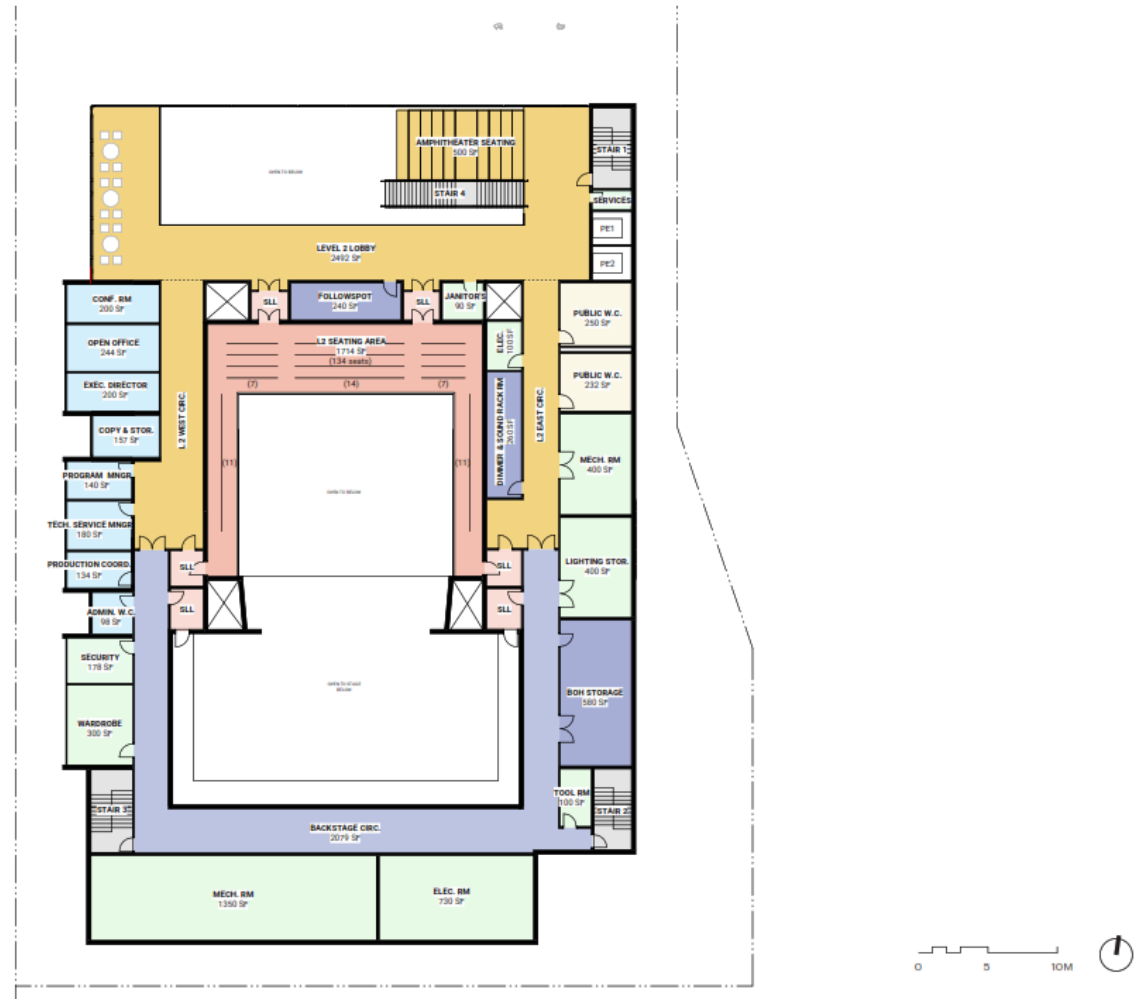
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diamond  
schmitt

Collingwood PAC - Pine St. | Level 2 Plan

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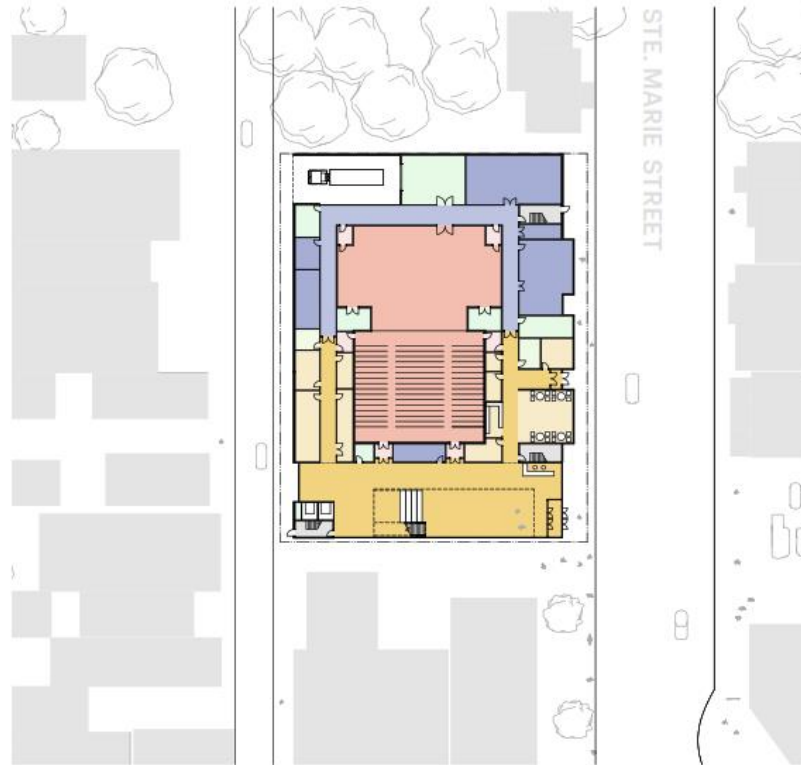
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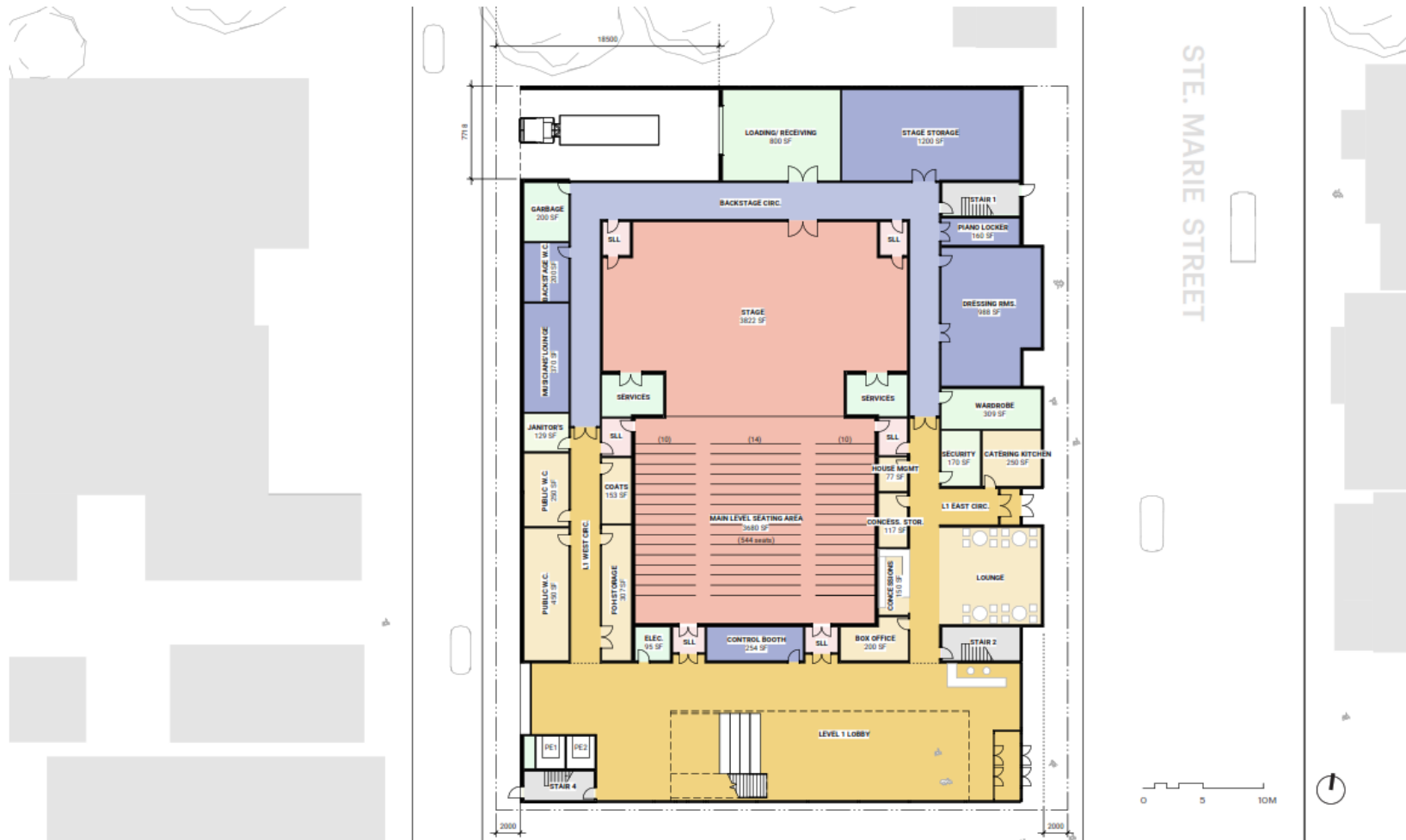
  
**Collingwood PAC | Ste. Marie Site**

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Update – June 2025



Collingwood PAC - Ste. Marie | Level 1 Plan

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*Update – June 2025*



Collingwood PAC - Ste. Marie | Level 2 Plan

## A4.2. Class D Estimates

### A4.2.1. STE MARIE ST

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*Update – June 2025*

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CLASS D ESTIMATE - R1

April 2025

**COLLINGWOOD PERFORMING ARTS THEATRE**

COLLINGWOOD, ON  
COLLIERS PROJECT LEADERS



**COLLINGWOOD PERFORMING ARTS  
THEATRE  
CLASS D ESTIMATE - R1**



**PROJECT DETAILS**

**Basis of Estimate**

This estimate has been prepared at the request of Colliers and it is to provide a Class D Estimate of probable construction cost for the Collingwood Performing Arts Theatre, located in Collingwood, Ontario

The estimate is based upon measured quantities and built-up rates prepared from the design information provided by Diamond Schmitt.

Where information was insufficient, assumptions and allowances were made based wherever possible on discussions with the architect and engineers.

It is assumed that the project will be competitively bid and that the awarded contractor and all sub-contractors will be required to pay prevailing wage rates.

Unit pricing is based on April 2025 costs. An estimating contingency has been Included at 15%; A construction contingency has been included at 10%; A phasing and staging premium has been excluded; Escalation contingency has been included at 4%; Project Soft Costs has been excluded; Project Management Fess has been excluded.

Our 'Class D Estimates' are presented in Uniformat II Elemental Unit Cost format based upon a comprehensive list of requirements and assumptions, including a full description of preferred schematic design option, construction/design experience and market conditions.

This estimate is meant to reflect the fair market value for the construction of this project and is not a prediction of low bid. Pricing assumes competitive bidding for every aspect of the work.

RLB | Rider Levett Bucknall has prepared this estimate in accordance with the Canadian Institute of Quantity Surveyors (CIQS) generally accepted practices and principals.

RLB | Rider Levett Bucknall has no control over the cost of labour, materials or equipment, the general contractors or any subcontractors' method of determining prices, or competitive bidding and market conditions. This opinion of probable cost of construction is made based on experience, qualifications, and best judgment of the professional consultant familiar with the construction industry.

RLB | Rider Levett Bucknall cannot and does not guarantee that proposals, or actual construction costs will not vary from this or subsequent estimates.

RLB | Rider Levett Bucknall recommends that the owner and the design team carefully review this cost estimate report, including line-item descriptions, unit price clarifications, exclusions, inclusions and assumptions, contingencies, escalation, and mark-ups. If the project is over budget, or if there are unresolved budgeting issues, alternative systems or schemes should be evaluated before proceeding into the bidding phase.

It is recommended that a final estimate be produced by RLB | Rider Levett Bucknall using final documents to determine overall cost changes, which may have occurred since the preparation of this estimate. The final update estimate will address changes and additions to the documents as well as addenda issued during the bidding process.

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*Update – June 2025*

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**COLLINGWOOD PERFORMING ARTS  
THEATRE  
CLASS D ESTIMATE - R1**



**PROJECT DETAILS**

RLB | Rider Levett Bucknall cannot reconcile bid results to any estimate not produced from bid documents including all addenda.

**Items Specifically Included**

Please refer to the estimate details.

**Items Specifically Excluded**

- . Hazardous materials abatement
- . Rock excavation
- . Costs associated with phasing the construction work
- . Out of hours work
- . Photovoltaics and other renewable energy resources
- . Furniture, Fittings and Equipment (FF&E)
- . Audio / Visual systems
- . Telecom / Data systems
- . Murals and works of art
- . Mock-ups
- . Work outside the site boundaries unless noted otherwise
- . Special testing & inspections
- . Utility tap fees and charges
- . Permits & plan review fees
- . Owner's contingency
- . Construction phase contingency
- . Land and legal costs
- . Architectural, Engineering and other professional fees
- . Geotechnical, traffic and all other studies
- . Items marked as "Excl." in the estimate
- . Orchestra pit elevator

**Documents**

2025-04-21 Collingwood PAC\_Program Summary

2025-04-22 Collingwood PAC



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**COLLINGWOOD PERFORMING ARTS  
THEATRE  
CLASS D ESTIMATE - R1**



LOCATION SUMMARY		GFA: Gross Floor Area Rates Current At April 2025		
Ref	Location	GFA m²	GFA \$/m²	Total Cost \$
D	Ste. Marie Street Option 3			
D1	Ste. Marie Street Option 3 - Building	4,069	7,458.74	30,349,629
D2	Ste. Marie Street Option 3 - Site			1,355,342
D - Ste. Marie Street Option 3		4,069	7,791.83	31,704,971
ESTIMATED NET COST		4,069	7,791.83	31,704,971
MARGINS & ADJUSTMENTS				
	General Contractor's Overhead	10 %		3,170,497
	General Contractor Fees	5 %		1,585,248
	Bonding and Insurance	1.5 %		475,574
Sub-Total		4,069	9,077.49	36,936,290
CONTINGENCIES				
	Estimating and Design Contingency	15 %		5,540,444
	Construction Contingency	10 %		3,693,629
	Escalation Contingency to June 2026 (1 year )	4 %		1,846,815
ESTIMATED TOTAL COST		4,069	11,800.73	48,017,178

**COLLINGWOOD PERFORMING ARTS  
THEATRE  
CLASS D ESTIMATE - R1**



Gross Floor Area: 4,069 m<sup>2</sup>  
Rates Current At April 2025

**ELEMENTS SUMMARY**

Ref	Description	%	GFA \$/m <sup>2</sup>	Total Cost \$
A1010	Standard Foundations	2.8 %	325.13	1,322,936
A1020	Special Foundations			Excl.
A1030	Slab on Grade	0.9 %	104.90	426,843
B1010	Floor Construction	3.9 %	456.91	1,859,161
B1020	Roof Construction	4.2 %	499.75	2,033,498
B2010	Exterior Walls	3.3 %	387.16	1,575,344
B2020	Exterior Windows	2.2 %	262.93	1,069,862
B2030	Exterior Doors	0.2 %	28.22	114,845
B3010	Roof Coverings	2.0 %	230.82	939,206
C1010	Partitions	3.6 %	425.47	1,731,234
C1020	Interior Doors	1.8 %	210.23	855,414
C1030	Fittings	8.2 %	973.49	3,961,123
C2010	Stair Construction	0.6 %	72.06	293,215
C3010	Wall Finishes	1.5 %	180.29	733,618
C3020	Floor Finishes	1.8 %	216.35	880,342
C3030	Ceiling Finishes	3.4 %	396.65	1,613,959
D1010	Elevators & Lifts	1.5 %	180.74	735,420
D2010	Plumbing Fixtures	0.3 %	32.01	130,240
D2020	Domestic Water Distribution	0.7 %	85.00	345,865
D2030	Sanitary Waste	0.6 %	65.02	264,550
D2040	Rain Water Drainage	0.3 %	30.01	122,100
D2090	Other Plumbing Systems	0.1 %	16.96	69,000
D3020	Heat Generating Systems	1.2 %	141.44	575,520
D3030	Cooling Generating Systems	0.3 %	30.01	122,100
D3040	Distribution Systems	4.0 %	475.00	1,932,775
D3050	Terminal & Package Units	3.7 %	440.51	1,792,415
D3060	Controls & Instrumentations	0.8 %	90.00	366,210
D3070	Systems Testing & Balancing	0.2 %	20.00	81,380
D3090	Other HVAC Systems & Equipment	1.0 %	119.69	487,000
D4010	Sprinklers	0.6 %	75.69	308,000
D4020	Standpipes	0.1 %	15.00	61,035
D4090	Other Fire Protection Systems	0.1 %	7.37	30,000
D5010	Electrical Service & Distribution	2.8 %	331.23	1,347,761

Class D Estimate - R1

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**COLLINGWOOD PERFORMING ARTS  
THEATRE  
CLASS D ESTIMATE - R1**



**ELEMENTS SUMMARY**

Gross Floor Area: 4,069 m²  
Rates Current At April 2025

Ref	Description	%	GFA \$/m²	Total Cost \$
D5020	Lighting and Branch Wiring	1.6 %	191.21	778,048
D5030	Communications & Security	1.8 %	207.16	842,919
D5090	Other Electrical Systems	0.8 %	99.74	405,849
E1020	Institutional Equipment	0.3 %	32.97	134,147
G1010	Site Clearing	0.2 %	21.43	87,203
G1020	Site Demolition and Relocations	0.2 %	18.50	75,293
G1040	Hazardous Waste Remediation			Excl.
G2010	Roadways	0.1 %	6.33	25,750
G2020	Parking Lots	0.0 %	2.68	10,892
G2030	Pedestrian Paving	0.2 %	18.76	76,349
G2040	Site Development	0.2 %	25.31	103,000
G2050	Landscaping	0.2 %	25.31	103,000
G3010	Water Supply	0.2 %	24.58	100,000
G3020	Sanitary Water	0.3 %	36.86	150,000
G3030	Storm Sewer	0.5 %	61.44	250,000
G3090	Other Site Mechanical Utilities	0.4 %	46.69	190,000
G4010	Electrical Distribution	0.2 %	24.05	97,850
G4020	Site Lighting	0.1 %	12.66	51,500
G4030	Site Communications & Security	0.1 %	10.13	41,200
<b>ESTIMATED NET COST</b>		<b>66.0 %</b>	<b>7,791.83</b>	<b>31,704,971</b>
<b>MARGINS &amp; ADJUSTMENTS</b>				
	General Contractor's Overhead	10 %		3,170,497
	General Contractor Fees	5 %		1,585,248
	Bonding and Insurance	1.5 %		475,574
<b>Sub-Total</b>			<b>9,077.49</b>	<b>36,936,290</b>
<b>CONTINGENCIES</b>				
	Estimating and Design Contingency	15 %		5,540,444
	Construction Contingency	10 %		3,693,629
	Escalation Contingency to June 2026 (1 year )	4 %		1,846,815
<b>ESTIMATED TOTAL COST</b>			<b>11,800.73</b>	<b>48,017,178</b>

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*Update – June 2025*

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## Update – June 2025

### COLLINGWOOD PERFORMING ARTS THEATRE CLASS D ESTIMATE - R1



#### LOCATION ELEMENTS ITEM

D Ste. Marie Street Option 3

D1 Ste. Marie Street Option 3 - Building

GFA: 4,069 m<sup>2</sup> Cost/m<sup>2</sup>: 7,458.74  
Rates Current At April 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>A1010 Standard Foundations</b>					
218	Foundation and foundation walls to support building, foundation W = 0.6 m, H = 0.30 m; foundation wall W = 0.3 m, H = 1.1 m	m	699.0		Incl.
226	- trench excavation (excavation, load, and haul off site)	m <sup>3</sup>	2,250.0	46.35	104,287
228	- formwork, 1.4 m high, two sides	m <sup>2</sup>	1,957.0	293.55	574,477
229	- reinforcing steel, assumed 100 kgs/m3	kg	13,204.0	3.60	47,600
230	- concrete, supply	m <sup>3</sup>	133.0	252.35	33,563
231	- concrete, placing with pump	m <sup>3</sup>	133.0	20.60	2,740
232	- keyway and waterstop	m	699.0	128.75	89,996
233	- screed and cure top of the footing	m <sup>2</sup>	420.0	5.15	2,163
234	- backfill with imported granular material	m <sup>3</sup>	699.0	51.50	35,998
235	Spread footings at columns, assumed W = 2.4 m x L = 2.4 m x H = 0.4 m	No	54.0		Incl.
236	- excavation (excavation, load, and haul off site)	m <sup>3</sup>	1,054.0	46.35	48,853
238	- formwork, 0.5 m high	m <sup>2</sup>	208.0	293.55	61,058
239	- reinforcing steel, 125 kgs/m3	kg	16,330.0	3.61	58,870
240	- embedded rebar dowels	No	432.0	77.25	33,372
241	- concrete, supply	m <sup>3</sup>	131.0	252.35	33,058
242	- concrete, placing with pump	m <sup>3</sup>	131.0	20.60	2,699
243	- screed and cure top of the footing	m <sup>2</sup>	312.0	5.15	1,607
244	- backfill with imported granular material	m <sup>3</sup>	924.0	51.50	47,586
246	Other building foundation items	Note			Incl.
247	Miscellaneous embeded metals	LS	1.0	5,150.00	5,150
248	Extra over for concrete admixtures and winter heating	m <sup>3</sup>	263.0	66.95	17,608
249	Elevator pad foundation	No	2.0	20,600.00	41,200
266	Waterproofing and drainage board to elevator pits	m <sup>2</sup>	29.0	303.86	8,812
271	Moisture protection and insulation to foundation walls	m <sup>2</sup>	347.0	159.65	55,399
272	Weeping tile and granular	m	127.0	51.50	6,540
401	Dewatering to surface - allowance	LS	1.0	10,300.00	10,300
<b>A1010 - Standard Foundations</b>				<b>325.13 /m<sup>2</sup></b>	<b>1,322,936</b>
<b>A1020 Special Foundations</b>					
67	Bored piles, bell piles, H-piles, helical piles - not considered	No	1.0		Excl.
<b>A1020 - Special Foundations</b>					<b>Excl.</b>

Class D Estimate - R1

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**COLLINGWOOD PERFORMING ARTS  
THEATRE**  
**CLASS D ESTIMATE - R1**



**LOCATION ELEMENTS ITEM**

D Ste. Marie Street Option 3

D1 Ste. Marie Street Option 3 - Building (continued)

GFA: 4,069 m<sup>2</sup> Cost/m<sup>2</sup>: 7,458.74  
Rates Current At April 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
285	Composite deck, including concrete and finish	m <sup>2</sup>	154.0	164.80	25,379
286	Fireproofing to exposed steel	m <sup>2</sup>	154.0	77.25	11,896
287	Catwalk - allowance	LS	1.0	164,800.00	164,800
<b>B1010 - Floor Construction</b>				<b>456.91 /m<sup>2</sup></b>	<b>1,859,161</b>
<b>B1020 Roof Construction</b>					
281	Structural steel framing including columns, beams, OWSJ, horizontal bracing, and vertical bracing - assumed 65 kg/m <sup>2</sup>	kg	161,809.0	8.24	1,333,307
282	Miscellaneous metals, welded connections, and bolted connections - assumed 10% of the structural steel weight	kg	16,181.0	8.24	133,331
288	Galvanized steel roof deck	m <sup>2</sup>	2,490.0	72.10	179,529
313	Reinforced concrete to roof deck	m <sup>2</sup>	2,490.0	72.10	179,529
289	Fireproofing to exposed steel	m <sup>2</sup>	2,490.0	77.25	192,352
290	Miscellaneous concrete works and encasements - allowance	LS	1.0	15,450.00	15,450
<b>B1020 - Roof Construction</b>				<b>499.75 /m<sup>2</sup></b>	<b>2,033,498</b>
<b>B2010 Exterior Walls</b>					
292	Exterior wall assembly - 16 mm GWB, 152 mm wind load bearing metal stud, 16 mm exterior sheathing board, self adhered A/V membrane, thermally broken cladding support system, 200 mm semi-rigid insulation, brick finish	m <sup>2</sup>	1,720.0	798.25	1,372,990
293	Soffit assembly - self adhered A/V membrane, thermally broken cladding support system, 200 mm semi-rigid insulation, brick finish, metal soffit cladding system	m <sup>2</sup>	130.0	947.60	123,188
294	Parapet wall - rough carpentry, 150 mm semirigid insulation, cap flashing	m	244.0	324.45	79,166
<b>B2010 - Exterior Walls</b>				<b>387.16 /m<sup>2</sup></b>	<b>1,575,344</b>
<b>B2020 Exterior Windows</b>					
295	Curtain wall	m <sup>2</sup>	611.0	1,648.00	1,006,929
296	Ceramic frit	m <sup>2</sup>	611.0	103.00	62,933
<b>B2020 - Exterior Windows</b>				<b>262.93 /m<sup>2</sup></b>	<b>1,069,862</b>
<b>B2030 Exterior Doors</b>					
297	Insulated steel door (per leaf)	No	2.0	4,120.00	8,240
298	Automatic sliding door	No	2.0	25,750.00	51,500
299	Aluminum doors (per leaf)	No	2.0	6,695.00	13,390
300	Sectional overhead doors	No	1.0	20,600.00	20,600
301	Door operator	No	1.0	6,695.00	6,695

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**COLLINGWOOD PERFORMING ARTS  
THEATRE  
CLASS D ESTIMATE - R1**



**LOCATION ELEMENTS ITEM**

D Ste. Marie Street Option 3

D1 Ste. Marie Street Option 3 - Building (continued)

GFA: 4,069 m² Cost/m²: 7,458.74  
Rates Current At April 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>A1030 Slab on Grade</b>					
68	Concrete slab on grade to main building, assumed 0.15 m thick	m²	2,510.0		Incl.
70	-level and compact subgrade	m²	2,510.0	5.15	12,926
71	- granular sub base, 250 mm, compacted	m²	640.0	66.95	42,848
72	- vapour barrier	m²	2,510.0	20.60	51,706
73	- reinforcing steel, 30 kgs/m3	kg	11,859.0	4.12	48,859
74	- expansion joint material	m	235.0	15.45	3,631
75	- concrete, supply	m³	396.0	252.35	99,931
76	- concrete placing with pump	m³	396.0	20.60	8,158
77	- screed and cure	m²	2,510.0	5.15	12,926
78	- steel trowel finish	m²	2,510.0	15.45	38,779
79	- sawcutting and filling control joints	m²	2,510.0	22.66	56,877
88	Other slab on grade items	Note			Incl.
91	Pits and trenches	LS	1.0	15,450.00	15,450
94	Curbs and house keeping pads	LS	1.0	8,240.00	8,240
95	Underslab drainage - included in element D2090 Other plumbing systems	m²	2,510.0		Incl.
176	Extra over for concrete admixtures and winter heating	m²	396.0	66.95	26,512
<b>A1030 - Slab on Grade</b>				<b>104.90 /m²</b>	<b>426,843</b>
<b>B1010 Floor Construction</b>					
267	Upper floor framing	Note			Incl.
268	- formwork to soffit, beams, and columns	m²	3,378.0	334.75	1,130,786
269	- reinforcing steel - 125 kg/m3	kg	52,509.0	4.27	224,449
270	- concrete supply	m³	421.0	252.35	106,239
274	- screed and cure	m²	1,356.0	5.15	6,983
275	- finish	m²	1,356.0	15.45	20,950
276	- integral waterproofing to terrace concrete	m²	22.0	272.95	6,005
277	Other floor construction items	Note			Incl.
278	Extra over for concrete admixtures and winter heating	m²	421.0	66.95	28,186
279	Architectural finished concrete - allowance	LS	1.0	36,050.00	36,050
283	Structural steel to balcony seating area - assumed 70 kg/m2	kg	10,750.0	8.24	88,580
284	Miscellaneous metals, welded connections, and bolted connections - assumed 10% of the structural steel weight	kg	1,075.0	8.24	8,858

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**COLLINGWOOD PERFORMING ARTS  
THEATRE  
CLASS D ESTIMATE - R1**



**LOCATION ELEMENTS ITEM**

D Ste. Marie Street Option 3

D1 Ste. Marie Street Option 3 - Building (continued)

GFA: 4,069 m² Cost/m²: 7,458.74

Rates Current At April 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
302	Card reader	No	2.0	7,210.00	14,420
	<b>B2030 - Exterior Doors</b>			<b>28.22 /m²</b>	<b>114,845</b>
<b>B3010</b>	<b>Roof Coverings</b>				
303	Roof assembly - Sheathing board, vapour retarder, tapered roof insulation, 178 mm polyisocyanurate insulation, cover board, 2 ply SBS roof membrane with high emissivity colour	m²	2,491.0	360.50	898,006
305	Miscellaneous roof items - allowance	LS	1.0	10,300.00	10,300
307	Roof anchors	LS	1.0	30,900.00	30,900
	<b>B3010 - Roof Coverings</b>			<b>230.82 /m²</b>	<b>939,206</b>
<b>C1010</b>	<b>Partitions</b>				
180	Concrete walls to elevator shaft	m²	187.0	896.10	167,571
181	Masonry walls	m²	2,922.0	334.75	978,140
309	GWB Partitions	m²	1,650.0	164.80	271,920
310	Acoustic and fire rating	m²	1,521.0	82.40	125,330
311	Furring	m²	1,512.0	97.85	147,949
312	Interior glazing	m²	29.0	1,390.48	40,324
	<b>C1010 - Partitions</b>			<b>425.47 /m²</b>	<b>1,731,234</b>
<b>C1020</b>	<b>Interior Doors</b>				
314	Solid wood doors (per leaf)	No	19.0	3,862.47	73,387
315	Hollow metal doors (per leaf)	No	65.0	3,862.49	251,062
316	Custom wood doors (per leaf)	No	16.0	7,725.00	123,600
319	Aluminum door (per leaf)	No	6.0	6,695.00	40,170
317	Door operator	No	15.0	6,695.00	100,425
318	Card reader	No	37.0	7,210.00	266,770
	<b>C1020 - Interior Doors</b>			<b>210.23 /m²</b>	<b>855,414</b>
<b>C1030</b>	<b>Fittings</b>				
320	Miscellaneous metals and metal fabrication - allowance	m²	4,070.0	154.50	628,816
321	Rough carpentry - allowance	m²	4,070.0	103.00	419,210
322	Miscellaneous caulking and sealants - allowance	m²	4,070.0	36.05	146,723
323	Interior signage - allowance	m²	4,070.0	10.30	41,921
324	Finish carpentry - allowance	m²	4,070.0	309.00	1,257,630
325	Construction specialties (corner guards, lockers and washroom accessories) - allowance	m²	4,070.0	56.65	230,565

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#### LOCATION ELEMENTS ITEM

D Ste. Marie Street Option 3

D1 Ste. Marie Street Option 3 - Building (continued)

GFA: 4,069 m<sup>2</sup> Cost/m<sup>2</sup>: 7,458.74  
Rates Current At April 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>D2030</b>	<b>Sanitary Waste</b>				
32	Allowances for sanitary, vent, and drainage system, sump pumps, fixture connections etc.	m <sup>2</sup>	4,070.0	65.00	264,550
	<b>D2030 - Sanitary Waste</b>			<b>65.02 /m<sup>2</sup></b>	<b>264,550</b>
<b>D2040</b>	<b>Rain Water Drainage</b>				
23	Allowances for rain water drainage system	m <sup>2</sup>	4,070.0	30.00	122,100
	<b>D2040 - Rain Water Drainage</b>			<b>30.01 /m<sup>2</sup></b>	<b>122,100</b>
<b>D2090</b>	<b>Other Plumbing Systems</b>				
426	General requirement, supervision, shop drawings, as-builts, permits, safety, tags, markers, etc	Item			69,000
	<b>D2090 - Other Plumbing Systems</b>			<b>16.96 /m<sup>2</sup></b>	<b>69,000</b>
<b>D3020</b>	<b>Heat Generating Systems</b>				
417	Allowances for boilers	LS	1.0	120,000.00	120,000
418	Allowances for primary heating water pumps	No	2.0	20,000.00	40,000
419	Allowances for air separator, expansion tanks, chemical treatment, etc.	LS	1.0	30,000.00	30,000
421	Allowances for secondary heating water pumps	No	2.0	30,000.00	60,000
422	Allowances for heating water distribution piping, insulation, valves, fittings, supports, etc.	m <sup>2</sup>	4,069.0	80.00	325,520
	<b>D3020 - Heat Generating Systems</b>			<b>141.44 /m<sup>2</sup></b>	<b>575,520</b>
<b>D3030</b>	<b>Cooling Generating Systems</b>				
423	Allowances for local spot cooling c/w refrigeration piping, insulation, supports, etc.	m <sup>2</sup>	4,070.0	30.00	122,100
	<b>D3030 - Cooling Generating Systems</b>			<b>30.01 /m<sup>2</sup></b>	<b>122,100</b>
<b>D3040</b>	<b>Distribution Systems</b>				
424	Allowances for ductwork, thermal and acoustic insulation, VAVs, grills, registers, diffusers, etc.	m <sup>2</sup>	4,069.0	475.00	1,932,775
	<b>D3040 - Distribution Systems</b>			<b>475.00 /m<sup>2</sup></b>	<b>1,932,775</b>
<b>D3050</b>	<b>Terminal &amp; Package Units</b>				
416	Allowances for AHUs/RTUs	LS	1.0	1,650,000.00	1,650,000
111	Allowances for ERV, exhaust fans, fan coils, misc. terminal units, etc.	m <sup>2</sup>	4,069.0	35.00	142,415
	<b>D3050 - Terminal &amp; Package Units</b>			<b>440.51 /m<sup>2</sup></b>	<b>1,792,415</b>

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**COLLINGWOOD PERFORMING ARTS  
THEATRE**  
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**LOCATION ELEMENTS ITEM**

D Ste. Marie Street Option 3

D1 Ste. Marie Street Option 3 - Building (continued)

GFA: 4,069 m<sup>2</sup> Cost/m<sup>2</sup>: 7,458.74  
Rates Current At April 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
326	Furnishing (blinds, drapery, floor grilles) - allowance	m <sup>2</sup>	4,070.0	51.50	209,605
327	Miscellaneous furniture (couches, tables, chairs) - allowance	m <sup>2</sup>	4,070.0	46.35	188,644
328	Theater seats	No	678.0	1,236.00	838,009
	<b>C1030 - Fittings</b>			<b>973.49 /m<sup>2</sup></b>	<b>3,961,123</b>
<b>C2010</b>	<b>Stair Construction</b>				
329	Stair construction	m <sup>2</sup>	51.0	1,339.00	68,289
330	Hand rail	m	17.0	180.24	3,064
331	Center rail	m	9.0	618.00	5,562
332	Feature lobby stair - allowance	LS	1.0	154,500.00	154,500
430	Amphitheater seating - allowance	LS	1.0	61,800.00	61,800
	<b>C2010 - Stair Construction</b>			<b>72.06 /m<sup>2</sup></b>	<b>293,215</b>
<b>C3010</b>	<b>Wall Finishes</b>				
413	Wall finishes	m <sup>2</sup>	4,070.0	180.25	733,618
	<b>C3010 - Wall Finishes</b>			<b>180.29 /m<sup>2</sup></b>	<b>733,618</b>
<b>C3020</b>	<b>Floor Finishes</b>				
414	Floor finishes	m <sup>2</sup>	4,070.0	216.30	880,342
	<b>C3020 - Floor Finishes</b>			<b>216.35 /m<sup>2</sup></b>	<b>880,342</b>
<b>C3030</b>	<b>Ceiling Finishes</b>				
415	Ceiling finishes	m <sup>2</sup>	4,070.0	396.55	1,613,959
	<b>C3030 - Ceiling Finishes</b>			<b>396.65 /m<sup>2</sup></b>	<b>1,613,959</b>
<b>D1010</b>	<b>Elevators &amp; Lifts</b>				
337	Passenger Elevator	Stop	4.0	108,150.00	432,600
338	Service elevator	Stop	2.0	128,750.00	257,500
339	Scissor dock lift	No	1.0	20,600.00	20,600
340	Dock leveler	No	2.0	12,360.00	24,720
	<b>D1010 - Elevators &amp; Lifts</b>			<b>180.74 /m<sup>2</sup></b>	<b>735,420</b>
<b>D2010</b>	<b>Plumbing Fixtures</b>				
20	Allowances for pumbing fixtures	m <sup>2</sup>	4,070.0	32.00	130,240
	<b>D2010 - Plumbing Fixtures</b>			<b>32.01 /m<sup>2</sup></b>	<b>130,240</b>
<b>D2020</b>	<b>Domestic Water Distribution</b>				
425	Allowances for domestic water distribution system including, equipment, piping, fittings, supports, valves, insulation, etc.	m <sup>2</sup>	4,069.0	85.00	345,865
	<b>D2020 - Domestic Water Distribution</b>			<b>85.00 /m<sup>2</sup></b>	<b>345,865</b>

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**COLLINGWOOD PERFORMING ARTS  
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**LOCATION ELEMENTS ITEM**

**D Ste. Marie Street Option 3**

D1 Ste. Marie Street Option 3 - Building (continued)

GFA: 4,069 m<sup>2</sup> Cost/m<sup>2</sup>: 7,458.74  
Rates Current At April 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
156	Lighting fixtures, LED c/w wiring - Main hall Backstage	m <sup>2</sup>	341.0	82.40	28,098
163	Lighting fixtures, LED c/w wiring - Building Services	m <sup>2</sup>	191.0	77.25	14,755
427	Lighting fixtures, LED c/w wiring - Misc. Vestibules, corridors, M&E Spaces, etc.	m <sup>2</sup>	1,746.0	103.00	179,838
169	Emergency and exit fixtures c/w wiring	m <sup>2</sup>	4,070.0	4.12	16,768
170	Lighting and dimming controls	m <sup>2</sup>	4,070.0	22.66	92,226
171	Branch devices and misc.power connections	m <sup>2</sup>	4,070.0	27.30	111,091
172	Connections to theater power - allowance	LS	1.0	77,250.00	77,250
<b>D5020 - Lighting and Branch Wiring</b>				<b>191.21 /m<sup>2</sup></b>	<b>778,048</b>
<b>D5030 Communications &amp; Security</b>					
183	Tel/data/WiFi outlets	m <sup>2</sup>	4,070.0	25.75	104,802
184	Communication room racks, patch panels, back boards and cable management - allowance	LS	1.0	41,200.00	41,200
186	Communication/ IT room headend equipment, UPS, Etc.- Allowance	LS	1.0	51,500.00	51,500
187	PA/intercom system	m <sup>2</sup>	4,070.0	10.30	41,921
188	AV System - rough in	m <sup>2</sup>	4,070.0	6.44	26,201
189	Audiovisual (AV) including theater systems - allowance only (no details available)	LS	1.0	206,000.00	206,000
191	Fire alarm system	m <sup>2</sup>	4,070.0	28.84	117,379
192	Security system - CCTV and access control - rough in	m <sup>2</sup>	4,070.0	8.24	33,537
193	Security system - CCTV and access control system - supply and install	m <sup>2</sup>	4,070.0	28.84	117,379
199	Emergency responder radio coverage (ERRC) system - allowance	LS	1.0	103,000.00	103,000
<b>D5030 - Communications &amp; Security</b>				<b>207.16 /m<sup>2</sup></b>	<b>842,919</b>
<b>D5090 Other Electrical Systems</b>					
200	Temporary lighting and power	m <sup>2</sup>	4,070.0	7.21	29,345
201	Cutting, coring, re seals, marking and identification	m <sup>2</sup>	4,070.0	1.54	6,288
202	Grounding and bonding	m <sup>2</sup>	4,070.0	3.60	14,672
203	Electrical contractor's head office and site overheads including supervision, job setup, permits, inspection, submittal, as-built's, special tools, etc.	Item			305,048
207	Lighting protection system	m <sup>2</sup>	4,070.0	7.73	31,441
<b>D5090 - Other Electrical Systems</b>				<b>95.06 /m<sup>2</sup></b>	<b>386,794</b>

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**LOCATION ELEMENTS ITEM**

D Ste. Marie Street Option 3

D1 Ste. Marie Street Option 3 - Building (continued)

GFA: 4,069 m<sup>2</sup> Cost/m<sup>2</sup>: 7,458.74  
Rates Current At April 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>D3060</b>	<b>Controls &amp; Instrumentations</b>				
113	Allowances for BAS system	m <sup>2</sup>	4,069.0	90.00	366,210
	<b>D3060 - Controls &amp; Instrumentations</b>			<b>90.00 /m<sup>2</sup></b>	<b>366,210</b>
<b>D3070</b>	<b>Systems Testing &amp; Balancing</b>				
114	Allowances for system testing, balancing, commissioning	m <sup>2</sup>	4,069.0	20.00	81,380
	<b>D3070 - Systems Testing &amp; Balancing</b>			<b>20.00 /m<sup>2</sup></b>	<b>81,380</b>
<b>D3090</b>	<b>Other HVAC Systems &amp; Equipment</b>				
115	General requirement, supervision, shop drawings, as-builts, permits, safety, tags, markers, etc	Item			487,000
	<b>D3090 - Other HVAC Systems &amp; Equipment</b>			<b>119.69 /m<sup>2</sup></b>	<b>487,000</b>
<b>D4010</b>	<b>Sprinklers</b>				
54	Allowances for sprinkler heads c/w valves, piping, fittings, supports, etc.	No	440.0	700.00	308,000
	<b>D4010 - Sprinklers</b>			<b>75.69 /m<sup>2</sup></b>	<b>308,000</b>
<b>D4020</b>	<b>Standpipes</b>				
55	Allowances for standpipes	m <sup>2</sup>	4,069.0	15.00	61,035
	<b>D4020 - Standpipes</b>			<b>15.00 /m<sup>2</sup></b>	<b>61,035</b>
<b>D4090</b>	<b>Other Fire Protection Systems</b>				
56	General requirement, supervision, shop drawings, as-builts, permits, safety, tags, markers, etc	Item			30,000
	<b>D4090 - Other Fire Protection Systems</b>			<b>7.37 /m<sup>2</sup></b>	<b>30,000</b>
<b>D5010</b>	<b>Electrical Service &amp; Distribution</b>				
140	Service and distribution - normal power	m <sup>2</sup>	4,070.0	175.10	712,658
142	Service and distribution - emergency power	m <sup>2</sup>	4,070.0	133.90	544,973
144	Mechanical wiring & connections	m <sup>2</sup>	4,070.0	18.54	75,458
146	Co-ordination, short circuits & arc flash studies	m <sup>2</sup>	4,070.0	3.60	14,672
	<b>D5010 - Electrical Service &amp; Distribution</b>			<b>331.23 /m<sup>2</sup></b>	<b>1,347,761</b>
<b>D5020</b>	<b>Lighting and Branch Wiring</b>				
152	Lighting fixtures, LED c/w wiring - Lobbies and public space	m <sup>2</sup>	558.0	133.90	74,716
153	Lighting fixtures, LED c/w wiring - Lobby support	m <sup>2</sup>	222.0	77.25	17,149
154	Lighting fixtures, LED c/w wiring - COE Offices / Copy Center / General Administration	m <sup>2</sup>	18.0	97.83	1,761
178	Lighting fixtures, LED c/w wiring - Additional Offices & Catering	m <sup>2</sup>	116.0	103.00	11,948
155	Lighting fixtures, LED c/w wiring - Main hall and Stage	m <sup>2</sup>	881.0	173.04	152,448

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### COLLINGWOOD PERFORMING ARTS THEATRE CLASS D ESTIMATE - R1



#### LOCATION ELEMENTS ITEM

D Ste. Marie Street Option 3

D1 Ste. Marie Street Option 3 - Building (continued)

GFA: 4,069 m<sup>2</sup> Cost/m<sup>2</sup>: 7,458.74

Rates Current At April 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>E1020</b>	<b>Institutional Equipment</b>				
400	Musical instruments - allowance	m <sup>2</sup>	4,070.0	32.96	134,147
	<b>E1020 - Institutional Equipment</b>			<b>32.97 /m<sup>2</sup></b>	<b>134,147</b>
<b>G2010</b>	<b>Roadways</b>				
431	Ste. Marie Street patch and repair - allowance	LS	1.0	25,750.00	25,750
	<b>G2010 - Roadways</b>			<b>6.33 /m<sup>2</sup></b>	<b>25,750</b>
<b>STE. MARIE STREET OPTION 3 - BUILDING</b>				<b>7,458.74 /m<sup>2</sup></b>	<b>30,349,629</b>

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**COLLINGWOOD PERFORMING ARTS  
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**LOCATION ELEMENTS ITEM**

D Ste. Marie Street Option 3

D2 Ste. Marie Street Option 3 - Site

Rates Current At April 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>D5090 Other Electrical Systems</b>					
203	Electrical contractor's head office and site overheads including supervision, job setup, permits, inspection, submittal, as-built's, special tools, etc.	Item			19,055
<b>D5090 - Other Electrical Systems</b>					<b>19,055</b>
<b>G1010 Site Clearing</b>					
1	Clear and grub site - assumed minimal	m <sup>2</sup>	2,855.0	2.58	7,352
2	Strip topsoil - assumed minimum quantity after asphalt removal	LS	1.0	2,060.00	2,060
3	Rough grading including cut and fill - allowance	m <sup>2</sup>	439.0	15.45	6,783
4	Site protection and erosion control	LS	1.0	36,050.00	36,050
5	Site hoarding	m	216.0	92.70	20,023
6	Gates to site hoarding	No	1.0	3,090.00	3,090
7	Construction signage	LS	1.0	5,150.00	5,150
373	Mud mat	LS	1.0	6,695.00	6,695
<b>G1010 - Site Clearing</b>					<b>87,203</b>
<b>G1020 Site Demolition and Relocations</b>					
11	Hard surface demolition	m <sup>2</sup>	2,855.0	20.60	58,813
12	Asphalt demolition disposal	m <sup>2</sup>	300.0	20.60	6,180
13	Miscellaneous site demolition - allowance	LS	1.0	10,300.00	10,300
<b>G1020 - Site Demolition and Relocations</b>					<b>75,293</b>
<b>G1040 Hazardous Waste Remediation</b>					
14	Contaminated soil disposal	LS	1.0		Excl.
15	Contaminated water treatment and disposal	LS	1.0		Excl.
<b>G1040 - Hazardous Waste Remediation</b>					<b>Excl.</b>
<b>G2020 Parking Lots</b>					
18	Heavy duty asphalt assembly to outdoor component (loading area)	m <sup>2</sup>	141.0	77.25	10,892
<b>G2020 - Parking Lots</b>					<b>10,892</b>
<b>G2030 Pedestrian Paving</b>					
21	Concrete paving	m <sup>2</sup>	439.0	128.75	56,521
25	Concrete curb	m	175.0	113.30	19,828
<b>G2030 - Pedestrian Paving</b>					<b>76,349</b>

Class D Estimate - R1

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### COLLINGWOOD PERFORMING ARTS THEATRE CLASS D ESTIMATE - R1



#### LOCATION ELEMENTS ITEM

D Ste. Marie Street Option 3

D2 Ste. Marie Street Option 3 - Site (continued)

Rates Current At April 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>G2040</b>	<b>Site Development</b>				
26	Allowance for benches, waste receptacles, bollards, etc	LS	1.0	103,000.00	103,000
	<b>G2040 - Site Development</b>				<b>103,000</b>
<b>G2050</b>	<b>Landscaping</b>				
28	Allowance for landscaping	LS	1.0	103,000.00	103,000
	<b>G2050 - Landscaping</b>				<b>103,000</b>
<b>G3010</b>	<b>Water Supply</b>				
125	Allowances for water supply	LS	1.0	100,000.00	100,000
	<b>G3010 - Water Supply</b>				<b>100,000</b>
<b>G3020</b>	<b>Sanitary Water</b>				
126	Allowances for sanitary drainage	LS	1.0	150,000.00	150,000
	<b>G3020 - Sanitary Water</b>				<b>150,000</b>
<b>G3030</b>	<b>Storm Sewer</b>				
127	Allowances for storm drainage system	LS	1.0	250,000.00	250,000
	<b>G3030 - Storm Sewer</b>				<b>250,000</b>
<b>G3090</b>	<b>Other Site Mechanical Utilities</b>				
432	Allowances for misc. relocation of existing utilities	LS	1.0	100,000.00	100,000
399	General requirement, supervision, shop drawings, as-builts, permits, safety, tags, markers, etc	Item			90,000
	<b>G3090 - Other Site Mechanical Utilities</b>				<b>190,000</b>
<b>G4010</b>	<b>Electrical Distribution</b>				
212	Incoming service; primary feeder transformer & terminations - by Utility provider	LS	1.0		Excl.
213	Primary duct bank, transformer pad and grounding	LS	1.0	46,350.00	46,350
214	Secondary duct bank and feeder	LS	1.0	51,500.00	51,500
	<b>G4010 - Electrical Distribution</b>				<b>97,850</b>
<b>G4020</b>	<b>Site Lighting</b>				
220	Site power - allowance	LS	1.0	10,300.00	10,300
429	Site lighting and controls; building exterior, entrance, walkway, landscape, etc. - modification and addition to existing - allowance	LS	1.0	41,200.00	41,200
	<b>G4020 - Site Lighting</b>				<b>51,500</b>
<b>G4030</b>	<b>Site Communications &amp; Security</b>				
223	Incoming communication duct bank - allowance	LS	1.0	41,200.00	41,200

Class D Estimate - R1

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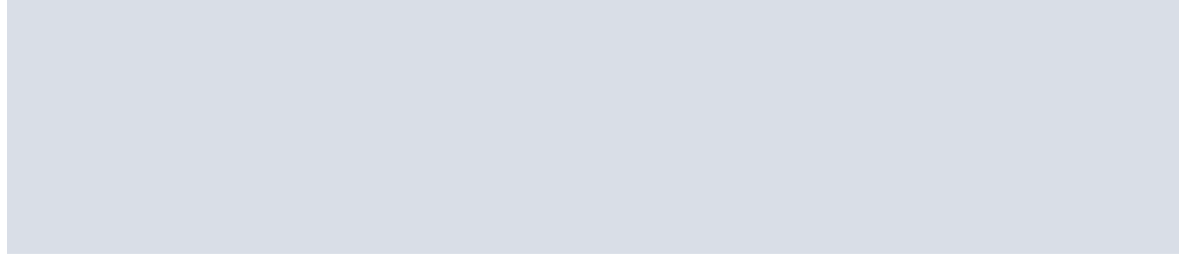


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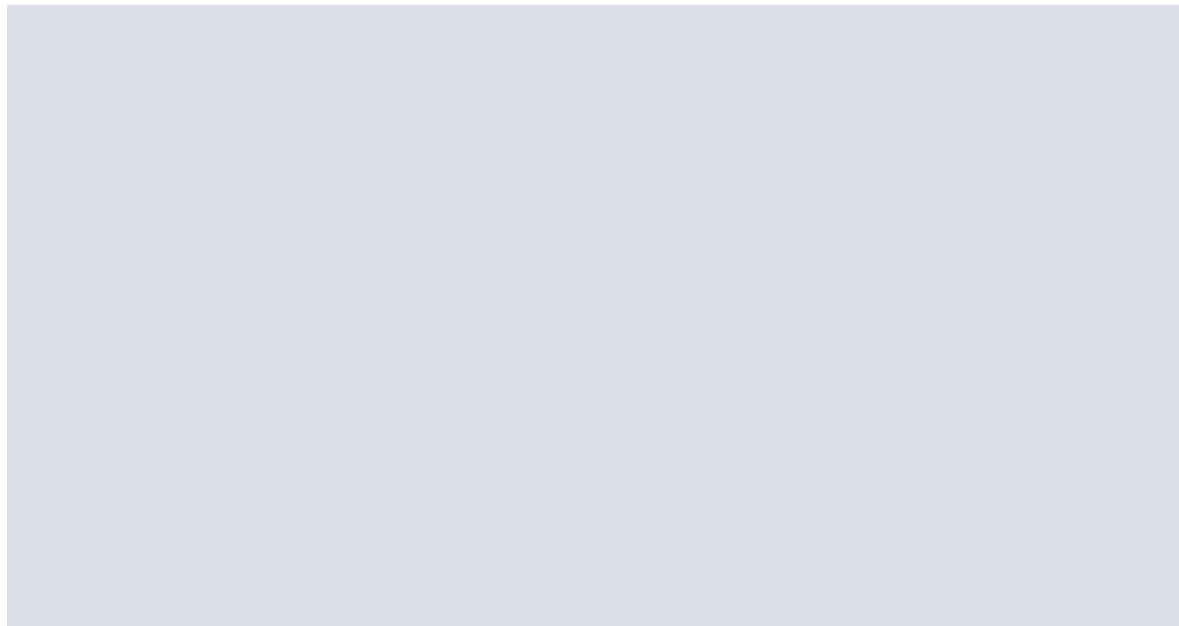
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CLASS D ESTIMATE - R1

April 2025

### **COLLINGWOOD PERFORMING ARTS THEATRE**

COLLINGWOOD, ON  
COLLIERS PROJECT LEADERS



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**COLLINGWOOD PERFORMING ARTS  
THEATRE  
CLASS D ESTIMATE - R1**



**PROJECT DETAILS**

**Basis of Estimate**

This estimate has been prepared at the request of Colliers and it is to provide a Class D Estimate of probable construction cost for the Collingwood Performing Arts Theatre, located in Collingwood, Ontario

The estimate is based upon measured quantities and built-up rates prepared from the design information provided by Diamond Schmitt.

Where information was insufficient, assumptions and allowances were made based wherever possible on discussions with the architect and engineers.

It is assumed that the project will be competitively bid and that the awarded contractor and all sub-contractors will be required to pay prevailing wage rates.

Unit pricing is based on April 2025 costs. An estimating contingency has been Included at 15%; A construction contingency has been included at 10%; A phasing and staging premium has been excluded; Escalation contingency has been included at 4%; Project Soft Costs has been excluded; Project Management Fess has been excluded.

Our 'Class D Estimates' are presented in Unifomat II Elemental Unit Cost format based upon a comprehensive list of requirements and assumptions, including a full description of preferred schematic design option, construction/design experience and market conditions.

This estimate is meant to reflect the fair market value for the construction of this project and is not a prediction of low bid. Pricing assumes competitive bidding for every aspect of the work.

RLB | Rider Levett Bucknall has prepared this estimate in accordance with the Canadian Institute of Quantity Surveyors (CIQS) generally accepted practices and principals.

RLB | Rider Levett Bucknall has no control over the cost of labour, materials or equipment, the general contractors or any subcontractors' method of determining prices, or competitive bidding and market conditions. This opinion of probable cost of construction is made based on experience, qualifications, and best judgment of the professional consultant familiar with the construction industry.

RLB | Rider Levett Bucknall cannot and does not guarantee that proposals, or actual construction costs will not vary from this or subsequent estimates.

RLB | Rider Levett Bucknall recommends that the owner and the design team carefully review this cost estimate report, including line-item descriptions, unit price clarifications, exclusions, inclusions and assumptions, contingencies, escalation, and mark-ups. If the project is over budget, or if there are unresolved budgeting issues, alternative systems or schemes should be evaluated before proceeding into the bidding phase.

It is recommended that a final estimate be produced by RLB | Rider Levett Bucknall using final documents to determine overall cost changes, which may have occurred since the preparation of this estimate. The final update estimate will address changes and additions to the documents as well as addenda issued during the bidding process.

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**COLLINGWOOD PERFORMING ARTS  
THEATRE  
CLASS D ESTIMATE - R1**



**PROJECT DETAILS**

RLB | Rider Levett Bucknall cannot reconcile bid results to any estimate not produced from bid documents including all addenda.

**Items Specifically Included**

Please refer to the estimate details.

**Items Specifically Excluded**

- . Hazardous materials abatement
- . Rock excavation
- . Costs associated with phasing the construction work
- . Out of hours work
- . Photovoltaics and other renewable energy resources
- . Furniture, Fittings and Equipment (FF&E)
- . Audio / Visual systems
- . Telecom / Data systems
- . Murals and works of art
- . Mock-ups
- . Work outside the site boundaries unless noted otherwise
- . Special testing & inspections
- . Utility tap fees and charges
- . Permits & plan review fees
- . Owner's contingency
- . Construction phase contingency
- . Land and legal costs
- . Architectural, Engineering and other professional fees
- . Geotechnical, traffic and all other studies
- . Items marked as "Excl." in the estimate
- . Orchestra pit elevator

**Documents**

2025-04-21 Collingwood PAC\_Program Summary

2025-04-22 Collingwood PAC

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**COLLINGWOOD PERFORMING ARTS  
THEATRE  
CLASS D ESTIMATE - R1**



LOCATION SUMMARY		GFA: Gross Floor Area Rates Current At April 2025		
Ref	Location	GFA m²	GFA \$/m²	Total Cost \$
C	Pine Street Option 3			
C1	Pine Street Option 3 - Building	4,069	7,349.43	29,904,817
C2	Pine Street Option 3 - Site			1,687,097
C - Pine Street Option 3		4,069	7,764.05	31,591,914
ESTIMATED NET COST		4,069	7,764.05	31,591,914
MARGINS & ADJUSTMENTS				
	General Contractor's Overhead	10 %		3,159,192
	General Contractor Fees	5 %		1,579,596
	Bonding and Insurance	1.5 %		473,878
Sub-Total		4,069	9,045.12	36,804,580
CONTINGENCIES				
	Estimating and Design Contingency	15 %		5,520,687
	Construction Contingency	10 %		3,680,458
	Escalation Contingency to June 2026 (1 year )	4 %		1,840,229
ESTIMATED TOTAL COST		4,069	11,758.65	47,845,954

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**COLLINGWOOD PERFORMING ARTS  
THEATRE  
CLASS D ESTIMATE - R1**



**ELEMENTS SUMMARY**

Gross Floor Area: 4,069 m<sup>2</sup>  
Rates Current At April 2025

Ref	Description	%	GFA \$/m <sup>2</sup>	Total Cost \$
A1010	Standard Foundations	2.6 %	307.64	1,251,802
A1020	Special Foundations			Excl.
A1030	Slab on Grade	0.9 %	99.95	406,711
B1010	Floor Construction	3.9 %	458.64	1,866,205
B1020	Roof Construction	4.1 %	479.90	1,952,700
B2010	Exterior Walls	2.5 %	295.36	1,201,826
B2020	Exterior Windows	2.5 %	298.22	1,213,443
B2030	Exterior Doors	0.3 %	31.01	126,175
B3010	Roof Coverings	1.9 %	221.96	903,155
C1010	Partitions	3.5 %	410.24	1,669,281
C1020	Interior Doors	1.9 %	225.61	917,987
C1030	Fittings	8.3 %	973.49	3,961,122
C2010	Stair Construction	0.6 %	72.06	293,215
C3010	Wall Finishes	1.5 %	180.29	733,617
C3020	Floor Finishes	1.8 %	216.35	880,341
C3030	Ceiling Finishes	3.4 %	396.65	1,613,959
D1010	Elevators & Lifts	1.5 %	180.74	735,420
D2010	Plumbing Fixtures	0.3 %	32.01	130,240
D2020	Domestic Water Distribution	0.7 %	85.00	345,865
D2030	Sanitary Waste	0.6 %	65.02	264,550
D2040	Rain Water Drainage	0.3 %	30.01	122,100
D2090	Other Plumbing Systems	0.1 %	16.96	69,000
D3020	Heat Generating Systems	1.2 %	141.44	575,520
D3030	Cooling Generating Systems	0.3 %	30.01	122,100
D3040	Distribution Systems	4.0 %	475.00	1,932,775
D3050	Terminal & Package Units	3.7 %	440.51	1,792,415
D3060	Controls & Instrumentations	0.8 %	90.00	366,210
D3070	Systems Testing & Balancing	0.2 %	20.00	81,380
D3090	Other HVAC Systems & Equipment	1.0 %	119.69	487,000
D4010	Sprinklers	0.6 %	75.69	308,000
D4020	Standpipes	0.1 %	15.00	61,035
D4090	Other Fire Protection Systems	0.1 %	7.37	30,000
D5010	Electrical Service & Distribution	2.8 %	331.23	1,347,760

Class D Estimate - R1

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**COLLINGWOOD PERFORMING ARTS  
THEATRE  
CLASS D ESTIMATE - R1**



Gross Floor Area: 4,069 m²  
Rates Current At April 2025

**ELEMENTS SUMMARY**

Ref	Description	%	GFA \$/m²	Total Cost \$
D5020	Lighting and Branch Wiring	1.6 %	191.21	778,048
D5030	Communications & Security	1.8 %	207.16	842,919
D5090	Other Electrical Systems	0.9 %	100.25	407,909
E1020	Institutional Equipment	0.3 %	32.97	134,147
G1010	Site Clearing	0.2 %	27.79	113,079
G1020	Site Demolition and Relocations	0.2 %	28.36	115,381
G1040	Hazardous Waste Remediation			Excl.
G2010	Roadways	0.1 %	6.33	25,750
G2020	Parking Lots	0.0 %	4.31	17,536
G2030	Pedestrian Paving	0.6 %	70.55	287,086
G2040	Site Development	0.2 %	25.31	103,000
G2050	Landscaping	0.2 %	25.31	103,000
G3010	Water Supply	0.2 %	24.58	100,000
G3020	Sanitary Water	0.3 %	36.86	150,000
G3030	Storm Sewer	0.5 %	61.44	250,000
G3090	Other Site Mechanical Utilities	0.4 %	46.69	190,000
G4010	Electrical Distribution	0.2 %	24.05	97,850
G4020	Site Lighting	0.2 %	17.72	72,100
G4030	Site Communications & Security	0.1 %	10.13	41,200
<b>ESTIMATED NET COST</b>		<b>66.0 %</b>	<b>7,764.05</b>	<b>31,591,914</b>
<b>MARGINS &amp; ADJUSTMENTS</b>				
	General Contractor's Overhead	10 %		3,159,192
	General Contractor Fees	5 %		1,579,596
	Bonding and Insurance	1.5 %		473,878
<b>Sub-Total</b>			<b>9,045.12</b>	<b>36,804,580</b>
<b>CONTINGENCIES</b>				
	Estimating and Design Contingency	15 %		5,520,687
	Construction Contingency	10 %		3,680,458
	Escalation Contingency to June 2026 (1 year )	4 %		1,840,229
<b>ESTIMATED TOTAL COST</b>			<b>11,758.65</b>	<b>47,845,954</b>

**COLLINGWOOD PERFORMING ARTS  
THEATRE  
CLASS D ESTIMATE - R1**



**LOCATION ELEMENTS ITEM**

C Pine Street Option 3

C1 Pine Street Option 3 - Building (continued)

GFA: 4,069 m<sup>2</sup> Cost/m<sup>2</sup>: 7,349.43  
Rates Current At April 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
286	Fireproofing to exposed steel	m <sup>2</sup>	158.00	77.25	12,205
287	Catwalk - allowance	LS	1.00	164,800.00	164,800
<b>B1010 - Floor Construction</b>				<b>458.64 /m<sup>2</sup></b>	<b>1,866,205</b>
<b>B1020 Roof Construction</b>					
281	Structural steel framing including columns, beams, OWSJ, horizontal bracing, and vertical bracing - assumed 65 kg/m <sup>2</sup>	kg	155,338.00	8.24	1,279,985
282	Miscellaneous metals, welded connections, and bolted connections - assumed 10% of the structural steel weight	kg	15,534.00	8.24	128,000
288	Galvanized steel roof deck	m <sup>2</sup>	2,390.00	72.10	172,319
313	Reinforced concrete to roof deck	m <sup>2</sup>	2,390.00	72.10	172,319
289	Fireproofing to exposed steel	m <sup>2</sup>	2,390.00	77.25	184,627
290	Miscellaneous concrete works and encasements - allowance	LS	1.00	15,450.00	15,450
<b>B1020 - Roof Construction</b>				<b>479.90 /m<sup>2</sup></b>	<b>1,952,700</b>
<b>B2010 Exterior Walls</b>					
292	Exterior wall assembly - 16 mm GWB, 152 mm wind load bearing metal stud, 16 mm exterior sheathing board, self adhered A/V membrane, thermally broken cladding support system, 200 mm semi-rigid insulation, brick finish	m <sup>2</sup>	1,419.00	798.25	1,132,718
294	Parapet wall - rough carpentry, 150 mm semirigid insulation, cap flashing	m	213.00	324.45	69,108
<b>B2010 - Exterior Walls</b>				<b>295.36 /m<sup>2</sup></b>	<b>1,201,826</b>
<b>B2020 Exterior Windows</b>					
295	Curtain wall	m <sup>2</sup>	693.00	1,648.00	1,142,064
296	Ceramic frit	m <sup>2</sup>	693.00	103.00	71,379
<b>B2020 - Exterior Windows</b>				<b>298.22 /m<sup>2</sup></b>	<b>1,213,443</b>
<b>B2030 Exterior Doors</b>					
297	Insulated steel door (per leaf)	No	3.00	4,120.00	12,360
298	Automatic sliding door	No	2.00	25,750.00	51,500
299	Aluminum doors (per leaf)	No	2.00	6,695.00	13,390
300	Sectional overhead doors	No	1.00	20,600.00	20,600
301	Door operator	No	1.00	6,695.00	6,695
302	Card reader	No	3.00	7,210.00	21,630
<b>B2030 - Exterior Doors</b>				<b>31.01 /m<sup>2</sup></b>	<b>126,175</b>

Class D Estimate - R1

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**COLLINGWOOD PERFORMING ARTS  
THEATRE  
CLASS D ESTIMATE - R1**



**LOCATION ELEMENTS ITEM**

C Pine Street Option 3

C1 Pine Street Option 3 - Building

GFA: 4,069 m² Cost/m²: 7,349.43  
Rates Current At April 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>A1010 Standard Foundations</b>					
218	Foundation and foundation walls to support building, foundation W = 0.6 m, H = 0.30 m; foundation wall W = 0.3 m, H = 1.1 m	m	650.00		Incl.
226	- trench excavation (excavation, load, and haul off site)	m³	2,093.00	46.35	97,011
228	- formwork, 1.4 m high, two sides	m²	1,820.00	293.55	534,261
229	- reinforcing steel, assumed 100 kgs/m3	kg	12,282.00	3.61	44,277
230	- concrete, supply	m³	123.00	252.35	31,039
231	- concrete, placing with pump	m³	123.00	20.60	2,534
232	- keyway and waterstop	m	650.00	128.75	83,687
233	- screed and cure top of the footing	m²	390.00	5.15	2,008
234	- backfill with imported granular material	m³	650.00	51.50	33,475
235	Spread footings at columns, assumed W = 2.4 m x L = 2.4 m x H = 0.4 m	No	54.00		Incl.
236	- excavation (excavation, load, and haul off site)	m³	1,054.00	46.35	48,853
238	- formwork, 0.5 m high	m²	208.00	293.55	61,058
239	- reinforcing steel, 125 kgs/m3	kg	16,330.00	3.61	58,870
240	- embedded rebar dowels	No	432.00	77.25	33,372
241	- concrete, supply	m³	131.00	252.35	33,058
242	- concrete, placing with pump	m³	131.00	20.60	2,699
243	- screed and cure top of the footing	m²	312.00	5.15	1,607
244	- backfill with imported granular material	m³	924.00	51.50	47,586
246	Other building foundation items	Note			Incl.
247	Miscellaneous embeded metals	LS	1.00	5,150.00	5,150
248	Extra over for concrete admixtures and winter heating	m³	254.00	66.95	17,005
249	Elevator pad foundation	No	2.00	20,600.00	41,200
266	Waterproofing and drainage board to elevator pits	m²	30.00	303.83	9,115
271	Moisture protection and insulation to foundation walls	m²	295.00	159.65	47,097
272	Weeping tile and granular	m	127.00	51.50	6,540
401	Dewatering to surface - allowance	LS	1.00	10,300.00	10,300
<b>A1010 - Standard Foundations</b>				<b>307.64 /m³</b>	<b>1,251,802</b>
<b>A1020 Special Foundations</b>					
67	Bored piles, bell piles, H-piles, helical piles - not considered	No	1.00		Excl.
<b>A1020 - Special Foundations</b>					<b>Excl.</b>

Class D Estimate - R1

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**COLLINGWOOD PERFORMING ARTS  
THEATRE  
CLASS D ESTIMATE - R1**



**LOCATION ELEMENTS ITEM**

C Pine Street Option 3

C1 Pine Street Option 3 - Building (continued)

GFA: 4,069 m² Cost/m²: 7,349.43

Rates Current At April 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>A1030 Slab on Grade</b>					
68	Concrete slab on grade to main building, assumed 0.15 m thick	m²	2,384.00		Incl.
70	-level and compact subgrade	m²	2,384.00	5.15	12,278
71	- granular sub base, 250 mm, compacted	m³	608.00	66.95	40,706
72	- vapour barrier	m²	2,384.00	20.60	49,110
73	- reinforcing steel, 30 kgs/m3	kg	11,264.00	4.12	46,408
74	- expansion joint material	m	232.00	15.45	3,584
75	- concrete, supply	m³	376.00	252.35	94,884
76	- concrete placing with pump	m³	376.00	20.60	7,746
77	- screed and cure	m²	2,384.00	5.15	12,278
78	- steel trowel finish	m²	2,384.00	15.45	36,833
79	- sawcutting and filling control joints	m²	2,384.00	22.66	54,021
88	Other slab on grade items	Note			Incl.
91	Pits and trenches	LS	1.00	15,450.00	15,450
94	Curbs and house keeping pads	LS	1.00	8,240.00	8,240
95	Underslab drainage - included in element D2090 Other plumbing systems	m²	2,384.00		Incl.
176	Extra over for concrete admixtures and winter heating	m³	376.00	66.95	25,173
<b>A1030 - Slab on Grade</b>				<b>99.95 /m²</b>	<b>406,711</b>
<b>B1010 Floor Construction</b>					
267	Upper floor framing	Note			Incl.
268	- formwork to soffit, beams, and columns	m²	3,406.00	334.75	1,140,159
269	- reinforcing steel - 125 kg/m3	kg	52,430.00	4.27	224,113
270	- concrete supply	m³	420.00	252.35	105,987
274	- screed and cure	m²	1,384.00	5.15	7,128
275	- finish	m²	1,384.00	15.45	21,383
277	Other floor construction items	Note			Incl.
278	Extra over for concrete admixtures and winter heating	m³	420.00	66.95	28,119
279	Architectural finished concrete - allowance	LS	1.00	36,050.00	36,050
283	Structural steel to balcony seating area - assumed 70 kg/m2	kg	11,057.00	8.24	91,110
284	Miscellaneous metals, welded connections, and bolted connections - assumed 10% of the structural steel weight	kg	1,106.00	8.24	9,113
285	Composite deck, including concrete and finish	m²	158.00	164.80	26,038

Class D Estimate - R1

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**COLLINGWOOD PERFORMING ARTS  
THEATRE  
CLASS D ESTIMATE - R1**



**LOCATION ELEMENTS ITEM**

C Pine Street Option 3

C1 Pine Street Option 3 - Building (continued)

GFA: 4,069 m² Cost/m²: 7,349.43  
Rates Current At April 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
286	Fireproofing to exposed steel	m²	158.00	77.25	12,205
287	Catwalk - allowance	LS	1.00	164,800.00	164,800
<b>B1010 - Floor Construction</b>				<b>458.64 /m²</b>	<b>1,866,205</b>
<b>B1020 Roof Construction</b>					
281	Structural steel framing including columns, beams, OWSJ, horizontal bracing, and vertical bracing - assumed 65 kg/m2	kg	155,338.00	8.24	1,279,985
282	Miscellaneous metals, welded connections, and bolted connections - assumed 10% of the structural steel weight	kg	15,534.00	8.24	128,000
288	Galvanized steel roof deck	m²	2,390.00	72.10	172,319
313	Reinforced concrete to roof deck	m²	2,390.00	72.10	172,319
289	Fireproofing to exposed steel	m²	2,390.00	77.25	184,627
290	Miscellaneous concrete works and encasements - allowance	LS	1.00	15,450.00	15,450
<b>B1020 - Roof Construction</b>				<b>479.90 /m²</b>	<b>1,952,700</b>
<b>B2010 Exterior Walls</b>					
292	Exterior wall assembly - 16 mm GWB, 152 mm wind load bearing metal stud, 16 mm exterior sheathing board, self adhered A/V membrane, thermally broken cladding support system, 200 mm semi-rigid insulation, brick finish	m²	1,419.00	798.25	1,132,718
294	Parapet wall - rough carpentry, 150 mm semirigid insulation, cap flashing	m	213.00	324.45	69,108
<b>B2010 - Exterior Walls</b>				<b>295.36 /m²</b>	<b>1,201,826</b>
<b>B2020 Exterior Windows</b>					
295	Curtain wall	m²	693.00	1,648.00	1,142,064
296	Ceramic frit	m²	693.00	103.00	71,379
<b>B2020 - Exterior Windows</b>				<b>298.22 /m²</b>	<b>1,213,443</b>
<b>B2030 Exterior Doors</b>					
297	Insulated steel door (per leaf)	No	3.00	4,120.00	12,360
298	Automatic sliding door	No	2.00	25,750.00	51,500
299	Aluminum doors (per leaf)	No	2.00	6,695.00	13,390
300	Sectional overhead doors	No	1.00	20,600.00	20,600
301	Door operator	No	1.00	6,695.00	6,695
302	Card reader	No	3.00	7,210.00	21,630
<b>B2030 - Exterior Doors</b>				<b>31.01 /m²</b>	<b>126,175</b>

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**LOCATION ELEMENTS ITEM**

C Pine Street Option 3

C1 Pine Street Option 3 - Building (continued)

GFA: 4,069 m² Cost/m²: 7,349.43  
Rates Current At April 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>B3010</b>	<b>Roof Coverings</b>				
303	Roof assembly - Sheathing board, vapour retarder, tapered roof insulation, 178 mm polyisocyanurate insulation, cover board, 2 ply SBS roof membrane with high emissivity colour	m²	2,391.00	360.50	861,955
305	Miscellaneous roof items - allowance	LS	1.00	10,300.00	10,300
307	Roof anchors	LS	1.00	30,900.00	30,900
	<b>B3010 - Roof Coverings</b>			<b>221.96 /m²</b>	<b>903,155</b>
<b>C1010</b>	<b>Partitions</b>				
180	Concrete walls to elevator shaft	m²	140.00	896.10	125,454
181	Masonry walls	m²	3,063.00	334.75	1,025,340
309	GWB Partitions	m²	1,310.00	164.80	215,888
310	Acoustic and fire rating	m²	1,442.00	82.40	118,821
311	Furring	m²	1,395.00	97.85	136,501
312	Interior glazing	m²	34.00	1,390.50	47,277
	<b>C1010 - Partitions</b>			<b>410.24 /m²</b>	<b>1,669,281</b>
<b>C1020</b>	<b>Interior Doors</b>				
314	Solid wood doors (per leaf)	No	23.00	3,862.48	88,837
315	Hollow metal doors (per leaf)	No	70.00	3,862.50	270,375
316	Custom wood doors (per leaf)	No	16.00	7,725.00	123,600
319	Aluminum door (per leaf)	No	6.00	6,695.00	40,170
317	Door operator	No	17.00	6,695.00	113,815
318	Card reader	No	39.00	7,210.00	281,190
	<b>C1020 - Interior Doors</b>			<b>225.61 /m²</b>	<b>917,987</b>
<b>C1030</b>	<b>Fittings</b>				
320	Miscellaneous metals and metal fabrication - allowance	m²	4,070.00	154.50	628,815
321	Rough carpentry - allowance	m²	4,070.00	103.00	419,210
322	Miscellaneous caulking and sealants - allowance	m²	4,070.00	36.05	146,723
323	Interior signage - allowance	m²	4,070.00	10.30	41,921
324	Finish carpentry - allowance	m²	4,070.00	309.00	1,257,631
325	Construction specialties (corner guards, lockers and washroom accessories) - allowance	m²	4,070.00	56.65	230,565
326	Furnishing (blinds, drapery, floor grilles) - allowance	m²	4,070.00	51.50	209,605
327	Miscellaneous furniture (couches, tables, chairs) - allowance	m²	4,070.00	46.35	188,644

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**LOCATION ELEMENTS ITEM**

C Pine Street Option 3

C1 Pine Street Option 3 - Building (continued)

GFA: 4,069 m² Cost/m²: 7,349.43  
Rates Current At April 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
328	Theater seats	No	678.00	1,236.00	838,008
	<b>C1030 - Fittings</b>			<b>973.49 /m²</b>	<b>3,961,122</b>
<b>C2010</b>	<b>Stair Construction</b>				
329	Stair construction	m²	51.00	1,339.00	68,289
330	Hand rail	m	17.00	180.24	3,064
331	Center rail	m	9.00	618.00	5,562
332	Feature lobby stair - allowance	LS	1.00	154,500.00	154,500
430	Amphitheater seating - allowance	LS	1.00	61,800.00	61,800
	<b>C2010 - Stair Construction</b>			<b>72.06 /m²</b>	<b>293,215</b>
<b>C3010</b>	<b>Wall Finishes</b>				
413	Wall finishes	m²	4,070.00	180.25	733,617
	<b>C3010 - Wall Finishes</b>			<b>180.29 /m²</b>	<b>733,617</b>
<b>C3020</b>	<b>Floor Finishes</b>				
414	Floor finishes	m²	4,070.00	216.30	880,341
	<b>C3020 - Floor Finishes</b>			<b>216.35 /m²</b>	<b>880,341</b>
<b>C3030</b>	<b>Ceiling Finishes</b>				
415	Ceiling finishes	m²	4,070.00	396.55	1,613,959
	<b>C3030 - Ceiling Finishes</b>			<b>396.65 /m²</b>	<b>1,613,959</b>
<b>D1010</b>	<b>Elevators &amp; Lifts</b>				
337	Passenger Elevator	Stop	4.00	108,150.00	432,600
338	Service elevator	Stop	2.00	128,750.00	257,500
339	Scissor dock lift	No	1.00	20,600.00	20,600
340	Dock leveler	No	2.00	12,360.00	24,720
	<b>D1010 - Elevators &amp; Lifts</b>			<b>180.74 /m²</b>	<b>735,420</b>
<b>D2010</b>	<b>Plumbing Fixtures</b>				
20	Allowances for pumbing fixtures	m²	4,070.00	32.00	130,240
	<b>D2010 - Plumbing Fixtures</b>			<b>32.01 /m²</b>	<b>130,240</b>
<b>D2020</b>	<b>Domestic Water Distribution</b>				
425	Allowances for domestic water distribution system including, equipment, piping, fittings, supports, valves, insulation, etc.	m²	4,069.00	85.00	345,865
	<b>D2020 - Domestic Water Distribution</b>			<b>85.00 /m²</b>	<b>345,865</b>

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**COLLINGWOOD PERFORMING ARTS  
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CLASS D ESTIMATE - R1**



**LOCATION ELEMENTS ITEM**

C Pine Street Option 3

C1 Pine Street Option 3 - Building (continued)

GFA: 4,069 m<sup>2</sup> Cost/m<sup>2</sup>: 7,349.43  
Rates Current At April 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>D2030</b>	<b>Sanitary Waste</b>				
32	Allowances for sanitary, vent, and drainage system, sump pumps, fixture connections etc.	m <sup>2</sup>	4,070.00	65.00	264,550
	<b>D2030 - Sanitary Waste</b>			<b>65.02 /m<sup>2</sup></b>	<b>264,550</b>
<b>D2040</b>	<b>Rain Water Drainage</b>				
23	Allowances for rain water drainage system	m <sup>2</sup>	4,070.00	30.00	122,100
	<b>D2040 - Rain Water Drainage</b>			<b>30.01 /m<sup>2</sup></b>	<b>122,100</b>
<b>D2090</b>	<b>Other Plumbing Systems</b>				
426	General requirement, supervision, shop drawings, as-builts, permits, safety, tags, markers, etc	Item			69,000
	<b>D2090 - Other Plumbing Systems</b>			<b>16.96 /m<sup>2</sup></b>	<b>69,000</b>
<b>D3020</b>	<b>Heat Generating Systems</b>				
417	Allowances for boilers	LS	1.00	120,000.00	120,000
418	Allowances for primary heating water pumps	No	2.00	20,000.00	40,000
419	Allowances for air separator, expansion tanks, chemical treatment, etc.	LS	1.00	30,000.00	30,000
421	Allowances for secondary heating water pumps	No	2.00	30,000.00	60,000
422	Allowances for heating water distribution piping, insulation, valves, fittings, supports, etc.	m <sup>2</sup>	4,069.00	80.00	325,520
	<b>D3020 - Heat Generating Systems</b>			<b>141.44 /m<sup>2</sup></b>	<b>575,520</b>
<b>D3030</b>	<b>Cooling Generating Systems</b>				
423	Allowances for local spot cooling c/w refrigeration piping, insulation, supports, etc.	m <sup>2</sup>	4,070.00	30.00	122,100
	<b>D3030 - Cooling Generating Systems</b>			<b>30.01 /m<sup>2</sup></b>	<b>122,100</b>
<b>D3040</b>	<b>Distribution Systems</b>				
424	Allowances for ductwork, thermal and acoustic insulation, VAVs, grills, registers, diffusers, etc.	m <sup>2</sup>	4,069.00	475.00	1,932,775
	<b>D3040 - Distribution Systems</b>			<b>475.00 /m<sup>2</sup></b>	<b>1,932,775</b>
<b>D3050</b>	<b>Terminal &amp; Package Units</b>				
416	Allowances for AHUs/RTUs	LS	1.00	1,650,000.00	1,650,000
111	Allowances for ERV, exhaust fans, fan coils, misc. terminal units, etc.	m <sup>2</sup>	4,069.00	35.00	142,415
	<b>D3050 - Terminal &amp; Package Units</b>			<b>440.51 /m<sup>2</sup></b>	<b>1,792,415</b>

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**LOCATION ELEMENTS ITEM**

C Pine Street Option 3

C1 Pine Street Option 3 - Building (continued)

GFA: 4,069 m² Cost/m²: 7,349.43  
Rates Current At April 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>D3060</b>	<b>Controls &amp; Instrumentations</b>				
113	Allowances for BAS system	m²	4,069.00	90.00	366,210
	<b>D3060 - Controls &amp; Instrumentations</b>			<b>90.00 /m²</b>	<b>366,210</b>
<b>D3070</b>	<b>Systems Testing &amp; Balancing</b>				
114	Allowances for system testing, balancing, commissioning	m²	4,069.00	20.00	81,380
	<b>D3070 - Systems Testing &amp; Balancing</b>			<b>20.00 /m²</b>	<b>81,380</b>
<b>D3090</b>	<b>Other HVAC Systems &amp; Equipment</b>				
115	General requirement, supervision, shop drawings, as-builts, permits, safety, tags, markers, etc	Item			487,000
	<b>D3090 - Other HVAC Systems &amp; Equipment</b>			<b>119.69 /m²</b>	<b>487,000</b>
<b>D4010</b>	<b>Sprinklers</b>				
54	Allowances for sprinkler heads c/w valves, piping, fittings, supports, etc.	No	440.00	700.00	308,000
	<b>D4010 - Sprinklers</b>			<b>75.69 /m²</b>	<b>308,000</b>
<b>D4020</b>	<b>Standpipes</b>				
55	Allowances for standpipes	m²	4,069.00	15.00	61,035
	<b>D4020 - Standpipes</b>			<b>15.00 /m²</b>	<b>61,035</b>
<b>D4090</b>	<b>Other Fire Protection Systems</b>				
56	General requirement, supervision, shop drawings, as-builts, permits, safety, tags, markers, etc	Item			30,000
	<b>D4090 - Other Fire Protection Systems</b>			<b>7.37 /m²</b>	<b>30,000</b>
<b>D5010</b>	<b>Electrical Service &amp; Distribution</b>				
140	Service and distribution - normal power	m²	4,070.00	175.10	712,657
142	Service and distribution - emergency power	m²	4,070.00	133.90	544,973
144	Mechanical wiring & connections	m²	4,070.00	18.54	75,458
146	Co-ordination, short circuits & arc flash studies	m²	4,070.00	3.60	14,672
	<b>D5010 - Electrical Service &amp; Distribution</b>			<b>331.23 /m²</b>	<b>1,347,760</b>
<b>D5020</b>	<b>Lighting and Branch Wiring</b>				
152	Lighting fixtures, LED c/w wiring - Lobbies and public space	m²	558.00	133.90	74,716
153	Lighting fixtures, LED c/w wiring - Lobby support	m²	222.00	77.25	17,149
154	Lighting fixtures, LED c/w wiring - COE Offices / Copy Center / General Administration	m²	18.00	97.83	1,761
178	Lighting fixtures, LED c/w wiring - Additional Offices & Catering	m²	116.00	103.00	11,948
155	Lighting fixtures, LED c/w wiring - Main hall and Stage	m²	881.00	173.04	152,448

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**LOCATION ELEMENTS ITEM**

C Pine Street Option 3

C1 Pine Street Option 3 - Building (continued)

GFA: 4,069 m² Cost/m²: 7,349.43  
Rates Current At April 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
156	Lighting fixtures, LED c/w wiring - Main hall Backstage	m²	341.00	82.40	28,098
163	Lighting fixtures, LED c/w wiring - Building Services	m²	191.00	77.25	14,755
427	Lighting fixtures, LED c/w wiring - Misc. Vestibules, corridors, M&E Spaces, etc.	m²	1,746.00	103.00	179,838
169	Emergency and exit fixtures c/w wiring	m²	4,070.00	4.12	16,768
170	Lighting and dimming controls	m²	4,070.00	22.66	92,226
171	Branch devices and misc.power connections	m²	4,070.00	27.30	111,091
172	Connections to theater power - allowance	LS	1.00	77,250.00	77,250
<b>D5020 - Lighting and Branch Wiring</b>				<b>191.21 /m²</b>	<b>778,048</b>
<b>D5030 Communications &amp; Security</b>					
183	Tel/data/WiFi outlets	m²	4,070.00	25.75	104,802
184	Communication room racks, patch panels, back boards and cable management - allowance	LS	1.00	41,200.00	41,200
186	Communication/ IT room headend equipment, UPS, Etc.- Allowance	LS	1.00	51,500.00	51,500
187	PA/intercom system	m²	4,070.00	10.30	41,921
188	AV System - rough in	m²	4,070.00	6.44	26,201
189	Audiovisual (AV) including theater systems - allowance only (no details available)	LS	1.00	206,000.00	206,000
191	Fire alarm system	m²	4,070.00	28.84	117,379
192	Security system - CCTV and access control - rough in	m²	4,070.00	8.24	33,537
193	Security system - CCTV and access control system - supply and install	m²	4,070.00	28.84	117,379
199	Emergency responder radio coverage (ERRC) system - allowance	LS	1.00	103,000.00	103,000
<b>D5030 - Communications &amp; Security</b>				<b>207.16 /m²</b>	<b>842,919</b>
<b>D5090 Other Electrical Systems</b>					
200	Temporary lighting and power	m²	4,070.00	7.21	29,345
201	Cutting, coring, re seals, marking and identification	m²	4,070.00	1.54	6,288
202	Grounding and bonding	m²	4,070.00	3.60	14,672
203	Electrical contractor's head office and site overheads including supervision, job setup, permits, inspection, submittal, as-built's, special tools, etc.	Item			305,048
207	Lighting protection system	m²	4,070.00	7.73	31,441
<b>D5090 - Other Electrical Systems</b>				<b>95.06 /m²</b>	<b>386,794</b>

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**LOCATION ELEMENTS ITEM**

C Pine Street Option 3

C1 Pine Street Option 3 - Building (continued)

GFA: 4,069 m<sup>2</sup> Cost/m<sup>2</sup>: 7,349.43

Rates Current At April 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>E1020</b>	<b>Institutional Equipment</b>				
400	Musical instruments - allowance	m <sup>2</sup>	4,070.00	32.96	134,147
	<b>E1020 - Institutional Equipment</b>			<b>32.97 /m<sup>2</sup></b>	<b>134,147</b>
<b>PINE STREET OPTION 3 - BUILDING</b>				<b>7,349.43 /m<sup>2</sup></b>	<b>29,904,817</b>

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**COLLINGWOOD PERFORMING ARTS  
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**LOCATION ELEMENTS ITEM**

C Pine Street Option 3

C2 Pine Street Option 3 - Site

Rates Current At April 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>D5090</b>	<b>Other Electrical Systems</b>				
203	Electrical contractor's head office and site overheads including supervision, job setup, permits, inspection, submittal, as-built's, special tools, etc.	Item			21,115
	<b>D5090 - Other Electrical Systems</b>				<b>21,115</b>
<b>G1010</b>	<b>Site Clearing</b>				
1	Clear and grub site - assumed minimal	m²	4,048.00	2.58	10,424
2	Strip topsoil - assumed minimum quantity after asphalt removal	LS	1.00	2,060.00	2,060
3	Rough grading including cut and fill - allowance	m²	1,633.00	15.45	25,230
4	Site protection and erosion control	LS	1.00	36,050.00	36,050
5	Site hoarding	m	263.00	92.70	24,380
6	Gates to site hoarding	No	1.00	3,090.00	3,090
7	Construction signage	LS	1.00	5,150.00	5,150
373	Mud mat	LS	1.00	6,695.00	6,695
	<b>G1010 - Site Clearing</b>				<b>113,079</b>
<b>G1020</b>	<b>Site Demolition and Relocations</b>				
8	Site building demolition	m²	76.00	169.95	12,916
16	Asbestos abatement to site building	m²	76.00		Excl.
11	Hard surface demolition	m²	4,048.00	20.60	83,389
12	Asphalt demolition disposal	m²	426.00	20.60	8,776
13	Miscellaneous site demolition - allowance	LS	1.00	10,300.00	10,300
	<b>G1020 - Site Demolition and Relocations</b>				<b>115,381</b>
<b>G1040</b>	<b>Hazardous Waste Remediation</b>				
14	Contaminated soil disposal	LS	1.00		Excl.
15	Contaminated water treatment and disposal	LS	1.00		Excl.
	<b>G1040 - Hazardous Waste Remediation</b>				<b>Excl.</b>
<b>G2010</b>	<b>Roadways</b>				
17	Pine street and second street patch and repair - allowance	LS	1.00	25,750.00	25,750
	<b>G2010 - Roadways</b>				<b>25,750</b>
<b>G2020</b>	<b>Parking Lots</b>				
18	Heavy duty asphalt assembly to outdoor component (loading area)	m²	227.00	77.25	17,536
	<b>G2020 - Parking Lots</b>				<b>17,536</b>

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#### LOCATION ELEMENTS ITEM

C Pine Street Option 3

C2 Pine Street Option 3 - Site (continued)

Rates Current At April 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>G2030</b>	<b>Pedestrian Paving</b>				
21	Concrete paving	m²	1,913.00	128.75	246,298
25	Concrete curb	m	360.00	113.30	40,788
	<b>G2030 - Pedestrian Paving</b>				<b>287,086</b>
<b>G2040</b>	<b>Site Development</b>				
26	Allowance for benches, waste receptacles, bollards, etc	LS	1.00	103,000.00	103,000
	<b>G2040 - Site Development</b>				<b>103,000</b>
<b>G2050</b>	<b>Landscaping</b>				
28	Allowance for landscaping	LS	1.00	103,000.00	103,000
	<b>G2050 - Landscaping</b>				<b>103,000</b>
<b>G3010</b>	<b>Water Supply</b>				
125	Allowances for water supply	LS	1.00	100,000.00	100,000
	<b>G3010 - Water Supply</b>				<b>100,000</b>
<b>G3020</b>	<b>Sanitary Water</b>				
126	Allowances for sanitary drainage	LS	1.00	150,000.00	150,000
	<b>G3020 - Sanitary Water</b>				<b>150,000</b>
<b>G3030</b>	<b>Storm Sewer</b>				
127	Allowances for storm drainage system	LS	1.00	250,000.00	250,000
	<b>G3030 - Storm Sewer</b>				<b>250,000</b>
<b>G3090</b>	<b>Other Site Mechanical Utilities</b>				
432	Allowances for misc. relocation of existing utilities	LS	1.00	100,000.00	100,000
399	General requirement, supervision, shop drawings, as-builts, permits, safety, tags, markers, etc	Item			90,000
	<b>G3090 - Other Site Mechanical Utilities</b>				<b>190,000</b>
<b>G4010</b>	<b>Electrical Distribution</b>				
212	Incoming service; primary feeder transformer & terminations - by Utility provider	LS	1.00		Excl.
213	Primary duct bank, transformer pad and grounding	LS	1.00	46,350.00	46,350
214	Secondary duct bank and feeder	LS	1.00	51,500.00	51,500
	<b>G4010 - Electrical Distribution</b>				<b>97,850</b>
<b>G4020</b>	<b>Site Lighting</b>				
219	Site lighting and controls; building exterior, entrance, walkway, landscape, etc. - modification and addition to existing - allowance	LS	1.00	61,800.00	61,800

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**LOCATION ELEMENTS ITEM**

C Pine Street Option 3

C2 Pine Street Option 3 - Site (continued)

Rates Current At April 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
220	Site power - allowance	LS	1.00	10,300.00	10,300
	<b>G4020 - Site Lighting</b>				<b>72,100</b>
<b>G4030</b>	<b>Site Communications &amp; Security</b>				
223	Incoming communication duct bank - allowance	LS	1.00	41,200.00	41,200
225	Incoming communication service and active hardware - by utility provider	LS	1.00		Excl.
	<b>G4030 - Site Communications &amp; Security</b>				<b>41,200</b>
<b>PINE STREET OPTION 3 - SITE</b>					<b>1,687,097</b>

Class D Estimate - R1

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