

CLASS D ESTIMATE

SAVORY ELEMENTARY SCHOOL - PEDESTRIAN BRIDGE

2721 GRAINGER RD, VICTORIA, BC

March 4, 2026

**Prepared by
Advicas Group Consultants Inc.**

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A ESTIMATE BREAKDOWN

per: Advicas Group Consultants Inc.

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Advicas Project No. 2026027

INTRODUCTION

This report sets out the estimate of capital construction cost at Preliminary design stage for the proposed Savory Elementary School - Pedestrian Bridge in 2721 Grainger Rd, Victoria, BC.

Project Description

This project involves the renovation of the existing pedestrian bridge at Savory Elementary School. The project includes two options: one is the removal and disposal of the existing structure, and the other is upgrading the structure to comply with current seismic safety standards and applicable egress/code requirements.

ESTIMATE COSTS

The estimate costs have been developed in current (March 2026) dollars only. The estimated capital construction cost is as follows:

Removal and Disposal of the Existing Structure	\$182,200	\$3,312.73/m ²
Upgrade Existing Bridge to Seismic and Code Compliance	\$867,000	\$15,763.64/m ²

An estimate breakdown is included in Appendix A.

Escalation

Escalation during Construction Period – the estimate, as is typical, includes any cost increases incurred by the contractor/sub-contractor, and suppliers in conforming to contractor/supplier timelines dictated by the construction schedule. These increases are built into the respective detailed unit rate costs.

Future Escalation – Escalation beyond the current date is not included in the estimate and will be based on values given in the table below.

	Annual Escalation
Mar to Dec 2026	+4.2%
2027	+4.5%
2028	+4.5%
2029	+4.0%

Canadian/US Tariffs

The current trade tariffs between Canada and the United States, promulgated March 4, 2025, will result in a premium on material and equipment, sourced across the border. This will also impact corresponding Canadian sourced items which will increase to uphold the pricing margin between themselves and US competition. Suppliers are still coming to terms with the full pricing implication of the tariffs, and how they impact their bottom line price. At this juncture, we have excluded a provisional premium allowance in the estimate to account for the expected overall increase in construction costs related to the tariffs.

General Requirements and Fee

The General Requirements provide for all General Contractor's costs associated with the management and supervision of the construction work in accordance with the contract documents and construction schedule. Typical costs include site superintendent/foreman, site set up and demobilization, temporary office and storage, temporary equipment including crane, first aid facilities, bonding, and construction insurance.

The General Contractor's Fee includes office expenses, profit, and attendance on building sub trades, and profit on own forces work.

BASIS OF THE ESTIMATE

We have assumed that the work will be tendered competitively in the open market.

In all cases the estimates are based upon our assessment of fair value for the work to be carried out. We define fair value as the amount a prudent contractor, taking into account all aspects of the project, would quote for the work. We expect our estimate to be in the middle of the bid range to ensure that funding for the work remains adequate for the duration of the project.

It should be noted that Advicas Group Consultants Inc. does not have control over the cost of labour, materials, or equipment, over the Contractor's methods of determining bid prices, or over competitive market conditions. We define competitive conditions in the project as attracting a minimum of three general contractors' bids with a minimum of two sub-trade tenders, and suppliers' tenders, within each of the sub-trade categories. Accordingly, Advicas Group Consultants Inc. cannot and does not warrant or represent that bids will not vary from the estimate.

The current construction market remains active, bringing with it a volatility in tender price levels. Whilst we endeavor to gauge the developing market conditions, it is not always possible to predict industry interest in this project, and the likely-hood of a poor, uncompetitive, response.

Contingency Reserves

Contingency is an allowance specifically identified within the estimate to meet unforeseen circumstances and represents an assessment of the financial risk relating to this project.

Design Contingency – A design contingency allowance has been included, calculated at 20% of the construction costs, to provide for unforeseen items arising during the design phase.

Design contingency is introduced into the estimated cost at the earliest estimate stage and is a measurement of the amount and detail of the design information available. As the design develops and systems and material selections are fixed, the amount of the contingency allowance is reduced and is absorbed into the measured elements. On completion of contract documents, at tender stage, the allowance is normally reduced to zero. Our determination of this risk level and the amount of the contingency allowance is the result of many years of cost planning, on over 4,000 construction projects, and of monitoring the increasing design information that occurs during the design phase. The design contingency is not a discretionary cost element.

Construction Contingency – No allowance has been made for construction contingency. This typically provides for unforeseen items arising during the construction period – such as field conditions, coordination discrepancies – which will result in change orders and extra costs to the contract, other than changes in scope.

Project Contingency – No allowance has been made for project contingency. This is a contingency, held by the Client, to be used at their discretion to fund specific Client driven changes to the project scope, conditions, etc.

Taxes

PST at 7% is included in the estimate. GST is excluded from the estimate.

Exclusions

The following items are excluded from the capital construction cost:

- Removal and relocation of loose furniture, fittings, and equipment from the construction zone prior to construction work commencing
- Relocation and reinstallation of loose furniture, fittings, and equipment upon completion of construction work
- Storage costs
- Separate prices
- Client Administration costs
- Clerk of Works
- Client Project Manager
- Land acquisition costs
- Offsite costs
- Material testing
- Premium costs associated with environmental contaminants
- Hazardous material abatement
- Traffic study costs
- Survey fees
- Financing costs
- Legal fees
- Client Insurances costs
- Development cost charges
- Development permit fees
- Phasing of the work
- Out of hours working
- Consultants' fees and expenses
- Construction contingency
- Project contingency
- Escalation
- GST
- Canadian/ US tariffs

Documentation

The estimate is based on the following:

- RJC Engineers
 - VIC.143561.0001-RPT-20251222-ADP- Savory School Bridge Structural Assessment Final – Sealed – 10 pages
- Received February 2, 2026
- Emails and telephone discussions with the design team during the preparation of the estimate

APPENDIX A

ESTIMATE BREAKDOWN

	QUANTITY	UNIT	RATE	COST
Removal and Disposal of the Existing Structure	55	m²	\$3,312.73	\$182,200
D11 General Sitework				
D21 Demolitions				
Temporary construction fence	1	sum	\$10,000.00	\$10,000
Traffic control/re-route for galloping goose bike path	1	sum	\$10,000.00	\$10,000
Scaffolding allowance	1	sum	\$20,000.00	\$20,000
Allowance for mobile crane	1	sum	\$25,000.00	\$25,000
Bridge demolition:				
Demolish and remove existing bridge including decking, bridge supports, railings and metal roofing	55	m ²	\$200.00	\$11,000
Demolish and remove existing concrete base/ foundation	7	no.	\$2,000.00	\$14,000
Demolish existing ramp including railings and structure	1	loc.	\$5,000.00	\$5,000
Hauling and disposal	1	sum	\$15,000.00	\$15,000
General cleanup, site restoration	1	sum	\$10,000.00	\$10,000
Z11 General Requirements		15.00%		\$18,000
Z12 Fee		10.00%		\$13,800
Z21 Design Contingency		20.00%		\$30,360
Z22 Escalation				Excluded
GST				Excluded
Upgrade Existing Bridge to Seismic and Code Compliance	55	m²	\$15,763.64	\$867,000
D11 General Sitework				
D21 Demolitions				
Temporary construction fence	1	sum	\$10,000.00	\$10,000
Traffic control/re-route for galloping goose bike path	1	sum	\$10,000.00	\$10,000
Scaffolding allowance	1	sum	\$20,000.00	\$20,000
Allowance for mobile crane	1	sum	\$50,000.00	\$25,000
Bridge deconstruction:				
Remove existing 2x6 decking boards and walking surface	55	m ²	\$75.00	\$4,125
Remove existing 6x12 sawn lumber	44	m	\$50.00	\$2,200
Carefully remove existing 5"x 19.5" glulam, set aside and reuse later	22	m	\$100.00	\$2,200
Remove existing 2x4 top hand rail at 1000 above deck	66	m	\$25.00	\$1,650
Remove existing 2x4 sawn lumber at 610 o.c., 3.30m high	110	no.	\$25.00	\$2,750
Remove existing chain link fence	109	m ²	\$15.00	\$1,635
Remove existing 2x6 outrigger @ 1800 o.c. with metal brackets	38	no.	\$50.00	\$1,900
Remove existing metal roofing including framing	83	m ²	\$50.00	\$4,150
Demolish and remove existing concrete base/ foundation	7	no.	\$2,000.00	\$14,000
Demolish existing ramp including railings and structure	1	loc.	\$5,000.00	\$5,000
Bridge pier support:				
Remove existing support piers	7	loc.	\$5,000.00	\$35,000
Shoring to existing glulam beams	1	sum	\$20,000.00	\$20,000
Hauling and disposal	1	sum	\$15,000.00	\$15,000

	QUANTITY	UNIT	RATE	COST
<u>D22 Alterations</u>				
Site clearing and reduce levels - rock blasting allowance	31	m ²	\$500.00	\$15,500
Bridge Deck:				
New 2x6 decking board	55	m ²	\$400.00	\$22,000
Non slip membrane to bridge	55	m ²	\$150.00	\$8,250
New 5" x 19.5 " glulam beams	44	m	\$240.00	\$10,560
Full depth glulam blocking at 1800 mm o.c.	19	no.	\$520.00	\$9,880
Bolting of posts to existing glulam beams with hold down	74	no.	\$150.00	\$11,100
4x4 D. Fir top rail at 1050 above deck	66	m	\$30.00	\$1,980
6x6 D. Fir @ 1800 o.c.	114	m	\$80.00	\$9,120
2x2 D. Fir @ 75mm o.c./ Pickets below top rail	842	m	\$10.00	\$8,420
Allowance for enclosure above rail	1	sum	\$10,000.00	\$10,000
Header beam	66	m	\$150.00	\$9,900
Wood connections	1	sum	\$10,000.00	\$10,000
New roofing with plywood including framing	73	m ²	\$740.00	\$54,020
Bridge pier support:				
Replace each pier with a purpose-built seismic frame of galvanized/painted HSS steel sections				
HSS Frame 203x203x9.5mm	1,673	kg.	\$20.00	\$33,460
HSS Frame 100x100x9.5mm	668	kg.	\$20.00	\$13,360
Baseplate and bolts	24	no.	\$500.00	\$12,000
New concrete base and concrete footing for HSS frame				
Excavation and backfill including rock blasting	7	no.	\$1,000.00	\$7,000
Concrete base	7	no.	\$2,000.00	\$14,000
Concrete footing	7	no.	\$2,000.00	\$14,000
Make good existing paving and fence	1	sum		
1.65m wide length exterior ramp including railings and finish, 1.5 m high	1	sum	\$86,000.00	\$86,000
1.65m wide exterior wood stairs structure including railings and finish - total rise	2	m	\$8,000.00	\$16,000
Paint finish allowance for the new pedestrian bridge	1	sum	\$10,000.00	\$10,000
General cleanup, site restoration	1	sum	\$10,000.00	\$10,000
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Z11 General Requirements		15.00%		\$85,674
Z12 Fee		10.00%		\$65,683
Z21 Design Contingency		20.00%		\$144,503
Z22 Escalation				Excluded
GST				Excluded