

September 5, 2014

Colin Craig
1881 Portage Ave
PO Box 42123
Winnipeg MB
R3J 3X7

Dear Mr. Craig:

Re: Access to Information Request SPC31/14G

This is further to our letter of August 8, 2014, in relation to your Access to Information Request received in our office on July 11, 2014, requesting the following information:

“Please provide documentation that provides a breakdown of the \$142.6 million refurbishment estimate for SaskPower’s Regina head office (See FOI response SPC19/14G).”

As outlined in our letter of August 8, 2014, your request for access relates to multiple records and the information you requested affected the interest of and/or related to a third party in respect of one of the records.

The affected third party has objected to the release of information contained in that record. As a consequence, we are granting you access to that record, a copy of which is enclosed, after severing information contained in that record in accordance with Section 8 of *The Freedom of Information and Protection of Privacy Act*. The portions of the record that have been severed are indicated by an insertion of the section numbers “19(1)(a), 19(b), 19(1)(c)(i) and (ii)”.

Sections 19(1)(a), 19(b) and 19(1)(c)(i) and (ii) state, in part, as follows:

“19(1) Subject to Part V and this section, a head shall refuse to give access to a record that contains:

- (a) trade secrets of a third party;
- (b) financial, commercial, scientific, technical or labour relations information that is supplied in confidence, implicitly or explicitly, to a government institution by a third party;
- (c) information, the disclosure of which could reasonably be expected to:
 - (i) result in financial loss or gain to;
 - (ii) prejudice the competitive position of; ...

a third party”.

Mr. Colin Craig
September 5, 2014
Page 2

As outlined in our decision in our letter of August 8, 2014, access to other records relating to your request for information was denied pursuant to Section 17(1)(a), (f)(i)(ii) and (g) of *The Freedom of Information and Protection of Privacy Act*.

The following is a breakdown of the refurbishment estimate for SaskPower's Regina head office:

Project Management and Design Costs	\$8.6 million
Revised Base Capital Estimate	\$97.4 million
Construction Contingency	\$6.6 million
Management Contingency	\$14.5 million
<u>Internal Financing Costs</u>	<u>\$15.7 million</u>
TOTAL	\$142.8 million

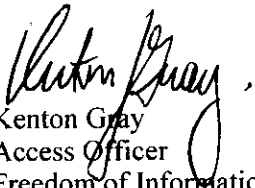
The amount of the "Revised Base Capital Estimate" of \$97.4 million outlined above is based on a "Total Preliminary Estimate" of construction costs of \$97,385,589 outlined in the enclosed report.

These are high level estimates and are subject to a high degree of uncertainty until the detailed design work has been completed. There has been no decision as to whether or not the project will proceed past the detailed design stage phase. Expenditures of this amount require the approval of SaskPower's Board of Directors and no decision has yet been made on when or if these approvals will be sought.

If you wish to request a review of this decision, you may do so within one year of this notice. To request a review, please complete a "Request for Review" form, which is available at the same location where you applied for access. Your request should be sent to the Information and Privacy Commissioner at 503 - 1801 Hamilton Street, Regina, Saskatchewan, S4P 4B4.

If you have any further questions, please do not hesitate to contact the writer.

Yours truly,


Kenton Gray
Access Officer
Freedom of Information

Enclosure

1.0 Order of Magnitude Costing

Based on information presently available and furnished to [REDACTED] by the owner, architect, and/or others, and various assumptions which have been made as to facts not yet known, this construction cost estimate has been prepared for the sole purpose of providing an approximation of anticipated construction cost. This construction estimate should not, at this time, be relied upon as a commitment that the contemplated project can or will be constructed for the estimated cost.

From the preliminary information provided and noted we have quantified specific elements of work and applied typical unit rates based on historical data and input from local subcontractors. In some cases where design information is limited we have made reasonable assumptions based on our experience with projects of similar scope and design. Pricing is based on typical mid-range costs for the type of design, construction and materials proposed. Costs are estimated on the basis of competitive bidding for all scopes and aspects of the work.

The preliminary estimate is based on construction start in May, 2015 and being continuous for 48 months.

Gross Floor Area Calculations

Summary of GFA	m ²
Main Floor	1,342
2 nd Floor	1,741
3 rd Floor	1,686
4 th Floor	1,686
5 th Floor	1,686
6 th Floor	1,686
7 th Floor	1,686
8 th Floor	1,686
9 th Floor	1,686
10 th Floor	1,686
11 th Floor	1,686
12 th Floor	1,686
13 th Floor	1,686
14 th Floor	1,161
Basement	3,626
 Total Project GFA	 26,416 m2

1.1 Outline of Inclusions

Division 01 - General Requirements

- Project staff
- Surveying and layout
- Temporary construction facilities and utilities
- Final cleaning of building
- Weather expenses and heat/hoarding
- All Risk Insurance
- General Liability Insurance
- Subcontractor Default Insurance
- 50% Performance Bond and 50% Labour & Material Payment Bond
- Building permit

Division 2 – Existing Conditions

- **Demolition** and removal of all interior finishes
- **Demolition** and removal of the external wall finish & roofing
- **Demolition** and removal of asbestos containing materials (Includes a Cash Allowance of \$50,000 for the removal of the existing tank)

Division 3 – Concrete

- **Concrete infills to floor slabs**
- **Extend/Upgrade the loading dock**

Division 4 – Masonry

- **Masonry Block Walls** (Cash Allowance: \$50,000)

Division 5 – Metals

- **Structural steel framing** for new Mechanical areas
- **Miscellaneous metals** including
 - Handrails and guardrails
 - Pit covers and frames
- **Stainless steel and architectural metals** (Cash Allowance: \$450,000)
- Reinforce existing roof for mechanical equip

Division 6 – Wood, Plastics & Composites

- **Rough carpentry and framing**
- **Interior blocking and backing** to support architectural finishes
- **Architectural millwork** including:
 - Cabinets and countertops
 - Washroom vanities & quartz tops
 - Wood trim and baseboards
 - Wood doors and frames
 - Refreshment and service centres
 - Reception Desks

Division 7 – Thermal and Moisture Protection

- Fire stopping and sealants per codes and industry standards
- Composite metal panel wall system (assumed 60% of total wall area)
- Fully adhered membrane roofing system (to replace existing membrane)
- Traffic membrane in parkade & ramps
- Protect/refurbish mosaic tile at main floor exterior columns/canopy (Cash Allowance: \$100,000)

Division 8 – Openings

- Triple glazed, high efficient windows (assumed 40% of total wall area)
- Entrance vestibule
- Interior Glass (Cash Allowance: \$300,000)
- Sunshades to South Facade (Cash Allowance: \$600,000)
- Hollow metal doors and pressed steel frames
- Door hardware
- Overhead doors at main floor (2ea)

Division 9 – Finishes

- Steel stud framing and gypsum wall board
- Standard 2' x 4' acoustic ceiling tiles to office & common areas
- Carpet tile with 4" rubber base to office areas
- Resilient tile or sheet flooring to common areas
- Priming and finish painting to walls, doors, and trim
- Wall and floor tile in washrooms
- Upgraded stone tile finish in Main Lobby, 12th floor lobby & cashier

Division 10 – Specialties

- Washroom accessories
- Ceiling mounted toilet partitions
- Building Signs (Cash Allowance: \$120,000)
- Whiteboards and tack boards
- Window Wash Anchors (Cash Allowance: \$50,000)
- Corner guards, wall protection/bumpers

Division 11 – Equipment

- Loading dock equipment
- Kitchen Equipment (Cash Allowance: \$200,000)

Division 12 – Furnishings

- Blinds at all window locations
- Entrance mats
- Modular wall systems for closed offices
- Foot wash stations
- Living walls at elevator lobbies
- Operable Walls (2 locations)

Division 14 – Conveying Equipment

- Replace elevator doors on main & 12th floors

Division 21 – Mechanical

- Replacement of the entire existing plumbing & HVAC systems
- Piping and commercial quality plumbing fixtures
- Heating, ventilation, and air conditioning ductwork and equipment
- Chilled beam cooling
- Automatic sprinkler system per applicable codes and standards
- Gas fired high efficiency hot water condensing boilers
- Radiant panels or perimeter radiation cabinets
- LEED Platinum design
- Rainwater Tank & Piping (Cash Allowance: \$100,000)
- Heaters at rooftop patio

Division 25 – Electrical

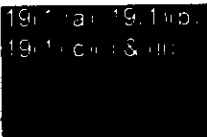
- **Replacement** of the entire existing electrical system
- **The incoming service** to comprise of two 1.5MVA, 347/600V, 3 Phase, 4 Wire transformers
- **Power will be distributed** at 347/600V throughout the building
- **Main mechanical plant** to be supplied with 347/600V
- **Retain 450KW generator** as a back-up
- **Metering will be provided** at main distribution boards throughout the facility
- **Photovoltaic Panels** (Cash Allowance: \$250,000)
- **Fluorescent light fixtures** (T8, T5 HO Lamps)
- **LED lighting** to be used where appropriate
- **Fire alarm** per applicable codes and standards
- **Voice** and data wiring
- **CCTV System**
- **Access control system**
- **Upgrade Security Hardware** (Cash Allowance: \$100,000)
- **Intrusion alarm system**
- **Site Lighting** (Cash Allowance: \$75,000)
- **LEED Platinum design**

Division 32 – Exterior Improvements

- Hard and soft landscaping including curbs, sidewalks, planting, and
- Construction of a rooftop patio
- Street and parking meter rentals
- Erosion and sediment control for site improvements
- Landscape feature (Cash Allowance: \$50,000)
- Bike storage facility
- Replace existing parkade roof membrane

1.2 Outline of Exclusions

- .1 GST
- .2 Design fees and reimbursable expenses for all consultants/architects
- .3 Independent commissioning agent
- .4 Drawing reproduction and electronic record drawings
- .5 Legal fees
- .6 Land purchase costs
- .7 Costs associated with procurement of any agreements to construct, such as development fees, demolition permits, indemnification agreements, easement documents, and encroachment agreements
- .8 Removal of hazardous materials (other than specifically included above)
- .9 Costs associated with marketing
- .10 Relocation or moving costs
- .11 Interior plants or landscaping
- .12 Artwork
- .13 Furniture, fixtures, and equipment
- .14 Office furniture & workstations
- .15 Interior signage
- .16 Consumption costs for temporary power or temporary heating



19(1)(a), 19(1)(b), 19(1)(c)(i) & (ii)

Date **March 14, 2014**
Time **1:56:20 PM**
BE Number **BE140841**
Opportunity No
Owner File No
Estimator

19(1)(a), 19(1)(b), 19(1)(c)(i) & (ii)

Regina Office

Order of Magnitude Costing

Project **SaskPower Head Office Refurbishment**

Location **Regina, SK Canada**
Owner **Saskatchewan Power Corporation**
Designer **Stantec Architecture Ltd.**

Project Start **May 25, 2015**
Project Completion **April 28, 2019**

[Redacted]

19:11:11 19:11
 (b) 19:11:11 &
 111

19:11:11 19:11:11 19:11:11 & 111

Regina Office
Order of Magnitude Costing

BE Number **BE140841**
 Opportunity No
 Owner File No
 Project **SaskPower Head Office Refurbishment**
 Location **Regina, SK Canada**
 Owner **Saskatchewan Power Corporation**
 Designer **Stantec Architecture Ltd.**

Project Start **May 25, 2015**
 Completion **Apr 28, 2019**
 Function Units
 Area **26,416 M2**

19:11:11 19:11:11 19:11:11 & 111

DIRECT COSTS						
EXISTING CONDITIONS	25,406 M2	8.93%	312.13	324.54	8,245,167	
CONCRETE	25,406 M2	0.18%	6.41	6.67	169,385	
MASONRY	1 LS	0.05%	1.89	---	50,000	
METALS	25,406 M2	1.43%	49.98	51.97	1,320,350	
WOOD, PLASTICS & COMPOSITES	25,406 M2	1.58%	55.34	57.54	1,461,823	
THERM/MOIST PROTECT.	25,406 M2	10.63%	371.56	386.33	9,815,217	
OPENINGS	25,406 M2	7.04%	245.93	255.70	6,496,430	
FINISHES	25,406 M2	6.03%	210.82	219.20	5,569,030	
SPECIALTIES	25,406 M2	0.65%	22.68	23.58	599,090	
EQUIPMENT	1 EA	0.24%	8.33	220,000.00	220,000	
FURNISHINGS	25,406 M2	4.11%	143.61	149.31	3,793,496	
CONVEYING EQUIPMENT	1 LS	0.03%	1.14	---	30,000	
BUILDING MECHANICAL	26,416 M2	17.03%	595.16	595.16	15,721,706	
BUILDING ELECTRICAL	26,416 M2	13.67%	477.73	477.73	12,619,620	
EXTERIOR IMPROVEMENTS	2,265 M2	1.91%	66.75	778.46	1,763,215	
CONNECT BANK BUILDING WITH MAIN	156 M2	0.46%	16.08	2,723.33	424,840	
CONTINGENCY	1 LS	16.00%	559.11	---	14,769,378	
DIRECT COSTS		89.99%	3,144.64		83,068,707	
GENERAL EXPENSE COSTS						
GENERAL EXPENSE COSTS	1 LS	10.01%	349.78	---	9,239,868	
GENERAL EXPENSE COSTS		10.01%	349.78		9,239,868	
TOTAL COST		100.00%	3,494.42		92,308,615	
FEE		5.50%	192.19		5,076,974	
TOTAL PRELIMINARY ESTIMATE		105.50%	3,686.61		97,385,589	

19(1)(a), 19(1)(b),
19(1)(c)(i) & (ii)

19(1)(a), 19(1)(b), 19(1)(c)(i) & (ii)

**Regina Office
Conceptual Estimate Detail**

BE Number **BE140841**
 Opportunity No
 Owner File No
 Project **SaskPower Head Office Refurbishment**
 Location **Regina, SK Canada**
 Owner **Saskatchewan Power Corporation**
 Designer **Stantec Architecture Ltd.**

Project Start **May 25, 2015**
 Completion **Apr 28, 2019**
 Function Units
 Area **26,416 M2**
 Proprietary and Confidential

EXISTING CONDITIONS **25,406 M2**

EXISTING CONDITIONS	M2				
EXTERIOR DEMOLITION	15,625.00 M2				
DEMO EXTERIOR WALL	13,939 M2	1.0354%	36.18	68.56	955,724
DEMO ROOFING	1,686 M2	0.1409%	4.92	77.13	130,040
DEMO PARAPET	408 M	0.0511%	1.79	115.69	47,203
WEATHER PROTECTION HOARDING	13,939 M2	0.4810%	16.81	31.85	443,982
HOISTING ALLOWANCE	3 MO	0.5934%	20.74	182,597.16	547,791
EXTERIOR DEMOLITION	15,625.00 M2	2.30%	80.43	135.98	2,124,742
INTERIOR DEMOLITION	25,406.00 M2				
DUSTPROOF PARTITIONS (POLY)	25,406 M2	0.0631%	2.20	2.29	58,246
TEMPORARY PARTITIONS (FRAMED)	25,406 M2	0.1337%	4.67	4.86	123,384
INTERIOR DEMOLITION	25,406 M2	1.0889%	38.05	39.56	1,005,182
RECYCLING/REMOVAL	25,406 M2	0.2730%	9.54	9.92	252,034
INTERIOR DEMOLITION	25,406.00 M2	1.56%	54.47	56.63	1,438,846
HAZARDOUS WASTE REMOVAL	25,406 M2	5.0717%	177.23	184.27	4,681,580
ASBESTOS ABATEMENT TANK REMOVAL (Cash Allowance: \$50,000)					
EXISTING CONDITIONS	25,406.00 M2	8.93%	312.13	324.54	8,245,167

19(1)(a), 19(1)(b), 19(1)(c)(i) & (ii)

19(1)(a), 19(1)(b), 19(1)(c)(i) & (ii)

**Regina Office
Conceptual Estimate Detail**

BE Number **BE140841**
 Opportunity No
 Owner File No
 Project **SaskPower Head Office Refurbishment**
 Location **Regina, SK Canada**
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Project Start **May 25, 2015**
 Completion **Apr 28, 2019**
 Function Units
 Area **26,416 M2**
 Proprietary and Confidential

CONCRETE **25,406 M2**

CONCRETE	M2				
INFILL FLOOR PENETRATIONS ALLOWANCE	25,406 M2	0.1612%	5.63	5.86	148,790
EXTEND/UPGRADE LOADING DOCK	54 M2	0.0223%	0.78	381.39	20,595
CONCRETE	25,406.00 M2	0.18%	6.41	6.67	169,385

19(1)(a), 19(1)(b), 19(1)(c)(i) & (ii)

19(1)(a), 19(1)(b), 19(1)(c)(i) & (ii)

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Conceptual Estimate Detail**

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MASONRY

1 LS

MASONRY

LS

*ASSUME ALL BRICK TO BE REMOVED AS PART OF EWA DEMO
 *ASSUME NO NEW MASONRY TO EXTERNAL WALL

BLOCK WALL-ALLOWANCE	1 CA	0.0542%	1.89	50,000.00	50,000
BASEMENT ROOM MODIFICATIONS					

MASONRY

1.00 LS

0.05%

1.89

50,000

19(1)(a), 19(1)(b), 19(1)(c)(i) & (ii)

19(1)(a), 19(1)(b), 19(1)(c)(i) & (ii)

**Regina Office
Conceptual Estimate Detail**

BE Number **BE140841**
 Opportunity No
 Owner File No
 Project **SaskPower Head Office Refurbishment**
 Location **Regina, SK Canada**
 Owner **Saskatchewan Power Corporation**
 Designer **Stantec Architecture Ltd.**

Project Start **May 25, 2015**
 Completion **Apr 28, 2019**
 Function Units
 Area **26,416 M2**
 Proprietary and Confidential

METALS

25,406 M2

METALS	M2				
STRUCTURAL STEEL	425 M2	0.5065%	17.70	1,100.00	467,500
EXPAND MECH ROOMS REINFORCE ROOF FOR MECHANICAL					
MISCELLANEOUS METALS	25,406 M2	0.4364%	15.25	15.86	402,850
INCLUDES HANDRAIL IN STAIRCASES	480.00 M				
SPECIALTY METALS-ALLOWANCE	1 CA	0.4875%	17.04	450,000.00	450,000
ALLOWANCE FOR LOBBY ACCENT METALS EXECUTIVE AREA CAFETERIA RAILINGS IN CENTRE STAIR CORE					
METALS	25,406.00 M2	1.43%	49.98	51.97	1,320,350

19(1)(a) 19(1)
(b) 19(1)(c)(i) &
(ii)

19(1)(a), 19(1)(b), 19(1)(c)(i) & (ii)

**Regina Office
Conceptual Estimate Detail**

BE Number **BE140841**
Opportunity No
Owner File No
Project **SaskPower Head Office Refurbishment**
Location **Regina, SK Canada**
Owner **Saskatchewan Power Corporation**
Designer **Stantec Architecture Ltd.**

Project Start **May 25, 2015**
Completion **Apr 28, 2019**
Function Units
Area **26,416 M2**
Proprietary and Confidential

WOOD, PLASTICS & COMPOSITES 25,406 M2

WOOD, PLASTICS & COMPOSITES	M2				
BACKING & BLOCKING	25,406 M2	0.3513%	12.28	12.76	324,273
PARAPET FRAMING WOOD BLOCKING PLYWOOD BACKBOARDS					
MILLWORK	25,406 M2	1.2323%	43.06	44.77	1,137,550
REFRESHMENT CENTRES SERVICE CENTRES KITCHEN - 13TH FLOOR WASHROOMS - INCL QUARTZ COUNTERTOPS RECEPTION AREAS STORAGE AREAS SMALL SERVERY AUDITORIUM CAFETERIA PRESIDENT'S OFFICE MAILROOM MILLWORK AUDITORIUM EVIDENCE ROOM POWER SHOP EDITING SPACE INTERACTIVE DISPLAYS CARETAKING COMMISIONAIRES DESK					
WOOD, PLASTICS & COMPOSITES	25,406.00 M2	1.58%	55.34	57.54	1,461,823

19(1)(a), 19(1)(b),
19(1)(c)(i) & (ii)

19(1)(a), 19(1)(b), 19(1)(c)(i) & (ii)

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THERM/MOIST PROTECT.

25,406 M2

THERM/MOIST PROTECT.	M2				
INSULATION/AVB/TIE-INS	25,406 M2	0.2530%	8.84	9.19	233,541
HOISTING ALLOWANCE	3 MO	0.5934%	20.74	182,597.16	547,791
ROOFING-SCOPE	1,686.00 M2				
ROOFING	1,686 M2	0.6393%	22.34	350.00	590,100
MEMBRANE ROOFING					
METAL DECK	425 M2	0.0368%	1.29	80.00	34,000
METAL CLADDING-PENTHOUSE	495 M2	0.1877%	6.56	350.00	173,250
COMPOSITE PANELS	8,363.40 M2	7.2482%	253.28	800.00	6,690,720
ARCHITECTURAL METAL PANEL (60% EWA)					
ROOFING-SCOPE	1,686.00 M2	8.11%	283.47	4,441.32	7,488,070
PROTECT/REFURBISH MOSAIC TILE COLUMNS/CANOPY	1 CA	0.1083%	3.79	100,000.00	100,000
TRAFFIC MEMBRANE	1,010 M2	0.0492%	1.72	45.00	45,450
FIRESTOPPING & FIREPROOFING	25,406 M2	1.3834%	48.34	50.26	1,276,980
INCLUDES SPRAY FIREPROOFING OF ENTIRE STRUCTURE INCLUDES FIRESTOPPING AROUND PERIMETER					
CAULKING/SEALANTS	25,406 M2	0.1337%	4.67	4.86	123,384
THERM/MOIST PROTECT.	25,406.00 M2	10.63%	371.56	386.33	9,815,217

19(1)(a), 19(1)(b), 19(1)(c)(i) & (ii)

19(1)(a), 19(1)(b), 19(1)(c)(i) & (ii)

**Regina Office
Conceptual Estimate Detail**

BE Number **BE140841**
Opportunity No
Owner File No
Project **SaskPower Head Office Refurbishment**
Location **Regina, SK Canada**
Owner **Saskatchewan Power Corporation**
Designer **Stantec Architecture Ltd.**

Project Start **May 25, 2015**
Completion **Apr 28, 2019**
Function Units
Area **26,416 M2**
Proprietary and Confidential

OPENINGS **25,406 M2**

OPENINGS	M2				
METAL DOORS/FRAMES	25,406 M2	0.4128%	14.43	15.00	381,090
OVERHEAD DOORS	2 EA	0.0162%	0.57	7,500.00	15,000
ALUM/GLAZING SCOPE	5,575.60 M2				
ALUM/GLAZING	5,575.60 M2	5.4362%	189.96	900.00	5,018,040
TRIPLE GLAZED WINDOWS (40% EWA)					
ENTRY DOORS ON MAIN FLOOR	1 LS	0.0542%	1.89	50,000.00	50,000
GLAZING ON 13TH FLOOR	147 M2	0.1433%	5.01	900.00	132,300
AUDITORIUM/CAFETERIA PARKVIEW					
INTERIOR GLASS-ALLOWANCE	1 CA	0.3250%	11.36	300,000.00	300,000
SUNSHADES ON SOUTH FAÇADE-ALLOWANCE	1 CA	0.6500%	22.71	600,000.00	600,000
ALUM/GLAZING SCOPE	5,575.60 M2	6.61%	230.93	1,094.11	6,100,340
OPENINGS	25,406.00 M2	7.04%	245.93	255.70	6,496,430

**Regina Office
Conceptual Estimate Detail**

BE Number **BE140841**
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 Area **26,416 M2**
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FINISHES **25,406 M2**

FINISHES		M2				
DRYWALL/ACOUSTIC-SCOPE		39,345.00 M2				
DRYWALL/ACT-OFFICE AREAS	16,708 M2	0.9050%	31.62	50.00	835,400	
DRYWALL/ACT-COMMON AREAS	8,698 M2	0.8480%	29.63	90.00	782,820	
DRYWALL/ACT-EXT WALLS	13,939 M2	1.2080%	42.21	80.00	1,115,120	
DRYWALL/ACOUSTIC-SCOPE		39,345.00 M2	2.96%	103.47	69.47	2,733,340
FLOOR COVERING-SCOPE		25,406.00 M2				
FLOORING-OFFICE	16,708 M2	1.0860%	37.95	60.00	1,002,480	
FLOORING-COMMON	7,927 M2	0.6870%	24.01	80.00	634,160	
WASHROOM WALL TILE	2,180 M2	0.2598%	9.08	110.00	239,800	
STONE FLOORS TO LOBBY FLOOR	214 M2	0.0580%	2.03	250.00	53,500	
STONE FLOORS TO 12TH FLOOR	56 M2	0.0152%	0.53	250.00	14,000	
STONE FLOORS TO CASHIER FLOOR	210 M2	0.0569%	1.99	250.00	52,500	
STONE FLOORS ON ROOF DECK	291 M2	0.0788%	2.75	250.00	72,750	
STONWORK TO LOBBY WALLS	228 M2	0.0617%	2.16	250.00	57,000	
STONWORK TO 12TH FLOOR WALLS	154 M2	0.0417%	1.46	250.00	38,500	
FLOOR COVERING-SCOPE		25,406.00 M2	2.35%	81.95	85.20	2,164,690

19(1)(a), 19(1)(b),
19(1)(c)(i) & (ii)

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**Regina Office
Conceptual Estimate Detail**

BE Number **BE140841**
 Opportunity No
 Owner File No
 Project **SaskPower Head Office Refurbishment**
 Location **Regina, SK Canada**
 Owner **Saskatchewan Power Corporation**
 Designer **Stantec Architecture Ltd.**

Project Start **May 25, 2015**
 Completion **Apr 28, 2019**
 Function Units
 Area **26,416 M2**
 Proprietary and Confidential

FINISHES **25,406 M2**

PAINT/VINYL-SCOPE	26,416.00 M2				
PAINT/VINYL-OFFICE	16,708 M2	0.3620%	12.65	20.00	334,160
PAINT/VINYL-COMMON	8,698 M2	0.2827%	9.88	30.00	260,940
PARKADE	1,010 M2	0.0164%	0.57	15.00	15,150
PAINT/VINYL-SCOPE	26,416.00 M2	0.66%	23.10	23.10	610,250
EXECUTIVE AREA UPGRADES	810 M2	0.0658%	2.30	75.00	60,750
UPGRADED CARPET/CEILINGS/MILLWORK/WALL COVERING					
FINISHES	25,406.00 M2	6.03%	210.82	219.20	5,569,030

19(1)(a), 19(1)(b), 19(1)(c)(i) & (ii)

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SPECIALTIES

25,406 M2

SPECIALTIES	M2				
SPECIALTIES - SUPPLY & INSTALL	25,406 M2	0.4128%	14.43	15.00	381,090
WHITE/TACKBOARDS PROJECTION SCREENS TOILET/SHOWER PARTITIONS LOCKERS WASHROOM ACCESSORIES FALL ARREST ANCHORS					
WINDOW WASH ANCHORS-ALLOWANCE	1 CA	0.0542%	1.89	50,000.00	50,000
STAIR TREAD/RISER UPGRADE	1,200 EA	0.0520%	1.82	40.00	48,000
CODE UPGRADES TO STAIR NOSINGS					
BUILDING SIGNS-ALLOWANCE	1 CA	0.1300%	4.54	120,000.00	120,000
EXTERIOR SIGN MODIFICATIONS					
SPECIALTIES	25,406.00 M2	0.65%	22.68	23.58	599,090

19(1)(a), 19(1)(b),
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EQUIPMENT 1 EA

EQUIPMENT	EA				
LOADING DOCK EQUIPMENT	1 EA	0.0217%	0.76	20,000.00	20,000
KITCHEN EQUIPMENT-ALLOWANCE 13TH FLOOR - 267M2	1 CA	0.2167%	7.57	200,000.00	200,000
EQUIPMENT	1.00 EA	0.24%	8.33	220,000.00	220,000

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FURNISHINGS **25,406 M2**

FURNISHINGS	M2				
BLINDS/CURTAINS	5,575.60 M2	0.1812%	6.33	30.00	167,268
FOOT GRILLES/ENTRANCE MATS	4 EA	0.0325%	1.14	7,500.00	30,000
FOOTWASH STATIONS	4 EA	0.0217%	0.76	5,000.00	20,000
RELOCATABLE WALL SYSTEM	229 EA	3.7212%	130.03	15,000.00	3,435,000
MODULAR WALL SYSTEM FOR MEETING ROOMS, CLOSED OFFICES FURNITURE & OPEN OFFICE WORKSTATIONS/PARTITIONS NOT INCLUDED					
OPERABLE WALLS	42 M2	0.0819%	2.86	1,800.00	75,600
MEETING ROOM DIVIDER WALLS 2 LOCATIONS, 25' X 9' HIGH EACH					
LIVING WALLS	31 M2	0.0711%	2.48	2,117.04	65,628
MAIN & 13TH FLOORS - 107" X 50" 2.00 EA					
2ND - 12TH FLOORS - 47" X 70" 11.00 EA					
MOVING PEOPLE OFF FLOORS			C/O OWNER		
MOVING EQUIPMENT OFF FLOORS			C/O OWNER		
MOVING PEOPLE ONTO FLOORS			C/O OWNER		
FURNISHINGS	25,406.00 M2	4.11%	143.61	149.31	3,793,496

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CONVEYING EQUIPMENT

1 LS

CONVEYING EQUIPMENT

LS

ELEVATOR REFURBISHMENT NOT INCLUDED

REPLACE ELEVATOR DOORS MAIN FLOOR & 12TH FLOOR	12 EA	0.0325%	1.14	2,500.00	30,000
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CONVEYING EQUIPMENT

1.00 LS

0.03%

1.14

30,000

CONVEYING EQUIPMENT

1 LS

19(1)(a), 19(1)(b)
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BUILDING MECHANICAL **26,416 M2**

BUILDING MECHANICAL	M2				
MECHANICAL-DEMO PARKADE	1,010 M2	0.0164%	0.57	15.00	15,150
MECHANICAL-DEMO ABOVE GRADE	25,406 M2	0.8257%	28.85	30.00	762,180
MECHANICAL	26,416 M2	16.0812%	561.95	561.95	14,844,376
NEW PLUMBING LINES/FIXTURES CHILLED BEAMS RADIANT PANELS AT PERIMETER NEW CHILLER & CONDENSING BOILERS NEW SPRINKLERS NEW BUILDING CONTROLS NEW HVAC EQUIP & DISTRIBUTION					
RAINWATER TANK & PIPING-ALLOWANCE	1 CA	0.1083%	3.79	100,000.00	100,000
BUILDING MECHANICAL	26,416.00 M2	17.03%	595.16	595.16	15,721,706

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BUILDING ELECTRICAL **26,416 M2**

BUILDING ELECTRICAL	M2				
ELECTRICAL-DEMO PARKADE	1,010 M2	0.0109%	0.38	10.00	10,100
ELECTRICAL-DEMO ABOVE GRADE	25,406 M2	0.4128%	14.43	15.00	381,090
ELECTRICAL	26,416 M2	12.4438%	434.84	434.84	11,486,720
NEW ELECTRICAL SERVICE ADDRERSABLE LIGHTING CONTROL NEW FIRE ALARM SECURITY TURNSTILES CCTV SYSTEM CARD ACCESS DATA CABLING					
PHOTOVOLTAIC PANELS-ALLOWANCE	1 CA	0.2708%	9.46	250,000.00	250,000
MAIN /12TH FLOOR LIGHTING UPGRADE	3,053 M2	0.1654%	5.78	50.00	152,650
LED LIGHTING - LEED PLATINUM	25,406 M2	0.2752%	9.62	10.00	254,060
CHARGING STATIONS FOR 2 ELECTRICAL CARS	2 EA	0.0108%	0.38	5,000.00	10,000
SITE LIGHTING-ALLOWANCE	1 CA	0.0812%	2.84	75,000.00	75,000
BUILDING ELECTRICAL	26,416.00 M2	13.67%	477.73	477.73	12,619,620

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EXTERIOR IMPROVEMENTS **2,265 M2**

EXTERIOR IMPROVEMENTS	M2				
SEDIMENTARY AND EROSION CONTROL	2,265 M2	0.1083%	3.78	44.12	99,931
STREET CLEANING CATCH BASIN PROTECTION					
SITE DEMOLITION	2,265 M2	0.3785%	13.23	154.26	349,397
ROOFTOP PATIO	940 M2	0.3055%	10.68	300.00	282,000
ASPHALT PAVING	1,180 M2	0.0959%	3.35	75.00	88,500
CONC CURBS	451 M	0.0525%	1.84	107.56	48,507
SITE REDEVELOPMENT	2,265 M2	0.5095%	17.80	207.63	470,275
REPLACE PARKADE ROOF MEMBRANE SOFT LANDSCAPING BIKE STORAGE FACILITY REPAIR SIDEWALKS					
TEMP SITE FENCING	275 M	0.0507%	1.77	170.33	46,842
STREET/SIDEWALK RENTAL	174 WK	0.3551%	12.41	1,883.70	327,764
LANDSCAPE FEATURE-ALLOWANCE	1 CA	0.0542%	1.89	50,000.00	50,000
EXTERIOR IMPROVEMENTS	2,265.00 M2	1.91%	66.75	778.46	1,763,215

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CONNECT BANK BUILDING WITH MAIN 156 M2

CONNECT BANK BUILDING WITH MAIN	M2				
STRUCTURAL ALLOWANCE	156 M2	0.0507%	1.77	300.00	46,800
STOREFRONT GLAZING 30M X 4M HIGH	120 M2	0.1430%	5.00	1,100.00	132,000
DRYWALL/ACT-WALLS & CEILING	156 M2	0.0203%	0.71	120.00	18,720
WALL FINISHES	272 M2	0.0147%	0.51	50.00	13,600
FLOORING ALLOWANCE	156 M2	0.0422%	1.48	250.00	39,000
MILLWORK	156 M2	0.0127%	0.44	75.00	11,700
MECHANICAL	156 M2	0.0963%	3.37	570.00	88,920
ELECTRICAL	156 M2	0.0803%	2.81	475.00	74,100
CONNECT BANK BUILDING WITH MAIN	156.00 M2	0.46%	16.08	2,723.33	424,840

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CONTINGENCY **1 LS**

CONTINGENCY	LS				
CONTINGENCY-DESIGN	92,308,615 TC	8.0000%	279.55	0.080000	7,384,689
DESIGN DEVELOPMENT CONTINGENCY					
ESTIMATING CONTINGENCY					
CONTINGENCY-CONSTRUCTION	92,308,615 TC	8.0000%	279.55	0.080000	7,384,689
CONSTRUCTION/CHANGE ORDER CONTINGENCY					
ESCALATION INCLUDED TO MAY 2015 CONSTRUCTION START					
CONTINGENCY	1.00 LS	16.00%	559.11	---	14,769,378

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GENERAL EXPENSE COSTS

1 LS

GENERAL EXPENSE COSTS	LS				
PROJECT STAFF	48 MO	4.4927%	156.99	86,398.51	4,147,128
CONSTRUCTION EQUIPMENT	48 MO	0.6065%	21.19	11,662.86	559,817
MOBILE CRANE MISC EQUIP RENTALS ON-SITE MATERIAL HANDLING					
PROJECT OVERHEAD	48 MO	1.2584%	43.97	24,199.89	1,161,594
TEMPORARY OFFICES TEMPORARY POWER SURVEYING OFFICE EQUIP TESTING/INSPECTIONS HOUSEKEEPING					
WEATHER EXPENSE	48 MO	0.2894%	10.11	5,565.60	267,149
BONDING/INSURANCE	1 LS	2.5188%	88.02	2,325,094.25	2,325,094
BUILDING PERMIT	97,385,589 TB	0.8440%	29.49	0.008000	779,085
GENERAL EXPENSE COSTS	1.00 LS	10.01%	349.78	---	9,239,868