

Fort St. John Aquatic Centre

Feasibility Study Report | July 2026



URBAN
SYSTEMS



Acknowledgement

The design team respectfully acknowledge that the proposed Fort St. John Aquatic Centre will be located within the Treaty 8 territory and acknowledges the longstanding presence of the elders and ancestors of Treaty 9. The City of Fort St. John extends recognition and respect for the BC Treaty 8 First Nations and their lands.



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1.1 Executive Summary

In Fall 2025, the City of Fort St. John retained Urban Systems and HCMA Architecture + Design (hcma) to complete a feasibility study and initial concept plan for a replacement aquatics and recreation facility. The scope of the study included program development, site analysis, concept design, as well as constructability and costing by Chandos Construction LP.

The study builds on work undertaken between 2018 and 2025 by the North Peace Leisure Facility Replacement Steering Committee, a partnership between the City of Fort St. John, the Peace River Regional District, and the District of Taylor. In 2025, the City assumed responsibility for advancing the project independently and established the Aquatic Facility Working Group to guide development of a replacement facility. The current study reconciles findings from the 2023 North Peace Leisure Pool Report and reflects changes in governance, community priorities, and site selection.

In late 2025, the City signed a letter of intent with XJ Evergreen Estates Corp. to explore a proposed location for the new aquatics facility in the Parkwood Southlands development, with the developer donating 10 acres of land for the facility. The site is located near 116 Street (West Bypass Road) within a planned mixed-use development. The Parkwood Site ranked third in the 2023 North Peace Leisure Pool Report but was not subject to a full site analysis or test-fit at that time.

From November 2025 to April 2026, the consulting team worked closely with the Aquatic Facility Working Group, City staff, and key user groups to refine the facility program, evaluate site opportunities and constraints, and develop a schematic facility concept. The process included demand analysis, site assessments, stakeholder consultation, and community engagement. This report summarizes the work completed from November 2025 to April 2026 and provides the concept plan to support the City's advancement toward design and construction of the new facility.

Engagement

In February 2026, the City conducted the *Let's Talk New Aquatics Facility* engagement process, providing updated community input that informed the facility vision and program priorities. While the engagement included gymnasium spaces, the final project program for this facility does not include a gymnasium. Planning for a gymnasium space will be addressed through an update to the City's Parks and Recreation Plan happening in Summer 2026.

Program

The program was sized and verified based on current user-group needs and technical demand analysis for future community growth. Below is the list of key program features.

- 8-lane, 25-metre pool with diving boards
- 3-lane, 25-metre warm water pool
- Leisure pool with lazy river
- Splash pad and family-friendly amenities
- Waterslide
- Hot pool and cold pool
- Sauna and steam rooms
- Indoor fieldhouse with a full-sized artificial turf field
- Multi-purpose rooms
- Spectator seating and viewing areas for both aquatics and fieldhouse
- Café and gathering spaces

Cost

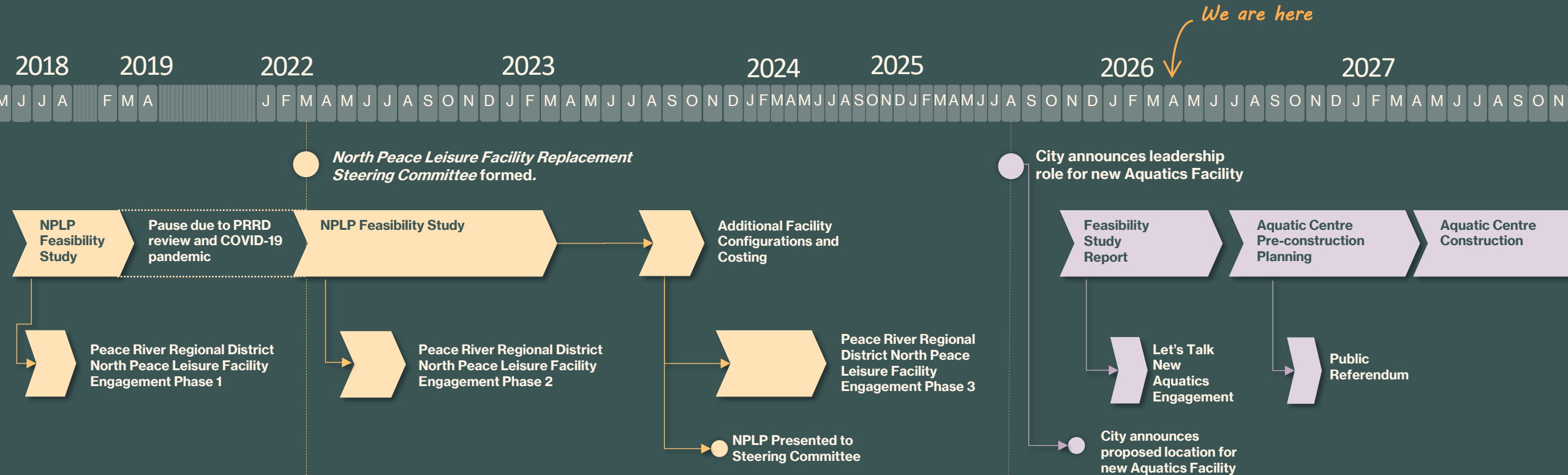
The project budget for the new Aquatic Centre is estimated to be \$185 million, based on the Chandos Construction LP cost estimate developed in Spring 2026. The City has prepared three funding scenarios that explore different approaches to reduce the impact on taxpayers. All scenarios recognize that voter-approved borrowing will be required, along with funding from City reserves, federal and provincial grants, and other capital fundraising.

1.2 Project Timeline

Between 2018 and 2025, the City of Fort St. John, the Peace River Regional District, and the District of Taylor worked together, through the *North Peace Leisure Facility Replacement Steering Committee*, to explore community vision and costing options for a new aquatics facility for the region.

In August 2025, the City of Fort St. John announced they would be taking on leadership of the new Aquatic Facility. The City established the *Aquatic Facility Working Group* to develop a new plan for replacing the aging North Peace Leisure Pool as the owner and operator.

See below for timeline diagram representing the project engagement to date.



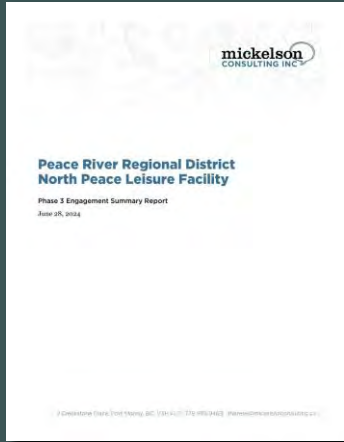
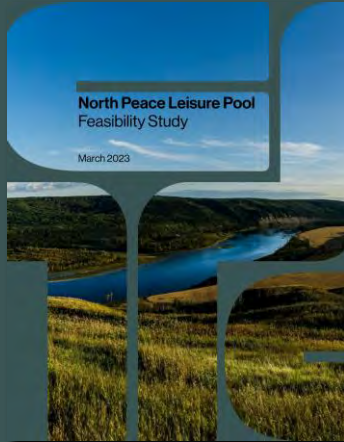
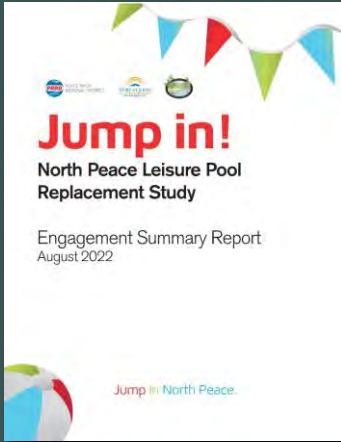
1.3 Engagement Summary

Between 2018 and 2024, two Phases of public engagement were completed, the results of which are included in the North Peace Leisure Pool Feasibility Study Report. The [2019](#) and [2022](#) engagement summaries gathered information on the community’s aquatic priorities, where leisure and recreation swimming, and skill development were identified as two of the highest for aquatics, while waterslide, hot pool, sauna, steam room, and leisure pool were consistently ranked as the highest amenities.

In the Spring of 2024, the Steering Committee engaged Mickelson Consulting Inc. to conduct another deep regional engagement to look more specifically at balancing cost with facility programming and scale. This engagement allowed participants to prioritize amenities alongside cost impacts by household throughout the region. The results, documented in the [Phase 3 Engagement Summary Report](#), informed the aquatic and other programming priorities indicated that a maximum \$30-40 would be an acceptable monthly tax increase.

In January 2026, as described on the previous page, the City of Fort St. John undertook new engagement to better understand community priorities for the aquatic and dryland recreation spaces including the indoor fieldhouse, multipurpose spaces and gymnasias. The results are summarized in [Let’s Talk New Aquatics Facility Engagement Summary Report](#). This stage of the project also included City hosted user-group and staff engagement sessions with participants representing youth and adult soccer, baseball, cricket, basketball, homeschooling, cheer, aquatics and pickleball.

Throughout all engagement studies, the community consistently expressed a high level of importance for flexible programming, spaces for all ages and the need for an all-seasons facility.



1.4 Engagement Outcomes

As the project has developed, the public and user group engagements have shaped its goal and outcomes. Previous engagement studies established the foundation for project priorities, including program spaces and amenities, while final program components and the overall facility scale were refined through user group input, budget considerations, and demand analysis. These proposed program can be evaluated through the three primary impacts; **Cost** – what the building will cost to construct and operate; **Sustainability** – how the building will perform and maintain durability over its service life; **Social** – how it supports participation, accessibility and community benefit.

Cost Impact

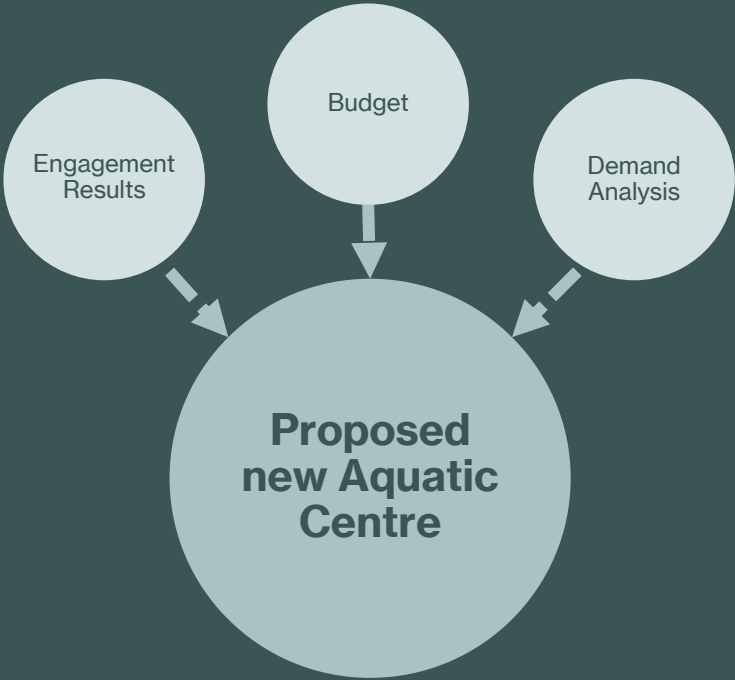
The cost of the new Aquatic facility has played a significant role in shaping the concept design in this feasibility study. The objective is to provide a flexible, durable facility with the amenities identified as community priorities while remaining aligned with the costing parameters established through the Mickleson engagement study. A key factor in evaluating program and design decisions was maintaining a project budget that limited the estimated tax impact to approximately \$30–40 per household per month.

Sustainability Impact

As the current North Peace Leisure Pool reaches its end-of-life, the Working Group identified the need for the new Aquatic Centre to balance high-performance building strategies with lifecycle cost. The aspiration is to reduce long term operating costs while increasing the building’s longevity. Strategies such as high-performance building envelope and finishes help achieve durability and resiliency throughout the lifespan of the building.

Social Impact

Throughout public engagement, we have consistently heard that accessibility and inclusion are priorities for the new Aquatic Centre. The design aims to provide comfortable and welcoming spaces that support recreation, social connection, and play for people of all ages and abilities. This is reflected in the variety of aquatic experiences provided, including different water depths and temperatures, accessible pool entries, and enhanced social spaces with opportunities to gather, view activities, and access amenities outside of paid areas. These elements are supported by the demand analysis completed as part of the March 2023 report.



2.1 Program | Right Sizing the Facility

A key objective throughout the planning process was to right-size the facility. While engagement demonstrated strong support for a larger and more modern aquatic and recreation centre, the Working Group balanced community aspirations with long-term operational sustainability by aligning the proposed program with projected demographic demands, financial realities, and future capacity.

Aquatics

Engagement results indicated that the existing North Peace Leisure Pool no longer meets community expectations and lacks many amenities found in contemporary aquatic centres. With approximately 560 m² of existing water surface area, the Working Group recognized that a replacement facility would need to be substantially larger to address service gaps, accommodate growth, and support a broader range of aquatic experiences.

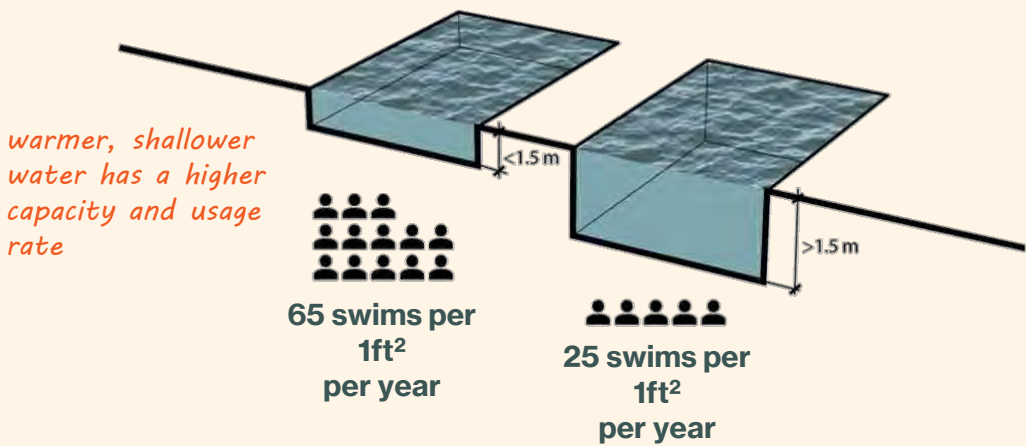
The aquatic program was evaluated based on water area, depth, temperature, and community needs over the next 20 years. The recommended water mix supports recreation, learn-to-swim, fitness and wellness, competition training and hosting, aquatic sport, therapy, and family-oriented experiences. Pool configurations prioritize flexibility, with greater emphasis on warm-water and shallow-water areas that support higher levels of use and a wider variety of programming. Based on projected growth and target participation rates, the facility is sized to accommodate approximately 373,000 annual visits by 2050, ensuring it continues to serve the long-term needs of the North Peace region.

Right-sizing the aquatic program resulted in the proposed centre to have double the water surface than the existing North Peace Leisure Pool. The proposed pool area is 1135 m². A significant contributing factor to this size increase is lap pool's the addition of not only swim-lanes but the size of the lanes, to allow for two-way lane-use.

Fieldhouse

The City of Fort St. John currently has limited indoor field capacity, with one indoor fieldhouse at Kids Arena Fieldhouse and two outdoor soccer fields. The existing indoor field is approximately one-quarter the size of a regulation soccer pitch and is heavily utilized by soccer clubs, community groups, and schools. Given Fort St. John's northern climate and extended winter season, additional indoor field space was identified as a priority to support year-round participation and address existing demand.

The Working Group evaluated several fieldhouse options and, including stakeholder input, identified a regulation-sized indoor soccer pitch as the preferred approach. This would quadruple the City's existing indoor field capacity while providing flexibility through the ability to divide the space into two or four areas for multiple sports, recreation programs, and community uses.



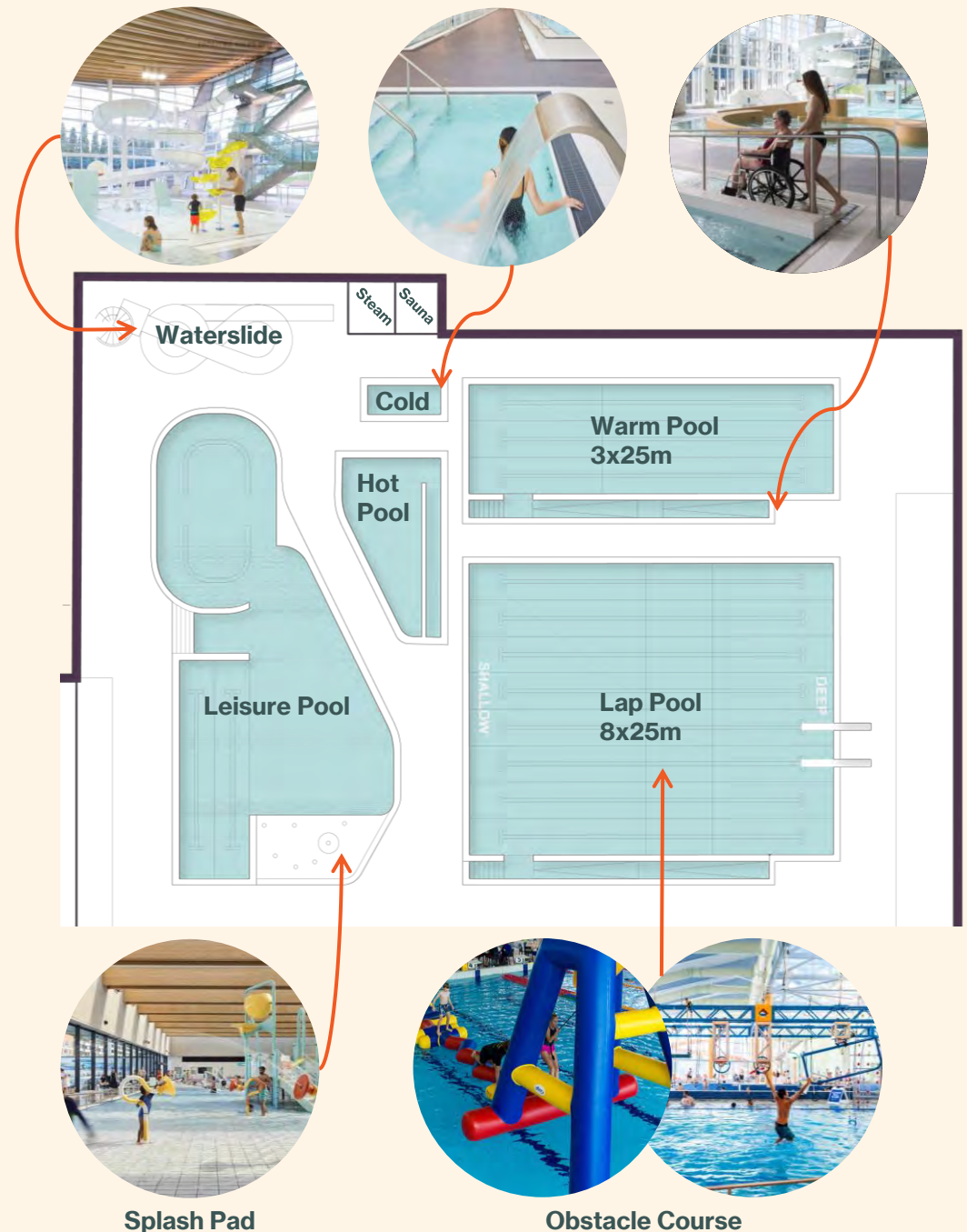
2.2 Program | Aquatic

Pool sizing was considered through the relationship between demand and design. The proposed program increases aquatic capacity and provides a broader mix of spaces to support recreation, families, learn-to-swim, fitness and wellness, aquatic sport, and therapeutic uses. The program prioritizes high-use areas, including warm-water, shallow-water, and multi-purpose spaces, which can accommodate higher levels of use and a wider range of programming, while maintaining sufficient capacity for aquatic sport and training.

The concept plan includes larger swim lanes and accessible ramps at all pools except for the cold plunge. The facility has been sized to support long-term community needs while remaining aligned with operational and financial considerations. Refer to the North Peace Leisure Pool Report for additional detail regarding pool sizing, aquatic typologies, and demand analysis.

Aquatic – Natatorium 3,326m² / 36,200 SF (Gross area)

- **2 x 25m Lane Pools** - 2m wide lanes, ramp entries
 - 8 lane(16m wide) (3.5m deep to 1.2m shallow) – cool water (recreation, training, competition)
 - 3 lane(6m wide) (1.2m deep) – warmer water, broad use focus (recreation, lessons, aquafit)
- **Leisure pool**
 - 300m² (2x15m lanes, lazy river, beach entry, jets and play features)
- **Splash Pad**
 - 30m² splash pad (beach entry to 15cm deep, play features)
- **Hot pool** – 75m² including ramp entry, capacity of approx. 50 people
- **Cold plunge pool** – 10m², capacity of approx. 5 people
- **Sauna and steam rooms** – 15m² each, capacity of approx. 10 -12 each
- **On-deck water** slide, sprays and water features



2.3 Program | Fieldhouse

Fieldhouse sizing was informed by projected demand, existing indoor field capacity, and the need to support a range of users. The recommended field size provides the minimum dimensions required to accommodate an 11v11 soccer field while maintaining flexibility for other sports, recreation programs, and community uses.

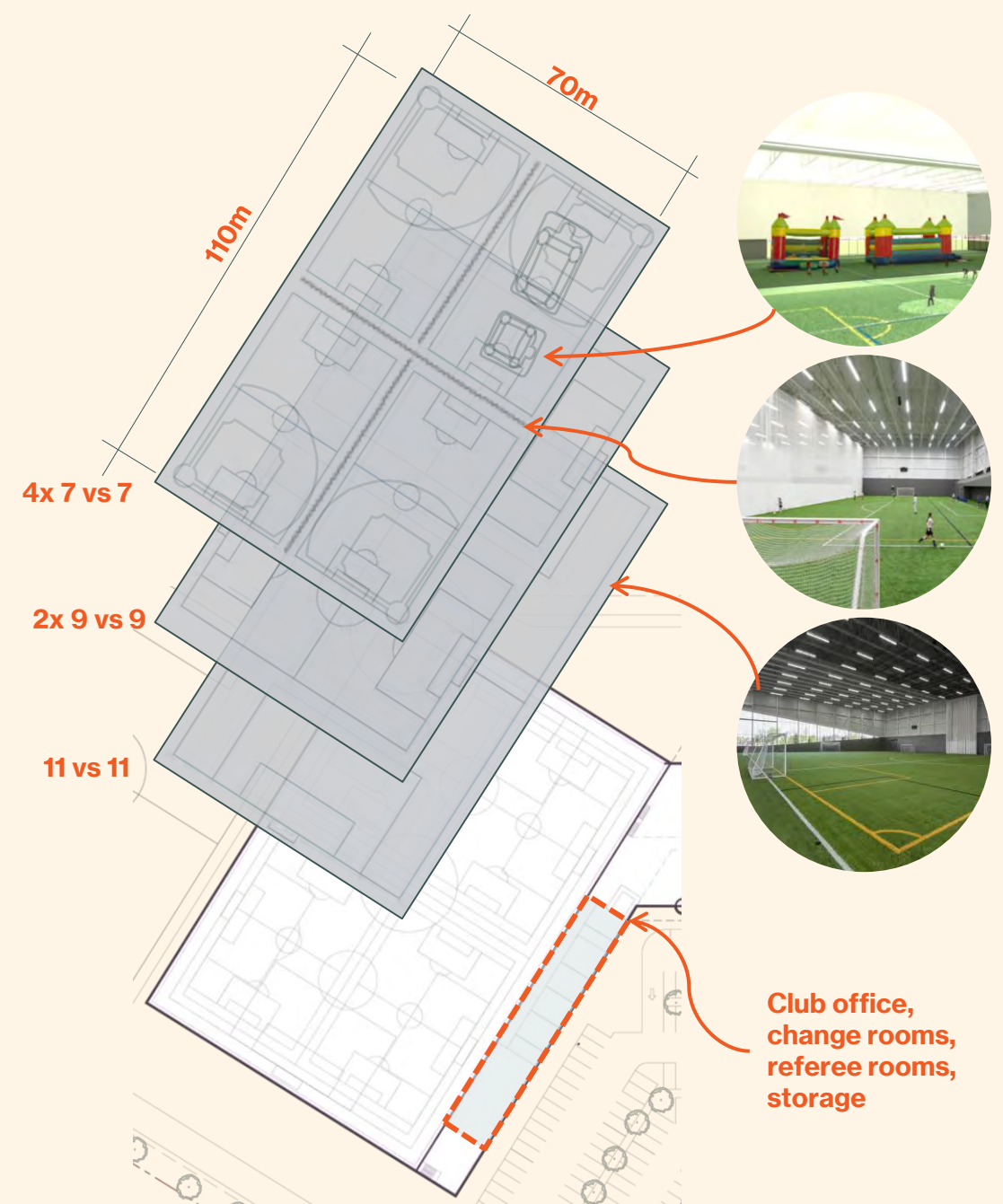
The field can be configured as one full-size field, two medium fields, or four smaller fields, allowing multiple activities and user groups to be accommodated throughout the day. The multi-use configuration supports a variety of indoor recreation activities, including soccer, lacrosse, baseball training, community events, and seasonal programming. Supporting amenities are designed to enable organized sport and community use, providing the necessary infrastructure for athletes, officials, spectators, and user groups to effectively access and operate within the facility.

Fieldhouse | 10,890m² / 117,220 SF (Gross area)

- **70m² x 110m² fields to outside of large pitch**
 - 3m buffer around all 4 sides
 - Accommodates:
 - 1 large field (11 players/side)
 - 2 medium fields (9 players/side)
 - 4 small fields (7 players/side)
- **Spectator seating** above for 100
- **1 club office**
- **4 team change rooms**
- **dedicated referee change room**
- **Storage**

Exterior Program

The concept plan allows for the addition of an exterior full-sized field that runs parallel to the fieldhouse, as a future phase.



2.4 Program | Social and Support

The social and support spaces are intended to enhance the overall facility experience by providing areas for gathering, connection, and access beyond scheduled programs and paid activities. Engagement identified the importance of free, publicly accessible spaces that allow the facility to function as a community gathering place.

The concept design prioritizes a clear arrival experience, shared social areas, and accessible opportunities to view aquatic and fieldhouse activities without entering paid areas. Locating these spaces outside of controlled access areas supports casual visits, informal gatherings, and broader community use. Supporting spaces provide the operational infrastructure required to deliver services effectively, while flexible multipurpose areas accommodate a range of programs, meetings, and events.

Social and Support – 1,787m² / 19,235 SF (Gross area)

- **Main Lobby**, shared social corridors – 750m²
- **Upper lounge area** – 100m²
- **Front Desk/Reception**
- **Staff Space**
 - (8 workstations, 2 offices, staff kitchen, copy room)
 - Swim Club office
- **Multipurpose Room** – 240m²
 - Room to be dividable into two
- **Flexible MP Room** (125m²)
- **Café**
- **Public washrooms**
- Storage, Janitor closets



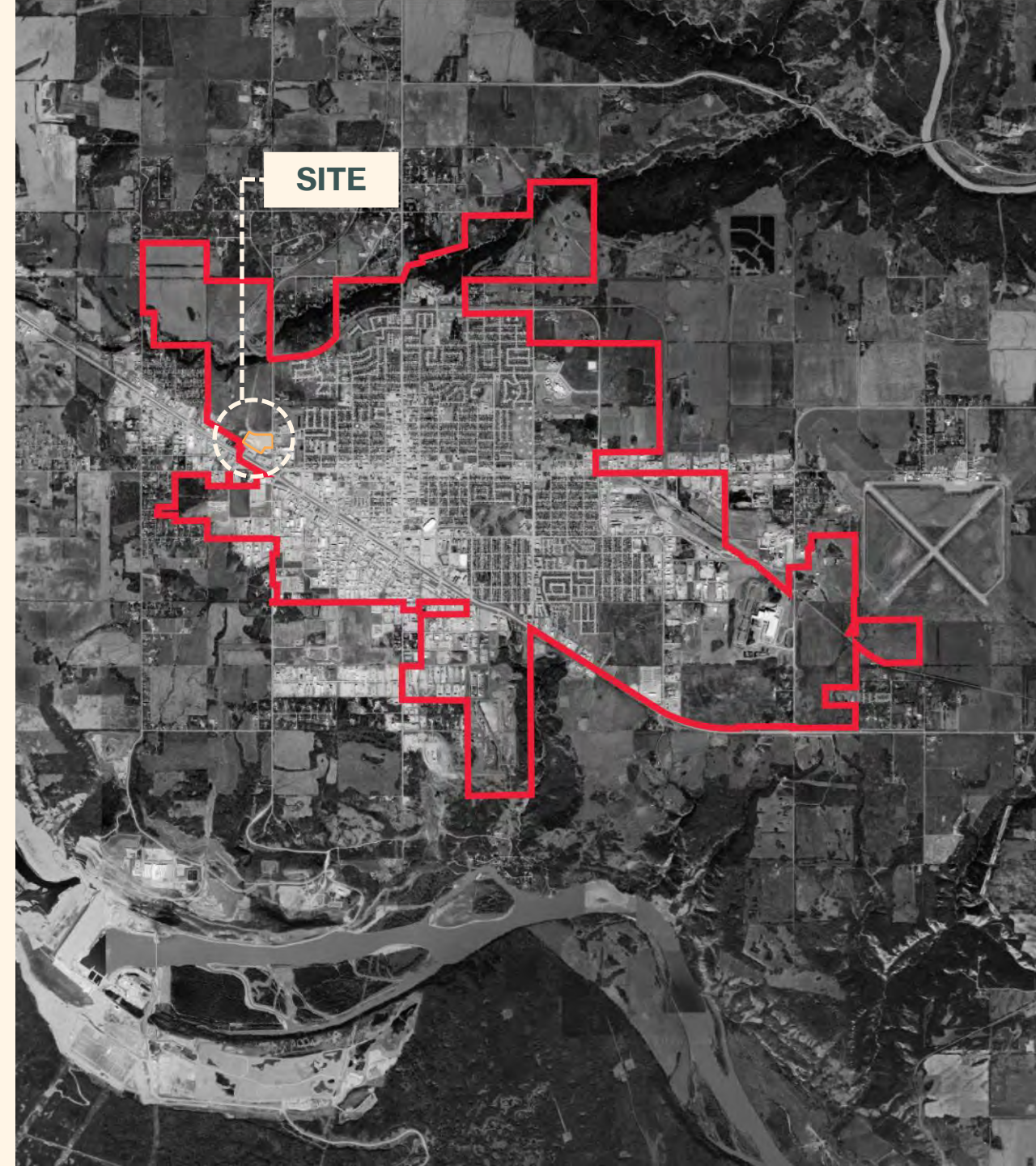
3.1 Site | Selection

During the 2018-2023 North Peace Leisure Pool feasibility study, several sites were evaluated based on a six-category site analysis. The top two sites were test-fit for suitability; Recreation Campus and Toboggan Hill, with Parkwood Development came in as a close third. Parkwood Development had initially been given a lower ranking as the site was not owned by the City at the time. In the intervening years, the City of Fort St. John and XJ Evergreen Estates Corp. signed a letter of intent identifying the Parkwood Lot 1 as the new Aquatic facility's site.

The Parkwood Southlands development is located in the northwest area of the City, with the aquatic facility representing the first development within the commercial and recreation land use area. The site is located across the street from Naache Commons development and Margaret "Ma" Murray Community School. While not as central as the Recreation Campus, the site still offers a convenient location, room for future growth, and distribution of amenities across the City.

Whether as renovation of the current North Peace Leisure Pool or as a full replacement, the 2018–2023 study demonstrated that the Recreation Campus site presents logistical challenges. The scale of work on this site will likely result in disruption to site access and adjacent amenities throughout demolition and construction. While renovation remains feasible, the cost to remediate the existing facility to contemporary aquatic standards is considered prohibitive. The Recreation Campus remains an opportunity for future recreation facility development, aligned with the Parks and Recreation Plan.

Toboggan Hill, studied in the 2018–2023 study, was shown to offer similar opportunities as Parkwood Lot 1 with an open site and ample site access, along with a central location. Despite these benefits, the location has significant grade change that would increase construction complexity and add costs. In addition, building on the site would result in a loss of park space, a net negative for exterior recreation space overall, making Parkwood the preferred site for further study. With these considerations, this feasibility study analyzed the Parkwood site for optimal program distribution.



3.2 Site | Analysis

Site Analysis: Zoning, Topography and Servicing

Parkwood Lot 1 is a greenfield site, meaning that it has not been developed. It will be the first development within a commercial and recreation land use area, with the adjacent commercial and civic frontage to the north of the site. The topography of the site is nominally flat, and existing road access, Parkwood Drive, is raised approximately 1 m above the median grade of the site. Servicing, including water, sanitary, and storm lines, are located to connect from the north property line.

Sun Analysis

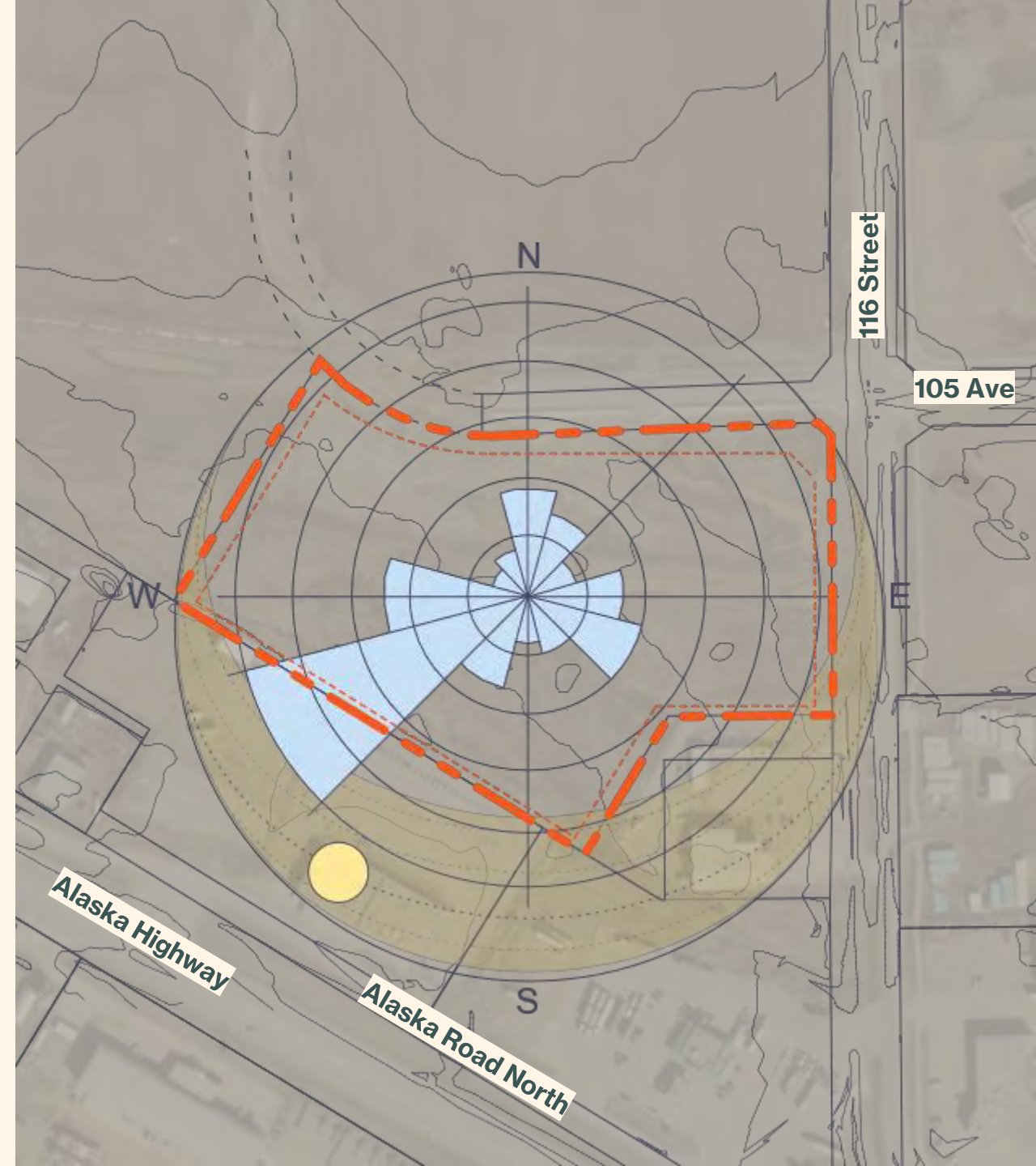
Based on the sun analysis and Fort St. John's winter climate, the building benefits from south-facing glazing to maximize solar heat gains. This approach must be balanced with appropriate solar shading strategies to manage summer conditions and minimize overheating.

Wind Analysis

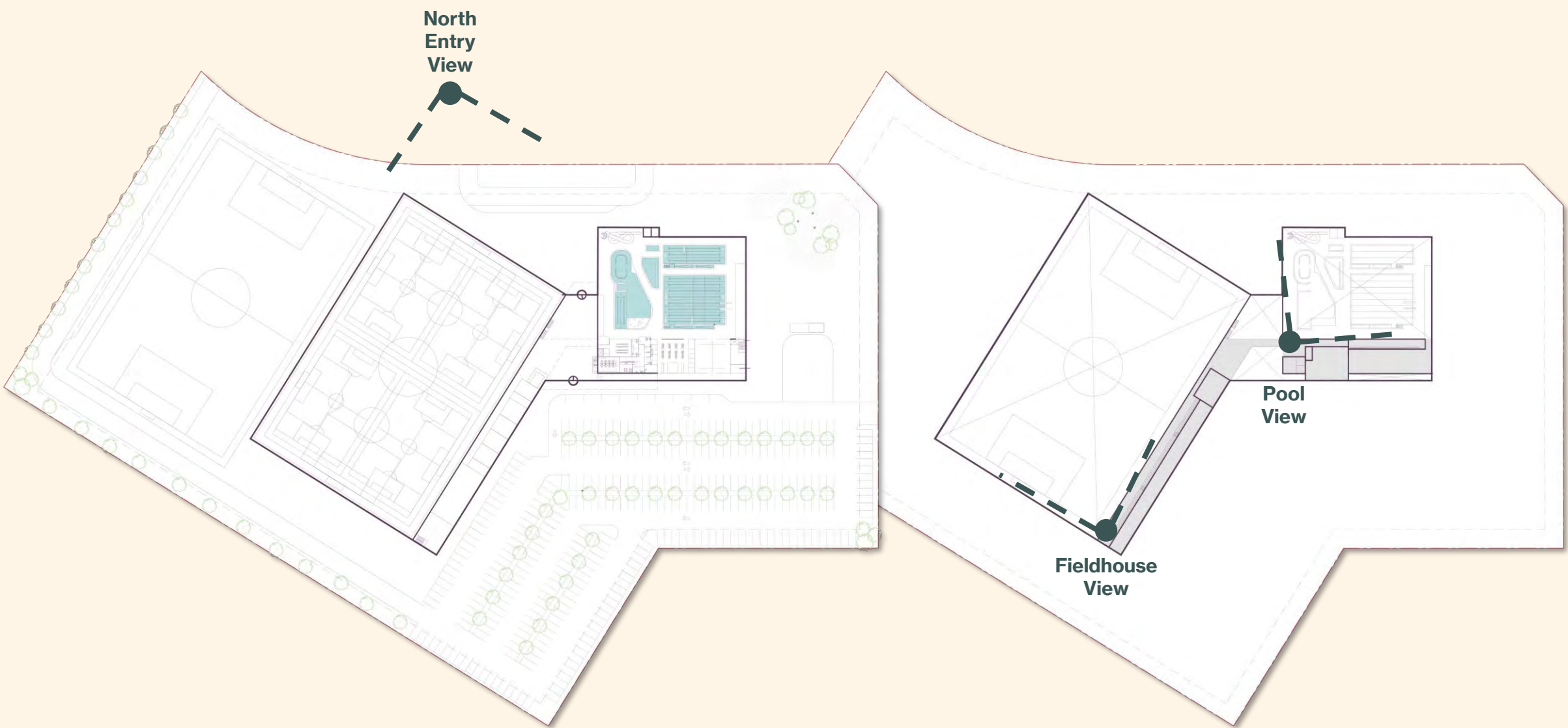
The site is primarily exposed to south-west winds, which represent the predominant wind direction and strongest wind conditions. The proposed plan is intended to minimize exposure of exterior public spaces to these conditions.

Test-Fits

The design team and Working Group evaluated several site test fits to understand how the proposed program could be accommodated within the site. Key considerations included traffic, access and parking, operational servicing, program size, and solar and wind exposure. The preferred arrangement places parking along the south edge of the site, with a secondary entrance supporting site access and operational needs. A north-facing entry and public realm provide a clear arrival from Parkwood Drive while allowing building functions to respond to solar orientation and protecting the plaza from prevailing winds.



4.1 Concept Design



4.2 Concept Design | North Entry



4.3 Concept Design | Pool



4.4 Concept Design | Fieldhouse



5. Capital Costs

Costing

Based on the concept plan, Chandos Construction LP provided a Class D cost estimate. The estimate includes construction and soft costs, including consultant and legal fees, escalation, and a 20% contingency. The estimate includes all items identified in the concept design. The current estimated cost for Phase 1 of the project is **\$185 million..**

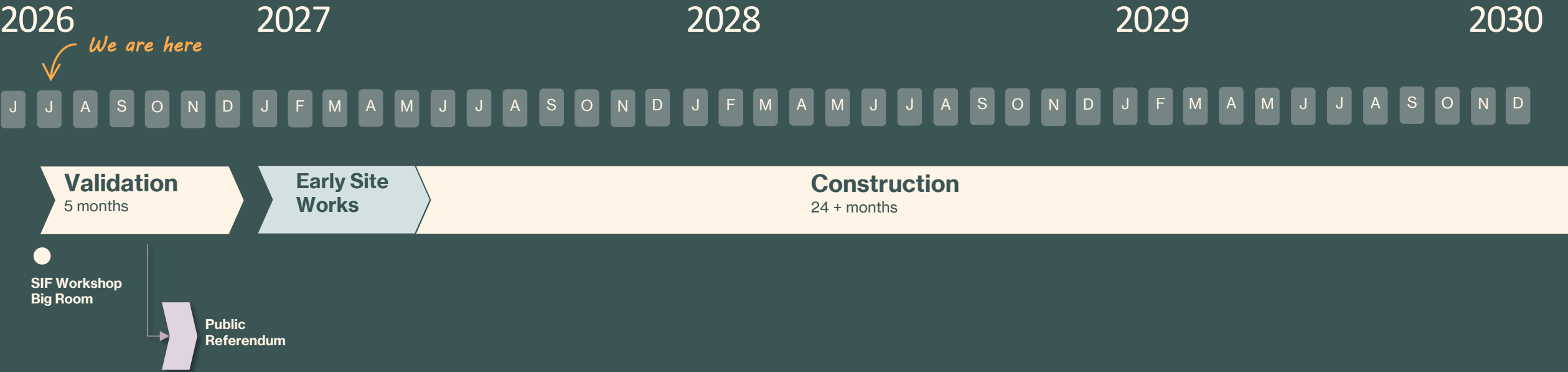
Funding Scenarios

The proposed facility has been developed with long-term financial sustainability in mind. Capital funding is expected to come from a combination of grants, partnerships, land contributions, reserves, borrowing, and fundraising, with the remaining costs supported through property taxes. The City evaluated multiple funding scenarios to understand the potential tax impacts and balance community priorities with affordability.

	Funding Scenario 1	Funding Scenario 2	Funding Scenario 3
Voter-approved Borrowing	\$60 million	\$75 million	\$90 million
Regional & Senior Government Funding	\$45 million	\$33 million	\$20 million
Capital Fundraising	\$10 million	\$7 million	\$5 million
City Reserves	\$40 million	\$40 million	\$40 million
Peace River Agreement Funds	\$30 million	\$30 million	\$30 million
Total Project Cost	\$185 million	\$185 million	\$185 million
Average Increase for Residential Properties	\$17.68 per month	\$22.11 per month	\$26.53 per month
Average Increase for Commercial Properties	\$137.41 per month	\$171.75 per month	\$206.10 per month

6. Next Steps

In Spring 2026, the City of Fort St. John initiated an Integrated Project Delivery procurement process, which brings together a collaborative team of architects, contractors, engineers and trade partners to further refine the design, validate cost estimates and develop a detailed construction plan.



7. Appendices

7.1 Architectural



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Seal

Consultants

Key plan



Issued for
01 Discussion

Project title
City of Fort St. John
Aquatic Centre

Client
City of Fort St. John

Site address
Parkwood, Fort St. John, BC

Sheet title
Site and Floor plan
L0

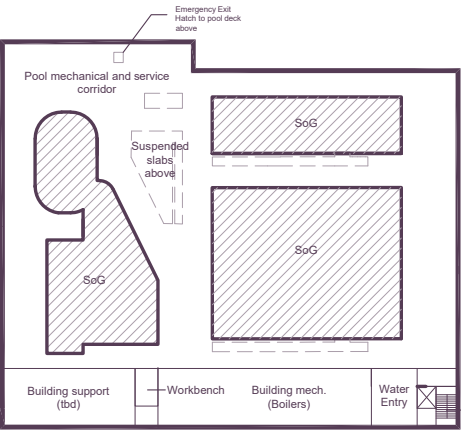
Date Printed
Sheet number
Revision number -

2026-02-13
SK03

Parkwood Drive

116th Street

Gym option - Phase 2 - Below grade
1:1000



- Chandos to review
- feasibility of pool mech layout within service corridor/crawl space area
 - below grade wall layout efficiency



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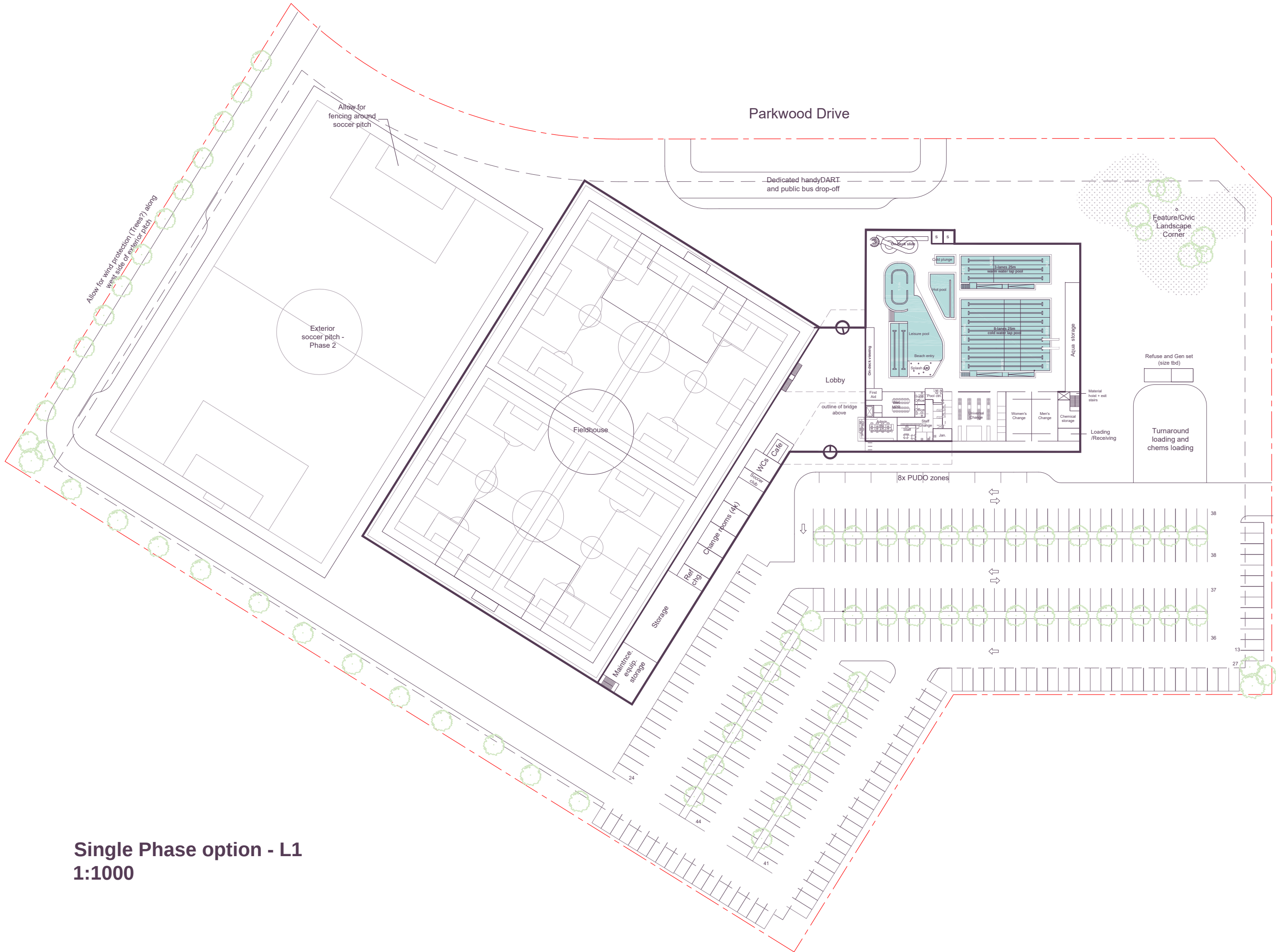
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Parkwood, Fort St. John, BC

Sheet title
Site and Floor plan
L1

Date Printed
Sheet number

2026-02-13
Revision number

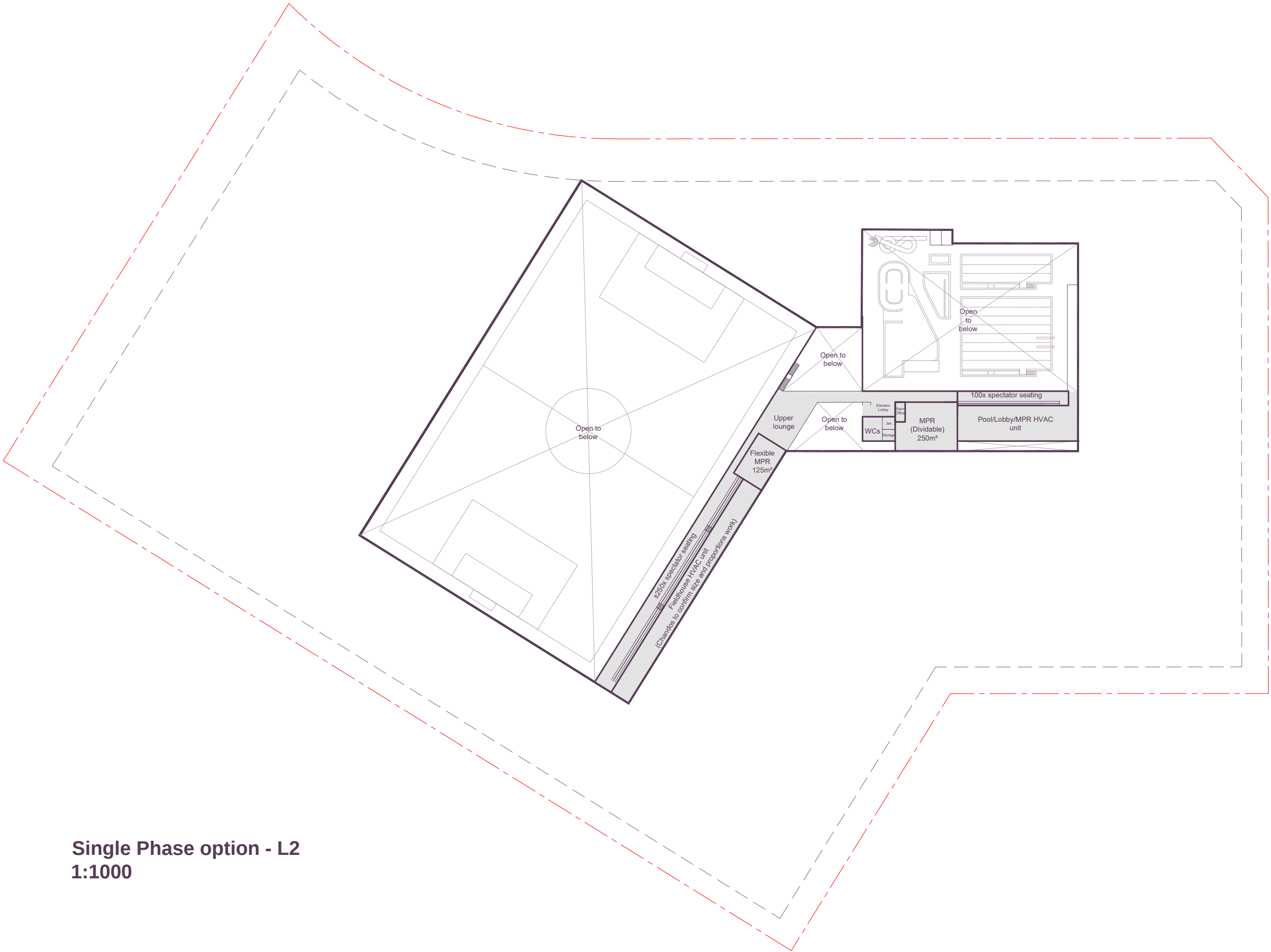
SK04



Single Phase option - L1
1:1000



Single Phase option - L2
1:1000

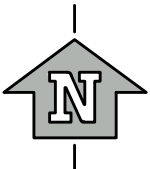


7.2 Civil

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Proposed Aquatics Facility	1.000	1.000	55382sq.m	7453.00 Cu. M.	40987.41 Cu. M.	33534.41 Cu. M.<Fill>

LEGEND		
3.0m	TO -2.0m	CUT
2.0m	TO -1.0m	CUT
1.0m	TO -0m	CUT
0m	TO 1.0m	FILL
1.0m	TO 2.0m	FILL
2.0m	TO 3.0m	FILL



7.3 Costing

**SEE THINGS
DIFFERENTLY**

FORT ST. JOHN AQUATICS FACILITY

CLASS D R1 - COSTING PACKAGE - SCHEMATIC

TYLER ASHFORD, CHIEF ESTIMATOR, MARCH 5, 2026

Certified



Corporation



CHANDOS

CONSTRUCTION COST PLAN



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A. GENERAL PROJECT DESCRIPTION & COST SUMMARY

B. COST SUMMARY

C. BASIS OF COST ESTIMATE

D. CLOSURE

I. APPENDIX

A. GENERAL PROJECT DESCRIPTION & COST SUMMARY

The City of Fort St. John is advancing feasibility and schematic design for a new Recreation Facility consisting of a Phase 1 Aquatics Centre and Field House, with Phase 2 expansion components including Exterior Soccer Pitch.

The objective of this cost plan is to provide Council with an early Total Project Cost (TPC) forecast and a Construction Cost breakdown to support feasibility decision-making and a potential referendum targeted for Fall 2026.

This cost plan has been prepared at the schematic design stage, based on information available as provided by HCMA, Urban Systems and the City of Fort St. John as of February 20, 2026, including:

- schematic site and building plans issued for pricing (Revised Drawing Package 2026.02.20),
- the draft area program schedule Ver R5 (2026.02.20), and
- outcomes and directions from recent design and functional programming workshops.

The estimate has been developed using:

- Comparable project benchmarking from recent aquatics and fieldhouse facilities delivered by Chandos (including Drayton Valley Pool, Prince George Pool and Strathcona County Indoor Field House), adjusted for project-specific scope, regional market conditions, and anticipated timing; and
- A schematic-level parametric cost model organized in MasterFormat trade scopes, with summary reporting available by major building components (Aquatics vs Field House)

The cost plan reflects the current understanding of the facility program, functional requirements, and site/context assumptions. It is intended to establish a baseline budget, identify key cost drivers, and highlight assumptions and risks that will be refined as design advances.

Project Location: Fort St. John, British Columbia

Anticipated Delivery Model: Integrated Project Delivery (IPD)

Assumed Construction Start: 2027

1.1 Scope Overview

Phase 1 – Aquatics Centre

The Phase 1 Aquatics Centre is planned as a multi-purpose community aquatic facility focused on high participation recreational use, with capacity and features sized to exceed current demand and support future population growth.

Based on the current program and schematic layouts, the Aquatics Centre is assumed to include the following major elements:

Aquatic Program Areas

- An 8-lane, 25 m lap pool, expanded relative to existing facilities to support increased recreational and training use.
- A leisure pool with beach entry, designed for family and casual use.
- An integrated splash pad / spray feature, connected to the leisure pool area and included within the leisure water footprint.
- A warm-water basin / leisure water zone, including a 3-lane warm-water component, identified as a recreational (non-competitive) feature.
- A hot pool / whirlpool, increased in size relative to existing facilities (assumed approximately 75 m² for costing purposes).
- A single waterslide feature, including slide structure and associated lifeguard and safety requirements.
- Cold plunge pool, located adjacent to sauna and steam rooms, including dedicated chilling equipment (included as a specialty aquatic feature).

Decks, Spectator, and Support Features

- Pool deck areas sized to support recreational use and small to moderate competitive events, with deck widths increased from minimum code allowances where required for functionality and safety.
- Limited spectator viewing areas (main & 2nd), with allowance for increased occupancy during events (final spectator capacity to be confirmed through design development).
- Starting blocks, touch pads, and scoreboard provisions included for the lap pool.

Ancillary Aquatic Spaces

- Public change rooms, including family and universal change facilities.
- Lifeguard, first aid, and staff support spaces.
- Sauna and steam rooms (assumed approximately 15 m² each).
- Administrative, storage, and building service spaces required to support aquatic operations.
- Mechanical and electrical rooms sized for aquatic loads, including dehumidification, pool filtration, and water treatment systems.

Phase 1 – Field House

The Phase 1 Field House is planned as a large span, flexible indoor recreation space designed primarily for turf-based sports and multi-use programming.

Based on the schematic drawings and area program, the Field House is assumed to include:

- A full-size indoor turf field, suitable for soccer and field sports.

- Clear-span structural framing and high-bay volume consistent with fieldhouse requirements.
- Supporting spaces including:
 - public washrooms,
 - storage and equipment rooms,
 - circulation and spectator/viewing (main & 2nd) areas,
 - building services and back-of-house support.
- Refined 2-storey social spine / upper-level support, additional storage, flexible MPR, upper lounge as reflected in latest area schedule.

The Field House connects to the Aquatics Centre through shared circulation and lobby space & 2nd floor walkway bridge where shown on the schematic plans. Shared elements have been allocated to the building component driving the primary cost and functional use.

Phase 2 – Exterior Soccer Pitch (Additive Scope)

Phase 2 also includes a future exterior soccer pitch, located adjacent to the indoor facilities.

The exterior pitch scope is assumed to include:

- Playing surface (natural or artificial turf to be confirmed).
- Subbase preparation and drainage systems.
- Perimeter fencing and goals.
- Pathway connections and site tie-ins to the broader facility.
- Allowances for field lighting and related electrical infrastructure, subject to confirmation through design development.

Parking expansions, off-site servicing upgrades, and land acquisition are excluded unless specifically noted elsewhere in the cost plan.

Shared / Common Elements

Where practical, shared spaces and shared building systems (including circulation, lobbies, and select building services) have been allocated to the applicable facility component (Aquatics or Field House) or are otherwise based on 50% split of gross up floor areas attributed to each building area.

Key shared-scope assumptions, including treatment of general requirements, design & engineering, owner procured items, site works, etc., are identified in the Basis of Cost Estimate section of this cost plan.

B. COST SUMMARY

This Cost Summary presents the Class D schematic level cost forecast for the proposed Fort St. John Recreation Facility, based on the current program, schematic drawings, and functional direction as of February 20, 2026. The estimate has been prepared to support Council feasibility review and referendum planning, recognizing that scope refinement will continue through subsequent design phases.

2.1 Construction Cost Summary (Phase 1)

Component	Area (m ²)	Construction Cost	Cost / m ²
Aquatics Centre – Ph 1	6,866 m ²	\$102.3 M	\$14,906 / m ²
Field House – P1	11,784 m ²	\$80.7 M	\$6,847 / m ²
Total Phase 1 Cost		18,650 m² \$183.03 M	\$9,814 / m² (blended)

The significant cost differential between the Aquatics Centre and Field House reflects the highly specialized nature of aquatic construction, including pool structures, filtration and water treatment systems, dehumidification, corrosion-resistant materials, and enhanced commissioning requirements.

Price above includes GFA reconciliation of +157 m² attributed entirely to aquatics centre costing due to previously miscalculated floor area prior to previous budget submission (missing minor gross up area calculations).

2.2 Cost Composition Overview

The Phase 1 construction costs include the following major elements:

Included in Construction Cost

- All building trades (Divisions 02–33) for Aquatics and Field House
- General Requirements and General Conditions
- Winter conditions allowances
- Subsistence / LOA allowances reflecting regional labour conditions
- Contractor overhead and fee (IPD CM)
- Insurance and bonding allowances
- Design and engineering allowances
- Testing and inspection allowances
- FF&E allowances (as identified)

- Owner management and commissioning agent allowances
- Class D design and construction contingency (20%)

Key Cost Drivers

- Expanded aquatic program (leisure water, warm-water basins, hot pool, splash features, waterslide)
- High-bay structural systems and long-span framing
- Specialized mechanical systems for aquatic environments
- Northern BC market conditions, including labour availability, logistics, and winter construction exposure
- Schematic-level contingency reflecting program and design evolution
- **NEW**
 - Area reconciliation to aquatics gross up split with field house
 - Increase SF associated to field house

2.3 Phase 2 Additive Scope (Order-of-Magnitude)

The following elements are **not included** in the Phase 1 construction total and have been treated as additive future scope:

Soccer Pitch \$5M to \$12M (pending natural vs artificial turf)

- Playing surface (turf type to be confirmed – low range assumes grass at this point.
- Subbase, drainage, fencing, and goals
- Allowances for lighting and site tie-ins

Phase 2 elements will be refined and priced separately as program and delivery sequencing are confirmed.

2.4 Estimate Status and Reliability

This estimate represents a Class D (schematic-level) cost forecast and should be interpreted accordingly. Key considerations include:

- Quantities and system selections remain subject to design development.
- Program sizing reflects current stakeholder direction to increase capacity relative to existing facilities.
- Contingencies of 20% have been included to address design uncertainty and early market risk. 20% contingency has been noted to be added to the construction cost only.

CONSTRUCTION COST PLAN



- Escalation beyond the assumed construction start has not been fully resolved and will require confirmation as the project schedule is finalized.

The estimate is suitable for feasibility evaluation and budget planning, but not for procurement or construction commitment.

C. BASIS OF COST ESTIMATE

1. Purpose, Use, and Limitations

This Basis of Cost Estimate (BoCE) summarizes key assumptions, inclusions, allowances, and exclusions used to prepare the schematic budget for the project. Several scopes are not sufficiently defined at schematic level; where required, value allowances have been included pending design refinement.

Unless specifically noted, all scopes are assumed to meet:

- Applicable building code requirements and minimum life-safety standards
- Minimum energy/code performance requirements and industry standard performance criteria

Warranty/deficiency period: Allowance includes standard 12-month warranty/deficiency period following Substantial Completion. Any maintenance or deficiencies beyond 12 months are excluded unless explicitly stated.

Note: This BoCE is to be read in conjunction with the detailed estimate line item notes and scope comments. – appendix 1.

2. Design & Programming Information Used

The following documents/information were provided and used to prepare this estimate:

1. **18030-FSJAC-Draft Area Schedule-2026.02.020 Pricing Package Ver R5 (Excel) – reconciled GFA 18,650 m²**
 - Program and area assumptions used for budget build and component allocation
2. **FSJAC – Revised Drawing Package - 2026.02.20.pdf (SK04/SK05/SK03)**
 - Schematic plan basis (scale drawing; used for general massing/relationships)
3. **FSJAC – Enlarged Plan_with and without dims - 2026.02.20**
4. **Jan 22, 2026 Function and Design Pit Meeting Minutes (PDF)**
 - Confirmed functional decisions impacting scope (aquatics features, deck widths, etc.)
5. Additional clarifications and direction issued via email / working sessions to date (where applicable).

3. General Budget Assumptions (Applies to All Components)

3.1 Component Breakdown Used in the Budget

The budget is reported and summarized in the following owner-requested buckets:

- **Aquatics – Phase 1**

- **Fieldhouse – Phase 1**
- **Phase 2 – Exterior Soccer Pitch** (*budget allowance / separate breakout – see section B2.3*)

3.2 Shared / Common Areas and Allocation

Certain spaces and systems serve both Aquatics and Fieldhouse (e.g., lobby/social spine, admin, multipurpose rooms, washrooms, BOH plant and distribution). These are included in the Phase 1 budget and have been allocated between Aquatics and Fieldhouse on a consistent basis aligned to the estimate structure generally by sharing the gross up areas

3.3 Envelope / Structural Performance Allowances (Phase 1)

The budget includes allowances consistent with the program notes:

- **Aquatics – envelope/structure:** concrete foundations; low-carbon insulation; steel and timber superstructure; metal cladding; approx. **30% triple-glazed curtain wall** (up to ~3 m datum); TPO roofing including walking paths and fall-arrest anchors.
- **Fieldhouse – building/structure:** concrete foundations; CMU to ~3 m datum; steel superstructure (potential pre-engineered); rainscreen with metal panel; interior freezer-panel type finish on 3 walls; glazed lobby divider; approx. **10% double-glazed curtain wall**.
- **Operable exterior wall:** insulated overhead/operable doors to allow fieldhouse connection/opening to outdoor pitch area (if part of Phase 1 scope).
- **Window treatments:** roller blinds for pool interior and exterior glazing.
- **Environmental performance:** allowance for higher performance strategies (e.g., improved envelope targets, all-electric approach, PV readiness, earth tubes/comfort strategies) subject to design confirmation.

3.4 Fee / Insurance / Bonding / Escalation / Contingency

These items are not embedded in Division 01 unless specifically noted. They are carried as separate summary lines in the budget:

- Contractor fee / OH&P (as applicable to the delivery approach)
- Insurance (GL / builder's risk only if required to be carried by contractor)
- Escalation (if applicable based on schedule assumptions)
- Contingency (design/market/unknowns, as defined in the estimate summary at 20%)

4. SCOPE OVERVIEW – AQUATICS (PHASE 1)

4.1 Program Basis (Aquatics)

Aquatics program components included in the budget (net areas per the program schedule; final areas subject to design refinement):

- Main 25 m lap pool (8 lanes) with diving features – **500 m²**
- Secondary 25 m lap pool (3 lanes) – **188 m²**
- Accessible ramp(s) for lap pools – **50 m²**
- Leisure pool (lazy river / training lanes / zero entry) – **300 m²**
- Hot pool / hot tub – **75 m²** (*aligned with PIT direction re: sizing; final to confirm*)
- Cold plunge – **10 m²** (*includes chiller allowance*)
- Water slide(s) – **95 m²** (*no second slide twin; feature slide(s) per PIT direction*)
- Pool deck area / on-deck viewing – **1,015 m²** (*deck widths per PIT direction; final to confirm*)
- Sauna – **15 m²**
- Steam room – **~15.5 m²**
- On-deck splash pad – **30 m²**
- Change rooms: universal + men's + women's – **350 m²**
- Aquatics support (storage, wet classroom, seating, staff change, lifeguard/control, first aid) – **~365 m²**
- **Aquatics total program area (net): ~3,008.5 m²**

Key feature decisions captured from PIT minutes (budget basis): include cold plunge; include slide features (no second twin slide); sauna/steam sizing; deck width strategy; hot pool sizing direction.

4.2 Aquatics Trade Scope Inclusions (MasterFormat-Aligned)

01 00 00 – General Requirements (Aquatics)

Included as a budget allowance for general requirements applicable to the Aquatics portion of the work, including (where applicable): site supervision/admin, safety, temporary facilities and utilities, temp heat/lighting, hoisting/deliveries, access/parking controls, protection/fencing/signage, survey/layout, progressive cleanup, and winter condition impacts as assumed.

Insurance/bonding/fee are addressed as separate summary lines unless noted otherwise.

02 00 00 – Existing Conditions / Demolition

- Allowance only where demolition/removals are explicitly indicated in schematic documents.
- Hazardous materials abatement/remediation excluded unless specifically identified.

03 00 00 – Concrete (Aquatics)

- Concrete foundations, slabs on grade, and structural concrete as required for Aquatics.

- Cast-in-place concrete pool tanks (or as designed) including walls, slabs, and structural supports.
- Below-grade pits / trenches / housekeeping pads required for pool mechanical spaces and equipment.

04 00 00 – Masonry (Aquatics)

- CMU where required for BOH/service areas and durability zones (as designed).
- Feature brick/veneer excluded unless shown.

05 00 00 – Metals (Aquatics)

- Structural steel framing / miscellaneous metals as required by schematic framing concept.
- Misc steel, embeds, ladders, rails, and misc. metals in service areas as required.

06 00 00 – Woods/Plastics/Composites (Aquatics)

- Rough carpentry where required; backing/blocking; limited finish carpentry.
- Millwork/casework allowances for lifeguard/control, reception interfaces, and staff areas where applicable.

07 00 00 – Thermal and Moisture Protection (Aquatics)

- High-performance envelope allowance suitable for natatorium conditions (vapour control, insulation strategy, corrosion considerations).
- Roofing system (TPO / SBS areas assumed), roof fall-arrest anchors and walking paths allowance.
- Waterproofing/dampproofing at below-grade elements.
- Firestopping and joint sealants as required.

08 00 00 – Openings (Aquatics)

- Interior/exterior doors, frames, and hardware.
- Curtain wall/storefront glazing allowance consistent with program assumption (triple-glazed curtain wall allowance). Full height 2 level glazed wall for viewing per renderings
- Louvers/vents as required for mechanical systems.
- Window treatments: roller blinds allowance for exterior pool glazing.

09 00 00 – Finishes (Aquatics)

- Wet-area appropriate finishes: ceramic/porcelain tile, sealed concrete/epoxy where applicable, moisture resistant assemblies.
- Ceiling systems appropriate for natatorium (corrosion-resistant strategy assumed).
- Acoustic treatment allowances where required (natatorium and public zones).

10 00 00 – Specialties (Aquatics)

- Toilet accessories, partitions, lockers/benches (as required), wall protection, specialty signage allowance.

11 00 00 / 12 00 00 – Equipment & Furnishings (Aquatics)

- Allowance for specialty equipment noted in program (e.g., accessible change lift) where required.
- FF&E is included only to the cost extent noted in the estimate summary line item (confirm inclusions/exclusions).

13 11 00 – Swimming Pools / Aquatics Special Construction

Included (allowance basis pending design):

- Pool tanks (CIP), pool interior finishes (tile), deck edge details, lane lines/anchors, diving supports as required.
- Filtration, chemical treatment system, CO₂/chemical room allowances, pumps, controls interfaces.
- Water slide feature(s) per schematic direction.
- Cold plunge system including chiller allowance.

21–25 – Mechanical (Aquatics)

Included as allowances consistent with an aquatics facility:

- Natatorium dehumidification / ventilation strategy (AHUs, distribution, controls interfaces)
- Pool heating and heat recovery strategies (as designed/allowed)
- Pool filtration/chemical/mechanical system distribution and piping
- Plumbing, drainage, fixture allowances consistent with program
- Fire protection (sprinklers) as required by code

26–28 – Electrical (Aquatics)

- Electrical distribution and branch wiring, lighting (natatorium and support spaces), emergency lighting, and life safety.
- Fire alarm, basic security/controls allowance where required.
- Allowance for specialty power to pool mechanical systems and dehumidification systems.

31–33 – Civil / Site / Utilities (Aquatics)

- Aquatics component share of site servicing/utilities and exterior works per the budget allocation method.
- Offsite works noted in Owner allowances.

5. SCOPE OVERVIEW – FIELDHOUSE (PHASE 1)

5.1 Program Basis (Fieldhouse)

Fieldhouse program components included in the budget (net areas per the program schedule; final areas subject to design refinement):

- Indoor turf fieldhouse bowl / pitches (70 m x 110 m + buffer) – **8,815 m²**
- Spectator seating (approx. 100 seats) – **90 m²**
- Soccer club office – **15 m²**
- Crush space – **100 m²**
- Storage – **120 m²**
- Additional storage – **300 m²**
- Additional upper level – **300 m²**
- 4 change rooms – **240 m²**
- Referee change rooms – **30 m²**

Note: Turf specification, base build-up, sports equipment, and operable wall/overhead door requirements are carried as allowances subject to design confirmation.

5.2 Fieldhouse Trade Scope Inclusions (MasterFormat-Aligned)

01 00 00 – General Requirements (Fieldhouse)

General requirements allowance applicable to Fieldhouse work (similar categories as Aquatics), with Fieldhouse-specific considerations for long-span erection sequencing and envelope closure.

03 00 00 – Concrete (Fieldhouse)

- Concrete foundations, grade beams, slab on grade, equipment pads and perimeter thickening as required.
- Fieldhouse slab build-up allowances consistent with turf base assumptions (final build-up pending sports design).

04 00 00 – Masonry (Fieldhouse)

- CMU to areas requiring additional durability as interpreted in the schematic concept.

05 00 00 – Metals (Fieldhouse)

- Long-span structural steel superstructure (including potential pre-engineered approach).
- Joists/decking, bracing, and misc. metals required for the bowl and spectator/support spaces.

07 00 00 – Thermal & Moisture Protection (Fieldhouse)

- Rainscreen wall system with metal panels; insulation consistent with performance allowance.
- TPO roof system allowance.
- Operable exterior wall / insulated overhead doors allowance.

08 00 00 – Openings (Fieldhouse)

- Doors/frames/hardware; glazing allowance consistent with program (approx. 10% double-glazed curtain wall in Fieldhouse exterior areas).
- Louvers/vents as required by mechanical.

09 00 00 – Finishes (Fieldhouse)

- Sealed concrete typical in bowl/support durability zones; finishes in offices/support spaces per program allowance.

10–12 – Specialties / Equipment / Furnishings (Fieldhouse)

- Specialty sports equipment and FF&E only to the extent noted in the estimate summary allowances (confirm inclusions).
- Signage allowance.

21–25 – Mechanical (Fieldhouse)

- Heating/ventilation strategy suitable for large volume fieldhouse space.
- Plumbing allowances for change rooms and support spaces.
- Fire protection as required.

26–28 – Electrical (Fieldhouse)

- Power distribution, lighting (high-bay sports lighting allowance as required), emergency/life safety.
- Fire alarm and basic security allowance where required.
- Audio system

31–33 – Civil / Site / Utilities (Fieldhouse)

- Fieldhouse component share of civil/site utilities per the budget allocation method.

6. Exclusions / Owner Items (Noted as by Design / Engineering & Owner)

The following are excluded unless explicitly shown in the estimate line items or directed in writing:

- Land acquisition, offsite servicing, major utility upgrades beyond property line (aside from cost allowances noted)

- Hazardous materials remediation (unless identified)
- Owner's soft costs (legal, financing, permitting fees beyond what is explicitly included)
- Design & engineering
- FF&E beyond the stated budget allowance (to be validated)
- Public art, specialty signage beyond allowance
- Scoreboard allowances
- Structural slabs
- Phase 2 works
- Maintenance/deficiencies beyond 12 months post substantial completion

D. CLOSURE

This report has been prepared for the exclusive and confidential use of the City of Fort St. John. The recommendations and assumptions listed in this report are to be a guide for design and cost saving opportunities. If the Owner decides to accept such intents, the Owner shall have the Consultants approve such suggestions and shall make the design and engineering requirements appropriate. All work associated with design, engineering and building performance is to be performed by the Consultants. Chandos is in no way liable for damages or costs resulting from or arising out of suggested cost estimates or design / engineering considerations. Chandos assumes no liability for the performance of the Consultant nor offers any professional design advice in the above noted Basis of Cost Estimate. 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 above noted estimated cost.

We trust this information is satisfactory, if you should have any questions or identify inaccurate information, please contact our office.

Yours truly,



Tyler Ashford, Chief Estimator

Chandos Construction Ltd.

CONSTRUCTION COST PLAN



I. APPENDIX

Chandos Detail Estimate – Class D – January 28, 2026

Fort St. John Aquatics Facility
Detail Estimate - Class D R1 - March 5 2026

WBS8 Code	Job Cost Phase Code	Item Description	QUAN.	UOM	\$ / UOM	TOTAL	\$/m2 Total
Aquatics Facility			6,866.0	m2	14,906.39	102,347,268	5,487.79
00 00 00 - Procurement and Contracting Requirements						39,963,059	2,142.79
General Conditions						9,971,868	534.68
01 00 00		General Requirements	623,842.1	\$/100	11.00	6,862,263	367.95
01 00 00	003113	Substance / LOA	1.0	LS	800,000.00	800,000	42.90
01 00 00	004100	Insurances	62,384.2	\$/100	10.00	623,842	33.45
01 00 00	004200	Winter Conditions	1.0	LS	750,000.00	750,000	40.21
01 00 00	014126	Building Permits	62,384.2	\$/1000	15.00	935,763	50.17
Fee						7,384,401	395.95
01 00 01	99999-01	IPD CM - OH	703,276.3	\$/100	6.00	4,219,658	226.26
01 00 01	99999-01	IPD CM - Fee	703,276.3	\$/100	4.50	3,164,743	169.69
Design & Engineering / Owner						22,606,789	1,212.16
01 00 02	012119	Testing & Inspection Allowance	1.0	LS	170,000.00	170,000	9.12
01 00 02	99999-02	Design & Engineering	623,842.1	\$/100	13.00	8,109,947	434.85
01 00 02	99999-03	FF&E	1.0	LS	500,000.00	500,000	26.81
01 00 02	99999-03	Signage - Split	1.0	LS	150,000.00	150,000	8.04
01 00 02	99999-0301	Site Service Connection Fees - Split	1.0	LS	750,000.00	750,000	40.21
01 00 02	99999-031	Owner Management Fees - Split	1.0	LS	300,000.00	300,000	16.09
01 00 02	99999-031	CX Agent - Split	1.0	LS	150,000.00	150,000	8.04
01 00 02	99999-04	Contingencies - Class D	623,842.1	\$/100	20.00	12,476,842	669.00
03 00 00 - Concrete						8,980,981	481.55
Concrete						8,980,981	481.55
03 00 00	031101	Concrete, Foundations, Reinforcing, Formwork, Etc.	6,866.0	m2	919.04	6,310,107	338.34
03 00 00	031101	Piling	6,866.0	m2	389.00	2,670,874	143.21
04 00 00 - Masonry						1,180,249	63.28
Masonry						1,180,249	63.28
04 20 00	042000	Masonry	6,866.0	m2	171.90	1,180,249	63.28
05 00 00 - Metals						7,214,969	386.86
Structural Steel						7,214,969	386.86
05 12 00	051200	Structural Steel	6,866.0	m2	1,050.83	7,214,969	386.86
06 00 00 - Wood, Plastics and Composites						1,008,742	54.09
Wood Framing						1,008,742	54.09
06 11 00	061010	Rough Carpentry	6,866.0	m2	107.06	735,068	39.41
06 11 00	061800	Glued-Laminated Construction	6,866.0	m2	39.86	273,673	14.67
07 00 00 - Thermal and Moisture Protection						5,691,639	305.18
Cladding & Roofing						5,691,639	305.18
07 50 00	075423	Cladding & Roofing	6,866.0	m2	828.96	5,691,639	305.18
08 00 00 - Openings						2,643,410	141.74
Glazing & Openings						2,643,410	141.74
08 40 00	085113	Glazing & Openings	6,866.0	m2	385.00	2,643,410	141.74
09 00 00 - Finishes						6,105,379	327.37
Div 9 - Finishes						6,105,379	327.37
09 20 00	092423	Div 9 - Finishes	6,866.0	m2	889.22	6,105,379	327.37
10 00 00 - Specialties						1,205,098	64.62
Specialties						1,205,098	64.62
10 28 10	102800	Washroom Accessories	6,866.0	m2	175.52	1,205,098	64.62
13 00 00 - Special Construction						6,971,976	373.83
Swimming Pools & Aquatics						6,971,976	373.83
13 11 00	131100	Aquatics & Accessories	6,866.0	m2	830.61	5,702,976	305.79
13 11 00	131100	Water Slide	1.0	LS	1,269,000.00	1,269,000	68.04
14 00 00 - Conveying Equipment						110,000	5.90
Elevators						110,000	5.90
14 20 00	142400	Elevator - Split with Field House	1.0	LS	110,000.00	110,000	5.90
22 00 00 - Plumbing						11,754,592	630.27
Mechanical						11,754,592	630.27
22 00 00	220000	Mechanical	6,866.0	m2	1,712.00	11,754,592	630.27
26 00 00 - Electrical						5,517,174	295.83
Electrical						5,517,174	295.83
26 00 00	260000	Electrical	6,866.0	m2	803.55	5,517,174	295.83
31 00 00 - Earthwork						4,000,000	214.48
Earthwork						4,000,000	214.48
31 23 00	311000	Site / Hardscaping / Landscaping	1.0	LS	4,000,000.00	4,000,000	214.48
Field House			11,784.0	m2	6,847.14	80,686,738	4,326.37
00 00 00 - Procurement and Contracting Requirements						31,885,211	1,709.66
General Conditions						7,938,206	425.64
01 00 00		General Requirements	488,015.3	\$/100	11.00	5,368,168	287.84
01 00 00	003116	Substance / LOA	1.0	LS	600,000.00	600,000	32.17
01 00 00	004100	Insurances	48,801.5	\$/100	10.00	488,015	26.17
01 00 00	004200	Winter Conditions	1.0	LS	750,000.00	750,000	40.21
01 00 00	014126	Building Permits	48,801.5	\$/1000	15.00	732,023	39.25
Fee						5,792,501	310.59
01 00 01	99999-01	IPD CM - Fee	551,666.8	\$/100	6.00	3,310,001	177.48
01 00 01	99999-01	IPD CM - OH	551,666.8	\$/100	4.50	2,482,501	133.11
Design & Engineering / Owner						18,154,504	973.43
01 00 02	012119	Testing & Inspection Allowance	1.0	LS	200,000.00	200,000	10.72
01 00 02	99999-02	Design & Engineering	488,015.3	\$/100	13.00	6,344,199	340.17
01 00 02	99999-03	FF&E	1.0	LS	500,000.00	500,000	26.81
01 00 02	99999-03	Signage - Split	1.0	LS	150,000.00	150,000	8.04
01 00 02	99999-0301	Site Service Connection Fees - Split	1.0	LS	750,000.00	750,000	40.21
01 00 02	99999-031	Owner Management Fees - Split	1.0	LS	300,000.00	300,000	16.09
01 00 02	99999-031	CX Agent - Split	1.0	LS	150,000.00	150,000	8.04
01 00 02	99999-04	Contingencies - Class D	488,015.3	\$/100	20.00	9,760,305	523.34
03 00 00 - Concrete						6,530,221	350.15
Concrete						6,530,221	350.15
03 00 00	031101	Concrete, Foundations, Reinforcing, Formwork, Etc.	11,784.0	m2	138.99	1,637,858	87.82
03 00 00	031101	Piling	11,784.0	m2	415.17	4,892,363	262.33
04 00 00 - Masonry						613,946	32.92
Masonry						613,946	32.92
04 20 00	042000	Masonry	11,784.0	m2	52.10	613,946	32.92
05 00 00 - Metals						13,524,497	725.17
Structural Steel						13,524,497	725.17
05 12 00	051200	Structural Steel	11,784.0	m2	1,147.70	13,524,497	725.17
06 00 00 - Wood, Plastics and Composites						297,428	15.95
Wood Framing						297,428	15.95
06 11 00	061010	Rough Carpentry	11,784.0	m2	25.24	297,428	15.95
07 00 00 - Thermal and Moisture Protection						5,689,904	305.09

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3/4/2026

Preliminary - 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 above noted estimated cost.

Fort St. John Aquatics Facility
Detail Estimate - Class D R1 - March 5 2026

WBS8 Code	Job Cost Phase Code	Item Description	QUAN.	UOM	\$ / UOM	TOTAL	\$/m2 Total
07 50 00		Cladding & Roofing				5,689,904	305.09
07 50 00	075423	Cladding & Roofing	11,784.0	m2	482.85	5,689,904	305.09
		08 00 00 - Openings				1,058,085	56.73
08 40 00		Glazing & Openings				1,058,085	56.73
08 40 00	085113	Glazing & Openings	11,784.0	m2	89.79	1,058,085	56.73
		09 00 00 - Finishes				1,596,850	85.62
09 20 00		Div 9 - Finishes				1,596,850	85.62
09 20 00	092423	Div 9 - Finishes	11,784.0	m2	135.51	1,596,850	85.62
		10 00 00 - Specialties				170,868	9.16
10 28 10		Specialties				170,868	9.16
10 28 10	102800	Washroom Accessories	11,784.0	m2	14.50	170,868	9.16
		11 00 00 - Equipment				1,119,480	60.03
11 66 00		Athletic Equipment				1,119,480	60.03
11 66 00	116600	Turf & Netting	11,784.0	m2	95.00	1,119,480	60.03
		14 00 00 - Conveying Equipment				110,000	5.90
14 20 00		Elevators				110,000	5.90
14 20 00	142400	Elevator - Split with Aquatics	1.0	LS	110,000.00	110,000	5.90
		22 00 00 - Plumbing				8,591,243	460.66
22 00 00		Mechanical				8,591,243	460.66
22 00 00	220000	Mechanical	11,784.0	m2	729.06	8,591,243	460.66
		26 00 00 - Electrical				5,499,004	294.85
26 00 00		Electrical				5,499,004	294.85
26 00 00	260000	Electrical	11,784.0	m2	466.65	5,499,004	294.85
		31 00 00 - Earthwork				4,000,000	214.48
31 23 00		Earthwork				4,000,000	214.48
31 23 00	311000	Site / Hardscaping / Landscaping	1.0	LS	4,000,000.00	4,000,000	214.48
		Grand Total	18,650.0	m2	9,814.16	183,034,006	9,814.16

We are hcma. We believe human connections are the best path to solving the fundamental problems of our time.

Vancouver
400 - 675 W Hastings St
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The territories of:
xʷməθkʷəṅəm (Musqueam),
Sḵwəxwú7mesh (Squamish),
səlílwətaʔt (Tsleil-Waututh)

Victoria
205 - 26 Bastion Square
Victoria BC V8W 1H9
250 382 6650
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The territories of:
ləkʷəŋən (Songhees),
Esquimalt), WSÁNEC (Saanich)

Edmonton
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Edmonton AB T5J 1A7
780 306 4464
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The territories of:
Nêhiyawak (Cree),
Anishinaabe (Saulteaux),
Niitsitapi (Blackfoot), Métis,
Dene, Nakota Sioux

Calgary
1900—700 2 St SW
Calgary AB T2P 2W2
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calgary@hcma.ca

The territories of:
Siksika, Piikani, Kainai (Blackfoot
Confederacy); Chiniki, Bearspaw,
Goodstoney (Stoney Nakoda); Tsuut'ina;
Métis

