SCHEDULE C

Community Stadium – Phase 1 Design and Capital Cost

SCHOONER SPORTS & ENTERTAINMENT

COMMUNITY STADIUM - PHASE 1 STADIUM DESIGN & CAPITAL COSTS

PHASE 1 PLANS | AUGUST 2019





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COMMUNITY STADIUM - PHASE 1 STADIUM DESIGN & CAPITAL COSTS

BUDGET SUMMARY



22-Aug-19						
ROJECT:	Community Stadium - Phase 1	30,879 SM				
WNER	Schooner Sports and Entertain				332,258 SF	
RCHITECT:	A49					
ASE BUILDING						
No.	DIVISION		BUDGET	COST/SM	COST/SF	% OF TOT
02	Existing Conditions	Incl in Div 31	0	0.00	0.00	0.
03	Concrete & Formwork		6,154,634	199.31	18.52	6
04	Masonry		1,547,449	50.11	4.66	1
05	Metals		5,503,970	178.24	16.57	5
06	Wood & Plastic		944,757	30.60	2.84	1
07	Thermal & Moisture Protection		2,578,841	83.51	7.76	2
08	Doors, Entrances & Windows		2,077,791	67.29	6.25	2
09	Finishes		1,502,958	48.67	4.52	1
10	Specialties		500,507	16.21	1.51	(
11	Misc Equipment		40,000	1.30	0.12	(
12	Seating & Furnishings		4,972,135	161.02	14.96	!
13	Special Construction		0	0.00	0.00	
14	Elevators		375,000	12.14	1.13	
21	Mechanical		10,495,000	339.87	31.59	1
26	Electrical		16,300,000	527.87	49.06	1
31	Earthwork		3,406,968	110.33	10.25	
32	Site Improvements		4,787,576	155.04	14.41	
33	Site Utilities		1,412,938	45.76	4.25	
	TOTAL BASE BUILDING BUDGET	T .	\$62,600,522	\$2,027.28	\$188.41	66.
01			E ECO 828	180.38	16.76	
01	General Conditions	tructure, Team Facilities Fit Up, AS & Sport NS Offices	5,569,828 8,253,145	267.27	24.84	
01	Testing & Inspection and Mock-ups		6,253,145 100,000	3.24	24.64	
01	Design Fees		5,349,645	173.25	16.10	
01	Development Charges:	Included Below	0,549,045	0.00	0.00	
01	Permits and Connections	Building Permit, Development Fees	995,337	32.23	3.00	
01	Project Insurance	Builders Risk, Wrap Up Liability	145,020	4.70	0.44	
01	Bonding	Performance / L&M	483,123	15.65	1.45	
01	Construction Contingency		3,762,174	121.84	11.32	
01	Design Development Contingency		3,762,174	121.84	11.32	
01	General Contractor Fees		2,958,181	95.80	8.90	
	TOTAL BUDGET	· · · · · · · · · · · · · · · · · · ·	\$93,979,149	\$3,043.46	\$282.85	100.
	Taxes (HST / GST)		Not Included			

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COMMUNITY STADIUM - PHASE I STADIUM DESIGN & CAPITAL COSTS

EXECUTIVE SUMMARY

ESTIMATE SUMMARY

EllisDon has prepared this Order of Magnitude Budget to design and build a new stadium on the Shannon Park lands. This estimate was created based on conceptual renderings and floor plans by the design by Architecture 49.

Estimate Assumptions & Clarifications:

- 1. HST is **not included** in the cost estimate
- 2. The site will be considered green field and <u>NOT pad ready by CLC. All preliminary excavation and</u> <u>removals are included</u>
- 3. Estimate is based on a phased approach for future expansion(s)
- 4. CN requirements / controls need to be confirmed. An allowance for fencing along the rail line adjacent to the site has been included.
- 5. No geotechnical testing or exploration has been done to date, we are basing the estimate on prior sub trade knowledge of the site and are anticipating Rock at the 1-3 m depth
- 6. The following permits and development fees are included: HRM Building permit, solid waste charge, storm water regional development charge and water development charge
- 7. The site is assumed to have clean soils and no remediation is required
- 8. The level of finishes is based on BMO Field 2007 program
- 9. Site Services and Road ways included within project limits
- 10. The current structure is cast in place concrete foundations with steel framing
- 11. The estimate includes precast bleachers on the lower west area seating, Pre Engineered Aluminum bleacher seating on the upper west side seating. The club seats, Loge and Suite seating will consist of Hussey Quattro seating.
- 12. Costs of East Side Pre Engineered Aluminum Seating is not included in this Estimate. (Cost to be borne by SSE)
- 13. As this is a community stadium, the air inflated structure **is included** in this estimate with access to amenities during the winter when in use.
- 14. Offices for Schooner Sports and Entertainment and Sport NS <u>are incorporated into the program</u>. Please see concept floor plans for details on floor areas.
- 15. <u>Owner / operator FF&E not included</u>. A detailed list and program will need to be developed to ensure all owner supplied furniture, fixtures and equipment are included and coordinated with ED.
- 16. 50% Labour and Materials bonds and 50% Performance bonds have been included

SCHEDULE

We have assumed a mobilization date of October10, 2019 for the project and as such, assume that design development, land acquisition, and permitting can be established to accommodate this start date. Keeping in line with the original milestone dates we identify completion of the project in June 1, 2022. We have attached a preliminary high level schedule identifying major components of the construction program.

LOGISTICS

We have developed the attached site logistics drawings that reflect the approach to the construction of the new stadium as well as temporary controls. This is our first pass at the construction program which will be further developing as more construction details are developed.





COMMUNITY STADIUM - PHASE I STADIUM DESIGN & CAPITAL COSTS

DRAFT SCHEDULE

ATA DATE: 10-Jul-19			Sports and Entertainment - Community Stadium		DATE: 22-Aug-19
nal Activity Name tion	Activity % Start Complete	Finish	19 2020 Jul A S Oct N D J F M A M J Jul A S Oct N D J	2021 2022 F M Apr M J Juli A S O N D J F M A M J Juli A S	2023 Oct N D J F M A M J
Schooners Sports and Entertainment - Community Stad	iun ^{11-Jul-19}	12-Oct-22			 Schooners Sports and Entertain
Project Milestones	15-Aug-19	12-Oct-22			Project Milestones
Conceptual Feasibility Review Complete	0%	15-Aug-19	◆ Conceptual Feasibility Review Complete, 15-Aug-19,		
Submission to HRM for Project Review / Assessment	0%	03-Sep-19	 Submission to HRM for Project Review / Assersment, 3-5 		
HRM Approval	0%	30-Oct-19	◆ HRM Approval, 30-Oct-19,	RELIMINA	KY
Construction Start	0% 11-Feb-20		◆ Construction Start, , 11-Feu-20		
Building Permit	0%	10-Mar-20	◆ Building Permit, 10-Mar-20,		
Construction Complete	0%	12-Oct-22			 Construction Complete, 12-0
Project Complete	0%	12-Oct-22			 Project Complete, 12-Oct-22,
Project Development Deliverables	11-Jul-19	10-Feb-20	Project Development Deliverables		
Team Feasibility Assessment	0% 11-Jul-19*	15-Aug-19	Team Feasibility Assessment		
Preliminary Order of Magnitude Budget Development	0% 01-Aug-19	03-Sep-19	Preliminary Order of Magnitude Budget Development		
Project Conceptual Feasability Review - HRM	0% 04-Sep-19	16-Oct-19	Project Conceptual Feasability Review - HRM		
Business Case review by HRM	0% 04-Sep-19	30-Oct-19	Business Case review by HRM		
Finalize Project Agreements	0% 25-Sep-19	20-Nov-19	Finalize Project Agreements		
Finalize Site Acquisition - Canada Lands	0% 31-Oct-19	10-Feb-20	Finalize Site Acquisition - Canada Lands		
Design Development	21-Nov-19	27-Oct-20	Design De	evelopment	
Conceptual Design	0% 21-Nov-19	27-Dec-19	Comceptual Design		
Design Development	0% 12-Dec-19	14-Apr-20	Design:Development		
Project Permitting - Building permit	0% 07-Jan-20	10-Mar-20	Project Permitting - Building permit		
Detailed Design	0% 11-Feb-20	30-Jul-20	Detailed Design		
TEA Early Works Packages - Utilities / Foundations / Steel	0% 11-Mar-20	21-Apr-20	TEA Early Works Packages - Util	ilities / Foundations / Steel	
TEA Mechanical / Electrical Packages	0% 22-Apr-20	03-Jun-20	TEA Mechanical / Electrical	l Packages	
TEA Architectural / Specialty Packages	0% 04-Jun-20	30-Jul-20	TEA Architectural / S	Specialty Packages	
TEA Balance of Project	0% 31-Jul-20	27-Oct-20	TEA Balan	nce of Project	
Construction	12-Mar-20	29-Sep-22			Construction
Early Works	12-Mar-20	03-Sep-20	Early Works		
Mobilization & Site Setup	0% 12-Mar-20	28-Apr-20	Mobilization & Site Setup		
Locate & Relocation of U/G Utilities	0% 06-Apr-20	03-Sep-20	Locate & Relocat	tion of U/G Utilities	
Shoring & Excavation	27-Apr-20	14-Jun-21		Shoring & Excavation	
Bulk Excavation	0% 27-Apr-20	25-Aug-20	Bulk Excavation		
Excavation for Foundations	0% 27-Jul-20	06-Oct-20	Excavation fo	or Foundations	
Backfill Foundations	0% 26-Oct-20	14-Jun-21		Backfill Foundations	
Concrete Structure	01-Sep-20	15-Oct-21		Concrete Structure	
South Endzone	01-Sep-20	30-Apr-21		South Endzone	
	ning Work Remaining Work me		Schooners Sports and Enterta Community Stadium		

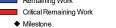
ATA DATE: 10-Jul-19			rs Sports and Entertainment - Community Stadium	DATE: 22-Aug-1	19 13:
nal Activity Name tion	Activity % Start Complete	Finish	19 2020 Jul A S Oct N D J F M A M J Jul A S Oct N D J	2021 2022 2023 F M Apr M J Jul A S O N D J F M A M J Jul A S Oct N D J F M A M	J Jul
F/R/P Footings & Foundations - Plaza Cocourse Level (South Endzone)	0% 01-Sep-20	0 30-Sep-20	F/R/P Footin	gs & Foundations - Plaza Cocourse Level (South Endzone)	
F/R/P Con'c Structure Plaza Concourse Level to Upper Concourse Level (South Endzone)	0% 01-Oct-20	26-Feb-21		F/R/P Con'c Structure Plaza Concourse Level to Upper Concourse Level (South Endzone)	
F/R/P Slab-on-Grades - Services Level (South Endzone)	0% 01-Mar-21	30-Apr-21		F/R/P Slab-on-Grades - Services Level (South Endzone)	
West Sideline	01-Sep-20) 15-Jul-21		West Sideline	
F/R/P Footings & Foundations - Services Level (West Sideline)	0% 01-Sep-20	0 10-Dec-20		P Footings & Foundations - Services Level (West Sideline)	
F/R/P Con'c Structure Services Level to Plaza Concourse Level (West Sideline)	0% 24-Nov-20) 22-Mar-21		F/R/P Con'c Structure Services Level to Plaza Concourse Level (West Sideline)	
F/R/P Con'c Structure Plaza Concourse Level to Upper Concourse Level (West Sideline)	0% 01-Mar-21	25-May-2		F/R/P Con'c Structure Plaza Concourse Level to Upper Concourse Level (West Sideli	inė)
F/R/P Slab-on-Grades - Services Level (West Sideline)	0% 03-May-2	1 15-Jul-21		F/R/P Slab-on-Grades - Services Level (West Sideline)	
North Endzone	17-Nov-20	24-Aug-2	┫ —	North Endzone	
F/R/P Footings & Foundations - Services Level (North Endzone)	0% 17-Nov-20) 22-Jan-21		F/R/P Footings & Foundations - Services Level (North Endzone)	
F/R/P Slab-on-Grades - Services Level (North Endzone)	0% 24-Jun-21	24-Aug-2	1	F/R/P Slab-on-Grades - Services Level (North Endzone)	
East Sideline	30-Dec-20	15-Oct-21		East Sideline	
F/R/P Footings & Foundations - Services Level (East Sideline)	0% 30-Dec-20) 15-Apr-21	1	F/R/P Footings & Foundations - Services Level (East Sideline)	
F/R/P Slab-on-Grades - Services Level (East Sideline)	0% 03-Aug-21	1 15-Oct-21		F/R/P \$lab-on-Grades - Services Level (East Sideline)	
Structural Steel/ Metal Deck/ Topping	03-May-2 ⁻	1 10-Dec-2'		Structural Steel/ Metal Deck/ Topping	
Erect Structural Steel/ Metal Deck/ Topping - Service Level to Concourse Level (South Endzone)	0% 03-May-2	1 09-Aug-2	1	Erect Structural Steel/ Metal Deck/ Topping - Service Level to Concourse Lev	vel (
Erect Structural Steel/ Metal Deck/ Topping -Service Level to Concourse Level (West Sideline)	0% 16-Jul-21	25-Oct-21		Erect Structural Steel/ Metal Deck/ Topping -Service Level to Conco	ours
Erect Structural Steel/ Metal Deck/ Topping - Service Level to Concourse Level (East Sideline)	0% 18-Oct-21	10-Dec-2		Erect Structural Steel Metal Deck/ Topping - Service Level to	Con
Install Precast	16-Sep-21	1 02-Dec-2'		Install Precast	
Precast Seating (West Sideline)	0% 16-Sep-21	1 02-Dec-2	1	Precast Seating (West Sideline)	
Building Envelope	03-Dec-21	1 14-Apr-22		Building Envelope	
West Sideline	03-Dec-21	1 14-Apr-22		West Sideline	
Install Exterior Cladding/ Precast/ Entrances (West Sideline)	0% 03-Dec-21	1 22-Mar-22	2	Install Exterior Cladding/ Precast/ Entrances (Wes	t \$i
Roofing / Bleachers - Waterproofing (West Sideline)	0% 11-Feb-22	2 14-Apr-22		Roofing / Bleachers - Waterproofing (West Side	line
Field Works	18-Oct-21	29-Sep-22	2	Field Works	
Under Slab Services/ Drainage	0% 18-Oct-21	24-Jan-22	2	Under Slab Services/ Drainage	
Grade/ Compaction	0% 17-Nov-21	1 28-Feb-22	2	Grade/ Compaction	
F/R/P Field Slab-on Grade	0% 21-Dec-21	1 14-Apr-22		F/R/P Field Slab-on Grade	
Install Field Artificial Turf	0% 08-Mar-22	2 25-Jul-22		Install Field Artificial Turf	
Install Field Lighting Systems	0% 17-May-22	2 23-Aug-22	2	Install Field Lighting Systems	
Install Field AV Systems	0% 17-May-22			Install Field AV Systems	
Elevators/ Escalators	· · ·	09-Sep-22		Elevators/ Escalators	
Install Elevators	0% 07-Jan-22	25-Aug-22	2	Install Elevators	
Install Escalators	0% 21-Jan-22	2 09-Sep-22	2	Install Escalators	
Interior Finishes	03-Aug-21	1 20-Sep-22	2	Interior Finishes	
	aining Work Il Remaining Work Ione		Schooners Sports and Entert Community Stadium		19

ATA DATE: 10-Jul-19		Schooners	Sports and Entertainment - Community Stadium						DATE: 22-Aug-19 13:57	
nal Activity Name	Activity % Start Complete	Finish	19 Jul A S Oct N D	JFMAM	2020	S Oct N D J	2021 F M Apr M J Jul A S O N D	2022 J F M A M J Jul A S Oct N E	2023	
M&E Rough-in	0% 03-Aug-21	18-May-22						M&E Rough-in		
Install Seating's/ Finishes	0% 17-Jan-22	11-Apr-22						Install Seating's/ Finishes		
Architectural Finishes	0% 25-Jan-22	20-Sep-22						Architect	ural Finishes	
Install Scoreboard	0% 25-May-22	2 18-Aug-22						Install Score	poard	
Mechanical/ Electrical Equipment Installation & Commissioning	13-Dec-21	15-Sep-22					-		al/ Electrical Equipment Ins	
Mechanical Equipment Installation	0% 13-Dec-21	19-Jul-22		+				Mechanical Equ	pment Installation	
Electrical Equipment Installation	0% 06-Jan-22	10-Aug-22						Electrical Equ	ipment Installation	
M&E Systems Test & Commissioning	0% 07-Jun-22	15-Sep-22						M&E Sys	tems Test & Commissionin	
Project Close-out	11-Jul-22	12-Oct-22						Projec	t Close-out	
Inspections/ Deficiency Corrections	0% 11-Jul-22	04-Oct-22						Inspec	ions/ Deficiency Corrections	
Life Safety/ Occupancy Inspections & Certifications	0% 18-Jul-22	12-Oct-22						Life S	atety/Occupancy Inspection	
Substantial Performance	0%	12-Oct-22						◆ Subst	ntial Performance, 12-Oct-2	

Schooner Sports & Entertainment Remaining Level of Effort Remaining Work

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Actual Work



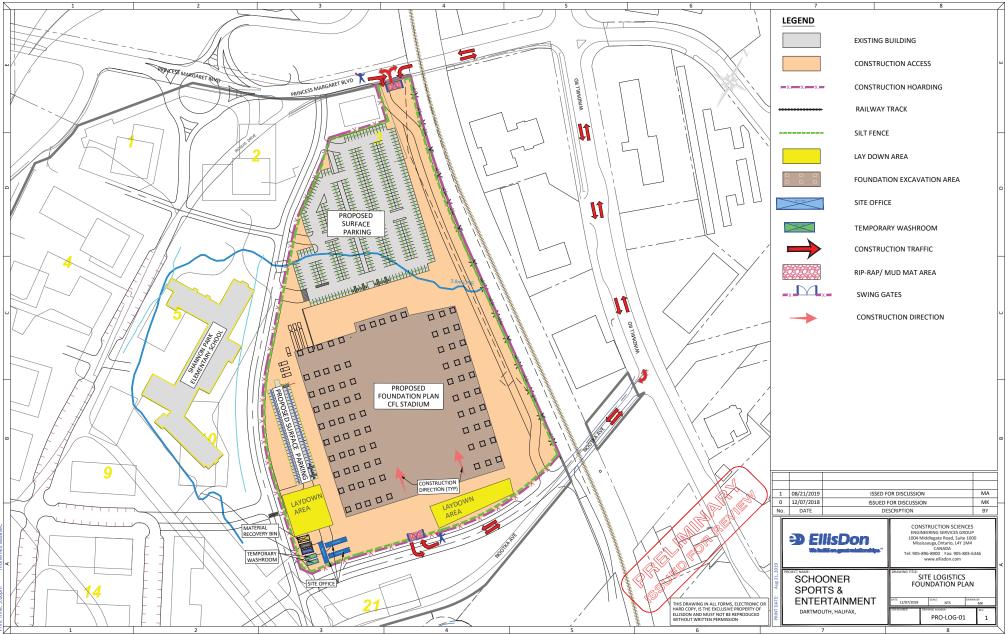
Schooners Sports and Entertainment -Community Stadium



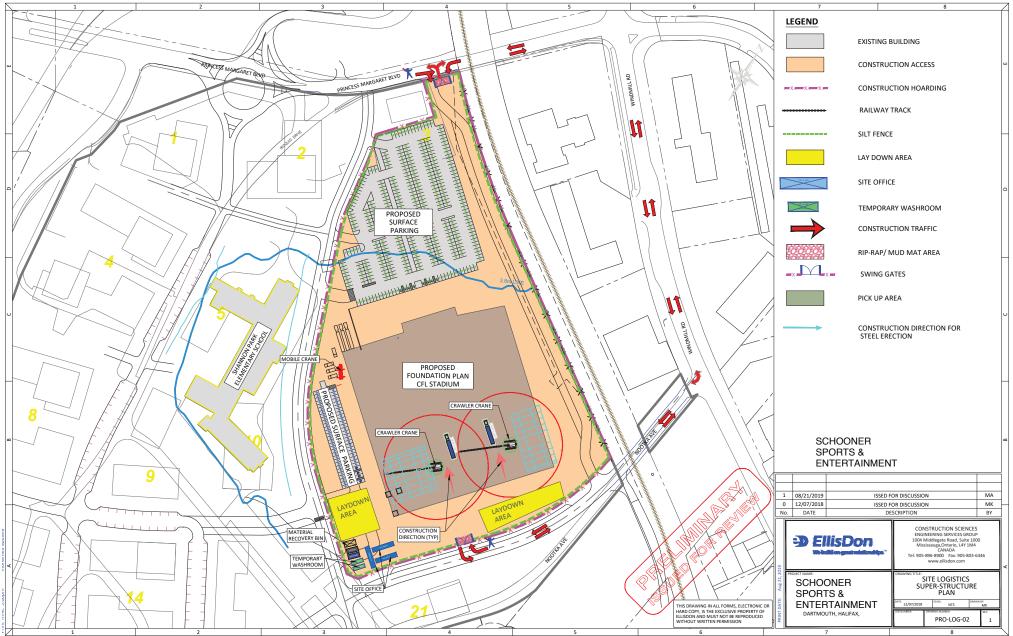


COMMUNITY STADIUM - PHASE I STADIUM DESIGN & CAPITAL COSTS

LOGISTICS PLAN

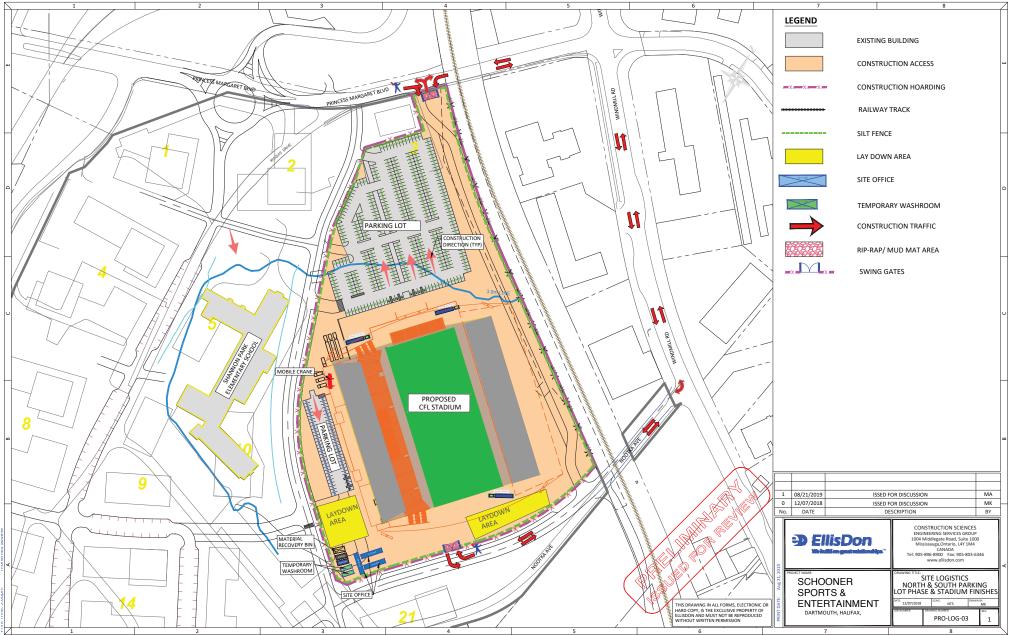


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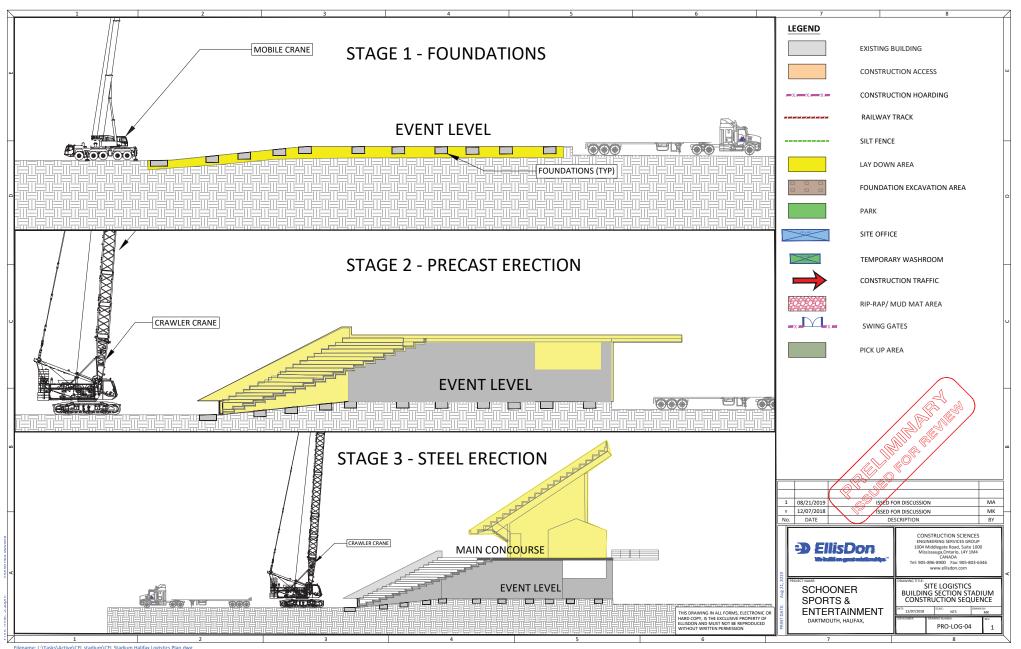
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Community Stadium – Phase 1 Stadium Design & Capital Costs



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Community Stadium – Phase 1 Stadium Design & Capital Costs



Community Stadium – Phase 1 Stadium Design & Capital Costs



COMMUNITY STADIUM - PHASE 1 STADIUM DESIGN & CAPITAL COSTS

COMMUNITY STADIUM CONCEPT

SCHOONERS SPORTS & ENTERTAINMENT COMMUNITY STADIUM CONCEPT

AUGUST 2019

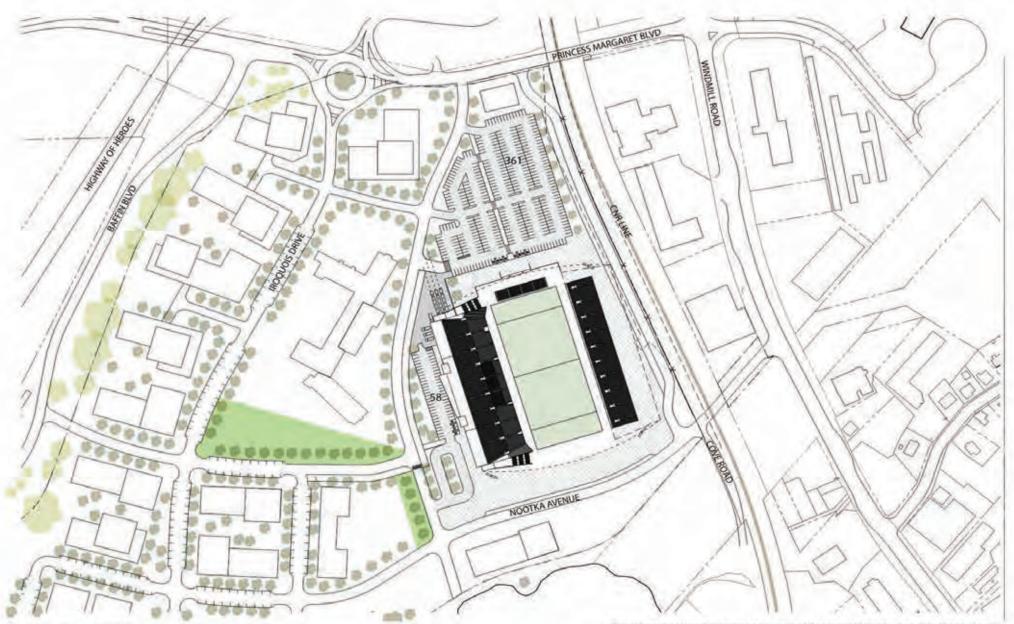
PREPARED FOR

SCHOONER SPORTS & ENTERTAINMENT ARCHITECTURE 49

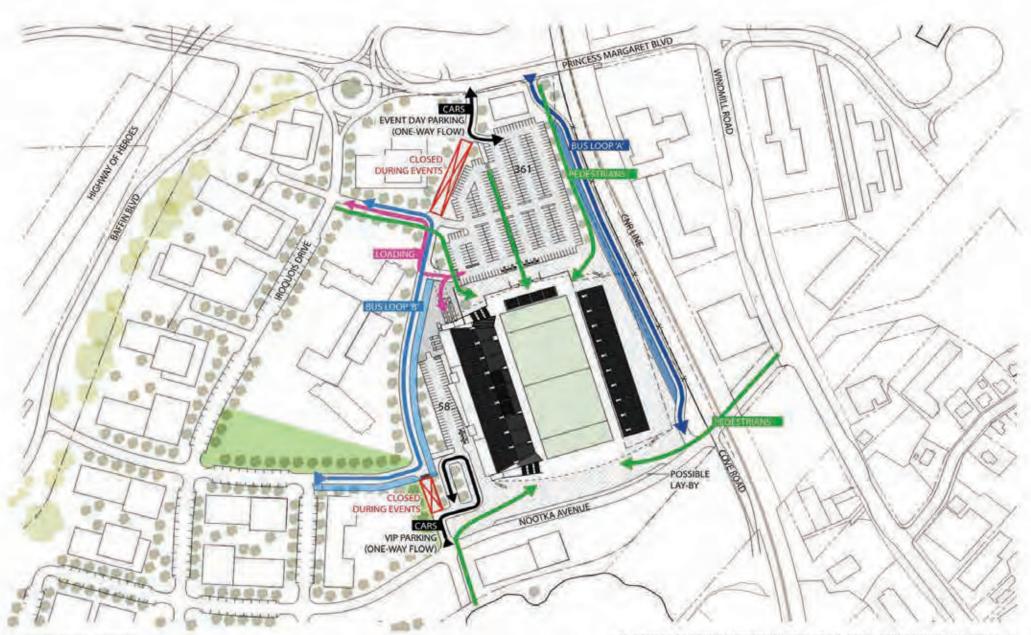
ARCHITECTURE 49 ELLISDON

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ARCHITECTURE]49 €LLISDON

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PERSPECTIVE VIEW



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WINTER COMMUNITY USE



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FORM



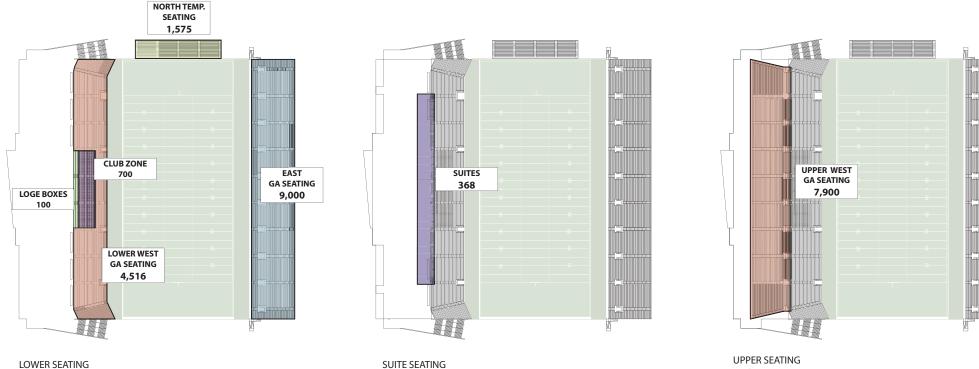
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TEMPORARY STRUCTURES



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SEATING



WEST

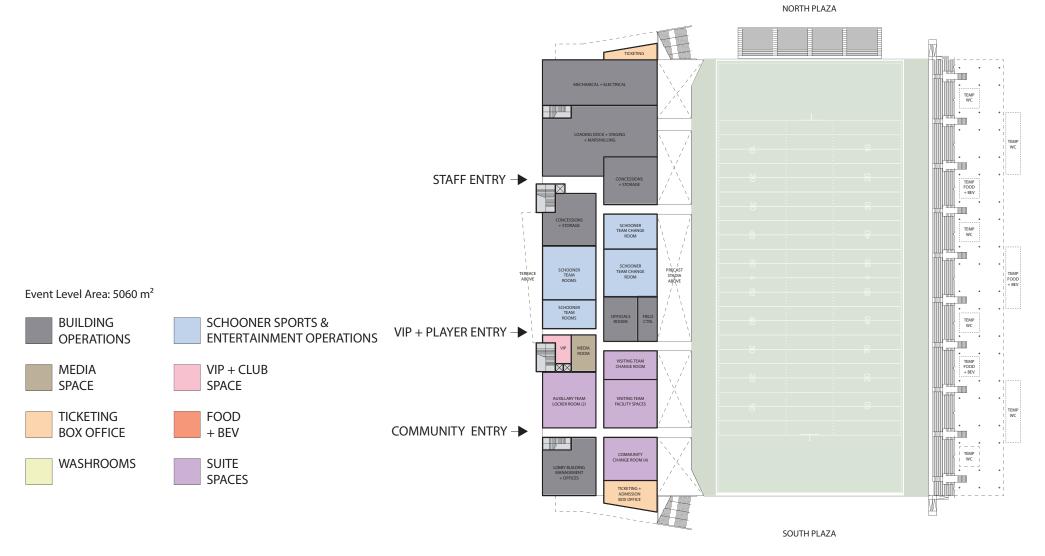
LOWER SEATING EAST + NORTH + WEST

TOTAL: 24,159 SEATS

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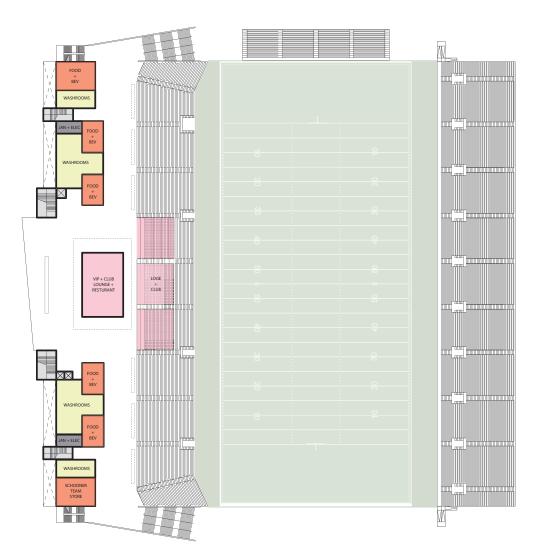
WEST

EVENT LEVEL

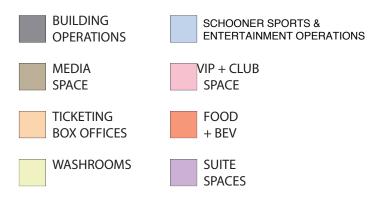


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CONCOURSE LEVEL

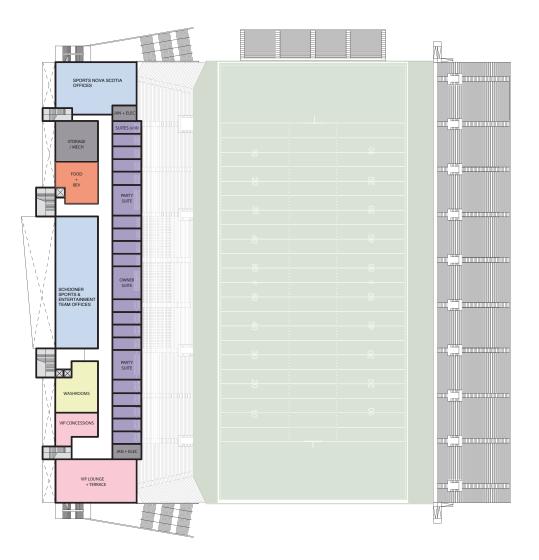


Concourse Level Area: 3980 m²



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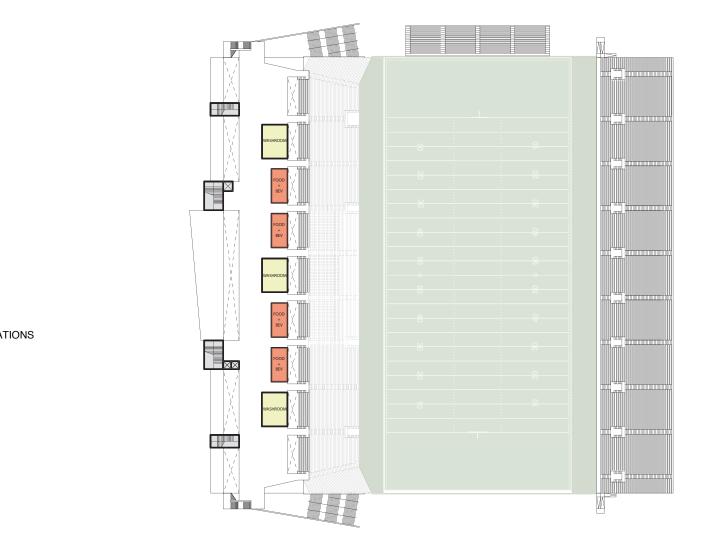
SUITE LEVEL



Concourse Level Area: 3720 m²



UPPER CONCOURSE LEVEL

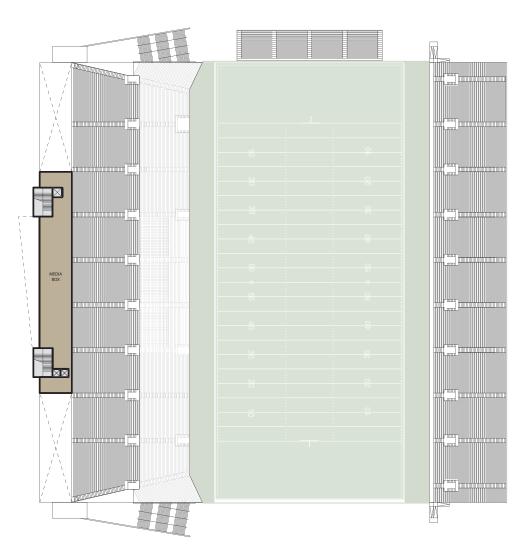


Concourse Level Area: 2330 m²

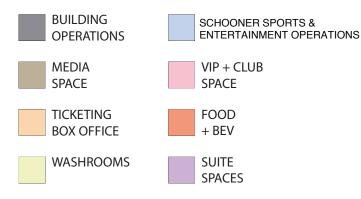


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MEDIA LEVEL



Concourse Level Area: 700 m²

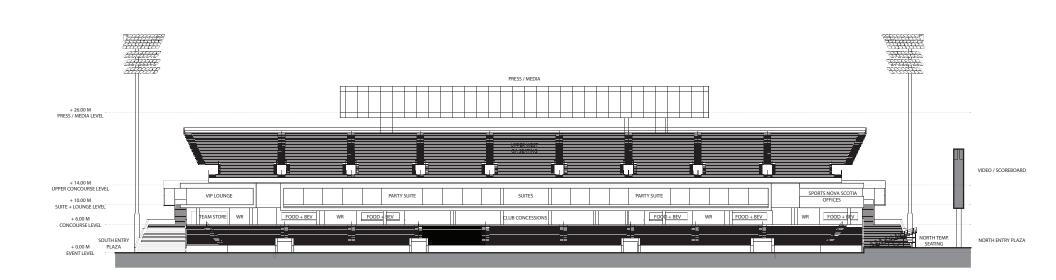


SCHOONERS SPORTS & ENTERTAINMENT COMMUNITY STADIUM CONCEPT AUG 2019

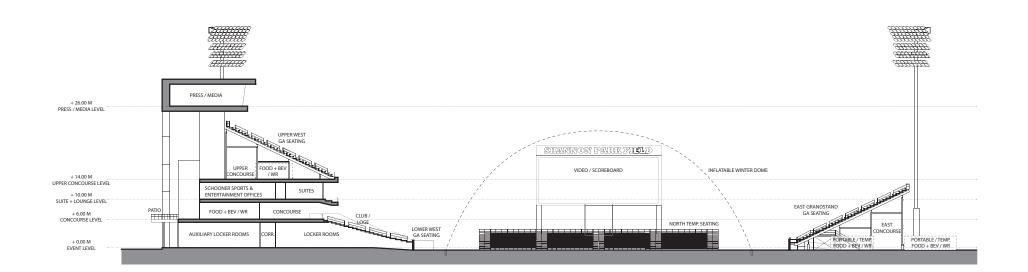
GROSS AREAS OF MAIN AMENITIES

	Areas
EVENT LEVEL	(m ²)
BUILDING OPERATIONS / STORAGE	2,330
TICKETING / BOX OFFICE	205
SSE TEAM / CHANGE ROOM	880
VISITING / COMMUNITY CHANGE ROOM	905
CONCOURSE LEVEL	
VIP + CLUB LOUNGE	200
SSE MERCH. STORE	100
WASHROOMS	495
CONCESSIONS	340
SUITE LEVEL	
SUITES	753
VIP LOUNGE / CONCESSIONS	455
SSE OFFICES	540
SPORT NS OFFICES	380
WASHROOMS	180
CONCESSIONS	150
UPPER CONCOURSE LEVEL	
WASHROOMS	288
CONCESSIONS	200
MEDIA LEVEL	
MEDIA	600

SECTION SOUTH-NORTH



SECTION WEST-EAST



SCHOONERS SPORTS & ENTERTAINMENT COMMUNITY STADIUM CONCEPT AUG 2019