

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

 **EllisDon**



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COMMUNITY STADIUM - PHASE 1 STADIUM DESIGN & CAPITAL COSTS

BUDGET SUMMARY

BUDGET SUMMARY

22-Aug-19

PROJECT: Community Stadium - Phase 1 Design and Capital Budget 30,879 SM 332,258 SF
 OWNER Schooner Sports and Entertainment
 ARCHITECT: A49
 BASE BUILDING BUDGET \$93,979,149

No.	DIVISION		BUDGET	COST/SM	COST/SF	% OF TOTAL
02	Existing Conditions	<i>Incl in Div 31</i>	0	0.00	0.00	0.00
03	Concrete & Formwork		6,154,634	199.31	18.52	6.55
04	Masonry		1,547,449	50.11	4.66	1.65
05	Metals		5,503,970	178.24	16.57	5.86
06	Wood & Plastic		944,757	30.60	2.84	1.01
07	Thermal & Moisture Protection		2,578,841	83.51	7.76	2.74
08	Doors, Entrances & Windows		2,077,791	67.29	6.25	2.21
09	Finishes		1,502,958	48.67	4.52	1.60
10	Specialties		500,507	16.21	1.51	0.53
11	Misc Equipment		40,000	1.30	0.12	0.04
12	Seating & Furnishings		4,972,135	161.02	14.96	5.29
13	Special Construction		0	0.00	0.00	0.00
14	Elevators		375,000	12.14	1.13	0.40
21	Mechanical		10,495,000	339.87	31.59	11.17
26	Electrical		16,300,000	527.87	49.06	17.34
31	Earthwork		3,406,968	110.33	10.25	3.63
32	Site Improvements		4,787,576	155.04	14.41	5.09
33	Site Utilities		1,412,938	45.76	4.25	1.50

	TOTAL BASE BUILDING BUDGET		\$62,600,522	\$2,027.28	\$188.41	66.61%
01	Cash Allowances - Signage, Air Inflated Structure, Team Facilities Fit Up, AS & Sport NS Offices		5,569,828	180.38	16.76	5.93
01	General Conditions		8,253,145	267.27	24.84	8.78
01	Testing & Inspection and Mock-ups		100,000	3.24	0.30	0.11
01	Design Fees		5,349,645	173.25	16.10	5.69
01	Development Charges:	<i>Included Below</i>	0	0.00	0.00	0.00
01	Permits and Connections	<i>Building Permit, Development Fees</i>	995,337	32.23	3.00	1.06
01	Project Insurance	<i>Builders Risk, Wrap Up Liability</i>	145,020	4.70	0.44	0.15
01	Bonding	<i>Performance / L&M</i>	483,123	15.65	1.45	0.51
01	Construction Contingency		3,762,174	121.84	11.32	4.00
01	Design Development Contingency		3,762,174	121.84	11.32	4.00
01	General Contractor Fees		2,958,181	95.80	8.90	3.15

	TOTAL BUDGET		\$93,979,149	\$3,043.46	\$282.85	100.00%
	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 **NOT pad ready by CLC. All preliminary excavation and removals are included**
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 **are incorporated into the program**. Please see concept floor plans for details on floor areas.
15. **Owner / operator FF&E not included**. 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 October 10, 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.

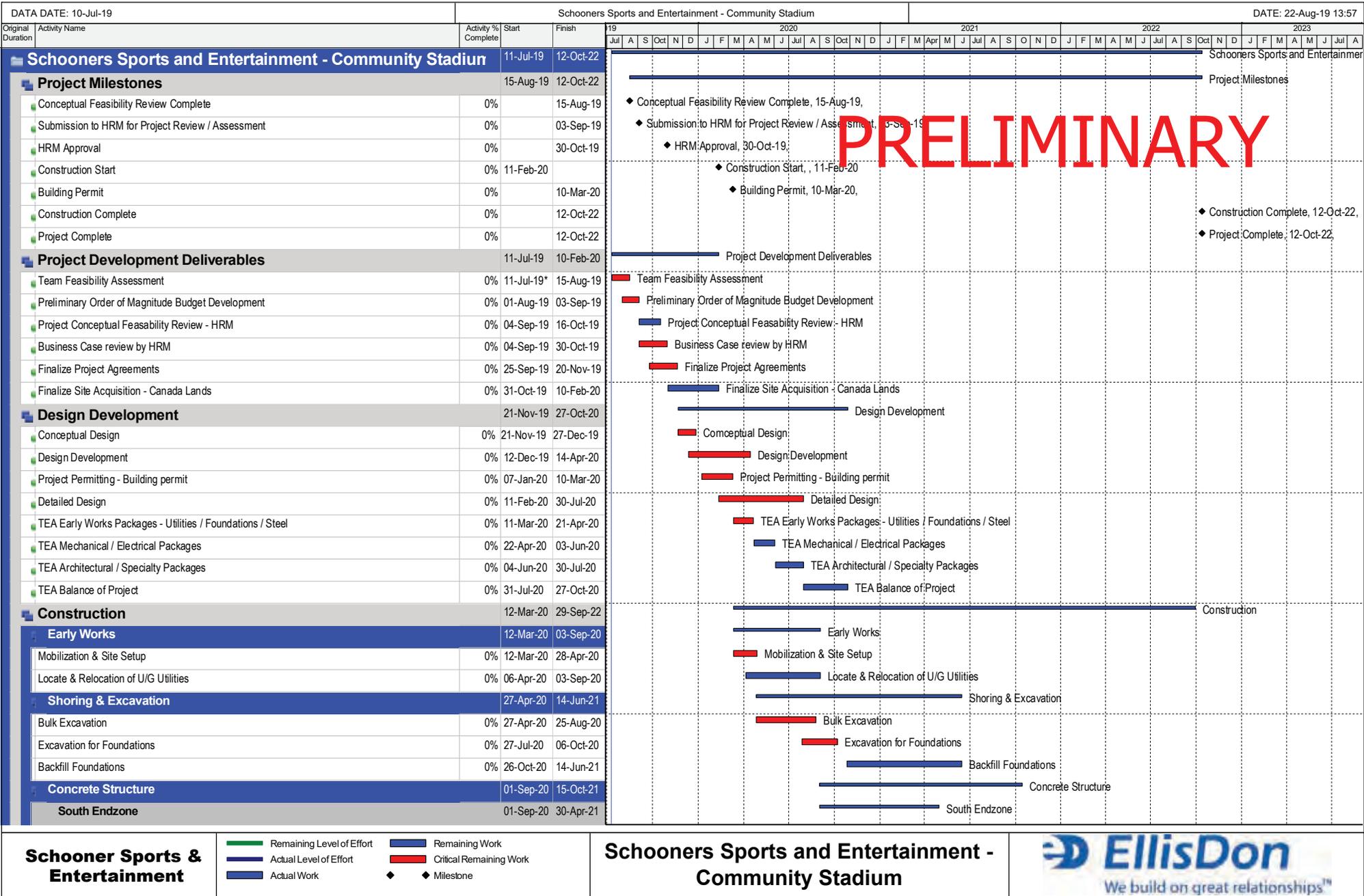
LOGISTICS

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.

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COMMUNITY STADIUM - PHASE I STADIUM DESIGN & CAPITAL COSTS

DRAFT SCHEDULE



PRELIMINARY

Schooner Sports & Entertainment

- Remaining Level of Effort
- Actual Level of Effort
- Actual Work
- Remaining Work
- Critical Remaining Work
- ◆ Milestone

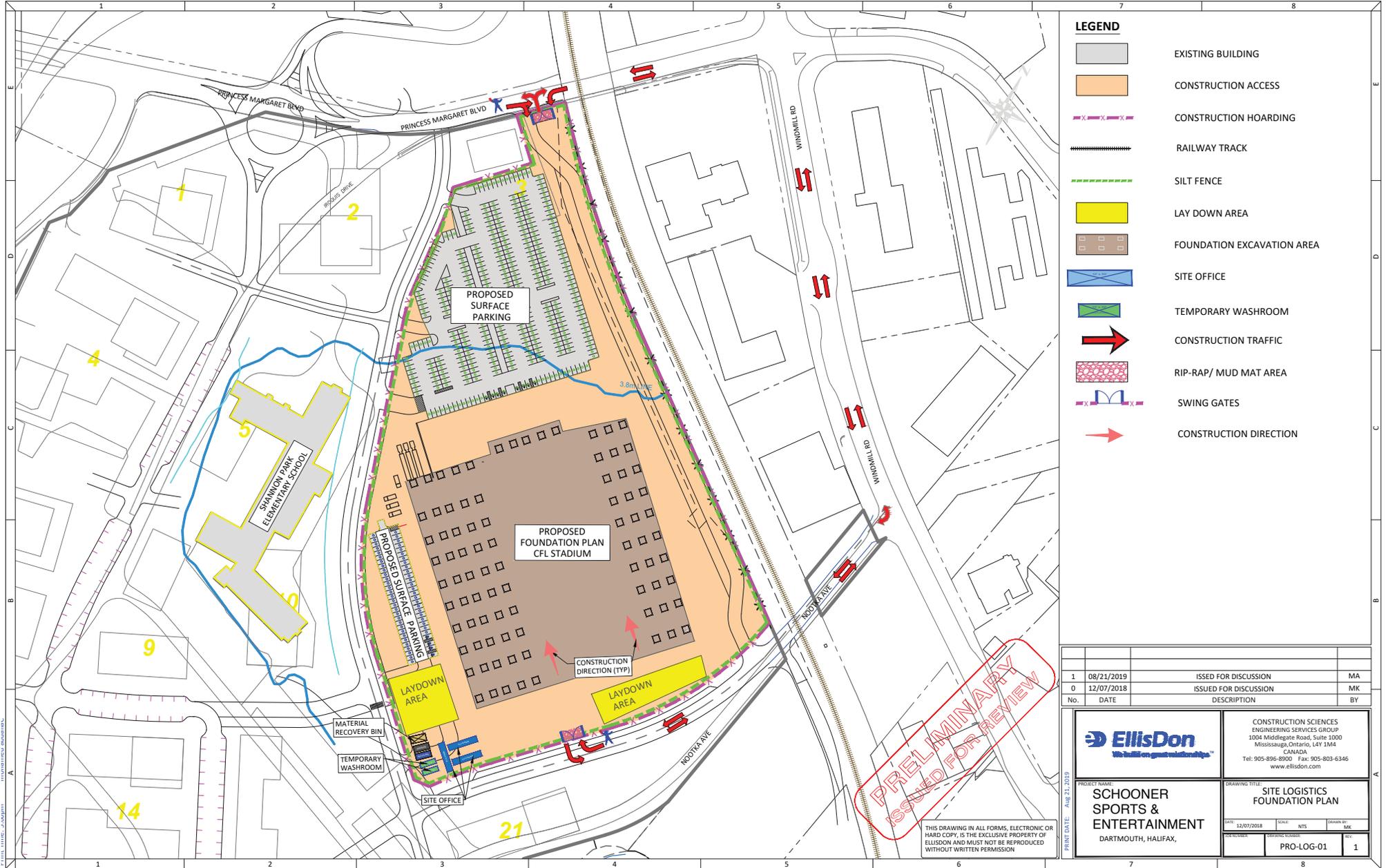
Schooners Sports and Entertainment - Community Stadium



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COMMUNITY STADIUM - PHASE I STADIUM DESIGN & CAPITAL COSTS

LOGISTICS PLAN

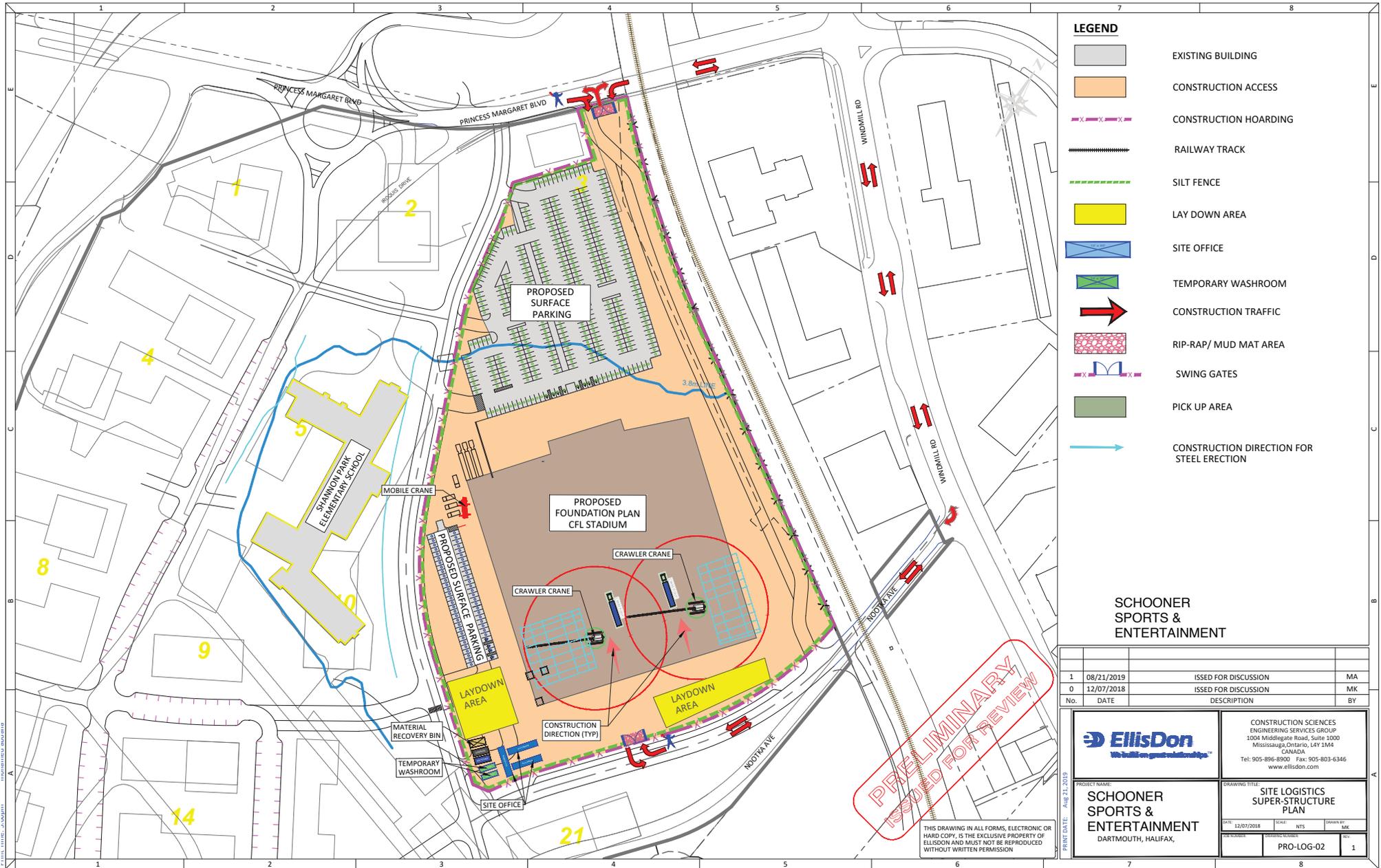


LEGEND

- EXISTING BUILDING
- CONSTRUCTION ACCESS
- CONSTRUCTION HOARDING
- RAILWAY TRACK
- SILT FENCE
- LAY DOWN AREA
- FOUNDATION EXCAVATION AREA
- SITE OFFICE
- TEMPORARY WASHROOM
- CONSTRUCTION TRAFFIC
- RIP-RAP/ MUD MAT AREA
- SWING GATES
- CONSTRUCTION DIRECTION

1	08/21/2019	ISSUED FOR DISCUSSION	MA
0	12/07/2018	ISSUED FOR DISCUSSION	MK
No.	DATE	DESCRIPTION	BY

	CONSTRUCTION SCIENCES ENGINEERING SERVICES GROUP 1004 Middlegate Road, Suite 1000 Mississauga, Ontario, L4Y 1M4 CANADA Tel: 905-896-8900 Fax: 905-803-6346 www.ellisdon.com		
	PROJECT NAME: SCHOONER SPORTS & ENTERTAINMENT DARTMOUTH, HALIFAX,	DRAWING TITLE: SITE LOGISTICS FOUNDATION PLAN	
DATE: 12/07/2018	SCALE: NTS	DRAWN BY: MK	CHECKED BY:
PROJECT NUMBER:	DRAWING NUMBER: PRO-LOG-01	SHEET:	TOTAL SHEETS: 1



- LEGEND**
- EXISTING BUILDING
 - CONSTRUCTION ACCESS
 - CONSTRUCTION HOARDING
 - RAILWAY TRACK
 - SILT FENCE
 - LAY DOWN AREA
 - SITE OFFICE
 - TEMPORARY WASHROOM
 - CONSTRUCTION TRAFFIC
 - RIP-RAP/ MUD MAT AREA
 - SWING GATES
 - PICK UP AREA
 - CONSTRUCTION DIRECTION FOR STEEL ERECTION

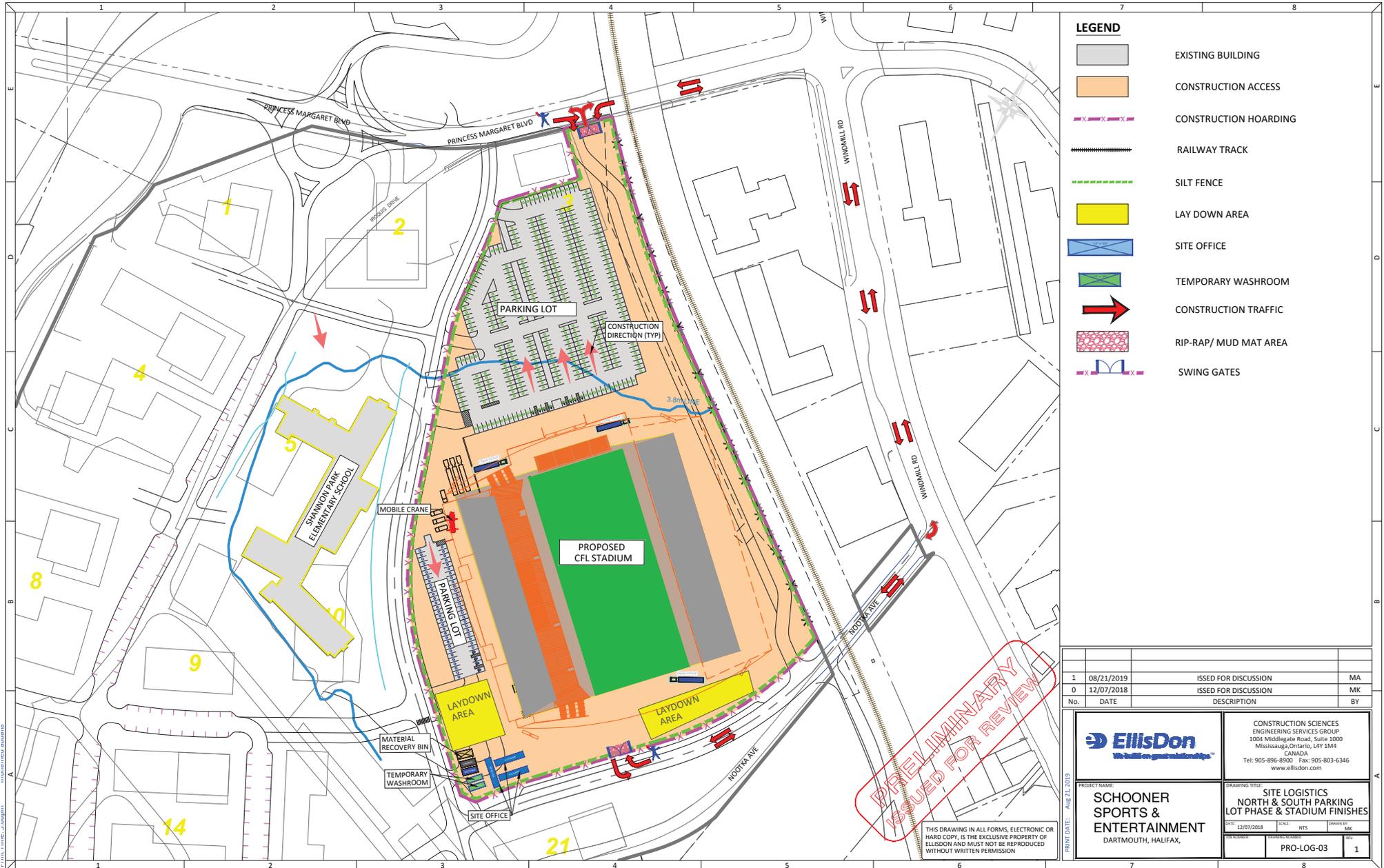
SCHOONER SPORTS & ENTERTAINMENT

1	08/21/2019	ISSUED FOR DISCUSSION	MA
0	12/07/2018	ISSUED FOR DISCUSSION	MK
No.	DATE	DESCRIPTION	BY

 EllisDon <small>We build your world better.</small>	CONSTRUCTION SCIENCES ENGINEERING SERVICES GROUP 1004 Middlegate Road, Suite 1000 Mississauga, Ontario, L4Y 1M4 CANADA Tel: 905-896-8900 Fax: 905-803-6346 www.ellisdon.com		
	PROJECT NAME: SCHOONER SPORTS & ENTERTAINMENT DARTMOUTH, HALIFAX,	DRAWING TITLE: SITE LOGISTICS SUPER-STRUCTURE PLAN	
PRINT DATE: Aug 21, 2019	DATE: 12/07/2018	DRAWN BY: NTS	CHECKED BY: MK
		DRAWING NUMBER: PRO-LOG-02	SHEET NUMBER: 1

PRELIMINARY
 ISSUED FOR REVIEW

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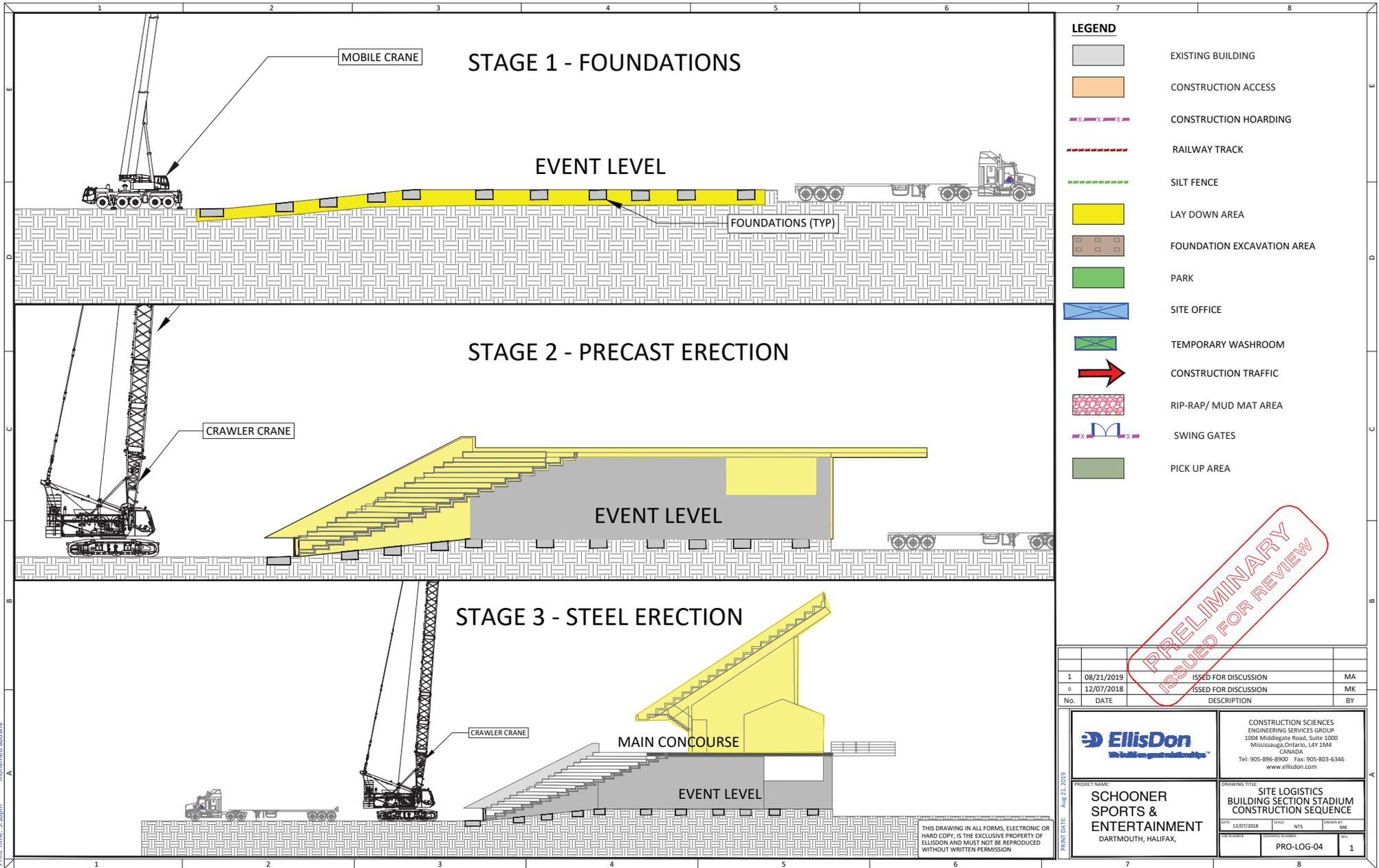
LEGEND

- EXISTING BUILDING
- CONSTRUCTION ACCESS
- CONSTRUCTION HOARDING
- RAILWAY TRACK
- SILT FENCE
- LAY DOWN AREA
- SITE OFFICE
- TEMPORARY WASHROOM
- CONSTRUCTION TRAFFIC
- RIP-RAP/ MUD MAT AREA
- SWING GATES

1	08/21/2019	ISSUED FOR DISCUSSION	MA
0	12/07/2018	ISSUED FOR DISCUSSION	MK
No.	DATE	DESCRIPTION	BY

		CONSTRUCTION SCIENCES ENGINEERING SERVICES GROUP 1004 Middlegate Road, Suite 1000 Mississauga, Ontario, L4Y 1M4 CANADA Tel: 905-896-8900 Fax: 905-803-6346 www.ellisdon.com	
PROJECT NAME: SCHOONER SPORTS & ENTERTAINMENT DARTMOUTH, HALIFAX,		DRAWING TITLE: NORTH & SOUTH PARKING LOT PHASE & STADIUM FINISHES	
PRINT DATE: AUG 21, 2019	SCALE: NTS	DRAWN BY: MK	CHECKED BY: MK
SHEET NUMBER: PRO-LOG-03	TOTAL SHEETS: 1		

PRELIMINARY
 ISSUED FOR REVIEW



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COMMUNITY STADIUM - PHASE 1 STADIUM DESIGN & CAPITAL COSTS

COMMUNITY STADIUM CONCEPT

SCHOONERS SPORTS & ENTERTAINMENT COMMUNITY STADIUM CONCEPT

AUGUST 2019

PREPARED FOR

SCHOONER
SPORTS &
ENTERTAINMENT

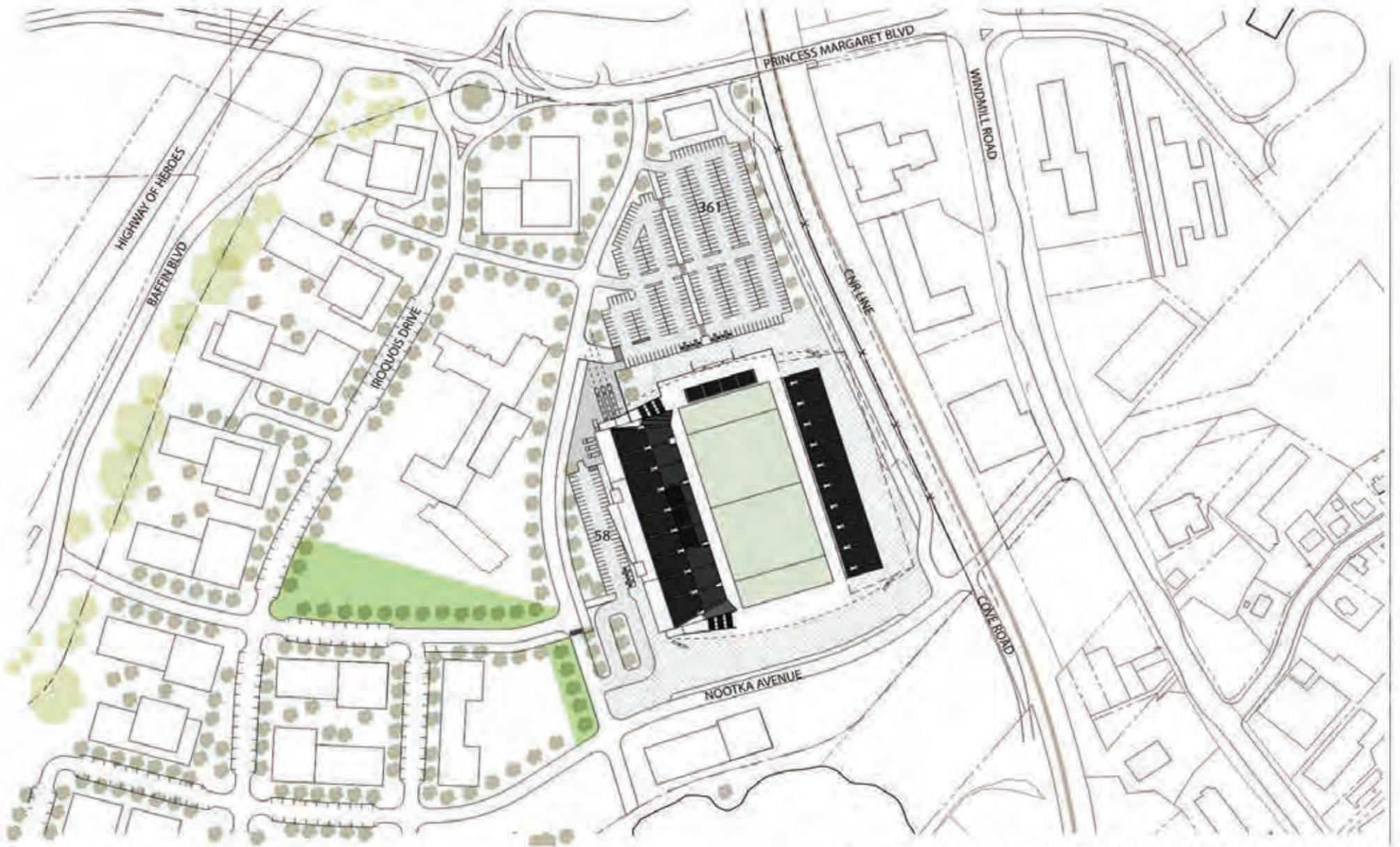


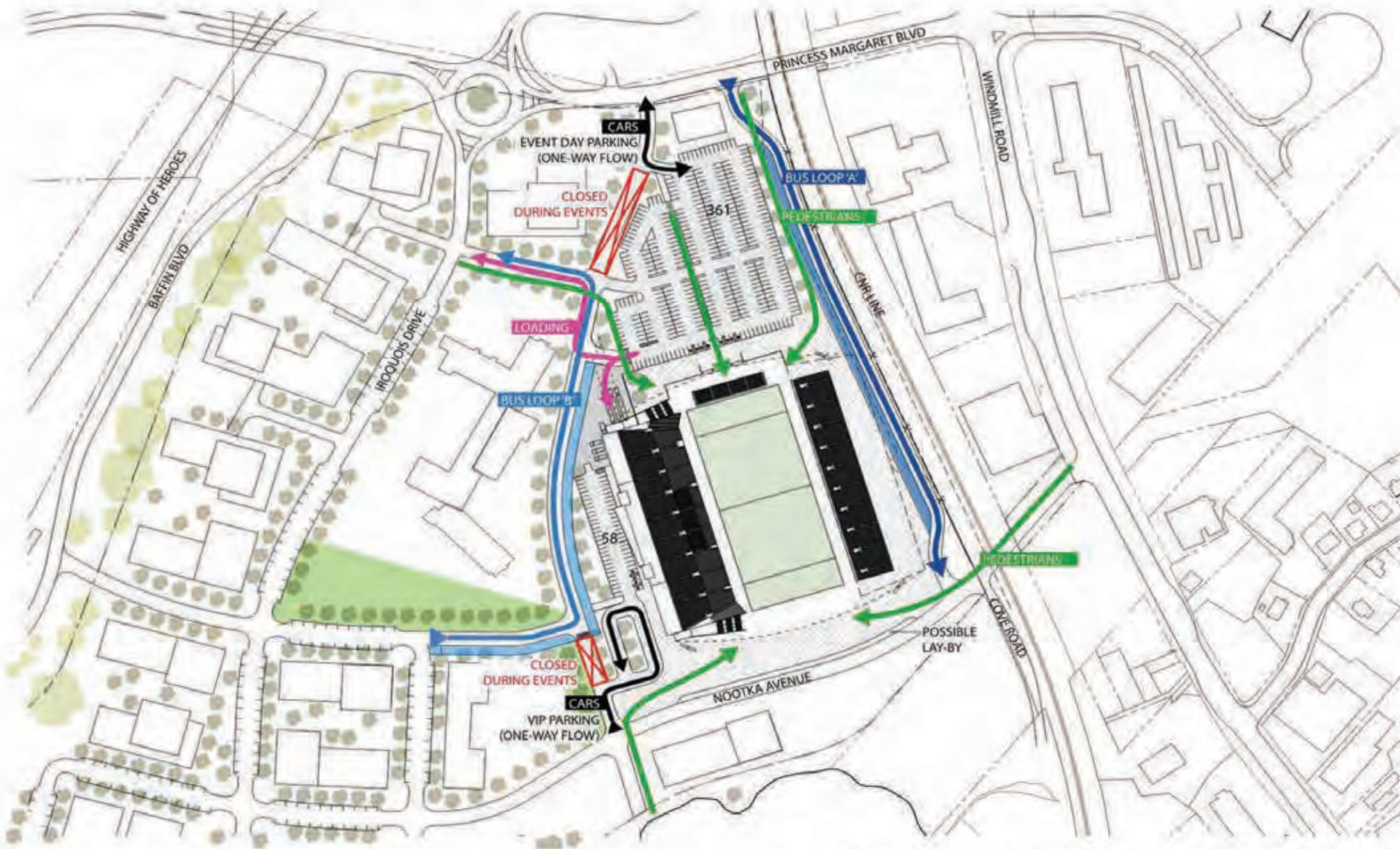
PREPARED BY

ARCHITECTURE | 49









PERSPECTIVE VIEW



WINTER COMMUNITY USE



FORM



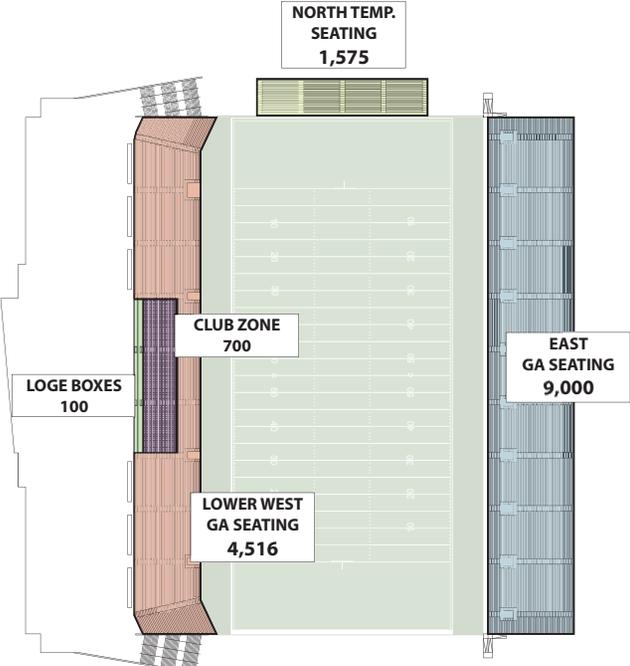
TEMPORARY STRUCTURES



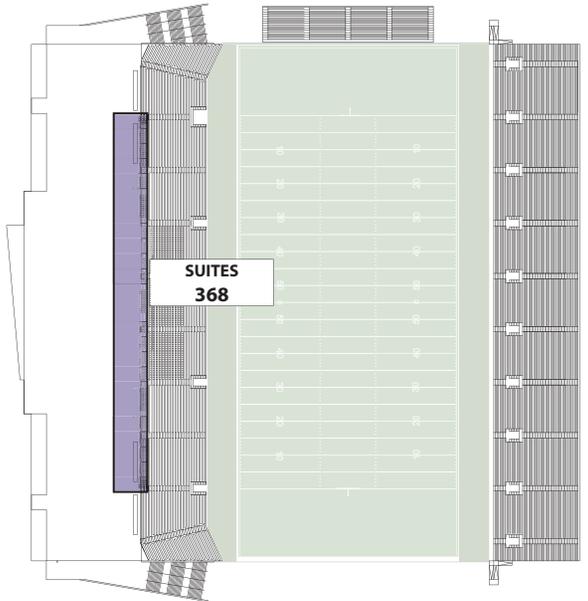
ARCHITECTURE | 49 | EllisDon

SCHOONERS SPORTS & ENTERTAINMENT COMMUNITY STADIUM CONCEPT AUG 2019

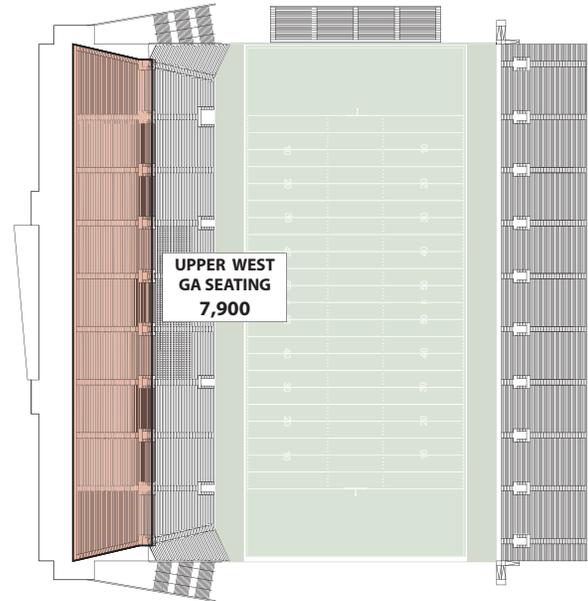
SEATING



LOWER SEATING
EAST + NORTH + WEST



SUITE SEATING
WEST



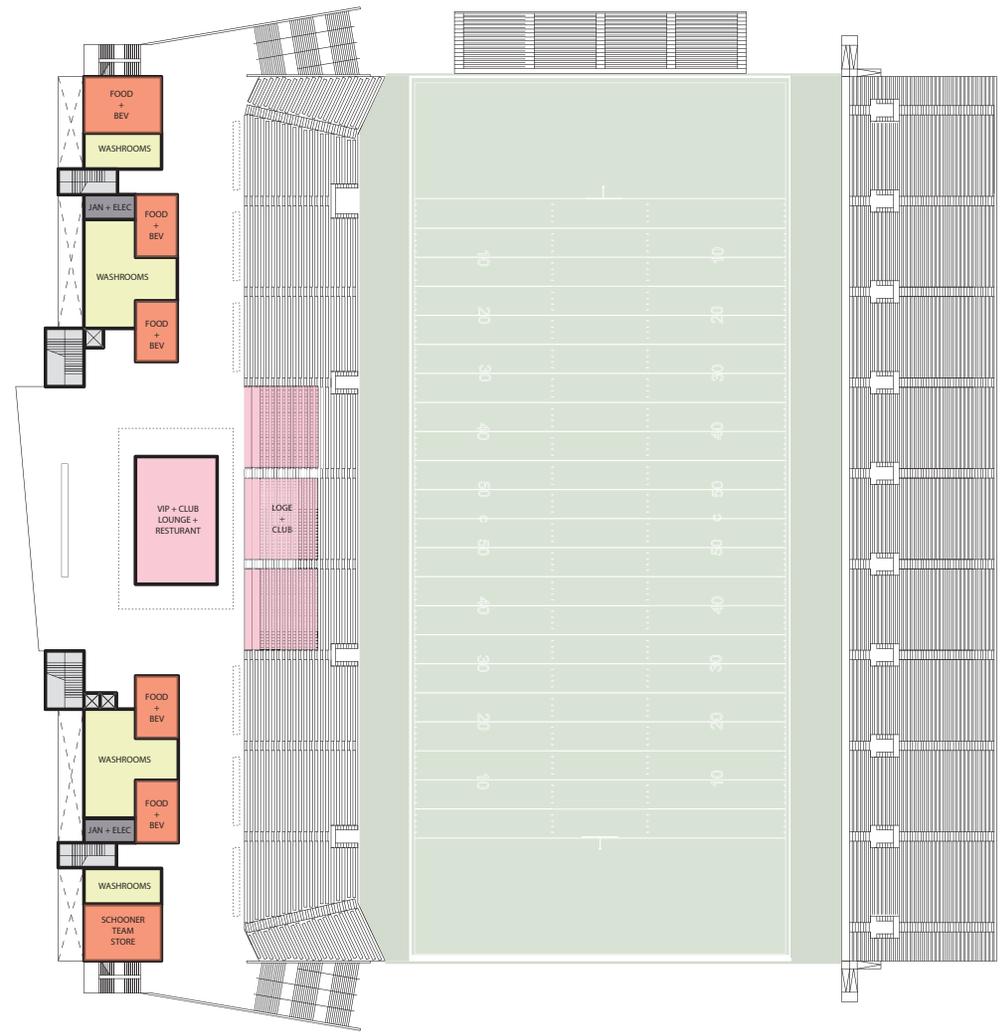
UPPER SEATING
WEST

TOTAL: 24,159 SEATS

CONCOURSE LEVEL

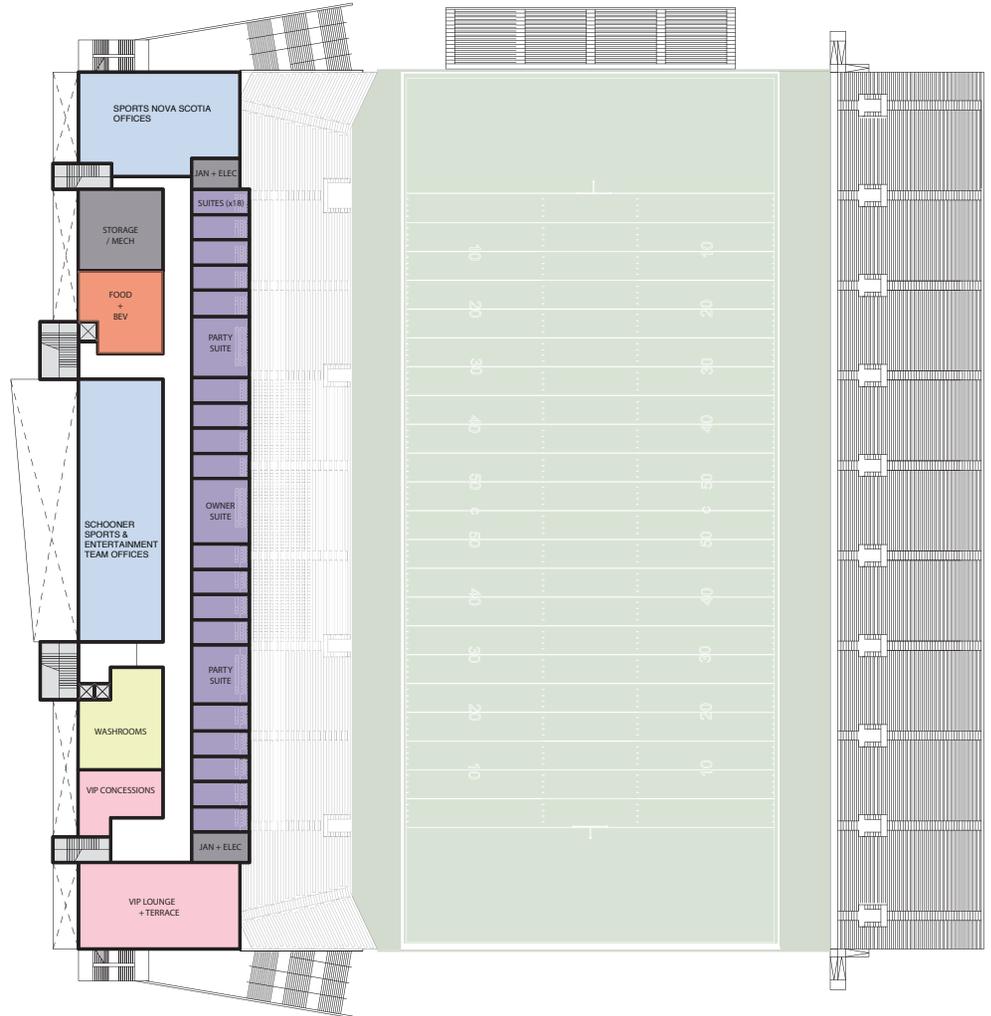
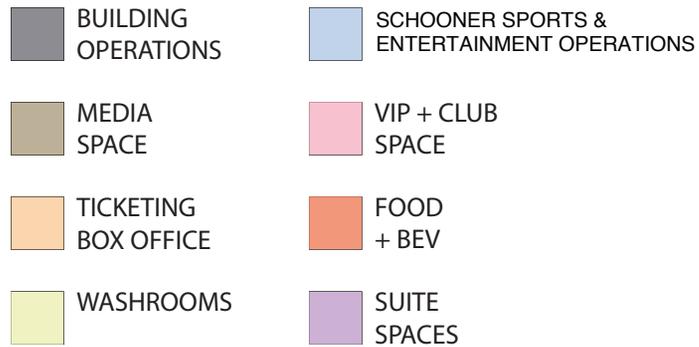
Concourse Level Area: 3980 m²

- | | | | |
|--|-----------------------|---|--|
|  | BUILDING OPERATIONS |  | SCHOONER SPORTS & ENTERTAINMENT OPERATIONS |
|  | MEDIA SPACE |  | VIP + CLUB SPACE |
|  | TICKETING BOX OFFICES |  | FOOD + BEV |
|  | WASHROOMS |  | SUITE SPACES |



SUITE LEVEL

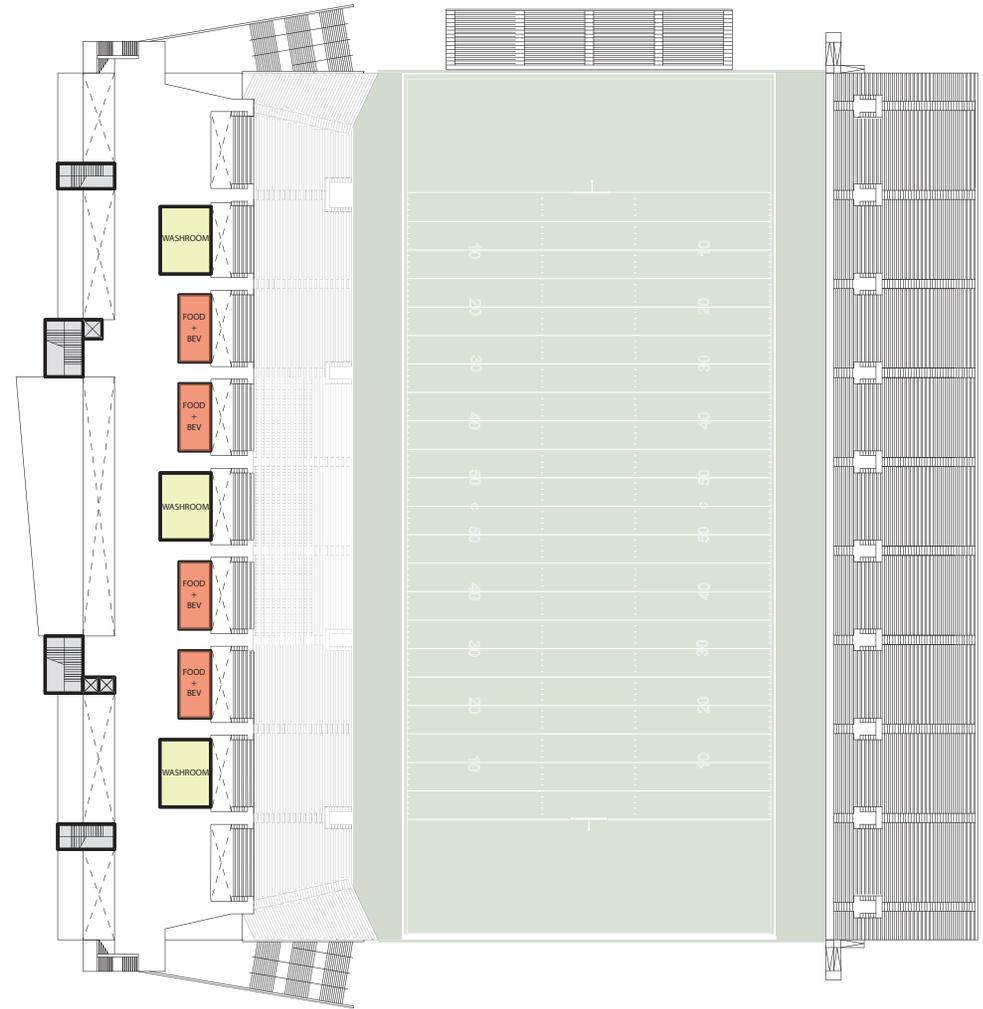
Concourse Level Area: 3720 m²



UPPER CONCOURSE LEVEL

Concourse Level Area: 2330 m²

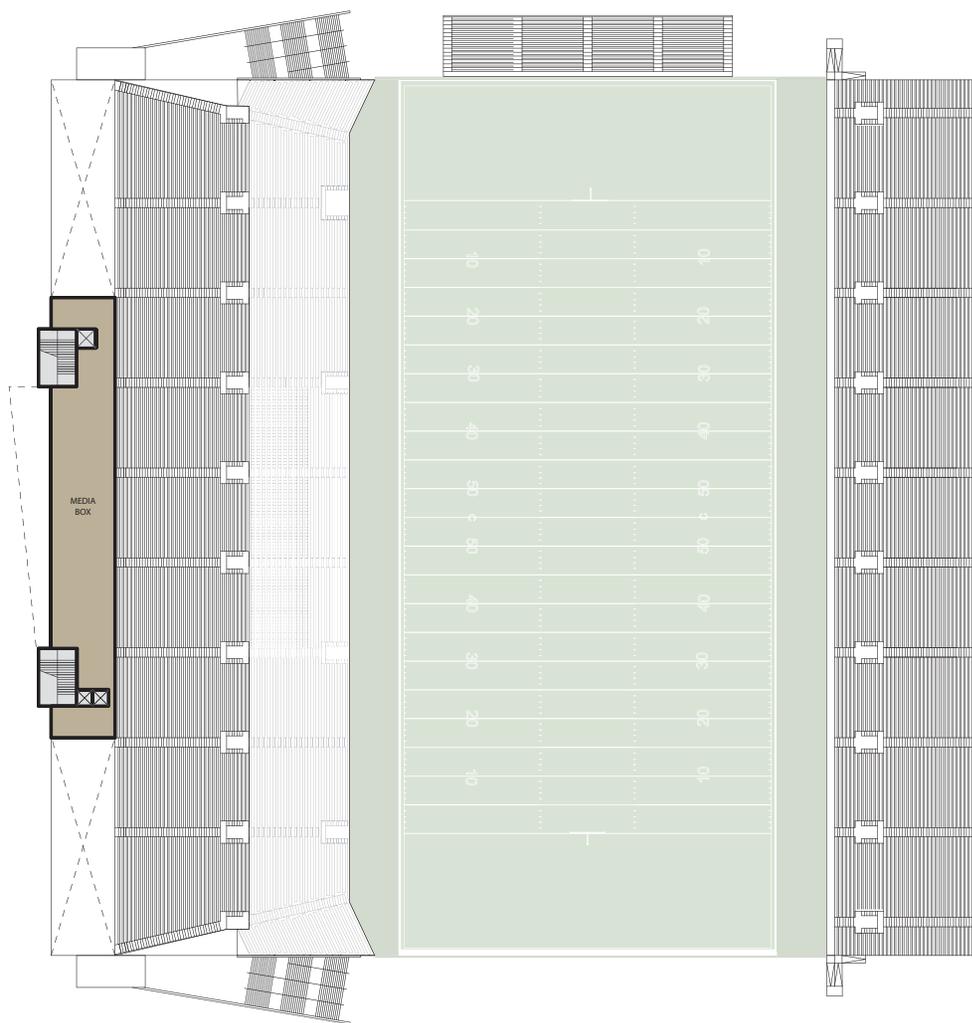
- | | |
|---|--|
|  BUILDING OPERATIONS |  SCHOONER SPORTS & ENTERTAINMENT OPERATIONS |
|  MEDIA SPACE |  VIP + CLUB SPACE |
|  TICKETING BOX OFFICE |  FOOD + BEV |
|  WASHROOMS |  SUITE SPACES |



MEDIA LEVEL

Concourse Level Area: 700 m²

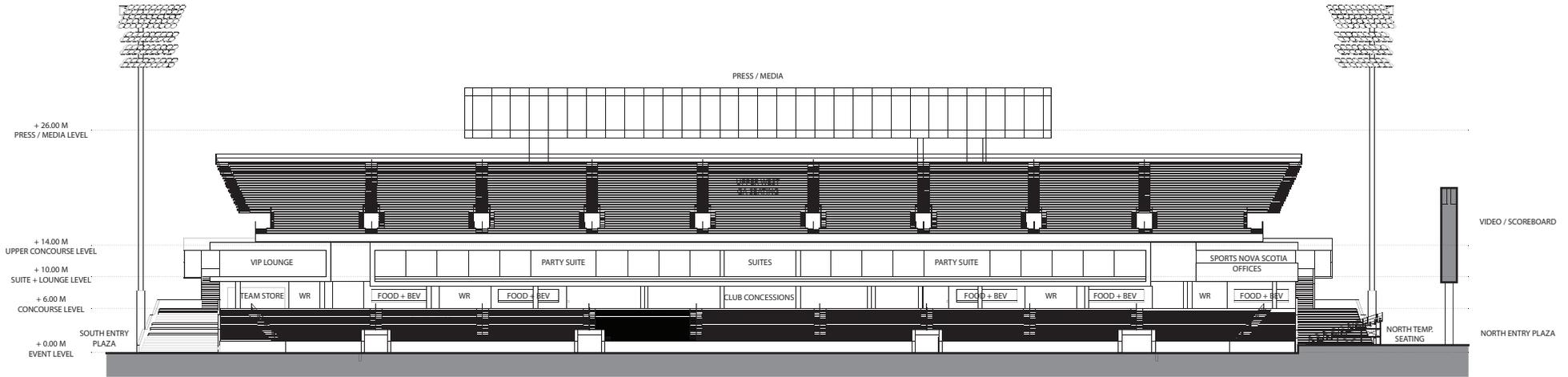
- | | |
|---|--|
|  BUILDING OPERATIONS |  SCHOONER SPORTS & ENTERTAINMENT OPERATIONS |
|  MEDIA SPACE |  VIP + CLUB SPACE |
|  TICKETING BOX OFFICE |  FOOD + BEV |
|  WASHROOMS |  SUITE SPACES |



GROSS AREAS OF MAIN AMENITIES

	Areas (m ²)
EVENT LEVEL	
■ 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
■ SPORTS OFFICES	380
■ WASHROOMS	180
■ CONCESSIONS	150
UPPER CONCOURSE LEVEL	
■ WASHROOMS	288
■ CONCESSIONS	200
MEDIA LEVEL	
■ MEDIA	600

SECTION SOUTH-NORTH



SECTION WEST-EAST

