

QUALICUM BEACH FIREHALL - SPACE PROGRAM				13-Oct-23	V7-R4
				REVISED PROGRAM	
BASE BUILDING					
		AREA	GROSS AREA	MARK UP	NET AREA
		SF	SM	12%	SM
TAB	COMPONENTS (sizes in meters)				
A	Reception and Public Entry	251	23.30		26.10
B	Meeting Room	352	32.70		36.62
C	Public Washroom H/C	43	4.00		4.48
D	Fire Chief's Office	160	14.90		16.69
E	Deputy Chief's Office	160	14.90		16.69
F	Training Officer	140	13.00		14.56
G	Work Stations (4 @ 6sm)	305	28.30		31.70
H	Fitness	557	51.70		57.90
I	Dayroom / Dining / Kitchen	1383	128.50		143.92
J	Associate Room	247	22.90		25.65
K	3 Gender Neutral W/Rs (Upper Floor)	139	12.90		14.45
L	-	0	0.00		0.00
L	4 - Gender Neutral W/Rs (3.0sqm each)	129	12.00		13.44
L	Lockers (Personal)	57	5.30		5.94
M	Training Room	1367	127.00		142.24
N	Washroom-Apparatus Bay	138	12.80		14.34
O	Gear Storage (40 of units)	465	43.20		48.38
P	Utility-Laundry/Janitor/recycling	141	13.10		14.67
P	Janitor (Upper Floor)	124	11.50		12.88
Q	Washdown - in tower	0	0.00		0.00
R	4 Tandem Apparatus Bays (8 vehicles)	6045	561.60	8%	606.53
	2 bays @ 27.5m x 5.6 (85'x 18.6') = 308 sm				
	2 bays @ 27.5m x 5.2 (85'x 17) = 286sm				
S	Workshop	146	13.60		15.23
T	SCBA / Compressor Room	205	19.00		21.28
U	Dispatch Rip and Run	146	13.60		15.23
V	Hose/Training Tower	364	33.80		37.86
W-1	Storage - Storage Units	90	8.40		0.00
W-2	Storage - Secure storage	116	10.80		12.10
W-3	Storage - Yard Storage	0	0.00		0.00
W-4	Storage - Copy Room	139	12.90		14.45
W-5	Storage - Chair Storage	55	5.10		5.71
W-6	Hose Storage	87	8.10		9.07
X	Pole Rm (Main Floor & Upper Floor)	42	3.90		4.37
	Sub Total	13593.11	1262.80	12%	1382.46
	SERVICE SPACES				
Y	General Circulation (incl. stair)	323	30.00		33.60
Z	Mechanical Rm.	192	17.80		19.94
AA	Electrical Rm.	122	11.30		12.66
	Valve Rm - under stairs	0	0.00		0.00
BB	IT Room	29	2.70		3.02
	Sub Total	665	61.80	10%	69.22
	TOTAL FIREHALL (SM)		1324.60		1451.68
	TOTAL FIREHALL (SF)	14258			15605.56

Fire Hall Cost Estimate

Description	Estimated Cost	
	High	Low
Building Construction	\$ 4,037,000	\$ 3,893,000
Building Site Costs	\$ 1,043,000	\$ 857,000
Offsite Works	\$ 360,000	\$ 320,000
Contingency	\$ 390,000	\$ 390,000
Total Estimated Project Cost	\$ 5,830,000	\$ 5,460,000

