



JRS ENGINEERING
BUILDING ENVELOPE CONSULTANTS

KYLE CENTRE - UPDATED OPINIONS OF COST

KYLE CENTER
125 KYLE STREET
PORT MOODY, BC

JRS Project No. VR11262A

May 27, 2022

Prepared for:
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1.0 INTRODUCTION

JRS Engineering was previously retained by the City of Port Moody to conduct a Building Envelope Condition Assessment for the Kyle Centre, located at 125 Kyle Street, in Port Moody BC. The condition assessment report dated July 14, 2020 documents the condition of the building envelope components of the building at that time, and includes a list of recommended building envelope repair work and a corresponding table of Opinions of Cost for the recommendations.

Based on the poor condition of the existing building envelope assemblies, and window and skylights which do not meet current building Code requirements, recommendations were made to consider a full building envelope remediation project in the near future.

The City of Port Moody subsequently engaged JRS to update the Opinions of Cost from our July 14, 2020 report. This document aims to supplement that original report by providing updated remediation costs, which have been priced by a General Contractor specializing in building envelope restoration, based on a conceptual scope of work and reflective of the current state of the construction prices in the Lower Mainland.

2.0 UPDATED OPINION OF COST

The updated Opinions of Cost below have been prepared to assist the City of Port Moody with budgeting for the building envelope remediation work recommended for the Kyle Centre. These Opinions of Cost have been prepared with the assistance of a General Contractor, based on a preliminary, conceptual scope of work prepared by JRS Engineering and based on the recommendations provided in our previously issued Building Envelope Condition Assessment report. A copy of the Contractors budget figures is included in Appendix A. The conceptual scope of work can be found in the attached Appendix B.

Actual construction costs will vary due to a number of different factors including but not limited to access considerations, availability of contractors, construction market fluctuations, changes in material costs, changes in the scope of work ultimately undertaken, and any alternative phasing or sequencing options decided upon by the City of Port Moody. Therefore, JRS cannot guarantee the accuracy of these costs, and shall incur no liability where actual construction costs are exceeded. To obtain the actual construction cost, design documents should be created and tendered competitively.

The Opinions of Cost include allowances for mobilization, general requirements, warranties and bonding, access, hoarding and demobilization, which have been included within the General Requirements line item in the table below.



Recommendation Item	Opinion of Cost
1. General Requirements	\$ 325,900
2. Replace Cedar Cladding With Rainscreen Cladding Assembly	\$ 241,500
3. Replace Aluminum & Steel Frame Windows and Doors and Louvres	\$ 379,100
4. Replace Low Slope Roof Assemblies	\$ 340,100
5. Replace Sloped Roof Assemblies	\$ 277,800
6. Below Grade Injection Repairs (North Foundation Wall)	\$ 12,500
7. Replace Aluminum Skylight Assemblies	\$ 127,200
8. Reconstruct Storage Room at SE Corner	\$ 18,800
9. Preparation for Future Expansion Link	\$ 2,400
Subtotal	\$ 1,725,300
Project Soft Cost Allowance (20%)*	\$ 346,000
Structural Restoration Contingency Allowance (10%)*	\$ 173,000
General Construction Contingency Allowance (10%)*	\$ 173,000
Total Hard Construction Cost	\$ 2,417,300
Consulting, Sub-Consulting & Permitting Fee Allowance	\$ 280,000
Total Construction Cost (before taxes)	\$ 2,697,300
Applicable Taxes (GST 5%)*	\$ 135,000
Total Construction Cost	\$ 2,832,300

* Values have been rounded up to the nearest \$1,000.

The Opinions of Cost have been prepared assuming that the major repair and remediation items will be completed as one large, single-phase project. Multiple phasing scenarios exist and could be explored in more detail; however, phasing the work over multiple projects will generally increase the overall cost of the work, due to increased costs associated with multiple contractor mobilizations, multiple access costs, inflation of construction costs, and additional consulting fees associated with multiple tenders, design packages, and administration of multiple contracts.

Further, the Opinions of Cost have been prepared based on replacement of roofing, cladding, and window assemblies with assemblies of similar form and appearance. For example, we have assumed that the cedar cladding would be replaced with a rainscreen cedar cladding of similar appearance, the sloped cedar roof would be replaced with a new cedar roof, and that existing aluminum and steel frame windows would be replaced with new aluminum frame windows. Alternative cladding, window and roofing types or materials may be possible and could be explored in further detail as part of a future Design Development phase. Based on the desired material cost, the construction prices may vary accordingly.



An Alternative Pricing Option was requested for installation of a standing seam metal roof over the sloped roof areas, in lieu of a cedar shake roof. In general, the standing seam metal roof is slightly more expensive than a cedar shake roof, but will provide a longer expected service life and reduced maintenance. The Total Construction Cost (including taxes) to install the standing seam metal roof in lieu of a cedar shake roof would be \$2,925,000, or roughly an additional \$93,000 over the cedar shake roof option. As noted above, other alternative material options exist for cladding and windows, and could be explored in further detail as part of the future Design Development phase.

The City of Port Moody also requested that the Opinions of Cost reflect completing the building envelope repair work in a manner so as to permit a portal link to be installed at the northeast corner of the building during a potential future expansion project. Based on a very preliminary expansion concept, we understand that the portal link would be installed on the northeast corner of the building, as shown in Appendix B. We have assumed that the link would be constructed with a low slope roof and of a similar height to the original building. As such, we have assumed that the existing roof parapet can serve as a curb, separating the existing roof from the link, and preventing the new roof on the existing building from being disturbed in the future. Further, we have assumed the cladding assembly within this area will be installed with joints in the cladding and exterior insulation. This will facilitate future removal of the cladding in this area and make way for the link construction, without disturbing significant portions of the new cladding. These assumptions are reflected in the Updated Opinions of Cost presented above. The Opinions of Cost do not allow for the construction of the new expansion or portal link to the expansion, which will require further consultation, and conceptual design before cost estimates can be provided.

A Project Soft Cost Allowance of 20 percent has been included in the Opinions of Cost, to allow for construction cost inflation between now and award of the work, design changes due to Code requirements, or Owner-driven requirements, and changes in materials. Structural Restoration Contingency Allowances and General Construction Contingency Allowances, each of 10 percent, have been included to allow for localized structural repairs and repairs of unforeseen conditions which may arise during construction. The amount of contingency to carry is a decision for the City of Port Moody; however, we have provided the recommended allowances based upon our experience as well as based on the findings noted in our Building Envelope Condition Assessment report.

A Consulting, Sub-Consulting, and Permitting Fee Allowance has been included in the Opinions of Cost; however, actual fees will vary depending on a number of different factors including the overall scope of work and phasing options selected by the Owners. Consulting Fees will be determined by way of a fee proposal once a scope of repairs has been established. Similar to construction costs, the City of Port Moody will realize an overall cost savings in consulting fees if they complete the recommended building envelope repair work as a large, single-phase project. This is primarily due to less fees associated with multiple tenders,



multiple permit applications, and economies of scale in the field review and contract administration services associated with a larger project.

It should be noted that repair costs can be expected to increase as repairs are delayed and deterioration continues to occur. Further, we are currently observing extremely volatile cost fluctuations, more specifically significant increases in construction costs due to skilled labour shortages, material shortages, pandemic related issues, and other global factors. These factors have been generally driving construction costs upwards year over year, but also on a monthly basis. This should be taken into consideration when deciding next steps and timing of the recommended work.

3.0 NEXT STEPS

The Client can proceed with a number of possible options. The most typical and prudent option is to proceed with design documents and competitive pricing, with which JRS can assist. The next steps that we recommend consist of the following phases:

- Design Development

The design development phase consists of meeting with the Client to discuss the scope of work, funding, project costs, warranties, permits, as well as to confirm the final aesthetic and technical conceptual design.

- Construction Documents

A complete set of project drawings and specifications are prepared, per current industry practices and building code requirements. The Client then reviews the design package, and any required revisions are made. Once finalized, the drawings and specifications are distributed to contractors as part of the competitive bidding process, as well as the municipality's building department for a building permit.

- Building Permit

The signed and sealed project drawings and specifications are submitted to the appropriate authority of jurisdiction along with professional letters of assurance and other required documentation for approval.

- Tendering

The design documents are distributed to contractors for bidding, depending on the tender format selected by the Client. Upon the close of the tender, the consultant will summarize the bid results and provide recommendations on the selection of a contractor to perform the work. This is when the Client will have the most accurate project estimates.

- Field Services & Contract Administration

In this phase, the Consultant will attend the site at regular intervals to monitor the progress of the work and conformance to the design



drawings and specifications. The Consultant will act as contract administrator per CCDC-2 and act as the primary contact between the Owners and General Contractor. One of the duties is to review the Contractor's claims for payment and prepare Certificates of Payment.

- Project Close-out

The Consultant coordinates the close-out of the project with the Owners, Contractors, and Building Officials including issuing required documentation and project record drawings at project completion.

4.0 CLOSURE

This report was prepared by JRS for City of Port Moody. Any use that a third party makes of this report, or any reliance or decisions made based on it, are the sole responsibility of such third parties.

The findings herein are based on our previous building envelope condition assessment report and construction drawings from the original construction of the building.

The material in this report reflects the best judgment of JRS in light of the information available at the time of preparation.

Please contact the undersigned if you should require any additional information.

Prepared by:

JRS ENGINEERING

EGBC Permit to Practice #1002484

Per:

Reviewed by:

Michael Mornin, B.A.Sc., E.I.T.
Engineer

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Project Manager

Encl: Appendix A – Cost Estimate & Breakdown, by Renewals Construction
Appendix B – Kyle Centre B.E. Rehabilitation Scope by JRS Engineering



JRS ENGINEERING
BUILDING ENVELOPE CONSULTANTS

Appendix A

Cost Estimate & Breakdown

**BUILDING ENVELOPE REMEDIATION PROJECT**

Kyle Centre
125 Kyle St, Port Moody, BC

MAY 13, 2022

Section 00 43 27

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ITEMIZED PRICES

BIDDER: _____

- .1 The following **itemized prices** which are requested for advanced project budgeting purposes shall include all labour, materials, overhead and profit.

Portion of Work	Cost
.1 Mobilization	.1 \$ <u>21,400</u>
.2 General Requirements	.2 \$ <u>136,600</u>
.3 Warranties & Bonds (2 year warranty on all work + 5 year water penetration warranty; 50% labour and materials payment bond, 50% performance bond)	.3 \$ <u>38,600</u>
.4 Access/Hoarding (Assume scaffolding and hoarding required)	.4 \$ <u>122,700</u>
.5 Rainscreen Cedar Cladding Replacement (Includes: Demolition, removal and disposal of existing cladding, building paper and sheathing, and supply and installation of new D.Fir plywood sheathing, VP self-adhered membrane, mineral wool insulation, P.T. strapping, channel cedar siding and soffit, 2 coats of paint, and all associated sealants, trims, and metal flashings)	.5 \$ <u>241,500</u>
.6 Aluminum Windows and Steel Framed Door Replacement & Louvres (Includes: Demolition, removal and disposal of existing aluminum and steel windows and doors, and supply and installation of new thermally-broken aluminum windows, thermally-broken steel doors, and thermally-broken aluminum curtainwall entrance system at main entrance. Include membrane detailing, flashings, trim, and sealants)	.6 \$ <u>379,100</u>
.7 Low Sloped Roof Replacement (Includes: Demolition, removal and disposal of existing BUR roof, insulation, flashings and supply and installation of new plywood sheathing overlay, vapour barrier membrane, polyisocyanurate insulation, gypsum overlay board, 2ply SBS roof membrane w/ semi-adhered base & torched cap sheet. Include flashings and sealant.)	.7 \$ <u>340,100</u>
.8 Pitched Roof Replacement –Cedar Shake Roof (Includes: Demolition, removal and disposal of existing cedar shakes, strapping, insulation, and supply and installation of new plywood sheathing overlay, vapour barrier membrane, polyisocyanurate insulation, thermally-broken Z-girts, plywood sheathing, VP self-adhered membrane, vertical strapping, horizontal strapping, cedar shakes. Include flashings and sealant.)	.8 \$ <u>277,800</u>
.9 Below Grade Injection Work (Assume 100 lineal feet, polyurethane injection)	.9 \$ <u>12,500</u>

BUILDING ENVELOPE REMEDIATION PROJECT

MAY 13, 2022

Kyle Centre

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125 Kyle St, Port Moody, BC

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ITEMIZED PRICES

.10 Aluminum Skylight Replacement (Includes: Demolition, removal, and disposal of existing skylights, supply and installation of new thermally-broken aluminum skylight system. Include membrane detailing, flashings, and trim.)	.10 \$ <u>127,200</u>
.11 South West Storage Room Reconstruction (Includes: Demolition, removal, and disposal of existing exterior finishes, interior finishes, wall framing and roof framing. Reconstruct storage room with new 2x6 stud framing, 2x10 roof joists.)	.11 \$ <u>18,800</u>
.12 Future Expansion (North West Elevation) (Includes: Locate joints in cladding, and underlying layers to facilitate future removal of cladding at north west corner of building)	.12 \$ <u>2,400</u>
.13 Demobilization	.13 \$ <u>6,600</u>

Alternate Price Items**Cost**

.1 Pitched Roof Replacements – Alternate Standing Seam Metal Roof (Includes: Demolition, removal and disposal of existing cedar shakes, strapping, insulation, and supply and installation of new plywood sheathing overlay, vapour barrier membrane, polyisocyanurate insulation, thermally-broken Z-girts, plywood sheathing, high temperature self-adhered membrane, entangled mesh drainage mat, and 24 Ga. standing seam metal roof with hidden clips. Include flashings and sealant.)	.1 \$ <u>341,600</u>
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Kyle Centre - Cost Estimate

125 Kyle Street, Port Moody

*Pricing is based on current rates as of May 2022 and does not account for escalation.

Description	QTY	U/M	Unit Rate (\$)	Total Material Cost (\$)	Labour Hours	Labour Rate (\$)	Total Labour Cost (\$)	Lump Sum (\$)	TOTAL	TOTAL (ROUNDED)	PRICE (\$/unit)
1.0 Mobilization	1	LS							\$21,375.00	\$21,400.00	\$21,400.00 /LS
Temp Office, Signage, Temp Storage Shed	1	LS	\$7,500.00	\$7,500.00	160	\$75.00	\$12,000.00	\$0.00	\$19,500.00		
Markup - Overhead & Profit on Materials	25%	%	\$7,500.00	\$1,875.00					\$1,875.00		
2.0 General Requirements	1	LS							\$136,475.00	\$136,500.00	\$136,500.00 /LS
Management & Supervision	1	LS		\$0.00			\$0.00	\$93,000.00	\$93,000.00		
Broad Form Insurance - Liability	1.00%	%		\$0.00				\$15,500.00	\$15,500.00		
Disposal Bins	1	ea-mth	\$800.00	\$800.00			\$0.00	\$1,000.00	\$1,800.00		
Temporary Fencing	6	mth	\$400.00	\$2,400.00			\$0.00		\$2,400.00		
Temporary Lighting	1	LS		\$0.00			\$0.00	\$2,500.00	\$2,500.00		
Temporary Power	1	LS		\$0.00			\$0.00	\$5,000.00	\$5,000.00		
Temporary Toilets	6	mth	\$200.00	\$1,200.00			\$0.00		\$1,200.00		
Allowance - General Daily Cleanup					215	\$65.00	\$13,975.00		\$13,975.00		
Markup - Overhead & Profit on Materials	25%	%	\$4,400.00	\$1,100.00					\$1,100.00		
3.0 Warranties & Bonds	1	LS							\$38,400.00	\$38,400.00	\$38,400.00 /LS
2 year warranty on all work + 5 year water penetration warranty	1.00%	%						\$15,200.00	\$15,200.00		
50% labour materials payment bond, 50% performance bond	1.50%	%						\$23,200.00	\$23,200.00		
4.0 Access/Hoarding	6,600	sf							\$122,675.00	\$122,700.00	\$18.59 /sf
Scaffolding/Hoist/Rental/Cartage/Engineering	6,600	sf	\$9.00	\$59,400.00					\$59,400.00		
Allowance - Shrinkwrap & Scaffnet (Weather Protection)	1	LS	\$15,000.00	\$15,000.00					\$15,000.00		
Erect hoarding to protect public & private property, exits, pathways	1,920	sf	\$2.66	\$5,100.00	160	\$65.00	\$10,400.00		\$15,500.00		
Allowance - Tree Protection	1	LS	\$2,000.00	\$2,000.00	160	\$65.00	\$10,400.00		\$12,400.00		
Markup - Overhead & Profit on Materials	25%	%	\$81,500.00	\$20,375.00					\$20,375.00		

Kyle Centre - Cost Estimate
125 Kyle Street, Port Moody

*Pricing is based on current rates as of May 2022 and does not account for escalation.

Description	QTY	U/M	Unit Rate (\$)	Total Material Cost (\$)	Labour Hours	Labour Rate (\$)	Total Labour Cost (\$)	Lump Sum (\$)	TOTAL	TOTAL (ROUNDED)	PRICE (\$/unit)
5.0 Rainscreen Cedar Cladding Replacement	5,700	sf							\$241,478.75	\$241,500.00	\$42.37 /sf
Cedar Cladding Wall Assembly (W1)	4,600	sf									\$38.32 /sf
demolish, remove, & dispose of existing cladding, building paper, sheathing	4,600	sf		\$0.00	200	\$65.00	\$13,000.00	\$4,100.00	\$17,100.00		
supply & install new 1/2" D.Fir plywood sheathing	4,600	sf	\$2.75	\$12,650.00	160	\$75.00	\$12,000.00		\$24,650.00		
supply & install VP self-adhered membrane	4,600	sf	\$1.90	\$8,740.00	128	\$75.00	\$9,600.00		\$18,340.00		
supply & install 2" Rockwool Cavity Rock mineral wool insulation	4,600	sf	\$2.00	\$9,200.00	128	\$75.00	\$9,600.00		\$18,800.00		
supply & install new 3/4" x 3-1/2" p.t. vertical wwood strapping @ 16" o.c.	4,600	sf	\$1.00	\$4,600.00	96	\$75.00	\$7,200.00		\$11,800.00		
supply & install new 1"x4" channel cedar siding	4,600	sf	\$5.00	\$23,000.00	240	\$75.00	\$18,000.00		\$41,000.00		
supply & install 2 coats paint	4,600	sf	\$3.00	\$13,800.00	80	\$65.00	\$5,200.00		\$19,000.00		
allowance - metal flashings	850	lf	\$10.00	\$8,500.00	120	\$75.00	\$9,000.00		\$17,500.00		
allowance - sealant	4,600	sf	\$1.50	\$6,900.00	16	\$75.00	\$1,200.00		\$8,100.00		
Cedar Cladding Fascia Assembly (W2)	400	sf									\$46.29 /sf
demolish, remove, & dispose of existing cladding, building paper, sheathing	400	sf		\$0.00	24	\$65.00	\$1,560.00	\$756.25	\$2,316.25		
supply & install new 1/2" D.Fir plywood sheathing	400	sf	\$2.75	\$1,100.00	16	\$75.00	\$1,200.00		\$2,300.00		
supply & install VP self-adhered membrane	400	sf	\$1.90	\$760.00	16	\$75.00	\$1,200.00		\$1,960.00		
supply & install new 3/4" x 3-1/2" p.t. vertical wwood strapping @ 16" o.c.	400	sf	\$1.00	\$400.00	16	\$75.00	\$1,200.00		\$1,600.00		
supply & install new 1"x4" channel cedar siding	400	sf	\$5.00	\$2,000.00	16	\$75.00	\$1,200.00		\$3,200.00		
supply & install 2 coats paint	400	sf	\$3.00	\$1,200.00	16	\$65.00	\$1,040.00		\$2,240.00		
allowance - metal flashings	250	lf	\$10.00	\$2,500.00	16	\$75.00	\$1,200.00		\$3,700.00		
allowance - sealant	400	sf	\$1.50	\$600.00	8	\$75.00	\$600.00		\$1,200.00		
Vented Canopy Overhangs	700	sf									\$66.68 /sf
demolish, remove, & dispose of existing soffit cladding at vented canopy overhangs	700	sf	\$0.00	\$0.00	96	\$65.00	\$6,240.00	\$1,025.00	\$7,265.00		
replace existing soffit material with new 1"x4" channel cedar soffit material	700	sf	\$5.00	\$3,500.00	32	\$75.00	\$2,400.00		\$5,900.00		
supply & install 2 coats paint	700	sf	\$3.00	\$2,100.00	48	\$65.00	\$3,120.00		\$5,220.00		
supply & install continuous 2" prefinished, perforated aluminum soffit strip vent	200	lf	\$2.00	\$400.00	32	\$75.00	\$2,400.00		\$2,800.00		
Markup - Overhead & Profit on Materials	25%	%	\$101,950.00	\$25,487.50					\$25,487.50		
6.0 Aluminum Windows & Steel Framed Door Replacement	1,025	sf							\$379,096.25	\$379,100.00	\$369.85 /sf
demolish, remove, & disposal of existing aluminum & steel windows and doors	27	ea		\$0.00	80	\$80.00	\$6,400.00	\$756.25	\$7,156.25		
supply & install new D1 steel frame single door; thermally-broken, prefinished steel door system	3	ea	\$1,300.00	\$3,900.00	36	\$80.00	\$2,880.00		\$6,780.00		
supply & install new D2 steel frame double door set; thermally-broken, prefinished steel door system	5	ea	\$2,500.00	\$12,500.00	60	\$80.00	\$4,800.00		\$17,300.00		
D3 basement door - grind corrosion off steel frame, apply zinc-rich primer, & recoat entire door frame & door leaf with 2 coats of paint	1	ea	\$200.00	\$200.00	16	\$80.00	\$1,280.00		\$1,480.00		
supply & install thermally-broken aluminum window (G1) - 17ea	680	sf	\$295.00	\$200,600.00	204	\$80.00	\$16,320.00		\$216,920.00		
supply & install thermally-broken aluminun entrance door with sidelites (~12'-0 x 8'-0") (G2)	72	sf	\$295.00	\$21,240.00	32	\$80.00	\$2,560.00		\$23,800.00		

Kyle Centre - Cost Estimate
125 Kyle Street, Port Moody

*Pricing is based on current rates as of May 2022 and does not account for escalation.

Description	QTY	U/M	Unit Rate (\$)	Total Material Cost (\$)	Labour Hours	Labour Rate (\$)	Total Labour Cost (\$)	Lump Sum (\$)	TOTAL	TOTAL (ROUNDED)	PRICE (\$/unit)
Louvres											
demolish, remove, & disposal of existing louvres	6	ea	\$0.00	\$0.00	32	\$75.00	\$2,400.00		\$2,400.00		
supply & install new galvanized steel louvre	6	ea	\$900.00	\$5,400.00	72	\$75.00	\$5,400.00		\$10,800.00		
rough opening waterproofing & interior repair allowance	6	ea	\$600.00	\$3,600.00	48	\$75.00	\$3,600.00		\$7,200.00		
Interior Repairs Allowance:											
at D1 steel swing door	3	ea	\$200.00	\$600.00	18	\$75.00	\$1,350.00		\$1,950.00		
at D2 steel double swing door	5	ea	\$300.00	\$1,500.00	40	\$75.00	\$3,000.00		\$4,500.00		
at G1 aluminum window	17	ea	\$200.00	\$3,400.00	136	\$75.00	\$10,200.00		\$13,600.00		
at G2 entrance door with sidelites	1	ea	\$500.00	\$500.00	18	\$75.00	\$1,350.00		\$1,850.00		
Markup - Overhead & Profit on Materials	25%	%	\$253,440.00	\$63,360.00					\$63,360.00		
7.0 Low Sloped Roof Replacement (R1 & R2)	5,650	sf							\$340,134.38	\$340,100.00	\$60.19 /sf
demolish, remove, & dispose of existing BUR assembly	5,650	sf		\$0.00	480	\$65.00	\$31,200.00	\$4,100.00	\$35,300.00		
supply & install new 1/2" D.Fir plywood sheathing overly	4,630	sf	\$2.75	\$12,732.50	480	\$75.00	\$36,000.00		\$48,732.50		
supply & install new s.a. vapour barrier membrane	5,650	sf	\$1.00	\$5,650.00	240	\$75.00	\$18,000.00		\$23,650.00		
supply & install new 2% tapered polyisocyanurate insulation, sloped to drains, adhered	4,630	sf	\$2.05	\$9,491.50	480	\$75.00	\$36,000.00		\$45,491.50		
supply & install new 3/16" asphaltic overlay board, adhered	5,650	sf	\$0.90	\$5,085.00	480	\$75.00	\$36,000.00		\$41,085.00		
supply & install new 2-ply sbs modified bitumen roof membrane assembly (cold applied)	5,650	sf	\$2.35	\$13,277.50	480	\$75.00	\$36,000.00		\$49,277.50		
at R1 Low Sloped Roof:											
supply & install 2 layers of 2.75" polyisocyanurate insulation board	8,010	sf	\$3.10	\$24,831.00	720	\$75.00	\$54,000.00		\$78,831.00		
Markup - Overhead & Profit on Materials	25%	%	\$71,067.50	\$17,766.88					\$17,766.88		
8.0 Pitched Roof Replacement - Cedar Shake Roof (R3)	4,880	sf							\$277,810.00	\$277,800.00	\$56.93 /sf
remove & dispose of existing cedar shake roof assembly	4,880	sf		\$0.00	240	\$65.00	\$15,600.00	\$2,050.00	\$17,650.00		
supply & install new 5/8" plywood sheathing overlay	4,880	sf	\$3.50	\$17,080.00	256	\$75.00	\$19,200.00		\$36,280.00		
supply & install self adhered vapour barrier membrane	4,880	sf	\$1.00	\$4,880.00	120	\$75.00	\$9,000.00		\$13,880.00		
supply & install two layers 2.75" polyiso insulation adhered	9,760	sf	\$3.10	\$30,256.00	160	\$75.00	\$12,000.00		\$42,256.00		
supply & install galvanized z-girt @ 16" o.c. to support plywood sheathing	4,880	sf	\$1.75	\$8,540.00	120	\$75.00	\$9,000.00		\$17,540.00		
supply & install new 5/8" plywood sheathing plywood	4,880	sf	\$3.50	\$17,080.00	256	\$75.00	\$19,200.00		\$36,280.00		
supply & install self adhered moisture barrier	4,880	sf	\$1.90	\$9,272.00	120	\$75.00	\$9,000.00		\$18,272.00		
supply & install new vert 3/4" x 3-1/2" p.t. wood strapping @ 12" o.c.	4,880	sf	\$1.00	\$4,880.00	72	\$75.00	\$5,400.00		\$10,280.00		
supply & install new horiz 3/4" x 3-1/2" p.t. wood strapping @ 12" o.c.	4,880	sf	\$1.00	\$4,880.00	72	\$75.00	\$5,400.00		\$10,280.00		
supply & install new cedar shake roof with 24" shakes	4,880	sf	\$2.00	\$9,760.00	256	\$75.00	\$19,200.00		\$28,960.00		
allowance - metal flashings	700	lf	\$10.00	\$7,000.00	96	\$75.00	\$7,200.00		\$14,200.00		
allowance - sealant	600	lf	\$1.50	\$900.00	32	\$75.00	\$2,400.00		\$3,300.00		
Markup - Overhead & Profit on Materials	25%	%	\$114,528.00	\$28,632.00					\$28,632.00		
9.0 Below Grade Injection Work	100	lf							\$12,500.00	\$12,500.00	\$125.00 /lf
Assume 100LF	100	lf	\$125.00	\$12,500.00					\$12,500.00		

Kyle Centre - Cost Estimate
125 Kyle Street, Port Moody

*Pricing is based on current rates as of May 2022 and does not account for escalation.

Description	QTY	U/M	Unit Rate (\$)	Total Material Cost (\$)	Labour Hours	Labour Rate (\$)	Total Labour Cost (\$)	Lump Sum (\$)	TOTAL	TOTAL (ROUNDED)	PRICE (\$/unit)
10.0 Aluminum Skylight Replacement	400	sf							\$127,180.00	\$127,200.00	\$318.00 /sf
remove & dispose of existing skylight assembly	400	sf		\$0.00	192	\$65.00	\$12,480.00		\$12,480.00		
supply & install new thermally-broken aluminum skylight system, c/w membrane detailing, flashings, & trim	400	sf	\$175.00	\$70,000.00	320	\$85.00	\$27,200.00		\$97,200.00		
Markup - Overhead & Profit on Materials	25%	%	\$70,000.00	\$17,500.00					\$17,500.00		
11.0 South West Storage Room Reconstruction	460	sf							\$18,790.00	\$18,800.00	\$40.87 /sf
demolish, remove, & dispose of existing exterior finishes, interior finishes, wall framing & roof framing	460	sf		\$0.00	96	\$65.00	\$6,240.00	\$3,075.00	\$9,315.00		
reconstruct storage room with new 2x6 stud framing	240	sf	\$6.50	\$1,560.00	32	\$70.00	\$2,240.00		\$3,800.00		
reconstruct storage room with new 2x10 roof joists	220	sf	\$7.00	\$1,540.00	48	\$70.00	\$3,360.00		\$4,900.00		
Markup - Overhead & Profit on Materials	25%	%	\$3,100.00	\$775.00					\$775.00		
12.0 Future Expansion (North West Elevation)	1	LS							\$2,400.00	\$2,400.00	\$2,400.00 /LS
locate joints in cladding & underlying layers to facilitate future removal of cladding at north west corner of building	1	LS			32	\$75.00	\$2,400.00		\$2,400.00		
13.0 Demobilization	1	LS							\$6,625.00	\$6,600.00	\$6,600.00 /LS
Allowance	1	LS	\$500.00	\$500.00	80	\$75.00	\$6,000.00		\$6,500.00		
Markup - Overhead & Profit on Materials	25%	%	\$500.00	\$125.00					\$125.00		
PROJECT TOTAL:										\$1,725,000.00	

Kyle Centre - Cost Estimate
125 Kyle Street, Port Moody

*Pricing is based on current rates as of May 2022 and does not account for escalation.

Description	QTY	U/M	Unit Rate (\$)	Total Material Cost (\$)	Labour Hours	Labour Rate (\$)	Total Labour Cost (\$)	Lump Sum (\$)	TOTAL	TOTAL (ROUNDED)	PRICE (\$/unit)
ALTERNATE PRICE											
A1 Standing Seam Metal Roof	4,880	sf							\$317,282.38	\$317,300.00	\$65.02 /sf
remove & dispose of existing cedar shake roof assembly	4,880	sf		\$0.00	240	\$65.00	\$15,600.00	\$2,050.00	\$17,650.00		
supply & install new 5/8" plywood sheathing overlay	4,880	sf	\$3.50	\$17,080.00	256	\$75.00	\$19,200.00		\$36,280.00		
supply & install self adhered vapour barrier membrane	4,880	sf	\$1.00	\$4,880.00	120	\$75.00	\$9,000.00		\$13,880.00		
supply & install two layers 2.75" polyiso insulation adhered	9,760	sf	\$3.10	\$30,256.00	160	\$75.00	\$12,000.00		\$42,256.00		
supply & install galvanized z-girt @ 16" o.c. to support plywood sheathing	4,880	sf	\$1.75	\$8,540.00	120	\$75.00	\$9,000.00		\$17,540.00		
supply & install new 5/8" plywood sheathing plywood	4,880	sf	\$3.50	\$17,080.00	256	\$75.00	\$19,200.00		\$36,280.00		
supply & install high temp self adhered membrane	4,880	sf	\$1.00	\$4,880.00	120	\$75.00	\$9,000.00		\$13,880.00		
supply & install entangled mesh drainage mat	4,880	sf	\$1.75	\$8,540.00	160	\$75.00	\$12,000.00		\$20,540.00		
supply & install 1.5" high x 12" wide mechanical double lock, standing seam metal roof panels w/ concealed clips	4,880	sf	\$7.50	\$36,600.00	320	\$75.00	\$24,000.00		\$60,600.00		
allowance - metal flashings	700	lf	\$10.00	\$7,000.00	96	\$75.00	\$7,200.00		\$14,200.00		
allowance - sealant	600	lf	\$1.50	\$900.00	32	\$75.00	\$2,400.00		\$3,300.00		
Bonding & Insurance	2.50%	%	\$221,996.00	\$5,549.90					\$5,549.90		
Markup - Overhead & Profit on Materials	25%	%	\$141,305.90	\$35,326.48					\$35,326.48		



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Appendix B

Kyle Centre B.E. Rehabilitation Scope

DRAWING LIST

BE-0.01 - WALL ASSEMBLIES
BE-0.02 - ROOF ASSEMBLIES
BE-0.03 - ROOF ASSEMBLIES
BE-0.04 - ROOF ASSEMBLIES
BE-0.05 - ALTERNATE ROOF ASSEMBLY
BE-0.06 - SCOPE OF WORK
BE-0.07 - SCOPE OF WORK
BE-1.00 - BASEMENT PLAN
BE-1.01 - MAIN FLOOR PLAN
BE-1.02 - ROOF PLAN
BE-1.03 - EAST ELEVATION
BE-1.04 - WEST ELEVATION
BE-1.05 - NORTH ELEVATION
BE-1.06 - SOUTH ELEVATION
BE-2.01 - FUTURE EXPANSION PORT - CONCEPT

GENERAL NOTES

1. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATIONS, WHERE PROVIDED.
2. PROVIDED DRAWINGS ARE NOT SET TO A SPECIFIC SCALE. SCALE DIMENSIONS INDIVIDUALLY FOR EACH DRAWING PER THE GIVEN DIMENSIONS ON EACH SHEET.
3. IF ANY DISCREPANCIES IN THE DOCUMENTS ARE FOUND, REQUEST THE CONSULTANT TO CLARIFY.
4. DRAWINGS AND PLANS PREPARED BY JRS ARE BASED ON ORIGINAL ARCHITECTURAL DRAWINGS BY CARLBERG JACKSON PARTNERS INC. DATED SSOCIATES LTD ARCHITECTURAL DRAWINGS, DATED FEB 21, 1977.



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COVER SHEET & GENERAL NOTES

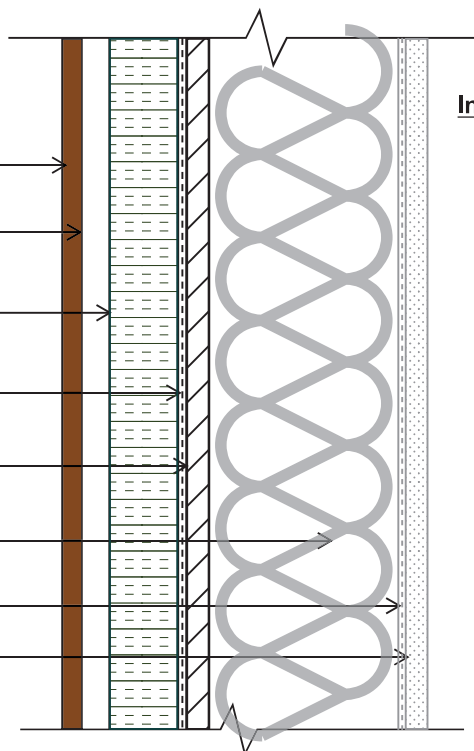
DATE:	MAY 6, 2022	DRAWING No:	
SCALE:	AS NOTED		BE-0.01
DESIGNED:	MMO		
DRAWN:	MMO	PROJECT No:	VR11262A
REVIEWED:			

NOTE: DO NOT SCALE FROM DRAWING. ALL DIMENSIONS
TO BE OBTAINED AND VERIFIED ON SITE.

Exterior

Interior

New 1"x4" Channel Cedar Siding
New 3/4"x 3-1/2" p.t. vertical wood strapping @ 16" o.c.
New 2" Rockwool Cavityrock Mineral Wool Insulation (R-8.6)
New Sopraseal Stick VP Self-adhered Air/Moisture Barrier Membrane
New 1/2" D.fir Plywood Sheathing
Exist. 2x6 Wood Framing with R-19 Fibreglass Batt Insulation
Exist. 6 mil Polyethylene Vapour Barrier
Exist. Gypsum Wallboard

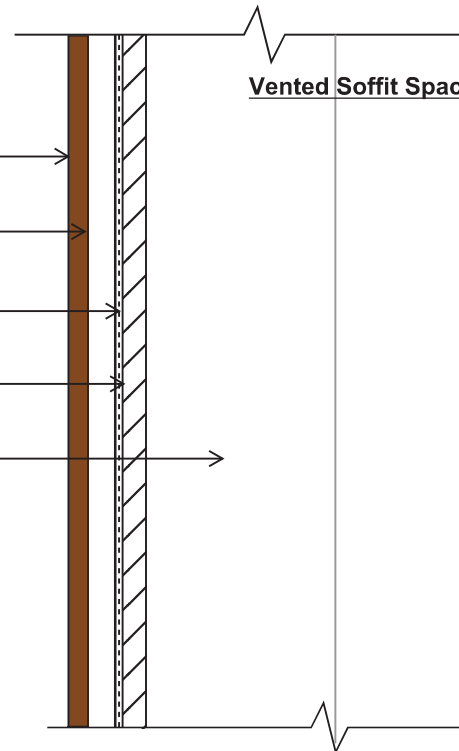


CEDAR CLADDING WALL ASSEMBLY

Exterior

Vented Soffit Space

New 1"x4" Channel Cedar Siding
New 3/4"x 3-1/2" p.t. vertical wood strapping @ 16" o.c.
New Sopraseal Stick VP Self-adhered Air/Moisture Barrier Membrane
New 1/2" D.fir Plywood Sheathing
Exist. Dimensional Lumber Framed Soffit Space



CEDAR CLADDING FASCIA ASSEMBLY

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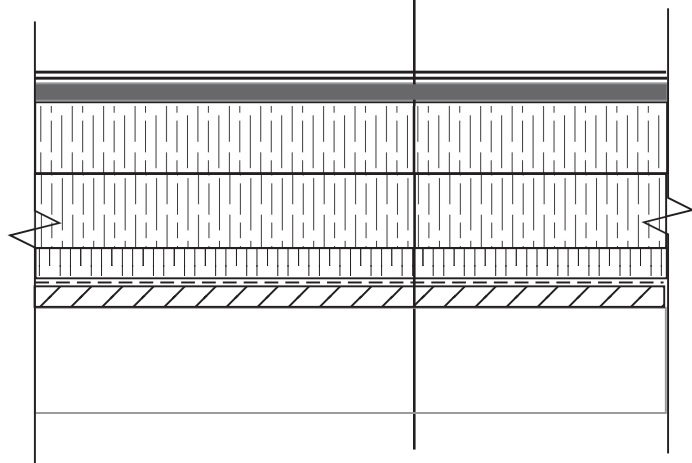
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WALL ASSEMBLIES

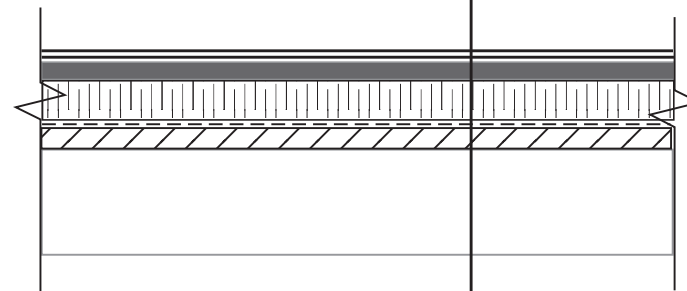
DATE:	MAY 6, 2022	DRAWING No:	
SCALE:	AS NOTED		
DESIGNED:	MMO		
DRAWN:	MMO	PROJECT No:	BE-0.02
REVIEWED:			VR11262A

- New 2-Ply SBS Modified Bitumen Roof Membrane Assembly (Cold Applied)
- New 3/16" Asphaltic Overlay Board (Adhered)
- New 2 layers of 2.75" (R-30) Polyisocyanurate Insulation Board (Adhered)
- New 2% Tapered Polyisocyanurate Insulation, Sloped To Drains (Adhered)
- New Self-Adhered Vapour Barrier Membrane
- New 1/2" D.Fir Plywood Sheathing
- Exist. Plank Decking



R1 LOW SLOPE ROOF ASSEMBLY

- New 2-Ply SBS Modified Bitumen Roof Membrane Assembly (Cold Applied)
- New 3/16" Asphaltic Overlay Board (Adhered)
- New 2% Tapered Polyisocyanurate Insulation, Sloped To Drains (Adhered)
- New Self-Adhered Vapour Barrier Membrane
- New 1/2" D.Fir Plywood Sheathing
- Exist. Plank Decking



R2 LOW SLOPE CANOPY ASSEMBLY

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ROOF ASSEMBLIES

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SCALE:	AS NOTED		
DESIGNED:	MMO		
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REVIEWED:			

BE-0.03

PROJECT No:
VR11262A

New Cedar Shake Roof with 24" Shakes

New Horizontal 3/4"x 3-1/2" p.t. Wood
Strapping @12" o.c.

New Vertical 3/4"x 3-1/2" p.t. Wood
Strapping @12" o.c.

New Sopraseal Stick VP Self-adhered
Moisture Barrier Membrane

New 5/8" D.Fir Plywood

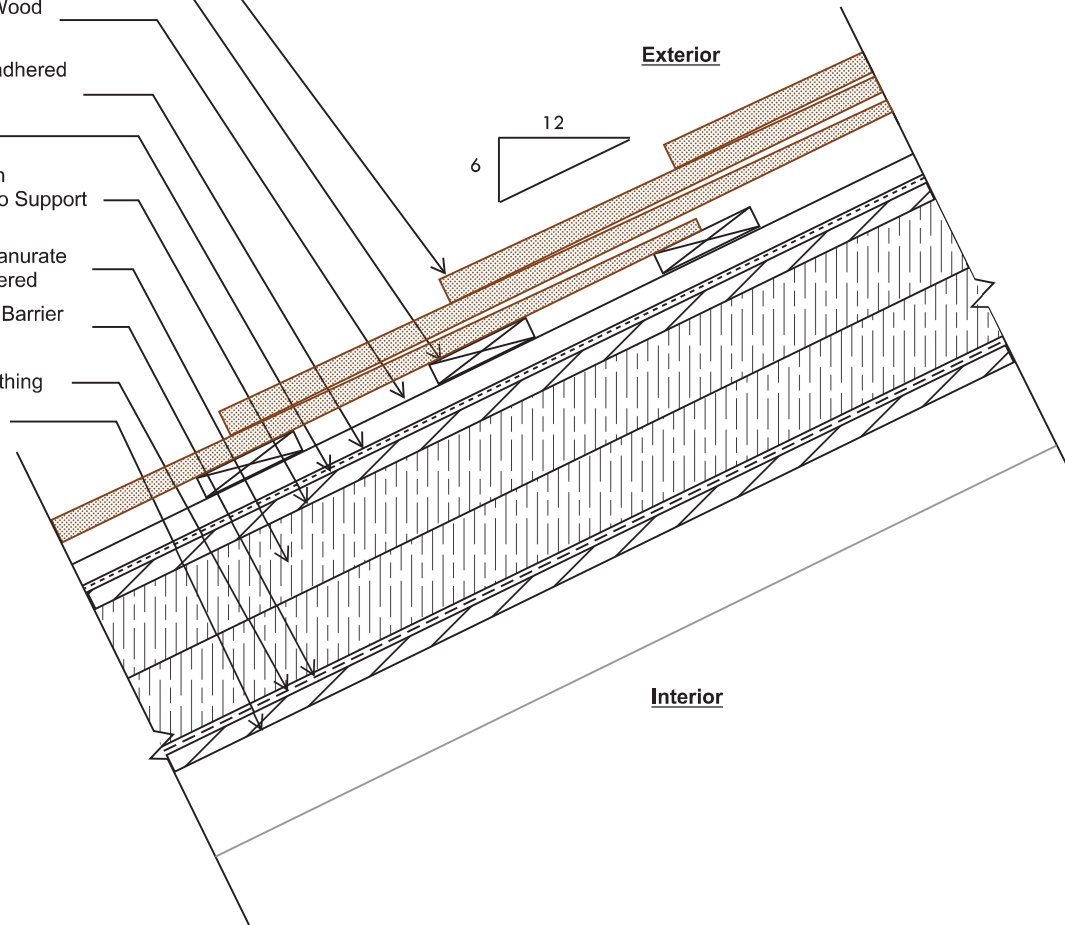
New Vertical Thermally Broken
Galvanized Z-Girt @ 16" o.c. to Support
Plywood Sheathing

New 2 Layers 2.75" Polyisocyanurate
Insulation Boards (R-30), Adhered

New Self Adhered Air/Vapour Barrier
Membrane

New 5/8" D.Fir Plywood Sheathing

Exist. 3"x4" Plank Decking



SLOPED CEDAR SHAKE ROOF ASSEMBLY

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ROOF ASSEMBLIES

DATE:	MAY 6, 2022	DRAWING No:	
SCALE:	AS NOTED		
DESIGNED:	MMO		
DRAWN:	MMO		
REVIEWED:			
			BE-0.04
			VR11262A



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New 1.5" High x 12" Wide Mechanical
Double Lock, Standing Seam Metal
Roof Panels w/ Concealed Clips

New Entangled Mesh Drainage Mat

New High Temp Self-Adhered
Underlayment

New 5/8" D.Fir Plywood

New Vertical Thermally Broken
Galvanized Z-Girt @ 16" o.c. to Support
Plywood Sheathing

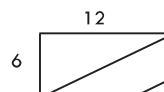
New 2 Layers 2.75" Polyisocyanurate
Insulation Boards (R-30), Adhered

New Self Adhered Air/Vapour Barrier
Membrane

New 5/8" D.Fir Plywood Sheathing

Exist. 3"x4" Plank Decking

Exterior



Interior



**ALTERNATE PRICE: STANDING SEAM SLOPED
METAL ROOF ASSEMBLY**

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**ALTERNATE ROOF
ASSEMBLY**

DATE:	MAY 6, 2022	DRAWING No:	
SCALE:	AS NOTED		BE-0.04
DESIGNED:	MMO		
DRAWN:	MMO	PROJECT No:	VR11262A
REVIEWED:			

SCOPE OF WORK:

WALLS:

- 1. REMOVE EXISTING CHANNEL CEDAR SIDING, BUILDING PAPER AND EXTERIOR PLYWOOD SHEATHING TO EXISTING STUDS. RETAIN EXISTING BATT INSULATION, POLY VAPOUR BARRIER, AND DRYWALL.
- 2. REPLACE CEDAR SIDING WITH NEW RAINSCREEN WALL ASSEMBLY INCLUDING NEW VP SELF-ADHERED MEMBRANE, MINERAL WOOL SEMI-RIGID INSULATION, P.T. STRAPPING AND CHANNEL CEDAR SIDING (W1). INCLUDE ALL METAL FLASHINGS, TRIMS, SEALANTS, AND 2 COATS OF PAINT OR STAIN TO NEW CEDAR SIDING.
- 3. AT VENTED CANOPY OVERHANGS (W2), REPLACE CEDAR SIDING AT FASCIA WITH NEW RAINSCREEN WALL ASSEMBLY INCLUDING NEW VP SELF-ADHERED MEMBRANE, P.T. STRAPPING, AND CHANNEL CEDAR SIDING. INCLUDE REPLACEMENT OF ALL METAL FLASHINGS, TRIM, AND 2 COATS OF PAINT OR STAIN TO CEDAR SIDING.
- 4. AT VENTED CANOPY OVERHANGS (W2), REPLACE EXISTING SOFFIT MATERIAL WITH NEW 1"x4" CHANNEL CEDAR SOFFIT MATERIAL, INCLUDING CONTINUOUS 2" PRE-FINISHED, PERFORATED ALUMINUM SOFFIT STRIP VENT.

ROOFS:

- 1. REPLACE LOW SLOPE ROOF AREAS WITH SPECIFIED 2-PLY SBS ROOF MEMBRANE ASSEMBLY (R1), INCLUDING REPLACEMENT OF DECK DRAINS, METAL PERIMETER FLASHINGS, ETC.
- 2. REPLACE LOW SLOPE ROOF MEMBRANE SYSTEM OVER CANOPY OVERHANGS WITH SPECIFIED 2-PLY SBS ROOF MEMBRANE ASSEMBLY (R2), INCLUDING REPLACEMENT OF DECK DRAINS, METAL PERIMETER FLASHINGS, ETC.
- 3. REPLACE SLOPED CEDAR SHAKE ROOF AREAS WITH SPECIFIED CEDAR SHAKE ASSEMBLY (R3), INCLUDING PERIMETER METAL FLASHINGS.

DOORS:

- D1. REPLACE STEEL FRAME SINGLE DOORS WITH NEW THERMALLY-BROKEN, PREFINISHED STEEL DOOR SYSTEMS (INCLUDING DETAILING MEMBRANES, METAL FLASHINGS, ETC.) STANDARD OF ACCEPTANCE:
 - 1. HEAVY DUTY THERMALLY BROKEN STEEL FRAME, BY ALLMAR.

- D2. REPLACE STEEL FRAME DOUBLE DOOR SETS WITH NEW THERMALLY-BROKEN, PREFINISHED STEEL DOOR SYSTEMS (INCLUDING DETAILING MEMBRANES, METAL FLASHINGS, ETC.) STANDARD OF ACCEPTANCE:
 - 1. HEAVY DUTY THERMALLY BROKEN STEEL FRAME, BY ALLMAR.

- D3. AT BASEMENT DOOR SET RETAIN EXISTING DOOR, GRIND CORROSION OFF STEEL DOOR FRAME, APPLY ZINC-RICH PRIMER, AND RE-COAT ENTIRE DOOR FRAME AND DOOR LEAF WITH 2 COATS OF PAINT.

WINDOWS:

- G1. REPLACE ALL ALUMINUM AND STEEL FRAME WINDOWS (INCLUDING CLERESTORY GLAZING) WITH THERMALLY-BROKEN, PREFINISHED ALUMINUM WINDOW WALL SYSTEMS (INCLUDING DETAILING MEMBRANES, METAL FLASHINGS, ETC.) STANDARD OF ACCEPTANCE:
 - 1. STARLINE 9000 SERIES
 - 2. KAWNEER 5500 SERIES

- G2. REPLACE MAIN ENTRANCE DOORS AND SIDE LITES WITH THERMALLY-BROKEN, PREFINSIHED ALUMINUM CURTAINWALL ENTRANCE SYSTEM (INCLUDING DETAILING MEMBRANES, METAL FLASHINGS, ETC.). STANDARD OF ACCEPTANCE:
 - 1. KAWNEER SERIES 350T INSULPOUR® DOORS
 - 2. KAWNEER 1600UT SERIES CURTAINWALL

SKYLIGHTS:

- S1. REPLACE EXISTING ALUMINUM SKYLIGHTS WITH NEW THERMALLY-BROKEN, PREFINISHED, ALUMINUM PRESSURE PLATE SKYLIGHT SYSTEM, INCLUDING DETAILING MEMBRANES, METAL FLASHINGS, AND TRIM. STANDARD OF ACCEPTANCE:
 - 1. KAWNEER 2000 SERIES SKYLIGHT

CRACK INJECTIONS:

- 1. ALLOW FOR 100 LINEAR FEET OF POLYURETHANE CRACK INJECTION WITHIN THE BASEMENT LEVEL



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BUILDING ENVELOPE REHAB

SCOPE OF WORK

DATE:	MAY 6, 2022	DRAWING No:	
SCALE:	AS NOTED		BE-0.06
DESIGNED:	MMO		
DRAWN:	MMO	PROJECT No:	VR11262A
REVIEWED:			

NOTE: DO NOT SCALE FROM DRAWING. ALL DIMENSIONS TO BE OBTAINED AND VERIFIED ON SITE.

SCOPE OF WORK (CONT'D):


- SOUTH WEST STORAGE ROOM RE-CONSTRUCTION:
- 1. ALLOW FOR COMPLETE DEMOLITION OF STORAGE ROOM AREA AT SOUTH WEST CORNER OF BUILDING (INCLUDING EXTERIOR FINISHES, INTERIOR FINISHES, WALL AND ROOF FRAMING, ETC.). RETAIN EXISTING SLAB-ON-GRADE.
 - 2. RECONSTRUCT STORAGE ROOM ASSUMING 2x6 SPF FRAMING @ 16" O/C, 2x10 SPF ROOF JOISTS @ 12" O/C, FRAMING HARDWARE, ETC. CONSTRUCT WALLS ON EXISTING SLAB-ON-GRADE.
 - 3. FINISH EXTERIOR WALLS OF RECONSTRUCTED STORAGE ROOM WITH WALL ASSEMBLY W1. INCLUDE NEW FIBREGLASS BATT INSULATION IN THE STUD CAIVTY, NEW 6 MIL POLYETHELYNE SHEET VAPOUR BARRIER, AND 1/2" INTERIOR DRYWALL FINISHES. FINISH DRYWALL TO PAINT-READY STATE.
 - 4. ROOF RECONSTRUCTED STORAGE ROOM WITH ROOF ASSEMBLY R1.

FUTURE EXPANSION (NORTH WEST ELEVATION):

- 1. REFER TO EAST ELEVATION BE-1.03. WITHIN AREA INDICATED ON NORTH SIDE, LOCATE JOINTS IN CLADDING AND UNDERLYING MATERIALS TO FACILITATE FUTURE REMOVAL OF 10'-0" OF CLADDING, STRAPPING, INSULATION, MEMBRANE AND SHEATHING TO FACILITATE CORRIDOR LINK TO FUTURE EXPANSION BUILDING.

ALTERNATE PRICES:

- STANDING SEAM SHEET METAL ROOF ASSEMBLY:
- 1. PROVIDE ALTERNATE PRICE TO REPLACE SLOPED CEDAR SHAKE ROOF AREAS WITH SPECIFIED STANDING SEAM SHEET METAL ROOF ASSEMBLY (R4), IN LIEU OF SPECIFIED CEDAR SHAKE ROOF ASSEMBLY (INCLUDING PERIMETER METAL FLASHINGS, ETC.).



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KYLE CENTRE 125 Kyle Street, Port Moody, BC BUILDING ENVELOPE REHAB		
SCOPE OF WORK		
DATE:	MAY 6, 2022	DRAWING No:
SCALE:	AS NOTED	BE-0.07
DESIGNED:	MMO	
DRAWN:	MMO	
REVIEWED:		
		PROJECT No: VR11262A

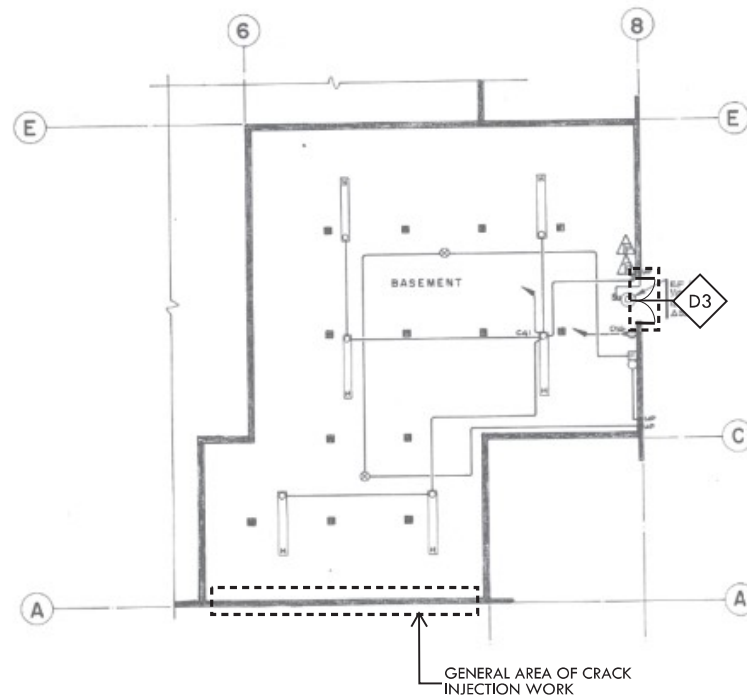
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 SCOPE OF WORK



BASEMENT PLAN



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BUILDING ENVELOPE REHAB

BASEMENT PLAN

DATE:	MAY 6, 2022	DRAWING No:	
SCALE:	AS NOTED		BE-1.00
DESIGNED:	MMO		
DRAWN:	MMO	PROJECT No:	VR11262A
REVIEWED:			

SCOPE OF WORK

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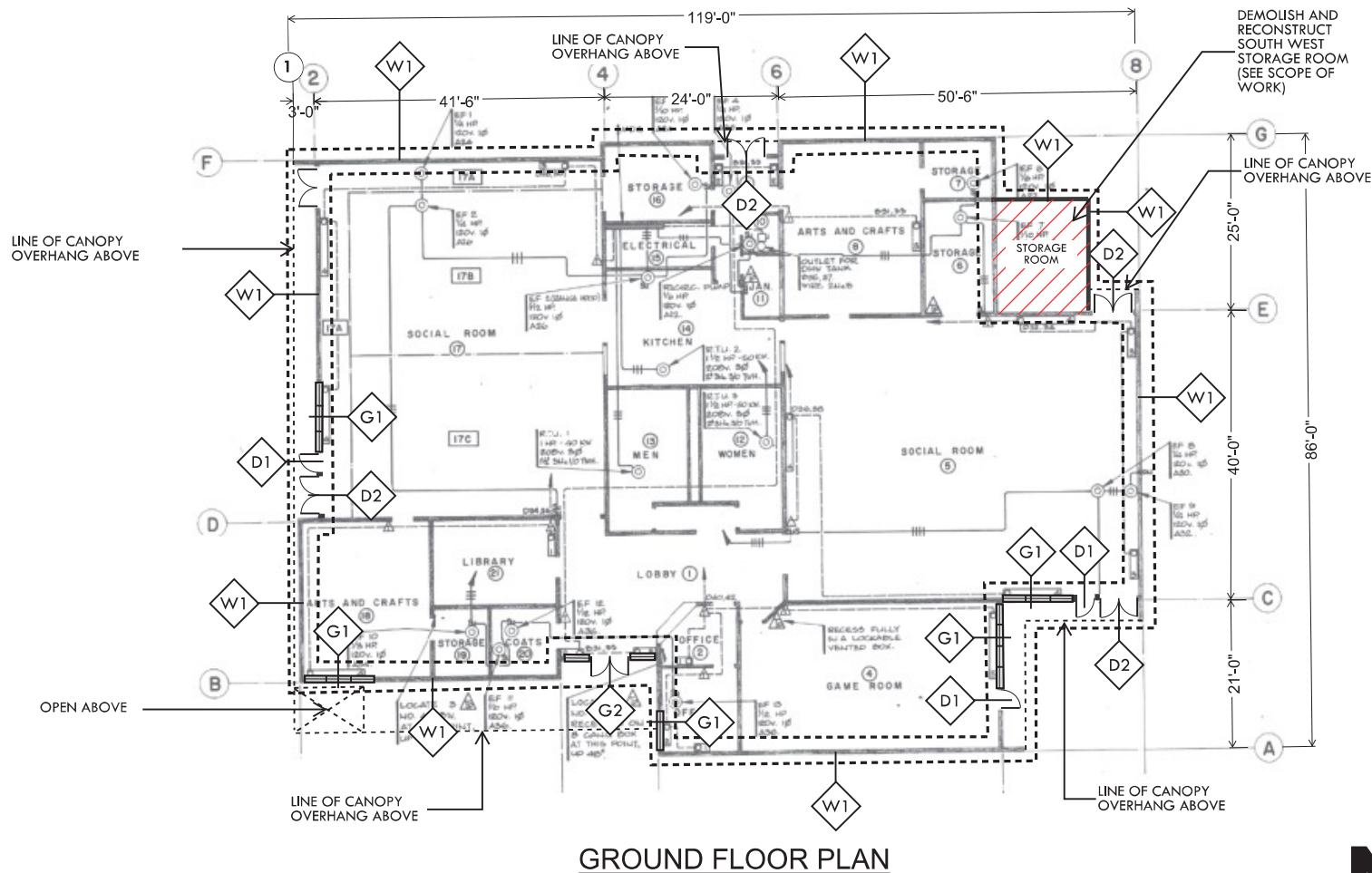
KYLE CENTRE

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BUILDING ENVELOPE REHAB

GROUND FLOOR PLAN

DATE:	MAY 6, 2022	DRAWING No:	BE-1.01
SCALE:	AS NOTED		
DESIGNED:	MMO		
DRAWN:	MMO	PROJECT No:	
REVIEWED:			VR11262A



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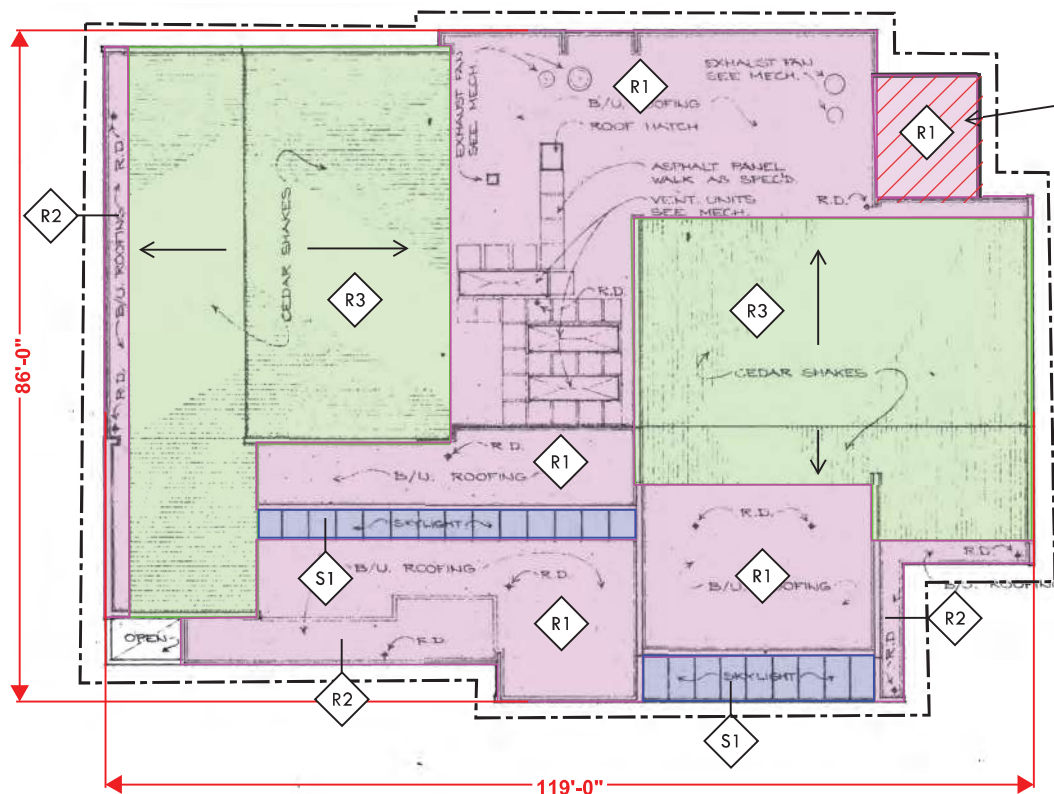


JRS ENGINEERING
BUILDING ENVELOPE CONSULTANTS

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SCOPE OF WORK

- LOW SLOPE ROOF (R1 & R2)
- SLOPED ROOF (R3)
- SKYLIGHTS (S1)



DEMOLISH AND
RECONSTRUCT
SOUTH WEST
STORAGE ROOM
(SEE SCOPE OF
WORK)

ROOF PLAN



NOTE: DO NOT SCALE FROM DRAWING. ALL DIMENSIONS
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1	UPDATED OPINION OF COST	05/13/22
No.	ISSUE / REVISION	MM/DD/YY

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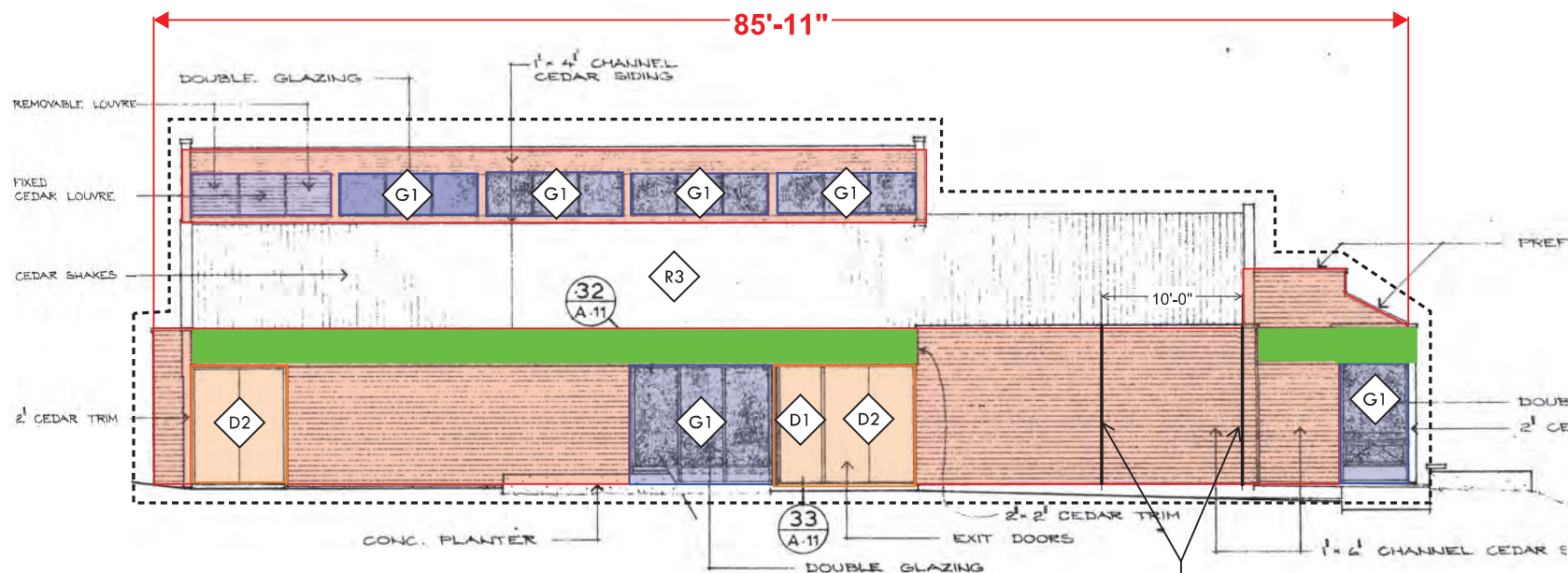
KYLE CENTRE
125 Kyle Street, Port Moody, BC

BUILDING ENVELOPE REHAB

ROOF PLAN

DATE:	MAY 6, 2022	DRAWING No:	BE-1.02
SCALE:	AS NOTED		
DESIGNED:	MMO		
DRAWN:	MMO	PROJECT No:	VR11262A
REVIEWED:			

- SCOPE OF WORK**
- CEDAR CLADDING (W1)
 - FASCIA CLADDING (W2)
 - WINDOWS (G1)
 - DOORS (G2, D1 & D2)
 - LOUVRES



1	UPDATED OPINION OF COST	05/13/22
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**EAST
ELEVATION**

DATE:	MAY 6, 2022	DRAWING No:	BE-1.03
SCALE:	AS NOTED		
DESIGNED:	MMO		
DRAWN:	MMO	PROJECT No:	VR11262A
REVIEWED:			

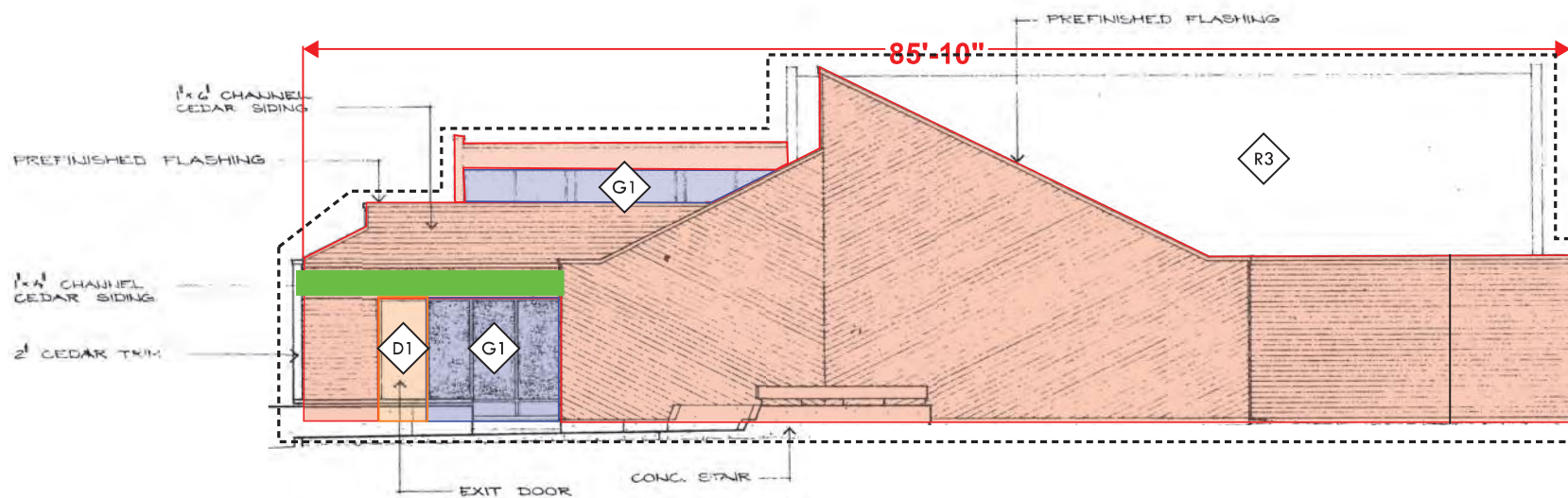
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SCOPE OF WORK

- CEDAR CLADDING (W1)
- FASCIA CLADDING (W2)
- WINDOWS (G1)
- DOORS (G2, D1 & D2)
- LOUVRES



WEST ELEVATION

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KYLE CENTRE
125 Kyle Street, Port Moody, BC
BUILDING ENVELOPE REHAB

WEST ELEVATION

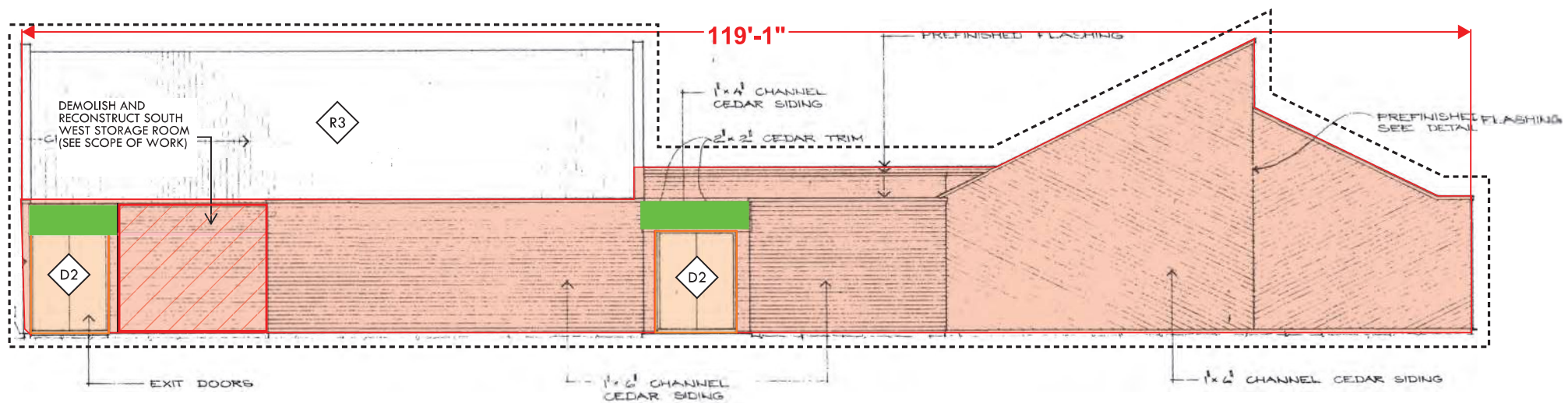
DATE:	MAY 6, 2022	DRAWING No:	BE-1.04
SCALE:	AS NOTED		
DESIGNED:	MMO		
DRAWN:	MMO	PROJECT No:	VR11262A
REVIEWED:			



-  SCOPE OF WORK
-  CEDAR CLADDING (W1)
-  FASCIA CLADDING (W2)
-  WINDOWS (G1)
-  DOORS (G2, D1 & D2)
-  LOUVRES

NOTE: DO NOT SCALE FROM DRAWING. ALL DIMENSIONS TO BE OBTAINED AND VERIFIED ON SITE.

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<div style="text-align: center;"> <h1>KYLE CENTRE</h1> <h2>125 Kyle Street, Port Moody, BC</h2> <h3>BUILDING ENVELOPE REHAB</h3> </div>		
<div style="text-align: center;"> <h1>NORTH ELEVATION</h1> </div>		
DATE:	MAY 6, 2022	DRAWING No:
SCALE:	AS NOTED	BE-1.05
DRAWN:	MMO	
DRAWN:	MMO	PROJECT No:
REVIEWED:		VR11262A

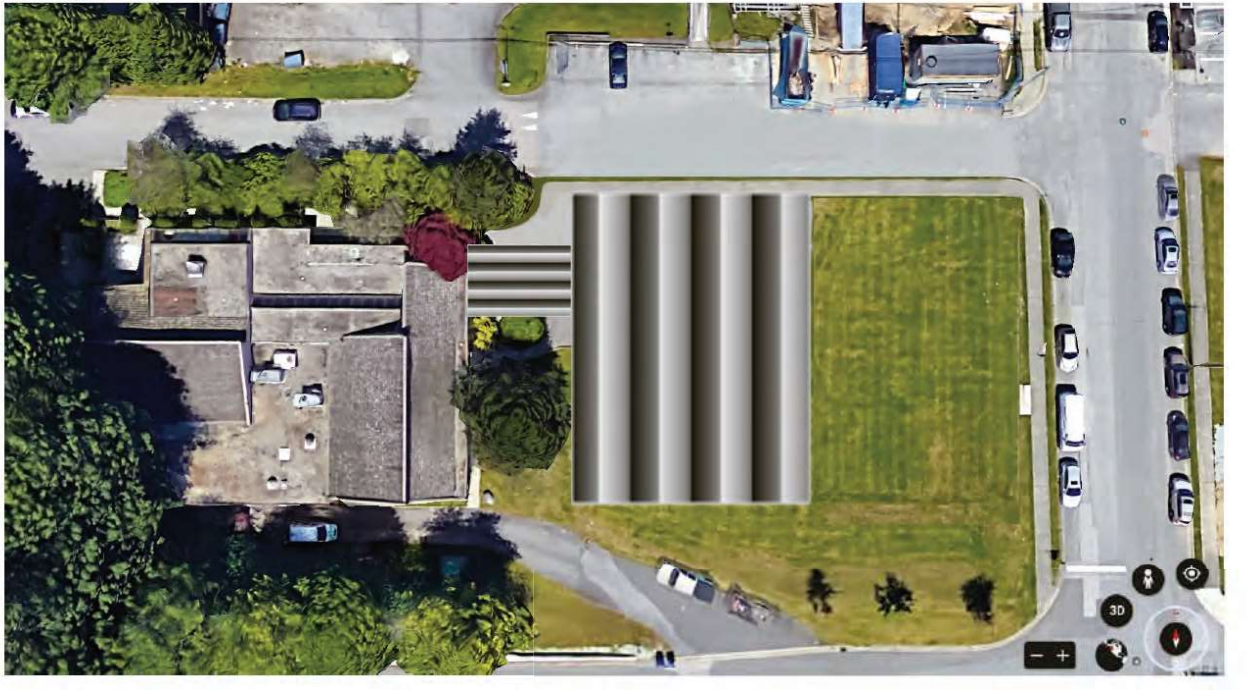


SOUTH ELEVATION

- SCOPE OF WORK
- CEDAR CLADDING (W1)
- FASCIA CLADDING (W2)
- WINDOWS (G1)
- DOORS (G2, D1 & D2)
- LOUVRES

NOTE: DO NOT SCALE FROM DRAWING. ALL DIMENSIONS
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KYLE CENTRE 125 Kyle Street, Port Moody, BC BUILDING ENVELOPE REHAB		
SOUTH ELEVATION		
DATE:	MAY 6, 2022	DRAWING No:
SCALE:	AS NOTED	BE-1.06
DESIGNED:	MMO	
DRAWN:	MMO	
REVIEWED:		PROJECT No: VR11262A



The rendering below depicts an overhead view of a two-level addition with an approximate 5,000 square foot footprint, for a total of 10,000 square feet of additional space. The combined space of the original centre together with the addition would be approximately 19,000 square feet, more than enough to accommodate growth. The size of the addition can be adjusted during the design phase.

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KYLE CENTRE
125 Kyle Street, Port Moody, BC

BUILDING ENVELOPE REHAB

**FUTURE EXPANSION
PORT - CONCEPT**

DATE:	MAY 6, 2022	DRAWING No:	
SCALE:	AS NOTED		
DESIGNED:	MMO		
DRAWN:	MMO	PROJECT No:	
REVIEWED:			VR11262A

BE-2.01