

November 24, 2021

Rev. Dr. Brian Fraser
Brentwood Presbyterian Church
1600 Delta Avenue
Burnaby, BC V5B 3G2

Dear Brian,

Re: Brentwood Presbyterian Church – Expansion and Renovations

We are pleased to submit this proposal outlining the next steps for the expansion and renovations at Brentwood Presbyterian Church.

PROJECT OVERVIEW

Brentwood Presbyterian Church (the Church) is looking to undertake renovations to their existing building located at 1600 Delta Avenue. Renovations will include a two-storey, m1000 sq.ft. addition along the frontage. Renovations on the main level are to address communal need for additional music and theatre performance space. Renovations to the lower level will provide upgrades to the current daycare facilities. Site improvements, in the form of additional community gardens, renovations to the daycare play area, and the addition of a memorial garden space have also been requested.

Omicron Architecture Engineering Construction Ltd. (Omicron) was retained by the Church to prepare conceptual level site and building layout plans for the new addition and proposed renovations. In addition, we have prepared a high-level conceptual budget to assist the Church in financial planning and obtaining buy-in and support for the project from the Congregation, as well as the community. Work completed to-date includes:

Phase I: Proof of Concept

- Preparation of conceptual site and building plans based on information gathered through discussions with the Church and site visits. The revised plans take into consideration prior work completed by Synthesis, as well as updates based on the needs of the end user groups.
- High-level exploratory work to ensure the renovations are in compliance with City of Burnaby (the City) bylaws and applicable building codes.

**OMICRON
ARCHITECTURE ENGINEERING
CONSTRUCTION LTD.**

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Principals

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Phase II: Economical Validation of Concept

- Preparation of a detailed Class D budget to facilitate discussions with the Session, Congregation, and Presbytery to gain buy-in and support for the project. Omicron has also provided a list of value-engineering items that can be targeted for cost-savings, if required.

This proposal addresses Omicron's understanding of the next steps required for the project moving forward.

SCOPE OF SERVICES

Omicron is an Integrated Project Delivery (IPD) professional services provider. Our services include Architectural, Structural Engineering, Mechanical Engineering, Electrical Engineering, Pre-construction Services and Construction Management services. All our IPD projects are supported by a Project Director, who will work with the Church, your stakeholder groups and our Design and Construction Teams to coordinate overall project requirements and ensure project success. The Omicron IPD approach provides our clients with the benefit of full integration of the Design Disciplines and Construction from the start of the project.

We provide IPD services using separate industry standard contracts for Design and Construction Services. Design Services are contracted with Omicron Architecture Engineering Construction Ltd. through a RAIC Document Six, and Pre-Construction / Construction Management Services are contracted with Omicron Construction Ltd. through a CCDC-5B.

Assuming the efficiency of the IPD model, we have delineated the following phases. Each phase will culminate in a phase gate where the Church will provide approval to proceed to the next phase.

Phase III: Project Approvals and Source of Funds

It is our understanding that the Church will require Omicron's assistance in sourcing funds and navigating the approvals process within the Church and the Presbytery, prior to starting the full design and construction. This scope includes:

- Revisions to current site layout plans as per recent feedback from the Church.
- Production of conceptual elevations of the building.
- Preparation of a Presentation Package for the Church to use to obtain buy-in and support for the project from the Session, Congregation, and Presbytery. This package will include scope of work executive summary, conceptual layout plans, conceptual elevations, and summary budget information.
- Omicron will support the Church throughout the approvals process, as required.
- Upon receipt of project approval from the Presbytery, Omicron will work with the Church to assess funding opportunities and securing funding for the project.

Phase Deliverables:

- Presentation Package to use at the Churches discretion to market the project.
- Successful sourcing of funds and approval to proceed from the Presbytery.

Phase IV: Schematic Design and PPA

- Investigate feasibility of proposed value-engineering items and make the necessary adjustments to the current conceptual plans. This will include engaging with trades and regulatory bodies for input and early approval.
- Engage with Fraser Health to obtain input and feedback on the proposed daycare and play area renovations.
- Engage with the end user groups to confirm layout and obtain final feedback on detailed design requirements.
- Further engagement with the Authorities to ensure compliance with all building codes and bylaws.
- Solicit all required documentation to inform design and meet PPA submission requirements. This includes items such as Geotechnical Reports, Environmental / Hazmat Reports, and Site Survey of existing conditions.
- Engage Landscape Architect, Arborist, and Civil Engineer for design services.
- Complete Mechanical (HVAC, Plumbing, Fire Suppression) and Electrical Site Condition Assessment to determine current state and extent of upgrades required.
- Prepare PPA package and application to solicit feedback from City of Burnaby prior to proceeding with full design submission. Engagement and management of the City throughout the PPA process.

Phase Deliverables:

- Submission of the PPA package to the City and receipt of feedback.
- Completion of coordinated 30% design drawings for Architectural, Structural, Mechanical and Electrical, as well as coordination of Landscape and Civil Consultants design scope.
- Completion of an Outline Specification, describing various materials and techniques to be used for the project for client approval.

Phase V: Construction Documentation and Tendering

- Preparation of detailed design package for building permit submission to the City.
- Development of a Class C Budget based on Building Permit drawings.
- Coordination with the City during the Permit review process.
- Completion of coordinated 90% Issued for Tender design drawings and specifications.
- Preparation of tender package scopes of work.
- Issuance and management of the tender process.
- Review of tender submissions and preparation of Recommendation for Award letters for all scopes of work.
- Award of all scopes of work and onboard the subcontractors.

Phase Deliverables:

- Submission of the Building Permit Package to the City.
- Preparation and presentation of Class C Budget.
- Completion of coordinated 90% design drawings for Architectural, Structural, Mechanical and Electrical. As well as coordination of Landscape and Civil Consultants design scope.
- Issuance of Tender to trades and receipt of Trade bids.

Phase VI: Construction and Construction Administration

- Prepare Issued for Construction set of drawings and specifications.
- Provide construction administration and design support throughout the construction phase (responding to RFIs, reviewing shop drawings, issuing Consultant Instructions, reviewing Change Requests).
- Consultant field reviews and reporting for all disciplines. Field reviews are conducted to ensure conformance with the contract documents and quality standards. Reports are issued within 48hours of field reviews.
- Preparation and issuance of all schedules, as required for occupancy.
- Preparation and issuance of record drawings.
- Final walkthrough with end user groups to confirm acceptance of spaces prior to turnover.
- Act as Prime Contractor with respect to Site Safety and implement systems and processes, in compliance with WorkSafeBC, to manage the overall safety of the site.
- Implement systems for managing project cost accounting and reporting.
- Manage, track and report on status of all shop drawings, RFIs and Change Orders.
- Implement systems for monitoring progress on site and provide updates on construction schedule.
- Prepare monthly report summarizing project status.
- Arrange and chair biweekly OAC meetings, including recording and distributing minutes.
- Compile all maintenance and warranty material and provide to the Church.
- Coordinate commissioning of all systems.
- Coordinate meetings and documentation required for Occupancy.
- Arrange for final deficiency review meetings with Owner and Consultants.
- Arrange for one year warranty review, document any warranty items and coordinate with trades to rectify and warranty items.

Phase Deliverables:

- Issuance of 100% coordinated Issued for Construction design drawings for Architectural, Structural, Mechanical and Electrical, Landscape and Civil.
- Completion of Construction.
- Receipt of Occupancy.
- Post-Construction deficiency completions.
- 1-year warranty review.

FEE SCHEDULE

Omicron's fees are based on the high-level design and construction budget of \$1,990,000, that was provided as part of the initial scopes that have been completed. Fees for the design and construction services, as outlined above, are as follows:

Design Fee Summary

Phase III – Project Approvals and Source of Funds	\$12,150
Phase IV – Schematic Design and PPA	\$68,650
Phase V – Detailed Design and Tendering	\$91,550
Phase VI – Construction Administration	<u>\$68,650</u>
	\$241,000

Budget for Sub-Consultants to be managed directly by Omicron (not included in above fee):

Geotechnical Consultant	\$11,500
Civil Engineering	\$17,600
Landscape Architect (incl. Daycare Playground)	\$21,000
Acoustic Consultant	\$ 4,700
Environmental / Hazmat Consultant	<u>\$10,300</u>
	\$65,100

Construction Fee Summary

Phase C – Project Approvals and Source of Funds	Not Required
Phase D – Schematic Design & PPA	\$3,000
Phase E – Detailed Design & Tendering	\$35,000
Phase F – Construction	8% CM Fee

Services will be provided in accordance with the attached Terms of Engagement.

ASSUMPTIONS & EXCLUSIONS

The following specific services are not included within the scope of this fee proposal. Should any of these services be required we would be pleased to provide them on an agreed upon fee, once the scope of these services is known:

1. Omicron will seek client approval to engage, under separate contracts, all required consultants including but not limited to Civil Engineering, Landscape Architecture, Acoustic consultant and other specialty consultants, as needed, to complete the design scope and include these costs as disbursements under the Terms of Engagement attached. Fee allowances for these services have been provided in the “Fee Summary.”
2. This Agreement does not include the costs of any permits, fees or charges required by governmental authorities and other agencies. These may include off-site improvements, environmental assessment forms, audits, impact statements, drainage studies / reports. Since the requirement of these studies is not known until the approval process has begun, we have not included these costs in this Agreement.
3. Fire protection consultant to produce any Building Code equivalencies, if required.
4. Building Envelope Consulting services, if required.
5. The scope of services included in preparing the design documents is based on achieving the Church’s approval at each design milestone (schematic and design development; construction documentation; and contract administration). Any additional work resulting from client requested changes after a phase is approved, or for reasons beyond the control of the design team, shall be considered Additional Services and will be billed hourly based on the fair market value of the services provided by the required personnel.
6. Preparation, coordination and submittal of the project for LEED® Certification or any other recognized project sustainability or building performance verification program is excluded.
7. Furniture, Fixtures and Equipment (FF&E) selection and procurement is excluded.
8. Move management services are excluded.
9. Construction, Permit, and Sub-Consultant allowances have been estimated based on current market conditions and no allowance for Covid-19 related impacts, escalation, or risk has been allowed for.
10. Electrical scope of work, including data and audio-visual, is assumed as rough-in only, unless specified otherwise.
11. Construction assumes regular business hours, excluding evening and weekend work.
12. Upgrades to existing building electrical work are excluded. It is assumed that the existing services are sufficient for any additional power requirements due to renovations and additional floor area.
13. Floor leveling for existing floors is excluded and is assumed to not be required.
14. Fire sprinklers are excluded and assumed to not be required.
15. Refer to “Conceptual Planning Construction Budget – New Addition & Renovations” Letter, issued November 12, 2021 for additional clarifications and assumptions.
16. All fees are quoted exclusive of GST and disbursements.

Omicron has been a winner of Canada’s Best Managed Companies program since 2009, maintaining Platinum Club member status since 2015. This program recognizes companies that implement world class business practices and create value in innovative ways. We are excited to commit our leadership and managerial strengths to your project.

We hope that our proposal is consistent with your requirements. Please do not hesitate to call us at any time should you have any questions.

To accept this proposal, please sign in the space provided, or reference this document in your letter of acceptance.

Yours truly,

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.



Kasha Klunder, BSc. CPM, CAPM, CM-Lean
Project Director



Craig Abercrombie, AIBC, AAA
Vice President, Design & Engineering

Encl.

Terms of Engagement
Client Presentation Sheet

Accepted and agreed to:

Rev. Dr. Brian Fraser
Brentwood Presbyterian Church

Date

TERMS OF ENGAGEMENT (BRITISH COLUMBIA)

PROJECT: Expansion and Renovations of the Brentwood Presbyterian Church

CLIENT/OWNER: Brentwood Presbyterian Church

1. GENERAL

Omicron Architecture Engineering Construction Ltd. (“Omicron”) will render the services, as specified in the attached Scope of Services (the “Services”), to the client for this Project in accordance with the following Terms of Engagement.

For architectural Services, this proposal references and is subject to the definitions and general conditions of the RAIC Canadian Standard Form of Contract for Architectural Services Document Six 2018 Edition as required by the Architectural Institute of British Columbia (AIBC), except to the extent inconsistent with these Terms of Engagement, which govern in the event of a conflict. This contract / proposal is in compliance with the AIBC Bylaws, especially (but not limited to) Bylaw 28: Professional Engagement and Bylaw 34.16: Fees for Architectural Services, and the Code of Ethics.

For engineering Services, this proposal references and is subject to the standard ACEC Document No. 31 contract, except to the extent inconsistent with these Terms of Engagement, which govern in the event of a conflict.

Omicron complies with various provincial licensing and regulatory agencies, as required. For the purposes of these Terms of Engagement, “Omicron” includes all persons employed or engaged by Omicron that provide any of the Services or additional services by or on behalf of Omicron.

2. COMPENSATION

Omicron will invoice for Services on a monthly basis for the percentage of work complete and are due when presented. You must notify Omicron of any errors or omissions regarding invoices within five days of receiving the invoice, failing which the invoices will be conclusively deemed correct and payable in full. Payments are to be made in full within thirty days of the date of the invoice and made payable to Omicron Canada Inc., the parent company of Omicron.

Interest will be charged at a rate of 4% above prime rate charged by the Royal Bank of Canada on overdue invoices.

All charges will be payable in Canadian funds.

All disbursements and expenses incurred by Omicron in providing the Services, including those listed below will be charged at Omicron’s cost (both direct and indirect) plus an administrative fee of 10%:

- Travel costs including vehicle mileage as per current Canada Revenue Agency rates.
- Courier, printing, copying and plotting costs.
- Telephone and mobile phone charges for calls outside of Canada
- Processing costs for job-related photography.
- Project promotional material, perspectives, renderings, models, etc.
- Staff costs (at current hourly rates) for negotiation with Authorities Having Jurisdiction for obtaining Re-zoning and/or Development Permits.
- Permit fees.
- Parking.
- Project specific equipment and miscellaneous direct project charges.

Additional services and scope changes requested or required during the project will be invoiced in accordance with the Standard Hourly Rate Schedule as listed below (which is subject to a regular annual review and adjustment by Omicron):

Architecture	Rate	Engineering	Rate
Architectural Principal / Director / VP	\$240.00	Engineering Principal / Director / VP	\$240.00
Managing Architect	\$210.00	Managing Engineer	\$210.00
Architect / Project Manager	\$185.00	Sr. Engineer (15-20 years)	\$170.00
Technical Lead Architect (10-20 years)	\$150.00	Supervisory Engineer (10-15 years)	\$155.00
Intermediate Architect / Project Manager	\$160.00	Project Engineer (5-9 years)	\$145.00
Lead Architect (5-9 years) / Int. ID Design	\$135.00	Engineer	\$130.00
Production Architect	\$120.00	EIT	\$110.00
Jr. Production Arch / Jr. ID	\$100.00		

Technicians	Rate	Support Staff	Rate
Managing Technologist	\$170.00	Corporate Management Support Staff	\$185.00
Technologist IV	\$155.00	Sr. Support Staff	\$100.00
Technologist III	\$145.00	Int. Support Staff	\$90.00
Technologist II	\$130.00	Support Staff	\$80.00
Technologist	\$110.00		
Jr. Technologist	\$100.00		
Jr. Technician	\$90.00		

The above rates include all employee’s wages, payroll burdens, company overhead and profits, but do not include applicable taxes.

No deduction or set-off shall be made by the Client from Omicron’s compensation on account of allegations or actual negligence errors or omissions in performance of any Services.

3. REPRESENTATIVES

Each party shall designate a representative who is authorized to act on behalf of that party and receive notices under this Agreement.

4. SUSPENSION AND TERMINATION

Subject to entering into a more formal contract to provide the Services, either party may terminate this engagement without cause upon thirty (30) days' notice in writing. On termination by either party under this paragraph, the Client shall forthwith pay to Omicron its charges for the Services performed, including all disbursements, expenses and other charges incurred by Omicron in relation to this Project.

If either party breaches these Terms of Engagement, the non-defaulting party may terminate this engagement if, after giving seven (7) days' notice to remedy the breach, the defaulting party has not remedied the breach. On termination by Omicron under this paragraph, the Client shall forthwith pay to Omicron its charges for the Services performed to the date of termination, including all fees, disbursements, expenses and other charges for this Project, plus a reasonable amount as determined by Omicron for the loss of profit resulting from the breach and termination. Nothing in this paragraph limits Omicron's right to claim or receive damages resulting from a breach of contract by the Client.

5. ENVIRONMENTAL

The Services, including any field investigation and recommendations that are part of the Services (or any additional services), will not address or evaluate potentially hazardous materials or contaminants, pollution of soil or pollution of groundwater. Omicron is not responsible for any such issues and has no duty to warn or identify such issues or provide any advice related to the remediation of them. The Client will appoint appropriate independent environmental consultants for all environmental, hazardous materials or contaminant related issues, and will do so immediately when advised or required to do so by Omicron during or after the field work phase.

6. PROFESSIONAL RESPONSIBILITY

In performing the Services, Omicron will provide and exercise the standard of care, skill and diligence required by customarily accepted professional practices and procedures normally provided in the performance of the Services at the time and the location in which the Services are performed. Omicron will not be required to provide any services or functions other than the Services and other than as expressly required under these Terms of Engagement. Omicron will not be liable or responsible to the Client or to any other party for failing to recommend or perform any function or services outside or additional to the Services. The Client agrees to indemnify and hold harmless Omicron from and against any and all claims, actions, causes of action, demands, obligations, liabilities, losses or expenses that may be made or claimed against Omicron by any party or incurred by Omicron arising

from, related to or connected with any allegation or claim that Omicron failed to perform any function or services outside of or additional to the Services.

It is the Client's responsibility to provide full information required by Omicron to provide the Services and to respond to Omicron in a timely way with respect to any requests for clarification or further information pertaining to any matter related to the Services. Such information may include surveys, subsurface, geotechnical, environmental or hazardous materials investigations, specialists' reports, and tests.

7. LIMITATION OF LIABILITY

Omicron Canada Inc. and its related and affiliated companies carry certain Commercial General Liability Insurance and Professional Liability Insurance, certificates of which are available on request.

Notwithstanding anything in these Terms of Engagement or any rule of law or professional practice, Omicron shall not be responsible or liable for:

- a) the failure of the Client, a contractor retained by the Client or by Omicron at the request of the Client, to perform any work required for the Project in accordance with the applicable Contract Documents;
- b) the design of or defects in equipment supplied or provided by the Client or any other person for incorporation into the Project;
- c) the accuracy or completeness of any construction cost estimates;
- d) the accuracy or completeness of any energy modelling or future energy consumption or charges;
- e) any issues related to zoning, land use restrictions or regulations or other matters within the power of an authority having jurisdiction over the Project or the construction of the Project;
- f) any environmental hazard or harm, hazardous materials or contaminants, pollution of soil or pollution of groundwater, including any cross-contamination resulting from subsurface investigations;
- g) any damage to subsurface structures and utilities, regardless of whether they were identified and located by the Client or Omicron or not at all;
- h) any Project decisions made by the Client, or the Client's omission to make any Project decisions, if the decision or omission was made without the advice of Omicron or was contrary to or inconsistent with Omicron's advice;
- i) any consequential or indirect loss, injury or damages suffered by the Client, including but not limited to loss of use, earnings and business interruption, whether caused by an error or omission of Omicron or otherwise;
- j) the distribution or disclosure of any document, information or report prepared by or on behalf of Omicron for the exclusive use of the Client unless that distribution or disclosure was approved by Omicron in writing;
- k) control, charge, supervision or responsibility for construction means, methods, sequences or procedures or for safety precautions in relation to the work or the Project.

The Client agrees to indemnify and hold harmless Omicron from and against any and all claims, actions, causes of action, demands, obligations, liabilities, losses or expenses that may be made or claimed against Omicron by any party or incurred by Omicron arising from, related to or connected with any of the items listed in (a) through (k), above.

Where the Project will be subject to the LEED certification process, the Client understands that processes and procedures are determined by the reviewing body and not Omicron, are outside of Omicron's control and may not be uniformly or predictably implemented, and may be subject to change. Further, LEED certification will require input and effort from the Client, as well as from other consultants, contractors and parties associated with the Project that are not parties to this agreement. Omicron makes no warranty or assurance that LEED certification will be attained for the Project and the Client releases Omicron from any claim (as defined below) arising out of or related to the failure of the Project to attain or retain any expected LEED certification.

In consideration of the premises and of provision of the Services by Omicron to the Client, the Client agrees that any and all claims actions, causes of action, demands which it has or hereafter may have against Omicron in any way arising out of or related to Omicron's duties and responsibilities related to the Services or any additional services (hereinafter referred to as "claims" or "claim"), whether such claims sound in contract or in tort, shall be limited to the amount of coverage as provided by Omicron's professional liability insurance or indemnity against errors and omissions in effect at the date of execution of this agreement, including the deductible portion thereof, and to the extent only that such insurance or indemnity is available to Omicron to satisfy such claims at the time that the claims are made.

Omicron's liability for all claims of the Client arising out of this agreement shall absolutely cease to exist after a period of two (2) years from the date of:

- a) substantial performance of the work on the Project (as defined in the *Builders Lien Act*),
- b) suspension or abandonment of the Project,
- c) termination of Omicron's Services, or
- d) expiry of the limitation period for claims prescribed by any statute of the province or territory of the Place of the Work,

whichever shall first occur, and following the expiration of such period, the Client shall have no claim whatsoever against Omicron. The liability of Omicron with respect to any claims arising out of or related to this agreement or the Services shall be absolutely limited to direct damages arising out of Omicron's Services rendered under this agreement, and Omicron shall bear no liability whatsoever for any consequential loss, injury or damage incurred by the Client, including but not limited to claims for loss of profits and loss of markets.

8. DOCUMENTS

All of the documents (including without limitation drawings and specifications) prepared by Omicron or on behalf of Omicron in connection with the Project are instruments of service for the execution of the Project. Omicron retains the property and copyright in these documents, whether the Project is executed or not. These documents may not be used on any other project or to modify or renovate the Project without the prior written agreement of Omicron.

9. PHOTOGRAPHY

Omicron will take professional photographs of the Project during construction and upon completion. Omicron, its employees, agents, or authorized representatives may reproduce, publish, and display the photographs in Omicron marketing materials, including on the company website www.omicronaec.com. Omicron will own the all rights, or in the alternative an exclusive license, to the photographs. A separate license agreement for the Client's use or display of such photographs may be arranged with the photographer with the written consent of Omicron.

10. FIELD SERVICES

Where applicable, field services recommended for the Project are the minimum necessary, in the sole and absolute discretion of Omicron, to observe whether the work of a contractor retained by the Client is being carried out in general conformity with the intent of the Services. Any reduction from the level of Services recommended or changes made to the scope of work without the authorization of the Architect or Engineer, will result in Omicron withholding certifications for the work. Omicron shall not be required to make exhaustive or continuous on-site or field reviews and no field review will be required by Omicron other than those determined appropriate by Omicron in its sole and absolute discretion.

11. DISPUTE RESOLUTION

If requested in writing by either the Client or Omicron, the parties shall make a good faith attempt to resolve any dispute between them arising out of or in connection with this Agreement or the Services by entering into structured non-binding negotiations with the assistance of a mediator on a without prejudice basis. The mediator shall be appointed by agreement of the parties. If a dispute cannot be settled within a period of thirty (30) calendar days with the mediator, either party may give notice requiring that the dispute be referred to and finally resolved by arbitration under the rules of the British Columbia International Commercial Arbitration Centre or by an arbitrator appointed by agreement of the parties or by reference to a Judge of the Provincial Court of British Columbia.

12. CERTIFICATE FOR PAYMENT (optional service)

If certification of payments to one or more contractors by Omicron is within the scope of Services, the issuance of a certificate of payment shall constitute a representation by Omicron to the Client, based on Omicron's field review and a review of the contractor's schedule of values and application for payment, that the Work has progressed to the approximate value indicated; and that to the best of Omicron's knowledge, information and belief, the Work observed during the course of field review is in general conformity with the contract documents without any obvious defects or deficiencies of which Omicron is aware.

Omicron shall not be required to interpret or provide advice on the terms of any contract between the Client and any third party, including any contractor. The issuance of the certificate for payment shall not be or amount to any other representation or warranty by Omicron and, in particular, will not be a representation that Omicron has made any examination to ascertain how and for what purpose the contractor has used the monies paid on account of the contract price, or that the contractor has discharged the obligations imposed on the contractor by law or under a contract between the Client and the contractor, or requirements of the Workplace Safety Insurance Board or Workers Compensation Boards, or other applicable statute, non-compliance with which may render the Client personally liable for the contractor's default. Nothing in these Terms of Engagement will allow the Client to pursue any claim against Omicron on account of or related to payments made to a contractor by the Client that are in excess of amounts owing the Omicron under the terms of any contract between the Client and a contractor.

13. LIEN ACT OBLIGATIONS

Regardless of Omicron's role as payment certifier, the Client is responsible for fulfilling the Payment Certifier obligations with regard to applicable lien legislation holdback release.

CLIENT PRESENTATION SHEET

Project: BRENTWOOD PRESBYTERIAN CHURCH RENOVATIONS
 Address: 1600 Delta Avenue, Burnaby, BC

Conceptual Planning Budget - Executive Cost Summary

24-Nov-21

Construction Item	Amount
Preconstruction Fee	\$ 38,000
General Requirements based on 5 mos construction schedule	\$ 226,000
Construction Cost - TI Scope	\$ 1,560,000
Construction Management Fee (8%)	\$ 143,000
Subtrade Bonding Allowance	\$ 16,000
Construction Insurance Allowance	\$ 7,000
Total Cost for Construction	\$ 1,990,000

Design (ASME) and Project Management Fees	Amount
Phase III - Project Approvals and Source of Funds	\$ 12,150
Phase IV - Schematic Design & PPA	\$ 68,650
Phase V - Detailed Design & Tendering	\$ 91,550
Phase VI - Construction Administration	\$ 68,650
Total Cost for Design (ASME) and Project Management	\$ 241,000

Allowances for Sub-Consultants to be managed directly by Omicron (not included in above fees)	Amount
Geotechnical Consultant	\$ 11,500
Civil Engineering	\$ 17,600
Landscape Architect (incl. Daycare Playground)	\$ 21,000
Acoustic Consultant	\$ 4,700
Environmental / Hazmat Consultant	\$ 10,300
Total Allowances for Sub-Consultants	\$ 65,100

Project & ContingenciesContingencies	Amount
Permits and Authorities	\$ 90,000
Design/Scope/Budget Variance @ +/- 20%	\$ 398,000
Construction Contingency @ 10%	\$ 238,800
Total Contingencies	\$ 726,800
PROJECT TOTAL	\$ 3,022,900

BRENTWOOD PRESBYTERIAN CHURCH RENOVATIONS

ESTIMATE SUMMARY	Qty	Unit	TOTALS
Div 02 - Demolition			\$ 28,983
02 41 13 Selective Site Demolition - Concrete Sidewalks, Front Bridge, Basement Wall	1	LS	\$ 13,000
02 42 13 Deconstruction of Buildings - Front Façade of Existing Structure	650	sf	\$ 7,150
02 42 13 Deconstruction of Buildings - Temporary Bracing (both levels)	64	LF	\$ 4,608
02 42 13 Deconstruction of Buildings - Interior Staircase	1	LS	\$ 1,950
02 42 13 Deconstruction of Buildings - Wall at Stage	650	SF	\$ 2,275
02 60 00 Contaminated Site Material Remediation - excluded; to be drawn from Contingency			
02 80 00 Facility Remediation - Asbestos, Lead, etc. - excluded; to be drawn from Contingency			
Div 03 - Concrete			\$ 81,137
03 11 13 Concrete Forming - Footings	78	LF	\$ 5,070
03 11 13 Concrete Forming - Elevator Base	1	LS	\$ 3,500
4 11 13 Concrete Forming - Walls	936	SF	\$ 29,952
5 11 13 Concrete Forming - Retaining Walls	144	SF	\$ 6,768
03 15 00 Concrete Accessories - Waterstops, Construction Joints, Anchors	78	LF	\$ 7,410
03 20 00 Concrete Reinforcing	1,160	SF	\$ 8,874
03 30 00 Cast-In-Place Concrete (excludes site concrete)	65	m3	\$ 14,625
03 35 00 Concrete Finishing	550	SF	\$ 3,438
03 81 00 Concrete Cutting and Coring	1	LS	\$ 1,500
Div 05 - Metals			\$ 12,000
05 52 00 Metal Railings Allowance	1	LS	\$ 12,000
Div 06 - Rough and Finish Carpentry			\$ 73,444
06 10 00 Interior Rough Carpentry - Wall Framing (main)	70	LF	\$ 4,550
06 10 00 Interior Rough Carpentry - Floor Infill Sheathing and I-Joists	18	SF	\$ 3,960
06 10 00 Interior Rough Carpentry - Stage Construction (main)	308	SF	\$ 13,860
06 10 00 Interior Rough Carpentry - Elevator Shaft Construction	384	SF	\$ 11,520
06 10 00 Interior Rough Carpentry - Wall Framing (basement)	378	LF	\$ 24,570
06 10 00 Exterior Rough Carpentry - Roof Trusses	10	EA	\$ 3,500
06 10 00 Exterior Rough Carpentry - Roof Trusses (Labour)	60	MH	\$ 4,200
06 10 00 Exterior Rough Carpentry - Sheathing	20	EA	\$ 1,200
06 10 00 Exterior Rough Carpentry - Exterior Walls (Extension Area)	78	LF	\$ 6,084
Div 06 - Architectural Casework			\$ 38,688
06 41 00 Interior Wood Casework - Sanctuary Storage (12' x 12' Storage)	144	SF	\$ 3,456
06 41 00 Interior Wood Casework - Minister Office	111	SF	\$ 2,664
06 41 00 Interior Wood Casework - Green Room	98	SF	\$ 2,352
06 41 00 Interior Wood Casework - Daycare Office	75	SF	\$ 1,800
06 41 00 Interior Wood Casework - Daycare Space	1,184	SF	\$ 28,416
Div 06 - Finish Carpentry			\$ 5,400
06 46 00 Wood Trim	27	EA	\$ 5,400
Div 06 - Millwork			\$ 21,300
Allowance for new kitchen including island & counters	1	ls	\$ 10,000
Allowance for new kitchenette/coffee station including counter - ticket booth	1	ls	\$ 6,500
Allowance for washroom counters	4	ls	\$ 4,800
Div 07 - Dampproofing & Waterproofing			\$ 6,583
07 11 13 Bituminuous Dampproofing (Footings & Concrete Walls)	1,200	SF	\$ 5,340
07 13 13 Bituminuous Sheet Waterproofing (Roof)	452	SF	\$ 1,243
Div 07 - Thermal Insulation			\$ 25,068
07 21 16 Batt Insulation (Exterior Walls @ Narthex and Basement)	6,000	SF	\$ 21,000
07 22 16 Roof Spray Insulation	452	SF	\$ 4,068
Div 07 - Weather Barriers			\$ 32,305

ESTIMATE SUMMARY	Qty	Unit	TOTALS
07 26 13 Vapour Barriers	5,000	SF	\$ 8,750
07 27 00 Air Barriers	5,000	SF	\$ 8,750
07 42 93 Soffit Panels & Trim (Extension Only)	78	LF	\$ 2,555
07 46 23 Wood Siding (Front of Church)	350	SF	\$ 12,250
Div 07 - Roofing			\$ 7,950
07 51 13 Asphalt Shingled Roofing	452	SF	\$ 6,780
07 71 23 Gutters and Downspouts	65	LF	\$ 1,170
Div 07 - Fireproofing and Firestopping			\$ 21,998
07 81 16 Cementitious Fireproofing - underside of main floor	2,653	sf	\$ 19,898
07 84 00 Firestopping	1	LS	\$ 2,100
Div 07 - Sealants			\$ 3,000
07 92 00 Joint Sealants	1	LS	\$ 3,000
Div 08 - Openings			\$ 279,512
08 11 13 Hollow Metal Doors and Frames (fire-rated - blue)	15	EA	\$ 14,250
08 14 00 Hollow Core Wood Doors (green)	10	EA	\$ 5,500
08 14 00 Hollow Core Wood Doors (Sliding Pocket Doors @ Ticket Booth)	2	EA	\$ 1,300
08 14 00 Specialty Wood Doors - Solid Wood Church Entry Doors	54	SF	\$ 16,200
08 14 00 Specialty Wood Doors - Wood Church Entry Doors w/ Glass Inset (Indigenous)	54	SF	\$ 14,040
08 53 13 Vinyl Windows - Removal of Old & Recycle (Sanctuary)	1,106	SQ	\$ 8,240
08 53 13 Vinyl Windows - Removal of Old & Recycle (Office/Storage/Green Room)	36	SQ	\$ 268
08 53 13 Vinyl Windows - Removal of Old & Recycle (Daycare)	324	SQ	\$ 2,414
08 53 13 Vinyl Windows - Narthex (8' x 6' Triple Pane Stained Glass (Front of Church))	48	SF	\$ 7,200
08 53 13 Vinyl Windows - Narthex (2' x 13' Top Light Front Entry (Triple Pane))	26	SF	\$ 2,470
08 53 13 Vinyl Windows - Narthex (x2 Sidelights 3' x 9' (Triple Pane))	54	SF	\$ 5,130
08 53 13 Vinyl Windows - Sanctuary (Top - Regular Triple Pane)	330	SF	\$ 31,350
08 53 13 Vinyl Windows - Sanctuary (Vertical Lites - Church Style Triple Pane)	544	SF	\$ 81,600
08 53 13 Vinyl Windows - Office/Storage/Green Room (Triple Pane Punch)	36	SF	\$ 3,420
08 53 13 Vinyl Windows - Daycare Areas	324	SF	\$ 30,780
08 62 19 Vaulted Skylights - Narthex Roof (2' x 4' Panels - 4 each side)	8	each	\$ 4,400
08 71 00 Door Hardware	29	each	\$ 34,800
08 71 00 Door Hardware (Panic Hardware)	5	each	\$ 9,750
08 71 13 Automatic Door Operators	4	each	\$ 4,000
08 82 13 Mirrors (Washrooms)	4	each	\$ 2,400
Div 09 - Gypsum Wall Board & Ceilings			\$ 22,000
09 21 16 Gypsum Board Assemblies	20,000	SF	\$ 22,000
Div 09 - EIFS / Stucco			\$ 13,576
09 24 00 EIFS / Stucco	610	SF	\$ 9,059
09 24 00 Flashings	124	LF	\$ 1,717
09 24 00 Temp Scaffold / Access Lifts	1	LS	\$ 2,800
Div 09 - Flooring & Tile			\$ 30,576
09 65 00 Resilient Flooring - Daycare	1,350	sf	\$ 10,800
09 65 00 Resilient Flooring - Narthex & Upper Rooms	697	sf	\$ 5,576
09 68 16 Sheet Carpeting	800	sf	\$ 12,800
09 69 53 Access Flooring Accessories - Access Hatch for Stage	1	LS	\$ 1,400
Div 09 - Acoustical Finishes			\$ 116,339
09 51 00 Acoustic Ceilings - STC 76 - Supply and Install	2,653	sf	\$ 79,457
09 81 00 Acoustic Insulation for Walls - Sanctuary / Narthex Wall	640	sf	\$ 17,485
09 81 00 Acoustic Sound Booth Walls & Ceiling - Sanctuary	150	sf	\$ 4,098
09 81 00 Acoustic Insulation for Walls - Stage / Office Wall	560	sf	\$ 15,299
Div 09 - Painting			\$ 30,800
09 91 13 Exterior Staining	550	sf	\$ 2,750
09 91 23 Interior Painting - Doors & Frames	27	EA	\$ 4,050
09 91 23 Interior Painting - Walls (Allowance)	16,000	SF	\$ 24,000

ESTIMATE SUMMARY	Qty	Unit	TOTALS
Div 10 - Specialties			\$ 83,300
10 11 00 Visual Display Units	1	ls	\$ 2,100
10 14 00 Wayfinding Signage	1	LS	\$ 3,000
10 14 53 Traffic Signage	1	LS	\$ 1,400
10 21 13 Metal Toilet Compartments	2	EA	\$ 6,400
10 22 39 Acoustical Folding Panel Partitions	72	LF	\$ 64,800
10 28 13 Toilet Accessories	4	LS	\$ 4,800
10 43 16 First Aid Cabinet	2	LS	\$ 500
10 44 16 Fire Extinguishers	2	LS	\$ 300
Div 11 - Appliances & Ticket Booth Equipment			\$ 12,350
11 06 40 Food Service Equipment (Stove, Microwave, range hood)	1	ls	\$ 5,200
11 21 13 Cash Register and Checking Equipment	1	ls	\$ 3,550
11 30 13 Residential Kitchen Appliances (2 Fridges)	2	EA	\$ 3,600
Div 11 - Audio Visual Equipment			\$ 6,500
11 52 13 Projection Screens	1	LS	\$ 3,200
Feedback monitors	3	EA	\$ 3,300
Div 11 - Daycare Playground & Equipment			\$ 67,200
11 68 00 Playgrounds and Equipment	2,400	SF	\$ 67,200
Div 12 - Window Treatments			\$ 9,975
12 20 00 Window Treatments (Operable - Sanctuary)	105	LF	\$ 6,825
12 20 00 Window Treatments (Manual - Daycare)	105	LF	\$ 3,150
Div 12 - Casework & Countertops			\$ 22,900
12 35 30 Casework (Ticket Booth, Daycare Kitchen, Green Room)	3	LS	\$ 9,900
12 35 50.13 Educational Casework (Minister Office, Daycare Office)	2	LS	\$ 7,000
12 36 40 Stone Countertops	3	LS	\$ 6,000
Div 12 - Entrance Furnishings			\$ 1,350
12 48 13 Entrance Floor Mats (Pedimat @ Narthex and Daycare Entrance)	180	SF	\$ 1,350
12 56 39 Podium for Stage	1	LS	\$ 2,400
Div 12 - Public Space Furnishing			\$ 435
12 93 23 Trash and Litter Receptacles	3	EA	\$ 435
Div 14 - Conveying systems			\$ 105,000
14 41 00 LULA People Lift	1	ls	\$ 75,000
14 43 16 Wheelchair Lift for Stage (non-motorized)	1	ls	\$ 30,000
Div 21 - Fire Suppression			\$ 30,204
Add fire suppression throughout	5,306	sf	\$ 25,204
Fire suppression engineering	1	ea	\$ 5,000
Div 22 - Mechanical systems			\$ 71,631
Selective Demolition	5,306	sf	\$ 7,959
Allowance for Re&re of mechanical works	5,306	sf	\$ 63,672
Div 26 - Electrical			\$ 95,302
Electrical works to existing space - Allowance to Re&re	4,286	sf	\$ 72,862
Electrical works to new space	1,020	sf	\$ 22,440
Div 27 - Communications			\$ 4,500
27 41 16.52 Feeds for AV Systems (Stage)	1	ea	\$ 4,500
Div 31 - Earthworks			\$ 57,163
31 11 00 Clearing and Grubbing	4,500	SF	\$ 3,825
31 13 16 Selective Tree Removal (1 Tree)	1	LS	\$ 2,600
31 22 00 Grading (West)	1,500	SF	\$ 5,625
31 23 13 Subgrade Preparation (Building Addition)	650	SF	\$ 7,475
31 23 16 Excavation	10,000	ft3	\$ 26,500

ESTIMATE SUMMARY	Qty	Unit	TOTALS
31 23 23 Backfill and Compaction	2,475	ft3	\$ 11,138
31 23 33 Trenching and Backfill	0	LF	\$ -
Div 32 - Exterior Improvements			\$ 136,904
32 01 16.71 Milling Asphalt Paving (south 9ft of parking lot)	765	SF	\$ 2,104
32 01 90 Tree Protection (Allowance)	1	LS	\$ 850
32 05 05 Selective Demolition for Exterior Improvements (Concrete Sidewalk, 4 Stairs)	165	LF	\$ 5,280
32 05 16 Aggregates for Exterior Improvements (buildup for sidewalks)	990	SF	\$ 8,415
32 11 13 Subgrade Modifications (south 9ft of parking lot)	765	SF	\$ 1,721
32 12 16 Asphalt Paving (south 9ft of parking lot)	765	SF	\$ 3,443
32 14 16 Brick Unit Paving (Entry to Church Doors - 30LF 6FT WIDE)	180	SQ	\$ 3,240
32 16 13 Curbs and Gutter OR Panned Curb (around parking lot)	350	LF	\$ 3,850
32 16 23 Sidewalks (New entire length of property with 4 sets of steps, 8' WIDE)	1,056	SF	\$ 16,896
32 32 29 Timber Retaining Walls (Parking Lot)	85	LF	\$ 3,060
32 91 13 Soil Preparation for Planting (Prep & Top Soil)	3,500	SF	\$ 22,750
32 92 23 Sodding	1,500	SF	\$ 2,475
32 93 23 Plants and Bulbs	1	LS	\$ 16,000
32 93 33 Shrubs	1	LS	\$ 9,500
32 93 43 Trees	1	LS	\$ 15,000
32 94 33 Planter Boxes (East Side)	145	LF	\$ 6,960
32 94 33 Planter Boxes (West Side)	320	LF	\$ 15,360
Div 33 - Utilities			\$ 2,700
33 09 01 Relocation of Gas Meter	1	LS	\$ 2,700
		SUB-TOTAL	\$ 1,559,270
Preconstruction			\$ 37,500
General Conditions	5.00	mos	\$ 225,129
CM Fee	8.0%		\$ 142,752
Subtrade Bonding	0.80%		\$ 15,417
Construction Insurance	0.315%		\$ 6,071
		TOTAL	\$ 1,986,139

