COST MANAGEMENT- LCC CLASS 'B' MODEL REPORT

Galiano Green

Galiano Island, BC

PREPARED FOR:

Capital Regional District

March 24, 2025

520-601 WEST BROADWAY, VANCOUVER, BC V5Z 4C2
coretwo.ca

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1.0 INTRODUCTION

1.1 Instructions Received

This report has been prepared by Core Two Management Group Ltd ("Core Two") at the request of Capital Regional District. Core Two has been appointed to provide a Class 'B' Life Cycle Cost Model based on the BP Issue for Review design package received January 24, 2025, and from Capital Regional District and the Core Two capital cost plan issued March 11,2025, for the Galiano Green project to be located at Galiano Island, BC.

1.2 Contacts

Should you have any queries regarding the content of this report, please do not hesitate to contact the following:

Angela Lai, Managing Partner, FRICS, PQS (F), P.SGC., LEED AP (O+M)

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1.3 Purpose of the Report

The purpose of this report is to provide a forecast of the long-term maintenance costs (life cycle costs) based on the information made available to Core Two on January 24, 2025, by Capital Regional District and the Core Two capital cost plan issued March 11,2025.

The life-cycle cost analysis presented in this report provides an estimate of the costs to perform major repair and replacement of construction components over a 30-year period (the assessment period). The life-cycle costs have been informed by the capital cost estimate (under a separate report)

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Rev	Originator	Approved	Date
0	Angela Lai	Angela Lai	March 24, 2025
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2.0 EXECUTIVE SUMMARY

2.1 Project Background

The project consists of the construction of a housing project comprising four (4) two-storey residential buildings and a utility building to be located at Galiano Island, BC.

The project will provide a gross floor area of approximately 16,143ft² (3,639 m²) with hard/soft landscaping surrounding the building.

The structure is a slab on grade, wood frame structure with conventional pad and strip footings. The exterior cladding materials are fiber cement siding/panels with batten cladding, and a sloped standing seam metal roof system for the roof covering system. The interior finish is wood stud walls with painted gypsum wallboard. The floor finishes are sheet vinyl, carpet tiles, slip-resistant vinyl sheet flooring, luxury vinyl plank and sealed concrete to service areas.

The mechanical system consists of a standard plumbing system, a fire suppression system, and an HVAC system. The electrical system comprises power and distribution, lighting, communications, and a fire alarm system.

2.2 Financial overview

This Class 'B' Life Cycle Cost Model totals **$3,048,941** (*excluding construction costs*) and **$15,162,241** (*including construction costs*), exclusive of applicable taxes and items detailed in Section 5.0 of this life cycle costing report.

	Year 0 Construction Costs ($)	*Whole Life Cycle Costs – 30 years (excluding construction costs) ($)*	*Whole Life Cycle Costs – 30 years (excluding construction costs) ($)*
Building 1	1,517,700	465,764	1,983,464
Building 2	2,191,200	660,132	2,851,332
Building 3	2,541,300	750,241	3,291,541
Building 4	1,517,700	465,764	1,983,464
Building 5	443,300	117,043	560,343
Site Works	3,902,100	589,996	4,492,096
TOTAL CONSTRUCTION COSTS	**$12,113,200**	**$3,048,941**	**$15,162,241**

Key Conclusions (Lifecycle) - All Buildings including Site Works	
Average Annual Spend on Asset Replacement	
as percentage of Capex	
	$ 101,631
	0.84%

Please note the following:

- The above total is based on real costs;
- No discounting or escalation has been applied to these figures;
- The life cycle model assumes a 30-year assessment period;
- The estimate assumes a competitive bid process with at least 3 to 5 bids.

Please see Appendices for detail

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3.0 APPROACH AND METHODLOGY

Whole life-cycle costing can best be defined as a method of making an economic assessment of a facility over a defined period of time, in this case the assessment period is 30 years. The analysis for this report has taken into consideration periodic repair and replacement costs and facilities management costs.

The methodology utilized in preparing the whole life-cycle cost model can be summarized as follows:

The life-cycle repair and replacement costs were derived based on the capital replacement cost estimate (excluding demolition). The life-cycle cost plan has not considered ad hoc repair and replacement or accelerated wear due to user abuse.

Life expectancy data was obtained from recognized research construction publications, in-house data and where required research for on specialized items.

Life-cycle costs have been shown in real terms and no discounting or allowance for escalation has been included in the analysis.

4.0 BASIS AND ASSUMPTIONS

4.1 Information used

- Refer to Section 6.0 for a full list of information used for this estimate;
- This estimate has been prepared using the BP Issue for Review package received January 24, 2025, from Capital Regional District;
- Core Two Class 'B" cost plan report dated March 11, 2025.

4.2 Assumptions

- The whole life cycle analysis is based on a 30-year assessment period;
- Costs are current as of 1st Quarter 2025;
- Costs are based on gross floor areas (GFA) for each building. GFA is measured to the outer face of external walls in accordance with the method of measurement published by the Canadian Institute of Quantity Surveyors (CIQS).
- Replacement periods assume that the appropriate preventative maintenance is carried out, in accordance with industry practice and manufacturers' recommendations;
- The life-cycle costs have been calculated based on the following assumptions:
    - Unrestricted access to areas of work;
    - Replacement contracts procured on a competitive basis;
    - No unreasonable restrictions on work hours;
- Like-for-like replacement;
- Currency is Canadian Dollars ($);
- Strip-out/preparation has been assumed at 10%. These costs have been included within the life-cycle cost analysis;
- Year 30 is the end of the assessment period; however, this does not necessarily constitute the end of the building life;
- Life-cycle analysis has been based on generic specifications of components.

5.0 EXCLUSIONS

The following are excluded but are known to have a cost impact and therefore need to be covered by other budgets within the overall Project Cost Budget. The list is intended only as a guide and cannot be relied upon to be exhaustive:

- Goods and Services Tax (GST);
- Cost Escalation over the duration of the concession period;
- Discount rate;
- Insurance;
- Allowances or costs for vandalism;
- Unforeseen maintenance and unscheduled repair;
- Accelerated/early deterioration of components due to severe weather exposure, atmospheric pollution, user abuse, etc.;

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- Land costs;
- Professional fees and disbursements;
- Planning, administrative and financing costs;
- Legal fees and expenses;
- Building permits and development cost charges;
- Temporary facilities;
- Removal of hazardous materials;
- Loose furnishings;
- Movable appliances/equipment;
- Off-site work;
- Decanting & moving;
- Project commissioning;
- Change in design information from that noted in Section 6.0.

6.0 DOCUMENTS REVIEWED

The list below confirms the information received and reviewed in the preparation of the life cycle cost model:

DOCUMENT NAME	CONSULTANT	DESCRIPTION	DATED
Drawings / Plans			
Architectural Drawings	Mobius Architecture	Review	February 2, 2024
Structural Drawings	RJC Engineers	Issued for Progress	January 31, 2024
Landscape Drawings	PMG Landscape Architects	BP set for Internal Review	January 31, 2024
Civil Drawings	Gwaii Engineering	Issued for Coordination	January 31, 2024
Electrical Drawings	AB Consulting, Inc.	Issued for BP Review	January 30, 2024
Mechanical Drawings	AB Consulting, Inc.	Issued for BP Review	January 31, 2024
Fire Protection Drawings	TC Engineering Ltd.	Issued for BP Review	January 31, 2024
Sewer & Water Drawings	MSR Solutions Inc. | Innovative Engineering Solutions	Issued for 90% Submission	January 29, 2024
Other			
Project Manual	Mobius Architecture	Issued for Construction Document Review	February 2, 2024
Project Manual (Volume 2)	Mobius Architecture	Issued for Review	February 2, 2024
Galiano Class 'B' Cost Plan Report	Core Two	Capital Cost Plan	March 11, 2025

7.0 RELIANCE UPON THE REPORT

Our life-cycle models are based on a prediction of what construction works will be required and when, in order to keep the buildings operational. It is important to note that life-cycle replacement cost prediction is not an exact science, as there are numerous factors that will influence the life of building components. Our models are intended to identify an estimated overall cost with an indication of when individual work is likely to be required.

There is a risk that life-cycle expenditure in a given year exceeds the life-cycle fund at that time, i.e., cash-flow risk.

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APPENDIX 1
LIFE CYCLE PORTFLIO SUMMARY

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PROJECT SUMMARY

Project	Galiano Green - Life Cycle Cost Analysis	**Date**	March 21, 2025
Client	Capital Regional District (CRD)	**GFA (ft²)**	

Brief Description of Project

Housing project comprising four (4) two storey residential buildings and a utility building to be located on Galiano Island, BC - ALL

Scope of Life Cycle Cost Model

Life cycle replacement over a 30 year period

30 year Elemental Life Cycle Cost Analysis - ELEMENTAL SUMMARY

	Year 0 Construction Cost		Whole Life Cycle Costs - 30 Years (excluding construction Costs)			Whole Life Cycle Costs - 30 Years (including construction Costs)		
	$	$/ft² of gfa	Total $	$ pa	$/ft² pa	Total $	$ pa	$/m² pa
Life cycle replacement costs								
Bulding 1	1,517,700	431.41	465,764	15,525	4.41	1,983,464	66,115	18.79
Building 2	2,191,200	544.79	660,132	22,004	5.47	2,851,332	95,044	23.63
Building 3	2,541,300	561.37	750,241	25,008	5.52	3,291,541	109,718	24.24
Building 4	1,517,700	431.41	465,764	15,525	4.41	1,983,464	66,115	18.79
Building 5	443,300	794.44	117,043	3,901	6.99	560,343	18,678	33.47
Site Work	3,902,100	8.97	589,996	19,667	0.05	4,492,096	149,737	0.34
Life cycle replacement costs total:	**12,113,200**		**3,048,941**	**101,631.37**		**15,162,241**	**505,408**	

Key Conclusions (Lifecycle) - All Buildings including Site Works

Average Annual Spend on Asset Replacement
as percentage of Capex

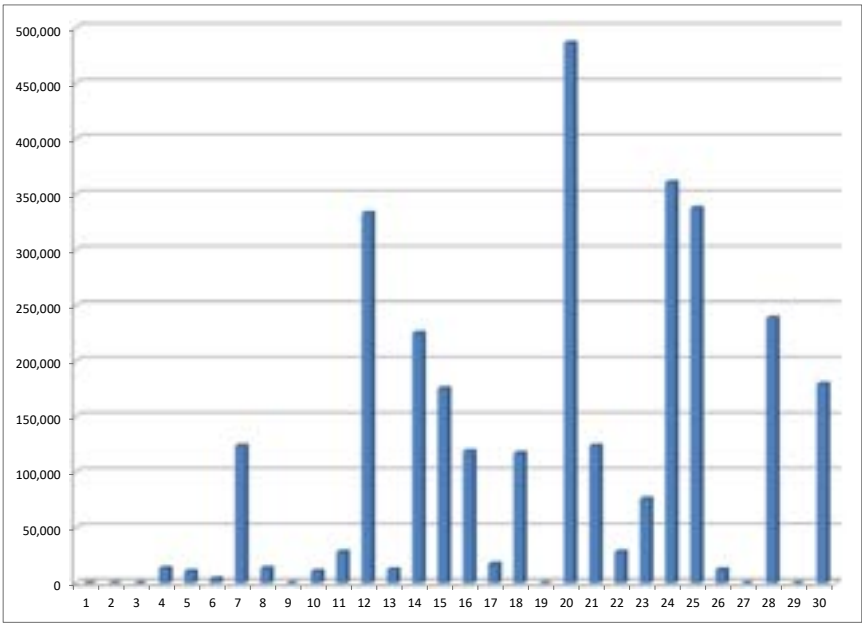
$ 101,631
0.84%

PORTFOLIO SUMMARY OF ANNUAL EXPENDITURE

Annual expenditure to year 30 at:-

Year	Life Cycle Cost
Capital Cost	0
1	0
2	0
3	0
4	13,558
5	10,769
6	4,104
7	123,904
8	13,558
9	0
10	10,769
11	28,181
12	333,204
13	12,342
14	225,447
15	175,462
16	118,961
17	17,424
18	117,239
19	0
20	486,311
21	123,904
22	28,181
23	76,109
24	360,913
25	337,687
26	12,342
27	0
28	239,005
29	0
30	179,566
SubTotal	**3,048,941**

FIGURE 1. PORTFOLIO LIFE CYCLE PROFILE



APPENDIX 2
LIFE CYCLE PROFILE SUMMARY

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PORTFOLIO SUMMARY OF ANNUAL EXPENDITURE - PROFILE

Annual expenditure to year 30 at:-

Year	TOTAL	Building 1	Building 2	Building 3	Building 4	Building 5	Site Work
Capital Cost	0	0	0	0	0	0	0
1	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0
4	13,558	3,353	3,144	3,365	3,353	344	0
5	10,769	0	0	0	0	121	10,648
6	4,104	0	1,788	2,316	0	0	0
7	123,904	27,467	32,065	33,759	27,467	3,146	0
8	13,558	3,353	3,144	3,365	3,353	344	0
9	0	0	0	0	0	0	0
10	10,769	0	0	0	0	121	10,648
11	28,181	5,856	7,647	8,337	5,856	484	0
12	333,204	48,402	93,696	115,853	48,402	26,850	0
13	12,342	2,904	3,025	3,267	2,904	242	0
14	225,447	47,372	58,504	64,965	47,372	7,236	0
15	175,462	34,848	45,774	46,101	34,848	3,243	10,648
16	118,961	20,958	27,924	36,943	20,958	4,615	7,563
17	17,424	0	0	0	0	0	17,424
18	117,239	7,169	16,550	20,012	7,169	1,240	65,098
19	0	0	0	0	0	0	0
20	486,311	57,022	72,731	79,051	57,022	14,603	205,882
21	123,904	27,467	32,065	33,759	27,467	3,146	0
22	28,181	5,856	7,647	8,337	5,856	484	0
23	76,109	14,762	22,627	23,958	14,762	0	0
24	360,913	54,694	99,988	122,145	54,694	29,391	0
25	337,687	15,803	19,578	24,696	15,803	10,370	251,438
26	12,342	2,904	3,025	3,267	2,904	242	0
27	0	0	0	0	0	0	0
28	239,005	50,724	61,647	68,330	50,724	7,579	0
29	0	0	0	0	0	0	0
30	179,566	34,848	47,563	48,417	34,848	3,243	10,648
SubTotal	**3,048,941**	**465,764**	**660,132**	**750,241**	**465,764**	**117,043**	**589,996**

APPENDIX 3
LIFE CYCLE COST MODEL – BUILDING 1

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PROJECT SUMMARY

Project	Galiano Green - Life Cycle Cost Analysis	**Date**	March 21, 2025
Client	Capital Regional District (CRD)	**GFA (ft^2)**	3,518

Brief Description of Project

Housing project comprising four (4) two storey residential buildings and a utility building to be located on Galiano Island, BC - Building 1

Scope of Life Cycle Cost Model

Life cycle replacement over a 30 year period

30 year Elemental Life Cycle Cost Analysis - ELEMENTAL SUMMARY

	Year 0 Construction Cost		Whole Life Cycle Costs - 30 Years (excluding construction costs)			Whole Life Cycle Costs - 30 Years (including construction costs)		
	$	$/$ft^2$ of gfa	Total $	$ pa	$/$ft^2$ pa	Total $	$ pa	$/$ft^2$ pa
Life cycle replacement costs								
Substructure	108,500	30.84	-	-	-	108,500	3,616.67	1.03
Structure	161,400	45.88	-	-	-	161,400	5,380.00	1.53
Exterior Enclosure	335,400	95.34	62,378	2,079	0.59	397,778	13,259.26	3.77
Partitions and Doors	122,500	34.82	46,143	1,538	0.44	168,643	5,621.45	1.60
Finishes	94,200	26.78	182,323	6,077	1.73	276,523	9,217.43	2.62
Fittings and Equipment	53,200	15.12	58,655	1,955	0.56	111,855	3,728.49	1.06
Mechanical	214,200	60.89	71,193	2,373	0.67	285,393	9,513.09	2.70
Electrical	107,600	30.59	45,073	1,502	0.43	152,673	5,089.08	1.45
Site Work	-	-	-	-	-	-	-	-
Structure/Demolition	-	-	-	-	-	-	-	-
General requirements and fees	179,600	51.05	-	-	-	179,600	5,986.67	1.70
Design and Construction Allowance	141,100	40.11				141,100	4,703.33	1.34
Life cycle replacement costs subtotal:	**1,517,700**	**431.41**	**465,764**	**15,525.47**	**4.41**	**1,983,464**	**66,115**	**18.79**
Facilities Management Costs								
Janitorial				**FM EXCLUDED**				
Facility Maintenance	-	-						
Energy & utilities	-	-						
Facilities Management Costs subtotal:			**-**	**-**	**-**	**-**	**-**	**-**
Total								

Key Conclusions (Lifecycle)

Average Annual Spend on Asset Replacement

$ 15,525

1.02%

Average Annual Spend on Asset Replacement per metre squared per annum

$ 4.41 /ft^2/pa

SUMMARY OF ANNUAL EXPENDITURE

Annual expenditure to year 30 at:-

Year	Life Cycle Cost
Capital Cost	0
1	0
2	0
3	0
4	3,353
5	0
6	0
7	27,467
8	3,353
9	0
10	0
11	5,856
12	48,402
13	2,904
14	47,372
15	34,848
16	20,958
17	0
18	7,169
19	0
20	57,022
21	27,467
22	5,856
23	14,762
24	54,694
25	15,803
26	2,904
27	0
28	50,724
29	0
30	34,848
SubTotal	**465,764**

Core Two Quantity Surveyors

PROJECT: Galiano Green - 409 Porlier Road, Galiano Island, BC — 2025
Life Cycle Costs - Building 1

0%
10%

Element	Construction	Year Built / Replaced	Actual life (Age)	Remaining Life	Element Quantity		Work Element	Average Unit Cost	Amount $	Total Cost $	Cost/Floor Area $/ ft2	Percentage works	Replacement Life, yrs	2026 Year 1	2027 Year 2	2028 Year 3	2029 Year 4	2030 Year 5	2031 Year 6	2032 Year 7	2033 Year 8	2034 Year 9	2035 Year 10	2036 Year 11	2037 Year 12	2038 Year 13	2039 Year 14	2040 Year 15	2041 Year 16	2042 Year 17	2043 Year 18	2044 Year 19	2045 Year 20	2046 Year 21	2047 Year 22	2048 Year 23	2049 Year 24	2050 Year 25	2051 Year 26	2052 Year 27	2053 Year 28	2054 Year 29	2055 Year 30	TOTAL ($)	$/ft2
A1 SUBSTRUCTURE										108,500	30.80																																
A11.1	Standard Foundations	Concrete strip/ pad footing, foundation walls, mud slab, damp-proofing, XPS insulation	2025	0 yrs	75 yrs	3,518	ft²	None	30.84	108,500		30.80	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A11.2	Special Foundations	N/A	2025	0 yrs	75 yrs	0	ft²	N/A	0.00	0		0.00	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A12	Basement Excavation	N/A	2025	0 yrs	75 yrs	0	ft³	N/A	0.00	0		0.00	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A2 STRUCTURE										161,400	45.90																																
A21	Lowest Floor Construction	Concrete slab on grade	2025	0 yrs	60 yrs	1,915	ft²	None	20.47	39,200		11.10	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A22.1	Upper Floor Construction	Wood frame structure with concrete topping	2025	0 yrs	60 yrs	1,602	ft²	None	26.90	43,100		12.30	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A22.2	Stair Construction	Wood interior stairs	2025	0 yrs	60 yrs	42	riser	None	283.33	11,900		3.40	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A23	Roof Construction	Wood frame roof structure including sheathing, pre-engineered wood truss, wood beams and columns	2025	0 yrs	60 yrs	2,626	ft²	None	25.59	67,200		19.10	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A3 EXTERIOR ENCLOSURE										335,400	95.40																																
A31	Structural Walls Below Grade	N/A	2025	0 yrs	75 yrs	0	ft²	N/A	0.00	0		0.00	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1	Walls Above Grade	Allowance for concrete parging to exposed foundation	2025	0 yrs	20 yrs	118	ft²	Allowance for sealing/repairs	2.53	300		0.10	10%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	36	-	-	-	-	-	-	-	-	-	-	-	$ 0.01 /ft2
A32.1	Walls Above Grade	Fiber cement board with batten cladding including rainscreen and weather/ air barrier	2025	0 yrs	50 yrs	2,127	ft²	None	26.89	57,200		16.30	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1	Walls Above Grade	Fiber cement siding cladding including rainscreen and weather/ air barrier	2025	0 yrs	50 yrs	1,326	ft²	None	22.78	30,200		8.60	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1	Walls Above Grade	Wood stud back-up walls including batt insulation, vapour barrier, and drywall (EW60)	2025	0 yrs	50 yrs	3,063	ft²	None	8.26	25,300		7.20	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1	Walls Above Grade	Wood stud back-up walls including batt insulation, vapour barrier, and drywall (EW62)	2025	0 yrs	50 yrs	54	ft²	None	7.35	400		0.10	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1	Walls Above Grade	Corner trims	2025	0 yrs	50 yrs	56	lf	None	16.18	900		0.30	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1	Walls Above Grade	Opening trims	2025	0 yrs	50 yrs	467	lf	None	16.48	7,700		2.20	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1	Walls Above Grade	2x10 Pre-finished trim board	2025	0 yrs	50 yrs	196	lf	None	3.05	600		0.20	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.2	Structural Walls Above Grade	Exterior wood shear wall including wood studs and plywood sheathing	2025	0 yrs	60 yrs	3,270	ft²	None	8.87	29,000		8.20	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.2	Structural Walls Above Grade	Exterior wood gable wall including wood studs and plywood sheathing	2025	0 yrs	60 yrs	154	ft²	None	3.89	600		0.20	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.2	Structural Walls Above Grade	Allowance for hold down rods	2025	0 yrs	60 yrs	1	sum	None	10,000.00	10,000		2.80	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.2	Structural Walls Above Grade	Allowance for anchor bolts secure shear walls to L1 slab	2025	0 yrs	60 yrs	1	sum	None	2,100.00	2,100		0.60	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.1	Windows	Vinyl framed c/w double glazed windows	2025	0 yrs	40 yrs	356	ft²	Replace	77.62	27,600		7.80	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.1	Windows	Vinyl framed c/w double glazed windows	2025	0 yrs	12 yrs	356	ft²	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	10,019	-	-	-	-	-	-	-	-	-	-	-	10,019	-	-	-	-	-	-	-	20,038	$ 5.70 /ft2
A33.1	Windows	Gable vent louvres	2025	0 yrs	25 yrs	1	sum	Replace	500.00	500		0.10	100%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	605	-	-	-	-	-	-	605	$ 0.17 /ft2
A33.3	Doors	Vinyl framed glazed door c/w hardware, single swing	2025	0 yrs	40 yrs	6	lvs	Replace	3,100.00	18,600		5.30	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.3	Doors	Vinyl framed glazed door c/w hardware, single swing	2025	0 yrs	12 yrs	6	lvs	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	6,752	-	-	-	-	-	-	-	-	-	-	-	6,752	-	-	-	-	-	-	-	13,504	$ 3.84 /ft2
A33.3	Doors	Fiberglass framed door c/w hardware, single swing	2025	0 yrs	50 yrs	1	lvs	Replace	3,200.00	3,200		0.90	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.3	Doors	Fiberglass framed door c/w hardware, single swing	2025	0 yrs	12 yrs	1	lvs	Renew hardware	0.00			0.00	30%	12	-	-	-	-	-	-	-	-	-	-	1,162	-	-	-	-	-	-	-	-	-	-	-	1,162	-	-	-	-	-	-	-	2,323	$ 0.66 /ft2
A33.3	Doors	Extra door hardware, allowance	2025	0 yrs	12 yrs	7	no	Replace	257.14	1,800		0.50	100%	12	-	-	-	-	-	-	-	-	-	-	2,178	-	-	-	-	-	-	-	-	-	-	-	2,178	-	-	-	-	-	-	-	4,356	$ 1.24 /ft2
A33.3	Doors	Premium for fire rated doors, allowance	2025	0 yrs	50 yrs	no		Replace	128.57	900		0.30	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.3	Doors	Premium for fire rated doors, allowance	2025	0 yrs	12 yrs	7	no	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	327	-	-	-	-	-	-	-	-	-	-	-	327	-	-	-	-	-	-	-	653	$ 0.19 /ft2
A33.3	Doors	Fire rated door/frame label, allowance	2025	0 yrs	7 yrs	7	no	Refinish	57.14	400		0.10	100%	7	-	-	-	-	-	-	484	-	-	-	-	-	-	484	-	-	-	-	-	-	484	-	-	-	-	-	-	-	-	484	-	1,936	$ 0.55 /ft2
A34.1	Roof Covering	Standing seam metal roof system, sloped, L1 roof	2025	0 yrs	40 yrs	738	ft²	Replace	23.97	17,700		5.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A34.1	Roof Covering	Standing seam metal roof system, sloped, L1 roof	2025	0 yrs	4 yrs	738	ft²	Repair and maintain	0.00	0		0.00	2%	4	-	-	-	428	-	-	-	428	-	-	-	428	-	-	-	428	-	-	-	428	-	-	-	428	-	-	-	428	-	-	-	2,998	$ 0.85 /ft2
A34.1	Roof Covering	Standing seam metal roof system, sloped, main roof	2025	0 yrs	40 yrs	2,190	ft²	Replace	24.02	52,600		15.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A34.1	Roof Covering	Standing seam metal roof system, sloped, main roof	2025	0 yrs	4 yrs	2,190	ft²	Repair and maintain	0.00	0		0.00	2%	4	-	-	-	1,273	-	-	-	1,273	-	-	-	1,273	-	-	-	1,273	-	-	-	1,273	-	-	-	1,273	-	-	-	1,273	-	-	-	8,910	$ 2.53 /ft2
A34.1	Roof Covering	Allowance for RCABC 10 year warranty	2025	0 yrs	75 yrs	1	sum	None	7,000.00	7,000		2.00	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A34.1	Roof Covering	Metal gutters	2025	0 yrs	25 yrs	208	lf	Replace	39.35	8,200		2.30	50%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,961	-	-	-	-	-	-	-	4,961	$ 1.41 /ft2
A34.1	Roof Covering	Rainwater leader	2025	0 yrs	25 yrs	85	lf	Replace	40.00	3,400		1.00	50%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,057	-	-	-	-	-	-	-	2,057	$ 0.58 /ft2
A34.1	Roof Covering	Metal flashing	2025	0 yrs	50 yrs	375	lf	None	27.21	10,200		2.90	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A35	Projections	Wood frame canopy including wood structure and wood post and beams, and fiber cement board to post and beams	2025	0 yrs	50 yrs	167	ft²	None	73.51	12,300		3.50	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A35	Projections	Vented aluminum soffit, to main roof and canopy	2025	0 yrs	50 yrs	921	ft²	None	7.28	6,700		1.90	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B1 PARTITIONS & DOORS										122,500	34.80																																
B11.1	Fixed Partitions	Wood studs fixed partition	2025	0 yrs	60 yrs	4,374	ft²	None	15.43	67,500		19.20	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B11.2	Moveable Partitions	N/A	2025	0 yrs	60 yrs	0	ft²	N/A	0.00	0		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B11.3	Structural Partitions	Wood studs structural partition	2025	0 yrs	60 yrs	1,902	ft²	None	14.57	27,700		7.90	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B12	Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 2'-10" x 6'-8"	2025	0 yrs	40 yrs	19	lvs	Replace	794.74	15,100		4.30	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B12	Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 2'-10" x 6'-8"	2025	0 yrs	14 yrs	19	lvs	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	5,481	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,481	-	10,963	$ 3.12 /ft2
B12	Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 2'-10" x 6'-8"	2025	0 yrs	4 yrs	19	lvs	Repaint	0.00	0		0.00	5%	4	-	-	-	914	-	-	-	914	-	-	-	914	-	-	-	914	-	-	-	914	-	-	-	914	-	-	-	914	-	-	-	6,395	$ 1.82 /ft2
B12	Doors	Hollow core wood door, bi-fold, 3'-0" x 6'-8", to closet	2025	0 yrs	23 yrs	7	no.	Replace	671.43	4,700		1.30	100%	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,687	-	-	-	-	-	-	-	5,687	$ 1.62 /ft2
B12	Doors	Hollow core wood door, bi-fold, 3'-0" x 6'-8", to closet	2025	0 yrs	14 yrs	7	no.	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	1,706	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,706	-	3,412	$ 0.97 /ft2
B12	Doors	Hollow core wood door, bi-fold, 3'-0" x 6'-8", to closet	2025	0 yrs	4 yrs	7	no.	Repaint	0.00	0		0.00	5%	4	-	-	-	284	-	-	-	284	-	-	-	284	-	-	-	284	-	-	-	284	-	-	-	284	-	-	-	284	-	-	-	1,990	$ 0.57 /ft2
B12	Doors	Hollow core wood door, bypass, 4'-0" x 6'-8", to closet	2025	0 yrs	23 yrs	6	no.	Replace	883.33	5,300		1.50	100%	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,413	-	-	-	-	-	-	-	6,413	$ 1.82 /ft2
B12	Doors	Hollow core wood door, bypass, 4'-0" x 6'-8", to closet	2025	0 yrs	14 yrs	6	no.	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	1,924	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,924	-	3,848	$ 1.09 /ft2
B12	Doors	Hollow core wood door, bypass, 4'-0" x 6'-8", to closet	2025	0 yrs	4 yrs	6	no.	Repaint	0.00	0		0.00	5%	4	-	-	-	321	-	-	-	321	-	-	-	321	-	-	-	321	-	-	-	321	-	-	-	321	-	-	-	321	-	-	-	2,245	$ 0.64 /ft2
B12	Doors	Hollow core wood door, bypass, 6'-0" x 6'-8", to closet	2025	0 yrs	23 yrs	2	no.	Replace	1,100.00	2,200		0.60	100%	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,662	-	-	-	-	-	-	-	2,662	$ 0.76 /ft2
B12	Doors	Hollow core wood door, bypass, 6'-0" x 6'-8", to closet	2025	0 yrs	14 yrs	2	no.	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	799	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	799	-	1,597	$ 0.46 /ft2
B12	Doors	Hollow core wood door, bypass, 6'-0" x 6'-8", to closet	2025	0 yrs	4 yrs	2	no.	Repaint	0.00	0		0.00	5%	4	-	-	-	133	-	-	-	133	-	-	-	133	-	-	-	133	-	-	-	133	-	-	-	133	-	-	-	133	-	-	-	932	$ 0.26 /ft2
B2 FINISHES										94,200	26.70																																
B21	Floor Finishes	Luxury vinyl plank	2025	0 yrs	15 yrs	2,830	ft²	Replace	8.27	23,400		6.70	100%	15	-	-	-	-	-	-	-	-	-	-	-	-	-	28,314	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	28,314	-	56,628	$ 16.10 /ft2
B21	Floor Finishes	Slip-resistant vinyl sheet	2025	0 yrs	12 yrs	193	ft²	Replace	12.96	2,500		0.70	100%	12	-	-	-	-	-	-	-	-	-	-	-	3,025	-	-	-	-	-	-	-	-	-	-	-	3,025	-	-	-	-	-	-	-	6,050	$ 1.72 /ft2
B21	Floor Finishes	Sealed concrete, to services	2025	0 yrs	5 yrs	25	ft²	Refinish	0.00	0		0.00	100%	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B21	Floor Finishes	Painted wood baseboard	2025	0 yrs	7 yrs	1,445	lf	Repaint	5.67	8,200		2.30	100%	7	-	-	-	-	-	-	9,922	-	-	-	-	-	-	9,922	-	-	-	-	-	-	-	9,922	-	-	-	-	-	-	-	9,922	-	39,688	$ 11.28 /ft2
B22	Ceiling Finishes	Ceiling s/s roof structure, including batt insulation, poly vapour barrier, and 1/2" GWB (TR10)	2025	0 yrs	60 yrs	1,602	ft²	None	13.67	21,900		6.20	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B22	Ceiling Finishes	Ceiling s/s roof structure, including batt insulation and 1/2" GWB (F10A)	2025	0 yrs	60 yrs	1,915	ft²	None	7.99	15,300		4.30	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B22	Ceiling Finishes	Dropped ceiling, including metal studs, insulation, gypsum board, and paint finish	2025	0 yrs	11 yrs	235	ft²	Refinish	15.32	3,600		1.00	10%	11	-	-	-	-	-	-	-	-	-	436	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	871	$ 0.25 /ft2
B22	Ceiling Finishes	Paint to gypsum board ceiling	2025	0 yrs	11 yrs	2,814	ft²	Refinish	1.56	4,400		1.30	100%	11	-	-	-	-	-	-	-	-	-	5,324	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,324	-	-	-	-	-	-	-	10,648	$ 3.03 /ft2
B22	Ceiling Finishes	Bulkhead	2025	0 yrs	11 yrs	43	ft²	Refinish	18.68	800		0.20	10%	11	-	-	-	-	-	-	-	-	-	97	-	-	-	-	-	-	-	-	-	-	-	-	-	-	97	-	-	-	-	-	-	-	194	$ 0.06 /ft2
B23	Wall Finishes	Paint to walls	2025	0 yrs	7 yrs	11,390	ft²	Refinish	1.24	14,100		4.00	100%	7	-	-	-	-	-	-	17,061	-	-	-	-	-	17,061	-	-	-	-	-	-	-	-	-	-	-	-	17,061	-	-	-	-	-	-	-	68,244	$ 19.40 /ft2
B3 FITTINGS & EQUIPMENT										53,200	15.10																																
B31.1	Metals	Allowance for miscellaneous metals	2025	0 yrs	35 yrs	3,518	ft²	None	1.02	3,600		1.00	0%	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B31.2	Millwork	Kitchen, O/H cupboard	2025	0 yrs	18 yrs	34	lf	Replace	174.83	6,000		1.70	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,815	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.52 /ft2
B31.2	Millwork	Kitchen, base cabinet c/w p.lam countertop	2025	0 yrs	18 yrs	43	lf	Replace	271.47	11,600		3.30	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,509	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 1.00 /ft2
B31.2	Millwork	Bathroom vanity c/w p.lam countertop	2025	0 yrs	18 yrs	14	lf	Replace	157.37	2,200		0.60	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	666	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.19 /ft2
B31.2	Millwork	Shelve & rod to closet	2025	0 yrs	18 yrs	51	lf	Replace	21.48	1,100		0.30	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	333	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.09 /ft2
B31.2	Millwork	3 Tiers shelves, to storage	2025	0 yrs	18 yrs	11	lf	Replace	111.63	1,200		0.30	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	363	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.10 /ft2
B31.2	Millwork	4 Tiers shelves, to closet	2025	0 yrs	18 yrs	9	lf	Replace	146.23	1,300		0.40	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	393	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.11 /ft2
B31.2	Millwork	Millwork to top of pony wall	2025	0 yrs	18 yrs	55	lf	Replace	5.48	300		0.10	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	91	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.03 /ft2
B31.3	Specialties	Exterior signage to service room doors	2025	0 yrs	16 yrs	1	no	Replace	100.00	100		0.00	50%	16	-	-	-	-	-	-	-	-	-	-	-	-	-	61	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.02 /ft2
B31.3	Specialties	Exterior signage to suite doors	2025	0 yrs	16 yrs	3	no	Replace	66.67	200		0.10	50%	16	-	-	-	-	-	-	-	-	-	-	-	-	-	121	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.03 /ft2
B31.3	Specialties	Wayfinding signage, allow 1 no.	2025	0 yrs	16 yrs	1	no	Replace	300.00	300		0.10	100%	16	-	-	-	-	-	-	-	-	-	-	-	-	-	363	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.10 /ft2
B31.3	Specialties	Building signage	2025	0 yrs	24 yrs	1	sum	Replace	5,200.00	5,200		1.50	100%	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,292	-	-	-	-	-	-	-	6,292	$ 1.79 /ft2
B31.3	Specialties	Bathroom accessories to barrier free stalls, including mirror, toilet paper dispenser, towel bar, towel ring, robe hook, and shower	2025	0 yrs	16 yrs	3	set	Replace	733.33	2,200		0.60	100%	16	-	-	-	-	-	-	-	-	-	-	-	-	-	2,662	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.76 /ft2
B31.3	Specialties	Bathroom accessories to powder room, including mirror, toilet paper dispenser, towel bar, towel ring, and robe hook	2025	0 yrs	16 yrs	2	set	Replace	550.00	1,100		0.30	100%	16	-	-	-	-	-	-	-	-	-	-	-	-	-	1,331	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.38 /ft2
B31.3	Specialties	Roller blinds, manual	2025	0 yrs	13 yrs	356	ft²	Replace	6.75	2,400		0.70	100%	13	-	-	-	-	-	-	-	-	-	-	-	-	2,904	-	-	-	-	-	-	-	-	-	-	-	-	2,904	-	-	-	-	-	5,808	$ 1.65 /ft2
B32	Equipment	Kitchen appliances to standard units, including refrigerator, electrical range, and range hood	2025	0 yrs	12 yrs	3	suite	Replace	4,800.00	14,400		4.10	100%	12	-	-	-	-	-	-	-	-	-	-	17,424	-	-	-	-	-	-	-	-	-	-	-	17,424	-	-	-	-	-	-	-	34,848	$ 9.91 /ft2
C1 MECHANICAL										214,200	60.90																																
C11	Plumbing and Drainage	Plumbing and Drainage	2025	0 yrs	35 yrs	3,518	ft²	None	0.00	82,600		23.50	0%	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
C11	Plumbing and Drainage	Plumbing and Drainage	2025	0 yrs	14 yrs	3,518	ft²	Repair	0.00	0		0.00	10%	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,995	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,995	-	19,989	$ 5.68 /ft2
C12	Fire Protection	Fire Protection	2025	0 yrs	25 yrs	3,518	ft²	Replace	4.80	16,900		4.80	40%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,180	-	-	-	-	-	-	8,180	$ 2.33 /ft2
C13	HVAC	HVAC	2025	0 yrs	20 yrs	3,518	ft²	Replace	32.61	114,700		32.60	25%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	34,697	-	-	-	-	-	-	-	34,697	$ 9.86 /ft2
C13	HVAC	HVAC	2025	0 yrs	12 yrs	3,518	ft²	Repair	0.00	0		0.00	3%	12	-	-	-	-	-	-	-	-	-	-	4,164	-	-	-	-	-	-	-	-	-	-	-	-	-	4,164	-	-	-	-	-	-	-	8,327	$ 2.37

APPENDIX 4
LIFE CYCLE COST MODEL – BUILDING 2

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PROJECT SUMMARY

Project	Galiano Green - Life Cycle Cost Analysis	**Date**	March 21, 2025
Client	Capital Regional District (CRD)	**GFA (ft²)**	4,022

Brief Description of Project

Housing project comprising four (4) two storey residential buildings and a utility building to be located on Galiano Island, BC - Building 2

Scope of Life Cycle Cost Model

Life cycle replacement over a 30 year period

30 year Elemental Life Cycle Cost Analysis - ELEMENTAL SUMMARY

	Year 0 Construction Cost		Whole Life Cycle Costs - 30 Years (excluding construction costs)			Whole Life Cycle Costs - 30 Years (including construction costs)		
	$	$/ft² of gfa	Total $	$ pa	$/ft² pa	Total $	$ pa	$/ft² pa
Life cycle replacement costs								
Substructure	141,400	35.16	-	-	-	141,400	4,713.33	1.17
Structure	132,900	33.04	-	-	-	132,900	4,430.00	1.10
Exterior Enclosure	632,000	157.13	105,495	3,517	0.87	737,495	24,583.17	6.11
Partitions and Doors	133,300	33.14	56,882	1,896	0.47	190,182	6,339.40	1.58
Finishes	127,600	31.72	209,862	6,995	1.74	337,462	11,248.75	2.80
Fittings and Equipment	101,200	25.16	118,096	3,937	0.98	219,296	7,309.87	1.82
Mechanical	299,600	74.49	97,723	3,257	0.81	397,323	13,244.11	3.29
Electrical	160,300	39.85	72,074	2,402	0.60	232,374	7,745.79	1.93
Site Work	-	-	-	-	-	-	-	-
Structure/Demolition	-	-	-	-	-	-	-	-
General requirements and fees	259,200	64.44	-	-	-	259,200	8,640.00	2.15
Design and Construction Allowance	203,700	50.65				203,700	6,790.00	1.69
Life cycle replacement costs subtotal:	**2,191,200**	**544.79**	**660,132**	**22,004.41**	**5.47**	**2,851,332**	**95,044**	**23.63**
Facilities Management Costs								
Janitorial				**FM EXCLUDED**				
Facility Maintenance	-	-						
Energy & utilities	-	-						
Facilities Management Costs subtotal:			-	-	-	-	-	-
Total								

Key Conclusions (Lifecycle)

Average Annual Spend on Asset Replacement	$ 22,004	
	1.00%	
Average Annual Spend on Asset Replacement per metre squared per annum	$ 5.47	/ft²/pa

SUMMARY OF ANNUAL EXPENDITURE

Annual expenditure to year 30 at:-

Year	Life Cycle Cost
Capital Cost	0
1	0
2	0
3	0
4	3,144
5	0
6	1,788
7	32,065
8	3,144
9	0
10	0
11	7,647
12	93,696
13	3,025
14	58,504
15	45,774
16	27,924
17	0
18	16,550
19	0
20	72,731
21	32,065
22	7,647
23	22,627
24	99,988
25	19,578
26	3,025
27	0
28	61,647
29	0
30	47,563
SubTotal	**660,132**

Core Two Quantity Surveyors

PROJECT: Galiano Green - 409 Porlier Road, Galiano Island, BC — 2025 — 0%
Life Cycle Costs - Building 2 — 10%

Element	Construction	Year Built / Replaced	Actual life (Age)	Remaining Life	REPLACEMENT COST (NEW): Element Quantity	Unit	Work Element	Average Unit Cost	Amount $	Total Cost $	Cost/Floor Area $/ ft2	Percentage works	Replacement Life, yrs	YEARS 2026 YEAR 1	2027 YEAR 2	2028 YEAR 3	2029 YEAR 4	2030 YEAR 5	2031 YEAR 6	2032 YEAR 7	2033 YEAR 8	2034 YEAR 9	2035 YEAR 10	2036 YEAR 11	2037 YEAR 12	2038 YEAR 13	2039 YEAR 14	2040 YEAR 15	2041 YEAR 16	2042 YEAR 17	2043 YEAR 18	2044 YEAR 19	2045 YEAR 20	2046 YEAR 21	2047 YEAR 22	2048 YEAR 23	2049 YEAR 24	2050 YEAR 25	2051 YEAR 26	2052 YEAR 27	2053 YEAR 28	2054 YEAR 29	2055 YEAR 30	TOTAL ($)	$/ft2
A1 SUBSTRUCTURE										**141,400**	**35.20**																																	
A11.1	Standard Foundations	Concrete strip/ pad footing, foundation walls, mud slab, damp-proofing. XPS insulation	2025	0 yrs	75 yrs	4,022	ff	None	35.16	141,400		35.20	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A11.2	Special Foundations	N/A	2025	0 yrs	75 yrs	0	ff	N/A	0.00	0		0.00	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A12	Basement Excavation	N/A	2025	0 yrs	75 yrs	0	ff	N/A	0.00	0		0.00	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A2 STRUCTURE										**132,900**	**33.10**																																	
A21	Lowest Floor Construction	Concrete slab on grade	2025	0 yrs	60 yrs	2,011	ff	None	20.59	41,400		10.30	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A22.1	Upper Floor Construction	Wood frame structure with concrete topping	2025	0 yrs	60 yrs	2,011	ff	None	21.13	42,500		10.60	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A22.2	Stair Construction	N/A	2025	0 yrs	60 yrs	0	riser	N/A	0.00	0		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A23	Roof Construction	Wood frame roof structure including sheathing, pre-engineered wood truss, wood beams and columns	2025	0 yrs	60 yrs	2,007	ff	None	24.42	49,000		12.20	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A3 EXTERIOR ENCLOSURE										**632,000**	**157.00**																																	
A31	Structural Walls Below Grade	N/A	2025	0 yrs	75 yrs	0	ff	N/A	0.00	0		0.00	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.1	Walls Above Grade	Allowance for concrete parging to exposed foundation	2025	0 yrs	20 yrs	255	ff	Allowance for sealing/repairs	2.35	600		0.10	10%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	73	-	-	-	-	-	-	-	-	-	-	-	-	**73**	**$ 0.02 /ft2**
A32.1	Walls Above Grade	Fiber cement board with batten cladding including rainscreen and weather/ air barrier	2025	0 yrs	50 yrs	2,548	ff	None	26.88	68,500		17.00	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.1	Walls Above Grade	Fiber cement siding cladding including rainscreen and weather/ air barrier	2025	0 yrs	50 yrs	2,034	ff	None	22.77	46,300		11.50	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.1	Walls Above Grade	Wood stud back-up walls including batt insulation, vapour barrier, and drywall (EW90)	2025	0 yrs	50 yrs	2,034	ff	None	8.21	16,700		4.20	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.1	Walls Above Grade	Wood stud back-up walls including batt insulation, vapour barrier, and drywall (EW61)	2025	0 yrs	50 yrs	2,189	ff	None	8.22	18,000		4.50	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.1	Walls Above Grade	Corner trims	2025	0 yrs	50 yrs	228	lf	None	16.67	3,800		0.90	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.1	Walls Above Grade	Opening trims	2025	0 yrs	50 yrs	635	lf	None	16.53	10,500		2.60	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.1	Walls Above Grade	2x10 Pre-finished trim board	2025	0 yrs	50 yrs	224	lf	None	3.13	700		0.20	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.2	Structural Walls Above Grade	Exterior wood shear wall including wood studs and plywood sheathino	2025	0 yrs	60 yrs	4,220	ff	None	8.86	37,400		9.30	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.2	Structural Walls Above Grade	Exterior wood gable wall including wood studs and plywood sheathino	2025	0 yrs	60 yrs	288	ff	None	3.82	1,100		0.30	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.2	Structural Walls Above Grade	Allowance for hold down rods	2025	0 yrs	60 yrs	1	sum	None	12,000.00	12,000		3.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.2	Structural Walls Above Grade	Allowance for anchor bolts secure shear walls to L1 slab	2025	0 yrs	60 yrs	1	sum	None	2,100.00	2,100		0.50	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A33.1	Windows	Vinyl framed c/w double glazed windows	2025	0 yrs	40 yrs	369	lf	Replace	77.49	28,600		7.10	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A33.1	Windows	Vinyl framed c/w double glazed windows	2025	0 yrs	12 yrs	369	ff	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	10,382	-	-	-	-	-	-	-	-	-	-	-	10,382	-	-	-	-	-	-	**20,764**	**$ 5.16 /ft2**
A33.1	Windows	Gable vent louvres	2025	0 yrs	25 yrs	1	sum	Replace	500.00	500		0.10	100%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	605	-	-	-	-	-	**605**	**$ 0.15 /ft2**
A33.3	Doors	Vinyl framed glazed door c/w hardware, single swing	2025	0 yrs	40 yrs	12	lvs	Replace	3,100.00	37,200		9.20	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A33.3	Doors	Vinyl framed glazed door c/w hardware, single swing	2025	0 yrs	12 yrs	12	lvs	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	13,504	-	-	-	-	-	-	-	-	-	-	-	13,504	-	-	-	-	-	-	**27,007**	**$ 6.71 /ft2**
A33.3	Doors	Fiberglass framed door c/w hardware, single swing	2025	0 yrs	50 yrs	2	lvs	Replace	3,200.00	6,400		1.60	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A33.3	Doors	Fiberglass framed door c/w hardware, single swing	2025	0 yrs	12 yrs	2	lvs	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	2,323	-	-	-	-	-	-	-	-	-	-	-	2,323	-	-	-	-	-	-	**4,646**	**$ 1.16 /ft2**
A33.3	Doors	Fiberglass framed door c/w hardware, double swing	2025	0 yrs	50 yrs	2	pr	Replace	5,250.00	10,500		2.60	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A33.3	Doors	Fiberglass framed door c/w hardware, double swing	2025	0 yrs	12 yrs	2	pr	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	3,812	-	-	-	-	-	-	-	-	-	-	-	3,812	-	-	-	-	-	-	**7,623**	**$ 1.90 /ft2**
A33.3	Doors	Extra door hardware, allowance	2025	0 yrs	12 yrs	16	no	Replace	256.25	4,100		1.00	100%	12	-	-	-	-	-	-	-	-	-	-	4,961	-	-	-	-	-	-	-	-	-	-	-	4,961	-	-	-	-	-	-	**9,922**	**$ 2.47 /ft2**
A33.3	Doors	Premium for fire rated doors, allowance	2025	0 yrs	50 yrs	16	no	Replace	131.25	2,100		0.50	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A33.3	Doors	Premium for fire rated doors, allowance	2025	0 yrs	12 yrs	16	no	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	762	-	-	-	-	-	-	-	-	-	-	-	762	-	-	-	-	-	-	**1,525**	**$ 0.38 /ft2**
A33.3	Doors	Fire rated door/frame label, allowance	2025	0 yrs	7 yrs	16	no	Refinish	50.00	800		0.20	100%	7	-	-	-	-	-	-	968	-	-	-	-	-	968	-	-	-	-	-	-	968	-	-	-	-	-	-	968	-	-	-	-	**3,872**	**$ 0.96 /ft2**
A34.1	Roof Covering	Standing seam metal roof system, sloped, main roof	2025	0 yrs	40 yrs	2,304	ff	Replace	24.05	55,400		13.80	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**	**$ 0.00 /ft2**
A34.1	Roof Covering	Standing seam metal roof system, sloped, main roof	2025	0 yrs	4 yrs	2,304	ff	Repair and maintain	0.00	0		0.00	2%	4	-	-	-	1,341	-	-	-	1,341	-	-	-	1,341	-	-	-	1,341	-	-	-	1,341	-	-	-	1,341	-	-	-	1,341	-	-	-	**9,385**	**$ 2.33 /ft2**
A34.1	Roof Covering	Allowance for RCABC 10 year warranty	2025	0 yrs	75 yrs	1	sum	None	5,500.00	5,500		1.40	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**	**$ 0.00 /ft2**
A34.1	Roof Covering	Metal gutters	2025	0 yrs	25 yrs	152	lf	Replace	39.55	6,000		1.50	50%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,630	-	-	-	-	-	**3,630**	**$ 0.90 /ft2**
A34.1	Roof Covering	Rainwater leader	2025	0 yrs	25 yrs	173	lf	Replace	39.33	6,800		1.70	50%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,114	-	-	-	-	-	**4,114**	**$ 1.02 /ft2**
A34.1	Roof Covering	Metal flashing	2025	0 yrs	7 yrs	258	lf	None	27.09	7,000		1.70	10%	7	-	-	-	-	-	-	847	-	-	-	-	-	847	-	-	-	-	-	-	847	-	-	-	-	-	-	847	-	-	-	-	**3,388**	**$ 0.84 /ft2**
A35	Projections	Wood frame walkway including wood structure, vented aluminum soffit, 2x10 pre-painted fascia, metal balcony railings, and metal flashing	2025	0 yrs	6 yrs	570	ff	Repairs to PPC	136.24	77,700		19.30	1%	6	-	-	-	-	-	940	-	-	-	-	940	-	-	-	-	940	-	-	-	-	-	-	-	-	-	-	-	-	-	940	**4,701**	**$ 1.17 /ft2**
A35	Projections	Allow for exterior ramp connected to walkway	2025	0 yrs	50 yrs	144	ff	None	155.39	22,400		5.60	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**	**$ 0.00 /ft2**
A35	Projections	Wood frame balcony including wood structure, vinyl flooring membrane, vented aluminum soffit, 2x10 pre-painted fascia, metal balcony railings, and metal flashing	2025	0 yrs	6 yrs	561	ff	Repairs to PPC	124.99	70,100		17.40	1%	6	-	-	-	-	-	848	-	-	-	-	848	-	-	-	-	848	-	-	-	-	-	-	-	848	-	-	-	-	-	848	**4,241**	**$ 1.05 /ft2**
A35	Projections	Wood frame canopy including wood structure, vented aluminum soffit, and 2x8 pre-painted fascia (TR10/D)	2025	0 yrs	50 yrs	1,462	ff	None	50.07	73,200		18.20	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**	**$ 0.00 /ft2**
B1 PARTITIONS & DOORS										**133,300**	**33.10**																																	
B11.1	Fixed Partitions	Wood studs fixed partition	2025	0 yrs	60 yrs	5,383	ff	None	14.21	76,500		19.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**	**$ 0.00 /ft2**
B11.2	Moveable Partitions	N/A	2025	0 yrs	60 yrs	0	ff	N/A	0.00	0		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**	**$ 0.00 /ft2**
B11.3	Structural Partitions	Wood studs structural partition	2025	0 yrs	60 yrs	2,405	ff	None	11.23	27,000		6.70	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**	**$ 0.00 /ft2**
B12	Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 2'-10" x 6'-8"	2025	0 yrs	40 yrs	10	lvs	Replace	780.00	7,800		1.90	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**	**$ 0.00 /ft2**
B12	Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 2'-10" x 6'-8"	2025	0 yrs	14 yrs	10	lvs	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	2,831	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,831	-	-	**5,663**	**$ 1.41 /ft2**
B12	Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 2'-10" x 6'-8"	2025	0 yrs	4 yrs	10	lvs	Repaint	0.00	0		0.00	5%	4	-	-	-	472	-	-	-	472	-	-	472	-	-	-	-	472	-	-	-	-	-	-	-	472	-	-	-	-	-	472	-	-	**3,303**	**$ 0.82 /ft2**
B12	Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 3'-0" x 6'-8"	2025	0 yrs	40 yrs	4	lvs	Replace	825.00	3,300		0.80	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**	**$ 0.00 /ft2**
B12	Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 3'-0" x 6'-8"	2025	0 yrs	14 yrs	4	lvs	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	1,198	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,198	-	-	**2,396**	**$ 0.60 /ft2**
B12	Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 3'-0" x 6'-8"	2025	0 yrs	4 yrs	4	lvs	Repaint	0.00	0		0.00	5%	4	-	-	-	200	-	-	-	200	-	-	200	-	-	-	-	200	-	-	-	-	-	-	-	200	-	-	-	-	-	200	-	-	**1,398**	**$ 0.35 /ft2**
B12	Doors	Hollow core wood door, bi-fold, 1'-6" x 6'-8", to closet	2025	0 yrs	23 yrs	2	lvs	Replace	450.00	900		0.20	100%	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,089	-	-	-	-	-	**1,089**	**$ 0.27 /ft2**
B12	Doors	Hollow core wood door, bi-fold, 1'-6" x 6'-8", to closet	2025	0 yrs	14 yrs	2	lvs	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	327	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	327	-	-	**653**	**$ 0.16 /ft2**
B12	Doors	Hollow core wood door, bi-fold, 1'-6" x 6'-8", to closet	2025	0 yrs	4 yrs	2	lvs	Repaint	0.00	0		0.00	5%	4	-	-	-	54	-	-	-	54	-	-	54	-	54	-	-	54	-	-	-	-	-	-	-	54	-	-	-	-	-	54	-	-	**381**	**$ 0.09 /ft2**
B12	Doors	Hollow core wood door, bi-fold, 2'-6" x 6'-8", to closet	2025	0 yrs	23 yrs	4	no.	Replace	575.00	2,300		0.60	100%	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,783	-	-	-	-	-	**2,783**	**$ 0.69 /ft2**
B12	Doors	Hollow core wood door, bi-fold, 2'-6" x 6'-8", to closet	2025	0 yrs	14 yrs	4	no.	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	835	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	835	-	-	**1,670**	**$ 0.42 /ft2**
B12	Doors	Hollow core wood door, bi-fold, 2'-6" x 6'-8", to closet	2025	0 yrs	4 yrs	4	no.	Repaint	0.00	0		0.00	5%	4	-	-	-	139	-	-	-	139	-	-	139	-	-	-	-	139	-	-	-	-	-	-	-	139	-	-	-	-	-	139	-	-	**974**	**$ 0.24 /ft2**
B12	Doors	Hollow core wood door, bi-fold, 3'-0" x 6'-8", to closet	2025	0 yrs	23 yrs	2	no.	Replace	650.00	1,300		0.30	100%	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,573	-	-	-	-	-	**1,573**	**$ 0.39 /ft2**
B12	Doors	Hollow core wood door, bi-fold, 3'-0" x 6'-8", to closet	2025	0 yrs	14 yrs	2	no.	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	472	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	472	-	-	**944**	**$ 0.23 /ft2**
B12	Doors	Hollow core wood door, bi-fold, 3'-0" x 6'-8", to closet	2025	0 yrs	4 yrs	2	no.	Repaint	0.00	0		0.00	5%	4	-	-	-	79	-	-	-	79	-	-	79	-	79	-	-	79	-	-	-	-	-	-	-	79	-	-	-	-	-	79	-	-	**551**	**$ 0.14 /ft2**
B12	Doors	Hollow core wood door, bypass, 4'-0" x 6'-8", to closet	2025	0 yrs	23 yrs	10	no.	Replace	880.00	8,800		2.20	100%	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,648	-	-	-	-	-	**10,648**	**$ 2.65 /ft2**
B12	Doors	Hollow core wood door, bypass, 4'-0" x 6'-8", to closet	2025	0 yrs	14 yrs	10	no.	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	3,194	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,194	-	-	**6,389**	**$ 1.59 /ft2**
B12	Doors	Hollow core wood door, bypass, 4'-0" x 6'-8", to closet	2025	0 yrs	4 yrs	10	no.	Repaint	0.00	0		0.00	5%	4	-	-	-	532	-	-	-	532	-	-	532	-	-	-	-	532	-	-	-	-	-	-	-	532	-	-	-	-	-	532	-	-	**3,727**	**$ 0.93 /ft2**
B12	Doors	Hollow core wood door, bypass, 4'-6" x 6'-8", to closet	2025	0 yrs	23 yrs	2	no.	Replace	950.00	1,900		0.50	100%	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,299	-	-	-	-	-	**2,299**	**$ 0.57 /ft2**
B12	Doors	Hollow core wood door, bypass, 4'-6" x 6'-8", to closet	2025	0 yrs	14 yrs	2	no.	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	690	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	690	-	-	**1,379**	**$ 0.34 /ft2**
B12	Doors	Hollow core wood door, bypass, 4'-6" x 6'-8", to closet	2025	0 yrs	4 yrs	2	no.	Repaint	0.00	0		0.00	5%	4	-	-	-	115	-	-	-	115	-	-	115	-	-	-	-	115	-	-	-	-	-	-	-	115	-	-	-	-	-	115	-	-	**805**	**$ 0.20 /ft2**
B12	Doors	Hollow core wood door, bypass, 8'-0" x 6'-8", to closet	2025	0 yrs	23 yrs	2	no.	Replace	1,750.00	3,500		0.90	100%	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,235	-	-	-	-	-	**4,235**	**$ 1.06 /ft2**
B12	Doors	Hollow core wood door, bypass, 8'-0" x 6'-8", to closet	2025	0 yrs	14 yrs	2	no.	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	1,271	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,271	-	-	**2,541**	**$ 0.63 /ft2**
B12	Doors	Hollow core wood door, bypass, 8'-0" x 6'-8", to closet	2025	0 yrs	4 yrs	2	no.	Repaint	0.00	0		0.00	5%	4	-	-	-	212	-	-	-	212	-	-	212	-	212	-	-	212	-	-	-	-	-	-	-	212	-	-	-	-	-	212	-	-	**1,482**	**$ 0.37 /ft2**
B2 FINISHES										**127,600**	**31.80**																																	
B21	Floor Finishes	Luxury vinyl plank	2025	0 yrs	15 yrs	3,153	ff	Replace	8.28	26,100		6.50	100%	15	-	-	-	-	-	-	-	-	-	-	-	-	-	31,581	-	-	-	-	-	-	-	-	-	-	-	-	-	-	31,581	-	-	**63,162**	**$ 15.70 /ft2**
B21	Floor Finishes	Slip-resistant vinyl sheet	2025	0 yrs	12 yrs	330	ff	Replace	13.05	4,300		1.10	100%	12	-	-	-	-	-	-	-	-	-	-	5,203	-	-	-	-	-	-	-	-	-	-	-	5,203	-	-	-	-	-	-	**10,406**	**$ 2.59 /ft2**
B21	Floor Finishes	Sheet vinyl, to services	2025	0 yrs	11 yrs	22	ff	Replace	8.91	200		0.00	100%	11	-	-	-	-	-	-	-	-	-	-	242	-	-	-	-	-	-	-	-	-	-	242	-	-	-	-	-	-	-	-	**484**	**$ 0.12 /ft2**
B21	Floor Finishes	Sealed concrete, to services	2025	0 yrs	7 yrs	22	ff	Refinish	0.00	0		0.00	100%	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**	**$ 0.00 /ft2**
B21	Floor Finishes	Painted wood baseboard	2025	0 yrs	7 yrs	1,380	lf	Repaint	5.65	7,800		1.90	100%	7	-	-	-	-	-	-	9,438	-	-	-	-	-	9,438	-	-	-	-	-	-	-	9,438	-	-	-	-	-	-	-	9,438	-	-	**37,752**	**$ 9.39 /ft2**
B22	Ceiling Finishes	Ceiling c/s roof structure, including batt insulation, poly vapour barrier, and 1/2" GWB (TR10)	2025	0 yrs	60 yrs	2,011	ff	None	13.67	27,500		6.80	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**	**$ 0.00 /ft2**
B22	Ceiling Finishes	Ceiling c/s roof structure, including batt insulation, resilient channel, and 2 layers gypsum board (F12/C/R)	2025	0 yrs	60 yrs	2,011	ff	None	12.73	25,600		6.40	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**	**$ 0.00 /ft2**
B22	Ceiling Finishes	Dropped ceiling, including metal studs, insulation, gypsum board, and paint finish	2025	0 yrs	11 yrs	520	ff	Refinish	15.18	7,900		2.00	10%	11	-	-	-	-	-	-	-	-	-	-	956	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**1,912**	**$ 0.48 /ft2**
B22	Ceiling Finishes	Paint to gypsum board ceiling	2025	0 yrs	11 yrs	3,007	ff	Refinish	1.56	4,700		1.20	100%	11	-	-	-	-	-	-	-	-	-	-	5,687	-	-	-	-	-	-	-	-	-	-	-	5,687	-	-	-	-	-	-	**11,374**	**$ 2.83 /ft2**
B22	Ceiling Finishes	Bulkhead	2025	0 yrs	11 yrs	316	ff	Refinish	19.92	6,300		1.60	10%	11	-	-	-	-	-	-	-	-	-	-	762	-	-	-	-	-	-	-	-	-	-	-	762	-	-	-	-	-	-	**1,525**	**$ 0.38 /ft2**
B23	Wall Finishes	Paint to walls	2025	0 yrs	7 yrs	13,852	ff	Refinish	1.24	17,200		4.30	100%	7	-	-	-	-	-	20,812	-	-	-	-	-	-	20,812	-	-	-	-	-	-	20,812	-	-	-	-	-	-	20,812	-	-	-	-	**83,248**	**$ 20.70 /ft2**
B3 FITTINGS & EQUIPMENT										**101,200**	**25.00**																																	
B31.1	Metals	Allowance for miscellaneous metals	2025	0 yrs	35 yrs	4,022	ff	None	1.04	4,200		1.00	0%	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**	**$ 0.00 /ft2**
B31.2	Millwork	Kitchen, O/H cupboard	2025	0 yrs	18 yrs	54	lf	Replace	172.92	9,400		2.30	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,844	-	-	-	-	-	-	-	-	-	-	-	-	**2,844**	**$ 0.71 /ft2**
B31.2	Millwork	Kitchen, base cabinet c/w p.lam countertop	2025	0 yrs	18 yrs	49	lf	Replace	270.99	13,300		3.30	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,023	-	-	-	-	-	-	-	-	-	-	-	-	**4,023**	**$ 1.00 /ft2**
B31.2	Millwork	Bathroom vanity

APPENDIX 5
LIFE CYCLE COST MODEL – BUILDING 3

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PROJECT SUMMARY

Project	Galiano Green - Life Cycle Cost Analysis	**Date**	March 21, 2025
Client	Capital Regional District (CRD)	**GFA (ft²)**	4,527

Brief Description of Project

Housing project comprising four (4) two storey residential buildings and a utility building to be located on Galiano Island, BC - Building 3

Scope of Life Cycle Cost Model

Life cycle replacement over a 30 year period

30 year Elemental Life Cycle Cost Analysis - ELEMENTAL SUMMARY

	Year 0 Construction Cost		Whole Life Cycle Costs - 30 Years (excluding construction costs)			Whole Life Cycle Costs - 30 Years (including construction costs)		
	$	$/ft² of gfa	Total $	$ pa	$/ft² pa	Total $	$ pa	$/ft² pa
Life cycle replacement costs								
Substructure	157,400	34.77	-	-	-	157,400	5,246.67	1.16
Structure	148,700	32.85	-	-	-	148,700	4,956.67	1.09
Exterior Enclosure	761,800	168.28	124,645	4,155	0.92	886,445	29,548.15	6.53
Partitions and Doors	152,600	33.71	59,478	1,983	0.44	212,078	7,069.25	1.56
Finishes	140,500	31.04	229,876	7,663	1.69	370,376	12,345.86	2.73
Fittings and Equipment	129,100	28.52	154,124	5,137	1.13	283,224	9,440.79	2.09
Mechanical	348,800	77.05	112,212	3,740	0.83	461,012	15,367.06	3.39
Electrical	165,500	36.56	69,908	2,330	0.51	235,408	7,846.93	1.73
Site Work	-	-	-	-	-	-	-	-
Structure/Demolition	-	-	-	-	-	-	-	-
General requirements and fees	300,600	66.40	-	-	-	300,600	10,020.00	2.21
Design Allowance	236,300	52.20				236,300	7,876.67	1.74
Life cycle replacement costs subtotal:	**2,541,300**	**561.37**	**750,241**	**25,008.04**	**5.52**	**3,291,541**	**109,718**	**24.24**
Facilities Management Costs								
Janitorial				**FM EXCLUDED**				
Facility Maintenance	-	-						
Energy & utilities	-	-						
Facilities Management Costs subtotal:			-	-	-	-	-	-
Total								

Key Conclusions (Lifecycle)

Average Annual Spend on Asset Replacement	$ 25,008	
	0.98%	
Average Annual Spend on Asset Replacement per metre squared per annum	$ 5.52	/ft²/pa

SUMMARY OF ANNUAL EXPENDITURE

Annual expenditure to year 30 at:-

Year	Life Cycle Cost
Capital Cost	0
1	0
2	0
3	0
4	3,365
5	0
6	2,316
7	33,759
8	3,365
9	0
10	0
11	8,337
12	115,853
13	3,267
14	64,965
15	46,101
16	36,943
17	0
18	20,012
19	0
20	79,051
21	33,759
22	8,337
23	23,958
24	122,145
25	24,696
26	3,267
27	0
28	68,330
29	0
30	48,417
SubTotal	**750,241**

Core Two Quantity Surveyors

PROJECT: Galiano Green - 409 Porlier Road, Galiano Island, BC — 2025 — 0% — **10%**
Life Cycle Costs - Building 3

Element	Construction	Year Built / Replaced	Actual life (Age)	Remaining Life	Element Quantity	Unit	Work Element	Average Unit Cost	Amount $	Total Cost $	Cost/Floor Area $/ ft2	Percentage works	Replacement Life, yrs	2026 YEAR 1	2027 YEAR 2	2028 YEAR 3	2029 YEAR 4	2030 YEAR 5	2031 YEAR 6	2032 YEAR 7	2033 YEAR 8	2034 YEAR 9	2035 YEAR 10	2036 YEAR 11	2037 YEAR 12	2038 YEAR 13	2039 YEAR 14	2040 YEAR 15	2041 YEAR 16	2042 YEAR 17	2043 YEAR 18	2044 YEAR 19	2045 YEAR 20	2046 YEAR 21	2047 YEAR 22	2048 YEAR 23	2049 YEAR 24	2050 YEAR 25	2051 YEAR 26	2052 YEAR 27	2053 YEAR 28	2054 YEAR 29	2055 YEAR 30	TOTAL ($)	$/ft2
A1 SUBSTRUCTURE										**157,400**	**34.80**																																	
A11.1 Standard Foundations	Concrete strip/ pad footing, foundation walls, mud slab, damp-proofing, XPS insulation	2025	0 yrs	75 yrs	4,527	ft²	None	34.77	157,400			0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A11.2 Special Foundations	N/A	2025	0 yrs	75 yrs	0	ft²	N/A	0.00	0			0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A12 Basement Excavation	N/A	2025	0 yrs	75 yrs	0	ft²	N/A	0.00	0			0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A2 STRUCTURE										**148,700**	**32.90**																																	
A21 Lowest Floor Construction	Concrete slab on grade	2025	0 yrs	60 yrs	2,263	ft²	None	20.41	46,200		10.20	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A22.1 Upper Floor Construction	Wood frame structure with concrete topping	2025	0 yrs	60 yrs	2,263	ft²	None	21.16	47,900		10.60	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A22.2 Stair Construction	N/A	2025	0 yrs	60 yrs	0	riser	None	0.00	0		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A23 Roof Construction	Wood frame roof structure including sheathing, pre-engineered wood truss, wood beams and columns	2025	0 yrs	60 yrs	2,253	ft²	None	24.23	54,600		12.10	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A3 EXTERIOR ENCLOSURE										**761,800**	**168.80**																																	
A31 Structural Walls Below Grade	N/A	2025	0 yrs	40 yrs	0	ft²	None	0.00	0		0.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.1 Walls Above Grade	Allowance for concrete parging to exposed foundation	2025	0 yrs	20 yrs	299	ft²	Allowance for sealing/repairs	2.67	800		0.20	0%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.1 Walls Above Grade	Fiber cement board with batten cladding including rainscreen and weather/ air barrier	2025	0 yrs	50 yrs	2,836	ft²	None	26.91	76,300		16.90	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.1 Walls Above Grade	Fiber cement siding cladding including rainscreen and weather/ air barrier	2025	0 yrs	50 yrs	2,248	ft²	None	22.74	51,100		11.30	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.1 Walls Above Grade	Wood stud back-up walls including batt insulation, vapour barrier, and drywall (EW60)	2025	0 yrs	50 yrs	2,248	ft²	None	8.23	18,500		4.10	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.1 Walls Above Grade	Wood stud back-up walls including batt insulation, vapour barrier. and drywall /EW61	2025	0 yrs	50 yrs	2,470	ft²	None	8.22	20,300		4.50	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.1 Walls Above Grade	Corner trims	2025	0 yrs	50 yrs	234	lf	None	16.67	3,900		0.90	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.1 Walls Above Grade	Opening trims	2025	0 yrs	50 yrs	738	lf	None	16.53	12,200		2.70	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.1 Walls Above Grade	2x10 Pre-finished trim board	2025	0 yrs	50 yrs	216	lf	None	3.24	700		0.20	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.2 Structural Walls Above Grade	Exterior wood shear wall including wood studs and plywood sheathing	2025	0 yrs	50 yrs	4,717	ft²	None	10.17	48,000		10.60	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.2 Structural Walls Above Grade	Exterior wood gable wall including wood studs and plywood sheathing	2025	0 yrs	50 yrs	301	ft²	None	3.98	1,200		0.30	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.2 Structural Walls Above Grade	Allowance for hold down rods	2025	0 yrs	60 yrs	1	sum	None	13,000.00	13,000		2.90	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.2 Structural Walls Above Grade	Allowance for anchor bolts secure shear walls to L1 slab	2025	0 yrs	60 yrs	1	sum	None	2,100.00	2,100		0.50	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A33.1 Windows	Vinyl framed c/w double glazed windows	2025	0 yrs	40 yrs	395	ft²	Replace	77.52	30,600		6.80	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A33.1 Windows	Vinyl framed c/w double glazed windows	2025	0 yrs	12 yrs	395	ft²	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	-	11,108	-	-	-	-	-	-	-	-	-	-	-	11,108	-	-	-	-	-	**22,216**	**$ 4.91 /ft2**
A33.1 Windows	Gable vent louvres	2025	0 yrs	25 yrs	1	sum	Replace	500.00	500		0.10	100%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	605	-	-	-	-	**605**	**$ 0.13 /ft2**
A33.3 Doors	Vinyl framed glazed door c/w hardware, single swing	2025	0 yrs	40 yrs	16	lvs	Replace	3,100.00	49,600		11.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A33.3 Doors	Vinyl framed glazed door c/w hardware, single swing	2025	0 yrs	12 yrs	16	lvs	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	-	18,005	-	-	-	-	-	-	-	-	-	-	-	18,005	-	-	-	-	-	**36,010**	**$ 7.95 /ft2**
A33.3 Doors	Fiberglass framed door c/w hardware, double swing	2025	0 yrs	50 yrs	4	pr	Replace	5,275.00	21,100		4.70	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A33.3 Doors	Fiberglass framed door c/w hardware, double swing	2025	0 yrs	12 yrs	4	pr	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	-	7,659	-	-	-	-	-	-	-	-	-	-	-	7,659	-	-	-	-	-	**15,319**	**$ 3.38 /ft2**
A33.3 Doors	Extra door hardware, allowance	2025	0 yrs	12 yrs	20	no	Replace	260.00	5,200		1.10	100%	12	-	-	-	-	-	-	-	-	-	-	-	6,292	-	-	-	-	-	-	-	-	-	-	-	6,292	-	-	-	-	-	**12,584**	**$ 2.78 /ft2**
A33.3 Doors	Premium for fire rated doors, allowance	2025	0 yrs	50 yrs	20	no	Replace	130.00	2,600		0.60	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A33.3 Doors	Premium for fire rated doors, allowance	2025	0 yrs	12 yrs	20	no	Replace	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	-	944	-	-	-	-	-	-	-	-	-	-	-	944	-	-	-	-	-	**1,888**	**$ 0.42 /ft2**
A33.3 Doors	Fire rated door/frame label, allowance	2025	0 yrs	7 yrs	20	no	Refinish	50.00	1,000		0.20	100%	7	-	-	-	-	-	-	1,210	-	-	-	-	-	-	1,210	-	-	-	-	-	-	1,210	-	-	-	-	-	1,210	-	-	**4,840**	**$ 1.07 /ft2**
A34.1 Roof Covering	Standing seam metal roof system, sloped, main roof	2025	0 yrs	40 yrs	2,574	ft²	Replace	24.01	61,800		13.70	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A34.1 Roof Covering	Standing seam metal roof system, sloped, main roof	2025	0 yrs	4 yrs	2,574	ft²	Repair and maintain	0.00	0		0.00	2%	4	-	-	-	1,496	-	-	1,496	-	-	-	-	1,496	-	-	-	-	1,496	-	-	-	-	-	-	1,496	-	-	-	-	-	**10,469**	**$ 2.31 /ft2**
A34.1 Roof Covering	Allowance for RCABC 10 year warranty	2025	0 yrs	75 yrs	1	sum	None	6,900.00	6,900		1.50	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A34.1 Roof Covering	Metal gutters	2025	0 yrs	25 yrs	181	lf	Replace	39.31	7,100		1.60	50%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,296	-	-	-	-	**4,296**	**$ 0.95 /ft2**
A34.1 Roof Covering	Rainwater leader	2025	0 yrs	25 yrs	203	lf	Replace	39.45	8,000		1.80	50%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,840	-	-	-	-	**4,840**	**$ 1.07 /ft2**
A34.1 Roof Covering	Metal flashing	2025	0 yrs	50 yrs	288	lf	None	27.08	7,800		1.70	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A35 Projections	Wood frame walkway including wood structure, vented aluminum soffit, 2x10 pre-painted fascia, metal balcony railings, and metal flashing	2025	0 yrs	6 yrs	687	ft²	Repairs to PPC	126.23	86,700		19.20	1%	6	-	-	-	-	-	1,049	-	-	-	-	-	1,049	-	-	-	-	1,049	-	-	-	-	-	-	1,049	-	-	-	-	1,049	**5,245**	**$ 1.16 /ft2**
A35 Projections	Allow for exterior ramp connected to walkway	2025	0 yrs	50 yrs	183	ft²	None	154.87	28,300		6.30	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A35 Projections	Wood frame balcony including wood structure, vinyl flooring membrane, vented aluminum soffit, 2x10 pre-painted fascia, metal balcony railings, and metal flashing	2025	0 yrs	6 yrs	812	ft²	Repairs to PPC	129.00	104,700		23.10	1%	6	-	-	-	-	-	1,267	-	-	-	-	-	1,267	-	-	-	-	1,267	-	-	-	-	-	-	1,267	-	-	-	-	1,267	**6,334**	**$ 1.40 /ft2**
A35 Projections	Wood frame canopy including wood structure, vented aluminum soffit, and 2x8 pre-painted fascia	2025	0 yrs	50 yrs	1,778	ft²	None	51.64	91,800		20.30	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
B1 PARTITIONS & DOORS										**152,600**	**33.60**																																	
B11.1 Fixed Partitions	Wood studs fixed partition	2025	0 yrs	60 yrs	5,925	ft²	None	14.73	87,300		19.30	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
B11.2 Moveable Partitions	N/A	2025	0 yrs	60 yrs	0	ft²	N/A	0.00	0		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
B11.3 Structural Partitions	Wood studs structural partition	2025	0 yrs	60 yrs	2,898	ft²	None	11.87	34,400		7.60	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
B12 Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 2'-10" x 6'-8"	2025	0 yrs	40 yrs	10	lvs	Replace	780.00	7,800		1.70	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
B12 Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 2'-10" x 6'-8"	2025	0 yrs	14 yrs	10	lvs	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,831	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**5,663**	**$ 1.25 /ft2**
B12 Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 2'-10" x 6'-8"	2025	0 yrs	4 yrs	10	lvs	Repaint	0.00	0		0.00	5%	4	-	-	-	472	-	-	-	472	-	-	-	-	472	-	-	-	472	-	-	-	472	-	-	-	472	-	-	-	472	-	**3,303**	**$ 0.73 /ft2**
B12 Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 3'-0" x 6'-8"	2025	0 yrs	40 yrs	4	lvs	Replace	825.00	3,300		0.70	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
B12 Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 3'-0" x 6'-8"	2025	0 yrs	14 yrs	4	lvs	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,198	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**2,396**	**$ 0.53 /ft2**
B12 Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 3'-0" x 6'-8"	2025	0 yrs	4 yrs	4	lvs	Repaint	0.00	0		0.00	5%	4	-	-	-	200	-	-	-	200	-	-	-	-	200	-	-	-	200	-	-	-	200	-	-	-	200	-	-	-	200	-	**1,398**	**$ 0.31 /ft2**
B12 Doors	Hollow core wood door, bi-fold, 2'-6" x 6'-8", to closet	2025	0 yrs	23 yrs	2	no.	Replace	550.00	1,100		0.20	100%	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**1,331**	**$ 0.29 /ft2**
B12 Doors	Hollow core wood door, bi-fold, 2'-6" x 6'-8", to closet	2025	0 yrs	14 yrs	2	no.	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	399	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**799**	**$ 0.18 /ft2**
B12 Doors	Hollow core wood door, bi-fold, 2'-6" x 6'-8", to closet	2025	0 yrs	4 yrs	2	no.	Repaint	0.00	0		0.00	5%	4	-	-	-	67	-	-	-	67	-	-	-	-	67	-	-	-	67	-	-	-	67	-	-	-	67	-	-	-	67	-	**466**	**$ 0.10 /ft2**
B12 Doors	Hollow core wood door, bi-fold, 3'-0" x 6'-8", to closet	2025	0 yrs	23 yrs	4	no.	Replace	675.00	2,700		0.60	100%	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**3,267**	**$ 0.72 /ft2**
B12 Doors	Hollow core wood door, bi-fold, 3'-0" x 6'-8", to closet	2025	0 yrs	14 yrs	4	no.	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	980	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**1,960**	**$ 0.43 /ft2**
B12 Doors	Hollow core wood door, bi-fold, 3'-0" x 6'-8", to closet	2025	0 yrs	4 yrs	4	no.	Repaint	0.00	0		0.00	5%	4	-	-	-	163	-	-	-	163	-	-	-	-	163	-	-	-	163	-	-	-	163	-	-	-	163	-	-	-	163	-	**1,143**	**$ 0.25 /ft2**
B12 Doors	Hollow core wood door, bypass, 4'-0" x 6'-8", to closet	2025	0 yrs	23 yrs	6	no.	Replace	883.33	5,300		1.20	100%	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**6,413**	**$ 1.42 /ft2**
B12 Doors	Hollow core wood door, bypass, 4'-0" x 6'-8", to closet	2025	0 yrs	14 yrs	6	no.	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,924	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**3,848**	**$ 0.85 /ft2**
B12 Doors	Hollow core wood door, bypass, 4'-0" x 6'-8", to closet	2025	0 yrs	4 yrs	6	no.	Repaint	0.00	0		0.00	5%	4	-	-	-	321	-	-	-	321	-	-	-	-	321	-	-	-	321	-	-	-	321	-	-	-	321	-	-	-	321	-	**2,245**	**$ 0.50 /ft2**
B12 Doors	Hollow core wood door, bypass, 4'-6" x 6'-8", to closet	2025	0 yrs	23 yrs	4	no.	Replace	925.00	3,700		0.80	100%	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**4,477**	**$ 0.99 /ft2**
B12 Doors	Hollow core wood door, bypass, 4'-6" x 6'-8", to closet	2025	0 yrs	14 yrs	4	no.	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,343	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**2,686**	**$ 0.59 /ft2**
B12 Doors	Hollow core wood door, bypass, 4'-6" x 6'-8", to closet	2025	0 yrs	4 yrs	4	no.	Repaint	0.00	0		0.00	5%	4	-	-	-	224	-	-	-	224	-	-	-	-	224	-	-	-	224	-	-	-	224	-	-	-	224	-	-	-	224	-	**1,567**	**$ 0.35 /ft2**
B12 Doors	Hollow core wood door, bypass, 8'-0" x 6'-8", to closet	2025	0 yrs	23 yrs	4	no.	Replace	1,750.00	7,000		1.50	100%	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**8,470**	**$ 1.87 /ft2**
B12 Doors	Hollow core wood door, bypass, 8'-0" x 6'-8", to closet	2025	0 yrs	14 yrs	4	no.	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,541	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**5,082**	**$ 1.12 /ft2**
B12 Doors	Hollow core wood door, bypass, 8'-0" x 6'-8", to closet	2025	0 yrs	4 yrs	4	no.	Repaint	0.00	0		0.00	5%	4	-	-	-	424	-	-	-	424	-	-	-	-	424	-	-	-	424	-	-	-	424	-	-	-	424	-	-	-	424	-	**2,965**	**$ 0.65 /ft2**
B2 FINISHES										**140,500**	**31.00**																																	
B21 Floor Finishes	Luxury vinyl plank	2025	0 yrs	15 yrs	3,476	ft²	Replace	8.28	28,800		6.40	100%	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	34,848	-	-	-	-	-	-	-	-	-	-	-	-	-	34,848	**69,696**	**$ 15.40 /ft2**
B21 Floor Finishes	Slip-resistant vinyl sheet	2025	0 yrs	12 yrs	428	ft²	Replace	12.85	5,500		1.20	100%	12	-	-	-	-	-	-	-	-	-	-	-	-	6,655	-	-	-	-	-	-	-	-	-	-	-	6,655	-	-	-	-	-	**13,310**	**$ 2.94 /ft2**
B21 Floor Finishes	Sheet vinyl, to services	2025	0 yrs	11 yrs	29	ft²	Replace	6.85	200		0.00	100%	11	-	-	-	-	-	-	-	-	-	-	-	242	-	-	-	-	-	-	-	-	-	-	-	242	-	-	-	-	-	**484**	**$ 0.11 /ft2**
B21 Floor Finishes	Sealed concrete, to services	2025	0 yrs	7 yrs	29	ft²	Refinish	0.00	0		0.00	100%	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
B21 Floor Finishes	Painted wood baseboard	2025	0 yrs	7 yrs	1,495	lf	Repaint	5.69	8,500		1.90	100%	7	-	-	-	-	-	-	10,285	-	-	-	-	-	-	-	10,285	-	-	-	-	-	-	10,285	-	-	-	-	-	-	10,285	-	**41,140**	**$ 9.09 /ft2**
B22 Ceiling Finishes	Ceiling u/s roof structure, including batt insulation, poly vapour barrier, and 1/2" GWB (TR10)	2025	0 yrs	60 yrs	2,263	ft²	None	13.70	31,000		6.80	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
B22 Ceiling Finishes	Ceiling u/s roof structure, including batt insulation, resilient channel, and 2 layers gypsum board (F12/CR)	2025	0 yrs	60 yrs	2,263	ft²	None	12.77	28,900		6.40	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
B22 Ceiling Finishes	Dropped ceiling, including metal studs, insulation, gypsum board, and paint finish	2025	0 yrs	11 yrs	573	ft²	Refinish	15.18	8,700		1.90	10%	11	-	-	-	-	-	-	-	-	-	-	-	1,053	-	-	-	-	-	-	-	-	-	-	-	1,053	-	-	-	-	-	**2,105**	**$ 0.47 /ft2**
B22 Ceiling Finishes	Paint to gypsum board ceiling	2025	0 yrs	11 yrs	3,390	ft²	Refinish	1.56	5,300		1.20	100%	11	-	-	-	-	-	-	-	-	-	-	-	6,413	-	-	-	-	-	-	-	-	-	-	-	6,413	-	-	-	-	-	**12,826**	**$ 2.83 /ft2**
B22 Ceiling Finishes	Bulkhead	2025	0 yrs	11 yrs	264	ft²	Refinish	19.69	5,200		1.10	10%	11	-	-	-	-	-	-	-	-	-	-	-	629	-	-	-	-	-	-	-	-	-	-	-	629	-	-	-	-	-	**1,258**	**$ 0.28 /ft2**
B23 Wall Finishes	Paint to walls	2025	0 yrs	7 yrs	14,854	ft²	Refinish	1.24	18,400		4.10	100%	7	-	-	-	-	-	-	22,264	-	-	-	-	-	-	-	22,264	-	-	-	-	-	-	22,264	-	-	-	-	-	22,264	-	-	**89,056**	**$ 19.67 /ft2**
B3 FITTINGS & EQUIPMENT										**129,100**	**28.60**																																	
B31.1 Metals	Allowance for miscellaneous metals	2025	0 yrs	35 yrs	4,527	ft²	None	1.04	4,700		1.00	0%	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
B31.2 Millwork	Kitchen, O/H cupboard	2025	0 yrs	18 yrs	80	lf	Replace	173.75	13,900		3.10	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,205	-	-	-	-	-	-	-	-	-	-	-	-	**4,205**	**$ 0.93 /ft2**
B31.2 Millwork	Kitchen, base cabinet c/w p.lam countertop	2025	0 yrs	18 yrs	63	lf	Replace	271.22	17,000		3.80	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,143	-	-	-	-	-	-	-	-	-	-	-	-	**5,143**	**$ 1.14 /ft2**
B31.2 Millwork	Bathroom vanity c/w p.lam countertop	2025	0 yrs	18 yrs	18	lf	Replace	159.87	2,900		0.60	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	877	-	-	-	-	-	-	-	-	-	-	-	-	**877**	**$ 0.19 /ft2**
B31.2 Millwork	Kitchen, O/H cupboard, accessible	2025	0 yrs	18 yrs	22	lf	Replace	227.27	4,900		1.10	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,482	-	-	-	-	-	-	-	-	-	-	-	-	**1,482**	**$ 0.33 /ft2**
B31.2 Millwork	Kitchen, base cabinet c/w p.lam countertop, accessible	2025	0 yrs	18 yrs	28	lf	Replace	351.86	10,000		2.20	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,025	-	-	-	-	-	-	-	-	-	-	-	-	**3,025**	**$ 0.67 /ft2**
B31.2 Millwork	Full height cabinets, accessible	2025	0 yrs	18 yrs	5	lf	Replace	373.44	1,800		0.40	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	545	-	-	-	-	-	-	-	-	-	-	-	-	**545**	**$ 0.12 /ft2**
B31.2 Millwork	Bathroom vanity c/w p.lam countertop, accessible	2025	0 yrs	18 yrs	6	lf	Replace	212.42	1,300		0.30	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	393	-	-	-	-	-	-	-	-	-	-	-	-	**393**	**$ 0.09 /ft2**
B31.2 Millwork	Shelve & rod to closet	2025	0 yrs	18 yrs	60	lf	Replace	21.63	1,300		0.30	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	393	-	-	-	-	-	-	-	-	-	-	-	-	**393**	**$ 0.09 /ft2**
B31.2 Millwork	3 Tiers shelves, to storage	2025	0 yrs	18 yrs	22	lf	Replace	108.99	2,400		0.50	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	726	-	-	-	-	-	-	-	-	-	-	-	-	**726**	**$ 0.16 /ft2**
B31.2 Millwork	4 Tiers shelves, to closet	2025	0 yrs	18 yrs	21	lf	Replace	142.72	3,000		0.70	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	908	-	-	-	-	-	-	-	-	-	-	-	-	**908**	**$ 0.20 /ft2**

APPENDIX 6
LIFE CYCLE COST MODEL – BUILDING 4

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PROJECT SUMMARY

Project	Galiano Green - Life Cycle Cost Analysis	**Date**	March 21, 2025
Client	Capital Regional District (CRD)	**GFA (ft²)**	3,518

Brief Description of Project

Housing project comprising four (4) two storey residential buildings and a utility building to be located on Galiano Island, BC - Building 4

Scope of Life Cycle Cost Model

Life cycle replacement over a 30 year period

30 year Elemental Life Cycle Cost Analysis - ELEMENTAL SUMMARY

	Year 0 Construction Cost		Whole Life Cycle Costs - 30 Years (excluding construction costs)			Whole Life Cycle Costs - 30 Years (including construction costs)		
	$	$/ft² of gfa	Total $	$ pa	$/ft² pa	Total $	$ pa	$/ft² pa
Life cycle replacement costs								
Substructure	108,500	30.84	-	-	-	108,500	3,616.67	1.03
Structure	161,400	45.88	-	-	-	161,400	5,380.00	1.53
Exterior Enclosure	335,400	95.34	62,378	2,079	0.59	397,778	13,259.26	3.77
Partitions and Doors	122,500	34.82	46,143	1,538	0.44	168,643	5,621.45	1.60
Finishes	94,200	26.78	182,323	6,077	1.73	276,523	9,217.43	2.62
Fittings and Equipment	53,200	15.12	58,655	1,955	0.56	111,855	3,728.49	1.06
Mechanical	214,200	60.89	71,193	2,373	0.67	285,393	9,513.09	2.70
Electrical	107,600	30.59	45,073	1,502	0.43	152,673	5,089.08	1.45
Site Work	-	-	-	-	-	-	-	-
Structure/Demolition	-	-	-	-	-	-	-	-
General requirements and fees	179,600	51.05	-	-	-	179,600	5,986.67	1.70
Design Allowance	141,100	40.11				141,100	4,703.33	1.34
Life cycle replacement costs subtotal:	**1,517,700**	**431.41**	**465,764**	**15,525.47**	**4.41**	**1,983,464**	**66,115**	**18.79**
Facilities Management Costs								
Janitorial				**FM EXCLUDED**				
Facility Maintenance	-	-						
Energy & utilities	-	-						
Facilities Management Costs subtotal:			-	-	-	-	-	-
Total								

Key Conclusions (Lifecycle)		
Average Annual Spend on Asset Replacement	$ 15,525	
	1.02%	
Average Annual Spend on Asset Replacement per metre squared per annum	$ 4.41	/ft²/pa

SUMMARY OF ANNUAL EXPENDITURE

Annual expenditure to year 30 at:-

Year	Life Cycle Cost
Capital Cost	0
1	0
2	0
3	0
4	3,353
5	0
6	0
7	27,467
8	3,353
9	0
10	0
11	5,856
12	48,402
13	2,904
14	47,372
15	34,848
16	20,958
17	0
18	7,169
19	0
20	57,022
21	27,467
22	5,856
23	14,762
24	54,694
25	15,803
26	2,904
27	0
28	50,724
29	0
30	34,848
SubTotal	**465,764**

Core Two Quantity Surveyors

PROJECT: Galiano Green - 409 Portier Road, Galiano Island, BC — 2025
Life Cycle Costs - Building 4

0%
10%

Element	Construction	Year Built / Replaced	Actual life (Age)	Remaining Life	REPLACEMENT COST (NEW) Element Quantity	Unit	Work Element	Average Unit Cost	Amount $	Total Cost $	Cost/Floor Area $/ ft2	Percentage works	Replacement Life, yrs	YEARS 2026 YEAR 1	2027 YEAR 2	2028 YEAR 3	2029 YEAR 4	2030 YEAR 5	2031 YEAR 6	2032 YEAR 7	2033 YEAR 8	2034 YEAR 9	2035 YEAR 10	2036 YEAR 11	2037 YEAR 12	2038 YEAR 13	2039 YEAR 14	2040 YEAR 15	2041 YEAR 16	2042 YEAR 17	2043 YEAR 18	2044 YEAR 19	2045 YEAR 20	2046 YEAR 21	2047 YEAR 22	2048 YEAR 23	2049 YEAR 24	2050 YEAR 25	2051 YEAR 26	2052 YEAR 27	2053 YEAR 28	2054 YEAR 29	2055 YEAR 30	TOTAL ($)	$/ft2
A1 SUBSTRUCTURE										108,500	30.80																																	
A11.1 Standard Foundations	Concrete strip/ pad footing, foundation walls, mud slab, damp-proofing, XPS insulation	2025	0 yrs	75 yrs	3,518	ft²	None	30.84	108,500			0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A11.2 Special Foundations	N/A	2025	0 yrs	75 yrs	0	ft²	N/A	0.00	0			0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A12 Basement Excavation	N/A	2025	0 yrs	75 yrs	0	ft²	N/A	0.00	0			0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A2 STRUCTURE										161,400	45.90																																	
A21 Lowest Floor Construction	Concrete slab on grade	2025	0 yrs	60 yrs	1,915	ft²	None	20.47	39,200		11.10	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A22.1 Upper Floor Construction	Wood frame structure with concrete topping	2025	0 yrs	60 yrs	1,602	ft²	None	26.90	43,100		12.30	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A22.2 Stair Construction	Wood interior stairs	2025	0 yrs	60 yrs	42	riser	None	283.33	11,900		3.40	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A23 Roof Construction	Wood frame roof structure including sheathing, pre-engineered wood truss, wood beams and columns	2025	0 yrs	60 yrs	2,626	ft²	None	25.59	67,200		19.10	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A3 EXTERIOR ENCLOSURE										335,400	95.40																																	
A31 Structural Walls Below Grade	N/A	2025	0 yrs	40 yrs	0	ft²	N/A	0.00	0		0.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1 Walls Above Grade	Allowance for concrete parging to exposed foundation	2025	0 yrs	20 yrs	118	ft²	Allowance for sealing/repairs	2.53	300		0.10	10%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	36	-	-	-	-	-	-	-	-	-	36	$ 0.01 /ft2
A32.1 Walls Above Grade	Fiber cement board with batten cladding including rainscreen and weather/ air barrier	2025	0 yrs	50 yrs	2,127	ft²	None	26.89	57,200		16.30	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1 Walls Above Grade	Fiber cement siding cladding including rainscreen and weather/ air barrier	2025	0 yrs	50 yrs	1,326	ft²	None	22.78	30,200		8.60	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1 Walls Above Grade	Wood stud back-up walls including batt insulation, vapour barrier, and drywall (EW60)	2025	0 yrs	50 yrs	3,063	ft²	None	8.26	25,300		7.20	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1 Walls Above Grade	Wood stud back-up walls including batt insulation, vapour barrier, and drywall (EW62)	2025	0 yrs	50 yrs	54	ft²	None	7.35	400		0.10	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1 Walls Above Grade	Corner trims	2025	0 yrs	50 yrs	56	lf	None	16.18	900		0.30	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1 Walls Above Grade	Opening trims	2025	0 yrs	50 yrs	467	lf	None	16.48	7,700		2.20	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1 Walls Above Grade	2x10 Pre-finished trim board	2025	0 yrs	50 yrs	196	lf	None	3.05	600		0.20	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.2 Structural Walls Above Grade	Exterior wood shear wall including wood studs and plywood sheathing	2025	0 yrs	60 yrs	3,270	ft²	None	8.87	29,000		8.20	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.2 Structural Walls Above Grade	Exterior wood gable wall including wood studs and plywood sheathing	2025	0 yrs	60 yrs	154	ft²	None	3.89	600		0.20	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.2 Structural Walls Above Grade	Allowance for hold down rods	2025	0 yrs	60 yrs	1	sum	None	10,000.00	10,000		2.80	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.2 Structural Walls Above Grade	Allowance for anchor bolts secure shear walls to L1 slab	2025	0 yrs	60 yrs	1	sum	None	2,100.00	2,100		0.60	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.1 Windows	Vinyl framed c/w double glazed windows	2025	0 yrs	40 yrs	356	ft²	Replace	77.62	27,600		7.80	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.1 Windows	Vinyl framed c/w double glazed windows	2025	0 yrs	12 yrs	356	ft²	Replace	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	-	10,019	-	-	-	-	-	-	-	-	-	-	10,019	-	-	-	-	-	20,038	$ 5.70 /ft2
A33.1 Windows	Gable vent louvres	2025	0 yrs	25 yrs	1	sum	Replace	500.00	500		0.10	100%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	605	-	-	-	-	605	$ 0.17 /ft2
A33.3 Doors	Vinyl framed glazed door c/w hardware, single swing	2025	0 yrs	40 yrs	6	lvs	Replace	3,100.00	18,600		5.30	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.3 Doors	Vinyl framed glazed door c/w hardware, single swing	2025	0 yrs	12 yrs	6	lvs	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	-	6,752	-	-	-	-	-	-	-	-	-	-	6,752	-	-	-	-	-	13,504	$ 3.84 /ft2
A33.3 Doors	Fiberglass framed door c/w hardware, single swing	2025	0 yrs	50 yrs	1	lvs	Replace	3,200.00	3,200		0.90	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.3 Doors	Fiberglass framed door c/w hardware, single swing	2025	0 yrs	12 yrs	1	lvs	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	-	1,162	-	-	-	-	-	-	-	-	-	-	1,162	-	-	-	-	-	2,323	$ 0.66 /ft2
A33.3 Doors	Extra door hardware, allowance	2025	0 yrs	12 yrs	7	no	Refinish	257.14	1,800		0.50	100%	12	-	-	-	-	-	-	-	-	-	-	-	2,178	-	-	-	-	-	-	-	-	-	-	2,178	-	-	-	-	-	4,356	$ 1.24 /ft2
A33.3 Doors	Premium for fire rated doors, allowance	2025	0 yrs	50 yrs	7	no	Replace	128.57	900		0.30	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.3 Doors	Premium for fire rated doors, allowance	2025	0 yrs	12 yrs	7	no	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	-	327	-	-	-	-	-	-	-	-	-	-	327	-	-	-	-	-	653	$ 0.19 /ft2
A33.3 Doors	Fire rated door/frame label, allowance	2025	0 yrs	7 yrs	7	no	Refinish	57.14	400	484	0.10	100%	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	484	-	-	-	-	-	484	-	-	-	-	-	-	1,936	$ 0.55 /ft2
A34.1 Roof Covering	Standing seam metal roof system, sloped, L1 roof	2025	0 yrs	40 yrs	738	ft²	Replace	23.97	17,700		5.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A34.1 Roof Covering	Standing seam metal roof system, sloped, L1 roof	2025	0 yrs	4 yrs	738	ft²	Repair and maintain	0.00	0		0.00	2%	4	-	-	-	428	-	-	-	428	-	-	-	-	428	-	-	-	-	-	-	-	-	-	-	428	-	-	-	428	-	2,998	$ 0.85 /ft2
A34.1 Roof Covering	Standing seam metal roof system, sloped, main roof	2025	0 yrs	40 yrs	2,190	ft²	None	24.02	52,600		15.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A34.1 Roof Covering	Standing seam metal roof system, sloped, main roof	2025	0 yrs	4 yrs	2,190	ft²	Repair and maintain	0.00	0		0.00	2%	4	-	-	-	1,273	-	-	-	1,273	-	-	-	-	1,273	-	-	-	1,273	-	-	-	-	-	1,273	-	-	-	1,273	-	-	8,910	$ 2.53 /ft2
A34.1 Roof Covering	Allowance for RCABC 10 year warranty	2025	0 yrs	75 yrs	1	sum	None	7,000.00	7,000		2.00	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A34.1 Roof Covering	Metal gutters	2025	0 yrs	25 yrs	208	lf	Replace	39.35	8,200		2.30	50%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,961	-	-	-	-	-	4,961	$ 1.41 /ft2
A34.1 Roof Covering	Rainwater leader	2025	0 yrs	25 yrs	85	lf	Replace	40.00	3,400		1.00	50%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,057	-	-	-	-	-	2,057	$ 0.58 /ft2
A34.1 Roof Covering	Metal flashing	2025	0 yrs	50 yrs	375	lf	None	27.21	10,200		2.90	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A35 Projections	Wood frame canopy including wood structure and wood post and beams, and fiber cement board to post and beams	2025	0 yrs	50 yrs	167	ft²	None	73.51	12,300		3.50	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A35 Projections	Vented aluminum soffit, to main roof and canopy	2025	0 yrs	50 yrs	921	ft²	None	7.28	6,700		1.90	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B1 PARTITIONS & DOORS										122,500	34.80																																	
B11.1 Fixed Partitions	Wood studs fixed partition	2025	0 yrs	60 yrs	4,374	ft²	None	15.43	67,500		19.20	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B11.2 Moveable Partitions	N/A	2025	0 yrs	60 yrs	0	ft²	N/A	0.00	0		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B11.3 Structural Partitions	Wood studs structural partition	2025	0 yrs	60 yrs	1,902	ft²	None	14.57	27,700		7.90	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B12 Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 2'-10" x 6'-8"	2025	0 yrs	40 yrs	19	lvs	Replace	794.74	15,100		4.30	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B12 Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 2'-10" x 6'-8"	2025	0 yrs	14 yrs	19	lvs	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,481	-	-	-	-	-	-	-	-	-	-	5,481	-	-	10,963	$ 3.12 /ft2
B12 Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 2'-10" x 6'-8"	2025	0 yrs	4 yrs	19	lvs	Repaint	0.00	0		0.00	5%	4	-	-	-	914	-	-	-	914	-	-	-	-	914	-	-	-	914	-	-	-	914	-	-	-	914	-	-	-	914	-	6,396	$ 1.82 /ft2
B12 Doors	Hollow core wood door, bi-fold, 3'-0" x 6'-8", to closet	2025	0 yrs	23 yrs	7	no.	Replace	671.43	4,700		1.30	100%	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,687	-	-	-	-	-	-	5,687	$ 1.62 /ft2
B12 Doors	Hollow core wood door, bi-fold, 3'-0" x 6'-8", to closet	2025	0 yrs	14 yrs	7	no.	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,706	-	-	-	-	-	-	-	-	-	-	1,706	-	-	3,412	$ 0.97 /ft2
B12 Doors	Hollow core wood door, bi-fold, 3'-0" x 6'-8", to closet	2025	0 yrs	4 yrs	7	no.	Repaint	0.00	0		0.00	5%	4	-	-	-	284	-	-	-	284	-	-	-	-	284	-	-	-	284	-	-	-	284	-	-	-	284	-	-	-	284	-	1,990	$ 0.57 /ft2
B12 Doors	Hollow core wood door, bypass, 4'-0" x 6'-8", to closet	2025	0 yrs	23 yrs	6	no.	Replace	883.33	5,300		1.50	100%	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,413	-	-	-	-	-	-	6,413	$ 1.82 /ft2
B12 Doors	Hollow core wood door, bypass, 4'-0" x 6'-8", to closet	2025	0 yrs	14 yrs	6	no.	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	1,924	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,924	-	-	3,848	$ 1.09 /ft2
B12 Doors	Hollow core wood door, bypass, 4'-0" x 6'-8", to closet	2025	0 yrs	4 yrs	6	no.	Repaint	0.00	0		0.00	5%	4	-	-	-	321	-	-	-	321	-	-	-	-	321	-	-	-	321	-	-	-	321	-	-	-	321	-	-	-	321	-	2,245	$ 0.64 /ft2
B12 Doors	Hollow core wood door, bypass, 6'-0" x 6'-8", to closet	2025	0 yrs	23 yrs	2	no.	Replace	1,100.00	2,200		0.60	100%	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,662	-	-	-	-	-	-	2,662	$ 0.76 /ft2
B12 Doors	Hollow core wood door, bypass, 6'-0" x 6'-8", to closet	2025	0 yrs	14 yrs	2	no.	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	799	-	-	-	-	-	-	-	-	-	-	799	-	-	1,597	$ 0.45 /ft2
B12 Doors	Hollow core wood door, bypass, 6'-0" x 6'-8", to closet	2025	0 yrs	4 yrs	2	no.	Repaint	0.00	0		0.00	5%	4	-	-	-	133	-	-	-	133	-	-	-	-	133	-	-	-	133	-	-	-	133	-	-	-	133	-	-	-	133	-	932	$ 0.26 /ft2
B2 FINISHES										94,200	26.70																																	
B21 Floor Finishes	Luxury vinyl plank	2025	0 yrs	15 yrs	2,830	ft²	Replace	8.27	23,400		6.70	100%	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	28,314	-	-	-	-	-	-	-	-	-	-	-	-	-	28,314	$ 16.10 /ft2
B21 Floor Finishes	Slip-resistant vinyl sheet	2025	0 yrs	12 yrs	193	ft²	Replace	12.96	2,500		0.70	100%	12	-	-	-	-	-	-	-	-	-	-	-	3,025	-	-	-	-	-	-	-	-	-	-	3,025	-	-	-	-	-	6,050	$ 1.72 /ft2
B21 Floor Finishes	Sealed concrete, to services	2025	0 yrs	5 yrs	25	ft²	Refinish	0.00	0		0.00	100%	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B21 Floor Finishes	Painted wood baseboard	2025	0 yrs	7 yrs	1,445	lf	Repaint	5.67	8,200		2.30	100%	7	-	-	-	-	-	-	9,922	-	-	-	-	-	-	-	9,922	-	-	-	-	-	-	9,922	-	-	-	-	-	-	9,922	-	39,688	$ 11.28 /ft2
B22 Ceiling Finishes	Ceiling c/s roof structure, including batt insulation, poly vapour barrier, and 1/2" GWB (TR10)	2025	0 yrs	60 yrs	1,602	ft²	None	13.67	21,900		6.20	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B22 Ceiling Finishes	Ceiling c/s roof structure, including batt insulation and 1/2" GWB (F10A)	2025	0 yrs	60 yrs	1,915	ft²	None	7.99	15,300		4.30	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B22 Ceiling Finishes	Dropped ceiling, including metal studs, insulation, gypsum board, and paint finish	2025	0 yrs	11 yrs	235	ft²	Refinish	15.32	3,600		1.00	10%	11	-	-	-	-	-	-	-	-	-	-	-	436	-	-	-	-	-	-	-	-	-	-	436	-	-	-	-	-	871	$ 0.25 /ft2
B22 Ceiling Finishes	Painted to gypsum board ceiling	2025	0 yrs	11 yrs	2,814	ft²	Refinish	1.56	4,400		1.30	100%	11	-	-	-	-	-	-	-	-	-	-	-	5,324	-	-	-	-	-	-	-	-	-	-	5,324	-	-	-	-	-	10,648	$ 3.03 /ft2
B22 Ceiling Finishes	Bulkhead	2025	0 yrs	11 yrs	43	ft²	Refinish	18.68	800		0.20	10%	11	-	-	-	-	-	-	-	-	-	-	-	97	-	-	-	-	-	-	-	-	-	-	97	-	-	-	-	-	194	$ 0.06 /ft2
B23 Wall Finishes	Painted to walls	2025	0 yrs	7 yrs	11,390	ft²	Refinish	1.24	14,100		4.00	100%	7	-	-	-	-	-	-	17,061	-	-	-	-	-	-	-	17,061	-	-	-	-	-	-	17,061	-	-	-	-	-	-	17,061	-	68,244	$ 19.40 /ft2
B3 FITTINGS & EQUIPMENT										53,200	15.10																																	
B31.1 Metals	Allowance for miscellaneous metals	2025	0 yrs	35 yrs	3,518	ft²	None	1.02	3,600		1.00	0%	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B31.2 Millwork	Kitchen, O/H cupboard	2025	0 yrs	18 yrs	34	lf	Replace	174.63	6,000		1.70	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,815	-	-	-	-	-	-	-	-	-	-	1,815	$ 0.52 /ft2
B31.2 Millwork	Kitchen, base cabinet c/w p.lam countertop	2025	0 yrs	18 yrs	43	lf	Replace	271.47	11,600		3.30	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,509	-	-	-	-	-	-	-	-	-	-	3,509	$ 1.00 /ft2
B31.2 Millwork	Bathroom vanity c/w p.lam countertop	2025	0 yrs	18 yrs	14	lf	Replace	157.37	2,200		0.60	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	666	-	-	-	-	-	-	-	-	-	-	666	$ 0.19 /ft2
B31.2 Millwork	Shelve & rod to closet	2025	0 yrs	18 yrs	51	lf	Replace	21.48	1,100		0.30	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	333	-	-	-	-	-	-	-	-	-	-	333	$ 0.09 /ft2
B31.2 Millwork	3 Tiers shelves, to storage	2025	0 yrs	18 yrs	11	lf	Replace	111.63	1,200		0.30	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	363	-	-	-	-	-	-	-	-	-	-	363	$ 0.10 /ft2
B31.2 Millwork	4 Tiers shelves, to closet	2025	0 yrs	18 yrs	9	lf	Replace	146.23	1,300		0.40	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	393	-	-	-	-	-	-	-	-	-	-	393	$ 0.11 /ft2
B31.2 Millwork	Millwork to top of pony wall	2025	0 yrs	18 yrs	55	lf	Replace	5.48	300		0.10	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	91	-	-	-	-	-	-	-	-	-	-	91	$ 0.03 /ft2
B31.3 Specialties	Exterior signage to service room doors	2025	0 yrs	16 yrs	1	no	Replace	100.00	100		0.00	50%	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	61	-	-	-	-	-	-	-	-	-	-	-	61	$ 0.02 /ft2
B31.3 Specialties	Exterior signage to suite doors	2025	0 yrs	16 yrs	3	no	Replace	66.67	200		0.10	50%	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	121	-	-	-	-	-	-	-	-	-	-	-	121	$ 0.03 /ft2
B31.3 Specialties	Wayfinding signage, allow 1 no.	2025	0 yrs	16 yrs	1	no	Replace	300.00	300		0.10	100%	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	363	-	-	-	-	-	-	-	-	-	-	-	363	$ 0.10 /ft2
B31.3 Specialties	Building signage	2025	0 yrs	24 yrs	1	sum	Replace	5,200.00	5,200		1.50	100%	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,292	-	-	-	-	-	6,292	$ 1.79 /ft2
B31.3 Specialties	Bathroom accessories to standard units, including mirror, toilet paper dispenser, towel bar, towel ring, tobe hook, and shower -	2025	0 yrs	16 yrs	3	set	Replace	733.33	2,200		0.60	100%	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,662	-	-	-	-	-	-	-	-	-	-	-	2,662	$ 0.76 /ft2
B31.3 Specialties	Bathroom accessories to powder room, including mirror, toilet paper dispenser, towel bar, towel ring, and robe hook	2025	0 yrs	16 yrs	2	set	Replace	550.00	1,100		0.30	100%	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,331	-	-	-	-	-	-	-	-	-	-	-	1,331	$ 0.38 /ft2
B31.3 Specialties	Roller blinds, manual	2025	0 yrs	13 yrs	356	ft²	Replace	6.75	2,400		0.70	100%	13	-	-	-	-	-	-	-	-	-	-	-	-	2,904	-	-	-	-	-	-	-	-	-	-	-	-	2,904	-	-	-	5,808	$ 1.65 /ft2
B32 Equipment	Kitchen appliances to standard units, including refrigerator, electrical range, and range hood	2025	0 yrs	12 yrs	3	suite	Replace	4,800.00	14,400		4.10	100%	12	-	-	-	-	-	-	-	-	-	-	-	17,424	-	-	-	-	-	-	-	-	-	-	17,424	-	-	-	-	-	34,848	$ 9.91 /ft2
C1 MECHANICAL										214,200	60.90																																	
C11 Plumbing and Drainage	Plumbing and Drainage	2025	0 yrs	35 yrs	3,518	ft²	None	23.48	82,600		23.50	0%	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
C11 Plumbing and Drainage	Plumbing and Drainage	2025	0 yrs	14 yrs	3,518	ft²	Repair	0.00	0		0.00	10%	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,995	-	-	-	-	-	-	-	-	-	-	-	-	-	9,995	-	19,989	$ 5.68 /ft2
C12 Fire Protection	Fire Protection	2025	0 yrs	25 yrs	3,518	ft²	Replace	4.80	16,900		4.80	40%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,180	-	-	-	-	-	8,180	$ 2.33 /ft2
C13 HVAC	HVAC	2025	0 yrs	20 yrs	3,518	ft²	Replace	32.61	114,700		32.60	25%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	34,697	-	-	-	-	-	-	34,697	$ 9.86 /ft2
C13 HVAC	HVAC	2025	0 yrs	12 yrs	3,518	ft²	Repair	0.00	0		0.00	3%	12	-	-	-	-	-	-	-	-	-	-	-	4,164	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,164	-	-	8,327	$ 2.37 /ft2
C14 Controls	N/A	2025	0 yrs	20 yrs	0	ft²	Replace	0.00	0		0.00	0%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
C2 ELECTRICAL										107,600	30.60																																	
C21 Service & Distribution	Service & Distribution	2025	0 yrs	35 yrs	3,518	ft²	None	5.12	18,000		5.10	0%	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

APPENDIX 7
LIFE CYCLE COST MODEL – BUILDING 5

This document is expressly provided to and solely for the use of Capital Regional District. The information must not be made available or copied or otherwise quoted or referred to in whole or in part in any way, including orally, to any other party without our express written permission and we accept no liability of whatsoever nature for any use by any other party.

PROJECT SUMMARY

Project	Galiano Green - Life Cycle Cost Analysis	**Date**	March 21, 2025
Client	Capital Regional District (CRD)	**GFA (ft²)**	558

Brief Description of Project

Housing project comprising four (4) two storey residential buildingd and a utility building to be located on Galiano Island, BC - Building 5 (Utility Building)

Scope of Life Cycle Cost Model

Life cycle replacement over a 30 year period

30 year Elemental Life Cycle Cost Analysis - ELEMENTAL SUMMARY

	Year 0 Construction Cost		Whole Life Cycle Costs - 30 Years (excluding construction costs)			Whole Life Cycle Costs - 30 Years (including construction costs)		
	$	$/ft² of gfa	Total $	$ pa	$/ft² pa	Total $	$ pa	$/ft² pa
Life cycle replacement costs								
Substructure	48,500	86.92	-	-	-	48,500	1,616.67	2.90
Structure	27,800	49.82	-	-	-	27,800	926.67	1.66
Exterior Enclosure	112,900	202.33	23,762	792	1.42	136,662	4,555.40	8.16
Partitions and Doors	5,400	9.68	-	-	-	5,400	180.00	0.32
Finishes	48,300	86.56	25,047	835	1.50	73,347	2,444.90	4.38
Fittings and Equipment	21,700	38.89	38,206	1,274	2.28	59,906	1,996.86	3.58
Mechanical	52,300	93.73	15,369	512	0.92	67,669	2,255.65	4.04
Electrical	32,700	58.60	14,659	489	0.88	47,359	1,578.64	2.83
Site Work	-	-	-	-	-	-	-	-
Structure/Demolition	-	-	-	-	-	-	-	-
General requirements and fees	52,500	94.09	-	-	-	52,500	1,750.00	3.14
Design and Construction Allowance	41,200	73.84				41,200	1,373.33	2.46
Life cycle replacement costs subtotal:	**443,300**	**794.44**	**117,043**	**3,901.44**	**6.99**	**560,343**	**18,678**	**33.47**
Facilities Management Costs								
Janitorial				**FM EXCLUDED**				
Facility Maintenance	-	-						
Energy & utilities	-	-						
Facilities Management Costs subtotal:			-	-	-	-	-	-
Total								

Key Conclusions (Lifecycle)

Average Annual Spend on Asset Replacement

$ 3,901

0.88%

Average Annual Spend on Asset Replacement per metre squared per annum $ 6.99 /ft²/pa

SUMMARY OF ANNUAL EXPENDITURE

Annual expenditure to year 30 at:-

Year	Life Cycle Cost
Capital Cost	0
1	0
2	0
3	0
4	344
5	121
6	0
7	3,146
8	344
9	0
10	121
11	484
12	26,850
13	242
14	7,236
15	3,243
16	4,615
17	0
18	1,240
19	0
20	14,603
21	3,146
22	484
23	0
24	29,391
25	10,370
26	242
27	0
28	7,579
29	0
30	3,243
SubTotal	**117,043**

Core Two Quantity Surveyors

PROJECT: Galiano Green - 409 Portier Road, Galiano Island, BC — 2025
Life Cycle Costs - Building 5 (Utility Building)

0%
10%

Element	Construction	Year Built / Replaced	Actual life (Age)	Remaining Life	REPLACEMENT COST (NEW) Element Quantity	Unit	Work Element	Average Unit Cost	Amount $	Total Cost $	Cost/Floor Area $/ ft2	Percentage works	Replacement Life, yrs	YEARS 2026 YEAR 1	2027 YEAR 2	2028 YEAR 3	2029 YEAR 4	2030 YEAR 5	2031 YEAR 6	2032 YEAR 7	2033 YEAR 8	2034 YEAR 9	2035 YEAR 10	2036 YEAR 11	2037 YEAR 12	2038 YEAR 13	2039 YEAR 14	2040 YEAR 15	2041 YEAR 16	2042 YEAR 17	2043 YEAR 18	2044 YEAR 19	2045 YEAR 20	2046 YEAR 21	2047 YEAR 22	2048 YEAR 23	2049 YEAR 24	2050 YEAR 25	2051 YEAR 26	2052 YEAR 27	2053 YEAR 28	2054 YEAR 29	2055 YEAR 30	TOTAL ($)	$/ft2
A1 SUBSTRUCTURE										48,500	0.80																																	
A11.1 Standard Foundations	Concrete strip/ pad footing, foundation walls, mud slab, damp-proofing, XPS insulation	2025	0 yrs	75 yrs	558	ft²	None	86.86	48,500		0.80	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A11.2 Special Foundations	N/A	2025	0 yrs	75 yrs	0	ft²	N/A	0.00	0		0.00	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A12 Basement Excavation	N/A	2025	0 yrs	75 yrs	0	ft³	N/A	0.00	0		0.00	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A2 STRUCTURE										27,800	0.50																																	
A21 Lowest Floor Construction	Concrete slab on grade	2025	0 yrs	60 yrs	558	ft²	None	18.63	10,400		0.20	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A22.1 Upper Floor Construction	N/A	2025	0 yrs	60 yrs	0	ft²	None	0.00	0		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A22.2 Stair Construction	N/A	2025	0 yrs	60 yrs	0	riser	None	0.00	0		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A23 Roof Construction	Wood frame roof structure including sheathing, pre-engineered wood truss, wood beams and columns	2025	0 yrs	60 yrs	559	ft²	None	31.11	17,400		0.30	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A3 EXTERIOR ENCLOSURE										112,900	1.40																																	
A31 Structural Walls Below Grade	N/A	2025	0 yrs	75 yrs	0	ft²	N/A	0.00	0		0.00	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1 Walls Above Grade	Fiber cement board with batten cladding including rainscreen and weather/ air barrier	2025	0 yrs	20 yrs	1,177	ft²	Allowance for sealing/repairs	26.85	31,600		0.50	10%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,824	-	-	-	-	-	-	-	-	-	-	3,824	$ 0.06 /ft2
A32.1 Walls Above Grade	Wood stud back-up walls including batt insulation, vapour barrier, and drywall (EW60)	2025	0 yrs	50 yrs	394	ft²	None	8.12	3,200		0.10	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1 Walls Above Grade	Wood stud back-up walls including batt insulation, vapour barrier, and drywall (EW60/P)	2025	0 yrs	50 yrs	705	ft²	None	8.36	5,900		0.10	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1 Walls Above Grade	Corner trims	2025	0 yrs	50 yrs	53	lf	None	16.98	900		0.00	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1 Walls Above Grade	Opening trims	2025	0 yrs	50 yrs	100	lf	None	16.99	1,700		0.00	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1 Walls Above Grade	2x10 Pre-finished trim board	2025	0 yrs	50 yrs	48	lf	None	4.17	200		0.00	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.2 Structural Walls Above Grade	Exterior wood shear wall including wood studs and plywood sheathing	2025	0 yrs	60 yrs	1,044	ft²	None	8.81	9,200		0.10	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.2 Structural Walls Above Grade	Exterior wood gable wall including wood studs and plywood sheathing	2025	0 yrs	60 yrs	119	ft²	None	4.21	500		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.2 Structural Walls Above Grade	Allowance for hold down rods	2025	0 yrs	60 yrs	1	sum	None	3,000.00	3,000		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.2 Structural Walls Above Grade	Allowance for anchor bolts secure shear walls to L1 slab	2025	0 yrs	60 yrs	1	sum	None	1,000.00	1,000		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.1 Windows	Vinyl framed c/w double glazed windows	2025	0 yrs	40 yrs	34	ft²	Replace	76.47	2,600		0.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.1 Windows	Vinyl framed c/w double glazed windows	2025	0 yrs	12 yrs	34	ft²	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	-	944	-	-	-	-	-	-	-	-	-	-	-	944	-	-	-	-	-	-	1,888	$ 0.03 /ft2
A33.1 Windows	Gable vent louvres	2025	0 yrs	25 yrs	1	sum	Replace	500.00	500		0.00	100%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	605	-	-	-	-	-	605	$ 0.01 /ft2
A33.3 Doors	Vinyl framed glazed door c/w hardware, single swing	2025	0 yrs	40 yrs	1	lvs	Replace	3,100.00	3,100		0.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.3 Doors	Vinyl framed glazed door c/w hardware, single swing	2025	0 yrs	12 yrs	1	lvs	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	-	1,125	-	-	-	-	-	-	-	-	-	-	-	1,125	-	-	-	-	-	-	2,251	$ 0.04 /ft2
A33.3 Doors	Vinyl framed glazed door c/w hardware, single swing	2025	0 yrs	40 yrs	1	lvs	Replace	3,000.00	3,000		0.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.3 Doors	Vinyl framed glazed door c/w hardware, single swing	2025	0 yrs	12 yrs	1	lvs	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	-	1,089	-	-	-	-	-	-	-	-	-	-	-	1,089	-	-	-	-	-	-	2,178	$ 0.03 /ft2
A33.3 Doors	Fiberglass framed door c/w hardware, double swing	2025	0 yrs	50 yrs	1	pr	Replace	6,300.00	6,300		0.10	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.3 Doors	Fiberglass framed door c/w hardware, double swing	2025	0 yrs	12 yrs	1	pr	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	-	2,287	-	-	-	-	-	-	-	-	-	-	-	2,287	-	-	-	-	-	-	4,574	$ 0.07 /ft2
A33.3 Doors	Extra door hardware, allowance	2025	0 yrs	12 yrs	3	no	Replace	266.67	800		0.00	100%	12	-	-	-	-	-	-	-	-	-	-	-	968	-	-	-	-	-	-	-	-	-	-	-	968	-	-	-	-	-	-	1,936	$ 0.03 /ft2
A33.3 Doors	Premium for fire rated doors, allowance	2025	0 yrs	50 yrs	3	no	Replace	133.33	400		0.00	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.3 Doors	Premium for fire rated doors, allowance	2025	0 yrs	12 yrs	3	no	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	-	145	-	-	-	-	-	-	-	-	-	-	-	145	-	-	-	-	-	-	290	$ 0.00 /ft2
A33.3 Doors	Fire rated door/frame label, allowance	2025	0 yrs	7 yrs	3	no	Refinish	66.67	200		0.00	100%	7	-	-	-	-	-	242	-	-	-	-	-	-	242	-	-	-	-	-	-	-	-	242	-	-	-	-	-	-	242	-	-	-	968	$ 0.02 /ft2
A34.1 Roof Covering	Standing seam metal roof system, sloped, main roof	2025	0 yrs	40 yrs	590	ft²	Replace	24.08	14,200		0.20	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A34.1 Roof Covering	Standing seam metal roof system, sloped, main roof	2025	0 yrs	4 yrs	590	ft²	Repair and maintain	0.00	0		0.00	2%	4	-	-	-	344	-	-	-	344	-	-	-	344	-	-	-	344	-	-	-	344	-	-	-	344	-	-	-	344	-	-	2,405	$ 0.04 /ft2
A34.1 Roof Covering	Allowance for RCABC 10 year warranty	2025	0 yrs	75 yrs	1	sum	None	1,800.00	1,800		0.00	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A34.1 Roof Covering	Metal gutters	2025	0 yrs	25 yrs	66	lf	Replace	39.45	2,600		0.00	50%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,573	-	-	-	-	-	-	1,573	$ 0.03 /ft2
A34.1 Roof Covering	Rainwater leader	2025	0 yrs	25 yrs	52	lf	Replace	40.14	2,100		0.00	50%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,271	-	-	-	-	-	-	1,271	$ 0.02 /ft2
A34.1 Roof Covering	Metal flashing	2025	0 yrs	50 yrs	128	lf	None	27.42	3,500		0.10	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A35 Projections	Wood frame canopy including wood structure, vented aluminum soffit, and 2x8 pre-painted fascia	2025	0 yrs	50 yrs	362	ft²	None	40.35	14,600		0.20	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B1 PARTITIONS & DOORS										5,400	0.00																																	
B11.1 Fixed Partitions	Load bearing walls 2 x 4	2025	0 yrs	60 yrs	291	ft²	None	9.63	2,800		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B11.2 Moveable Partitions	N/A	2025	0 yrs	60 yrs	0	ft²	N/A	0.00	0		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B11.3 Structural Partitions	Wood studs structural partition	2025	0 yrs	60 yrs	303	ft²	None	8.58	2,600		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B12 Doors	N/A	2025	0 yrs	40 yrs	0	lvs	N/A	0.00	0		0.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B2 FINISHES										48,300	0.70																																	
B21 Floor Finishes	Heat treatment flooring, resilient flooring c/w insulation	2025	0 yrs	25 yrs	205	ft²	Replace	22.98	4,700		0.10	100%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,687	-	-	-	-	-	-	5,687	$ 0.09 /ft2
B21 Floor Finishes	Slip-resistant vinyl sheet, to laundry	2025	0 yrs	12 yrs	140	ft²	Replace	12.85	1,800		0.00	100%	12	-	-	-	-	-	-	-	-	-	-	-	2,178	-	-	-	-	-	-	-	-	-	-	-	2,178	-	-	-	-	-	-	4,356	$ 0.07 /ft2
B21 Floor Finishes	Sealed concrete, to services	2025	0 yrs	5 yrs	142	ft²	Refinish	0.70	100		0.00	100%	5	-	-	-	-	-	121	-	-	-	121	-	-	-	121	-	-	-	-	-	-	-	-	-	-	121	-	-	-	-	-	121	726	$ 0.01 /ft2
B21 Floor Finishes	Cove base	2025	0 yrs	7 yrs	105	lf	Replace	3.81	400		0.00	100%	7	-	-	-	-	-	-	484	-	-	-	-	-	-	-	484	-	-	-	-	-	-	-	484	-	-	-	-	-	484	-	1,936	$ 0.03 /ft2
B21 Floor Finishes	Extra over waterproof to wet area	2025	0 yrs	12 yrs	140	ft²	Replace	5.00	700		0.00	100%	12	-	-	-	-	-	-	-	-	-	-	-	847	-	-	-	-	-	-	-	-	-	-	-	847	-	-	-	-	-	-	1,694	$ 0.03 /ft2
B22 Ceiling Finishes	Ceiling c/s roof structure, including batt insulation, poly vapour barrier, and 1/2" GWB (TR10)	2025	0 yrs	60 yrs	558	ft²	None	13.61	7,600		0.10	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B22 Ceiling Finishes	Heat treatment room ceiling, including steel studs, mineral wool insulation, continuous heat reflective foil, and cementitious board c/w batten	2025	0 yrs	60 yrs	235	ft²	None	43.83	10,300		0.20	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B22 Ceiling Finishes	Paint to gypsum board ceiling	2025	0 yrs	11 yrs	252	ft²	Refinish	1.59	400		0.00	100%	11	-	-	-	-	-	-	-	-	-	-	484	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	968	$ 0.02 /ft2
B23 Wall Finishes	Paint to walls	2025	0 yrs	7 yrs	1,638	ft²	Refinish	1.22	2,000		0.00	100%	7	-	-	-	-	-	-	2,420	-	-	-	-	-	-	-	2,420	-	-	-	-	-	-	-	2,420	-	-	-	-	-	-	2,420	-	9,680	$ 0.16 /ft2
B23 Wall Finishes	Allow for heat treatment room wall finish, including insulation, foil, and cementitious board	2025	0 yrs	60 yrs	579	ft²	None	35.08	20,300		0.30	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B3 FITTINGS & EQUIPMENT										21,700	0.20																																	
B31.1 Metals	Allowance for miscellaneous metals	2025	0 yrs	35 yrs	558	ft²	None	1.07	600		0.00	0%	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B31.2 Millwork	Laundry, O/H cupboard	2025	0 yrs	18 yrs	9	lf	Replace	176.02	1,600		0.00	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	484	-	-	-	-	-	-	-	-	-	-	-	-	484	$ 0.01 /ft2
B31.2 Millwork	Laundry, base-cabinet c/w p.lam countertop	2025	0 yrs	18 yrs	5	lf	Replace	354.77	1,600		0.00	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	484	-	-	-	-	-	-	-	-	-	-	-	-	484	$ 0.01 /ft2
B31.2 Millwork	Laundry counter	2025	0 yrs	18 yrs	5	lf	Replace	199.12	900		0.00	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	272	-	-	-	-	-	-	-	-	-	-	-	-	272	$ 0.00 /ft2
B31.3 Specialties	Exterior signage to service room doors	2025	0 yrs	16 yrs	3	no	Replace	100.00	300		0.00	50%	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	182	-	-	-	-	-	-	-	-	-	-	-	-	-	182	$ 0.00 /ft2
B31.3 Specialties	Wayfinding signage, allow 1 no.	2025	0 yrs	16 yrs	1	no	Replace	300.00	300		0.00	100%	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	363	-	-	-	-	-	-	-	-	-	-	-	-	-	363	$ 0.01 /ft2
B31.3 Specialties	Building signage	2025	0 yrs	24 yrs	1	sum	Replace	2,100.00	2,100		0.00	100%	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,541	-	-	-	-	-	-	2,541	$ 0.04 /ft2
B31.3 Specialties	Allowance for accessories to laundry	2025	0 yrs	16 yrs	1	sel	Replace	600.00	600		0.00	100%	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	726	-	-	-	-	-	-	-	-	-	-	-	-	-	726	$ 0.01 /ft2
B31.3 Specialties	Roller blinds, manual	2025	0 yrs	13 yrs	34	ft²	Replace	5.88	200		0.00	100%	13	-	-	-	-	-	-	-	-	-	-	-	-	-	242	-	-	-	-	-	-	-	-	-	-	-	242	-	-	-	-	-	484	$ 0.01 /ft2
B32 Equipment	Appliances to laundry, including washer and dryer, assumed heavy duty	2025	0 yrs	12 yrs	2	sets	Replace	6,750.00	13,500		0.20	100%	12	-	-	-	-	-	-	-	-	-	-	-	16,335	-	-	-	-	-	-	-	-	-	-	-	16,335	-	-	-	-	-	-	32,670	$ 0.52 /ft2
C1 MECHANICAL										52,300	0.80																																	
C11 Plumbing and Drainage	Plumbing and Drainage	2025	0 yrs	35 yrs	558	ft²	None	60.57	33,800		0.50	0%	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
C11 Plumbing and Drainage	Plumbing and Drainage	2025	0 yrs	14 yrs	558	ft²	Repair	0.00	0		0.00	10%	14	-	-	-	-	-	-	-	-	-	-	-	4,090	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,090	-	-	8,180	$ 0.13 /ft2
C12 Fire Protection	Fire Protection	2025	0 yrs	25 yrs	558	ft²	Replace	4.12	2,300		0.00	40%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,113	-	-	-	-	-	1,113	$ 0.02 /ft2
C13 HVAC	HVAC	2025	0 yrs	20 yrs	558	ft²	Replace	29.01	16,200		0.30	25%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,901	-	-	-	-	-	-	-	-	-	4,901	$ 0.08 /ft2
C13 HVAC	HVAC	2025	0 yrs	12 yrs	558	ft²	Repair	0.00	0		0.00	3%	12	-	-	-	-	-	-	-	-	-	-	588	-	-	-	-	-	-	-	-	-	-	-	-	-	588	-	-	-	-	-	1,176	$ 0.02 /ft2
C14 Controls	N/A	2025	0 yrs	20 yrs	0	ft²	N/A	0.00	0		0.00	0%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
C2 ELECTRICAL										32,700	0.50																																	
C21 Service & Distribution	Service & Distribution	2025	0 yrs	35 yrs	558	ft²	None	15.41	8,600		0.10	0%	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
C21 Service & Distribution	Service & Distribution	2025	0 yrs	15 yrs	558	ft²	Repair	0.00	0		0.00	30%	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,122	6,244	$ 0.10 /ft2
C22 Lighting, Devices & Heating	Lighting, Devices & Heating	2025	0 yrs	20 yrs	558	ft²	Replace light fixtures	32.06	17,900		0.30	25%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,415	$ 0.09 /ft2
C23 Systems & Ancillaries	Systems & Ancillaries	2025	0 yrs	16 yrs	558	ft²	Replace	11.10	6,200		0.10	40%	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,001	$ 0.05 /ft2
NET BUILDING COST										349,600	5.60																																	
D1 SITE WORK										0	0.00																																	
D11.1 Site Preparation	N/A	2025	0 yrs	40 yrs	0	ft²	N/A	0.00	0		0.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
D11.2 Hard Surfaces	N/A	2025	0 yrs	40 yrs	0	ft²	None	0.00	0		0.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
D11.3 Site Improvements	N/A	2025	0 yrs	40 yrs	0	sum	Replace	0.00	0		0.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
D11.4 Landscaping	N/A	2025	0 yrs	40 yrs	0	ft²	None	0.00	0		0.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
D12 Mechanical Site Services	N/A	2025	0 yrs	40 yrs	0	ft²	N/A	0.00	0		0.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
D13 Electrical Site Services	N/A	2025	0 yrs	40 yrs	0	ft²	N/A	0.00	0		0.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
D2 ANCILLARY WORK										0	0.00																																	
D21.1 Demolition	N/A	2025	0 yrs	40 yrs	0	ft²	N/A	0.00	0		0.00		40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	$ 0.00 /ft2
NET CONSTRUCTION COST										349,600	5.60			0	0	0	344	121	0	3,146	344	0	121	484	26,850	242	7,236	3,243	4,615	0	1,240	0	14,603	3,146	484	0	29,391	10,370	242	0	7,579	0	3,243	117,043	$ 2 /ft2
General Requirements								0.00		35,000	0.56			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$ 0 /ft2
Fee										17,500	0.28			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$ 0 /ft2
Design Allowance										20,100	0.32			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$ 0 /ft2
Construction Allowance										21,100	0.34			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$ 0 /ft2
TOTAL CONSTRUCTION COST										443,300	7.10			0	0	0	344	121	0	3,146	344	0	121	484	26,850	242	7,236	3,243	4,615	0	1,240	0	14,603	3,146	484	0	29,391	10,370	242	0	7,579	0	3,243	117,043	$ 2 /ft2

APPENDIX 8
LIFE CYCLE COST MODEL – SITE WORK

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PROJECT SUMMARY

Project	Galiano Green - Life Cycle Cost Analysis	**Date**	March 21, 2025
Client	Capital Regional District (CRD)	**GFA (ft²)**	435,007

Brief Description of Project

Housing project comprising four (4) two storey residential buildings and a utility building to be located on Galiano Island, BC - Site Works

Scope of Life Cycle Cost Model

Life cycle replacement over a 30 year period

30 year Elemental Life Cycle Cost Analysis - ELEMENTAL SUMMARY

	Year 0 Construction Cost		Whole Life Cycle Costs - 30 Years (excluding construction costs)			Whole Life Cycle Costs - 30 Years (including construction costs)		
	$	$/ft² of gfa	Total $	$ pa	$/ft² pa	Total $	$ pa	$/ft² pa
Life cycle replacement costs								
Substructure	-	-	-	-	-	-	-	-
Structure	-	-	-	-	-	-	-	-
Exterior Enclosure	-	-	-	-	-	-	-	-
Partitions and Doors	-	-	-	-	-	-	-	-
Finishes	-	-	-	-	-	-	-	-
Fittings and Equipment	-	-	-	-	-	-	-	-
Mechanical	-	-	-	-	-	-	-	-
Electrical	-	-	-	-	-	-	-	-
Site Work	3,077,600	7.07	589,996	19,667	0.05	3,667,596	122,253.20	0.28
Structure/Demolition	-	-	-	-	-	-	-	-
General requirements and fees	461,700	1.06	-	-	-	461,700	15,390.00	0.04
Design and Construction Allowance	362,800	0.83				362,800	12,093.33	0.03
Life cycle replacement costs subtotal:	**3,902,100**	**8.97**	**589,996**	**19,666.53**	**0.05**	**4,492,096**	**149,737**	**0.34**
Facilities Management Costs								
Janitorial				**FM EXCLUDED**				
Facility Maintenance	-	-						
Energy & utilities	-	-						
Facilities Management Costs subtotal:			-	-	-	-	-	-
Total								

Key Conclusions (Lifecycle)

Average Annual Spend on Asset Replacement	$ 19,667	
	0.50%	
Average Annual Spend on Asset Replacement per metre squared per annum	$ 0.05	/ft²/pa

SUMMARY OF ANNUAL EXPENDITURE

Annual expenditure to year 30 at:-

Year	Life Cycle Cost
Capital Cost	0
1	0
2	0
3	0
4	0
5	10,648
6	0
7	0
8	0
9	0
10	10,648
11	0
12	0
13	0
14	0
15	10,648
16	7,563
17	17,424
18	65,098
19	0
20	205,882
21	0
22	0
23	0
24	0
25	251,438
26	0
27	0
28	0
29	0
30	10,648
SubTotal	**589,996**

Core Two Quantity Surveyors

PROJECT: Galiano Green - 409 Portlier Road, Galiano Island, BC — 2025 — 0% — **10%**

Life Cycle Costs - Site Works

Element	Construction	Year Built / Replaced	Actual life (Age)	Remaining Life	REPLACEMENT COST (NEW) Element Quantity	Unit	Work Element	Average Unit Cost	Amount $	Total Cost $	Cost/Floor Area $/ ft2	Percentage works	Replacement Life, yrs	YEARS 2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	TOTAL ($)	$/ft2
														YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15	YEAR 16	YEAR 17	YEAR 18	YEAR 19	YEAR 20	YEAR 21	YEAR 22	YEAR 23	YEAR 24	YEAR 25	YEAR 26	YEAR 27	YEAR 28	YEAR 29	YEAR 30		
A1 SUBSTRUCTURE										0	0.00																																	
A11.1 Standard Foundations	N/A	2025	0 yrs	7 yrs	0	ft²	N/A	0.00	0		0.00	0%	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A11.2 Special Foundations	N/A	2025	0 yrs	55 yrs	0	ft²	N/A	0.00	0		0.00	0%	55	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A12 Basement Excavation	N/A	2025	0 yrs	75 yrs	0	ft²	N/A	0.00	0		0.00	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A2 STRUCTURE										0	0.00																																	
A21 Lowest Floor Construction	N/A	2025	0 yrs	60 yrs	0	ft²	N/A	0.00	0		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A22.1 Upper Floor Construction	N/A	2025	0 yrs	60 yrs	0	ft²	N/A	0.00	0		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A22.2 Stair Construction	N/A	2025	0 yrs	60 yrs	0	riser	N/A	0.00	0		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A23 Roof Construction	N/A	2025	0 yrs	60 yrs	0	ft²	N/A	0.00	0		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A3 EXTERIOR ENCLOSURE										0	0.00																																	
A31 Structural Walls Below Grade	N/A	2025	0 yrs	40 yrs	0	ft²	None	0.00	0		0.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1 Walls Above Grade	N/A	2025	0 yrs	20 yrs	0	ft²	Allowance for repoin	0.00	0		0.00	10%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.2 Structural Walls Above Grade	N/A	2025	0 yrs	5 yrs	0	ft²	Refinish	0.00	0		0.00	1%	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.3 Curtain Walls	N/A	2025	0 yrs	40 yrs	0	ft²	N/A	0.00	0		0.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.1 Windows	N/A	2025	0 yrs	40 yrs	0	ft²	Replace	0.00	0		0.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.2 Glazed Screens	N/A	2025	0 yrs	20 yrs	0	ft²	Renew seals/gasket	0.00	0		0.00	5%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.3 Doors	N/A	2025	0 yrs	7 yrs	0	lvs	Refinish	0.00	0		0.00	2%	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A34.1 Roof Covering	N/A	2025	0 yrs	18 yrs	0	ft²	Replace	0.00	0		0.00	100%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A34.2 Skylights	N/A	2025	0 yrs	20 yrs	0	ft²	None	0.00	0		0.00	0%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A35 Projections	N/A	2025	0 yrs	20 yrs	0	ft²	None	0.00	0		0.00	0%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B1 PARTITIONS & DOORS										0	0.00																																	
B11.1 Fixed Partitions	N/A	2025	0 yrs	20 yrs	0	ft²	Allowance for repoin	0.00	0		0.00	10%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B11.2 Moveable Partitions	N/A	2025	0 yrs	25 yrs	0	ft²	None	0.00	0		0.00	0%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B11.3 Structural Partitions	N/A	2025	0 yrs	40 yrs	0	ft²	None	0.00	0		0.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B12 Doors	N/A	2025	0 yrs	50 yrs	0	lvs	None	0.00	0		0.00	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B2 FINISHES										0	0.00																																	
B21 Floor Finishes	N/A	2025	0 yrs	8 yrs	0	ft²	Replace	0.00	0		0.00	100%	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B22 Ceiling Finishes	N/A	2025	0 yrs	11 yrs	0	ft²	Repaint	0.00	0		0.00	100%	11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B23 Wall Finishes	N/A	2025	0 yrs	7 yrs	0	ft²	Repaint	0.00	0		0.00	100%	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B3 FITTINGS & EQUIPMENT										0	0.00																																	
B31.1 Metals	N/A	2025	0 yrs	35 yrs	0	ft²	None	0.00	0		0.00	0%	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B31.2 Millwork	N/A	2025	0 yrs	18 yrs	0	lf	Replace	0.00	0		0.00	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B31.3 Specialties	N/A	2025	0 yrs	16 yrs	0	no	Replace	0.00	0		0.00	100%	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B32 Equipment	N/A	2025	0 yrs	15 yrs	0	suite	N/A	0.00	0		0.00	0%	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B33.1 Elevators	N/A	2012	13 yrs	17 yrs	0	no	None	0.00	0		0.00	0%	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B33.2 Escalators & Moving Walkways	N/A	2025	0 yrs	15 yrs	0	lf	N/A	0.00	0		0.00	0%	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B33.3 Material Handling Systems	N/A	2025	0 yrs	20 yrs	0	lf	N/A	0.00	0		0.00	0%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
C1 MECHANICAL										0	0.00																																	
C11 Plumbing and Drainage	N/A	2025	0 yrs	35 yrs	0	ft²	None	0.00	0		0.00	0%	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
C12 Fire Protection	N/A	2025	0 yrs	25 yrs	0	ft²	Replace	0.00	0		0.00	40%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
C13 HVAC	N/A	2025	0 yrs	20 yrs	0	ft²	Replace	0.00	0		0.00	25%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
C14 Controls	N/A	2025	0 yrs	20 yrs	0	ft²	Replace	0.00	0		0.00	60%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
C2 ELECTRICAL										0	0.00																																	
C21 Service & Distribution	N/A	2025	0 yrs	10 yrs	0	ft²	None	0.00	0		0.00	0%	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
C22 Lighting, Devices & Heating	N/A	2025	0 yrs	20 yrs	0	ft²	Replace light fixtures	0.00	0		0.00	25%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
C23 Systems & Ancillaries	N/A	2025	0 yrs	16 yrs	0	ft²	Replace	0.00	0		0.00	40%	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
NET BUILDING COST										0	0.00																																	
D1 SITE WORK										3,077,600	49.30																																	
D11.1 Site Preparation	Site Preparation	2025	0 yrs	40 yrs	435,007	ft²	N/A	0.92	401,100		6.40	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
D11.2 Hard Surfaces	75mm Asphalt paving c/w 100mm granular base, 200mm sub base gravel	2025	0 yrs	25 yrs	18,402	ft²	Replace	21.63	398,000		6.40	50%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	240,790	-	-	-	-	-	-	$ 3.86 /ft2
D11.2 Hard Surfaces	Allow for concrete pavers to patio	2025	0 yrs	50 yrs	2,572	ft²	None	19.21	49,400		0.80	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
D11.2 Hard Surfaces	Allow for concrete pavers to walkway	2025	0 yrs	50 yrs	2,789	ft²	None	19.22	53,600		0.90	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
D11.2 Hard Surfaces	Gravel surface to parking	2025	0 yrs	50 yrs	4,507	ft²	None	11.54	52,000		0.80	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
D11.2 Hard Surfaces	Rock cobble surface	2025	0 yrs	50 yrs	5,968	ft²	None	10.34	61,700		1.00	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
D11.2 Hard Surfaces	Engineered wood fiber to play Area	2025	0 yrs	5 yrs	459	ft²	Replace	19.19	8,800		0.10	100%	5	-	-	-	-	10,648	-	-	-	-	10,648	-	-	-	-	10,648	-	-	-	-	10,648	-	-	-	-	10,648	-	-	-	-	10,648	63,888	$ 1.02 /ft2
D11.2 Hard Surfaces	Allow for concrete curb and gutter	2025	0 yrs	50 yrs	1,619	ft²	None	63.05	102,100		1.60	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
D11.2 Hard Surfaces	Allow for tying new hard surfaces to existing	2025	0 yrs	50 yrs	1	sum	None	5,200.00	5,200		0.10	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
D11.3 Site Improvements	Allow for wayfinding signage	2025	0 yrs	16 yrs	1	sum	Replace	12,500.00	12,500		0.20	50%	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,563	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.12 /ft2
D11.3 Site Improvements	Allow 12" retaining wall with concrete footing, assume 4' ht	2025	0 yrs	50 yrs	218	lf	None	573.96	125,100		2.00	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
D11.3 Site Improvements	Boulders	2025	0 yrs	18 yrs	80	no	None	672.50	53,800		0.90	100%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	65,098	-	-	-	-	-	-	-	-	-	-	-	-	$ 1.04 /ft2
D11.3 Site Improvements	Picnic table	2025	0 yrs	17 yrs	1	no	Replace	4,100.00	4,100		0.10	100%	17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,961	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.08 /ft2
D11.3 Site Improvements	Swing to infant play area	2025	0 yrs	20 yrs	1	no	Replace	5,200.00	5,200		0.10	100%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,292	-	-	-	-	-	-	-	-	-	-	$ 0.10 /ft2
D11.3 Site Improvements	Village shop to infant play area	2025	0 yrs	17 yrs	1	no	Replace	10,300.00	10,300		0.20	100%	17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,463	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.20 /ft2
D11.3 Site Improvements	Allow for misc. site improvements	2025	0 yrs	50 yrs	1	sum	None	50,000.00	50,000		0.80	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
D11.4 Landscaping	Landscaping, including planting bed, mulch, lawn, plants, and tre	2025	0 yrs	40 yrs	56,993	ft²	None	5.73	326,800		5.20	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
D12 Mechanical Site Services	Mechanical Site Services	2025	0 yrs	27 yrs	435,007	ft²	None	1.93	837,400		13.40	0%	27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
D13 Electrical Site Services	Electrical Site Services	2025	0 yrs	20 yrs	435,007	ft²	Replace external ligh	1.20	520,500		8.30	30%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	188,942	-	-	-	-	-	-	-	-	-	$ 3.03 /ft2
D2 ANCILLARY WORK										0	0.00																																	
D21.1 Demolition	N/A	2025	0 yrs	40 yrs	0	ft²	N/A	0.00	0		0.00		40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
NET CONSTRUCTION COST										3,077,600	49.32			0	0	0	0	10,648	0	0	0	0	10,648	0	0	0	0	10,648	7,563	17,424	65,098	0	205,882	0	0	0	0	251,438	0	0	0	0	10,648	589,996	$ 9 /ft2
General Requirements								0.00		307,800	4.93			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	$ 0 /ft2
Fee										153,900	2.47			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	$ 0 /ft2
Design Allowance										177,000	2.84			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	$ 0 /ft2
Construction Allowance										185,800	2.98			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	$ 0 /ft2
TOTAL CONSTRUCTION COST										3,902,100	62.53			0	0	0	0	10,648	0	0	0	0	10,648	0	0	0	0	10,648	7,563	17,424	65,098	0	205,882	0	0	0	0	251,438	0	0	0	0	10,648	589,996	$ 9 /ft2

APPENDIX 8
SCHEDULE OF APPROXIMATE FLOOR AREAS

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2-0248 Galiano Island
Class B Estimate Rev.0
Based on Review Dated February 02, 2024
March 7, 2025

AREA SCHEDULE (IMPERIAL)

	ft²						ft
	Residential	Utility	Circulation	Shaft	Int.&Ext. Walls	GFA	Per.
Above Grade							
Lower Floor	7,102	487	-	-	1,075	8,664	978
Upper Floor	6,484	-	-	-	995	7,479	786
Above Grade Total	**13,587**	**487**	**-**	**-**	**2,070**	**16,143**	**1,764**
Project Total	**13,587**	**487**			**2,070**	**16,143**	**1,764**

Net Building 1			
Residential			
Residential Units-BLDG 1		3,023	
Resi. Unit-Living Area-BLDG 1	2,625		
Resi. Unit-Bathroom-BLDG 1	193		
Resi. Unit-Stairs-BLDG 1	205		
Services-BLDG 1		25	
			3,048
Int.&Ext. Walls			
Int.&Ext. Walls		469	
			469
Total Building 1 GFA			**3,518**

Net Building 2			
Residential			
Residential Units-BLDG 2		3,482	
Resi. Unit-Living Area-BLDG 2	3,153		
Resi. Unit-Bathroom-BLDG 2	330		
Services-BLDG 2		45	
			3,527
Int.&Ext. Walls			
Int.&Ext. Walls		495	
			495
Total Building 2 GFA			**4,022**

Net Building 3			
Residential			
Residential Units-BLDG 3		3,904	
Resi. Unit-Living Area-BLDG 3	3,476		
Resi. Unit-Bathroom-BLDG 3	428		
Services-BLDG 3		58	
			3,963
Int.&Ext. Walls			
Int.&Ext. Walls		564	
			564
Total Building 3 GFA			**4,527**

Grossing Factor- Total (Building 1 to 5)		
Residential	13,587	**84%**
Utility	487	**3%**
Int. & Ext. Walls	2,070	**13%**
Total	**16,143**	**100%**

Grossing Factor- Building 1		
Residential	3,048	**87%**
Int. & Ext. Walls	469	**13%**
Total	**3,518**	**100%**

Grossing Factor- Building 2		
Residential	3,527	**88%**
Int. & Ext. Walls	495	**12%**
Total	**4,022**	**100%**

Grossing Factor- Building 3		
Residential	3,963	**88%**
Int. & Ext. Walls	564	**12%**
Total	**4,527**	**100%**

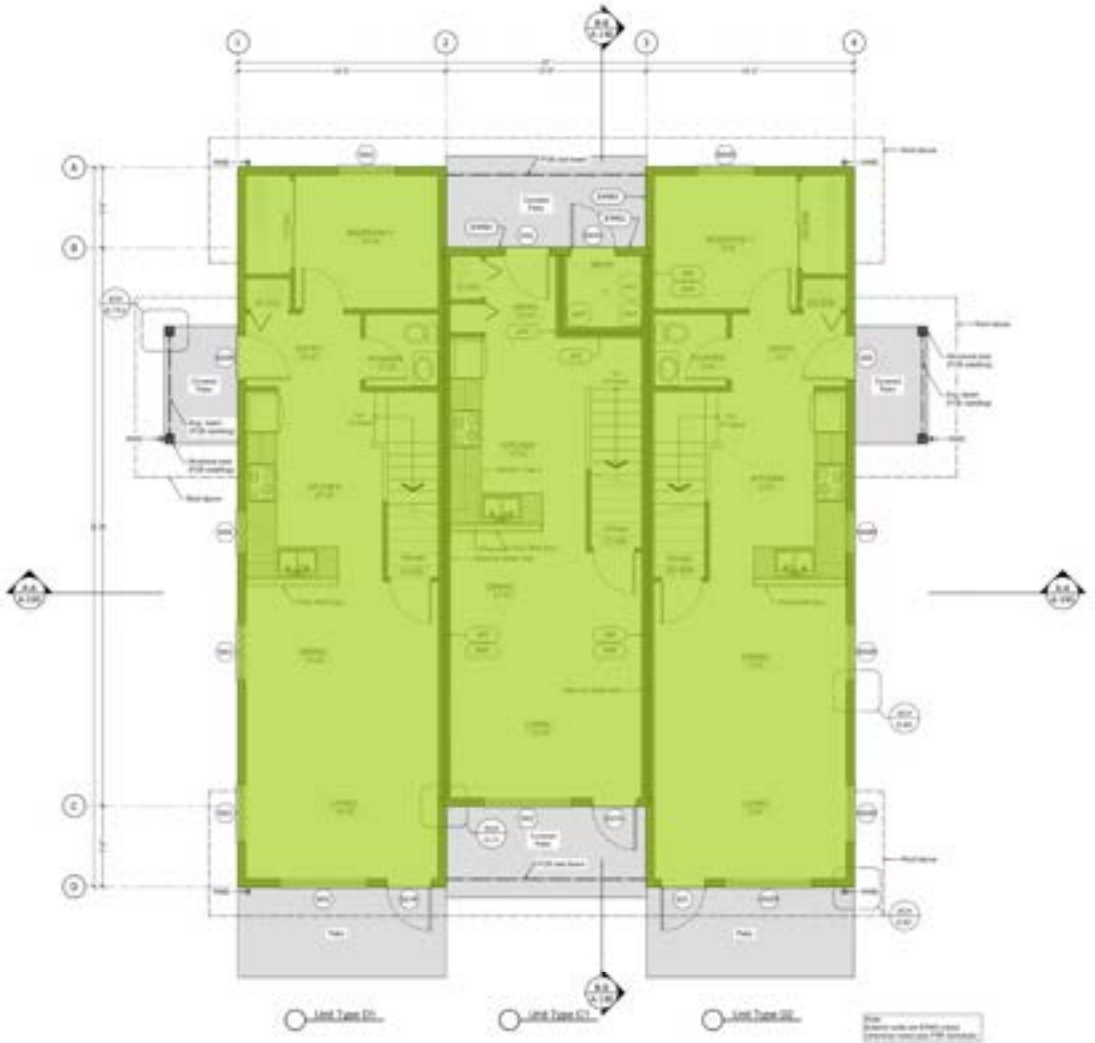
Grossing Factor- Building 4		
Residential	3,048	**87%**
Int. & Ext. Walls	469	**13%**
Total	**3,518**	**100%**

Grossing Factor- Building 5		
Utility	487	**87%**
Int. & Ext. Walls	72	**13%**
Total	**558**	**100%**

2-0248 Galiano Island
Class B Estimate Rev.0
Based on Review Dated February 02, 2024
March 7, 2025

Net Building 4			
Residential			
Residential Units-BLDG 4		3,023	
Resi. Unit-Living Area-BLDG 4	2,625		
Resi. Unit-Bathroom-BLDG 4	193		
Resi. Unit-Stairs-BLDG 4	205		
Services-BLDG 4		25	
			3,048
Int.&Ext. Walls			
Int.&Ext. Walls		469	
			469
Total Building 4 GFA			**3,518**

Net Building 5			
Utility			
Laundry-BLDG 5		140	
Treatment-BLDG 5		205	
Storage-BLDG 5		142	
			487
Int.&Ext. Walls			
Int.&Ext. Walls		72	
			72
Total Building 5 GFA			**558**



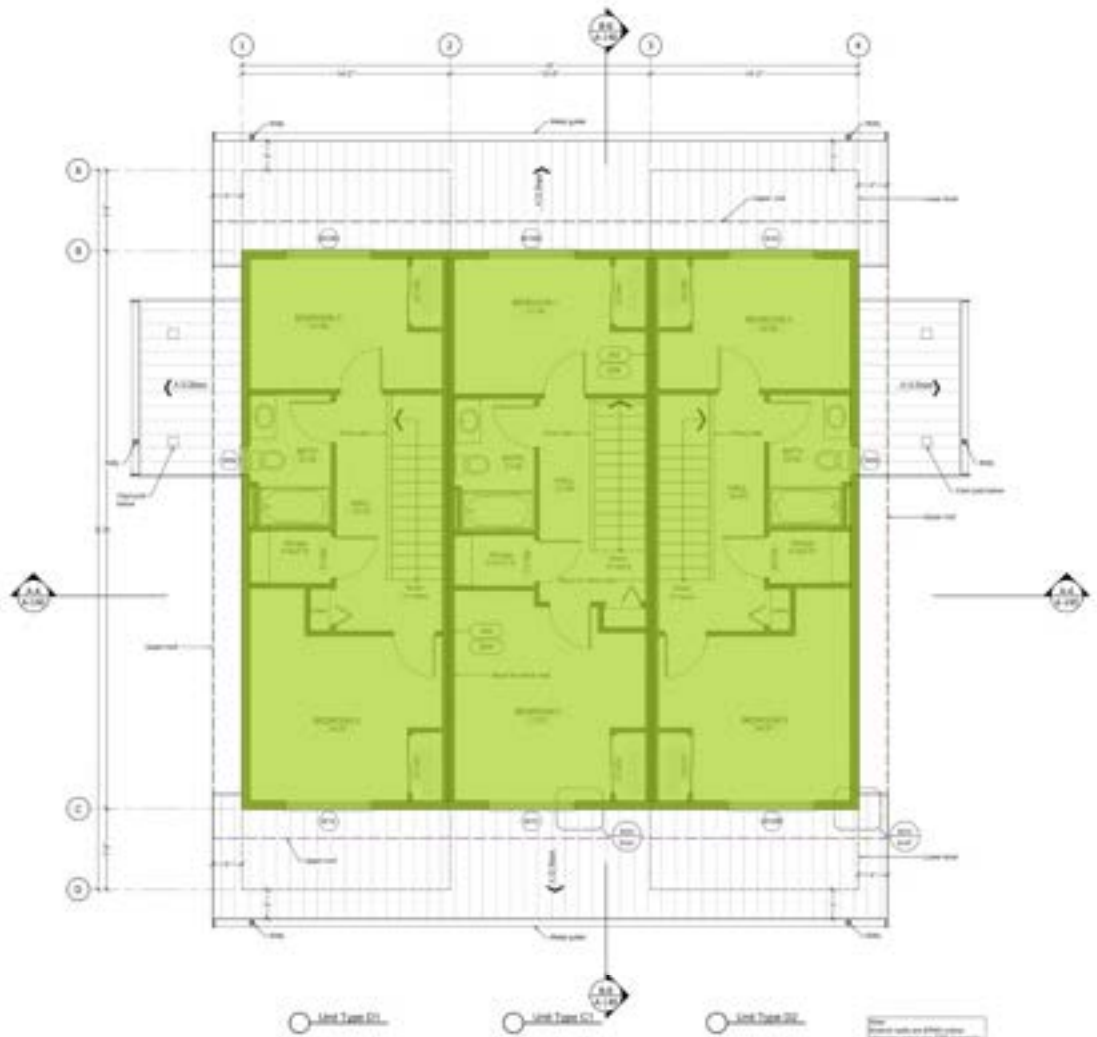
1 LOWER FLOOR PLAN

GFA - LOWER FLOOR, BLDG 1 1915.4 SQ FT

Galiano Green

BUILDING 1 - TYPE A
LOWER FLOOR PLAN

A-111



1 UPPER FLOOR PLAN

Galiano Green

BUILDING 1 - TYPE A
UPPER FLOOR PLAN

A-112

GFA - UPPER FLOOR, BLDG 1 **1602.4 SQ FT**

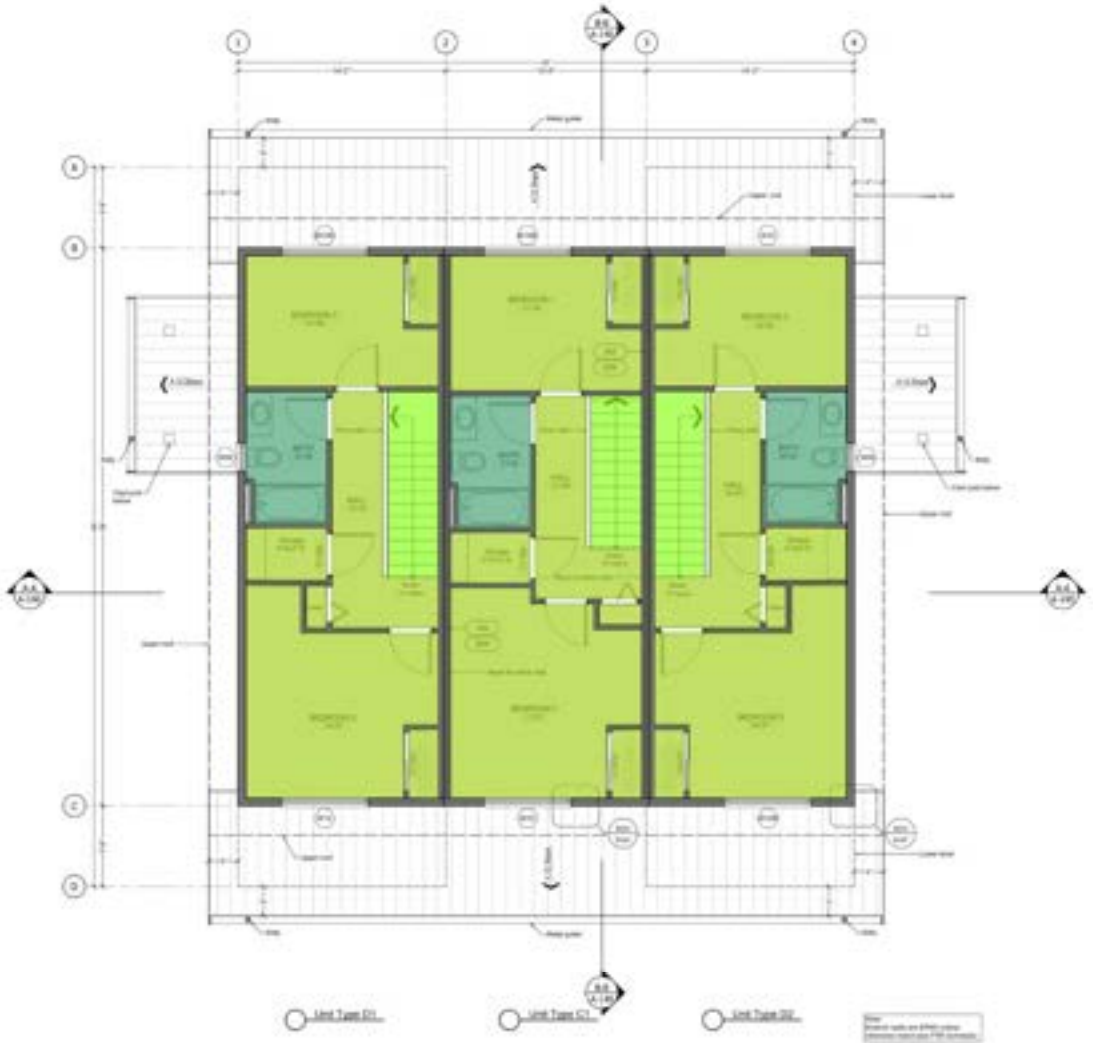
1 LOWER FLOOR PLAN

BLDG 1 - UNIT LIVING AREA, LOWER	1522.9 SQ FT
BLDG 1 - UNIT BATHROOM, LOWER	49.0 SQ FT
BLDG 1 - UNIT STAIRS, LOWER	81.7 SQ FT
BLDG 1 - SERVICES, LOWER	25.1 SQ FT

Galiano Green

BUILDING 1 - TYPE A
LOWER FLOOR PLAN

A-111



1 UPPER FLOOR PLAN

BLDG 1 - UNIT LIVING AREA, UPPER	1102.1 SQ FT
BLDG 1 - UNIT BATHROOM, UPPER	144.0 SQ FT
BLDG 1 - UNIT STAIRS, UPPER	123.7 SQ FT

Galiano Green

BUILDING 1 - TYPE A
UPPER FLOOR PLAN

A-112

1 LOWER FLOOR PLAN

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SIGNED DATE

SEALS

NO.	DATE	ISSUE FOR	DESCRIPTION

PROJECT NO. 204

CLIENT PM ME

Galiano Green

SITE ADDRESS Add Portal Rd, Galiano Island, BC

CLIENT PHONE

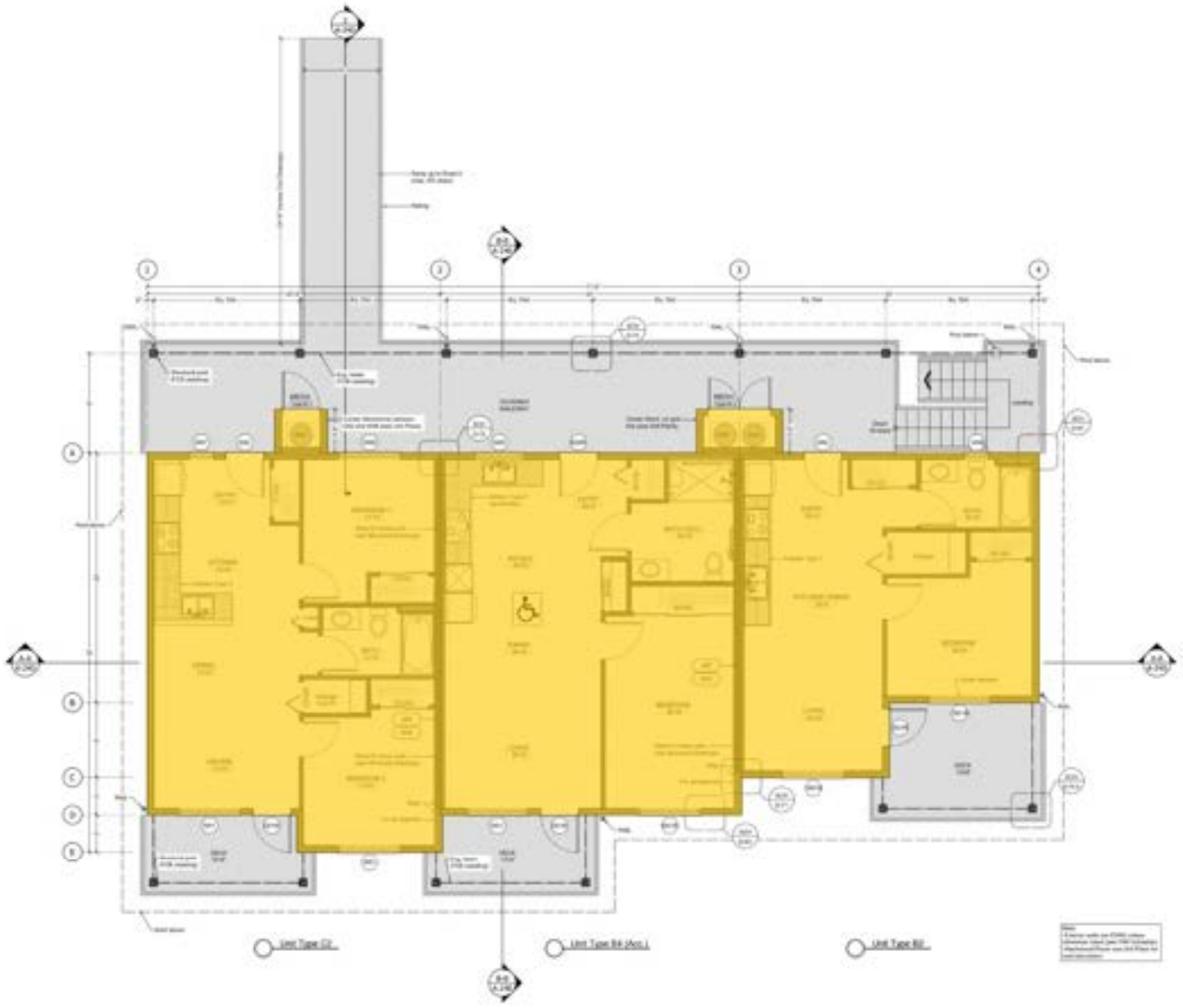
BUILDING 2 - TYPE B

LOWER FLOOR PLAN

SCALE 1/4" = 1'-0"

SHT A-211

GFA - LOWER FLOOR, BLDG 2 2011.1 SQ FT



1 UPPER FLOOR PLAN

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ISSUED DATE

SCALE

Galiano Green

BUILDING 2 - TYPE B

UPPER FLOOR PLAN

SCALE

A-212

GFA - UPPER FLOOR, BLDG 2 2011.1 SQ FT

LOWER FLOOR PLAN

BLDG 2 - UNIT LIVING AREA, LOWER	1576.3 SQ FT
BLDG 2 - UNIT BATHROOM, LOWER	164.8 SQ FT
BLDG 2 - SERVICES, LOWER	22.4 SQ FT

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SIGNED DATE

SEALS

NO.	DATE	ISSUE FOR	DESCRIPTION

PROJECT NO. 204

CLIENT PM (M)

Galiano Green

SITE ADDRESS: 460 Porlier Rd, Galiano Island, BC

CLIENT PHONE

BUILDING 2 - TYPE B

LOWER FLOOR PLAN

SCALE 1/8" = 1'-0"

SHT NO. **A-211**

REV 0

UPPER FLOOR PLAN

BLDG 2 - UNIT LIVING AREA, UPPER	1576.3 SQ FT
BLDG 2 - UNIT BATHROOM, UPPER	164.8 SQ FT
BLDG 2 - SERVICES, UPPER	22.4 SQ FT

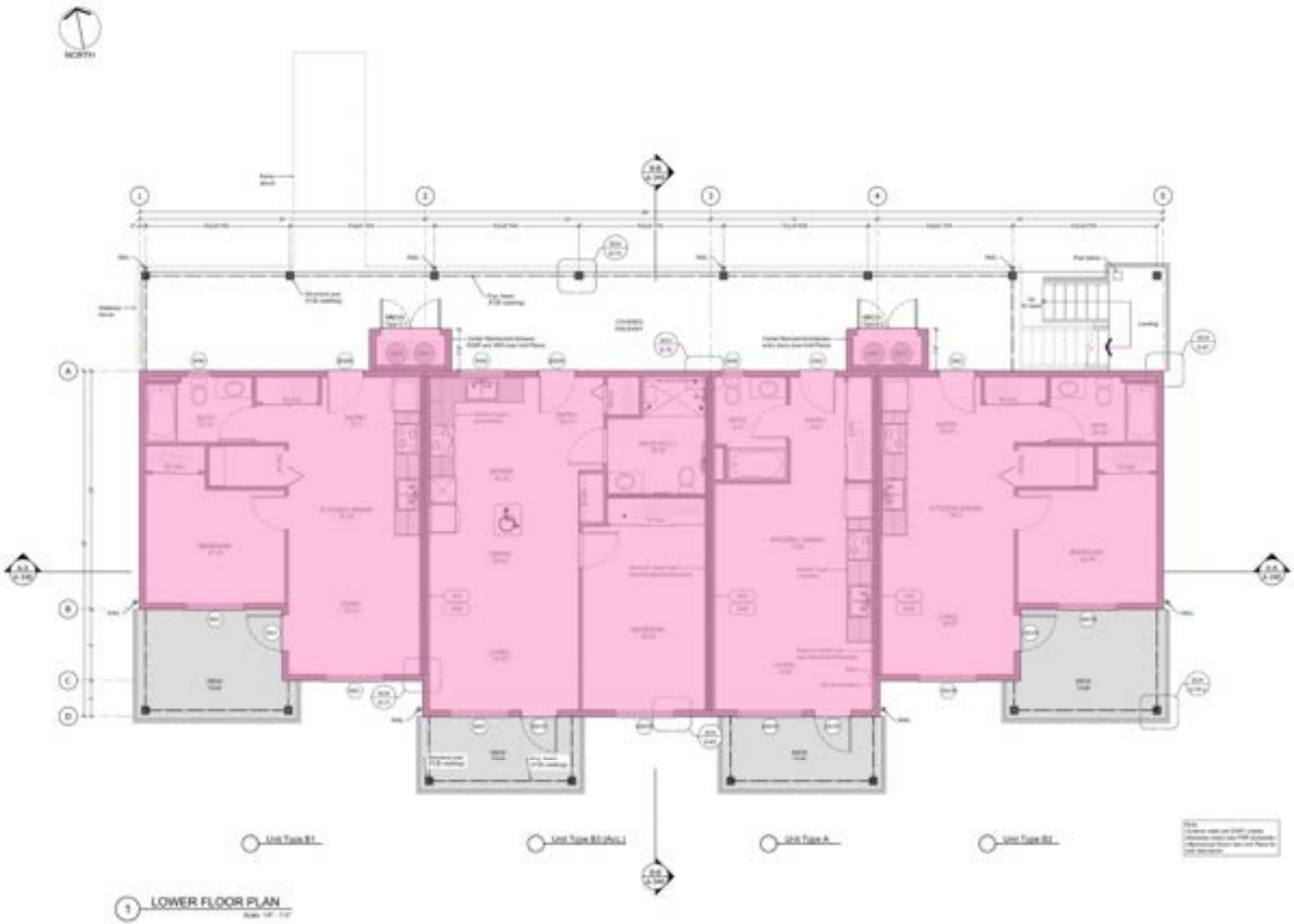
KEY PLAN

Galiano Green

BUILDING 2 - TYPE B

UPPER FLOOR PLAN

A-212



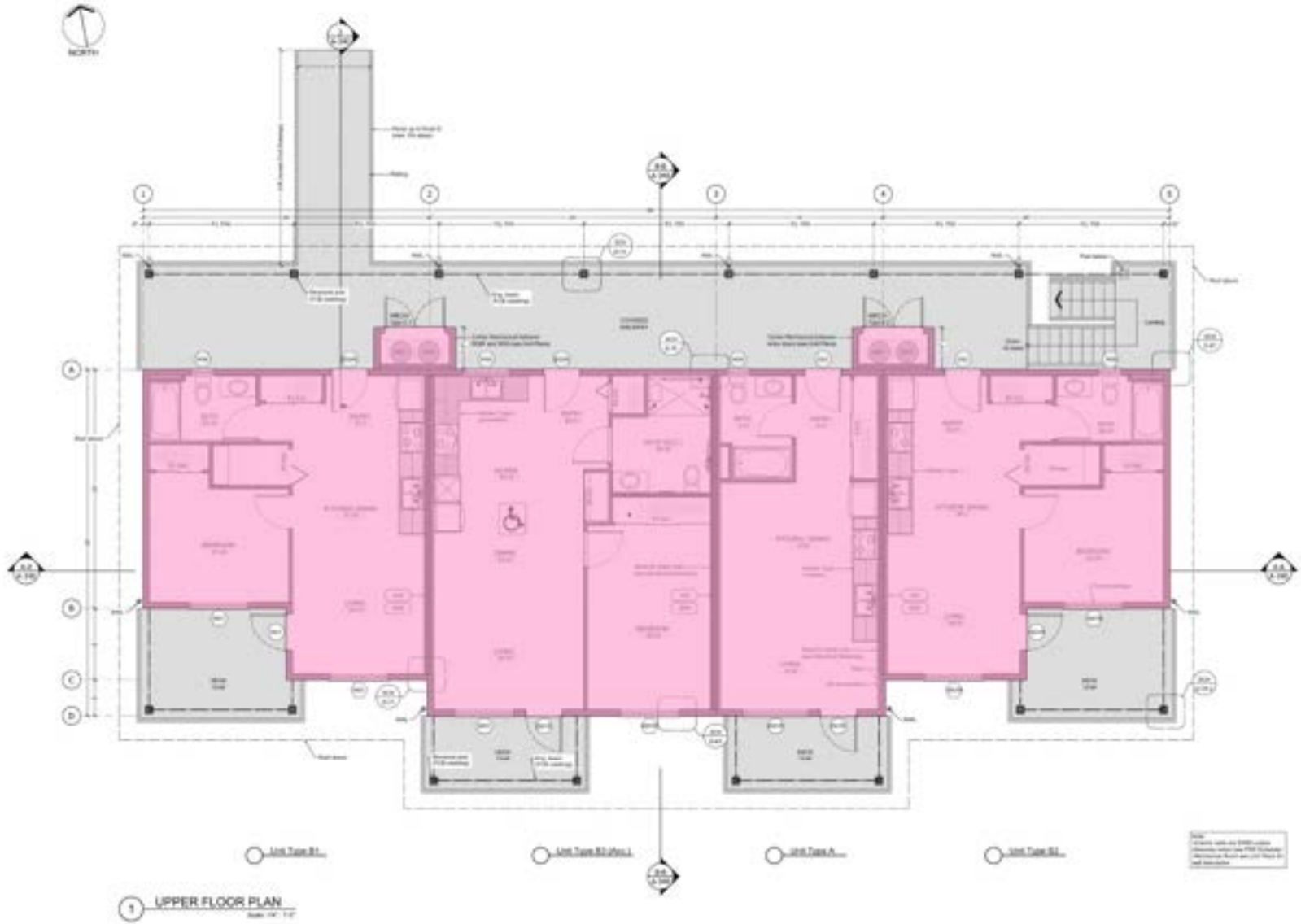
1 LOWER FLOOR PLAN

GFA - LOWER FLOOR, BLDG 3 2263.3 SQ FT

Galiano Green

BUILDING 3 - TYPE C
LOWER FLOOR PLAN

A-311



1 UPPER FLOOR PLAN

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SIGNED DATE

SEALS

NO.	DATE	ISSUE FOR	DESCRIPTION

PROJECT NO. 204

CLIENT PO NO.

Galiano Green

SITE ADDRESS 400 Portier Pass Rd, Galiano Island, BC

CLIENT PHONE

BUILDING 3 - TYPE C

UPPER FLOOR PLAN

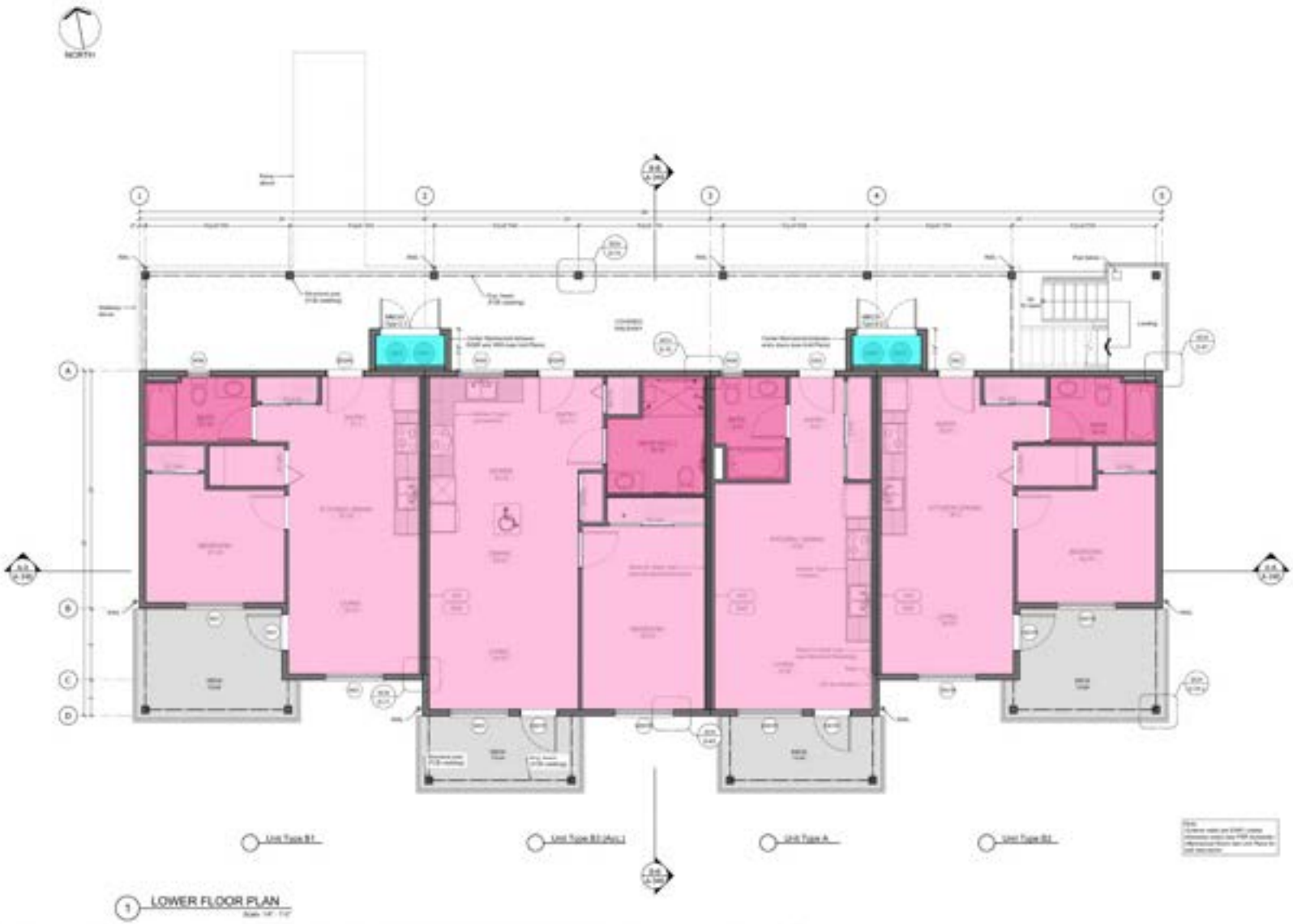
REFLECTED CEILING

SCALE 1/4" = 1'-0"

DWG A-332

REV 0

GFA - UPPER FLOOR, BLDG 3 **2263.3 SQ FT**



1 LOWER FLOOR PLAN

0 KEY PLAN

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ISSUED DATE

SCALE

NO.	DATE	ISSUE FOR	DESCRIPTION

PROJECT NO. 204

CLIENT PM MR

Galiano Green

SITE ADDRESS 400 Porter Pass Rd, Galiano Island, BC

CLIENT PHONE

BUILDING 3 - TYPE C

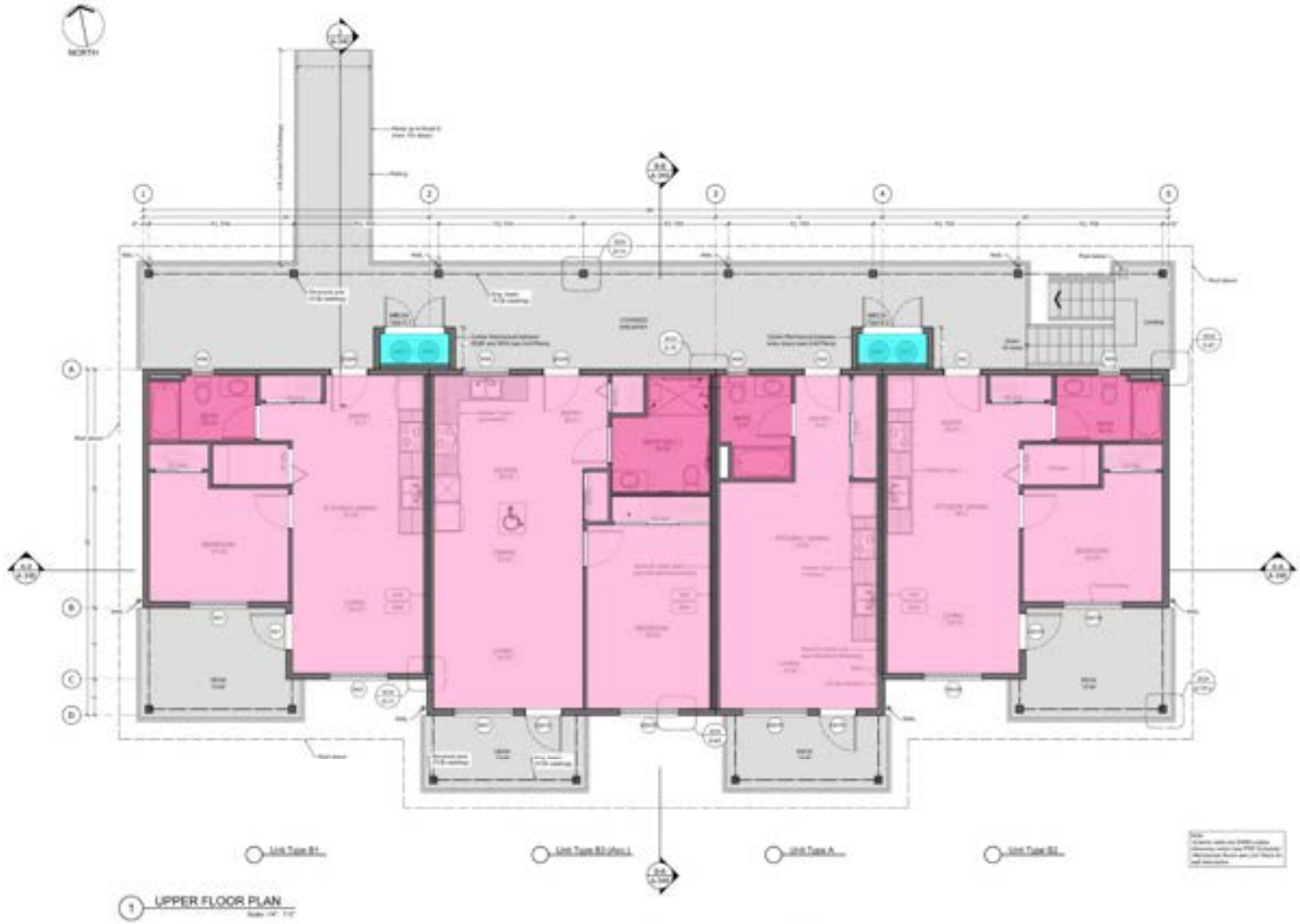
LOWER FLOOR PLAN

SCALE 1/4" = 1'-0"

SHT NO. **A-311**

REV 0

BLDG 3 - UNIT LIVING AREA, LOWER	1738.2 SQ FT
BLDG 3 - UNIT BATHROOM, LOWER	214.0 SQ FT
BLDG 3 - SERVICES, LOWER	29.2 SQ FT



1 UPPER FLOOR PLAN

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ISSUED DATE

SEALS

NO.	DATE	ISSUE FOR	DESCRIPTION

PROJECT NO. 204

CLIENT PM NO.

Galiano Green

SITE ADDRESS 400 Porter Pass Rd, Galiano Island, BC

CLIENT PHONE

BUILDING 3 - TYPE C

UPPER FLOOR PLAN

REFLECTED CEILING

SCALE 1/4" = 1'-0"

SHEET NO. **A-332**

BLDG 3 - UNIT LIVING AREA, UPPER	1738.2 SQ FT
BLDG 3 - UNIT BATHROOM, UPPER	214.0 SQ FT
BLDG 3 - SERVICES, UPPER	29.2 SQ FT

1 LOWER FLOOR PLAN

0 KEY PLAN

GENERAL NOTES

- SEE FOUNDATION PLAN (L1) FOR LIMITS OF POST LOCATION
- SHEAR WALL AND HOLDOWN SPECIFICATIONS ALL SHEAR WALL SPECIFICATIONS ALL STRUCTURAL SPECIFICATIONS ARE DETAILS
- SEE (L2) AND (L3) FOR JOIST PLANS
- SEE JOIST DRAWINGS FOR CHECK AND ANGLES REFERENCE TABLE, EXTERIOR WALL SHEETBELTS AND DIMENSIONS
- SEE (A7.0) & (A7.1) FOR CROSSCUT FOR DETAIL 5
- SEE FIRE DRAWING SCHEDULES FOR FIRE RESISTANT REQUIREMENTS
- SEE ELECTRICAL, MECHANICAL DRAWINGS FOR DETAILS
- SEE (A6.1) FOR SCHEDULES
- SEE LANDSCAPE FOR DETAILS
- SEE CIVIL AND ELECTRICAL FOR MAIN UTILITY CONNECTIONS

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SIGNED DATE

SEALS

NO.	DATE	ISSUE FOR	DESCRIPTION

PROJECT NO. 204

CLIENT PHONE

Galiano Green

SITE ADDRESS 400 Portal Place Rd, Galiano Island, BC

CLIENT PHONE

BUILDING 4 - TYPE A
LOWER FLOOR PLAN

SCALE 1/4" = 1'-0" DWG NO. A-411 REV 0

GFA - LOWER FLOOR, BLDG 4 1915.4 SQ FT

Unit Type D1 | Unit Type C1 | Unit Type D2

1 UPPER FLOOR PLAN

Galiano Green

BUILDING 4 - TYPE A
UPPER FLOOR PLAN

A-412

GFA - UPPER FLOOR, BLDG 4 **1602.4 SQ FT**

1 LOWER FLOOR PLAN

Galiano Green

BUILDING 4 - TYPE A
LOWER FLOOR PLAN

A-411

BLDG 4 - UNIT LIVING AREA, LOWER	1522.9 SQ FT
BLDG 4 - UNIT STAIRS, LOWER	81.7 SQ FT
BLDG 4 - SERVICES, LOWER	25.1 SQ FT

Unit Type D1 | Unit Type C1 | Unit Type D2

1 UPPER FLOOR PLAN

0 KEY PLAN

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SIGNED DATE

SCALE

Galiano Green

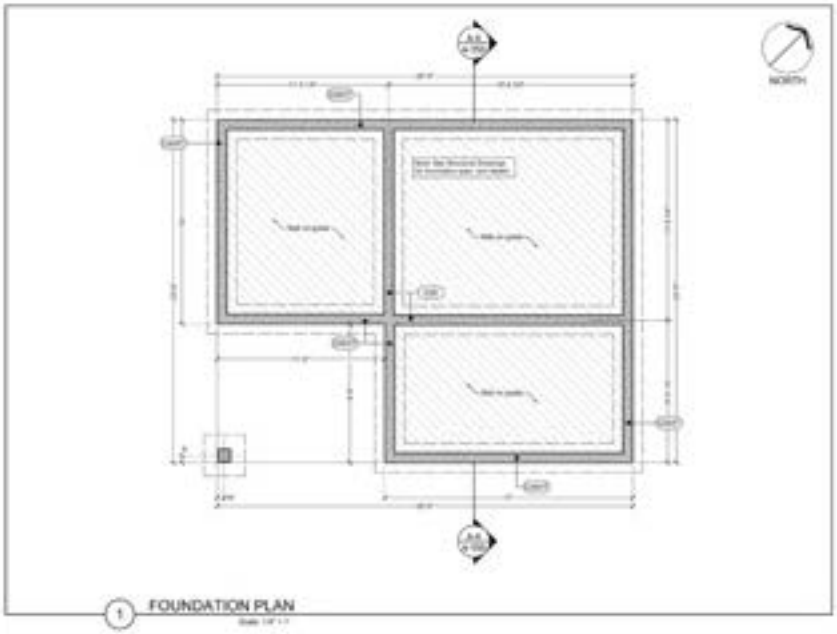
BUILDING 4 - TYPE A

UPPER FLOOR PLAN

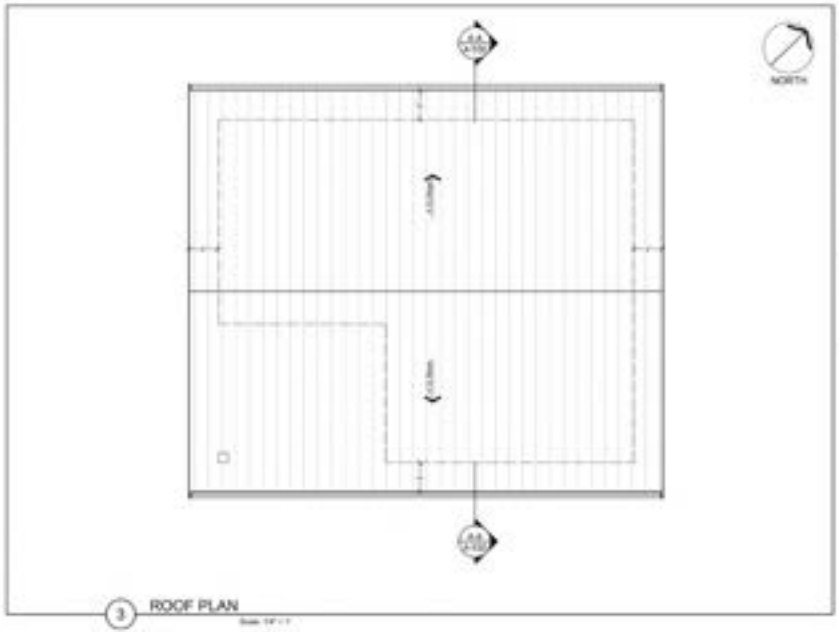
SCALE DWG

A-412

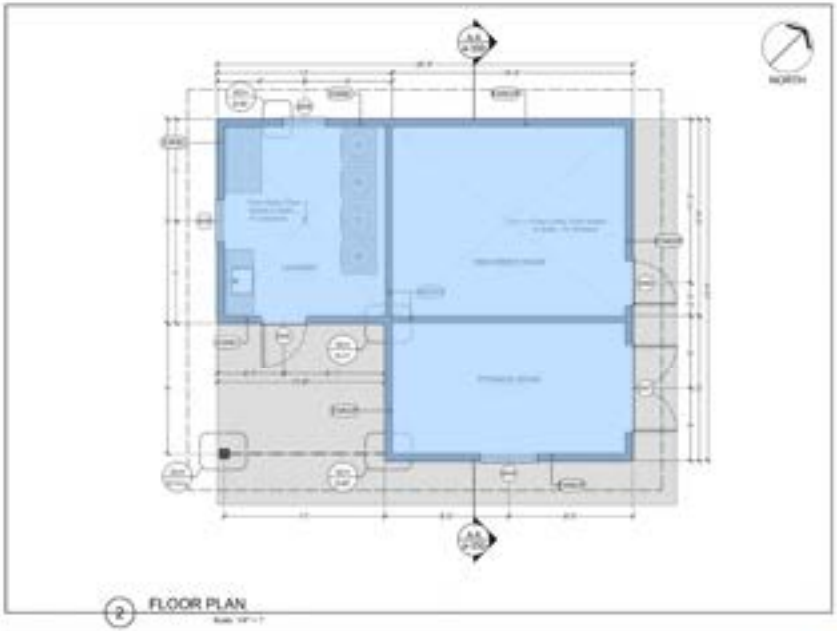
BLDG 4 - UNIT LIVING AREA, UPPER	1102.1 SQ FT
BLDG 4 - UNIT BATHROOM, UPPER	144.0 SQ FT
BLDG 4 - UNIT STAIRS, UPPER	123.7 SQ FT



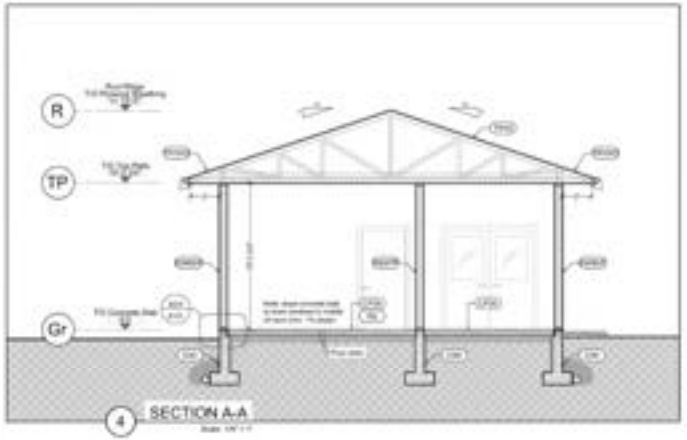
1 FOUNDATION PLAN



3 ROOF PLAN



2 FLOOR PLAN



4 SECTION A-A

0 KEY PLAN

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ISSUED DATE

SCALE

NO.	DATE	ISSUED FOR	DESCRIPTION	BY

PROJECT NO. 204

CLIENT NAME

Galiano Green

SITE ADDRESS 000 Porter Pass Rd, Galiano Island, BC

CLIENT PHONE

BUILDING 5 - UTILITY

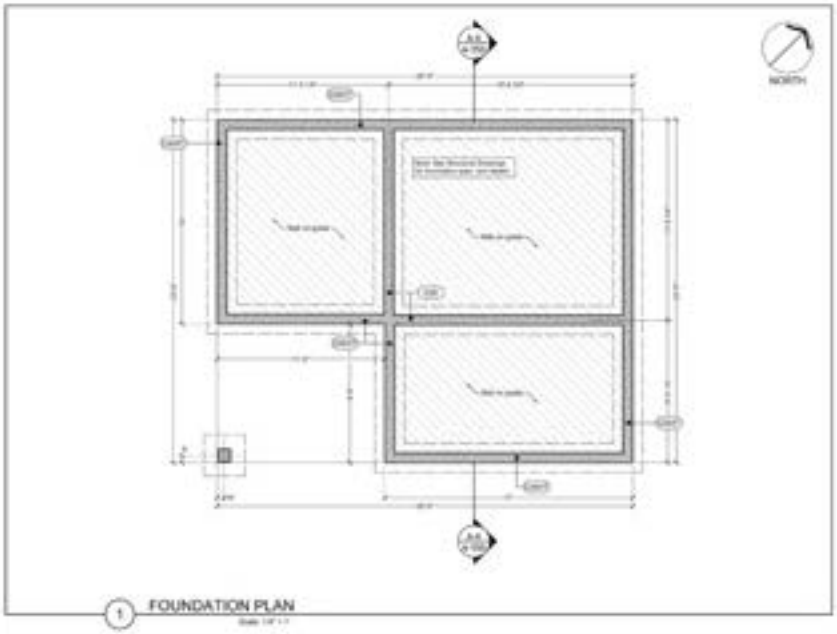
PLANS AND SECTION

SCALE 1/4" = 1'-0"

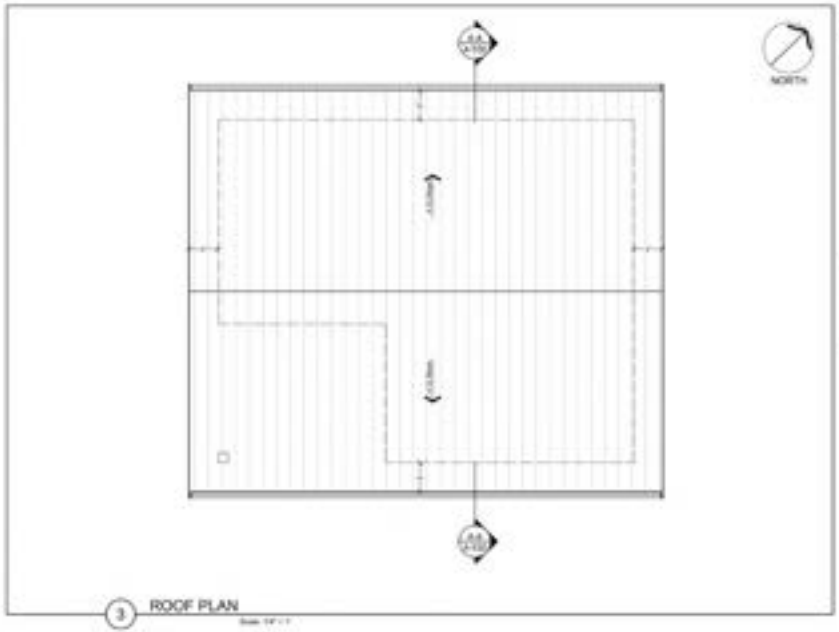
DWG A-150

REV 0

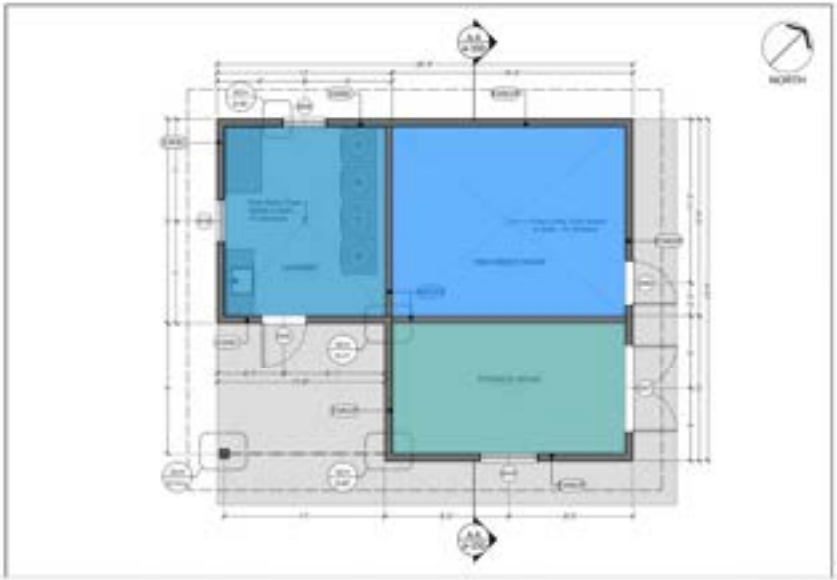
GFA - GROUND FLOOR, BLDG 5 558.4 SQ FT

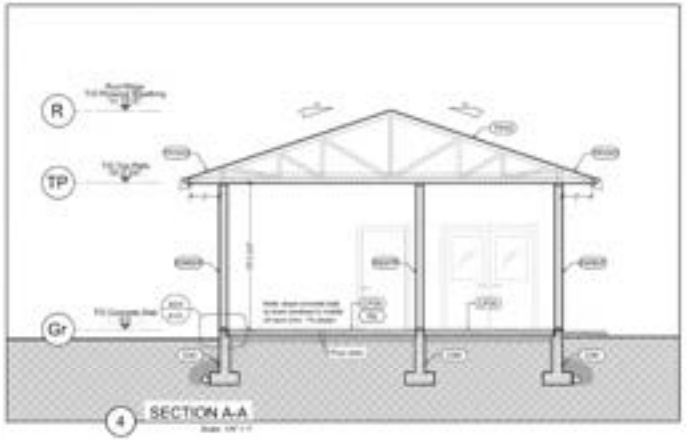


1 FOUNDATION PLAN



3 ROOF PLAN





4 SECTION A-A

- BLDG 5 - LAUNDRY — 140.1 SQ FT
- BLDG 5 - TREATMENT ROOM — 204.5 SQ FT
- BLDG 5 - STORAGE — 141.9 SQ FT

0 KEY PLAN

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ISSUED DATE

SCALE

NO.	DATE	ISSUED FOR	DESCRIPTION

PROJECT NO. 204

CLIENT REVIEW

Galiano Green

CLIENT NAME

BUILDING 5 - UTILITY PLANS AND SECTION

SCALE: 1/4" = 1'-0"

DWG A-150

REV 0

APPENDIX 8
SITE WORK EXTENT

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TREE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	8	ACER MACROPHYLLUM	BIGLEAF MAPLE	6CM CAL. (B+B) 10M
	17	CORNUS NUTTALLII	PACIFIC DOGWOOD	6CM CAL. 6MB
	10	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	4M HT. B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * WHERE A RANGE HAS BEEN GIVEN FOR PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL, UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE (5) DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED GREENHOUSE TREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

FIRE SMART SETBACKS

- 1.5 M SETBACK - NO PLANTING WITHIN 1.5M OF BUILDING
- 3.0 M SETBACK - ONLY GRASS AND LOW GROUNDCOVERS
- 10 M SETBACK - NO CONIFERS, BROADLEAF PLANTS AND SHRUBS ONLY

ECOLOGICAL COMMUNITIES

- CDFmw Moist Forest: Douglas-fir - sword fern
- CWHdm MOIST Moist Forest: Douglas-fir - salal - oregon grape
- CWHxm Moist Forest: Douglas-fir - salal - dull oregon grape
- CWHxm & CDFmw: Woodland: Douglas-fir - Garry oak/garry oak
- CWHxm Moist Forest: Western redcedar - sword fern - salmonberry
- CWHxm Swamp: Western redcedar - sword fern - slough sedge
- CWHxm: Shrubfield: salmonberry / thimbleberry - common rush
- CWHxm Moist Forest with composted soils: Western redcedar

PROPOSED NEW/UPDATED PLANTING WITHIN DISTURBED AREAS

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604 294-0011 f. 604 294-0022

REVN.

NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT

PROJECT

GALIANO GREEN

409 PORLIER PASS RD.
GALIANO ISLAND, BC

DRAWING TITLE

LANDSCAPE PLAN

DATE	12.JUL.04	DRAWING NUMBER
SCALE	1:1	L1
DRAWN	KA	
DESIGN	KA/YC	OF 5
CHKD	KA	
PMG PROJECT NUMBER		21-109

ON SITE AREA 435007.4 SQ FT