



BARRINGTON  
COMMUNITY  
HEALTH  
CENTRE

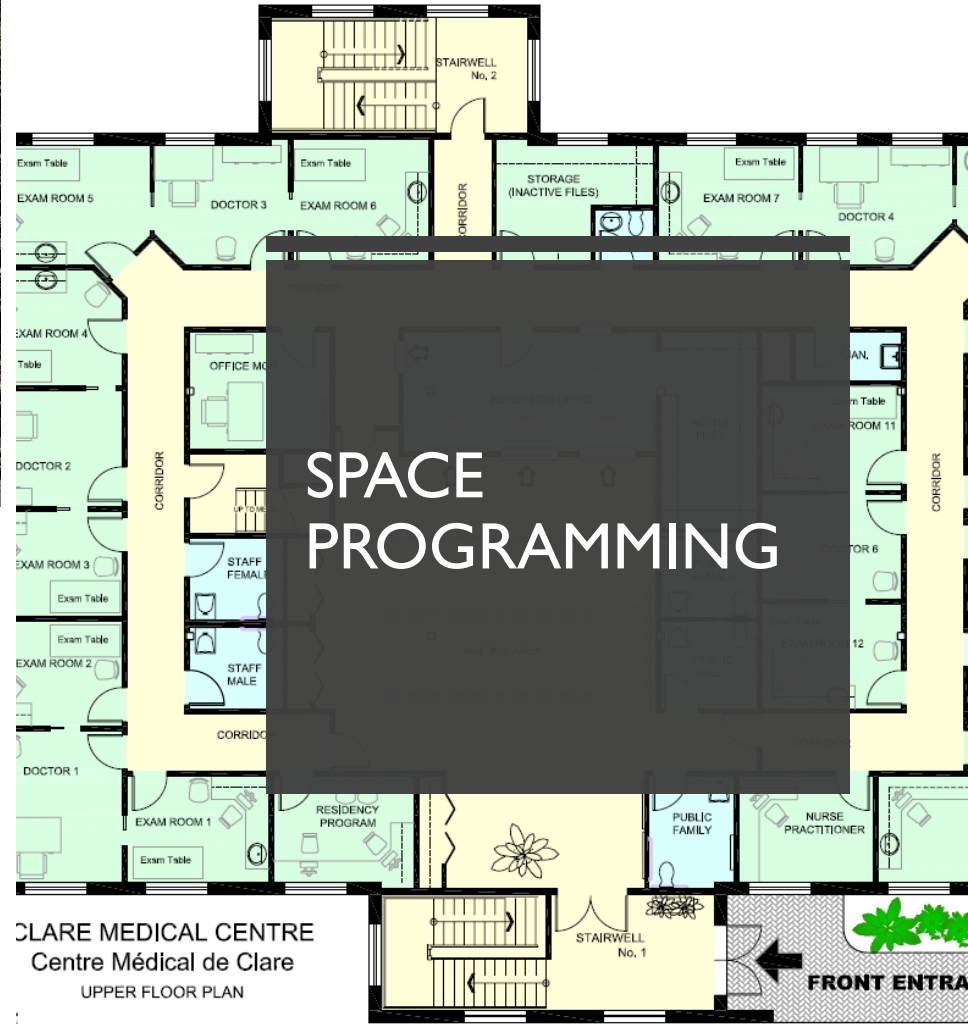
# PRE-DESIGN PHASE

(Completed in 2022)

Space Programming

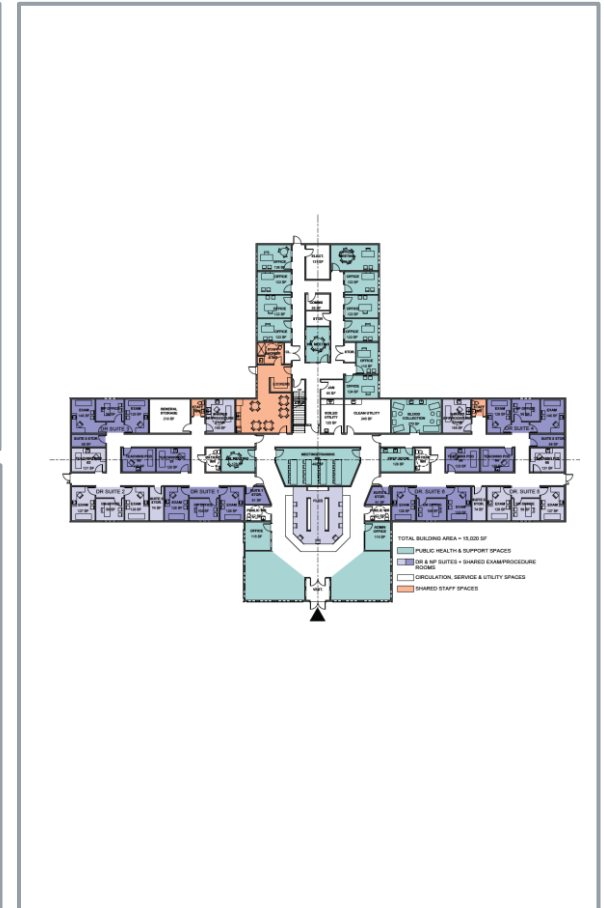
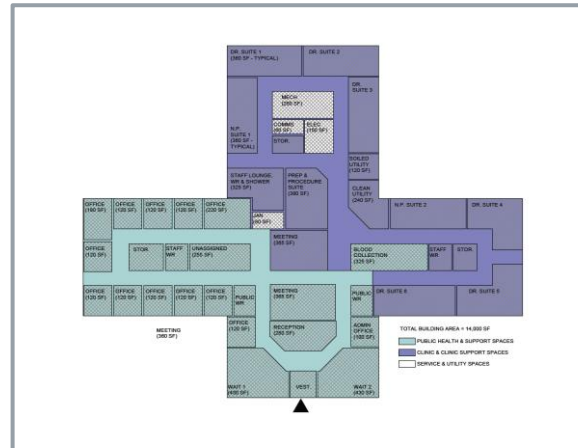
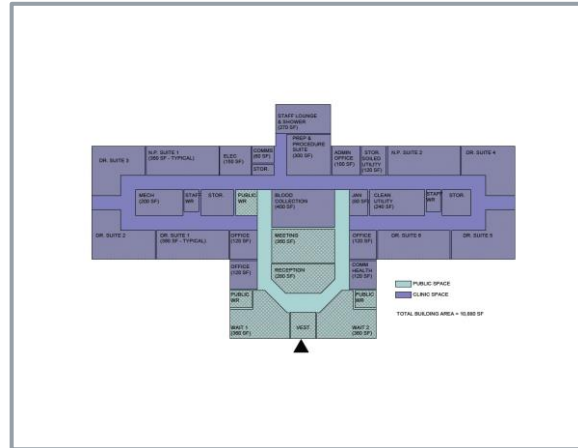
Pre-Design Concept & Budget





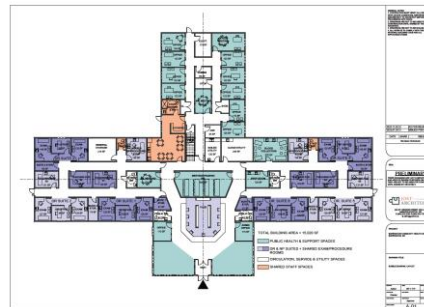
# PRE-DESIGN CONCEPT & BUDGET

- Bubble Diagram I
- User / Owner Review & Feedback
- Bubble Diagram II
- User / Owner Review & Feedback
- Concept Floor Plan Submission



# PRE-DESIGN CONCEPT & BUDGET

FINAL CONCEPT SUBMISSION &  
BUDGET – NOVEMBER 2022



**JOST + ARCHITECTS**

Opinion of Probable Cost

Project: Barrington Health Centre Date: 18-Nov-22

Location: Barrington NS Gross Building Area (S.F.): 15,020

Job Number: 2022031 Submission Stage: PreDesign

Construction Element and Sub-Division	Element Quantity	Unit	Unit Cost	Total Cost
<b>Substructure</b>				
Foundations	15020	SF	\$ 15.00	\$ 225,300.00
<b>Structure</b>				
Floor Construction	15020	SF	\$ 10.12	\$ 152,002.40
Service Attic	2375	SF	\$ 10.12	\$ 24,035.00
Roof Construction - Raised Roof	2375	SF	\$ 85.00	\$ 201,875.00
Roof Construction (Typical)	12645	SF	\$ 35.00	\$ 442,575.00
<b>Exterior Enclosure</b>				
Walls Above Grade (Does not consider openings)	15020	SF	\$ 47.04	\$ 706,540.80
Large Windows (3 Wide, Full Height)	25	EA	\$ 3,500.00	\$ 87,500.00
Medium Windows (2 Wide, Full Height)	8	EA	\$ 2,000.00	\$ 16,000.00
Small Windows (3 Small Windows) (10 Clear Story)	59	EA	\$ 1,500.00	\$ 88,500.00
Entrances (Typical Door)	2	EA	\$ 2,500.00	\$ 5,000.00
Entrances (1.5 Leaf Doors)	2	EA	\$ 3,500.00	\$ 7,000.00
Main Entrance / Vestibule (Paired Doors)	2	EA	\$ 4,000.00	\$ 8,000.00
Roof Covering	15020	SF	\$ 25.00	\$ 375,500.00
<b>Interiors</b>				
Partitions	15020	SF	\$ 13.98	\$ 209,979.60
Doors	69	EA	\$ 1,500.00	\$ 103,500.00
Interior Glazing	27	EA	\$ 1,000.00	\$ 27,000.00
Floor Finishes	15020	SF	\$ 8.44	\$ 126,768.80
Ceiling Finishes (Floor Area + Service Attic)	17395	SF	\$ 8.24	\$ 143,334.80
Wall Finishes (Floor Area + Service Attic)	17395	SF	\$ 9.09	\$ 158,120.55
Stair	1	LS	\$ 7,500.00	\$ 7,500.00
Casework	15020	SF	\$ 7.00	\$ 105,140.00
<b>Mechanical</b>				
Plumbing and Drainage	15020	SF	\$ 14.10	\$ 211,782.00
Fire Protection	15020	SF	\$ 3.86	\$ 57,977.20
HVAC	15020	SF	\$ 600.00	\$ 900,000.00
Controls	15020	SF	\$ 4.52	\$ 67,896.40
<b>Electrical</b>				
Service and Distribution	15020	SF	\$ 15.00	\$ 225,300.00
Lighting & Devices	15020	SF	\$ 15.00	\$ 225,300.00
Systems and Ancillaries	15020	SF	\$ 13.72	\$ 206,074.40
<b>Site Work</b>				
Access Road	685	LF	\$ 300.00	\$ 205,500.00
Driveways & Parking	36642	SF	\$ 12.00	\$ 439,704.00
Site Services - Electrical	1	LS	\$ 25,000.00	\$ 25,000.00
Site Services - Water	1	Lump Sum	\$ 15,000.00	\$ 15,000.00
Site Services - Lift Station & Sewer Line	1	Lump Sum	\$ 40,000.00	\$ 40,000.00
Parking Lot Lighting	10	EA	\$ 2,500.00	\$ 25,000.00
Landscaping	1	Allowance	\$ 50,000.00	\$ 50,000.00
<b>No cost carried for FFET</b>				
				\$ -
<b>SUB-TOTAL</b>				<b>\$ 6,616,489.95</b>
G.C. O&P				15% \$ 842,474.99
<b>SUB-TOTAL</b>				<b>\$ 6,458,974.34</b>
Contingency				10% \$ 645,897.49
<b>SUB-TOTAL</b>				<b>\$ 7,104,872.44</b>
Soft Costs				10.0% \$ 710,487.24
<b>OPINION OF PROBABLE COST (PRE-TAX)</b>				<b>\$ 7,815,359.68</b>
HST				15.00% \$ 1,172,303.95
<b>OPINION OF PROBABLE COST</b>				<b>\$ 8,987,663.63</b>



# PROJECT ACTIVITY 2022 – 2023

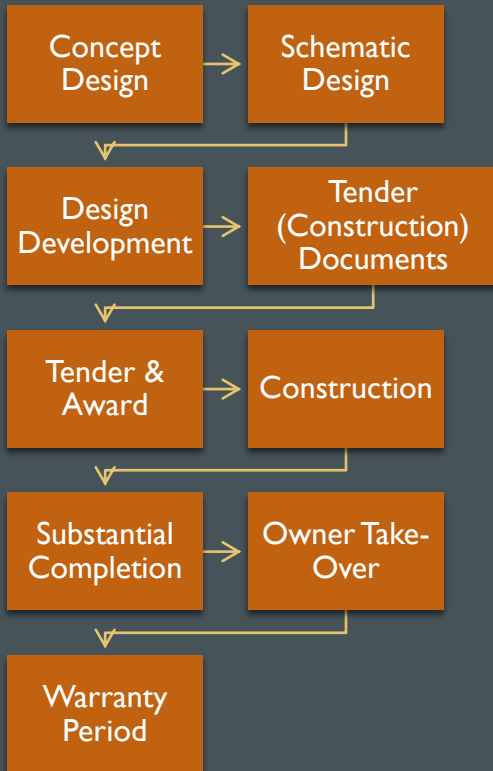
REQUEST FOR PROPOSAL – DESIGN TEAM

ISSUED MARCH 2023

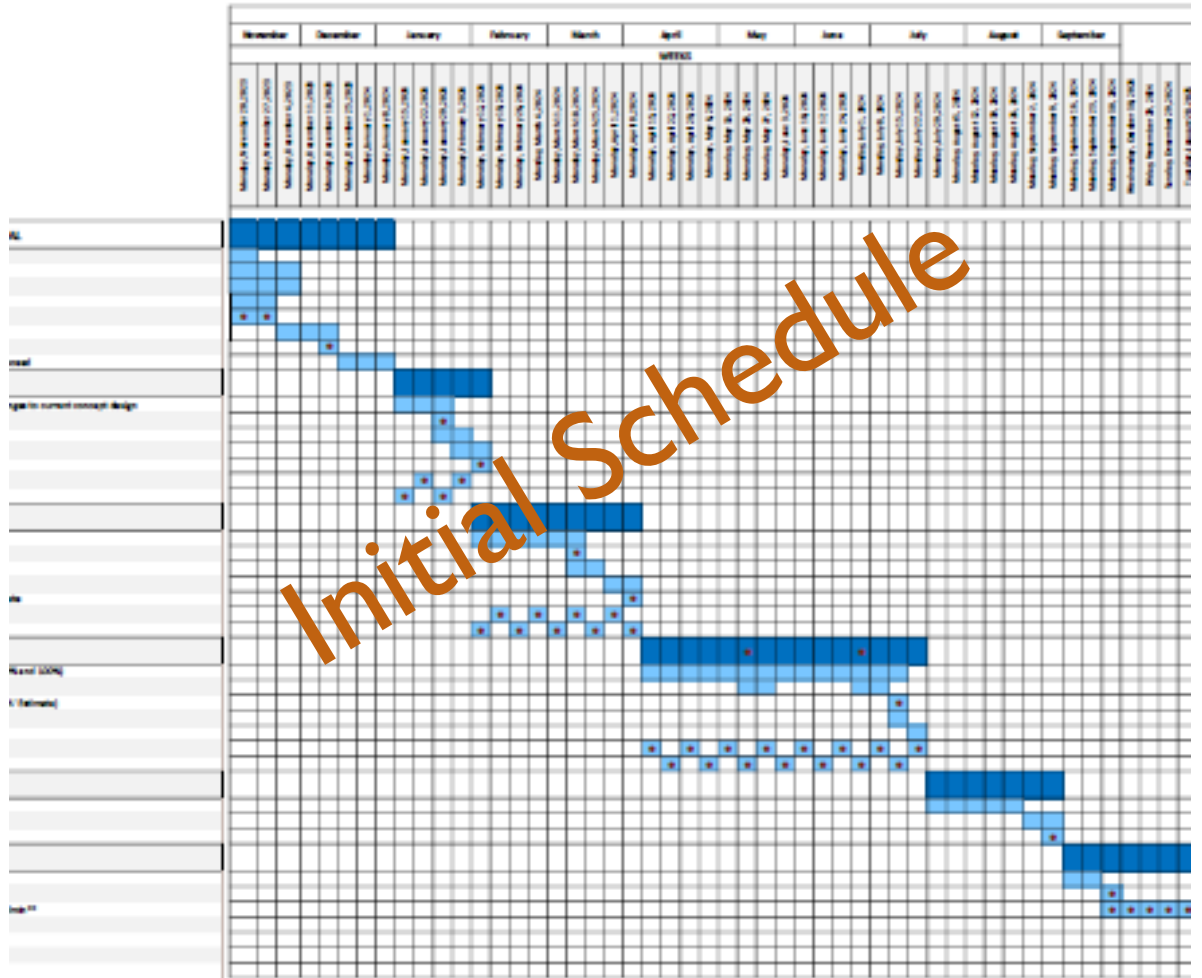
DESIGN AWARD

AUGUST 23, 2023

# DESIGN PHASES



## Community Health Centre



# CONCEPT DESIGN PHASE

(Current)

Site Investigation - Complete

User Group Engagement - Complete

Feedback Consolidation - Complete

Concept Design Revisions – Complete

User Group and Owner Review – In Progress

Concept Design Revisions

Final User Group and Owner Review

Final Concept Design

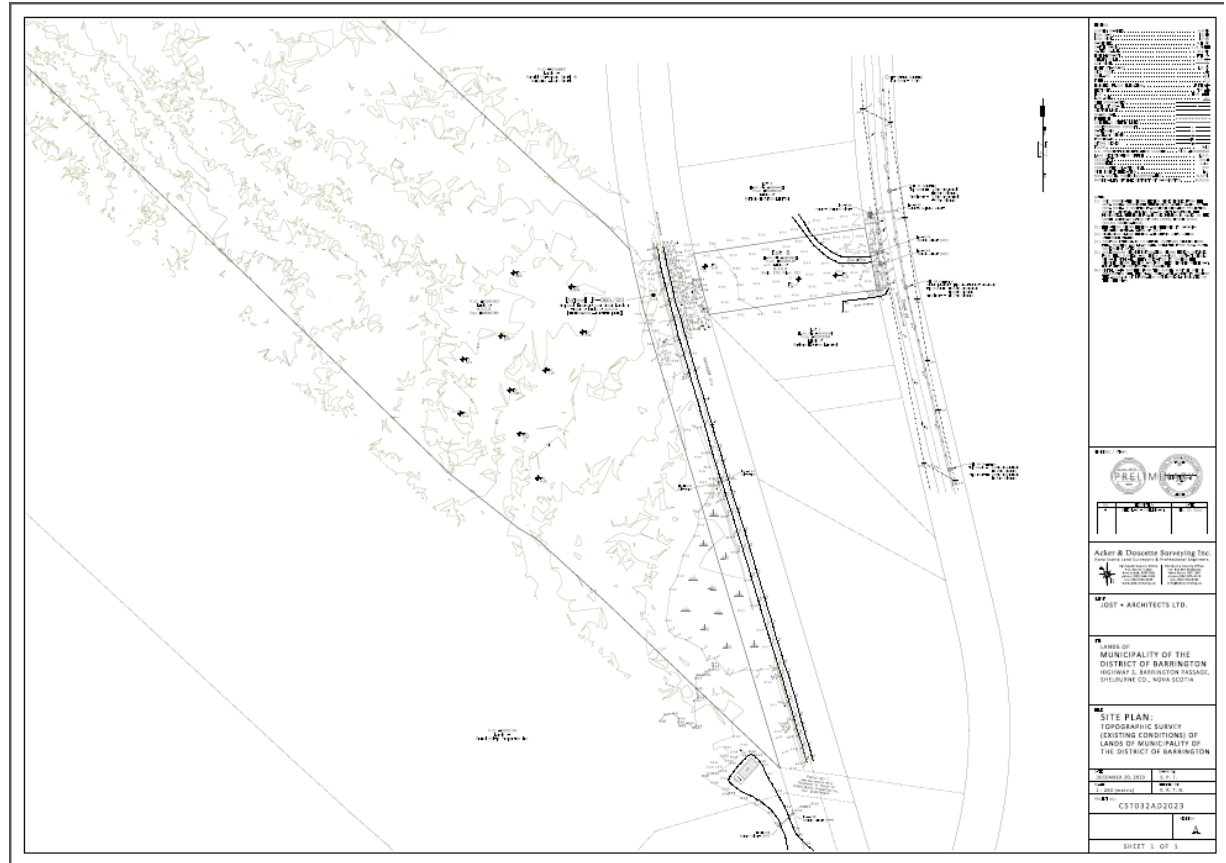
Class C Cost Estimate (Third Party)



# SITE INVESTIGATION

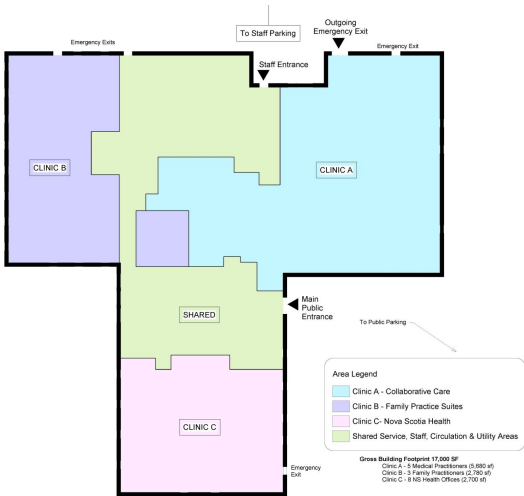
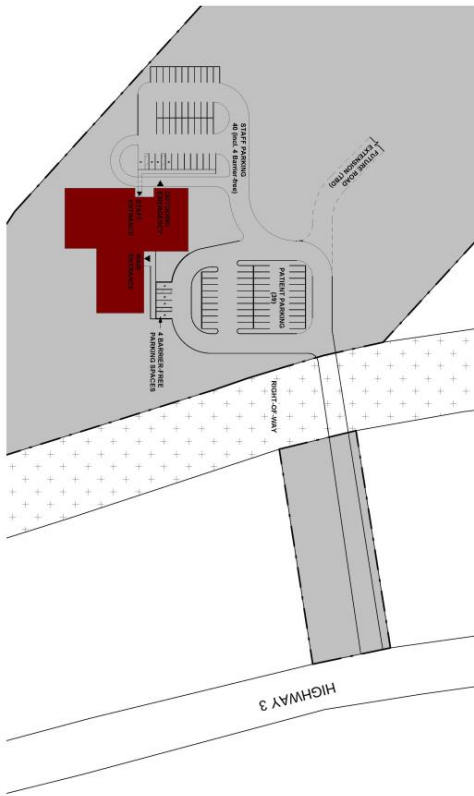
(Completed January 10, 2024)

Survey  
Geotechnical Investigation









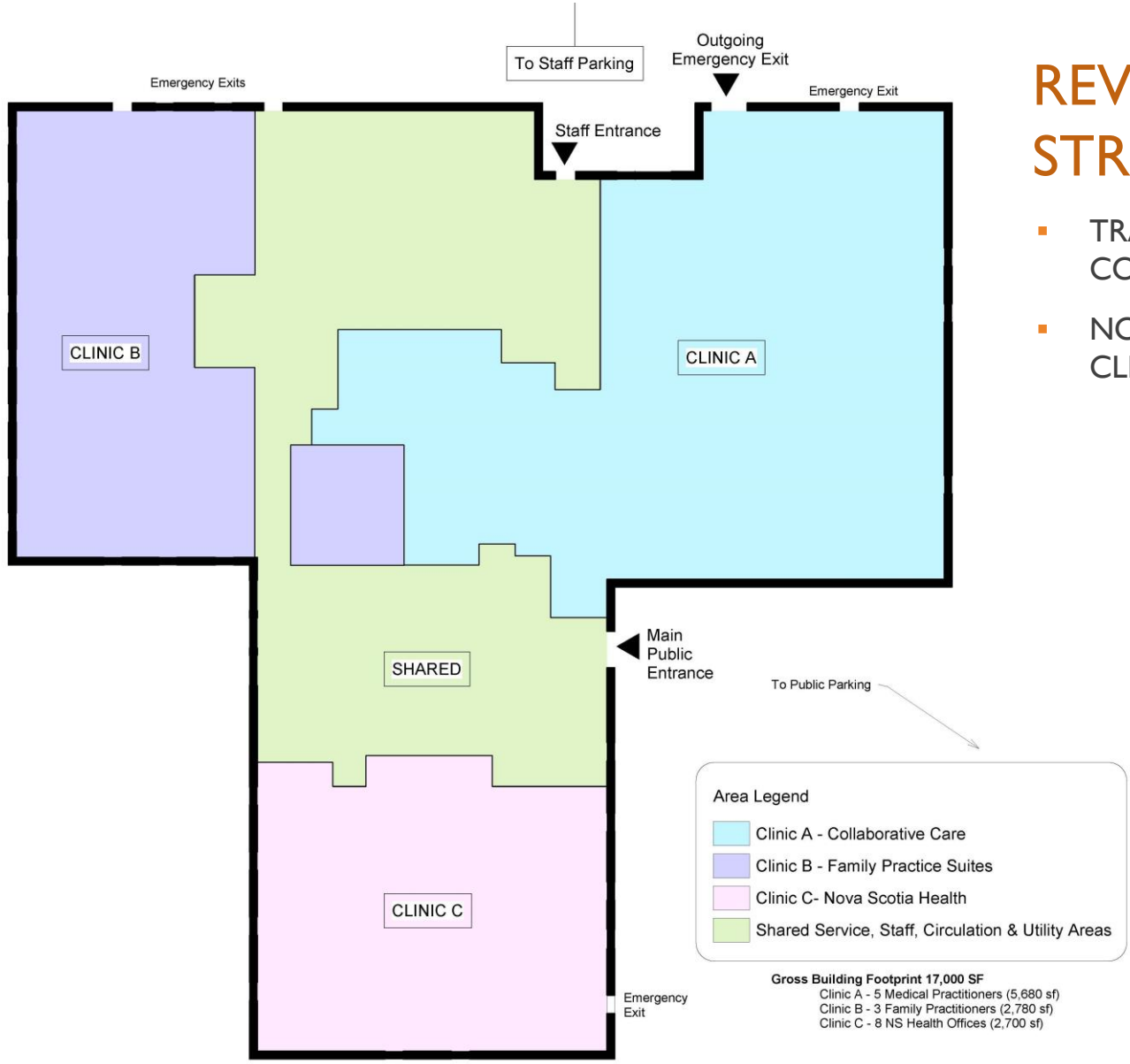
# CONCEPT DESIGN REVISIONS

JUST + ARCHITECTS

May 14, 2024

# REVISED STRATEGY

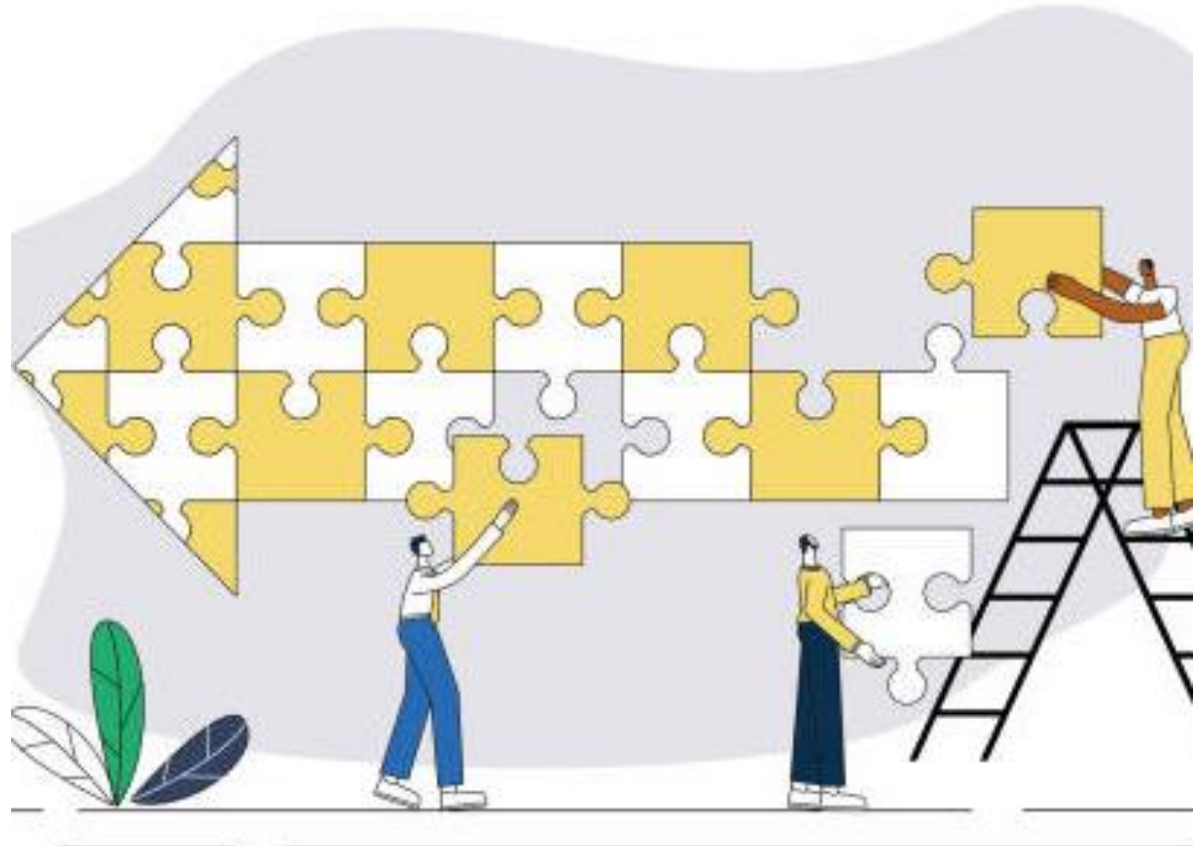
- TRADITIONAL & COLLABORATIVE CLINICS
- NOVA SCOTIA HEALTH CLINIC





## NEXT STEPS TO FINALIZE CONCEPT DESIGN

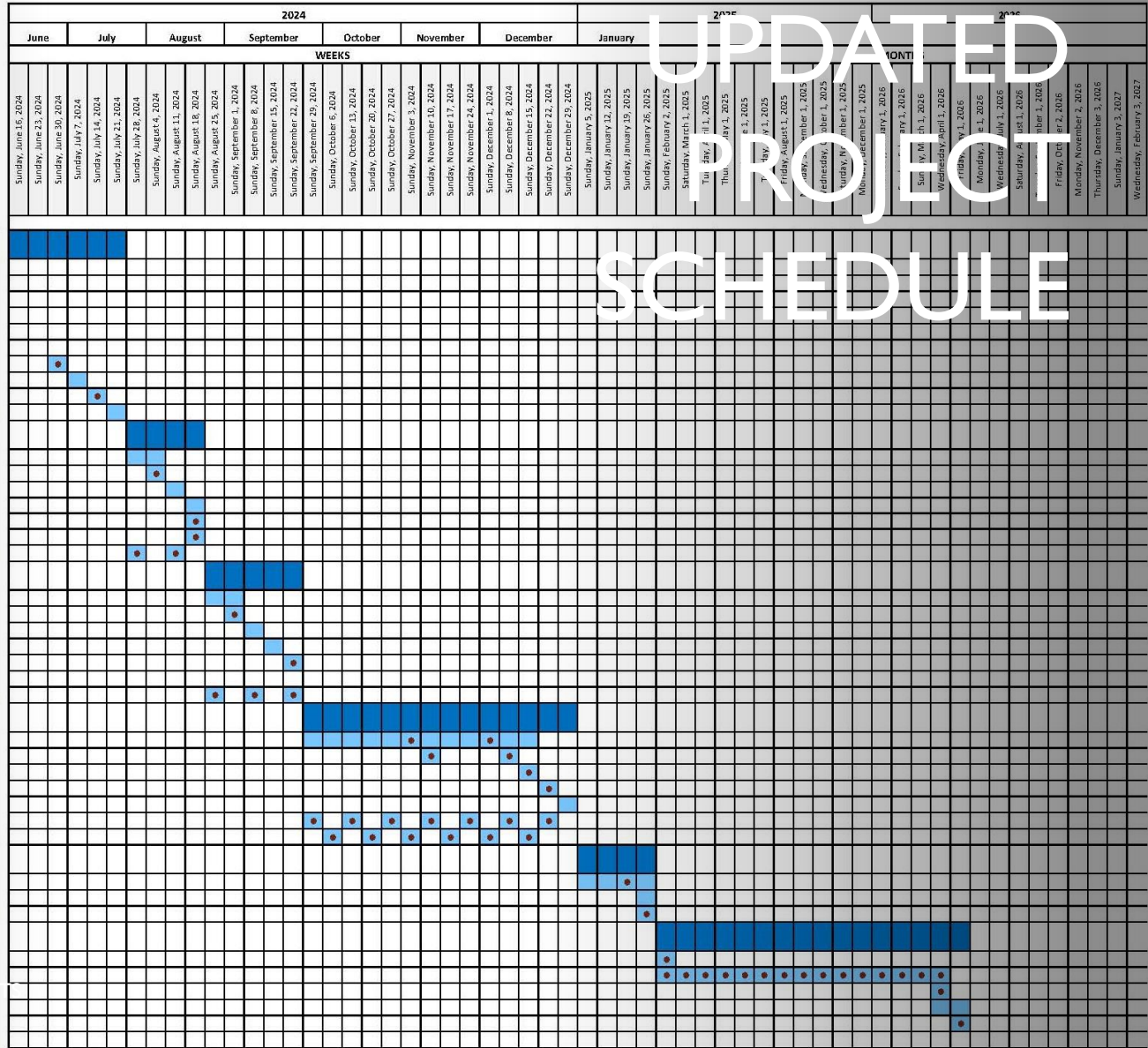
- User Group / Owner Feedback on Revised Site and Floor Plans
- Concept Design Submission including Exterior Elevations and 3D Image
- User Group and Owner Review
- Final Concept Design Submission
- Class C Cost Estimate (Third Party)





## NEXT STEPS TO CONSTRUCTION

- Schematic / Design Development (Class B Estimate)
- Tender Documents (Class A Estimate)
- Tendering & Award
- Construction
- Substantial Completion
- Owner Take-Over
- Warranty



**CONCEPT DESIGN REVIEW, UPDATE, & APPROVAL**

- Project Startup
- Geotechnical / Topographical Survey
- Gather Site Information
- Client Program Review
- Stakeholder Meetings
- Revise Concept Design
- User Group / Owner Review and Comment
- Revise Concept Design
- Final Concept Presentation
- Client Concept Design Review & Approval to Proceed

**SCHEMATIC DESIGN**

- Develop Schematic Design - assumes minor changes to current concept design
- Preliminary Schematic Design Submission
- Client Schematic Review
- Schematic Design Revisions
- Final Schematic Design with Class 'C' Estimate
- Bi-Weekly Client Meetings
- Bi-Weekly Consultant Coordination Meetings

**DESIGN DEVELOPMENT**

- Design Development and Coordination
- Preliminary Design Development Submission
- Client Design Development Review
- Design Development Revisions
- Final Design Development with Class 'B' Estimate
- Bi-Weekly Client Meetings
- Bi-Weekly Consultant Coordination Meetings

**CONSTRUCTION DOCUMENTS (Provisional)**

- Construction Documents (Submissions at 66% and 99%)
- Client Review
- 100% Construction Documents (Tender Docs & Class 'A' Estimate)
- Client Final Review
- Final Revisions
- Bi-Weekly Client Meetings
- Bi-Weekly Consultant Coordination Meetings

**BIDDING / NEGOTIATION (Provisional)**

- Tender Period - Issue January 2025
- Tender Review
- Contract Award - End of November

**\*CONSTRUCTION (Provisional)**

- Anticipated Construction Start - March 2025
- Bi-Weekly Construction Meetings - Contract Admin\*\*
- Substantial Performance
- FFE & Move In
- Occupancy
- Post Construction

\*Anticipated Construction Period to be determined on Award



## ANTICIPATED KEY DATES

- Issue for Tender – January 2025
- Award and Construction Start – March 2025
- Completion – Summer 2026



QUESTIONS