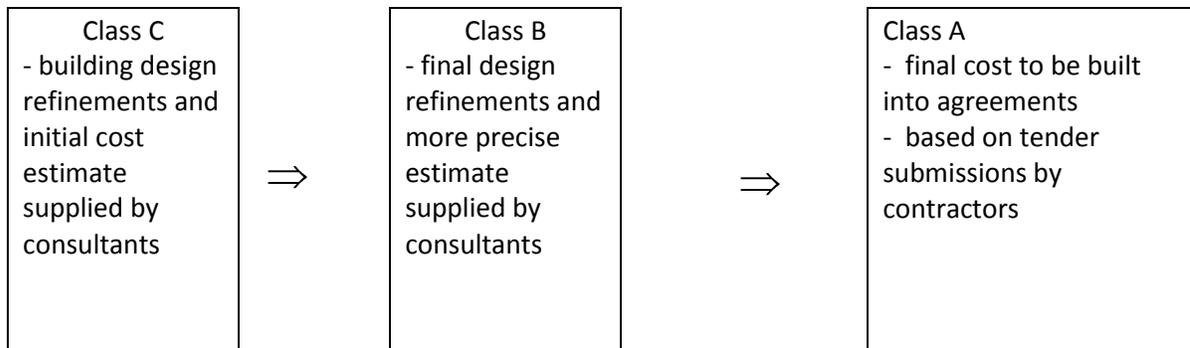


## Facilities Development update

September 2013

As indicated in our June announcement, Kindred Construction has been working in capacity as the construction manager for the planning component of the project. The Committee (both SSCSS and Squamish United) agreed this component of the project required expertise and focused effort not available within the Committee.

Over the course of the summer, Kindred (led by Alan Martin) and our architect (Brent Murdoch) have worked with construction consultants (structural, mechanical (for things like heating, a/c, and plumbing) and electrical) to further refine our budget estimate. This element of planning is called the "Class C" estimate. Both parties (Squamish United and Sea to Sky Community Services Society) require these estimates to compare with available budgets. Following is a schematic of the different types of cost estimates as we progress toward the final design and issuance construction.



The Class C estimate was received in late August; the costs were higher than hoped and over the past month the Committee questioned assumptions and evaluated different options to reduce the costs. That review is complete and it is hoped to start the "Class B" evaluation shortly and have it concluded by mid-November.

The Class C estimate shows Squamish United Church costs to be between \$1.5 and \$1.6M. While this is within our current estimated cost of \$1.6 M, the committee feels this is too high and depending on the outcome of the Class B, will look for opportunities to make adjustments to reduce these costs.

The strata agreement provides for each party to be responsible for their respective component of the project. But so people are aware, one of the issues for the Sea to Sky Community Services component of the project still under discussion is how much housing will be added (one story as initially proposed or 3 stories as envisioned in the rezoning proposal). It should be pointed out that this will not have an impact on Squamish United; if the number of housing units is increased (and thereby some of the planning costs also increase), overall planning costs for Squamish

United will remain roughly the same (as the agreement provides the planning costs to be shared on a square footage basis).

All parties are working hard to get this project to a stage where final decisions can be made and construction can proceed. But we feel it is important to ensure the planning and design are as complete as possible to avoid disruptions during the construction phase. Everyone's understanding of this is appreciated.