

Appendix 4 - Financial Summary



Total Project Budget

The table below presents the Total Project Budget required to construct the new Crystal Pool and Wellness Centre at the three proposed sites.

The Total Project Budget accounts for all expenses related to design, construction, equipment, and commissioning cost estimates. These costs are consistent across all options, reflecting general uniformity in amenities, features and gross building area. Additionally, the budget includes an allowance for construction market escalation to mitigate the impacts of inflation and anticipated market increases.

As part of a comprehensive risk management strategy, the Total Project Budget was developed in collaboration with two quantity surveyors and cost management firms: LEC Group and Advicas Group. Both firms are based locally and have extensive experience in the construction industry across British Columbia. Furthermore, oversight of the budget development process was provided by Turnbull Construction Project Managers.

The table below does not include the alternative options to close the pool at the start of construction for the Central Park South site option and provide partial service continuity at the Crystal Garden building. Opting for closure of the existing facility during construction would decrease the Total Project budget by \$4.1 million for the Central Park South site option.

Project Component	Central Park North	Central Park South
Pre-Construction & Soft Costs	\$17.7	\$16.6
Construction Costs	\$120.0	\$123.4
Post Construction & Commissioning	\$15.7	\$16.1
Contingencies	\$24.0	\$24.7
Escalation	\$31.8	\$31.0
Service Continuity of Existing Facility	N/A	\$4.1
Total Project Budget	\$209.2	\$215.9
Funding from the Debt Reduction Reserve	-\$30.0	-\$30.0
Funding from the Parking Reserve Fund	-\$17.0	-\$17.0
Net Cost Funded by Debt	\$162.2	\$168.9