

Saskatchewan Multi-Purpose Entertainment Facility Cost Estimate

Given the size of the facility being proposed and the level of detail available through the SCI design and specifications work, it was important to prepare an estimate that was equally detailed and more specifically addressed some of the basic questions regarding responsibility for components of the capital costs. With this in mind, the overall capital cost of the facility was determined through four processes:

- 1) the basic construction cost which was prepared by PCL,
- 2) the cost for Furniture, Fixtures, and Equipment (FF&E) as provided by Global Spectrum,
- 3) Land, Consulting and Ancillary Costs as prepared by CIC through discussions/negotiations with CP, SCI, and Global Spectrum, and
- 4) other costs associated with areas of the facility that would be outfitted by others.

The final construction cost estimate of \$336.4 million was developed based on the assumption that all aspects of the project would be publicly tendered, or in the case of the consultants, delivered through proposal call. Subsequently, SCI and PCL have confirmed that if both firms were retained to continue with this project, they could achieve a five per cent reduction in overall construction costs by building on the work carried out to date and applying it to the design development, preconstruction and construction phases. Letters to this effect from both SCI and PCL are included in the appendix. A five per cent reduction in cost has been incorporated in the final construction cost estimate. (PCL's cost estimate was \$336.4 million, less the five per cent is \$319.6 million. The appendix contains a summary of the capital cost report.)

All other work related to the construction of the facility would be publicly tendered. To take a different approach to this project would mean starting all over again with the entire project development process at a significant, additional cost.

There are also some proposed options for the facility that were priced but not included in the cost estimate. These options, such as a retractable roof and underground parkade, are listed as extras in the appendix.

The processes and information used in developing the detail are proprietary to PCL. If the project proceeds, the release of that information could place PCL at a competitive disadvantage. For this reason, detailed information is not included in this report. In a similar fashion, the detail for both the cost estimate for FF&E and the cost estimate for Land, Consulting and Ancillary Costs are commercially sensitive with respect to the estimated consulting fees, the projected cost of the land and several other aspects should the project proceed. Therefore the detail will not be released.

**Saskatchewan Multi-Purpose Entertainment Facility
Capital Cost Summary Estimate**

Construction Cost (see notes 1 and 2)	\$319,642,917
Furniture, Fixtures, and Equipment	\$10,766,800
Land, Consulting, Ancillary Costs	\$60,850,474
Sask. PST Remission	(\$5,000,000)
Total Facility Cost	\$386,260,191

1. Retractable roof adds \$45 million to cost.
2. Assumes SCI/PCL as Primary Consultants and a construction management process.

Other Capital

Operating Capital	\$1,579,290
Concessionaire Capital	\$3,375,000
Future development site Capital	\$6,144,080

Saskatchewan Roughriders have Agreed to Pay for Fit up of their Dressing Room, Retail Space, Business Offices, Hall of Fame and Practice Field

CONCEPTUAL ESTIMATE SUMMARY

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February 9, 2010

Project	Saskatchewan Multi-Use Facility	Project Start	Oct 1, 2010
Location	Regina, Saskatchewan	Completion	Sept 30, 2013
Owner	Crown Investments Corporation of Saskatchewan		
Designer	Stadium Consultants International	Stadium Capacity	33,000
Area	100,845 M2		
Area	1,085,486 SF	Proprietary and Confidential	

Based on information presently available and furnished by the owner, architect, and/or others and various assumptions which have been made as to facts not yet known, this construction cost estimate has been prepared and furnished for the sole purpose of providing an approximation of anticipated construction cost. This construction estimate should not, at this time, be relied upon as a commitment that the contemplated project can or will be constructed for the estimated cost.

Summary Item Description	Quantity	UoM	Unit Cost /Bldg. Area (SF)	Unit Cost /Bldg. Area (M ²)	Total Cost
BUILDING CONSTRUCTION COSTS					
SITE WORK	1	LS	17.54	188.85	19,044,719
CONCRETE	1	LS	75.30	810.49	81,733,555
MASONRY	1	LS	15.21	163.76	16,513,908
METALS	1	LS	60.27	648.74	65,422,299
WOOD AND PLASTICS	1	LS	2.51	26.99	2,722,241
THERMAL AND MOISTURE PROTECTION	1	LS	15.31	164.77	16,616,587
DOORS AND WINDOWS	1	LS	11.35	122.16	12,319,212
FINISHES	1	LS	10.83	116.60	11,758,699
SPECIALTIES	1	LS	1.46	15.68	1,580,965
BUILDING EQUIPMENT	1	LS	0.10	1.09	109,656
FURNISHINGS	1	LS	7.32	78.78	7,944,430
CONVEYING SYSTEMS	1	LS	3.32	35.70	3,600,544
MECHANICAL	1	LS	50.19	540.21	54,477,119
ELECTRICAL	1	LS	33.28	358.19	36,121,533
BUILDING CONSTRUCTION COSTS			303.98	3,272.01	329,965,467
SITE DEVELOPMENT COSTS					
LANDSCAPING, PARK, WALKS, PAVING	1	LS	3.25	34.98	3,527,560
PEDESTRIAN WALKWAY	1	LS	2.74	29.48	2,973,202
SITE DEVELOPMENT COSTS			5.99	64.46	6,500,762
TOTAL PRELIMINARY ESTIMATE			309.97	3,336.47	336,466,229

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Opinion of Probable Costs

Based on information presently available and furnished by the Owner, Architect, and/or others, and various assumptions which have been made as to facts not yet known, this preliminary construction cost estimate has been prepared by PCL Construction Management Inc. for the sole purpose of providing an opinion of probable cost. This preliminary construction estimate should not, at this time, be relied upon as a commitment that the contemplated project can or will be constructed for the estimated cost.

Basis of the Estimate

From the preliminary information provided and noted we have quantified specific elements of work and applied typical unit rates based on historical data and input from local subcontractors. In some cases where design information is limited we have made reasonable assumptions based on our experience with projects of similar scope and design. Pricing is based on typical mid-range costs for the type of design, construction and materials proposed. Costs are estimated on the basis of competitive bidding for all scopes and aspects of the work.

Project start date is assumed to be October, 2010 and construction of the project to be continuous. Expected construction duration to be 34 to 36 months. Cost escalation beyond this time frame is not included in this basis of budget.

Gross Floor Area Calculations

Summary of GFA	M2	SF
Event Level	38,452	413,894
Club Level	2,080	22,389
Main Concourse	15,880	170,931
Suite Level	8,425	90,686
Upper Concourse	12,227	131,610
Mechanical	3,662	39,417
Lower Bowl Seating	9,103	97,983
Upper Bowl Seating	5,207	56,048
Atrium Main Floor	4,846	52,162
Atrium Upper Floor	963	10,366
Total Project Area	100,845	1,085,486

Listing of Preliminary Documents Provided

By Stadium Consultants International

Drawing 0.0 Site Plan (Dec 3, 2009)
Drawing 1.0 Event Level Plan (Dec 2, 2009)
Drawing 2.0 Club Level Plan (Dec 2, 2009)
Drawing 3.0 Main Concourse Plan (Dec 2, 2009)
Drawing 4.0 Suite Level Plan (Dec 2, 2009)
Drawing 5.0 Upper Concourse Plan (Dec 2, 2009)
Drawing 6.0 Seating Bowl Plan (Dec 2, 2009)
Drawing 6.1 Seating Phase 2 (Dec 2, 2009)
Drawing 7.0 Building Sections (Dec 2, 2009)
Drawing 7.1 Section-West End (Dec 2, 2009)
Drawing 7.2 Section-East End (Dec 2, 2009)
Drawing 7.3 Section-South End (Dec 2, 2009)
Drawing 7.4 Section-North End (Dec 2, 2009)
Outline Specifications (Oct 27, 2009)

By Halcrow Yolles

Preliminary Structural Budget Package – Design Brief (Rev.02)
(Nov 27, 2009) and Rev.03 amendment (Dec 17, 2009)

By TMP Consulting Engineers

Mechanical Performance Specification (Oct 9, 2009)

By Smith + Anderson

Electrical Outline Specification (Oct 16, 2009)

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Outline of Inclusions

Division 1 – General Requirements

- Project staff
- Surveying and layout
- Temporary site office and washrooms
- Office phones, fax, computers, and equipment
- Temporary access stairs and ladders
- Temporary railings and fences
- Temporary access roads
- Housekeeping and garbage removal
- Temporary building heat system
- 50% Performance Bond
- Subcontractor Bonding

Division 1 continued

- Builder's Risk Insurance
- General Liability Insurance
- Construction Manager Errors and Omissions Insurance
- Building Permit (based on \$5.00/thousand of total cost)

Division 2 – Site Work

- Excavation and disposal of surplus material
- Temporary shoring (H-piles and timber lagging)
- Dewatering for normal groundwater conditions
- Rough site grading for future paving and landscaping
- Exterior backfill with clean excavated material
- 200mm crushed granular fill below slab on grade
- Perimeter foundation drains
- Cast-in-place concrete caisson foundations
- Site concrete walks and curbs
- Asphalt paving for loading ramp and bus parking access
- Landscaping and site furnishings

Division 3 – Concrete

- Cast-in-place concrete, including formwork, concrete material, placing, and reinforcing steel for the following:
 - Pile caps & grade beams
 - Sump & elevator pits
 - Foundation walls & loading ramp walls
 - Slab on grade Event Level
 - Elevator/stair cores
 - Vomitory walls
 - Club Level, Main Concourse, Suite Level & Upper Concourse slabs
 - Columns for floor slabs
 - Columns for roof structure
 - Raker beams
 - Stairs and landings
 - 9m wide elevated pedestrian walkway over rail lines from downtown
- Non-metallic hardener (at 5kg/m²) to loading area, ramps, Event Level service corridor, and event floor
- Polished concrete to concourses and atrium floors
- Heating and hoarding of concrete through one winter
- Precast concrete bleacher tiers for lower and upper bowl

Division 4 – Masonry

- 200mm, lightweight concrete block with 20MPa vertical core fills at 48" o.c. and 9ga. galvanized horizontal reinforcing at every second course for concourse exterior walls and all interior walls, except offices, retail, and suites
- Metric modular veneer brick to exterior elevations, including torch grade vapour barrier, 75mm type 3 rigid insulation, and surface mount 'L' plate connectors at 600mm vertical x 800mm horizontal
- Heating and hoarding of block and brick work through one winter

Division 5 – Metals

- Structural steel roof framing for fixed (non-retractable) roof option, including main trusses (T1, T2, T3), perimeter girders, OWSJ, bracing, and miscellaneous framing
- Structural steel mechanical platforms, catwalks, and canopies
- Miscellaneous metals including bollards, pit covers, ladders, vanity brackets, corner guards, overhead door frames, and embedded metals
- Galvanizing where required for exterior or high humidity applications
- Painted railings at circulation stairs, aisles in seating areas, vomitory stairs, event level perimeter, upper seating perimeter, upper seating rows
- Guardrails for elevated pedestrian walkway

Division 6 – Wood and Plastics

- Rough carpentry for blocking, curbs, and parapets
- Millwork with laminate finish to the following areas:
 - Media Box counters
 - Ticketing and Guest Services work stations
 - Security Room cabinets
 - First Aid and Trainers Room counters and cabinets
 - Suite counters, kitchenettes, and drink rails
 - Group suite counters, kitchenettes, and drink rails
 - Concession service counters (stainless steel top)
- Solid surface counter tops on washroom and locker room vanities

Division 7 – Thermal and Moisture Protection

- Rubberized asphalt waterproofing on loading dock roof and perimeter foundation walls
- R20 wall insulation
- 50mm polystyrene insulation to 1200mm below grade at perimeter foundation walls
- 76mm acoustic metal decking to roof areas
- 76mm floor deck to mechanical rooms and upper atrium floor
- Mechanically fastened PVC roofing system with R30 rigid insulation on main building roof
- Ballasted EPDM roofing with R30 rigid insulation on low-level Atrium roof
- Fire stopping and sealants per codes and industry standards
- Metal composite siding and soffits on main roof fascia and overhangs

Division 8 – Doors and Windows

- Hollow metal doors and hardware with pressed steel frames throughout, except suites and media rooms
- Solid core wood doors and hardware with pressed steel frames to suites and media rooms
- Aluminum framed windows and screens at suite-fronts and restaurant
- Aluminum storefronts at retail spaces
- Dual glazed, aluminum framed curtain wall system to Atrium and end zone walls
- Manually operated aluminum rolling shutters at concession counters

Division 9 – Finishes

- Steel stud framing and drywall in suites, VIP areas, and demising walls
- Steel stud framing and drywall above concourse exterior block walls
- 610mm x 610mm acoustic tile ceilings and drywall bulkheads in staff locker rooms, media, tickets, and suites
- Drywall ceilings in staff and visiting team shower areas
- Drywall bulkheads in suites
- Porcelain floor and wall tile in staff shower areas
- VCT flooring in staff washrooms, pantries, and janitor
- 32oz. cut pile carpet tiles in media rooms, suites, tickets

Division 9 continued

- Sealed concrete floor finish in concourses, event floor, stairs, storage rooms, and mechanical/electrical rooms
- Standard commercial paint to exposed structure ceilings, block walls, and drywall partitions
- Epoxy paint to shower ceilings, janitor rooms, and concourse walls
- Office areas, home team areas, club and lounge areas, retail areas, restaurants, kitchens, and concessions are demised and unfinished

Division 10 – Specialties

- Floor mounted, metal toilet partitions
- Washroom accessories to public washrooms, locker rooms, and shower areas
- Architectural louvers as shown on building elevations
- Metal lockers in visiting team dressing rooms
- Roof top fall arrest anchors

Division 11 – Building Equipment

- 4 – 30,000lb dock levelers
- Garbage chute

Division 12 – Furnishings

- Outdoor, fully upholstered seating for suites (660 seats)
- Outdoor, plastic seating with upholstered seat and back inserts for club and restaurant areas (2,420 seats)
- Outdoor, plastic seating for general areas (28,700 seats)
- “FieldTurf” playing surface with elastic/shock layer and removable protective covering
- Two retractable bleacher sections in west end zone, 9m wide x 8 rows high

Division 14 – Conveying Systems

- 1 – 4,500lb service elevator with 4 stops
- 1 – 15,000lb service elevator with 4 stops
- 6 – 2,500lb passenger elevators with 4 stops
- 4 pairs of escalators, 40” wide, with 7.3m rise

Division 15 – Mechanical

- Domestic water, sanitary sewer, and storm sewer within the building and stubbed 1m outside the building for connections to municipal infrastructure
- Vandal resistant plumbing fixtures to washrooms
- Low flow plumbing fixtures with electronic sensor controls
- Domestic water, sanitary, vent, and gas lines capped at demising wall for concessions, kitchens, bars, and restaurant
- Fire protection (excluding bowl area)
- 6 continuous volume air-handling units to heat and cool the main bowl
- 4 variable air volume air-handling units to heat and cool all concourse and circulation levels
- 2 outdoor air make up roof top units for dressing rooms and service areas
- 1 outdoor air make up roof top unit for kitchens and concessions
- Central kitchen exhaust with distribution to the demising wall of each concession
- Individual fan coils connected to a hydronic loop for heating and cooling of each suite
- 2 variable air volume air-handling units to heat and cool all media and office areas
- Heating plant with 5 high efficiency watertube boilers
- Cooling plant with 4 water cooled centrifugal chillers
- Insulation for ductwork and piping
- Automated electronic control and monitoring system

Division 16 – Electrical

- 15kV incoming high voltage service and switch gear
- 347/600V main power distribution
- Branch wiring and low voltage distribution
- Trade show power outlets and stage audio power
- Generator/Emergency power system
- Sport lighting to meet CFL and FIFA requirements
- Auxiliary lighting
- Grounding and lightning protection
- Fire alarm
- Communication, voice, and data wiring
- Public address system
- Security and CCTV system

1.3

Outline of Exclusions

General Exclusions

- a. GST
- b. Land purchase and development costs
- c. Costs associated with procurement of any agreements to construct, such as development fees, indemnification agreements, easement documents, and encroachment agreements
- d. Design Fees & Reimbursable Expenses for all consultants
- e. Drawing reproduction and electronic record drawings
- f. Costs associated with marketing
- g. Legal fees
- h. Escalation contingency beyond October 2010 project start
- i. Upgrading or modification to existing utilities
- j. Rock excavation, extensive dewatering, or any other unusual geotechnical conditions
- k. Underpinning of adjacent structures, roads, or rail lines
- l. Utility service costs for natural gas, power, and telephone
- m. Unloading, care and custody of owner supplied equipment

Site Development Exclusions

- a. Demolition and removal of existing buildings or structures
- b. Removal and disposal of hazardous materials or contaminated soil

Tenant Improvements Exclusions

- a. Tenant fit up for the "Green and White" Lounge
- b. Tenant fit up for the end zone restaurant
- c. Tenant fit up for the end zone sports bar
- d. Tenant fit up for kitchens and concessions

Furniture, Fixtures, and Equipment Exclusions

- a. Sound system and acoustic treatments
- b. Window washing equipment and window coverings
- c. Building signage, naming signs, wayfinding and advertising signage
- d. Suite furniture and furnishings
- e. Storage racks and storage shelving
- f. Video replay boards, LED fascia boards, and TVs
- g. Cleaning and maintenance equipment
- h. Kitchen and concession equipment
- i. Curtaining systems

1.4

Cash Allowances

The following items are presented for CIC's use and are not included in our preliminary construction estimate. These allowances have been prepared in association with Stadium Consultants International.

Tenant Improvements

"Green and White" Lounge	\$1,475,000
Restaurant	\$2,100,000
Sports bar	\$1,275,000
Kitchens and concessions	\$3,695,000

Saskatchewan Roughrider Items

Practice field	\$1,200,000
Tenant fit up Home Team areas	\$2,900,000
Tenant fit up office areas	\$670,000
Tenant fit up Rider retail area	\$336,000
Tenant fit up Hall of Fame area	\$420,000

1.5

Alternate and Additional Pricing

1. Replace fixed roof with a fully retractable roof
ADD \$45,000,000 to preliminary estimate
2. Replace fixed roof with a partially retractable roof
ADD \$53,000,000 to preliminary estimate
3. Add underground parking for 215 cars
ADD \$9,000,000 to preliminary estimate
4. Add translucent panels to the roof above the field
ADD \$3,900,000 to preliminary estimate
5. Add elevated promenade to pedestrian walkway as shown on SCI sketches provided January 27, 2010
ADD \$1,950,000 to preliminary estimate
6. Replace metal railings at suite level with glass railings
ADD \$970,000 to preliminary estimate (all suite rails)
ADD \$485,000 to preliminary estimate (1/2 suite rails)



CONSTRUCTION LEADERS

February 12, 2010

Mr. Ron Styles
President and CEO
Crown Investment Corporation of Saskatchewan
400-4200 College Avenue
Regina, SK S4P 1C8

Dear Mr. Styles:

Re: Proposed Saskatchewan Multi-Purpose Entertainment Facility

PCL Construction Management Inc. has been pleased to work with SCI and CIC on the costing of preliminary schematics for the potential new multi-purpose facility here in Regina. PCL has vast experience with similar projects and a long history in Saskatchewan having built many of its landmark facilities. Over the past many years, PCL has also participated in many differing project delivery methods, as well as seen how projects have succeeded or not.

PCL has learned teamwork and openness by all stakeholders for a project of this size has proven by far to be the most effective delivery. The Construction Management project delivery has historically provided the best opportunities to harness this type of teamwork. We anticipate this approach could reduce the overall project costs by as much as 5%. These savings are directly attributed to the owner, designer and construction team working closely together during design development, preconstruction and construction. Constructability reviews, material comparisons, scope clarity, schedule optimization and maximization of economies of scale are the just some of the keys to the type of savings a project can experience with the right team and contractual arrangement.

PCL has had great success in the past working with SCI on several projects, including the Air Canada Centre and BMO Field. We share a similar teamwork approach to our work and PCL would be more than willing and excited to work with SCI and the Government of Saskatchewan on this project should it proceed to fruition.

Should you have any questions or concerns regarding any of the information we have provided, please feel free to contact the undersigned at your convenience.

Yours truly,

Kris J. Hildebrand
District Manager
PCL Construction Management Inc.
Saskatchewan

February 16, 2010

Mr. Ron Styles
President & CEO
Crown Investments Corporation of Saskatchewan
400-4200 College Avenue
Regina, SK S4P 1C8

Dear Mr. Styles:

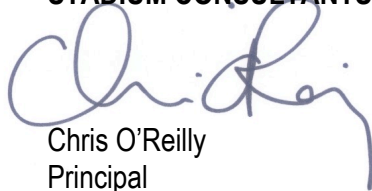
RE: SASKATCHEWAN MULTI-PURPOSE ENTERTAINMENT FACILITY

On behalf of Stadium Consultants International (SCI), I would like to thank you for the opportunity to work with you, and the CIC team, as we developed a design concept for a Sports & Entertainment Facility for the Province of Saskatchewan. We have also enjoyed the working process with PCL and Global Spectrum. This exciting venue will make a major contribution to the development of downtown Regina as well as a positive impact on the province of Saskatchewan as a whole.

As you know, SCI has worked on the design and development of numerous similar facilities, of various sizes and purpose around the globe. Many of these projects were developed while working directly with PCL. Air Canada Centre, Ricoh Coliseum, BMO Field, to name a few, were all successful and positive projects. Based upon our past experience, we are confident that with a 'Construction Management' contract delivery under PCL's guidance, we could contribute to additional reductions in the overall construction cost in the range of 5%. The 'CM' format fosters a team approach to problem solving and cost savings, that we have found to be very successful on past projects, especially those of a larger scale. By keeping the same consultant team intact to work with PCL, the owner will benefit from the extensive work completed to date, as well as the next phase of development which will result in greater design efficiencies, economies of scale, and simplified constructability. The 'CM' approach will allow an informed decision making process by the project team, as a whole, in order to reduce the capital cost, while maintaining the design intent and project quality.

We are committed to working with CIC and PCL to help deliver this exciting project for the people of Saskatchewan. If you wish to discuss this letter, or any other aspect of this project, please contact me directly.

Sincerely,
STADIUM CONSULTANTS INTERNATIONAL, INC.



Chris O'Reilly
Principal

cc: Murray Beynon, SCI
Gary Green, SCI

**Costs Associated with Saskatchewan Multi-Purpose Entertainment Facility
Outside of Direct Construction Costs**

1. FURNITURE FIXTURES AND EQUIPMENT (FF&E) \$10,766,800 *

Furniture Fixtures and Equipment refers to building components that are not permanently attached to the structure, such as: entry mats; trash receptacles; storage equipment such as cabinets; racks; storage shelving; first aid examination table; supply cabinets and cubical curtaining; executive office furniture and equipment; audio visual equipment; building sound system; sound absorbing materials; facility telephone equipment and handsets; facility televisions and brackets; facility LED scoreboards; suite furniture and furnishings; facility curtaining system; interior building signage.

* Included in total cost of facility

2. LAND, CONSULTING, ANCILLARY COSTS \$60,850,474 *

Items under this category include: land purchase; site development fees; legal fees and disbursements; consulting fees and reimbursable expenses; geotechnical consulting fees; building commissioning costs; tenant improvements to Green and White Lounge; tenant improvements to kitchen and concession areas; demolition costs and removal of existing underground structures; land remediation costs; utility service costs natural gas, power and telephone; site service costs for storm water and wastewater retention.

* Included in total cost of facility

3. OPERATING CAPITAL COSTS \$1,579,290 **

Operating capital costs refers to items required for the day-to-day operation of the facility. Items in general are: folding chairs and storage trucks; crowd control equipment and supplies; equipment and supplies related to staff operations; maintenance and cleaning equipment and supplies; shop equipment and supplies; security equipment; first aid equipment and supplies; box office equipment and supplies; administrative office equipment and supplies; radio communications equipment.

**Not included in total cost of facility

4. CONCESSIONNAIRE CAPITAL \$3,375,000

- Restaurant - tenant improvements and equipment
- Sports Bar - tenant improvements and equipment

**Saskatchewan Multi-Purpose Entertainment Facility
Alternate and Additional Pricing**

Replace fixed roof with fully retractable roof system	Add \$45,000,000
Replace fixed roof with a partially retractable roof system	Add \$53,000,000
Add underground parking for 215 cars	Add \$9,000,000
Add translucent panels to the roof above the playing field	Add \$3,900,000
Add elevated promenade to pedestrian walkway	Add \$1,950,000
Replace metal railing at suite level with glass railings: - All suite rails - ½ suite rails	Add \$970,000 Add \$485,000
Add to apply for LEED Certification	Add \$1,950,000