

| Fund | # | Project | Cost | Funding Source | in thousands (000) | | | | |
|------|---|---------|------|----------------|--------------------|------|------|------|------|
| | | | | | 2026 | 2027 | 2028 | 2029 | 2030 |

51 #3503 Civic Facilities Roof Replacements 2026-2030

This program focuses on the replacement of roofs at various civic facilities. The City owns over 50 civic facilities with roofs which largely consist of flat roofs with an estimated service life of around 15 years. The 2026 program will see the replacement of 3 roofs, and associated roof accessories where required, which total over 29,950 square feet of roofing area in poor or very poor condition. The roofs are located at the Connaught Youth Centre, Kin Atrium and Kin 3 Dressing Room.

| | | | | | | |
|--------------|------------------------|--------------|----------|----------|----------|----------|
| | MFA Debt Proceeds | 2,450 | 0 | 0 | 0 | 0 |
| 2,450 | Project Totals: | 2,450 | 0 | 0 | 0 | 0 |

52 #3504 18th Ave Yard Electrical Shop Mezzanine

The 18th Ave City Yard electrical shop mezzanine requires structural work to ensure code compliance. The mezzanine structure will be redesigned and rebuilt to fit code and safety requirements.

| | | | | | | |
|------------|---------------------------------------|------------|----------|----------|----------|----------|
| | Northern Capital and Planning Reserve | 110 | 0 | 0 | 0 | 0 |
| 110 | Project Totals: | 110 | 0 | 0 | 0 | 0 |

2026 Inspector of Municipalities Request for MFA Debt Borrowing Project Costs Supporting Information

#3503: Civic Facilities Roof Replacements \$2,450,000

This program focuses on the replacement of roofs at various civic facilities. The City owns over 50 civic facilities with roofs which largely consist of flat roofs with an estimated service life of approximately 15 years. Some of the existing roof membranes have completed their life cycle and need to be replaced to avoid leaking and compromising the existing building structure, insulation, and interior finishes. Building condition assessments are conducted on a 5 to 7 year cycle and provide the City with data to prioritize which roofs need to be replaced.

The 2026 program will see the replacement of three (3) roofs, and associated roof accessories where required, which total over 29,950 square feet of roofing area in poor or very poor condition. The roofs are located at the Connaught Youth Centre, Kin Atrium and Kin 3 Dressing Room.

| BUDGET ESTIMATE | | | | |
|---|--|----------|-----------------|------------------|
| Project Name: | Civic Facility Roof Replacement 2026 | | | |
| Budget Estimate Developed By: | City of Prince George Project Delivery | | | |
| Date of Budget Estimate (DD-MM-YYYY): | 01/07/2026 | | | |
| Budget Estimate Class - A,B,C,D | Class B | | | |
| Can project be phased over more than 1 year? | No | | | |
| ELIGIBLE COSTS | | | | |
| | Description | Quantity | Per Unit Amount | Total Cost |
| Design / Engineering | | | | |
| | Assessments, Design, CA services & Warranty | 1.00 | 116,118 | \$116,118 |
| | Design Contingency (Section 5.1.3.3 of OCPM) | 10% | | \$11,612 |
| | Consultant Contingency (Section 5.1.3.3 of OCPM) | 5% | | \$5,806 |
| | Design / Engineering Sub-Total: | | | \$133,536 |
| Construction / Materials | | | | |
| | Roofs - Demo & Construction | 1.00 | 1,003,000 | \$1,003,000 |
| | Mechanical & Structural | 1.00 | 62,600 | \$62,600 |
| | Slope Package | 1.00 | 190,000 | \$190,000 |
| | General Contractor Costs & Permits | 1.00 | 75,400 | \$75,400 |
| | Construction Contingency (Section 5.1.3.3 of OCPM) | 22% | | \$292,820 |

| | | | | |
|--|---|------|----------------------------------|--------------------|
| | Construction / Materials Sub-Total: | | | \$1,623,820 |
| Other Costs (specify if internal or contracted costs) | | | | |
| Insurance | | 1.00 | 90,000 | \$90,000 |
| Third Party Testing | | 1.00 | 3,000 | \$3,000 |
| Landscaping/Site Restoration | | 1.00 | 5,000 | \$5,000 |
| Misc. Discretion | Tariffs (10%) | 1.00 | 150,000 | \$150,000 |
| Inspections | QAO Inspections | 1.00 | 87,500 | \$87,500 |
| Other | Access | 1.00 | 10,000 | \$10,000 |
| | Other Eligible Costs Sub-Total: | | 345,500 | \$345,500 |
| | SUBTOTAL PROJECT BUDGET: | | | \$2,102,856 |
| Internal Contingency & Escalation factor | | | <i>Construction portion only</i> | <i>\$1,969,320</i> |
| Escalation year 1 2026 | Escalation of 7.5% for 2026 (Section 5.1.3.4 of OCPM) | 7.5% | | \$147,699 |
| Escalation year 2 2027 | Escalation of 7.5% for 2027 (Section 5.1.3.4 of OCPM) | 7.5% | | \$147,699 |
| | Internal Contingency and Escalation Sub-Total: | | | \$295,398 |
| | TOTAL CAPITAL PROJECT BUDGET: | | | \$2,398,254 |
| Project Management Capital cost | | | | |
| Internal Project Manager Costs | | 2% | | \$47,965 |
| | City Project Management Sub-Total: | | | \$47,965 |
| | TOTAL GROSS CAPITAL PROJECT BUDGET: | | | \$2,446,219 |