



The Nelson Project **RELATIONSHIP CENTRE** **CONCEPT DESIGN PACKAGE**



kobayashi + zedda

ARCHITECTURAL FUNCTIONAL PROGRAMME & AREAS

The Nelson Project Relationship Centre will become an important physical centre for a Yukon-wide peer-support community centred around men. It will be a community that is envisioned, built, hosted, and maintained by members. Membership is open to anyone in Yukon who is 19+ and self-identifies as male. The centre will fulfill the need to support men who are facing barriers to connection and the expression of their value. The relationships are focused on building connection, growth, and service. It is a physical place where members and guests can meet, form, and sustain ethical human relationships. Relationships in which people can be seen without judgement, and voluntarily exchange positive human resources (i.e., love, knowledge) in a way this is mutually uplifting. It's a space that maximizes the capacity of each member to contribute despite their life challenges and from different starting points. The members can guide each other toward useful and appropriate formal programs and services and accompany each other through the process of capitalizing on those programmes and services. The relationships formed lead men to go out into the world, reform/form relationships and express their positive potential in family, work, and community life.

The programs required to provide the services and environment necessary include a shared main building, accommodations, workshop, mechanical shop, and outdoor activities. The main building would have collaborative programs (cooking, social area, and fitness rooms) and quiet programs (reflection rooms, work rooms, and shared values room). Accommodations will include cabins for pairs and small groups/families. Cabins will be built in phases, with temporary wall tents between construction phases. The workshop will enable the community to build the cabins and mechanical shop themselves to maintain engines and tools. There will be outdoor spaces accessible for hunting, fishing and harvesting activities. Social gatherings will be held at an outdoor fire pit and cultural area for family and community events.

The concept designs have a net floor area of approximately 1,252 m² (13,472 ft²) for Option 1 main building and 1,282 m² (13,798 ft²) for Option 2 main building. The figures include a grossing factor of 25% applied to account for walls, structure, circulation, and service spaces. The program areas and relationships are outlined below in the following functional programme and diagram. The diagram outlines the access, adjacency, and special facility requirement for each program area, and an overall diagram illustrating the modules and spatial relationships.

FUNCTIONAL AND OPERATIONAL CONCEPTS

Fostering supportive programming and services, member driven programs, and scalability are critical to the success of the new Nelson Project Relationship Centre. The concept design process involves the community, architects, client project team, and other key stakeholders. An initial programme and concept review session in late 2023 was held with the Nelson Project and a community of men. Regular surveys have been collected from the community with data on programming, intentions, and values for the relationship centre. Through ongoing discussion and data collected from surveys, building design updates include being welcoming to individuals and their families, ensuring the reflective programs are privately located, and a simple overall form/function.

WINTER RELATIONSHIP BUILDER _ COMMENTS HEARD

Safety

Could you have a dedicated paramedic station?

Will there be roads to access the cabins?

Accommodations

Can the washrooms be located as a separate building closer to the cabins for convenience?

Where would the firewood station be?

Site Design

Would it not be better to have saunas away from the main building and located by the lake? Is there a trail plan to the water and a garage for quads?

Costing

Difference in square footage and cost between the two options?

What would it cost to build (roughly) and what would the O&M costs be?



FIGURE 1 Winter Relationship Workshop & Concept Design Review



FIGURE 2 Option 1 Program Diagram

- Administration
- Activity/Social Area
- Reflection
- Service
- Phase 1 Cabins

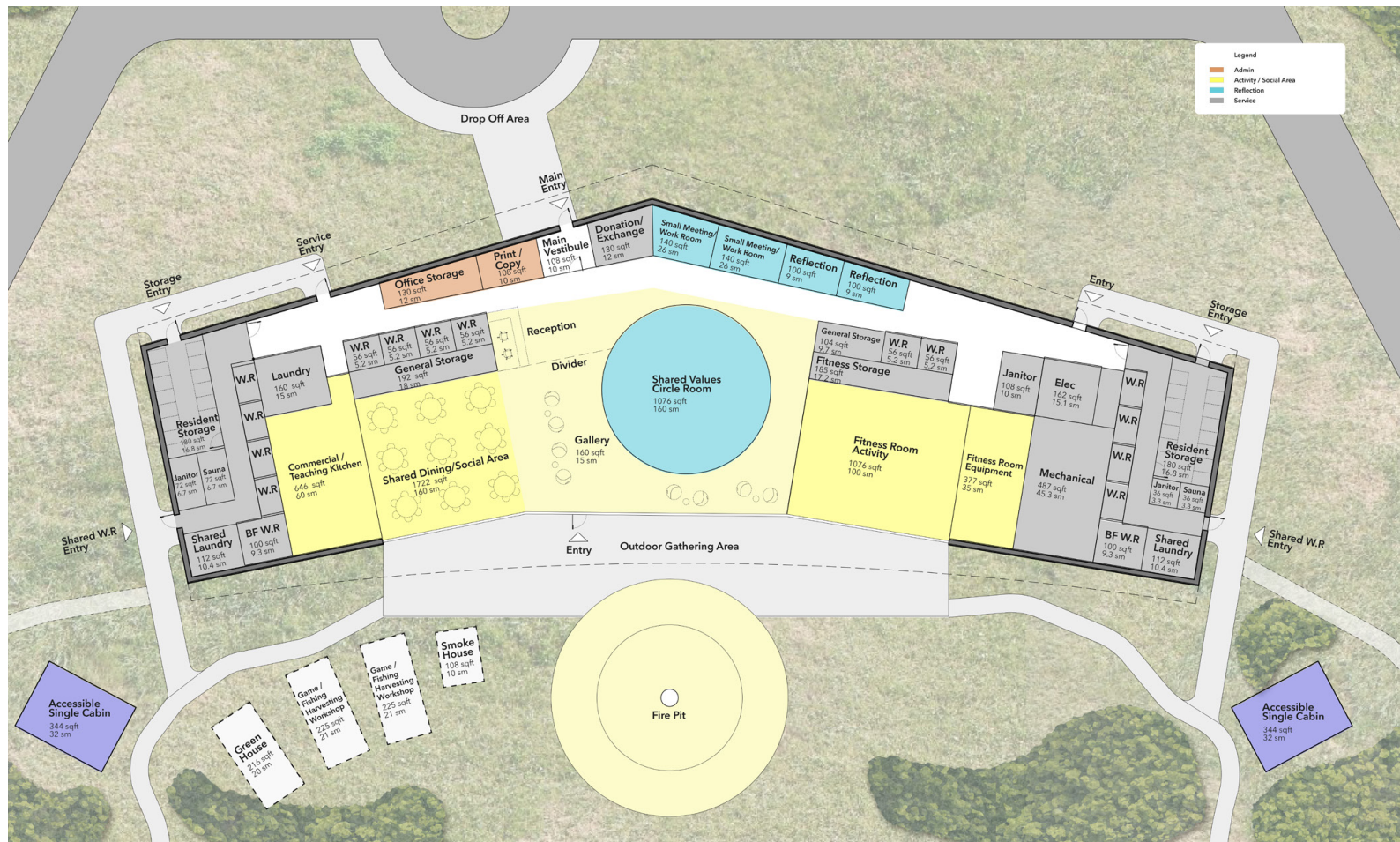


FIGURE 3 Option 1 Program Diagram

- Administration
- Activity/Social Area
- Reflection
- Service
- Phase 1 Cabins

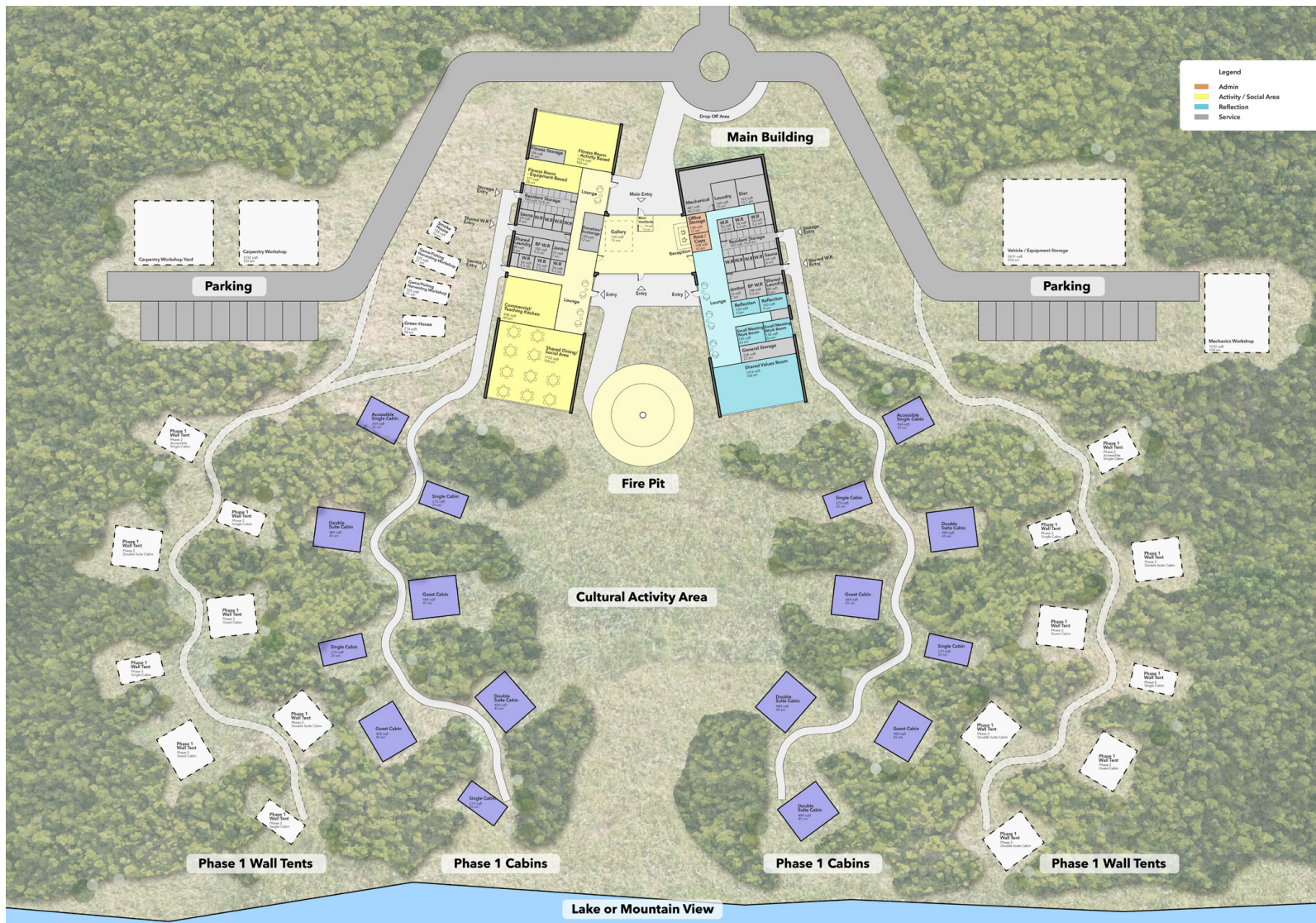


FIGURE 4 Option 2 Program Diagram

- Administration
- Activity/Social Area
- Reflection
- Service
- Phase 1 Cabins

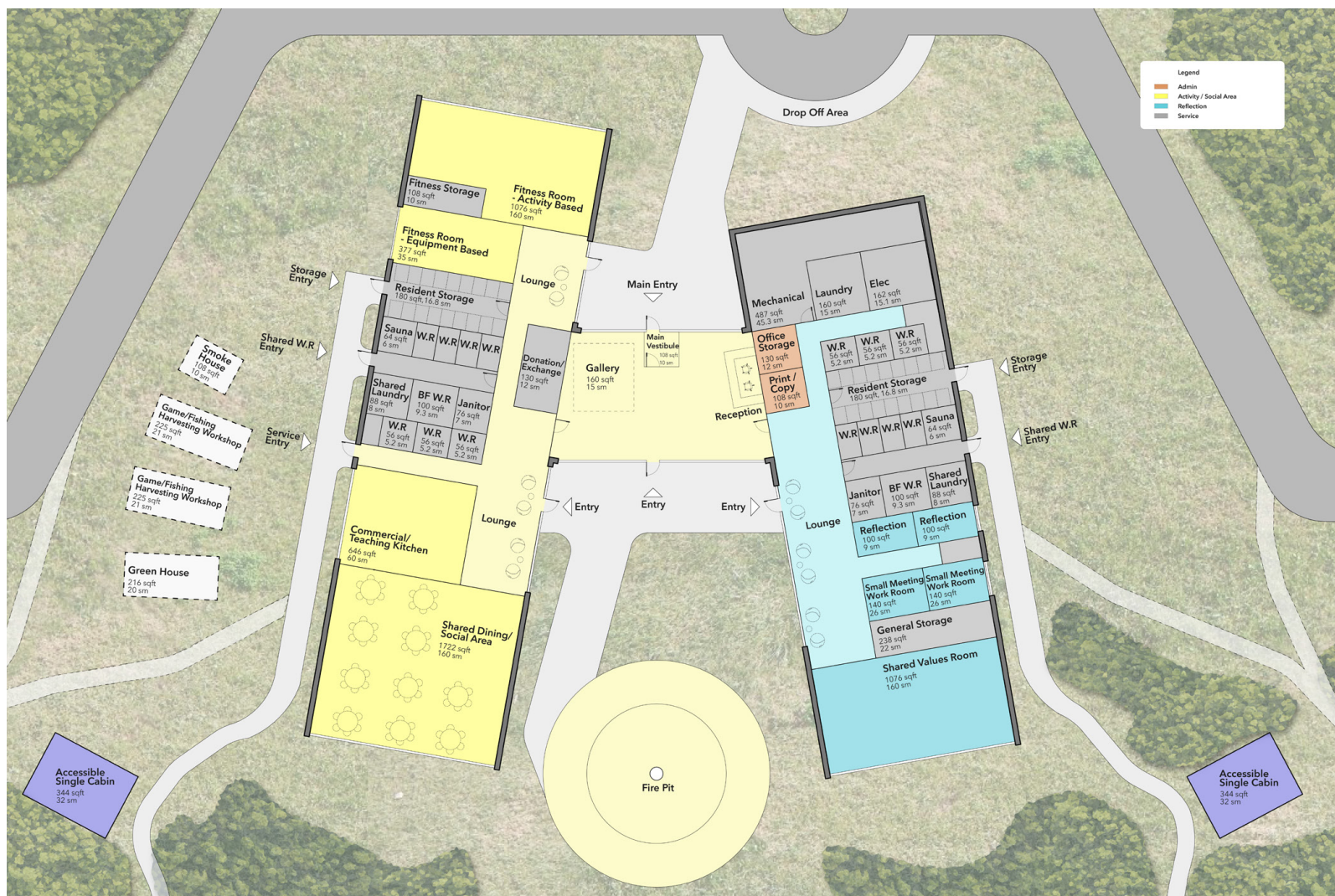
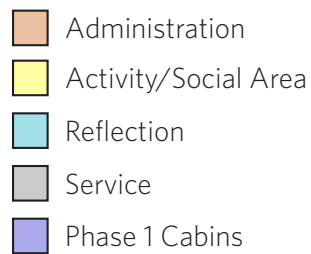


FIGURE 5 Option 2 Program Diagram



1.0 MAIN BUILDING

| # | Space | Adjacency & Access | Special Requirements | Resident | Staff | Area Requirements (sm) | | Total |
|---|---|--|---|----------|-------|------------------------|-----------|--------|
| | | | | | | Qty | Area/Unit | Sq.Ft. |
| 1.0 PUBLIC SPACE | | | | | | | | |
| 1.1 | Main Vestibule | | Enclosed vestibule with walk-off matting or entry flooring | | | 1 | 10 | 10.0 |
| 1.2 | Entry / Reception/ Gallery | Secure from public, with controlled access to offices. Views & daylighting | General / Visitor reception. Reception to act as a control point. Public counter, lounge seating. | | 1 | 1 | 15 | 15.0 |
| Subtotal Public Space - Net Area | | | | | | | | 25.0 |
| 2.0 SHARED COMMON SPACE | | | | | | | | |
| 2.1 | Commercial / Teaching Kitchen | Adj. Dining Area (Includes teaching area) | Including dry storage/ Reach-in-Freezer and Cooler/ service counter | | 5 | 1 | 60 | 60.0 |
| 2.2 | Shared Dining / Multi-Purpose Area #1 | Views & daylighting | Accommodate 40 people (occasionally up to 100) | 40 | 1 | 1 | 160 | 160.0 |
| 2.3 | Sharing Values / Multi-Purpose Room #2 | Possibly Circular form, Views & daylighting | Multi-Purpose, Accommodate 30 people + Staff | 30 | 1 | 1 | 100 | 100.0 |
| 2.4 | Fitness Room - Equipment Based | Views & daylighting | Fitness equipment / Weight training | | | 1 | 35 | 35.0 |
| 2.5 | Fitness Room - Activities Based | Views & daylighting | Martial Arts, Active sports | | | 1 | 100 | 100.0 |
| 2.6 | Fitness Storage | Adj. Fitness / Activity | General equipment storage | | | 1 | 10 | 10.0 |
| 2.7 | Small Work/Meeting Rooms | Views & daylighting | Small meeting/conference | | | 2 | 13 | 26.0 |
| 2.8 | General Purpose Storage | | Adjacent to Multi-purpose Room | | | 2 | 10 | 20.0 |
| 2.9 | Reflection / One on One Room/ Virtual Donation / Clothing & Tool Exchange | Enclosed Secure Room; Not a dumping ground | Small space for quiet contemplation, Counselling, Virtual Services | | | 2 | 9 | 18.0 |
| 2.10 | Learning / Computer Basic Education | | Near main entry | | | 1 | 12 | 12.0 |
| 2.11 | Laundry - Service Support | | Multi-purpose Learning, Budgeting, basic living skills | | | 0 | 30 | 0.0 |
| 2.12 | Public Common Washrooms | Includes B/F unit / Separate units | Commercial Laundry Equipment for Sheets, etc. | | | 1 | 15 | 15.0 |
| 2.13 | | | | | | 6 | 5 | 30.0 |
| Subtotal Common Space - Net Area | | | | | | | | 586.0 |
| Circulation - 25% | | | | | | | | 146.5 |
| Total Area Inc. Circulation | | | | | | | | 1,577 |
| 3.0 SHARED BATHING / STORAGE | | | | | | | | |
| 3.1 | Shared Resident Washroom Facilities | Located in Main Building | Shower/ Toilet / Vanity - Separate Suites | | | 10 | 5 | 50.0 |
| 3.2 | Resident's Storage | Located in Main Building | 28 Storage lockers - Secure Room, Easy Access from Int/Ext | | | 28 | 0.6 | 16.8 |
| 3.3 | Shared Resident Laundry | Located in Main Building | Enclosed room with residential 6 washer/6 dryers - Folding tables | | | 1 | 20 | 20.0 |
| 3.4 | Dry Sauna | Located in Main Building | Typical Dry Sauna Kit | | | 1 | 10 | 10.0 |
| Subtotal Bedroom - Net Area | | | | | | | | 96.8 |
| Circulation - 15% | | | | | | | | 14.5 |
| Total Area Inc. Circulation | | | | | | | | 1,198 |
| 4.0 ADMINISTRATION / SUPPORT / STAFF OFFICES | | | | | | | | |
| 4.1 | Confidential File Storage | | Enclosed room | | 1 | 1 | 12 | 12.0 |
| 4.2 | Shared Office | Views & daylighting | Accommodate 4 staff each | | 3 | 0 | 29 | 0.0 |
| 4.3 | Staff Work Room | | Enclosed Room for 10, Sound Control, Intake Counselling, private/ confidential meeting | | | 0 | 20 | 0.0 |
| 4.4 | Staff Kitchen / Lounge Room | Adj staff room | Enclosed room, Includes stove, fridge, Microwave, dishwasher, double sinks. | | | 0 | 25 | 0.0 |
| 4.5 | Staff W/C | | Enclosed gender neutral washroom with toilet and sink. Min. 2 barrier-free. | | | 0 | 6 | 0.0 |
| 4.6 | Janitor Room | Distributed throughout building, staff access only | Enclosed room, mop sink and shelving, fire separation required | | | 1 | 10 | 10.0 |
| 4.7 | Print/Copy Room | Centrally located / Near File Storage | Enclosed space w/ counter space for collating, upper/lower storage, paper recycling. | | | 1 | 10 | 10.0 |
| Subtotal Admin Space - Net Area | | | | | | | | 32.0 |
| Circulation - 15% | | | | | | | | 96.5 |
| Total Area Inc. Circulation | | | | | | | | 754.3 |
| 5.0 BUILDING SERVICES | | | | | | | | |
| 5.1 | Mechanical Space | | Based on approx. 6% of Net Area for new heating and HVAC equipment. | | | 1 | 45.3 | 45.3 |
| 5.2 | Electrical Space | | Based on approx. 2% of Net Area | | | 1 | 15.1 | 15.1 |
| Subtotal Service Space - Net Area | | | | | | | | 60.3 |
| Circulation - 10% | | | | | | | | 6.0 |
| Total Service Space Area Inc. Circulation | | | | | | | | 66.4 |
| Total Net Area | | | | | | | | 800.1 |
| Total Circulation Applied | | | | | | | | 102.5 |
| Total Net Area Inc. Circulation | | | | | | | | 902.6 |
| Building Walls & Structure @ 10% | | | | | | | | 90.3 |
| Gross Floor Area | | | | | | | | 992.9 |

FIGURE 6 Phase 1 Functional Space Program

2.0 OUT BUILDINGS - CABINS

| # | Space | Adjacency & Access | Special Requirements | Resident | Staff | Area Requirements (sm) | | | Total Sq.Ft. |
|-----------------------------------|-----------------------------|---------------------|-------------------------------------|----------|-------|------------------------|-----------|------------|--------------|
| | | | | | | Qty | Area/Unit | Total Area | |
| 1.0 SHORT TERM RESIDENT CABINS | | | | | | | | | |
| 1.1 | Double Suite Cabins | Cabins w/o bathroom | 2 double beds per cabin | 5 | | 5 | 45 | 225.0 | 2,422 |
| 1.2 | Single Cabins | Cabins w/o bathroom | Single Twin/double bed | 5 | | 5 | 25 | 125.0 | 1,345 |
| 1.3 | Guest Cabins (For Visitors) | Cabins w/o bathroom | Up to 4 bunk beds | 4 | | 4 | 45 | 180.0 | 1,938 |
| 1.4 | Accessible Single Cabins | Cabins w/o bathroom | Accessible / 1 double bed per cabin | 2 | | 2 | 32 | 64.0 | 689 |
| Total Short Term Residential Area | | | | 16 | 0 | | | 594.0 | 6,394 |
| Total Net Area Inc. Circulation | | | | | | | | 594.0 | 6,394 |
| Gross Floor Area | | | | | | | | 594.0 | 6,394 |
| Total Net Area | | | | | | | | 594.0 | 6,394 |
| Total Circulation Applied | | | | | | | | 0.0 | 0 |
| Total Net Area Inc. Circulation | | | | | | | | 594.0 | 6,394 |
| Building Walls & Structure @ 10% | | | | | | | | 59.4 | 639 |
| Gross Floor Area | | | | | | | | 653.4 | 7,033 |

FIGURE 7 Phase 1 Functional Space Program

1.0 MAIN BUILDING ADDITION

| # | Space | Adjacency & Access | Special Requirements | Resident | Staff | Area Requirements (sm) | | Total |
|---|--|---|--|----------|-------|------------------------|-------------|---------|
| | | | | | | Qty | Area / Unit | Sq. Ft. |
| 2.0 | SHARED COMMON SPACE | | | | | | | |
| 2.1 | Smoke House | Adj. Commercial Kitchen / Game Processing | Fish & Meat Drying | | | 1 | 10 | 10.0 |
| 2.2 | Game / Fish Harvesting Workshop | and/or Smoke House | Game meat / fish processing & Knowledge Transfer | | | 2 | 21 | 42.0 |
| 2.3 | Workshop & Yard | Heated (Area noted for building only, not yard) | Carpentry / woodworking shop; lumber yard allowing wood cutting, splitting, and milling for cabin / home construction; sawmill | | | 1 | 120 | 120.0 |
| 2.4 | Mechanics Workshop / Small Engine Repair | Heated | Tool Sharpening, equipment maintenance | | | 1 | 120 | 120.0 |
| 2.5 | Green House / Food Production | Seasonal or Heated ? | Near Kitchen | | | 1 | 20 | 20.0 |
| 2.6 | Vehicle / Equipment Storage | Unheated | Vehicles, Vans, boats, nets, canoes, camping equipment, etc. | | | 1 | 250 | 250.0 |
| Subtotal Common Space - Net Area | | | | | | | | 562.0 |
| Circulation - 25% | | | | | | | | 140.5 |
| 5.0 | BUILDING SERVICES | | | | | | | |
| 5.1 | Mechanical Space | | Based on approx. 8% of Net Area for new heating and HVAC equipment. | | | 1 | 45.0 | 45.0 |
| 5.2 | Electrical Space | | Based on approx. 2% of Net Area | | | 1 | 11.2 | 11.2 |
| Subtotal Service Space - Net Area | | | | | | | | 56.2 |
| Circulation - 10% | | | | | | | | 5.6 |
| Total Service Space Area Inc. Circulation | | | | | | | | 61.8 |
| Total Net Area | | | | | | | | 618.2 |
| Total Circulation Applied | | | | | | | | 5.6 |
| Total Net Area Inc. Circulation | | | | | | | | 623.8 |
| Building Walls & Structure @ 10% | | | | | | | | 62.4 |
| Gross Floor Area | | | | | | | | 686.2 |

2.0 OUT BUILDINGS - ADDITIONAL CABINS

| | | | | | | | | |
|---------------------------------------|-----------------------------|---------------------|-------------------------------------|----|---|----|-------|-------|
| 6.0 SHORT TERM RESIDENT CABINS | | | | | | | | |
| 6.1 | Double Suite Cabins | Cabins w/o bathroom | 2 double beds per cabin | 5 | 5 | 45 | 225.0 | 2,422 |
| 6.2 | Single Cabins | Cabins w/o bathroom | Single Twin/double bed | 5 | 5 | 25 | 125.0 | 1,345 |
| 6.3 | Guest Cabins (For Visitors) | Cabins w/o bathroom | Up to 4 bunk beds | 4 | 4 | 45 | 180.0 | 1,938 |
| 6.4 | Accessible Single Cabins | Cabins w/o bathroom | Accessible / 1 double bed per cabin | 2 | 2 | 32 | 64.0 | 689 |
| Total Short Term Residential Area | | | | 16 | 0 | | 594.0 | 6,394 |
| Total Net Area Inc. Circulation | | | | | | | 594.0 | 6,394 |
| Gross Floor Area | | | | | | | 594.0 | 6,394 |
| Total Net Area | | | | | | | 594.0 | 6,394 |
| Total Circulation Applied | | | | | | | 0.0 | 0 |
| Total Net Area Inc. Circulation | | | | | | | 594.0 | 6,394 |
| Building Walls & Structure @ 10% | | | | | | | 59.4 | 639 |
| Gross Floor Area | | | | | | | 653.4 | 7,033 |

FIGURE 8 Phase 2 Functional Space Program

BUILDING CONCEPT DEVELOPMENT - OVERVIEW

KZA developed two concept designs (Option 1 and option 2) with a hypothetical siting option, as a building site has not yet been selected by The Nelson Project. Both building concept layouts prioritize community relationships with a collective circular site layout nestled within nature. Option 1 has the building social programmes integrated in the site gathering circle, whereas Option 2 has a thoroughfare that accesses the site gathering circle from the main entry, with the building programs on either side. The main building entry and pick up/ drop off are located at the top of the site, with two parking areas flanking each side of the building. The outdoor cultural activity area is centrally located, with the main building and cabins around the circumference. There are two phases for the construction of cabins. During the first phase, the second phase cabins will be wall tents until the next phase of construction. The site is accessed by organically curved pedestrian trails connecting the members from the main building to the cabins, lake, and nearby trails.

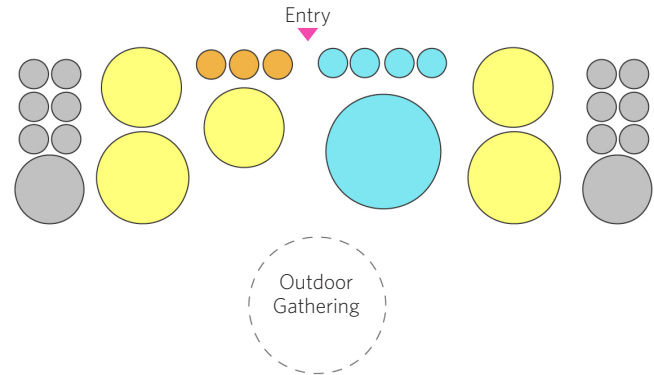


BUILDING DESIGN CONCEPT - OPTION 1

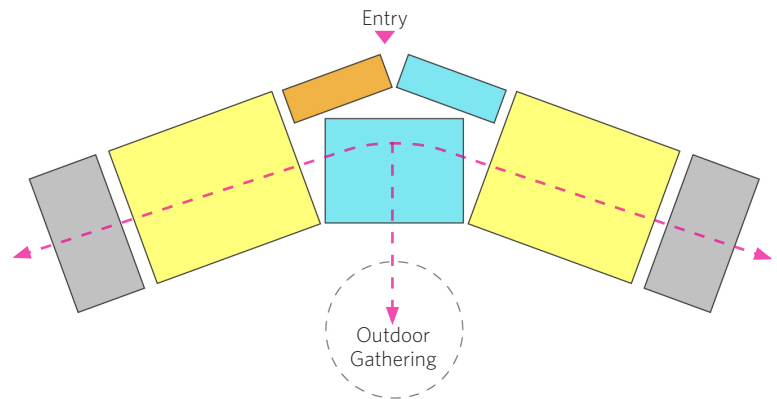
Option 1 provides an angled floor plan with social programs facing the outdoor gathering area and site viewpoint. The dining/social area, gallery, and fitness room have an indoor/outdoor connection with fully glazed and accessible entries. Administration areas and quiet reflection programs are privately located away the gathering areas and accessible from the main entry. The shared washroom and laundry services for the members are located on each end of the angled form.



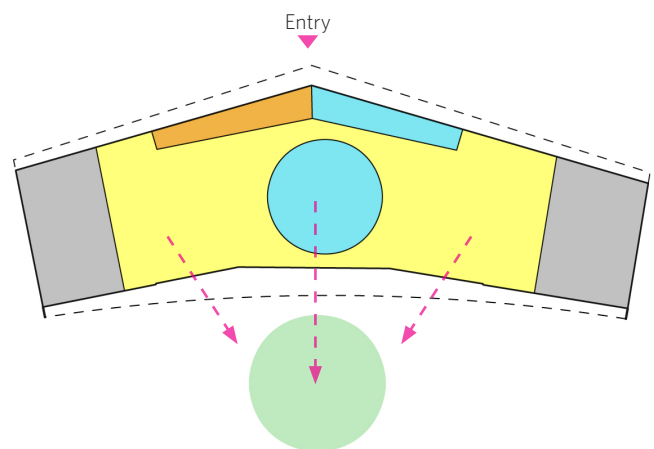
1 _ PROGRAM RELATIONSHIPS



2 _ FORM DEVELOPMENT



3 _ FINAL BUILDING



- Administration
- Activity/Social Area
- Reflection
- Service

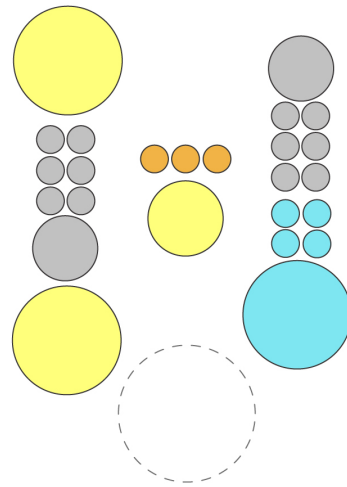
FIGURE 9 Option 1 Concept Diagram

BUILDING DESIGN CONCEPT - OPTION 2

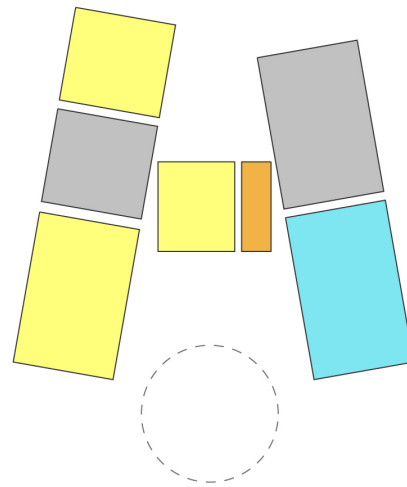
Option 2 provides a welcoming and efficient floor plan layout with two distinct wings of programming. The floor plan follows an “H” configuration with a social gathering wing and quiet reflection wing with the entry area in between. The social gathering wing has group activity programs, including fitness, commercial/teaching kitchen, and shared dining area. The quiet reflection wing has spaces for solitary and group reflection, including small meeting rooms and shared values room. Both wings have shared washroom and laundry services for the members to access from the cabins. The outdoor communal fire pit is accessed from the main entry and lounge spaces in the two wings. Larger program spaces are arranged on the end of the wings to take advantage of the viewpoints on the site.



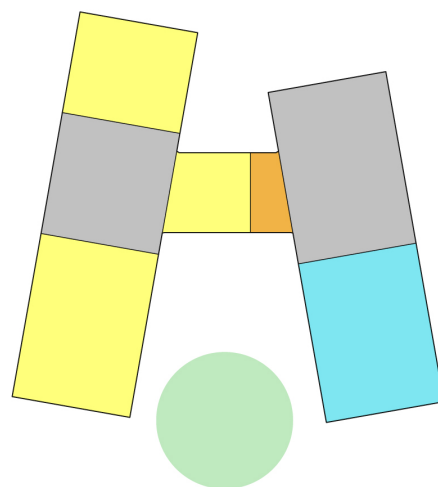
1_ PROGRAM RELATIONSHIPS



2_ FORM DEVELOPMENT



3_ FINAL BUILDING



- Administration
- Activity/Social Area
- Reflection
- Service

FIGURE 10 Option 2 Concept Diagram

THE NELSON PROJECT - CLASS D PROJECT BUDGET ESTIMATE - CONCEPT OPTION 1 / PHASE 1

| | Description | |
|----|--|----------------------|
| A. | Land Cost | Excl. |
| B. | New Construction & Renovation Costs | \$ 8,585,500 |
| C. | Professional Engineering & Design Fees | \$ 957,213 |
| D. | Green Infrastructure (Roof Mounted PV) | \$ 143,800 |
| E. | Connection Fees & Permits | \$ 61,898 |
| F. | Project Management & Overhead | \$ 32,000 |
| G. | Design Related Contingency Allowances (5%) | \$ 429,275 |
| H. | Construction Contingency (10%) | \$ 858,550 |
| I. | Furnishings, Firing & Equipment | \$ 375,600.00 |
| J. | Goods and Services Tax | Excl. |
| K. | Sub-Total Project Cost (2023 Dollars) | \$ 10,924,436 |
| L. | Escalation Contingency (6%/year) | \$ 655,466 |
| M. | Total Project Cost (2024 Dollars) | \$ 11,579,902 |
| N. | Gross New Construction Cost \$/m2 (Including escalation) | \$ 9,249 |

BUILDING COST SUMMARY

| | | | Total | |
|---|----------------------------------|--------------|----------------------|---------------|
| | Component | BGSM (sm) | Unit Rate (\$/sm) | Total (\$) |
| 1 | Main Building Programme Areas | 1,252.0 | 6,000 | 7,512,000 |
| | Out Buildings / Cabins | 653.0 | 3,500 | 2,285,500 |
| | TOTAL BUILDING CONSTRUCTION COST | | | 9,797,500 |

PROJECT COST ESTIMATE

| Description | | |
|-------------|--|----------------------|
| A. | LAND COST | \$ - |
| | 1 Land | \$ - |
| | 2 Legal Fees | \$ - |
| B. | CONSTRUCTION | \$ 8,585,500 |
| | 1 New Building Area | \$ 7,512,000 |
| | 2 Mechanical & Electrical, Connections & Site Development | \$ 929,700 |
| | 3 Green Infrastructure (PV & Envelope) | \$ 143,800 |
| C. | ENGINEERING & DESIGN CONTINGENCY ALLOWANCES | \$ 429,275 |
| | 1 Design Contingency (Design & Program Changes) - 2.5% | \$ 214,638 |
| | 2 Post Tender Change Order Contingency - 2.5% | \$ 214,638 |
| D. | PROFESSIONAL ENGINEERING & DESIGN FEES | \$ 957,213 |
| | 1 Architectural - To Issued for Tender Documents | \$ 257,600 |
| | 2 Architectural - Tender & Const. Administration | \$ 214,600 |
| | 3 Structural Engineering | \$ 103,000 |
| | 4 Mechanical Engineering | \$ 107,300 |
| | 5 Electrical Engineering | \$ 94,400 |
| | 6 Cost Consultant | \$ 42,900 |
| | 7 Civil Engineering | \$ 51,513 |
| | 8 Other Consultants (Commissioning, Geotechnical, Energy, PV, Etc.) | \$ 85,900 |
| E. | CONNECTION FEES & PERMITS | \$ 61,898 |
| | 1 Development Permit | \$ 2,398 |
| | 2 Building Permits | \$ 59,500 |
| F. | MANAGEMENT & OVERHEAD | \$ 32,000 |
| | 1 Project Management Fee (Owner Absorbed Cost) | \$ - |
| | 2 Project Insurance | \$ 27,000 |
| | 3 Legal (Allowance) | \$ 5,000 |
| G. | CONSTRUCTION CONTINGENCY (10%) | \$ 858,550 |
| | SUBTOTAL | \$ 10,924,436 |
| H. | FURNISHINGS, FITTINGS & EQUIP. (\$300/Sq.M) | \$ 375,600.00 |
| | SUBTOTAL | \$ 10,924,436 |
| J. | Goods and Services Tax (Excluded) | \$ - |
| K. | SUB-TOTAL PROJECT COST (2024 Dollars) | \$ 10,924,436 |
| L. | ESCALATION CONTINGENCY (6%) | \$ 655,466 |
| M. | TOTAL PROJECT COST (Spring 2025 Dollars) | \$ 11,579,902 |
| | Gross Floor Area (New Build) in Sq.M. | 1,252 |
| | Gross New Construction Cost \$/m ² (Including escalation) | \$ 9,249 |

SITE WORKS

| | Description | Quantity | Unit | Unit Rate | Amount |
|------------------|---|----------|----------------|--------------|-------------------|
| 1 | Site Clearing | 3,000 | m ² | 20 | 60,000 |
| 2 | Overall Building Excavation | 2,400 | m ³ | 54.00 | 129,600 |
| 3 | Outdoor Space (covered) | 200 | m ² | 750 | 150,000 |
| 4 | Outdoor Storage Space | 100 | m ² | 750 | 75,000 |
| 5 | Allowance for perimeter fencing | 0 | lm | 165.00 | 0 |
| 6 | Surface Parking - On Site (20 stalls & Road) - Gravel | 1,000 | m ² | 110.00 | 110,000 |
| 7 | Allowance for hard landscape | 250 | m ² | 145.00 | 36,300 |
| 8 | Allowance for soft landscaping | 500 | m ² | 85.00 | 42,500 |
| 9 | Exterior Signage | 1 | sum | 5,000.00 | 5,000 |
| 10 | Site Furnishings | 0 | sum | 75,000.00 | 0 |
| 11 | Mechanical Biomass System | 0 | allowance | 1,079,000.00 | 0 |
| 12 | Mechanical Septic & Well System | 1 | allowance | 150,000.00 | 150,000 |
| 13 | Electrical Service | 1 | allowance | 50,000.00 | 50,000 |
| Sub-total | | | | | \$ 808,400 |
| 14 | General Requirements | | 10% | | \$ 80,840 |
| 15 | Fees | | 5% | | \$ 40,420 |
| | | | | | |
| TOTAL | | | | | \$ 929,700 |

GREEN INFRASTRUCTURE

| Description | | Quantity | Unit | Unit Rate | Amount |
|-------------|------------------------------|----------|------|------------|------------|
| | | | | | |
| 1 | Roof Mounted PV Array | 50 | /kW | \$ 2,500 | \$ 125,000 |
| 2 | Sanitary Waste Heat Recovery | 0 | | \$ - | \$ - |
| 3 | Geoexchange (Per Well) | 0 | | \$ 50,000 | \$ - |
| 4 | Living Wall Infrastructure | 0 | | \$ - | \$ - |
| 5 | Biomass Heating | 0 | | \$ 400,000 | \$ - |
| | | | | | |
| Sub-total | | | | | \$ 125,000 |
| 6 | General Requirements | | 10% | | \$ 12,500 |
| 7 | Fees | | 5% | | \$ 6,250 |
| | | | | | |
| TOTAL | | | | | \$ 143,800 |