



BERND HERMANSKI
ARCHITECT INC.

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October 2, 2024

Mayor, Council, Staff,
City of Salmon Arm,
Salmon Arm, BC

RE: Proposed New Storage Building, 541 – 3rd Street SW -- Variance request

On behalf of the Salmon Arm Folk Music Society, I would like to submit this request to accompany our Planning and Development Application, hereto attached along with drawings and an off-site cost estimate.

As you may already know, our hope is to be allowed to build a permanent storage building on the city-owned lands currently being leased by the Society. We feel this facility is needed now, but will be even much more so when our access to the city-owned Quonset hut on the TCH disappears in the near future. We have many items such as a portable stage, numerous tents, and many forms of props and equipment that need storing out of the weather to protect them for use at future roots and blues festivals.

We are aware that the city would normally require certain off-site works to be completed in conjunction with a project such as this. In fact, we have been told what those would be. On the attached spread-sheet you will see that the estimated costs for those off-site works is approximately \$132,000. Being the not-for-profit society that we are, our financial position is typically tenuous and extremely subject to wild fluctuations. You may have heard that numerous music festival across the country are facing insolvency or imminent permanent cancellation. For example, the long-successful Vancouver Island festival held annually at Courtenay/Comox has just announced that it will not be held in 2025 due to financial hardship.

With this in mind, we would like to respectfully request that the requirement for the off-site works listed be waived.

On a more mundane note, we would also like to request setback and height variances as follows: side yard set-back to the Fall Fair grounds property line (westerly edge of our site) be reduced from 3.0m to 0.2m, and that the maximum allowable height be varied from 6.0m to 6.8m.

The Salmon Arm Folk Music Society has long enjoyed our relationship with, and financial support from, the City, for which we are extremely grateful. Together we have been able to provide our community with 32 years of world-class musical and cultural events, greatly enhancing the richness of life in the Shuswap.

We intend and hope to be able to continue doing that in an ever-better way for a long time yet.

We hope that you can see fit to excuse the Society from the off-site works requirement which would add very significant additional costs to this much-needed project.

Thank you on behalf of the Salmon Arm Folk Music Society.

Yours very truly,

Bernd Hermanski, Board Director

A handwritten signature in black ink, appearing to read "Bernd Hermanski", followed by a period. The signature is written in a cursive, somewhat stylized font.

June 2024

Class C Cost Estimate

Item No.	MMCD Ref.	Description	Unit	Quantity	Unit Price	Amount
1.0	Div. 26	Electrical				
	26 56 01	Roadway Lighting				
1.01	1.9.1	Street Light Conduit RPVC 32ø, c/w trench excavation, bedding, warning tape, backfill, wiring, connections & permits	Lineal Metre	80	\$ 75.00	\$ 6,000.00
1.02	1.9.1	Street Light Conduit PVC DBII 75ø, c/w trench excavation, bedding, warning tape, backfill, wiring, connections & permits	Lineal Metre	10	\$ 95.00	\$ 950.00
1.03	1.9.1	Poles & Fixtures - 9m Davit Street Light	Each	2	\$ 9,500.00	\$ 19,000.00
1.04	1.9.1	Poles & Fixtures - 5m Post Top Street Light	Each	1	\$ 6,500.00	\$ 6,500.00
1.05	1.9.1	Poles & Fixtures - 5m Post Top Street Light c/w power base	Each	1	\$ 8,000.00	\$ 8,000.00
1.06	1.9.1	Davit Concrete Pedestal	Each	2	\$ 2,000.00	\$ 4,000.00
1.07	1.9.1	Post Top Concrete Pedestal	Each	2	\$ 1,500.00	\$ 3,000.00
Subtotal: Division 26 - Electrical						\$ 47,450.00
2.0	Div. 31	Earthwork				
	31 24 13	Roadway Excavation, Embankment and Compaction				
2.01	1.8.4	Remove Ex. Asphalt or Concrete Pavement, Sidewalks, Utility Strips, Driveways all thicknesses, c/w off-site disposal	Square Metre	90	\$ 12.50	\$ 1,125.00
2.02	1.8.5	Common Excavation on-site re-use	Cubic Metre	45	\$ 20.00	\$ 900.00
2.03	1.8.7S	Import Embankment Fill 150mm pit run gravel	Cubic Metre	135	\$ 75.00	\$ 10,125.00
Subtotal: Division 31 - Earthwork						\$ 12,150.00
3.0	Div. 32	Roads and Site Improvements				
	32 11 16.1	Granular Sub-Base				
3.01	1.4.2S	Granular Sub-Base variable thickness for roads, sidewalks, and driveways	Cubic Metre	60	\$ 95.00	\$ 5,700.00
	32 11 23	Granular Base				
3.02	1.4.1S	Granular Base variable thickness for roads, sidewalks, and driveways	Cubic Metre	25	\$ 125.00	\$ 3,125.00

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Class C Cost Estimate

Item No.	MMCD Ref.	Description	Unit	Quantity	Unit Price	Amount
	32 12 16	Hot-Mix Asphalt Concrete Paving				
3.03	1.5.1S, 1.5.2	Asphalt Pavement - Upper Course # 2 (CoSA) 50mm thickness	Square Metre	145	\$ 40.00	\$ 5,800.00
	32 31 13	Chain Link Fences and Gates				
3.04	1.5.3	Remove & Reinstate Chain Link Fence	Lineal Metre	45	\$ 85.00	\$ 3,825.00
	32 91 21	Topsoil and Finish Grading				
3.05	1.4.1S	Imported Topsoil 150mm thickness	Square Metre	205	\$ 15.00	\$ 3,075.00
	32 92 19	Hydraulic Seeding				
3.06	1.8.1	Hydraulic Seeding	Square Metre	205	\$ 3.00	\$ 615.00
Subtotal: Division 32 - Roads and Site Improvements						\$ 22,140.00
4.0	Div. 33	Utilities				
		Other				
4.01		Relocate Existing Hydrant	Each	1	\$ 5,000.00	\$ 5,000.00
Subtotal: Division 33 - Utilities						\$ 5,000.00

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Class C Cost Estimate

Item No.	MMCD Ref.	Description	Unit	Quantity	Unit Price	Amount
Summary of Cost Estimate						
1.0	Div. 26	Electrical				\$ 47,450.00
2.0	Div. 31	Earthwork				\$ 12,150.00
3.0	Div. 32	Roads and Site Improvements				\$ 22,140.00
4.0	Div. 33	Utilities				\$ 5,000.00
Subtotal: Construction						\$ 86,740.00
5.0	Class C	Contingency (25%)				\$ 21,685.00
Subtotal: Construction w/ Contingency						\$ 108,425.00
6.0		Engineering				
		Design (5%)				\$ 5,421.25
		Field Services (6%)				\$ 6,505.50
		Records (2%)				\$ 2,168.50
		Materials Testing (QA) (3%)				\$ 3,252.75
Subtotal: Engineering						\$ 17,348.00
Subtotal						\$ 125,773.00
GST (5%)						\$ 6,288.65
Total						\$ 132,061.65

Cost Estimate Notes:

- 1) Quantities may vary depending on field revisions and/or conditions encountered at the time of construction, thereby affecting the final cost.
- 2) Unit Prices are influenced by supply & demand for both contractors and materials at the time of construction, thereby affecting the final cost.
- 3) Unless noted otherwise, prices do not include BC Hydro, Telecommunications, FortisBC, Legal Survey (BCLS) and property/right-of-way acquisitions.
- 4) Unless noted otherwise, prices do not include Geotechnical, Environmental and Archaeological studies, reviews, and approvals.
- 5) Unit Prices are estimated in 2024 Canadian Dollars for similar works and exclude taxes.