

## Growth Considerations

These projections are intended to identify potential facility growth needs and an indication of full replacement values. This analysis has not included upgrade and expansion opportunities. For precise growth requirements and costing, detailed analysis such as individual facility condition assessments, project scoping, land value, and architectural drawings is required. Other factors that need to be considered in a detailed amenity-specific analysis include level of service (basic, moderate, enhanced), choice of neighbourhood vs central amenities, demographic trends (level of service and demand), and supporting regional services.

Assumptions: All Cost Projections are in 2020 dollars. Unless otherwise stated, cost estimates are based on the 2020 Canadian Cost Guide by the Altus Group and only include construction costs - costs not considered include land acquisition, equipment, technology, furnishings, operations. The analysis below does not include any amenities that have not been previously considered in long range planning exercises.

	Current Have	Current Need	Port Moody Population in 2041			Methodology
Population	33,551 (2016 census)		50,000	60,000	70,000	
Civic Facilities						
Kyle Centre Complex	9.3k sq. ft.	16k sq. ft. (\$12-16M)	16k sq. ft. (\$12-16M)	16k sq. ft. (\$12-16M)	16k sq. ft. (\$12-16M)	Sq. ft. and cost estimate data based on previous studies. Project scope includes building replacement, new amenities, and overall site upgrades.
Main Recreation Centre	138k sq. ft.	N/A	+107k sq. ft. (\$28M-38M)	+128k sq. ft. (\$34M-46M)	+150k sq. ft. (\$40M-54M)	Sq. ft. data based on a municipal comparison. Cost data is from a third party. Project scope includes building replacement.
Library	12.5k sq. ft.	23k-33k sq. ft. (\$12M-18M)	23k-33k sq. ft. (\$12M-18M)	42-60k sq. ft. (\$23M-32M)	49-70k sq. ft. (\$26M-38M)	Sq. ft. data is based on the general ratio of 0.7 to 1.0 of sq. ft. per resident. Cost projections are based on a municipal comparison. Project scope includes building upgrade.
Works Yard Complex	121k sq. ft.	160k sq. ft. (\$30M)	160k sq. ft. (\$30M)	192k sq. ft. (\$36M)	224k sq. ft. (\$42M)	Sq. ft. and cost estimate data based on previous studies. Project scope includes building replacement, expanded amenities, and overall site upgrades.
City Hall Offices	47k sq. ft.	Unknown	+17k sq. ft. (\$18M-27M)	+17k sq. ft. (\$18M-27M)	+25k sq. ft. (\$21M-30M)	Sq. ft. data based on a municipal comparison. Cost data is from a third party. Project scope includes building replacement.
Performance Space	6k sq. ft.	N/A	7.1k sq. ft. (\$3M-4M)	8.6k sq. ft. (\$4M-5M)	10k sq. ft. (\$4M-\$6M)	Sq. ft. data based on a municipal comparison. Cost data is from a third party. Project scope includes building replacement.
Police Facilities	42k sq. ft.	N/A	42k sq. ft.	51-66k sq. ft. (\$14M-23M)	60-90k sq. ft. (\$17M-31M)	Sq. ft. data based on a municipal comparison. Cost data is from a third party. Project scope includes building replacement.

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Population	33,551 (2016 census)		50,000	60,000	70,000	
Submarket Rentals	557,782 sq. ft.	N/A				Projection data will be provided at the conclusion of the Housing Needs Study.
Seniors Assisted Living	27,060 sq. ft.					
Supportive Housing	17,817 sq. ft.					