

# Elliot Lake Arts & Culture Centre

## Class C Estimate (Rev.1)



Prepared for:

**BrookMcIlroy/**

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Prepared by:

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February 27, 2023

February 27, 2023

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Re: Elliot Lake Arts & Culture Centre, Class C Estimate (R.1)

Dear Justin,

Please find enclosed our Class C Estimate (R.1) for the above project. The estimate is based on design drawings and information provided by BrookMcIlroy received on February 13, 2023 through February 24, 2023.

This version of the estimate includes where necessary the comments provided by BrookMcIlroy received on February 25, 2023 through February 27, 2023.

This estimate is meant to reflect the fair market value for the construction of this project; it is not intended to be the prediction of the lowest bid and should be representative of the median bid amount received in a competitive bidding scenario.

We recommend that the owner and/or the design team carefully review the cost estimate report, including line item descriptions, unit price clarifications, exclusions, inclusions and assumptions, contingencies, escalation, and mark-ups. This is to ensure that the design intent is captured within the content of the report.

Please refer to the preamble of our cost report for all exclusions, assumptions, and information pertaining to the estimate.

Requests for modifications of any apparent errors or omissions to this document must be made to A.W. Hooker Associates Ltd. within ten (10) business days of receipt of this estimate. Otherwise, it will be understood that the contents in this estimate have been concurred with and accepted as final version of the cost report.

We trust our work will assist in the decision making process and look forward to our continued involvement in this important project.

Sincerely,  
A.W. Hooker Associates Ltd



Josh Logan, C.Tech  
Quantity Surveyor

Sincerely,  
A.W. Hooker Associates Ltd



Stew Kyle, PQS, CET  
Partner

Encl. (Class C Estimate (R.1) – February 27, 2023)

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# 1. Introduction to the Estimate

## 1.1 Project Description

This project involves a feasibility study of a new arts and cultural building to be constructed on vacant land, formerly a site for the Lester B. Pearson Centre, within Elliot Lake, Ontario.

*Refer to section 7.2 Gross Floor Area Summary for Gross Floor Areas plus graphical representations.*

## 1.2 Type of Estimate

This Class C Estimate is intended to establish a realistic elemental estimate of the hard construction costs based on the level of design information provided. Detailed quantities have been measured from drawings where possible for the proposed building and associated site development. This estimate reflects our opinion as to the fair market value for the hard construction of this project.

The accuracy of the estimate is based on the documentation provided and design stage is intended to be **+/- 15%**. This accuracy is based on the definition for Estimate Classifications (Class C) outlined in the \*Guide to Cost Predictability in Construction prepared by the Joint Federal Government & an Industry Cost Predictability Taskforce. Contingencies are included to offset the accuracy risk, to the extent that the estimated amount represents the current opinion of the likely fair market value at the time of tender.

The intention of the estimate is not to predict the low bid price received; typically based on historical tender results estimates are more likely to be towards the median value of bids received under competitive conditions. This is a deliberate methodology due to the inherent risk in attempting to predict the low bid and numerous factors which can contribute to lower than anticipated tender submissions which are beyond our control.

\*Reference: [http://www.cca-acc.com/pdfs/en/CCA/Guide\\_to\\_Cost\\_Predictability.pdf](http://www.cca-acc.com/pdfs/en/CCA/Guide_to_Cost_Predictability.pdf)

# 2. Basis of the Estimate

## 2.1 General Information

From the design information provided, we have measured quantities where possible and applied typical unit rates for each of the specific elements based on the project specifications. Where specific design information has not been provided, unit rates are based on historical cost data for this type of project. In some instances where design information is limited, we have made reasonable assumptions based on our experience with projects of a similar scope and design. Estimates for mechanical and electrical systems are developed based on historical projects and experience.

Significant changes to the basis of design will impact the estimate value; this is particularly critical where changes are made after the final estimate prior to tender. We recommend that all major design or scope changes be reviewed for their cost, time and constructability impact prior to incorporation in a finalized tender package.

## 2.2 Location Cost Base

The location cost base for this estimate is Elliot Lake, Ontario.

## 2.3 Unit Rates

The unit rates in the preparation of the elemental estimate include labour and material, equipment, and subcontractors overheads and profits. We have assumed for pricing purposes that non-union contractors would perform the work. We have assumed the fair wage policy would be in effect. The unit rates for each of the elements are based on typical mid-range costs for the type of design, construction, and materials proposed. Unit rates in all estimates combine the material, labour, and equipment components for a single unit cost for ease of presentation. This estimate is not a prediction of low bid. Pricing assumes competitive bidding for every aspect of the work.

## 2.4 Taxes

Harmonized Sales Tax (HST) is excluded from our estimate.

## 2.5 Construction Schedule

The estimate has been prepared on the assumption that the work will be performed within the timelines of a 24 months construction schedule. The duration of the schedule would be based on the work being performed during regular daytime work hours. We have assumed the structural components of the building would be constructed in predominantly non-winter months. No allowances have been included for premium time and after hours work associated with an accelerated construction schedule.

## 2.6 General Requirements and Fees

The General Requirements for the General Contractor are included as a percentage of the hard construction cost. This estimate of the prime contractor's site overheads includes site supervision and labour, access to the site, site accommodations, site protection, temporary utilities, clean up, equipment, and other miscellaneous project requirements provided by the General Contractor. The Fee element of the estimate is meant to cover the General Contractor's fee to perform the work. The fee would be based on the competitive nature of the bidding process and the market conditions at the time of tender.

## 2.7 Bonding and Insurance

We have included the median estimated costs for 50% Performance, 50% Labour and Materials, and 10% bid bonds. These are the traditional bonding requirements commonly requested by the owner. The actual final bonding costs will vary depending on the selected contractors' performance history. The estimate includes an allowance for general liability and builder's risk insurance based on an average cost per \$1,000 of estimated hard construction costs. The actual insurance costs would be subject to the insurance requirements for the project.

## 2.8 Procurement

It was assumed for the preparation of this estimate that the project would be tendered to a prequalified list of bidders with a project specific lump sum contract. Pricing is based on competitive tender results with a minimum of four (preferably six tender submissions) at general contractor and major trade level. Pre-qualification with a restrictive list of contractors or subcontractors may result in a higher tendered cost due to the inherent reduction in competitiveness. Tenders receiving two or less submissions (occasionally three) historically tend to have a much higher risk of an overrun in cost when compared to the budget established in an estimate. Ensuring adequate bonafide bidders is a prerequisite for competitive bidding scenarios, on which the estimate is predicated.

## 2.9 Specifications

Where detailed and comprehensive specifications are unavailable, we have assumed that no onerous special requirements will be applicable to this project. It was assumed that all materials and equipment could be substituted with an alternative product to avoid sole-sourcing which results in a non-competitive market condition.

## 2.10 Soft Costs

The estimated soft costs of **10%** have been included in this estimate.

These costs include items traditionally funded by the owner and separate from the hard construction costs which would be applicable to the contractor. The soft costs include items such as consultant fees; disbursements; project management fees; independent inspection and testing; third party commissioning; legal fees; permits and development charges; operational and moving expenses; financing and loan fees; owner supplied furnishings, fixtures, and equipment; land acquisition costs; and Harmonized Sales Tax.

## 3. Contingencies

### 3.1 Design and Pricing Contingency

A design and pricing contingency has been included in the estimate as a percentage of the hard construction costs including the general requirements and fees. This contingency is meant to cover design and pricing unknowns in the preparation of this estimate and reflect the incomplete nature of the design information provided at the time the estimate is prepared.

The estimate includes the following design and pricing contingencies by discipline:

Design & Pricing Contingency		
Architectural	-	10%
Structural	-	10%
Mechanical	-	10%
Electrical	-	10%
Siteworks	-	10%

The contingency where included in our estimate is not meant to cover significant additional program space or quality modifications, but rather to provide some flexibility as the design develops. The design contingency typically decreases as the design progresses and more definition and detail is available to refine the basis of the cost estimate. If the owner anticipates significant changes to the basis of design we recommend additional contingency be retained as a reserve for the scope modifications.

### 3.2 Escalation Contingency

The estimate includes an allowance for escalation. This allowance of is meant to provide for increases in construction costs due to changes in market conditions between the time of the estimate and the potential construction commencement. For projects with a schedule in excess of 12 months, the contingency is based on a timeframe that takes escalation to the midpoint of the construction phase.

Escalation		
Assumed Tender Date	-	Q4 2023
Escalation % per annum	-	
2023		10.0%
2024		8.0%
Total % Escalation	-	16.3%

### 3.3 Construction Contingency (Post Contract Changes)

The estimate includes a contingency for the construction phase of the project. This contingency is meant to cover the potential cost of post contract changes that may occur after the project is tendered.

This allowance of 6% is to provide for increases in construction costs due to Change Orders issued during construction.

This contingency excludes any major program or scope requests by the client; these should form part of an overall project management reserve or be reflected in increased funding.

## 4. General Liability

### 4.1 Statement of Probable Costs

A.W. Hooker Associates Ltd. (HOOKER) has no control over the cost of labour and materials, the general contractors or any subcontractors' methods of determining prices, or competitive bidding and market conditions. This opinion of probable cost of construction is based on the experience, qualifications, and best judgment of the professional consultant familiar with the construction industry. HOOKER does not warranty that proposals or actual construction costs will not vary from this or subsequent estimates.

### 4.2 Ongoing Cost Control

A.W. Hooker Associates Ltd. **recommends** that the owner and/or the design team carefully review the cost estimate report, including line item descriptions, unit price clarifications, exclusions, inclusions and assumptions, contingencies, escalation, and mark-ups. This is to ensure that the design intent is captured within the content of the report. This is especially important at early stage estimates which tend to be based on a lesser level of design completion.

If the project is over budget or there are unresolved budget issues, alternative systems or schemes should ideally be evaluated before proceeding with the design phase. We recommend that cost control be implemented throughout the various stages of the design process to ensure the proposed design remains within the overall budget. It is recommended that the final estimate be produced by HOOKER using Bid Documents to determine overall cost changes, which may have occurred since the preparation of this estimate. The final update estimate will address changes and additions to the documents as well as addenda issued during the bidding process. HOOKER cannot reconcile bid results to any estimate not produced from bid documents including all addenda.

## 5. Estimate Scope Clarifications

### 5.1 List of Exclusions

1. Harmonized Sales Tax (HST)
2. Furniture, furnishings, and equipment (except as noted in the estimate)
3. Premium time / after hours work
4. Accelerated construction schedule
5. Abatement and handling of asbestos and other hazardous materials
6. Handling and removal of contaminated soils
7. Special foundation systems such as caissons or pile foundations
8. Premium for construction management or alternate approaches to procurement
9. Sole sourced equipment or building control systems
10. Temporary/Portable stage
11. Exhibit Walls millwork for museum/gallery

### 5.2 List of Assumptions

#### Architectural / Structural / Landscaping:

1. The existing soils on the site are adequate to support standard strip and pad foundations to the minimum depth required for frost. No allowances have been made for larger or special foundations such as caissons or piles due to poor soil conditions.
2. The existing site is relatively flat and the finished floor and site elevations were set to work with the existing grades to avoid major cut and fill.
3. All foundations to be 1.8m below finish floor.
4. Finishes ceiling heights assumed at 2.45m.
5. Allowance for Project Soft Costs of 10% have been included (as described in item 2.10 above)

#### Mechanical:

6. Work will be conducted during regular working hours by union labour.
7. Plumbing fixtures are of commercial quality water conserving type. Public washrooms use sensor operated fixtures whereas dressing/green rooms come with manually operated fixtures. Allowances are included for serving plumbing rough-in for catering kitchen.
8. Catering kitchen utilizes light commercial kitchen equipment/ non-NFPA exhaust.
9. All sanitary and storm water flows by gravity without the use of sump pumps.
10. Any speciality system including vacuum and/or compressed air is excluded.
11. Building is fully sprinklered without a standpipe system. An allowance is provided for a single interlocked pre-action fire protection system to serve museum and gallery areas.
12. Space ventilation and air conditioning is handled by multiple roof mounted indoor air handling units equipped with glycol coils (chilled water and heating water) and integral air to air dual core heat recovery system.
13. A central heating and cooling water source heat recovery chiller plant with 4-pipe glycol hydronic system is provided for cooling, heating, or simultaneous heating. A geothermal system with is utilized as a thermal sink in conjunction with central plant. A supplemental electric boiler is included to supplement building heating. Glycol hydronic distribution is extended to heating coils subject to below freezing condition. Heat exchangers are assumed not to be required. Assume no heat exchangers are required in the geothermal loops to isolate the central plant from geothermal loop.
14. A DDC based BAS system is provided for controlling and monitoring HVAC system.
15. Exterior landscape areas do not require irrigation.
16. See detailed back-up estimate that outlines the intended scope of work for each section and the assumptions made for the equipment/plant capacities.
17. Estimate includes sanitary submersible pumps to pump out building sanitary to sanitary force mains.



### Electrical:

18. Work will be conducted by union labour during regular working hours.
19. A 400A 347/600V main service will be provided to the building.
20. An emergency generator will not be required; life safety will be provided by battery units, remote heads, and exit signage.
21. Building grounding and technical grounding systems will be provided.
22. Lightning protection and photovoltaic systems will not be provided.
23. A single stage addressable fire alarm system will be provided.
24. Security access and CCTV monitoring will be provided.
25. A cash allowance of \$66,000 have been included for Hydro's transformer, cabling, and connection charge.
26. Refer to estimate for additional scope specific assumptions.

### General:

27. Various assumptions have been made based on the design information available and our experience with projects of a similar nature. Please refer to the specific items within the estimate for the detailed assumptions made.

## 6. Documentation Received

Drawings and design documentation were provided by BrookMcIlroy:

Pages	Documentation	Documentation Received
2 Drawings	23-0622-SitePlan - Feb 10, 2023	February 13, 2023
1 excel file	230622 ELACC Estimated Civil Quantities 02.10.2023	February 13, 2023
1 Model file	21-06-16 - Envelope	February 13, 2023
1 Model file	2023-01-12 - ELACH - Design Revision.rvt	February 13, 2023
1 picture	078 - EL - View 1 - S	February 13, 2023
1 picture	078 - EL - View 2 - S	February 13, 2023
1 picture	078 - EL - View 3 - S	February 13, 2023
9 Drawings	Architectural Drawings	February 13, 2023
3 Drawings	Landscape Package	February 13, 2023
5 Pages	Structural Design Brief	February 13, 2023
1 Drawing	Reduced area summary feb 25 23.pdf	February 25, 2023
13 Drawings	2023-02-26 - ELACH - Reduced Area Design	February 26, 2023

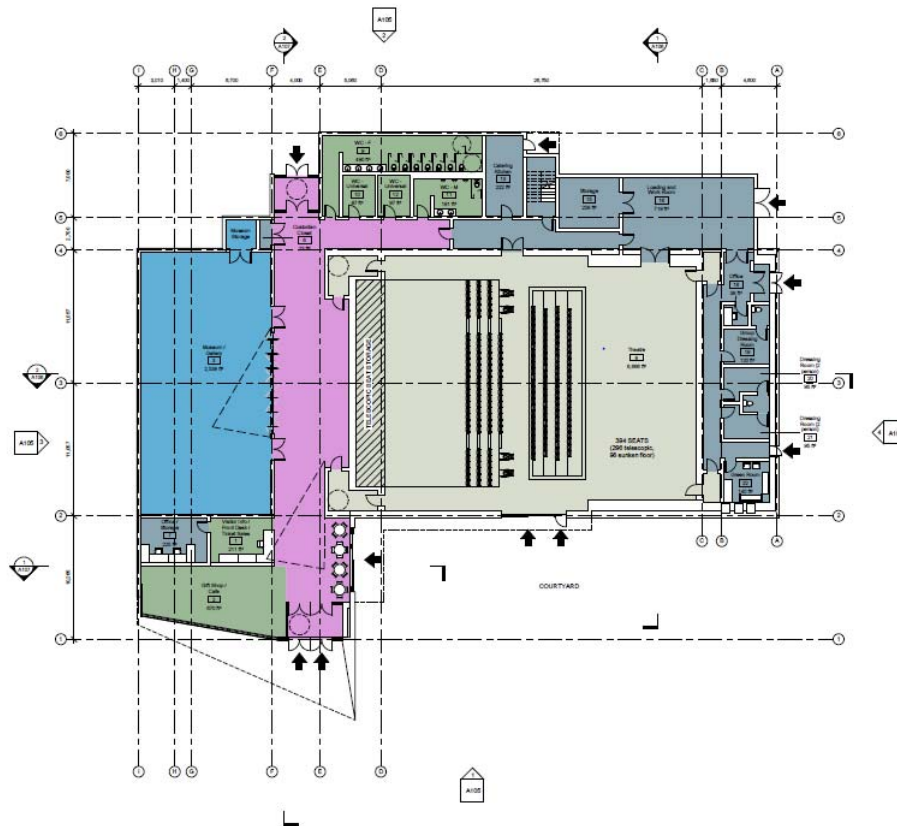
## 7. Gross Floor Area Summary

The following gross floor areas of new construction have been measured from floor plan drawings. The areas were measured electronically with a digitizer and checked longhand by dimensioning and scaling. The gross area calculations were performed in accordance with the Standard Method of Measurement published by the Canadian Institute of Quantity Surveyors.

### 7.1 Summary of New Construction Area

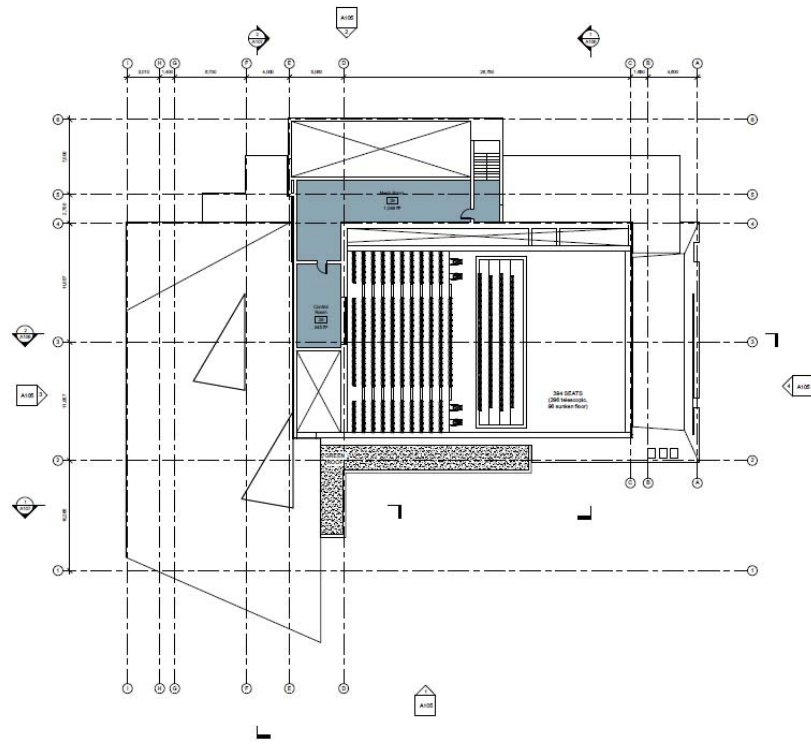
Area Description	Floor Elevation	Gross Floor Area
Ground (as per drawings)		1,683
Second		162
<b>Total Gross Floor Area (square meters)</b>		<b>1,845</b>
<b>Total Gross Floor Area (square feet)</b>		<b>19,860</b>

### 7.2 Gross Floor Areas (graphical representations)



① First Floor Plan  
1:150

First Floor Plan



1 Second Floor Plan  
1:150

Second Floor Plan



**MASTER ESTIMATE SUMMARY**  
**ELLIOT LAKE ARTS & CULTURE CENTRE**  
 CLASS C ESTIMATE (Rev.1)  
 FEBRUARY 27, 2023

Hard Construction Costs		GFA (m2)	Unit (Cost/m2)	Sub Total	Estimated Total	% of Total
1	Building Shell	1,845	\$2,181.81		\$4,025,439	16.7%
	- Sub Structure		\$409.36	\$755,266		
	- Structure		\$772.39	\$1,425,053		
	- Exterior Enclosure		\$1,000.06	\$1,845,120		
2	Building Interiors	1,845	\$1,970.82		\$3,636,160	15.1%
	- Partitions and Doors		\$292.35	\$539,387		
	- Finishes		\$126.40	\$233,211		
	- Fittings and Equipment		\$1,552.07	\$2,863,563		
3	Mechanical	1,845	\$1,961.02		\$3,618,089	15.0%
	- Plumbing and Drainage		\$192.88	\$355,865		
	- Fire Protection		\$49.98	\$92,219		
	- Heating, Ventilation, Air Conditioning		\$1,518.16	\$2,801,005		
	- Controls		\$200.00	\$369,000		
4	Electrical	1,845	\$676.16		\$1,247,509	5.2%
	- Service and Distribution		\$122.28	\$225,606		
	- Lighting, Devices, and Heating		\$321.24	\$592,685		
	- Systems and Ancillaries		\$232.64	\$429,218		
5	Site Work	1,845	\$1,420.38		\$2,620,602	10.9%
	- Site Development (prep, surfaces, landscaping)		\$1,097.94	\$2,025,698		
	- Mechanical Site Services		\$123.66	\$228,150		
	- Electrical Site Services		\$198.78	\$366,754		
6	Ancillary Work	1,845	\$0.00		\$0	0.0%
	- Demolition		\$0.00	\$0		
	- Alterations		\$0.00	\$0		
7	Contractor's General Requirements	10.0%	1,845	\$973.06	\$1,795,300	7.4%
8	Contractor's Fees (OH&P)	5.0%	1,845	\$459.08	\$847,000	3.5%
9	Design & Pricing Contingency	10.0%	1,845	\$964.23	\$1,779,000	7.4%
<b>Sub Total (current dollars)</b>		<b>1,845</b>	<b>\$10,606.56</b>		<b>\$19,569,100</b>	
10	Escalation Contingency	16.3%	1,845	\$1,726.50	\$3,185,400	13.2%
<b>Sub Total (including escalation to Q4 2023)</b>		<b>1,845</b>	<b>\$12,333.06</b>		<b>\$22,754,500</b>	
11	Construction Contingency (Post Contract Changes)	6.0%	1,845	\$740.00	\$1,365,300	5.7%
<b>Total Estimated Hard Construction Cost</b>		<b>1,845</b>	<b>\$13,073.17</b>		<b>\$24,120,000</b>	
<b>Imperial Conversion</b>		<b>19,860</b>	<b>\$1,214.53</b>		<b>Per SF</b>	

Estimated Soft Costs		% of Hard Costs	Estimated Total	% of Total
1	Allowance for Soft Costs	10%	\$2,412,000	100.0%
<b>Soft Costs Sub Total</b>			<b>\$2,412,000</b>	
2	Soft Cost Contingency		Excluded	0.0%
<b>Total Estimated Soft Costs</b>			<b>\$2,412,000</b>	

Estimated Construction Costs (Breakdown by Major Component)		GFA m2	Unit Cost/m2	Estimated Total	% of Total
1	Building	1,845	\$10,811.38	\$19,947,000	75.2%
2	Alterations and Demolition	0	\$0.00	\$0	0.0%
3	Site Work (including M&E site services)	1,845	\$2,261.79	\$4,173,000	15.7%
4	Soft Costs	1,845	\$1,307.32	\$2,412,000	9.1%
<b>Total Estimated Hard and Soft Construction Costs</b>		<b>1,845</b>	<b>\$14,380.49</b>	<b>\$26,532,000</b>	
<b>Imperial Conversion</b>		<b>19,860</b>	<b>\$1,335.98</b>	<b>Per SF</b>	

**MECHANICAL ESTIMATE SUMMARY**  
**ELLIOT LAKE ARTS & CULTURE CENTRE**  
 CLASS C ESTIMATE (Rev.1)  
 FEBRUARY 27, 2023

Gross Floor Area **1,845 m2**

Description Element/Sub-Element	Specialty Sub Break down	Sub Element Total	Element Total	\$ per m2 Sub Element	\$ per m2 Element	% Element
<b>C1 Mechanical</b>						
<b>C1.1 Plumbing &amp; Drainage</b>			<b>\$355,865</b>		<b>\$192.88</b>	<b>9.3%</b>
C1.11 - Plumbing Fixtures		\$75,550		\$40.95		
C1.12 - Domestic Water		\$92,250		\$50.00		
C1.13 - Sanitary Waste & Vent		\$103,320		\$56.00		
C1.14 - Storm		\$38,745		\$21.00		
C1.15 - Natural Gas		\$0		\$0.00		
C1.16 - Specialty Systems:		\$0		\$0.00		
- C1.16.1 - Medical Gases	\$0					
- C1.16.2 - Fine Gases	\$0					
- C1.16.3 - Compressed air	\$0					
C1.17 - Miscellaneous Works and General Accounts		\$46,000		\$24.93		
<b>C1.2 Fire Protection</b>			<b>\$92,219</b>		<b>\$49.98</b>	<b>2.4%</b>
C1.21 - Standpipe		\$0		\$0.00		
C1.22 - Sprinklers		\$57,266		\$31.04		
C1.23 - Specialty Systems		\$33,800		\$18.32		
C1.24 - Fire Extinguisher		\$1,153		\$0.63		
C1.25 - Miscellaneous Works and General Accounts		\$0		\$0.00		
<b>C1.3 Heating, Ventilation &amp; Air Conditioning</b>			<b>\$2,801,005</b>		<b>\$1,518.16</b>	<b>72.8%</b>
C1.31 - Liquid Heat Transfer (Heating)		\$350,200		\$189.81		
C1.32 - Liquid Heat Transfer (Cooling)		\$413,700		\$224.23		
C1.33 - Geothermal System		\$567,490		\$307.58		
C1.34 - Air Distribution		\$1,018,055		\$551.79		
C1.35 - Exhaust Systems		\$38,450		\$20.84		
C1.36 - Specialty Systems		\$0		\$0.00		
C1.37 - Support Systems and Works		\$102,110		\$55.34		
- C1.37.1 - Noise and Vibration Isolation	\$32,000					
- C1.37.2 - Mechanical Wiring and Starters	\$14,760					
- C1.37.3 - Balancing and Commissioning	\$55,350					
C1.38 - Miscellaneous Works and General Accounts		\$311,000		\$168.56		
<b>C1.4 Controls</b>			<b>\$369,000</b>		<b>\$200.00</b>	<b>9.6%</b>
C1.41 - Controls and Automation		\$369,000		\$200.00		
C1.42 - Miscellaneous Works and General Accounts		\$0		\$0.00		
<b>Total Building (C1) Mechanical</b>			<b>\$3,618,089</b>		<b>\$1,961.02 Per m2</b>	
<b>Imperial Conversion</b>			<b>19,860 SF</b>		<b>\$182.18 Per SF</b>	
<b>D1.2 Siteworks - Mechanical Summary</b>						
<b>D1.2 Site Works</b>			<b>\$228,150</b>		<b>\$123.66</b>	<b>5.9%</b>
D1.21 - Water		\$38,500		\$20.87		
D1.22 - Sanitary		\$34,500		\$18.70		
D1.23 - Storm		\$155,150		\$84.09		
D1.24 - Natural Gas		\$0		\$0.00		
D1.25 - Specialty Systems		\$0		\$0.00		
D1.26 - Miscellaneous Works and General Accounts		\$0		\$0.00		
<b>Total Siteworks (D1.2) Mechanical</b>			<b>\$228,150</b>		<b>\$123.66 Per m2</b>	
<b>Imperial Conversion</b>			<b>97,856 SF</b>		<b>\$2.33 Per SF</b>	
<b>Total Building (C1) and Siteworks (D1.2) Mechanical</b>			<b>\$3,846,239</b>		<b>\$2,084.68 Per m2</b>	
<b>Imperial Conversion</b>			<b>19,860 SF</b>		<b>\$193.67 Per SF</b>	

**ELECTRICAL ESTIMATE SUMMARY**  
**ELLIOT LAKE ARTS & CULTURE CENTRE**  
 CLASS C ESTIMATE (Rev.1)  
 FEBRUARY 27, 2023

Gross Floor Area **1,845 m2**

Description Element\Sub-Element	Sub Element Total	Element Total	\$ per m2 Sub Element	\$ per m2 Element	% Element
<b>C2 Electrical</b>					
<b>C2.1 Service &amp; Distribution</b>		<b>\$225,606</b>		<b>\$122.28</b>	<b>14.0%</b>
C2.11 - Main Service	\$32,100		\$17.40		
C2.12 - Emergency Power	\$0		\$0.00		
C2.13 - Distribution	\$63,653		\$34.50		
C2.14 - Feeders	\$46,679		\$25.30		
C2.15 - Motor Controls & Wiring	\$36,795		\$19.94		
C2.16 - Miscellaneous	\$14,000		\$7.59		
C2.17 - Electrical Contractors Overhead	\$32,380		\$17.55		
<b>C2.2 Lighting, Devices &amp; Heating</b>		<b>\$592,685</b>		<b>\$321.24</b>	<b>36.7%</b>
C2.21 - Lighting	\$382,510		\$207.32		
C2.22 - Branch Devices & Wiring	\$120,095		\$65.09		
C2.23 - Heating	\$5,400		\$2.93		
C2.24 - Electrical Contractors Overhead	\$84,680		\$45.90		
<b>C2.3 Systems &amp; Ancillaries</b>		<b>\$429,218</b>		<b>\$232.64</b>	<b>26.6%</b>
C2.31 - Fire Alarm System	\$46,679		\$25.30		
C2.32 - Security System	\$122,680		\$66.49		
C2.33 - Communications	\$109,185		\$59.18		
C2.34 - P.A. & A.V. Systems	\$44,100		\$23.90		
C2.35 - Miscellaneous	\$43,145		\$23.38		
C2.36 - Electrical Contractors Overhead	\$63,430		\$34.38		
<b>Total Building (C2) Electrical</b>		<b>\$1,247,509</b>		<b>\$676.16 Per m2</b>	
<b>Imperial Conversion</b>		<b>19,860 SF</b>		<b>\$62.82 Per SF</b>	
<b>D1.3 Siteworks - Electrical Summary</b>					
<b>D1.3 Electrical Site Services</b>		<b>\$366,754</b>		<b>\$198.78</b>	<b>22.7%</b>
D1.31 - Site - Power	\$130,650		\$70.81		
D1.32 - Site - Communications	\$26,454		\$14.34		
D1.33 - Site - Lighting	\$166,000		\$89.97		
D1.34 - Site - Electrical Contractors Overhead	\$43,650		\$23.66		
<b>Total Siteworks (D1.3) Electrical</b>		<b>\$366,754</b>		<b>\$198.78 Per m2</b>	
<b>Imperial Conversion</b>		<b>97,856 SF</b>		<b>\$3.75 Per SF</b>	
<b>Total Building (C2) and Siteworks (D1.3) Electrical</b>		<b>\$1,614,263</b>		<b>\$874.94 Per m2</b>	
<b>Imperial Conversion</b>		<b>19,860 SF</b>		<b>\$81.28 Per SF</b>	

**ELEMENTAL SUMMARY**  
**ELLIOT LAKE ARTS & CULTURE CENTRE**  
 CLASS C ESTIMATE (Rev.1)  
 FEBRUARY 27, 2023

Gross Floor Area **1,845 m2**

Description Element/Sub-Element	Ratio	Quantity	Unit	Unit Rate	Elemental Cost		\$ per m2 Sub Element	\$ per m2 Element	%
					Sub Element	Element Total			
<b>A. SHELL</b>									
<b>A1. Sub-Structure</b>						<b>\$755,266</b>		<b>\$409.36</b>	<b>3.1%</b>
A1.1 Foundations	0.91	1,683	m2	\$448.76	\$755,266		\$409.36		
A1.2 Basement Excavation	0.00	0	m2	\$0.00	\$0		\$0.00		
<b>A2. Structure</b>						<b>\$1,425,053</b>		<b>\$772.39</b>	<b>5.9%</b>
A2.1 Lowest Floor Construction	0.91	1,683	m2	\$91.18	\$153,453		\$83.17		
A2.2 Upper Floor Construction	0.09	162	m2	\$435.80	\$70,600		\$38.27		
A2.3 Roof Construction	0.87	1,598	m2	\$751.56	\$1,201,000		\$650.95		
<b>A3. Exterior Enclosure</b>						<b>\$1,845,120</b>		<b>\$1,000.06</b>	<b>7.6%</b>
A3.1 Walls Below Grade	0.00	0	m2	\$0.00	\$0		\$0.00		
A3.2 Walls Above Grade	0.47	862	m2	\$729.35	\$628,700		\$340.76		
A3.3 Windows & Entrances	0.04	67	m2	\$1,778.64	\$118,650		\$64.31		
A3.4 Roof Finish	0.87	1,598	m2	\$550.00	\$878,900		\$476.37		
A3.5 Projections	1.00	1,845	m2	\$118.63	\$218,870		\$118.63		
<b>B. INTERIORS</b>									
<b>B1 Partitions &amp; Doors</b>						<b>\$539,387</b>		<b>\$292.35</b>	<b>2.2%</b>
B1.1 Partitions	0.72	1,328	m2	\$266.59	\$354,037		\$191.89		
B1.2 Doors	0.06	118	m2	\$1,571.59	\$185,350		\$100.46		
<b>B2 Finishes</b>						<b>\$233,211</b>		<b>\$126.40</b>	<b>1.0%</b>
B2.1 Floor Finishes	0.83	1,537	m2	\$35.46	\$54,501		\$29.54		
B2.2 Ceiling Finishes	0.83	1,529	m2	\$76.87	\$117,530		\$63.70		
B2.3 Wall Finishes	1.82	3,362	m2	\$18.20	\$61,180		\$33.16		
<b>B3 Fittings &amp; Equipment</b>						<b>\$2,863,563</b>		<b>\$1,552.07</b>	<b>11.9%</b>
B3.1 Fittings & Fixtures	1.00	1,845	m2	\$93.36	\$172,250		\$93.36		
B3.2 Equipment	1.00	1,845	m2	\$1,458.71	\$2,691,313		\$1,458.71		
B3.3 Conveying Systems	0.00	0	m2	\$0.00	\$0		\$0.00		
<b>C. SERVICES</b>									
<b>C1 Mechanical</b>						<b>\$3,618,089</b>		<b>\$1,961.02</b>	<b>15.0%</b>
C1.1 Plumbing & Drainage	1.00	1,845	m2	\$192.88	\$355,865		\$192.88		
C1.2 Fire Protection	1.00	1,845	m2	\$49.98	\$92,219		\$49.98		
C1.3 HVAC	1.00	1,845	m2	\$1,518.16	\$2,801,005		\$1,518.16		
C1.4 Controls	1.00	1,845	m2	\$200.00	\$369,000		\$200.00		
<b>C2 Electrical</b>						<b>\$1,247,509</b>		<b>\$676.16</b>	<b>5.2%</b>
C2.1 Service & Distribution	1.00	1,845	m2	\$122.28	\$225,606		\$122.28		
C2.2 Lighting, Devices & Heating	1.00	1,845	m2	\$321.24	\$592,685		\$321.24		
C2.3 Systems & Ancillaries	1.00	1,845	m2	\$232.64	\$429,218		\$232.64		
<b>D. SITE &amp; ANCILLARY WORK</b>									
<b>D1 Site Work</b>						<b>\$2,620,602</b>		<b>\$1,420.38</b>	<b>10.9%</b>
D1.1 Site Development	4.93	9,091	m2	\$222.82	\$2,025,698		\$1,097.94		
D1.2 Mechanical Site Services	4.93	9,091	m2	\$25.10	\$228,150		\$123.66		
D1.3 Electrical Site Services	4.93	9,091	m2	\$40.34	\$366,754		\$198.78		
<b>D2 Ancillary Work</b>						<b>\$0</b>		<b>\$0.00</b>	<b>0.0%</b>
D2.1 Demolition	0.00	0	m2	\$0.00	\$0		\$0.00		
D2.2 Alterations	0.00	0	m2	\$0.00	\$0		\$0.00		
<b>Z. GENERAL REQUIREMENTS &amp; CONTINGENCIES</b>									
<b>Z1 General Requirements &amp; Fees</b>						<b>\$2,642,300</b>		<b>\$1,432.14</b>	<b>11.0%</b>
Z1.1 General Requirements	1.00	1,845	m2	\$973.06	\$1,795,300		\$973.06		
Z1.2 Fees	1.00	1,845	m2	\$459.08	\$847,000		\$459.08		
<b>Z2 Allowances</b>						<b>\$6,329,700</b>		<b>\$3,430.73</b>	<b>26.2%</b>
Z2.1 Design & Pricing Contingency	1.00	1,845	m2	\$964.23	\$1,779,000		\$964.23		
Z2.2 Escalation Contingency	1.00	1,845	m2	\$1,726.50	\$3,185,400		\$1,726.50		
Z2.3 Construction Contingency	1.00	1,845	m2	\$740.00	\$1,365,300		\$740.00		
<b>TOTAL ESTIMATED CONSTRUCTION COST (nearest ,000)</b>						<b>\$24,120,000</b>		<b>\$13,073.06</b>	<b>100.0%</b>

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b>A. SHELL</b>						
<b><u>A1.1 SUB-STRUCTURE - Foundations</u></b>						
<b><u>A1.11 - Standard Foundations</u></b>						
<i>Note: We have assumed normal soil conditions exist in the proposed building location and that load bearing soil is present at 1.8m below finished grade as per structural outline spec.</i>						
1	Strip topsoil and stockpile on site					Included in D1
2	Excavation to foundations	3,097	m3	\$18.00	\$55,746	
3	Backfill with excavated material	504	m3	\$25.00	\$12,600	
4	Backfill with imported granular	2,402	m3	\$65.00	\$156,130	
5	Dispose excess excavated material off site	2,593	m3	\$22.00	\$57,046	
6	Exterior strip footings including:	195	m	\$185.49		\$36,170
6.1	- hand trim	83	m2	\$15.00	\$1,245	
6.2	- formwork	98	m2	\$220.00	\$21,560	
6.3	- reinforcing steel	1.4	TN	\$3,450.00	\$4,830	
6.4	- concrete, 25 MPa, exposure class 'N'	21	m3	\$295.00	\$6,195	
6.5	- keyway	195	m	\$12.00	\$2,340	
7	Interior strip footings including:	264	m	\$184.59		\$48,733
7.1	- hand trim	114	m2	\$15.00	\$1,710	
7.2	- formwork	132	m2	\$220.00	\$29,040	
7.3	- reinforcing steel	1.9	TN	\$3,450.00	\$6,555	
7.4	- concrete, 25 MPa, exposure class 'N'	28	m3	\$295.00	\$8,260	
7.5	- keyway	264	m	\$12.00	\$3,168	
8	Exterior foundation walls including:	303	m2	\$526.65		\$159,575
8.1	- formwork	605	m2	\$220.00	\$133,100	
8.2	- reinforcing steel	2.8	TN	\$3,450.00	\$9,660	
8.3	- concrete, 25 MPa, exposure class 'N'	57	m3	\$295.00	\$16,815	
9	Interior foundation walls including:	410	m2	\$529.84		\$217,235
9.1	- formwork	819	m2	\$220.00	\$180,180	
9.2	- reinforcing steel	3.9	TN	\$3,450.00	\$13,455	
9.3	- concrete, 25 MPa, exposure class 'N'	80	m3	\$295.00	\$23,600	
10	Pad footings including:	7	NO	\$448.57		\$3,140
10.1	- hand trim	10	m2	\$15.00	\$150	
10.2	- formwork	8	m2	\$220.00	\$1,760	
10.3	- reinforcing steel	0.1	TN	\$3,450.00	\$345	
10.4	- concrete, 25 MPa, exposure class 'N'	3	m3	\$295.00	\$885	
11	Piers including:	7	NO	\$766.43		\$5,365
11.1	- formwork	17	m2	\$220.00	\$3,740	
11.2	- reinforcing steel	0.3	TN	\$3,450.00	\$1,035	
11.3	- concrete, 25 MPa, exposure class 'N'	2	m3	\$295.00	\$590	
12	Perimeter weeping tile and granular	195	m	\$40.00	\$7,800	
13	Perimeter insulation (R15- R20)	303	m2	\$50.00	\$15,150	
14	Perimeter dampproofing	303	m2	\$45.00	\$13,635	
15	Miscellaneous embedded metals	1	LS	\$3,500.00	\$3,500	
16	Stair foundations	1	NO	\$5,000.00	\$5,000	
17	Reduction for new gfa	-196	m2	\$212.03	-\$41,559	



No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b><u>A1.12 - Special Foundations</u></b>						
18	NIL					
<b>TOTAL FOR SUB-STRUCTURE - Foundations</b>		0.91	1,683	m2	\$448.76	\$755,266
<b><u>A2.1 STRUCTURE - Lowest Floor Construction</u></b>						
19	Level and compact subgrade	1,683	m2	\$2.50	\$4,208	
20	Concrete slab on grade including:	1,683	m2	\$85.71		\$144,245
20.1	- granular sub base, assumed 250mm	421	m3	\$65.00	\$27,365	
20.2	- rigid insulation				Excluded	
20.3	- wire mesh reinforcing	1,683	m2	\$15.00	\$25,245	
20.4	- concrete, 100mm	168	m3	\$295.00	\$49,560	
20.5	- screed and cure	1,683	m2	\$12.50	\$21,038	
20.6	- steel trowel finish	1,683	m2	\$12.50	\$21,038	
21	Pits and trenches	1	LS	\$2,500.00	\$2,500	
22	Curbs and pads for mechanical equipment	1	LS	\$2,500.00	\$2,500	
<b>TOTAL FOR STRUCTURE - Lowest Floor Construction</b>		0.91	1,683	m2	\$91.18	\$153,453
<b><u>A2.2 STRUCTURE - Upper Floor Construction</u></b>						
<b><u>A2.21 - Upper Floor Construction</u></b>						
23	Wood framed upper floor construction including:	162	m2	\$350.00	\$56,700	
23.1	- 2x10 floor joists @ 300mm O.C					
23.2	- 18.5 plywood sheathing					
24	Framing to floor openings	1	LS	\$2,500.00	\$2,500	
<b><u>A2.22 - Stair Construction</u></b>						
25	Metal pan concrete filled stairs	24	m	\$475.00	\$11,400	
<b>TOTAL FOR STRUCTURE - Upper Floor Construction</b>		0.09	162	m2	\$435.80	\$70,600
<b><u>A2.3 STRUCTURE - Roof Construction</u></b>						
<b><u>A2.31 - Roof Construction</u></b>						
26	Wood framed roof construction (developed area) including:	1,598	m2	\$750.00	\$1,198,500	
26.1	- base plates and anchor bolts					
26.2	- glulam columns					
26.3	- glulam beams					
26.4	- glulam purlins					
26.5	- girder truss					
26.6	- 406mm I-joists @ 400mm O.C					
26.7	- 15.5mm T&G plywood over 38mm T&G wood deck					
27	Framing to roof openings	1	LS	\$2,500.00	\$2,500	
<b>TOTAL FOR STRUCTURE - Roof Construction</b>		0.87	1,598	m2	\$751.56	\$1,201,000

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b><u>A3.2 EXTERIOR ENCLOSURE - Walls Above Grade</u></b>						
<b><u>A3.21 - Walls Above Grade</u></b>						
28	Prefinished metal cladding, including:	534	m2	\$535.12		\$285,754
28.1	- prefinished standing seam metal panel, similar to Vicwest Tradition 100	534	m2	\$340.00	\$181,560	
28.2	- 8mm drainage underlayment	534	m2		Included Above	
28.3	- galvanized z-girts c/w thermal spacers, 2 rows	534	m2		Included Above	
28.4	- semi rigid insulation	534	m2		Included Above	
28.5	- air/vapour barrier	534	m2		Included Above	
28.6	- 12.5mm exterior grade plywood sheathing	534	m2	\$50.00	\$26,700	
28.7	- 2x6" wood stud framing @ 400mm o.c	174	m2	\$90.00	\$15,624	
28.8	- 2x8" wood stud framing @ 400mm o.c	260	m2	\$120.00	\$31,248	
28.9	- 44x184 LSL wood stud framing @ 400mm o.c.	100	m2	\$130.00	\$13,000	
28.10	- 16mm type X gypsum board	534	m2	\$33.00	\$17,622	
29	Prefinished metal cladding, including:	330	m2	\$633.00		\$208,890
29.1	- prefinished standing seam metal panel, similar to Vicwest Tradition 100	330	m2	\$340.00	\$112,200	
29.2	- 8mm drainage underlayment	330	m2		Included Above	
29.3	- galvanized z-girts c/w thermal spacers, 2 rows	330	m2		Included Above	
29.4	- semi rigid insulation	330	m2		Included Above	
29.5	- air/vapour barrier	330	m2		Included Above	
29.6	- 12.5mm exterior grade plywood sheathing	330	m2	\$50.00	\$16,500	
29.7	- 44x286 wood LVL stud wall @ 400mm o.c	330	m2	\$210.00	\$69,300	
29.8	- 16mm type X gypsum board	330	m2	\$33.00	\$10,890	
30	Structural wall bracing				Assumed not required	
31	Reduction of walls above grade for new gfa	-118	m2	\$535.12	-\$63,144	
<b><u>A3.23 - Glazed Curtain Wall</u></b>						
32	Fibreglass framed curtain wall system, assumed triple glazed, low e coating, and argon filled	116	m2	\$1,700.00	\$197,200	
<b>TOTAL FOR EXT. ENCLOSURE - Walls Above Grade</b>		0.47	862	m2	\$729.35	\$628,700
<b><u>A3.3 EXTERIOR ENCLOSURE - Windows &amp; Entrances</u></b>						
<b><u>A3.31 - Windows &amp; Louvers</u></b>						
33	Fibreglass framed windows, assumed triple glazed, low e coating, and argon filled	25	m2	\$1,550.00	\$38,750	
<b><u>A3.32 - Entrance Glazed Screens</u></b>						
34	Aluminum framed glazed entrance screens				Included above	
<b><u>A3.33 - Exterior Doors</u></b>						
35	Aluminum framed fully glazed doors including installation and finish					
35.1	- single	1	NO	\$4,200.00	\$4,200	
35.2	- double to theatre entrance	3	PR	\$8,400.00	\$25,200	
35.3	- sliding door	2	NO	\$10,000.00	\$20,000	
36	Insulated hollow metal door and frame including installation and paint finish					
36.1	- single	1	NO	\$2,000.00	\$2,000	
36.2	- double	3	PR	\$4,000.00	\$12,000	
36.3	- double, full height	1	PR	\$6,000.00	\$6,000	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
37	Door hardware supply allowance				Included Above	
38	Barrier free operators	3	NO	\$3,500.00	\$10,500	
<b>TOTAL FOR EXT. ENCLOSURE - Windows &amp; Entrances</b>		0.04	67	m2	\$1,778.64	<b>\$118,650</b>

**A3.4 EXTERIOR ENCLOSURE - Roof Covering**

**A3.41 - Roofing**

39	Sloped standing seam roofing including pre-finished metal roof, vapour barrier, insulation (R-60), and sheathing	1,598	m2	\$550.00	\$878,900	
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**A3.42 - Skylights & Roof Glazing**

40	NIL				Included in item 33	
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<b>TOTAL FOR EXT. ENCLOSURE - Roof Covering</b>		0.87	1,598	m2	\$550.00	<b>\$878,900</b>
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**A3.5 EXTERIOR ENCLOSURE - Projections**

**A3.51 - Projections**

41	Wood soffit finish to roof overhangs: wood strapping with tongue and groove wood soffit	62	m2	\$635.00	\$39,370	
42	Canopy overhang and green roof covering	65	m2	\$2,300.00	\$149,500	
43	Prefinished metal eaves and downspouts	1	LS	\$30,000.00	\$30,000	
44	Exterior building signature signage				Assumed by owner	

<b>TOTAL FOR EXT. ENCLOSURE - Projections</b>		1.00	1,845	m2	\$118.63	<b>\$218,870</b>
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**B. INTERIORS**

**B1.1 PARTITIONS & DOORS - Partitions**

**B1.11 - Fixed Partitions**

45	Gypsum board partitions including:	586	m2	\$173.00		<b>\$101,378</b>
45.1	- 16mm type X gypsum board	586	m2	\$35.00	\$20,510	
45.2	- 2x6 wood stud wall @ 400mm o.c	586	m2	\$88.00	\$51,568	
45.3	- acoustic mineral wool insulation	586	m2	\$15.00	\$8,790	
45.4	- 16mm type X gypsum board	586	m2	\$35.00	\$20,510	
46	Gypsum board partitions including:	475	m2	\$215.00		<b>\$102,125</b>
46.1	- 16mm type X gypsum board	475	m2	\$35.00	\$16,625	
46.2	- 44x184 wood LSL stud wall @ 400mm o.c	475	m2	\$130.00	\$61,750	
46.3	- acoustic mineral wool insulation	475	m2	\$15.00	\$7,125	
46.4	- 16mm type X gypsum board	475	m2	\$35.00	\$16,625	
47	Gypsum board partitions to perimeter of theatre including:	428	m2	\$295.00		<b>\$126,260</b>
47.1	- 16mm type X gypsum board	428	m2	\$35.00	\$14,980	
47.2	- 44x286 wood LVL stud wall @ 400mm o.c	428	m2	\$210.00	\$89,880	
47.3	- acoustic mineral wool insulation	428	m2	\$15.00	\$6,420	
47.4	- 16mm type X gypsum board	428	m2	\$35.00	\$14,980	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
48	Reduction for partitions for new gfa	-182	m2	\$173.00	-\$31,486	
49	Premium for soundproofing level to theatre	1	LS	\$20,000.00	\$20,000	
50	Aluminum framed glazed partitions	21	m2	\$1,000.00	\$21,000	
51	Rough carpentry	1,845	m2	\$5.00	\$9,225	
52	Caulking, sealing, and firestopping	1,845	m2	\$3.00	\$5,535	
<b>TOTAL FOR INTERIOR PARTITIONS &amp; DOORS - Partitions</b>		0.72	1,328 m2	\$266.59	<b>\$354,037</b>	

**B1.2 PARTITIONS & DOORS - Interior Doors**

**B1.21 - Interior Doors & Hardware**

53	Aluminum framed fully glazed doors including installation and finish					
53.1	- single	1	NO	\$4,200.00	\$4,200	
53.2	- double	3	PR	\$8,400.00	\$25,200	
53.3	- pivot doors	7	NO	\$5,000.00	\$35,000	
54	Pressed metal door and frame assumed including frame including installation and paint finish					
54.1	- double	2	PR	\$4,250.00	\$8,500	
55	Wood door assumed split face veneer solid core and pressed metal frame including installation and finish					
55.1	- single	25	NO	\$1,200.00	\$30,000	
55.2	- double	4	PR	\$2,400.00	\$9,600	
56	Door hardware supply allowance	51	NO	\$850.00	\$43,350	
57	Barrier free operators to vestibule entries, universal washrooms and barrier free paths of travel	7	NO	\$3,500.00	\$24,500	
58	Allowance for view panels, door glazing, and transoms	1	LS	\$5,000.00	\$5,000	
<b>TOTAL FOR INTERIOR PARTITIONS &amp; DOORS - Doors</b>		0.06	118 m2	\$1,571.59	<b>\$185,350</b>	

**B2.1 FINISHES - Floor Finishes**

**B2.11 - Floor Finishes**

59	Concrete sealer to exposed flooring throughout	1,537	m2	\$25.00	\$38,427	
60	Flooring bases	893	m	\$18.00	\$16,074	
<b>TOTAL FOR FINISHES - Floor Finishes</b>		0.83	1,537 m2	\$35.46	<b>\$54,501</b>	

**B2.2 FINISHES - Ceiling Finishes**

**B2.21 - Ceiling Finishes**

61	Suspended perforated gypsum board with paint finish	169	m2	\$400.00	\$67,600	
62	Suspended water resistant gypsum board with paint finish to washrooms	83	m2	\$140.00	\$11,620	
63	Clear stain finish to exposed ceiling	1,277	m2	\$30.00	\$38,310	
<b>TOTAL FOR FINISHES - Ceiling Finishes</b>		0.83	1,529 m2	\$76.87	<b>\$117,530</b>	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b><u>B2.3 FINISHES - Wall Finishes</u></b>						
<b><u>B2.31 - Wall Finishes</u></b>						
64	Paint	3,150	m2	\$10.00	\$31,500	
65	Porcelain tile assumed to 2150mm A.F.F to washrooms	212	m2	\$140.00	\$29,680	
<b>TOTAL FOR FINISHES - Wall Finishes</b>		1.82	3,362	m2	\$18.20	\$61,180
<b><u>B3.1 FITTINGS &amp; EQUIPMENT - Fittings &amp; Fixtures</u></b>						
<b><u>B3.11 - Miscellaneous Metals</u></b>						
						\$26,350
66	Miscellaneous metals including lintels, bracing, and so forth	1,845	m2	\$10.00	\$18,450	
67	Wall mounted handrails, assumed painted metal	6	m	\$350.00	\$2,100	
68	Floor mounted handrails and balustrades, assumed painted metal	7	m	\$650.00	\$4,550	
69	Washroom vanity bracket	5	m	\$250.00	\$1,250	
<b><u>B3.12 - Millwork</u></b>						
						\$23,250
70	Washroom vanities	5	m	\$650.00	\$3,250	
71	Reception desk	6	m	\$2,500.00	\$15,000	
72	Allowance for additional millwork to the following					
72.1	- workshop	1	LS	\$5,000.00	\$5,000	
72.2	- exhibit/gallery					Excluded
<b><u>B3.13 - Specialties</u></b>						
						\$122,650
73	Washroom partitions, assumed floor mounted					
73.1	- standard	7	NO	\$1,500.00	\$10,500	
73.2	- barrier free	1	NO	\$1,200.00	\$1,200	
73.3	- urinal screens	2	NO	\$850.00	\$1,700	
74	Washroom accessories including:					
74.1	- toilet paper dispenser	10	NO	\$100.00	\$1,000	
74.2	- soap dispenser	6	NO	\$75.00	\$450	
74.3	- paper towel dispenser / waste receptacles	4	NO	\$350.00	\$1,400	
74.4	- grab bars	1	PR	\$350.00	\$350	
74.5	- sanitary disposal	7	NO	\$100.00	\$700	
74.6	- mirrors	6	NO	\$300.00	\$1,800	
74.7	- tilted mirrors	2	NO	\$400.00	\$800	
75	Entrance pedimat	12	m2	\$1,250.00	\$15,000	
76	Interior signage (doors only)	51	NO	\$250.00	\$12,750	
77	Acoustic panels to theatre walls, assumed 10% of total wall area	1	LS	\$75,000.00	\$75,000	
78	Display cases					Excluded
79	Window shades					Excluded
<b><u>B3.14 - Furniture</u></b>						
						\$0
80	NIL					
<b>TOTAL FOR FITTINGS &amp; EQUIP. - Fittings &amp; Fixtures</b>		1.00	1,845	m2	\$93.36	\$172,250

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b><u>B3.2 FITTINGS &amp; EQUIPMENT - Equipment</u></b>						
<b><u>B3.21 - Equipment</u></b>						
81	Theatre Equipment as per Performance Equipment Spreadsheet Estimate including:	1	LS	\$2,320,097.00		\$2,320,097
82	<b>Theatre Consultants Collaborative Specified Equipment</b>					
83	<u>Performance Draperies - 11 61 43</u>	1	LS	\$67,760.00		\$67,760
83.1	- Stage Draperies - Main Curtain - Simple	1	NO	\$14,520.00	\$14,520	
83.2	- Stage Draperies - Grand Valance	1	NO	\$7,260.00	\$7,260	
83.3	- Stage Draperies - Borders	2	NO	\$2,904.00	\$5,808	
83.4	- Stage Draperies - Legs	2	PR	\$2,420.00	\$4,840	
83.5	- Stage Draperies - Tabs	3	NO	\$2,420.00	\$7,260	
83.6	- Stage Draperies - Traveler Panels	3	PR	\$7,865.00	\$23,595	
83.7	- Stage Draperies - Cyclorama	1	NO	\$3,025.00	\$3,025	
83.8	- Storage Hampers	2	NO	\$726.00	\$1,452	
84	Performance Curtain Tracks - 11 61 44	1	LS	\$30,250.00		\$30,250
84.1	- Curved Drapery Traveler Track And Pull Rigging - Standard	61	m	\$496.25	\$30,250	
85	Tension Wire Grid - 11 61 38	1	LS	\$651,585.00		\$651,585
85.1	- Tension Wire Grid - Panels 6.5' x 5'	567	m2	\$1,107.08	\$627,385	
85.2	- Accessories	1	LS	\$24,200.00	\$24,200	
86	<u>Acoustic Control Drapery - 11 61 53</u>	1	LS	\$11,616.00		\$11,616
86.1	- Acoustic Drapery Panels	6	NO	\$1,936.00	\$11,616	
87	<u>Acoustic Control Drapery Track - 11 61 54</u>	1	LS	\$9,075.00		\$9,075
87.1	- Curved Drapery Traveler Track And Pull Rigging - Economical - Drapes < 15' high	30	m	\$297.75	\$9,075	
88	Performance Power And Controls - 11 61 61	1	LS	\$190,697.00		\$190,697
88.1	- Motorized Breaker Panel Board with 84 DMX driven motorized Breakers	2	NO	\$31,339.00	\$62,678	
88.2	- Panel Board Surge Suppression	2	NO	\$1,936.00	\$3,872	
88.3	- House & Work Light Circuits				Included in Electrical	
88.4	- Emergency Power Loss Detection Kit - (EBDK)	1	NO	\$1,210.00	\$1,210	
88.5	- Emergency DMX Control 1 in / out (DEBC)	1	NO	\$1,210.00	\$1,210	
88.6	- ELTS 6 @ 20A Circuit Phase and Voltage Configuration As Required.	1	NO	\$9,680.00	\$9,680	
88.7	Emergency Power With Branch. Protection Branch Protection - Receptacle Only (Fixed box)	149	NO	\$121.00	\$18,029	
88.8	- 100A Company Switch	1	NO	\$6,655.00	\$6,655	
88.9	- 200A Company Switch	1	NO	\$7,865.00	\$7,865	
88.10	- Architectural Cont Processor - Rack Mount -2 DMX Univ.	1	NO	\$6,050.00	\$6,050	
88.11	- Work/Aud. Light Control - Station	6	NO	\$484.00	\$2,904	
88.12	- Motion Detection	12	NO	\$302.50	\$3,630	
88.13	- Daylight Detection	1	NO	\$303.00	\$303	
88.14	- Performance Lighting Console - Standard	1	NO	\$20,570.00	\$20,570	
88.15	- DMX Distr Equipment (1 universe/w 6 outs)	1	NO	\$2,662.00	\$2,662	
88.16	- Control Faceplate	15	NO	\$363.00	\$5,445	
88.17	- Base Processing Rack- Large Package/Rack/Network/Patch/	1	NO	\$12,100.00	\$12,100	
88.18	- Switch- POE 8 Port Convection	3	NO	\$1,452.00	\$4,356	
88.19	- 4 Port DMX Node- Basic Rack	6	NO	\$1,815.00	\$10,890	
88.20	- Allowance For Architectural Lighting Control integration of LED or other non-conventional fixtures	1	NO	\$6,050.00	\$6,050	
88.21	- Stage edge illumination	15	m	\$297.78	\$4,538	
89	<u>Performance Lighting Instruments And Accessories - 11 61 64</u>	1	LS	\$163,350.00		\$163,350
89.1	- Stage Lighting Instruments - LED Ellipsoidal Moderate or short throw, high CRI				Owner FFE	
89.2	- Stage Lighting Instruments - LED Ellipsoidal Moderate or short throw, Moderate CRI	100	NO	\$1,633.50	\$163,350	
89.3	- Stage Lighting Instruments - LED Wash - Moderate CRI				Owner FFE	
89.4	- Cyc Lighting Instruments 1 Cell - LED				Owner FFE	
89.5	- Automated Light - Moderate				Owner FFE	
89.6	- Portable dimmer at conventional instrument - 750W				Owner FFE	
89.7	- LED Work Light (switched)				Owner FFE	
89.8	- Follow Spots - Short Throw				Owner FFE	
89.9	- Atmospheric				Owner FFE	
89.10	- Lighting Accessories				Owner FFE	
89.11	- Control Cable				Owner FFE	
89.12	- Loose Electrical Distribution - Std				Owner FFE	
89.13	- Ghost Light				Owner FFE	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
90	<u>Performance Sound, Video, And Communications - 11 61 70</u>	1	LS	\$368,124.00		\$368,124
90.1	- Compact Subwoofers	2	NO	\$9,075.00	\$18,150	
90.2	- Monitor Speakers	4	NO	\$6,655.00	\$26,620	
90.3	- Reinforcement Speakers	7	NO	\$7,260.00	\$50,820	
90.4	- Small Mixer	1	NO	\$6,050.00	\$6,050	
90.5	- Sound Effects Workstation	1	NO	\$18,150.00	\$18,150	
90.6	- Digital Signal Processing	1	NO	\$24,200.00	\$24,200	
90.7	- Wired Microphones and Accessories				Owner FFE	
90.8	- Wireless Microphones				Owner FFE	
90.9	- CD/DVD/MP3 Player	1	NO	\$1,029.00	\$1,029	
90.10	- Digital recorder - Stereo	1	NO	\$1,815.00	\$1,815	
90.11	- Patchbay	1	NO	\$6,050.00	\$6,050	
90.12	- Stage Manager Master Stations	1	NO	\$4,235.00	\$4,235	
90.13	- Page / Show Relay - Per Channel	2	NO	\$10,454.00	\$20,908	
90.14	- Page / Show Relay - Per Speaker Stn	21	NO	\$484.00	\$10,164	
90.15	- Tech Intercom - Digital 4 Channel Main Stn	1	NO	\$6,534.00	\$6,534	
90.16	- Tech Intercom - Belt Pack or Wall Station	8	NO	\$1,694.00	\$13,552	
90.17	- ALS: Streaming WIFI B.Y.O.D. system	2	NO	\$3,630.00	\$7,260	
90.18	- ALS: WiFiALS Receivers	12	NO	\$303.00	\$3,636	
90.19	- Interpreter Station	1	NO	\$3,025.00	\$3,025	
90.20	- Camera - High Definition Pan/Tilt Zoom	3	NO	\$12,100.00	\$36,300	
90.21	- DVD/Blu Ray Player	1	NO	\$726.00	\$726	
90.22	- Video Controller - Imag / Documentary	1	NO	\$21,780.00	\$21,780	
90.23	- High Def Transport over UTP (price per termination)	4	NO	\$1,210.00	\$4,840	
90.24	- Medium Intensity Video projector				Owner FFE	
90.25	- Medium screen motorized projection screen (<28' wide x 16' high)	1	NO	\$30,250.00	\$30,250	
90.26	- Sequencing Panel Board	1	NO	\$14,520.00	\$14,520	
90.27	- Panel Board Surge Suppression	1	NO	\$1,210.00	\$1,210	
90.28	- Sound & Communications - Faceplate and Wiring	30	NO	\$1,210.00	\$36,300	
91	<u>Portable Seating Platforms - 11 61 23</u>	1	LS	\$254,100.00		\$254,100
91.1	- Platform with piston assisted scissor legs	21	NO	\$12,100.00	\$254,100	
92	<u>Performance Seating Portable - 12 62 00</u>	1	LS	\$29,040.00		\$29,040
92.1	- Chairs (stacking)	80	NO	\$363.00	\$29,040	
93	<u>Telescoping Seating - 12 66 23</u>	1	LS	\$544,500.00		\$544,500
93.1	- Telescoping Chair Platforms With Theatre Style Seats	300	NO	\$1,815.00	\$544,500	
94	<b>Owner Procured FFE</b>					
95	<u>Dance Equipment - 11111 / 00 00 00</u>				Owner FFE	
95.1	- Dance Surface: Black					
96	<u>Costume Equipment - 11110 / 11 23 00</u>				Owner FFE	
96.1	- Wardrobe Tools/equipment					
96.2	- Commercial Washers					
96.3	- Commercial Dryers					
96.4	- Garment Racks					
97	<u>Stage Equipment - 14830 / 11 61 90</u>				Owner FFE	
97.1	- Misc. Ladders, etc					
97.2	- Telescoping Work Platforms					
98	Allowance for escalation from Q2 2021 to Q1 2023	16%		\$2,320,097.00	\$371,216	
<b>TOTAL FOR FITTINGS &amp; EQUIP. - Equipment</b>		1.00	1,845 m2	\$1,458.71		\$2,691,313

**B3.3 FITTINGS & EQUIPMENT - Conveying Systems**

**B3.31 - Elevators**

99 NIL

**B3.32 - Escalators & Moving Walks**

100 NIL

**B3.33 - Material Handling Systems**

101 NIL

<b>TOTAL FOR FITTINGS &amp; EQUIP. - Conveying Systems</b>		0.00	0 m2	\$0.00		\$0
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No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b>C1. SERVICES - MECHANICAL</b>						
<b><u>C1.1 Plumbing &amp; Drainage</u></b>						
<b><u>C1.11 - Plumbing Fixtures</u></b>						<b>\$75,550</b>
102	Commercial quality, water conserving plumbing fixtures and fittings c/w drains, mounting frames, fittings and accessories					
102.1	- Water closets - wall mounted c/w sensor operated flush valves	10	NO	\$1,300.00	\$13,000	
102.2	- Water closets - floor mounted c/w flush tank	2	NO	\$1,000.00	\$2,000	
102.3	- Urinal - wall mounted c/w sensor operated flush valves	3	NO	\$1,200.00	\$3,600	
102.4	- Lavatories - counter mounted c/w sensor operated faucet	6	NO	\$1,100.00	\$6,600	
102.5	- Lavatories - wall hung c/w sensor operated faucet	2	NO	\$1,300.00	\$2,600	
102.6	- Lavatories - wall hung c/w manual faucet	2	NO	\$1,000.00	\$2,000	
102.7	- Janitor mop sinks - floor mounted	1	NO	\$1,500.00	\$1,500	
102.8	- Eye wash station c/w thermostatic mixing valve (TBD)	2	NO	\$1,300.00	\$2,600	
102.9	- Miscellaneous sinks (TBD)	2	NO	\$2,000.00	\$4,000	
102.10	- Drinking fountain (TBD)	1	NO	\$2,500.00	\$2,500	
103	Rough-in connections for above fixtures	31	NO	\$650.00	\$20,150	
104	Allowance for catering kitchen including sinks and rough-ins to catering equipment	1	LS	\$5,000.00	\$5,000	
105	Allowance for specialty sinks, rough-in and specialty traps for studio space	1	NO	\$10,000.00	\$10,000	
<b><u>C1.12 - Domestic Water</u></b>						<b>\$92,250</b>
106	Allowance for domestic water service throughout building including:	1,845	m2	\$50.00	\$92,250	
106.1	- Connect to existing mains					
106.2	- Local electric water heating storage tanks and points of use water heaters for remote wash rooms					
106.3	- Hot water inline circulator and expansion tank					
106.4	- Electronically operated master mixing valve					
106.5	- Hot, cold, recirculation and tempered water piping type "L" copper tubing with solder joints, fittings and supports					
106.6	- Thermal insulation for the above piping					
106.7	- Exterior non-freeze hose bibs					
106.8	- Interior hose connection with vacuum breakers					
106.9	- Allowance line valves and components including balancing valves, check valves, strainers, shock absorbers, relief vents, gauges and the like					
106.10	- Trap primer assembly - electronic trap primer in box c/w distribution manifold and lateral piping					
106.11	- Make-up water assembly c/w reduced pressure back flow preventer and lateral piping and valving to non-portable water system, softened water and HVAC system					
<b><u>C1.13 - Sanitary Waste &amp; Vent</u></b>						<b>\$103,320</b>
107	Allowance for sanitary drainage systems throughout building including:	1,845	m2	\$56.00	\$103,320	
107.1	- Tie-in to sanitary mains c/w main clean out					
107.2	- Below grade sanitary drainage collection piping, PVC, c/w solvent welded joints, and fittings					
107.3	- Above grade sanitary drainage collection piping, cast iron c/w joints, MJ fittings, hangers, and supports					
107.4	- Solid interceptors					
107.5	- Condensate drainage piping, DWV copper c/w joints, fittings, and supports					
107.6	- Sanitary vent piping c/w vent through assemblies and cowl					
107.7	- Drains such as floor, hub or funnel floor drain					
107.8	- Clean outs and line items					
107.9	- Elevator sump pumps					
107.10	- Sanitary sump pumps and forced main piping (Assumed required)					
<b><u>C1.14 - Storm</u></b>						<b>\$38,745</b>
108	Allowance for roof drains and storm water collection piping at the flat roof area.	1,845	m2	\$21.00	\$38,745	
	<i>Gutters and down spouts by G.C estimated elsewhere in the estimate</i>					<i>Info Only</i>
	<i>Assume perimeter weeping tile is directly connected to site storm water system</i>					<i>Info Only</i>



No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b>C1.15 - Natural Gas</b>						\$0
109	Allowance for natural gas service to building service equipment including:				Not required	
109.1	- Connection to natural gas incoming service					
109.2	- Natural gas black steel sch 40. piping c/w joints, fittings, supports & painting					
109.3	- Hook-up connection assemblies to mechanical equipment					
<b>C1.16 - Specialty Systems:</b>						\$0
<b>C1.16.3 - Compressed air</b>						\$0
110	Allowance for dedicated compressed air plant and distribution system serving studio area TBD				Not required	
<b>C1.16.4 - Vacuum</b>						\$0
111	Allowance for dedicated vacuum plant and distribution system serving studio area TBD				Not required	
<b>C1.16.7 - Specialty Drainage</b>						\$0
	<i>Standard drainage system included under section C1.13. No specialty drainage, neutralization system etc. are required</i>				Info Only	
<b>C1.17 - Miscellaneous Works and General Accounts</b>						\$46,000
112	Supervision, job set up, clean up, small tool rentals, permits & inspections, overhead / profit, etc.	1	NO	\$46,000.00	\$46,000	
<b>TOTAL FOR MECHANICAL - Plumbing &amp; Drainage</b>		1.00	1,845	m2	\$192.88	\$355,865
<b>C1.2 Fire Protection</b>						
<b>C1.21 - Standpipe</b>						\$0
113	No work required					
<b>C1.22 - Sprinklers</b>						\$57,266
114	Allowance for wet/dry sprinkler coverage to NFPA 13 and local code	1,507	m2	\$38.00	\$57,266	
<b>C1.23 - Specialty Systems</b>						\$33,800
115	Allowance for pre-action fire suppression system serving museum and gallery space (TBD)	338	m2	\$100.00	\$33,800	
	<i>Gaseous fire suppression system</i>				Excluded	
<b>C1.24 - Fire Extinguisher</b>						\$1,153
116	Fire extinguishers in common areas in cabinets	5	NO	\$250.00	\$1,153	
<b>C1.25 - Miscellaneous Works and General Accounts</b>						\$0
117	Included above					
<b>TOTAL FOR MECHANICAL - Fire Protection</b>		1.00	1,845	m2	\$49.98	\$92,219

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b><u>C1.3 Heating, Ventilation &amp; Air Conditioning</u></b>						
<b><u>C1.31 - Liquid Heat Transfer (Heating)</u></b>						<b>\$350,200</b>
118	Allowance for electric boiler equal to Precision boilers - 50 kW (152,000	1	NO	\$16,000.00	\$16,000	
119	Allowance for heating water plant including:	1	LS	\$107,500.00	\$107,500	
119.1	- Boiler circulation pump					
119.2	- Heat exchanger					
119.3	- Heating water primary pumps					
119.4	- Heating water secondary circulation pumps					
119.5	- Expansion tank - diaphragm type					
119.6	- Chemical treatment system, pot feeder and system flushing					
119.7	- Air separators c/w air vent assembly					
119.8	- Glycol fill unit c/w system glycol					
120	Allowance for supplemental heating units					
120.1	- Wall fin radiators	100	m	\$750.00	\$75,000	
120.2	- Air curtains at the main entrances	5	NO	\$5,000.00	\$25,000	
120.3	- Fan coil units	2	NO	\$5,000.00	\$10,000	
120.4	- Supplemental heating units	3	NO	\$2,000.00	\$6,000	
120.5	- In-floor radiant heating					Not required
121	Allowance for glycol heating water distribution piping including plant room/mechanical room piping, branches to supplemental heating units and associated hook-up assemblies to hydronic plant equipment, AHUs and terminal heating units	1,845	m2	\$60.00	\$110,700	
<b><u>C1.32 - Liquid Heat Transfer (Cooling)</u></b>						<b>\$413,700</b>
122	Allowance for 6 pipe water-source heat recovery chiller (glycol medium on both source and sink) equal to Aermac - 141 kW (40 tons)	2	NO	\$112,000.00	\$224,000	
123	Allowance for chilled water system plant equipment including	1	LS	\$79,000.00	\$79,000	
123.1	- Chilled water primary pumps					
123.2	- Chilled water secondary circulation pumps					
123.3	- Expansion tank - diaphragm type					
123.4	- Chemical treatment system, pot feeder and system flushing					
123.5	- Air separators c/w air vent assembly					
123.6	- Glycol fill unit c/w system glycol					
124	Allowance for glycol chilled water distribution piping including mains, distribution to upper level mechanical room and associated hook-up assemblies to hydronic plant equipment, AHUs and terminal cooling only FCUs	1845	m2	\$60.00	\$110,700	
<b><u>C1.33 - Geothermal System</u></b>						<b>\$567,490</b>
125	Allowance for geothermal wells including pre fabricated geothermal PE loops c/w low permeability grout, tie-in loops in to the mechanical rooms, tracer devices and earthwork - 76m deep	28	NO	\$15,000.00	\$420,000	
126	Allowance for antifreeze, flush and fill and mechanical room manifolds					Included
127	Geothermal system plant	1	LS	\$70,000.00	\$70,000	
127.1	- Heat exchanger					Assumed not required
127.2	- Geothermal pumps					
127.3	- Secondary side water pumps					
127.4	- Expansion tank					
127.5	- Air separator					
127.6	- Chemical treatment					
127.7	- Glycol fill unit					
128	Allowance for geothermal piping and associated hook-up assemblies to hydronic plant equipment	1,845	m2	\$42.00	\$77,490	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b>C1.34 - Air Distribution</b>						<b>\$1,018,055</b>
129	Allowance for Air handling units c/w dampers, filters, glycol cooling coil, glycol heating coil, variable speed supply fan and exhaust fan with dual core heat recovery module with minimum 85% efficiency.					
129.1	- Single zone AHU-1 serving theatre - 19,000 CFM	1	NO	\$266,000.00	\$266,000	
129.2	- Single zone AHU-2 serving museum/workshop - 9,000 CFM	1	NO	\$144,000.00	\$144,000	
129.3	- Multi zone AHU-3 serving other spaces - 4,000 CFM	1	NO	\$96,000.00	\$96,000	
129.4	- Multi zone AHU-4 serving common/corridors - 4,000 CFM	1	NO	\$96,000.00	\$96,000	
130	Allowance for VRF system serving studios and multi purpose room				Deleted	
131	Allowance for glycol chilled water FCUs to electrical/IT room - 250 CFM, 0.25 W/CFM	4	NO	\$3,000.00	\$12,000	
132	Allowance for air distribution including	1,845	m2	\$219.00	\$404,055	
132.1	- Terminal units (assume no reheat coils)					
132.2	- Ductwork - Galvanized steel rectangular ductwork to SMACNA standards					
132.3	- Thermal insulations					
132.4	- Air diffusion devices					
132.5	- Allowance for miscellaneous components					
<b>C1.35 - Exhaust Systems</b>						<b>\$38,450</b>
133	Allowance for washroom /dressing room / janitor / café exhaust	1,845	m2	\$10.00	\$18,450	
134	Light commercial catering kitchen exhaust/dishwasher exhaust including exhaust fan and associated ductwork	1	LS	\$20,000.00	\$20,000	
	<i>Dust collection system</i>				<i>Excluded</i>	
<b>C1.37 - Support Systems and Works</b>						<b>\$102,110</b>
<b>C1.37.1 - Noise and Vibration Isolation</b>						<b>\$32,000</b>
135	Allowance for silencers and acoustic lag for noise sensitive areas	1	LS	\$32,000.00	\$32,000	
<b>C1.37.2 - Mechanical Wiring and Starters</b>						<b>\$14,760</b>
136	Allowance for VFDs and associated wiring	1,845	m2	\$8.00	\$14,760	
<b>C1.37.3 - Balancing and Commissioning</b>						<b>\$55,350</b>
137	Allowance for TAB work	1,845	m2	\$15.00	\$27,675	
138	Allowance for commissioning support	1,845	m2	\$15.00	\$27,675	
<b>C1.37.6 - Generator Support</b>						<b>\$0</b>
	<i>Not required</i>				<i>Info Only</i>	
<b>C1.37.7 - Humidification</b>						<b>\$0</b>
	<i>Not required</i>				<i>Info Only</i>	
<b>C1.38 - Miscellaneous Works and General Accounts</b>						<b>\$311,000</b>
139	Supervision, job set up, clean up, small tool rentals, permits & inspections, overhead / profit, etc.	1	NO	\$311,000.00	\$311,000	
<b>TOTAL FOR MECHANICAL - HVAC</b>		1.00	1,845	m2	\$1,518.16	<b>\$2,801,005</b>

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b><u>C1.4 MECHANICAL - Controls</u></b>						
<b><u>C1.41 - Controls and Automation</u></b>						<b>\$369,000</b>
140	Allowance for providing new building automation system to control and monitor the complete HVAC and other building systems including:	1,845	m2	\$200.00	\$369,000	
140.1	- Boiler & circulating pumps					
140.2	- Heating water pumps					
140.3	- Heating water plant appurtenances					
140.4	- Supplemental heating					
140.5	- Heat recovery chillers					
140.6	- Chilled water pumps					
140.7	- Chilled water plant appurtenances					
140.8	- Heating water glycol heat exchangers					Excluded
140.9	- Glycol pumps					Excluded
140.10	- Glycol plant app					
140.11	- Geothermal heat exchangers					Excluded
140.12	- Geothermal pumps					
140.13	- condenser water pumps					
140.14	- Geothermal plant app					
140.15	- Single zone AHUs					
140.16	- Multi zone AHUs					
140.17	- ERV unit					Deleted
140.18	- VRF					Deleted
140.19	- FCUs					
140.20	- Terminal units					
140.21	- Fans					
140.22	- Miscellaneous including supervision, programming, graphics and frond end work station					
<b><u>C1.42 - Miscellaneous Works and General Accounts</u></b>						<b>\$0</b>
141	Included					
<b>TOTAL FOR MECHANICAL - Controls</b>		1.00	1,845 m2	\$200.00	\$369,000	
				Total Mech Unit Rate	\$1,961.02	
<b>C2. SERVICES - ELECTRICAL</b>						
<b><u>C2.1 ELECTRICAL - Service &amp; Distribution</u></b>						
<b><u>C2.11 - Main Service</u></b>						<b>\$32,100</b>
142	400A 347/600V main switchboard	1	NO	\$30,700.00	\$30,700	
143	Utility metering cabinet	1	NO	\$1,400.00	\$1,400	
<b><u>C2.12 - Emergency Power</u></b>						<b>\$0</b>
144	Not in scope of work. Life safety lighting provided by battery units, remote heads, and exit signage					See C2.21 - Lighting
<b><u>C2.13 - Distribution</u></b>						<b>\$63,653</b>
145	Normal power distribution system including 347/600V distribution and mechanical panels, 120/208V power and lighting panels, and associated step-down transformers	1,845	m2	\$34.50	\$63,653	
<b><u>C2.14 - Feeders</u></b>						<b>\$46,679</b>
146	Feeders for above distribution equipment using rw90 copper conductors in EMT conduit	1,845	m2	\$25.30	\$46,679	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b><u>C2.15 - Motor Controls &amp; Wiring</u></b>						<b>\$36,795</b>
147	Power connections for mechanical equipment with line and load side wiring	1,845	m2	\$19.00	\$35,055	
148	Power connection to door operator c/w push button outlets	3	NO	\$580.00	\$1,740	
<b><u>C2.16 - Miscellaneous</u></b>						<b>\$14,000</b>
149	Building and technical grounding systems	1	LS	\$14,000.00	\$14,000	
150	Lightning protection system not required				Assumed	
151	Photovoltaic system not required				Assumed	
<b><u>C2.17 - Electrical Contractors Overhead</u></b>						<b>\$32,380</b>
152	Supervision	1	LS	\$11,070.00	\$11,070	
153	Premium time, etc.				N/A	
154	Job set-up, etc.	1	LS	\$14,200.00	\$14,200	
155	Rentals, small tools, etc.	1	LS	\$4,060.00	\$4,060	
156	Permits & inspections	1	LS	\$2,640.00	\$2,640	
157	Insurance	1	LS	\$410.00	\$410	
<b>TOTAL FOR ELECTRICAL - Service &amp; Distribution</b>		<b>1.00</b>	<b>1,845</b> m2	<b>\$122.28</b>	<b>\$225,606</b>	

**C2.2 ELECTRICAL - Lighting, Devices & Heating**

**C2.21 - Lighting**

**\$382,510**

*Lighting costs include the supply and installation of fixtures with associated wiring and supports*

158	1' x 4' recessed LED troffer, type A	109	NO	\$540.00	\$58,860	
159	1' x 4' recessed LED troffer, type B	25	NO	\$540.00	\$13,500	
160	1' x 4' recessed LED troffer, type B1	4	NO	\$540.00	\$2,160	
161	2' x 4' recessed LED troffer, type E	30	NO	\$530.00	\$15,900	
162	2' x 4' recessed LED troffer, type E1	5	NO	\$530.00	\$2,650	
163	2' x 2' recessed LED troffer, type C	37	NO	\$540.00	\$19,980	
164	2' x 2' recessed LED troffer, type C1	13	NO	\$540.00	\$7,020	
165	2' x 2' recessed LED troffer, type C2	3	NO	\$540.00	\$1,620	
166	2' x 2' recessed LED troffer, type C3	1	NO	\$540.00	\$540	
167	8" recessed LED downlight, type D	7	NO	\$510.00	\$3,570	
168	8" recessed LED downlight, type D1	8	NO	\$510.00	\$4,080	
169	8" recessed LED downlight, type F	23	NO	\$510.00	\$11,730	
170	8" recessed LED downlight, type F1	2	NO	\$510.00	\$1,020	
171	4' surface mounted single lamp LED strip, type G	19	NO	\$390.00	\$7,410	
172	4' surface mounted dual lamps LED strip, type G	9	NO	\$400.00	\$3,600	
173	4' pendant mounted LED strip, type H	23	NO	\$420.00	\$9,660	
174	2' x 4' pendant mounted LED troffer, type J	22	NO	\$600.00	\$13,200	
175	2' x 4' pendant mounted LED troffer, type J1	2	NO	\$600.00	\$1,200	
176	1' x 4' surface mounted LED troffer	305	NO	\$520.00	\$158,600	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
177	100W pendant mounted LED downlight	12	NO	\$910.00	\$10,920	
178	Exterior ceiling mounted LED fixture	7	NO	\$590.00	\$4,130	
179	Exterior wall mounted LED fixture	10	NO	\$950.00	\$9,500	
180	Exit light	26	NO	\$570.00	\$14,820	
181	Double Remote head	4	NO	\$400.00	\$1,600	
182	Battery unit c/w dual heads	4	NO	\$1,310.00	\$5,240	
<b><u>C2.22 - Branch Devices &amp; Wiring</u></b>						<b>\$120,095</b>
<i>Branch device costs include the supply and installation of devices with associated wiring and supports</i>						
183	15A 125V duplex receptacle	176	NO	\$220.00	\$38,720	
184	15A 125V duplex receptacle, GFI	17	NO	\$240.00	\$4,080	
185	20A 125V duplex receptacle	11	NO	\$230.00	\$2,530	
186	20A 125V duplex receptacle, GFI	5	NO	\$250.00	\$1,250	
187	30A 125/250V dryer receptacle	1	NO	\$640.00	\$640	
188	50A 125/250V range receptacle	3	NO	\$810.00	\$2,430	
189	50A 125/250V microwave receptacle	2	NO	\$810.00	\$1,620	
190	50A 125/250V dishwasher receptacle	1	NO	\$810.00	\$810	
191	Light switch	33	NO	\$260.00	\$8,580	
192	Light switch, 2 gang	5	NO	\$280.00	\$1,400	
193	Light switch, 3 gang	1	NO	\$300.00	\$300	
194	Dimmer switch	4	NO	\$320.00	\$1,280	
195	Wall mounted occupancy sensor	8	NO	\$380.00	\$3,040	
196	Ceiling mounted occupancy sensor	13	NO	\$330.00	\$4,290	
197	Photocell	4	NO	\$750.00	\$3,000	
198	Allowance for undeveloped branch devices and lighting control	1,845	m2	\$25.00	\$46,125	
<b><u>C2.23 - Heating</u></b>						<b>\$5,400</b>
199	Power connections for Div 15 electric heaters and washroom hand dryers	1	LS	\$5,400.00	\$5,400	
<b><u>C2.24 - Electrical Contractors Overhead</u></b>						<b>\$84,680</b>
200	Supervision	1	LS	\$28,670.00	\$28,670	
201	Premium time, etc.				N/A	
202	Job set-up, etc.	1	LS	\$37,340.00	\$37,340	
203	Rentals, small tools, etc.	1	LS	\$10,670.00	\$10,670	
204	Permits & inspections	1	LS	\$6,930.00	\$6,930	
205	Insurance	1	LS	\$1,070.00	\$1,070	
<b>TOTAL FOR ELECTRICAL - Lighting, Devices &amp; Heating</b>		1.00	1,845	m2	\$321.24	<b>\$592,685</b>

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b><u>C2.3 ELECTRICAL - Systems &amp; Ancillaries</u></b>						
<b><u>C2.31 - Fire Alarm System</u></b>						<b>\$46,679</b>
206	Single stage addressable fire alarm system c/w control panel, annunciator, passive graphic, pullstations, audible / visual alarms, smoke / heat detectors...	1,845	m2	\$25.30	\$46,679	
<b><u>C2.32 - Security System</u></b>						<b>\$122,680</b>
207	Motion sensor rough-in	25	NO	\$360.00	\$9,000	
208	Allowance for security access rough-in at egress door	11	NO	\$2,280.00	\$25,080	
209	Allowance for security access rough-in at miscellaneous interior door (storage, offices, etc...)	6	NO	\$1,700.00	\$10,200	
210	Allowance for CCTV camera rough-in	10	NO	\$940.00	\$9,400	
211	Supply, installation, and programming of security equipment and associated head end	1	LS	\$69,000.00	\$69,000	
<b><u>C2.33 - Communications</u></b>						<b>\$109,185</b>
212	Wall mounted voice/data rough-in	64	NO	\$200.00	\$12,800	
213	Ceiling mounted WAP rough-in	17	NO	\$180.00	\$3,060	
214	CAT 6 cable drop	135	NO	\$390.00	\$52,650	
215	Allowance for undeveloped communications empty infrastructure system including rough-ins for ceiling wireless access points	1,845	m2	\$5.00	\$9,225	
216	Allowance for undeveloped CAT 6 horizontal cabling system	1,845	m2	\$10.00	\$18,450	
217	Backbone cabling and hardware	1	LS	\$13,000.00	\$13,000	
<b><u>C2.34 - P.A. &amp; A.V. Systems</u></b>						<b>\$44,100</b>
218	AV outlet	15	NO	\$480.00	\$7,200	
219	Allowance for undeveloped Audio Visual empty raceway infrastructure	1,845	m2	\$20.00	\$36,900	
220	Supply and installation of Public Address & Audio Visual equipment and associated head end by Performance Equipment Provider				Info Only	
<b><u>C2.35 - Miscellaneous</u></b>						<b>\$43,145</b>
221	Miscellaneous systems (clocks, washroom call assistance, etc...)	1,845	m2	\$5.75	\$10,609	
222	Supply and installation of barrier free washroom equipment	7	NO	\$4,648.03	\$32,536	
<b><u>C2.36 - Electrical Contractors Overhead</u></b>						<b>\$63,430</b>
223	Supervision	1	LS	\$23,100.00	\$23,100	
224	Premium time, etc.				N/A	
225	Job set-up, etc.	1	LS	\$26,890.00	\$26,890	
226	Rentals, small tools, etc.	1	LS	\$7,680.00	\$7,680	
227	Permits & inspections	1	LS	\$4,990.00	\$4,990	
228	Insurance	1	LS	\$770.00	\$770	
<b>TOTAL FOR ELECTRICAL - Systems &amp; Ancillaries</b>		<b>1.00</b>	<b>1,845</b>	<b>m2</b>	<b>\$232.64</b>	<b>\$429,218</b>
Total Elec Unit Rate					<b>\$676.16</b>	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b>D. SITE &amp; ANCILLARY WORK</b>						
<b><u>D1.1 SITEWORK - Site Development</u></b>						
<b><u>D1.11 - Preparation</u></b>						<b>\$90,683</b>
229	Clear and grub site	9,091	m2	\$0.50	\$4,546	
230	Strip topsoil and stockpile on site	9,091	m2	\$1.00	\$9,091	
231	Rough grading including cut and fill, assumed minimal	9,091	m2	\$6.00	\$54,546	
232	Erosion control	500	m	\$12.00	\$6,000	
233	Rental fence (fast fence)	300	m	\$30.00	\$9,000	
234	Allowance for construction mud mat	1	LS	\$7,500.00	\$7,500	
235	Demolition of existing site elements			Assumed not required		
<b><u>D1.12 - Hard Surfaces</u></b>						<b>\$756,055</b>
236	Asphalt paving to parking and laneways including:					
236.1	- heavy duty, assumed required for fire route (full perimeter of building)	2,198	m2	\$75.00	\$164,850	
236.2	- medium duty	4,151	m2	\$50.00	\$207,550	
237	Concrete curbs (depressed, straight and curved)	909	m	\$90.00	\$81,810	
238	Concrete paving to walkways	388	m2	\$125.00	\$48,500	
239	Unit paving to walkways and garden walkway including:	834	m2	\$285.00	\$237,690	
239.1	- 150mm concrete base w/ weeping hole @ 3.0mm o.c					
239.2	- 150mm compacted granular base					
239.3	- unit paver					
239.4	- aluminum paver edge					
239.5	- polymeric sand swept joints					
240	Line painting to parking lot					
240.1	- standard	153	NO	\$25.00	\$3,825	
240.2	- barrier free	16	NO	\$250.00	\$4,000	
240.3	- crosswalks hatching	105	m2	\$45.00	\$4,725	
240.4	- hatched spaces	69	m2	\$45.00	\$3,105	
241	Load dock, assumed ramp required including:	1	LS	\$75,000.00	\$75,000	
241.1	- excavation including 1:1 slope cut					
241.2	- dispose excess excavated material					
241.3	- slab on grade including, hand trim, wire mesh reinforcing, and concrete					
241.4	- strip footing					
241.5	- retaining walls					
241.6	- heavy duty traffic topping to vehicular access					
241.7	- floor mounted painted metal guard rails to retaining walls					
241.8	- trench pit and metal drain cover					
241.9	- Dock restraints, rubber bumpers and dock seals including:					
241.10	- dock restraint					
241.11	- dock seals					
241.12	- Vehicle Restraints/Bumpers					
<b><u>D1.13 - Improvements</u></b>						<b>\$998,000</b>
242	Gathering circle (allowance as per Landscape outline specification)	1	LS	\$400,000.00	\$400,000	
243	Custom 2.8m x 2.3m wood slat gate and concrete footings	1	NO	\$5,000.00	\$5,000	



No.	Description	Quant.	Unit	Rate	Sub Total	Total
244	As per Landscape outline specification and Not shown on drawings including:					
244.1	- powdered coated light bollards with concrete footings	16	NO	\$3,000.00	\$48,000	
244.2	- pedestrian light poles with concrete footings	6	NO	\$4,500.00	\$27,000	
244.3	- waste receptacles surface mounted to concrete base	8	NO	\$2,000.00	\$16,000	
244.4	- benches surface mounted to concrete base	8	NO	\$2,500.00	\$20,000	
244.5	- bicycle rings mounted to concrete base	10	NO	\$1,500.00	\$15,000	
244.6	- soil cells	210	m2	\$1,500.00	\$315,000	
245	Tree grates	6	NO	\$5,500.00	\$33,000	
246	Entrance feature planter wall, custom 1.3m height, weather steel walls, powdered coated, laser-cut lettering mounted to face, assumed 40 characters	34	m	\$3,500.00	\$119,000	
<b>D1.14 - Landscaping</b>						<b>\$105,960</b>
247	Seed and topsoil / site restoration, 150mm thick	2,014	m2	\$5.00	\$10,070	
248	Planting beds, assumed 300mm thick	109	m3	\$100.00	\$10,890	
249	Deciduous Trees	42	NO	\$1,000.00	\$42,000	
250	Multi-Stem Shrub	20	NO	\$650.00	\$13,000	
251	Allowance for shrubs, plantings, ground covers and planting beds including topsoil and planting material (allowance as per Landscape outline specification)	1	LS	\$30,000.00	\$30,000	
<b>TOTAL FOR SITE WORK - Site Development</b>		4.93	9,091	m2	\$222.82	<b>\$2,025,698</b>
 <b>D1.2 SITEWORK - Mechanical Site Services</b>						
<b>D1.21 - Water</b>						<b>\$38,500</b>
252	Connect to existing 450 mm dia. watermain	1	NO	\$20,000.00	\$20,000	
253	Buried water mains, PVC Class 245, DR18, c/w joints, fittings and installation - 200 mm Ø	50	m	\$250.00	\$12,500	
254	Pressure and bacteria testing	50	m	\$35.00	\$1,750	
255	Gate valve and box assemblies (assumed)	1	NO	\$3,000.00	\$3,000	
256	<u>Selective Demolition</u>					
257	Disconnect, remove and dispose of existing watermain	25	m	\$50.00	\$1,250	
<b>D1.22 - Sanitary</b>						<b>\$34,500</b>
258	Connect to existing 400 mm dia. sanitary forcemain	1	NO	\$20,000.00	\$20,000	
259	Buried sanitary sewer piping, PVC schedule 40 pressure pipes c/w excavation, joints, fittings and installation - 150 mm dia.	50	m	\$230.00	\$11,500	
260	CCTV inspection, cleaning, and flushing to new sewer	50	m	\$35.00	\$1,750	
261	<u>Selective Demolition</u>					
262	Disconnect, remove and dispose of existing sanitary main	25	m	\$50.00	\$1,250	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b><u>D1.23 - Storm</u></b>						<b>\$155,150</b>
263	Buried storm sewer PVC piping c/w joints, fittings, and installation - 450 mm dia.	185	m	\$400.00	\$74,000	
264	Buried storm sewer concrete piping c/w joints, fittings, and installation - 900 mm dia.	15	m	\$1,500.00	\$22,500	
265	Camera inspection	200	m	\$35.00	\$7,000	
266	Perforated subdrain	190	m	\$75.00	\$14,250	
267	Catch basin manhole	1	NO	\$5,000.00	\$5,000	
268	Catch basin	1	NO	\$3,500.00	\$3,500	
269	Ditch inlet	1	NO	\$3,500.00	\$3,500	
270	Headwall	1	NO	\$20,000.00	\$20,000	
<b><u>Selective Demolition</u></b>						
272	Disconnect, remove and dispose of existing storm sewer	90	m	\$50.00	\$4,500	
273	Demolish existing catch basin	3	NO	\$300.00	\$900	
<b><u>D1.24 - Natural Gas</u></b>						<b>\$0</b>
	<i>Incoming natural gas services</i>					<i>Not required</i>
<b><u>D1.25 - Specialty Systems</u></b>						<b>\$0</b>
274	Allowance for irrigation systems to new trees, shrubs, bushes and plants					<i>Not required</i>
<b><u>D1.26 - Miscellaneous Works and General Accounts</u></b>						<b>\$0</b>
275	Included above					
<b>TOTAL FOR SITE WORK - Mechanical Site Services</b>		4.93	9,091	m2	\$25.10	<b>\$228,150</b>
<b><u>D1.3 SITEWORK - Electrical Site Services</u></b>						
<b><u>D1.31 - Site - Power</u></b>						<b>\$130,650</b>
276	Allowance for Hydro transformer, cabling, and connection charge	1	LS	\$66,000.00	\$66,000	
277	3 - 103mm concrete encased PVC ductbank for Hydro primary cabling	80	m	\$327.51	\$26,201	
278	Transformer pad and grounding	1	NO	\$11,900.00	\$11,900	
279	2 - 103mm concrete encased PVC ductbank for secondary cabling	30	m	\$240.68	\$7,220	
280	500 rwu90 wire	160	m	\$73.97	\$11,835	
281	2/0 rwu90 wire	40	m	\$22.33	\$893	
282	Pedestal mounted dual port EV charging station	2	NO	\$3,300.00	\$6,600	
<b><u>D1.32 - Site - Communications</u></b>						<b>\$26,454</b>
283	2 - 103mm concrete encased PVC ductbank for incoming communications cabling	80	m	\$240.68	\$19,254	
284	CCTV camera rough-in mounted on light pole	4	NO	\$1,800.00	\$7,200	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b><u>D1.33 - Site - Lighting</u></b>						<b>\$166,000</b>
285	Single head pole mounted LED parking lot fixture	18	NO	\$5,800.00	\$104,400	
286	Exterior building illumination provided by LED wallpacks, bollards, and accent up lighting	1	LS	\$60,000.00	\$60,000	
287	Exterior lighting controller c/w photocell, time clock, and contactor	1	NO	\$1,600.00	\$1,600	
<b><u>D1.34 - Site - Electrical Contractors Overhead</u></b>						<b>\$43,650</b>
288	Supervision	1	LS	\$8,020.00	\$8,020	
289	Premium time, etc.				N/A	
290	Job set-up, etc.	1	LS	\$23,750.00	\$23,750	
291	Rentals, small tools, etc.	1	LS	\$6,790.00	\$6,790	
292	Permits & inspections	1	LS	\$4,410.00	\$4,410	
293	Insurance	1	LS	\$680.00	\$680	
<b>TOTAL FOR SITE WORK - Electrical Site Services</b>		4.93	9,091	m2	\$40.34	<b>\$366,754</b>
 <b><u>D2.1 ANCILLARY WORK - Demolition</u></b>						
<b><u>D2.11 - Demolition</u></b>						
294	NIL					
<b><u>D2.12 - Hazardous Materials</u></b>						
295	This estimate excludes allowances for asbestos abatement and the handling of hazardous materials					<b>Excluded</b>
<b>TOTAL FOR ANCILLARY WORK - Demolition</b>		0.00	0	m2	\$0.00	<b>\$0</b>
 <b><u>D2.2 ANCILLARY WORK - Alterations</u></b>						
<b><u>D2.21 - Alterations</u></b>						
296	NIL					
<b>TOTAL FOR ANCILLARY WORK - Alterations</b>		0.00	0	m2	\$0.00	<b>\$0</b>
 <b>Z. GENERAL REQUIREMENTS &amp; CONTINGENCIES</b>						
<b><u>Z1.1 GENERAL REQUIREMENTS &amp; FEES - General Requirements</u></b>						
<b><u>Z1.11 - Supervision &amp; Labour Expenses</u></b>						
297	Allowance for the General Contractor's supervision & labour expenses as follows:	1	LS	\$1,514,780	\$1,514,800	10.0%
297.1	- supervision and coordination of subcontractors					
297.2	- site superintendent and vehicle					
297.3	- general labour expenses					
<b><u>Cash Allowances</u></b>						<b>\$25,000</b>
298	Independent inspection and testing	1	LS	\$25,000	\$25,000	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b><u>Z1.13 - Permits, Insurance &amp; Bonds</u></b>						<b>\$255,500</b>
299	Building permit				Excluded	
300	General Liability and Builder's Risk insurance	1	LS	\$106,000	\$106,000	
301	Labour & Material and Performance bonding	1	LS	\$149,500	\$149,500	
<b>TOTAL FOR GEN. REQ'MENTS &amp; FEES - Gen. Req'ments</b>		1.00	1,845	m2	\$973.06	<b>\$1,795,300</b>
 <b><u>Z1.2 GENERAL REQUIREMENTS &amp; FEES - Fees</u></b>						
<b><u>Z1.21 - General Contractor's Fees</u></b>						
302	Allowance for the General Contractor's Fees (Head Office Overhead, Profit and Risk). (applied to measured works plus general requirements)	1	LS	\$847,155	\$847,000	5.0%
<b>TOTAL FOR GEN. REQ'MENTS &amp; FEES - Fees</b>		1.00	1,845	m2	\$459.08	<b>\$847,000</b>
 <b><u>Z2.1 ALLOWANCES - Design Contingency</u></b>						
303	Design Contingency as a percentage of the above to cover increases in the overall scope of the design during the remaining stages of the design phase  (applied to measured works plus general requirements and fees)					
303.1	- Architectural	1	LS	\$643,700	\$643,700	10.0%
303.2	- Structural	1	LS	\$256,100	\$256,100	10.0%
303.3	- Siteworks	1	LS	\$307,800	\$307,800	10.0%
303.4	- Mechanical Services	1	LS	\$424,900	\$424,900	10.0%
303.5	- Electrical Services	1	LS	\$146,500	\$146,500	10.0%
<b>TOTAL FOR ALLOWANCES - Design Contingency</b>		1.00	1,845	m2	\$964.23	<b>\$1,779,000</b>
 <b><u>Z2.2 ALLOWANCES - Escalation Contingency</u></b>						
304	Contingency for escalation that might occur between the date of the estimate and the anticipated tender date (applied to measured works plus general requirements, fees and Design Contingency)	1	LS	\$3,185,400	\$3,185,400	16.3%
<b>TOTAL FOR ALLOWANCES - Escalation Contingency</b>		1.00	1,845	m2	\$1,726.50	<b>\$3,185,400</b>
 <b><u>Z2.3 ALLOWANCES - Construction Contingency</u></b>						
305	Construction Contingency for post contract changes (applied to measured works plus general requirements, fees, Design Contingency and Escalation Contingency)	1	LS	\$1,365,300	\$1,365,300	6.0%
<b>TOTAL FOR ALLOWANCES - Construction Contingency</b>		1.00	1,845	m2	\$740.00	<b>\$1,365,300</b>