

**COUNTY OF ELGIN ADMINISTRATION
BUILDING ELEVATOR ADDITIONS &
WASHROOM RENOVATION**

ST. THOMAS, ON



90% CLIENT REVIEW ESTIMATE

November 18, 2020

TESBEE CONSULTANCY

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ELEVATOR ADDITIONS & WASHROOM RENOVATION**

ST. THOMAS, ON

90% CLIENT REVIEW ESTIMATE

Prepared For:

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Professional Estimators

November 18, 2020

TABLE OF CONTENTS

1.	Introduction	2
2.	Documentation	4
3.	Cost Considerations	5
4.	Gross Floor and Site Developed Areas	7
5.	Construction Cost Estimate Summary	8

Appendices

A -	Detailed Elemental Cost Estimate	10
Z	Drawing List	40



1. INTRODUCTION

1.1 Purpose: This 90% Client Review Estimate is intended to provide a realistic allocation of direct and indirect construction costs for the County of Elgin Administration Building Elevator Additions & Washroom Renovation, ., located in St. Thomas, On, with exceptions of items listed in 1.4 below.

1.2 Methodology: From the documentation and information provided, quantities of all major elements were assessed or measured where possible and priced at rates considered competitive for a project of this type under a stipulated sum form of contract in St. Thomas, On.

Pricing shown reflects probable construction costs obtainable in the St. Thomas, On area on the effective date of this report. This estimate is a determination of fair market value for the construction of this project. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the work.

1.3 Specifications: For building components and systems where specifications and design details are not available, quality standards have been established based on discussions with the design team.

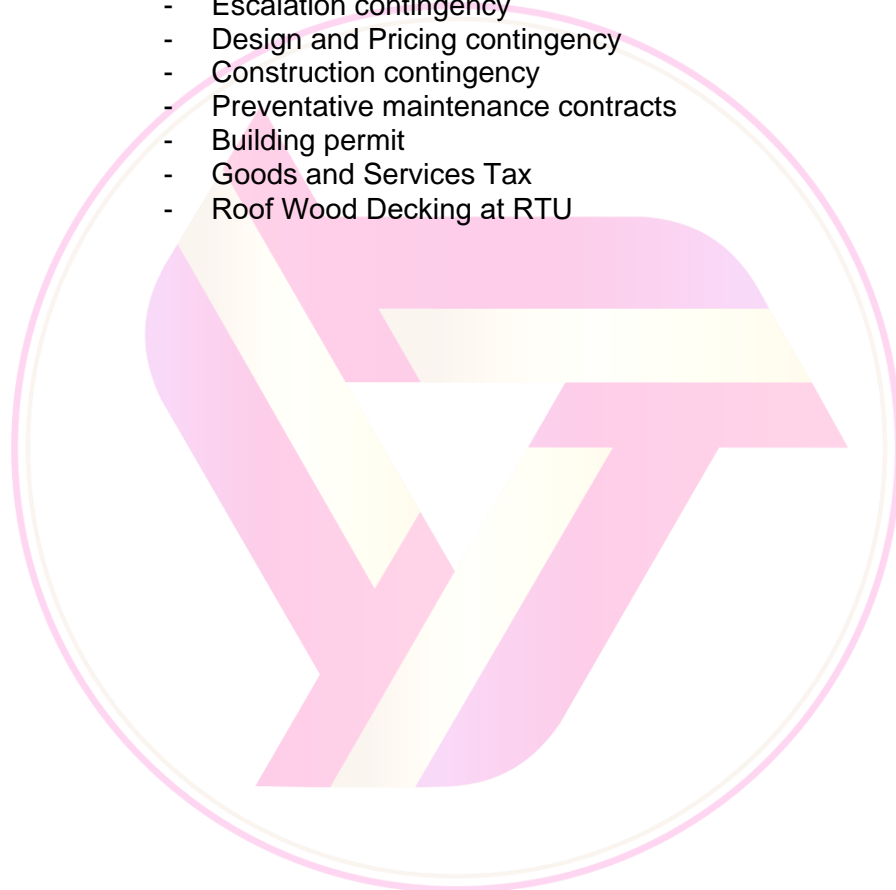
1.4 Exclusions: This 90% Client Review Estimate does not provide for the following, if required:

- Development charges
- Legal fees and expenses
- Right of way charges
- Easement costs
- Financing costs
- Fund raising costs
- Owner's staff and associated management
- Relocation of existing facilities, including furniture and equipment
- Professional fees and expenses
- Cost of contaminated soil removal
- Costs of asbestos removal
- Costs of PCB contaminated electrical equipment removal
- Kitchen equipment

1. INTRODUCTION

1.4 Exclusions:
(continued)

- Window washing equipment
- Maintenance equipment
- Special audio, visual, security equipment or installation other than provision of empty conduit systems carried in electrical division
- Loose furniture, furnishings and equipment
- Window treatments
- Phased construction premiums
- Escalation contingency
- Design and Pricing contingency
- Construction contingency
- Preventative maintenance contracts
- Building permit
- Goods and Services Tax
- Roof Wood Decking at RTU



2. DOCUMENTATION

- This 90% Client Review Estimate has been prepared from the documentation included in Appendix Z of this report

All of the above documentation was received from L360 Architecture and was supplemented with information gathered in meeting(s) and telephone conversations with the design team, as applicable.

Design changes and/or additions made subsequent to this issuance of the documentation noted above have not been incorporated in this report.



3. COST CONSIDERATIONS

- 3.1 Cost Base: All costs are estimated on the basis of competitive bids (a minimum of 5 general contractor bids and at least 3 subcontractor bids for each trade) being received in November 2020 from general contractors and all major subcontractors and suppliers based on a stipulated sum form of contract.
- 3.2 Escalation: An allowance 0% of has been made for construction cost escalation that may occur between November 2020 and the anticipated bid date of for the project.
- 3.3 Contingencies: An allowance of 5% has been included to cover design and pricing unknowns. This allowance is not intended to cover any program space modifications but rather to provide some flexibility for the designers and cost planners during the remaining contract document stages.

An allowance of 5% has been made to cover construction (post contract) unknowns.
- 3.4 Unit Rates: The unit rates in the preparation of this 90% Client Review Estimate include labour and material, equipment, subcontractor's overheads and profits.
- 3.5 Taxes: Provincial Sales Tax is included where applicable. No provision has been made for the Goods and Services Tax. It is recommended that the owner make separate provision for GST in the project budget.
- 3.6 Statement of Probable Costs: Tesbee Consultancy has no control over the cost of labour and materials, the contractor's method of determining prices, or competitive bidding and market conditions. This opinion of probable cost of construction is made on the basis of experience, qualifications and best judgment of the professional consultant familiar with the construction industry. Tesbee Consultancy cannot and does not guarantee that proposals, bids or actual construction costs will not vary from this or subsequent cost estimates.

3. COST CONSIDERATIONS (cont'd)

3.6 Statement of
Probable Costs:
(continued)

Tesbee Consultancy has prepared this estimate in accordance with generally accepted principles and practices. Tesbee Consultancy's staff is available to discuss its contents with any interested party.

3.7 Ongoing Cost
Control:

Tesbee Consultancy recommends that the Owner and design team carefully review this document, including line item description, unit prices, clarifications, exclusions, inclusions and assumptions, contingencies, escalation, and mark-ups. If the project is over budget, or if there are unresolved budgeting issues, alternative systems/schemes should be evaluated before proceeding into the next design phase.

Requests for modifications of any apparent errors or omissions to this document must be made to Tesbee Consultancy within ten (10) days of receipt of this estimate. Otherwise, it will be understood that the contents have been concurred with and accepted.

It is recommended that a final update estimate be produced by Tesbee Consultancy using Bid Documents to determine overall cost changes that may have occurred since the preparation of this estimate. The final updated estimate will address changes and additions to the documents, as well as addenda issued during the bidding process. Tesbee Consultancy cannot reconcile bid results to any estimate not produced from bid documents including all addenda.

4. GROSS FLOOR AND SITE DEVELOPED AREAS

GROSS FLOOR AREA:

Description	Sq.ft
Basement	1,503
First Floor	1,225
Second Floor	560
Third Floor	560
Fourth Floor	560
TOTAL	4,408

SITE DEVELOPED AREA:

Description	Sq.ft
Area of Site	N/A
Site Developed Area	

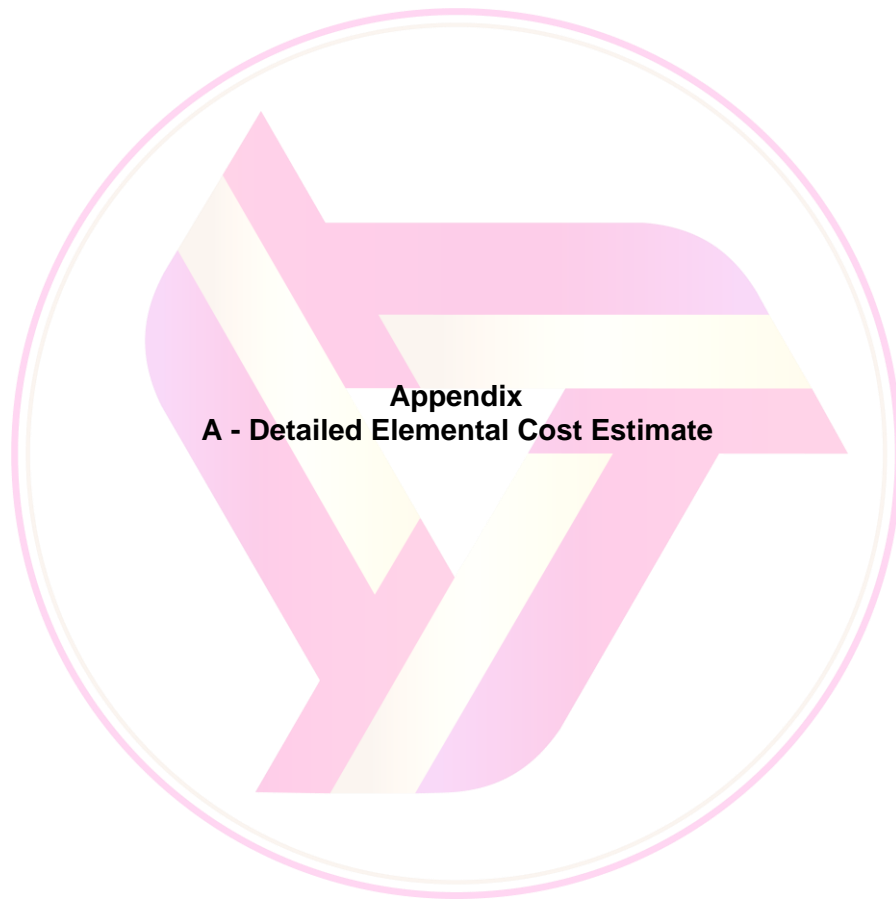
Site Developed Area is the area of the site less the foot-print area of the building.

The above areas have been measured in accordance with the Canadian Institute of Quantity Surveyors' Method of Measurement of Buildings by Area and Volume.

5. CONSTRUCTION COST ESTIMATE SUMMARY

COST SUMMARY:

North Tower & South Tower Addition and Washrooms, Kitchen Renovation		1,592,711.00
Demolition		57,159.00
Total Including Demolition		1,649,870.00
General Requirement & Fee	3%	49,496.10
Total Excluding Contingencies		1,699,366.10
Design and Pricing Allowance	5%	84,968.31
Escalation Allowance	0%	-
Construction Allowance	5%	84,968.31
Total-Including Contingencies		1,869,302.71
Good & Service Tax	5%	93,465.14
Total Construction Estimate		1,962,767.85



Project :- County of Elgin Admin Bldg Elevator Additions & Washroom Renovation
 Location :- 450 Sunset Drive Street,
 St. Thomas, ON
 Owner :- Country of Elgin
 Consultant: Tesbee Consultancy

Report date : 18-Nov-20
 Page No. :
 Building Type :
 C.T. Index :
 GFA : 4,408 Sq ft

ELEMENTAL COST SUMMARY

Element	Ratio to GFA	Elemental Cost		Elemental Amount		Rate per ft2		%	
		Quantity	Unit rate	Sub- Total	Total	Sub- Total	Total		
A SHELL		4,408	Sq ft			390,434		88.57	23.0%
A1 SUBSTRUCTURE						40,924		9.28	2.4%
A11 Foundations	0.010	46	Sq ft	283	12,871		2.92		
A12 Basement Excavation	0.013	59	CY	68	4,030		0.91		
A13 Special Conditions	0.000	1	Sum	24,024	24,024		5.45		
A2 STRUCTURE						125,408		28.45	7.4%
A21 Lowest Floor Construction	0.237	1,046	Sq ft	43	45,344		10.29		
A22 Upper Floor Construction	0.043	189	Sq ft	135	25,454		5.77		
A23 Roof Construction	0.181	797	Sq ft	69	54,610		12.39		
A3 EXTERIOR ENCLOSURE						224,101		50.84	13.2%
A31 Walls Below Grade	0.349	1,538	Sq ft	31	47,130		10.69		
A32 Walls Above Grade	0.843	3,715	Sq ft	36	135,194		30.67		
A33 Windows & Entrances	0.124	548	Sq.ft	65	35,540		8.06		
A34 Roof Coverings	0.181	797	Sq.ft	7	5,907		1.34		
A35 Projections	0.007	30	Sq.ft	11	330		0.07		
B INTERIORS		4,408	Sq ft			980,626		222.47	57.7%
B1 PARTITIONS & DOORS						150,054		34.04	8.8%
B11 Partitions	1.656	7,301	Sq.ft	17	122,554		27.80		
B12 Doors	0.002	10	Nos	2,750	27,500		6.24		
B2 FINISHES						60,006		13.61	3.5%
B21 Floor Finishes	0.716	3,154	Sq.ft	8	26,807		6.08		
B22 Ceiling Finishes	0.627	2,763	Sq.ft	7	20,144		4.57		
B23 Wall Finishes	1.974	8,703	Sq.ft	2	13,055		2.96		
B3 FITTINGS & EQUIPMENT						770,566		174.81	45.3%
B31 Fittings & Fixtures	1.000	4,408	Sq.ft	5	20,566		4.67		
B32 Equipment	0.000	1	Sum	-	-		-		
B33 Elevators	0.000	2	Nos	375,000	750,000		170.15		
B34 Escalators	0.000	1	Sum	-	-		-		
C SERVICES		4,408	Sq ft			221,651		50.28	13.0%
C1 MECHANICAL						93,990		21.32	5.5%
C11 Plumbing & Drainage	1.000	4,408	Sq.ft	5	22,452		5.09		
C12 Fire Protection	1.000	4,408	Sq.ft	0	1,000		0.23		
C13 HVAC	1.000	4,408	Sq.ft	14	63,538		14.41		
C14 Controls	1.000	4,408	Sq.ft	2	7,000		1.59		
C2 ELECTRICAL						127,661		28.96	7.5%
C21 Service & Distribution	1.000	4,408	Sq.ft	7	28,900		6.56		
C22 Lighting, Devices & Heating	1.000	4,408	Sq.ft	14	59,830		13.57		
C23 Systems & Ancillaries	1.000	4,408	Sq.ft	9	38,931		8.83		
NET BUILDING COST - EXCLUDING SITE						\$ 1,592,711		361.32	93.7%
D SITE & ANCILLARY WORK									3.4%
D1 SITE WORK									0.0%
D11 Site Development	0.000	1	Sum	-	-		-		
D12 Mechanical Site Services	0.000	1	Sum	-	-		-		
D13 Electrical Site Services	0.000	1	Sum	-	-		-		
D2 ANCILLARY WORK						57,159		12.97	3.4%
D21 Demolitions	0.000	1	Sum	57,159	57,159		12.97		
D22 Alterations	0.000	1	Sum	-	-		-		
NET BUILDING COST - INCLUDING SITE						\$ 1,649,870		374.29	97.1%
Z1 GENERAL REQUIREMENTS & FEE						49,496		11.23	2.9%
Z11 General Requirement		0.0%			-		-		
Z12 Insurance		3.0%			49,496		11.23		
TOTAL CONSTRUCTION ESTIMATE - EXCLUDING ALLOWANCES						\$ 1,699,366		385.52	100.0%
Z2 ALLOWANCES						169,937		38.55	
Z21 Design & Pricing Allowance		5.0%			84,968		19.28		
Z22 Escalation Allowance		0.0%			-		-		
Z23 Construction Allowance		5.0%			84,968		19.28		
TOTAL CONSTRUCTION ESTIMATE - INCLUDING ALLOWANCES						\$ 1,869,303		424.07	
- PROFIT & OVERHEAD									
- Profit		0.0%			-		-		
TOTAL CONSTRUCTION ESTIMATE						\$ 1,869,302.58		\$ 424.07	

A1 SUBSTRUCTURE		Quantity	Unit rate	Amount
A11	Foundations			
1	2'-0" x 8" Concrete Step Footing	40 L.ft	35.01	1,400
	- Concrete supply and placing	53 Cu.ft	7.10	379
	- Formwork	53 Sq.ft	11.00	587
	- Rebar	130 Lbs	1.50	195
	- Screed concrete	120 Sq.ft	2.00	240
2	48" x 48" x 12" Concrete Pad Footing for Column C1	4 Nos	403.35	1,613
	- Concrete supply and placing	64 Cu.ft	7.10	454
	- Formwork	64 Sq.ft	11.00	704
	- Rebar	170 Lbs	1.50	255
	- Screed concrete	100 Sq.ft	2.00	200
3	22" x 18" x 12" Concrete Pad Footing for Column C2	4 Nos	120.19	481
	- Concrete supply and placing	11 Cu.ft	7.10	78
	- Formwork	27 Sq.ft	11.00	293
	- Rebar	48 Lbs	1.50	72
	- Screed concrete	19 Sq.ft	2.00	37
4	3'-8" x1' 0" Continuous Concrete Footing - Below Sump	6 L.ft	65.82	362
	- Concrete supply and placing	20 Cu.ft	7.10	143
	- Formwork	11 Sq.ft	11.00	121
	- Rebar	38 Lbs	1.50	57
	- Screed concrete	20 Sq.ft	2.00	41
5	14" x 14" x 7' 0" Concrete Pier for Column C1	4 Nos	632.48	2,530
	- Concrete supply and placing	38 Cu.ft	7.10	271
	- Formwork	131 Sq.ft	11.00	1,437
	- Rebar	548 Lbs	1.50	822
6	16" x 12" x 7' 0" Concrete Pier for Column C2	4 Nos	631.10	2,524
	- Concrete supply and placing	37 Cu.ft	7.10	265
	- Formwork	131 Sq.ft	11.00	1,437
	- Rebar	548 Lbs	1.50	822
7	Allow for connect to existing foundation	1 Sum	1,800.00	1,800
8	Compacted gravel filling	1,200 Cu.ft	1.80	2,160
A11	Foundations	Total : \$	46 L.ft	282.88
				12,870.84

Basement Excavation							
A12							
1	Basement bulk excavation	59	CY	36.00	2,133		
2	Cart away excavated material	59	CY	18.00	1,067		
3	Allowance for contaminated soil treatment and disposal (Allow for 10% of total excavation)	6	CY	140.00	830		
A12	Basement Excavation	Total : \$		59	CY	68.00	4,030
A13	Special Conditions						
1	Type A - 24" Depth Underpinning	4	Loc	450.50	1,802		
	- Concrete supply and placing	40	Cu.ft	28.00	1,120		
	- Formwork	31	Sq.ft	22.00	682		
2	Type A - 60" Depth Underpinning	4	Loc	1,254.50	5,018		
	- Concrete supply and placing	114	Cu.ft	28.00	3,192		
	- Formwork	83	Sq.ft	22.00	1,826		
3	Type B - 60" Depth Underpinning	2	Loc	1,015.00	2,030		
	- Concrete supply and placing	45	Cu.ft	28.00	1,260		
	- Formwork	35	Sq.ft	22.00	770		
4	Type B - 24" Depth Underpinning	2	Loc	353.00	706		
	- Concrete supply and placing	15	Cu.ft	28.00	420		
	- Formwork	13	Sq.ft	22.00	286		
5	Type C - 60" Depth Underpinning	4	Loc	774.00	3,096		
	- Concrete supply and placing	87	Cu.ft	28.00	2,436		
	- Formwork	30	Sq.ft	22.00	660		
6	Type C - 24" Depth Underpinning	2	Loc	456.00	912		
	- Concrete supply and placing	20	Cu.ft	28.00	560		
	- Formwork	16	Sq.ft	22.00	352		
7	Type D - 60" Depth Underpinning	2	Loc	1,015.00	2,030		
	- Concrete supply and placing	45	Cu.ft	28.00	1,260		
	- Formwork	35	Sq.ft	22.00	770		
8	Type D - 24" Depth Underpinning	2	Loc	353.00	706		
	- Concrete supply and placing	15	Cu.ft	28.00	420		
	- Formwork	13	Sq.ft	22.00	286		

9	Type E - 60" Depth Underpinning			2	Loc	1,361.00	2,722
	- Concrete supply and placing	65	Cu.ft			28.00	1,820
	- Formwork	41	Sq.ft			22.00	902
10	Type E - 24" Depth Underpinning			2	Loc	339.00	678
	- Concrete supply and placing	14	Cu.ft			28.00	392
	- Formwork	13	Sq.ft			22.00	286
11	Allow for temporary protection & support to existing building and foundation			1	Sum	2,500.00	2,500
A13	Special Conditions	Total : \$		1	Sum	24,024.00	24,024

A2 STRUCTURE		Quantity	Unit rate	Amount
A21	Lowest Floor Construction			
1	14" thick concrete slab on-grade - Elevator Pit	390 Sq.ft	95.88	37,394
	- Concrete supply and placing	4,486 Cu.ft	7.10	31,851
	- Formwork	136 Sq.ft	11.00	1,496
	- Rebar	2,698 Lbs	1.50	4,047
2	5" thick slab on-grade	656 Sq.ft	8.57	5,620
	Concrete supply and placing	273 Cu.ft	7.10	1,941
	Formwork	100.00 Sq.ft	12.00	1,200
	Rebar	1,653 Lbs	1.50	2,480
3	Control Joints	155 L.ft	2.50	388
4	Lean Concrete for Precast Sump Pit	49 Cu.ft	2.50	123
5	Sump Pit (30" dia Prefab Poly)	2 Nos	910.00	1,820
A21	Lowest Floor Construction	Total : \$ 1,046 Sq ft	43.35	45,344

A22 Upper Floor Construction

First Floor

1	4" thick Composite Metal Deck	126 Sq.ft	11.07	1,395
	- Concrete supply and placing	37 Cu.ft	7.10	261
	- Rebar Mesh 6"x6"x6/8"	126 Sq.ft	2.50	315
	- Metal Deck	126 Sq.ft	6.50	819
2	Steel Beam	1 Sum	5,537.70	5,538
	- W8x18	180 Lbs	3.15	567
	- L6x4x3/8	1,500 Lbs	3.15	4,725
	- C6x8.2	58 Lbs	3.15	183
	- L4x4x1/4"	20 Lbs	3.15	63
3	Steel Plates	14 Nos	115.00	1,610
	- BP1	2 Nos	115.00	230
	- P2 - Connect to Existing Wall	12 Nos	115.00	1,380
4	Steel Stair, 8 Steps and 3' Width	2 Nos	1,850.00	3,700

Second Floor

5	4" thick Composite Metal Deck	21 Sq.ft	11.07	232
	- Concrete supply and placing	6 Cu.ft	7.10	43
	- Rebar Mesh 6"x6"x6/8"	21 Sq.ft	2.50	53
	- Metal Deck	21 Sq.ft	6.50	137

6 Steel Beam		1 Sum	1,895.85	1,896
- L6x4x3/8"	259 Lbs		3.15	816
- HSS8x4x0.25 w/4-15Mx48" Long Weldable dowel	6 Nos		180.00	1,080
7 Concrete Ring Beam		23 Sq.ft	9.37	216
Concrete supply and placing	20 Cu.ft		7.10	142
Rebar	49 Lbs		1.50	74
8 Steel Plates		20 Nos	115.00	2,300
- BP1	8 Nos		115.00	920
- P2 - Connect to Existing Wall	12 Nos		115.00	1,380
<u>Third Floor</u>				
9 4" thick Composite Metal Deck		21 Sq.ft	11.07	232
- Concrete supply and placing	6 Cu.ft		7.10	43
- Rebar Mesh 6"x6"x6/8"	21 Sq.ft		2.50	53
- Metal Deck	21 Sq.ft		6.50	137
10 Steel Beam		1 Sum	1,895.85	1,896
- L6x4x3/8"	259 Lbs		3.15	816
- HSS8x4x0.25 w/4-15Mx48" Long Weldable dowel	6 Nos		180.00	1,080
11 Concrete Ring Beam		34 Sq.ft	9.28	315
Concrete supply and placing	29 Cu.ft		7.10	206
Rebar	73 Lbs		1.50	110
12 Steel Plates		16 Nos	115.00	1,840
- BP1	4 Nos		115.00	460
- P2 - Connect to Existing Wall	12 Nos		115.00	1,380
<u>Fourth Floor</u>				
13 4" thick Composite Metal Deck		21 Sq.ft	11.07	232
- Concrete supply and placing	6 Cu.ft		7.10	43
- Rebar Mesh 6"x6"x6/8"	21 Sq.ft		2.50	53
- Metal Deck	21 Sq.ft		6.50	137
14 Steel Beam		1 Sum	1,895.85	1,896
- L6x4x3/8"	259 Lbs		3.15	816
- HSS8x4x0.25 w/4-15Mx48" Long Weldable dowel	6 Nos		180.00	1,080
15 Concrete Ring Beam		34 Sq.ft	9.28	315
Concrete supply and placing	29 Cu.ft		7.10	206
Rebar	73 Lbs		1.50	110

	16 Steel Plates		16 Nos	115.00	1,840
	- BP1	4	Nos	115.00	460
	- P2 - Connect to Existing Wall	12	Nos	115.00	1,380
A22	Upper Floor Construction	Total : \$		189 Sq ft	134.68 25,454
A23	Roof Construction				
	<u>First Floor</u>				
	1 Metal Deck		564 Sq.ft	6.50	3,666
	- Metal Deck	564	Sq.ft	6.50	3,666
	2 Steel Beam		1 Sum	19,139.40	19,139
	- W8x18	1,620	Lbs	3.15	5,103
	- W8x21	231	Lbs	3.15	728
	- W8x31	3,038	Lbs	3.15	9,570
	- C6x8.2	861	Lbs	3.15	2,712
	- L2x2x1/4"	193	Lbs	3.15	608
	- L4x4x1/4"	133	Lbs	3.15	419
	3 Steel Colum		8 Nos	1,041.08	8,329
	- C1	655	Lbs	3.15	2,063
	- C2	1,989	Lbs	3.15	6,265
	4 Steel Plates		16 Nos	115.00	1,840
	- Steel Plate for Column	8	Nos	115.00	920
	- P1 - Connect to Existing Wall	8	Nos	115.00	920
	<u>Fourth Floor</u>				
	5 Metal Deck		233 Sq.ft	6.50	1,515
	- Metal Deck	233	Sq.ft	6.50	1,515
	6 Steel Beam		1 Sum	14,429.70	14,430
	- W6x15	375	Lbs	3.15	1,181
	- W8x21	3,780	Lbs	3.15	11,907
	- HSS2x2x0.188	83	Lbs	3.15	261
	- HSS8x4x0.25 w/4-15Mx48" Long Weldable dowel	6	Nos	180.00	1,080
	7 Steel Plates		16 Nos	355.75	5,692
	- BP1	8	Nos	115.00	920
	- P2 - Connect to Existing Wall	8	Nos	115.00	920
	- WP1-Contineous Wall Plate 3" x 1/4"	84	L.ft	28.00	2,352
	- WP2-Contineous Wall Plate 12" x 3/8"	12	L.ft	125.00	1,500
A23	Roof Construction	Total : \$		797 Sq ft	68.52 54,610

A3 EXTERIOR ENCLOSURE		Quantity	Unit rate	Amount
A31	Walls Below Grade			
1	8" thick concrete wall	832 Sq.ft	26.70	22,214
	- Concrete supply and placing	555 Cu.ft	7.10	3,938
	- Rebar	4,049 Lbs	1.50	6,074
	- Formwork	1,109 Sq.ft	11.00	12,203
2	12" thick concrete wall	706 Sq.ft	35.29	24,916
	- Concrete supply and placing	706 Cu.ft	7.10	5,013
	- Rebar	2,914 Lbs	1.50	4,371
	- Formwork	1,412 Sq.ft	11.00	15,532
A31	Walls Below Grade	Total : \$ 1,538 Sq ft	30.64	47,130
A32	Walls Above Grade			
1	8" thick concrete wall	3,552 Sq.ft	29.52	104,858
	- Concrete supply and placing	2,380 Cu.ft	6.50	15,469
	- Rebar	7,496 Lbs	1.50	11,245
	- Formwork	7,104 Sq.ft	11.00	78,144
2	12" thick concrete wall	144 Sq.ft	33.23	4,784
	- Concrete supply and placing	144 Cu.ft	6.50	936
	- Rebar	454 Lbs	1.50	680
	- Formwork	288 Sq.ft	11.00	3,168
3	Exterior wall - W1H	19 Sq.ft	10.05	191
	5/8" Exterior grade fiber reinforced gypsum board sheathing	19 Sq.ft	2.20	42
	- Air & water resistive barrier	19 Sq.ft	1.20	23
	- 1 1/2" steel studs @ 16 O.C	19 Sq.ft	2.05	39
	- Rigid insulation withing cavity	19 Sq.ft	1.80	34
	- Vapour barrier	19 Sq.ft	1.10	21
	- Mudding and taping	38 Sq.ft	0.85	32
4	EIFS - Exterior Insulated Finish System	2,160 Sq.ft	11.60	25,056
5	0-9" width - Counter flashing at existing wall	50 L.ft	6.10	305
A32	Walls Above Grade	Total : \$ 3,715 Sq ft	36.39	135,194

A33	Windows & Entrances				
1	9'11 1/8" x 7'-0" Anodized Aluminum Frame Double Glass Door	2	Nos	3,600.00	7,200
2	Exterior windows	408	Sq.ft	69.46	28,340
-	W1 - 4'10 1/2" x 11'0" Aluminum Anodized Double Glass Window	2	Nos	3,650.00	7,300
-	W2 - 2'10 1/4" x 11'0" Aluminum Anodized Double Glass Window	2	Nos	2,325.00	4,650
-	W3 - 5'1 1/2" x 11'0" Aluminum Anodized Double Glass Window	2	Nos	4,045.00	8,090
-	W4 - 10'3 1/8" x 5'2 1/2" Aluminum Anodized Double Glass Window	2	Nos	3,220.00	6,440
-	W7 - 10" x 5'0" Aluminum Anodized Double Glass Window	6	Nos	310.00	1,860

A33	Windows & Entrances	Total : \$	548.00	Sq.ft	64.85	35,540
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A34	Roof Coverings				
1	EPDM Roof Covering - 4th Floor Roof	233	Sq.ft	7.20	1,678
-	Vapour Barrier	233	Sq.ft	1.10	256
-	4" Rigid Insulation	233	Sq.ft	2.40	559
-	EPDM Roof Membrane	233	Sq.ft	3.70	862
2	2Ply SBS Roofing - First Floor Roof	564	Sq.ft	6.70	3,779
-	Vapour Barrier	564	Sq.ft	1.10	620
-	4" Rigid Insulation	564	Sq.ft	2.40	1,354
-	2Ply SBS Roof Membrane	564	Sq.ft	3.20	1,805
3	2-0" width - Parapet cap flashing	55	L.ft	8.20	451

A34	Roof Coverings	Total : \$	797	Sq.ft	7.41	5,907
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A35	Projections				
1	ACM Panel Soffit	30	Sq.ft	4.20	126
2	1'-0" width Stucco finish window head	15	L.ft	13.60	204

A35	Projections	Total : \$	30	Sq.ft	11.00	330
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B1 PARTITIONS & DOORS		Quantity	Unit rate	Amount
B11	Partitions			
	<u>Basement</u>			
1	Partition wall - P2a	102 Sq.ft	8.58	875
	- 5/8" Thick gypsum board	102 Sq.ft	2.00	204
	- 3 5/8" Steel studs @ 16" O.C	102 Sq.ft	2.88	294
	- 5/8" Thick gypsum board	102 Sq.ft	2.00	204
	- Mudding and taping	204 Sq.ft	0.85	173
2	Partition wall - P2b	864 Sq.ft	11.03	9,530
	- 5/8" Thick Type-X gypsum board	864 Sq.ft	2.15	1,858
	- 3 5/8" Steel studs @ 16" O.C	864 Sq.ft	2.88	2,488
	- 3 1/2"Glass fiber insulation	864 Sq.ft	2.15	1,858
	- 5/8" Thick Type-X gypsum board	864 Sq.ft	2.15	1,858
	- Mudding and taping	1,728 Sq.ft	0.85	1,469
3	Partition wall - P2d	555 Sq.ft	11.03	6,122
	- 5/8" Thick Type-X gypsum board	555 Sq.ft	2.15	1,193
	- 3 5/8" Steel studs @ 16" O.C	555 Sq.ft	2.88	1,598
	- 3 1/2"Glass fiber insulation	555 Sq.ft	2.15	1,193
	- 5/8" Thick Type-X gypsum board	555 Sq.ft	2.15	1,193
	- Mudding and taping	1,110 Sq.ft	0.85	944
4	Partition wall - P10a - Infill	40 Sq.ft	21.20	848
	- 4" Nominal concrete block	40 Sq.ft	12.20	488
	- Plastering	80 Sq.ft	4.50	360
5	Partition wall - P12b	1,330 Sq.ft	20.20	26,866
	- 8" Nominal concrete block	1,330 Sq.ft	11.20	14,896
	- Plastering	2,660 Sq.ft	4.50	11,970
	<u>First Floor</u>			
6	Partition wall - P2b	250 Sq.ft	11.03	2,758
	- 5/8" Thick Type-X gypsum board	250 Sq.ft	2.15	538
	- 3 5/8" Steel studs @ 16" O.C	250 Sq.ft	2.88	720
	- 3 1/2"Glass fiber insulation	250 Sq.ft	2.15	538
	- 5/8" Thick Type-X gypsum board	250 Sq.ft	2.15	538
	- Mudding and taping	500 Sq.ft	0.85	425
7	Partition wall - P2d	472 Sq.ft	11.03	5,206
	- 5/8" Thick Type-X gypsum board	472 Sq.ft	2.15	1,015
	- 3 5/8" Steel studs @ 16" O.C	472 Sq.ft	2.88	1,359
	- 3 1/2"Glass fiber insulation	472 Sq.ft	2.15	1,015
	- 5/8" Thick Type-X gypsum board	472 Sq.ft	2.15	1,015
	- Mudding and taping	944 Sq.ft	0.85	802

8 Partition wall - P5a	195	Sq.ft	10.30	2,009
- 5/8" Thick Type-X gypsum board	195	Sq.ft	2.15	419
- 2 1/2" C-T steel studs @ 16" O.C	195	Sq.ft	2.45	478
- Batt insulation	195	Sq.ft	1.85	361
- 5/8" Thick Type-X gypsum board	195	Sq.ft	2.15	419
- Mudding and taping	390	Sq.ft	0.85	332
9 Partition wall - P12b	608	Sq.ft	20.20	12,282
- 8" Nominal concrete block	608	Sq.ft	11.20	6,810
- Plastering	1,216	Sq.ft	4.50	5,472
<u>Second Floor</u>				
10 Partition wall - P5a	74	Sq.ft	10.30	762
- 5/8" Thick Type-X gypsum board	74	Sq.ft	2.15	159
- 2 1/2" C-T steel studs @ 16" O.C	74	Sq.ft	2.45	181
- Batt insulation	74	Sq.ft	1.85	137
- 5/8" Thick Type-X gypsum board	74	Sq.ft	2.15	159
- Mudding and taping	148	Sq.ft	0.85	126
11 Partition wall - P12b	846	Sq.ft	20.20	17,089
- 8" Nominal concrete block	846	Sq.ft	11.20	9,475
- Plastering	1,692	Sq.ft	4.50	7,614
<u>Third Floor</u>				
12 Partition wall - P5a	66	Sq.ft	10.30	680
- 5/8" Thick Type-X gypsum board	66	Sq.ft	2.15	142
- 2 1/2" C-T steel studs @ 16" O.C	66	Sq.ft	2.45	162
- Batt insulation	66	Sq.ft	1.85	122
- 5/8" Thick Type-X gypsum board	66	Sq.ft	2.15	142
- Mudding and taping	132	Sq.ft	0.85	112
13 Partition wall - P12b	922	Sq.ft	20.20	18,624
- 8" Nominal concrete block	922	Sq.ft	11.20	10,326
- Plastering	1,844	Sq.ft	4.50	8,298
<u>Fourth Floor</u>				
14 Partition wall - P5a	84	Sq.ft	10.30	865
- 5/8" Thick Type-X gypsum board	84	Sq.ft	2.15	181
- 2 1/2" C-T steel studs @ 16" O.C	84	Sq.ft	2.45	206
- Batt insulation	84	Sq.ft	1.85	155
- 5/8" Thick Type-X gypsum board	84	Sq.ft	2.15	181
- Mudding and taping	168	Sq.ft	0.85	143

15 Partition wall - P12b	893	Sq.ft	20.20	18,039
- 8" Nominal concrete block	893	Sq.ft	11.20	10,002
- Plastering	1,786	Sq.ft	4.50	8,037

B11	Partitions	Total : \$	7,301	Sq.ft	16.79	122,554
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B12	Doors				
	<u>Basement</u>				
1	2'6" x 7'-0" Painted Hollow Metal Door with Painted Pressed Steel Frame	2	Nos	950.00	1,900
2	3'8" x 6'-8" Painted Hollow Metal Door with Painted Pressed Steel Frame	1	Nos	1,050.00	1,050
3	3'2" x 7'-0" Painted Hollow Metal Door with Painted Pressed Steel Frame	2	Nos	1,000.00	2,000
4	3'2" x 7'-0" Painted Hollow Metal Door with Painted Pressed Steel Frame - for South Elevator Machine Room & Boiler Room	2	Nos	1,000.00	2,000
5	3'0" x 7'-0" Painted Hollow Metal Door with Painted Pressed Steel Frame c/w Wired Glass Vision Panel	1	Nos	1,350.00	1,350

Second Floor

6	3'0" x 7'-0" Painted Hollow Metal Door with Painted Pressed Steel Frame c/w Wired Glass Vision Panel	2	Nos	1,350.00	2,700
7	Allow for Finish Hardware	1	Sum	16,500.00	16,500

B12	Doors	Total : \$	10	Nos	2,750.00	27,500
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B2 FINISHES	Quantity	Unit rate	Amount
B21 Floor Finishes			
<u>Basement</u>			
1 Carpet flooring	165 Sq.ft	4.80	792
2 Base - Carpet Base	38 L.ft	3.80	144
3 EP-Epoxy Paint	454 Sq.ft	4.50	2,043
4 Ceramic Tile	696 Sq.ft	14.00	9,744
5 Base - Ceramic Tile Base	240 L.ft	11.00	2,640
<u>First Floor</u>			
6 Carpet flooring	975 Sq.ft	4.80	4,680
7 Base - Carpet Base	286 L.ft	3.80	1,087
8 Ceramic Tile finish to Stair	1 Sum	960.00	960
<u>Second Floor</u>			
9 Carpet flooring	288 Sq.ft	4.80	1,382
10 Base - Carpet Base	46 L.ft	3.80	175
<u>Third Floor</u>			
11 Carpet flooring	288 Sq.ft	4.80	1,382
12 Base - Carpet Base	46 L.ft	3.80	175
<u>Fourth Floor</u>			
13 Carpet flooring	288 Sq.ft	4.80	1,382
14 Base - Carpet Base	58 L.ft	3.80	220
B21 Floor Finishes	Total : \$	3,154 Sq.ft	8.50
			26,807

B22 Ceiling Finishes			
<u>Basement</u>			
1 C1a - Acoustic ceiling tile (2 x 2) with T-bar ceiling frame	76 Sq.ft	5.20	395
2 C1b - Acoustic ceiling tile (2 x 4) with T-bar ceiling frame	464 Sq.ft	5.00	2,320

3	C6a - Gypsum board ceiling	590	Sq.ft	10.08	5,947
	- 1 5/8" Steel studs @ 16" O.C	590	Sq.ft	2.48	1,463
	- 7/8" Furring channel @ 16" O.C	590	Sq.ft	2.05	1,210
	- 2- Layers 5/8" thick Type X gypsum board	590	Sq.ft	4.70	2,773
	- Mudding & taping	590	Sq.ft	0.85	502
4	Gypsum board bulkhead ceiling 4" x 1"	58	L.ft	3.20	186
<u>First Floor</u>					
5	C1a - Acoustic ceiling tile (2 x 2) with T-bar ceiling frame	593	Sq.ft	5.20	3,084
6	C2a - Gypsum board ceiling	217	Sq.ft	7.58	1,645
	- 1 5/8" Steel studs @ 16" O.C	217	Sq.ft	2.48	538
	- 7/8" Furring channel @ 16" O.C	217	Sq.ft	2.05	445
	- 5/8" Thick gypsum board	217	Sq.ft	2.20	477
	- Mudding & taping	217	Sq.ft	0.85	184
7	C2b - Gypsum board ceiling	193	Sq.ft	7.58	1,463
	- 1 5/8" Steel studs @ 16" O.C	193	Sq.ft	2.48	479
	- 7/8" Furring channel @ 16" O.C	193	Sq.ft	2.05	396
	- 5/8" Thick gypsum board	193	Sq.ft	2.20	425
	- Mudding & taping	193	Sq.ft	0.85	164
8	Gypsum board bulkhead ceiling 6" x 1"	125	L.ft	3.80	475
9	Gypsum board bulkhead ceiling 4" x 1"	56	L.ft	3.20	179
<u>Second Floor</u>					
10	C1a - Acoustic ceiling tile (2 x 2) with T-bar ceiling frame	194	Sq.ft	5.20	1,009
11	C2a - Gypsum board ceiling	16	Sq.ft	7.58	121
	- 1 5/8" Steel studs @ 16" O.C	16	Sq.ft	2.48	40
	- 7/8" Furring channel @ 16" O.C	16	Sq.ft	2.05	33
	- 5/8" Thick gypsum board	16	Sq.ft	2.20	35
	- Mudding & taping	16	Sq.ft	0.85	14
12	Gypsum board bulkhead ceiling 6" x 1"	93	L.ft	3.80	353
<u>Third Floor</u>					
13	C1a - Acoustic ceiling tile (2 x 2) with T-bar ceiling frame	194	Sq.ft	5.20	1,009

14	C2a - Gypsum board ceiling	16	Sq.ft	7.58	121
	- 1 5/8" Steel studs @ 16" O.C	16	Sq.ft	2.48	40
	- 7/8" Furring channel @ 16" O.C	16	Sq.ft	2.05	33
	- 5/8" Thick gypsum board	16	Sq.ft	2.20	35
	- Mudding & taping	16	Sq.ft	0.85	14
15	Gypsum board bulkhead ceiling 6" x 1"	93	L.ft	3.80	353
	<u>Fourth Floor</u>				
16	C1a - Acoustic ceiling tile (2 x 2) with T-bar ceiling frame	194	Sq.ft	5.20	1,009
17	C2a - Gypsum board ceiling	16	Sq.ft	7.58	121
	- 1 5/8" Steel studs @ 16" O.C	16	Sq.ft	2.48	40
	- 7/8" Furring channel @ 16" O.C	16	Sq.ft	2.05	33
	- 5/8" Thick gypsum board	16	Sq.ft	2.20	35
	- Mudding & taping	16	Sq.ft	0.85	14
18	Gypsum board bulkhead ceiling 6" x 1"	93	L.ft	3.80	353
B22	Ceiling Finishes	Total : \$	2,763 Sq.ft	7.29	20,144
B23	Wall Finishes				
	<u>Basement</u>				
1	Paint	4,465	Sq.ft	1.50	6,698
	<u>First Floor</u>				
2	Paint	2,508	Sq.ft	1.50	3,762
	<u>Second Floor</u>				
3	Paint	520	Sq.ft	1.50	780
	<u>Third Floor</u>				
4	Paint	520	Sq.ft	1.50	780
	<u>Fourth Floor</u>				
5	Paint	690	Sq.ft	1.50	1,035
B23	Wall Finishes	Total : \$	8,703 Sq.ft	1.50	13,055

B3 FITTINGS & EQUIPMENT		Quantity	Unit rate	Amount
B31	Fittings & Fixtures			
1	Millwork	1 Sum	5,748.00	5,748
-	Relocate and modified existing millwork cabinets c/w new plastic laminated countertops	24 L.ft	82.00	1,968
-	1'-0" width new plastic laminated countertops	8 L.ft	135.00	1,080
-	0'-9" width new plastic laminated countertops	9 L.ft	300.00	2,700
2	Rough carpentry	1 Sum	2,000.00	2,000
-	Allow for rough carpentry	1 Sum	2,000.00	2,000
3	Metals, allow	1 Sum	1,000.00	1,000
-	Allow for miscellaneous metals	1 Sum	1,000.00	1,000
4	Washroom accessories	41 No.	193.12	7,918
-	A - Surface mounted towel dispenser, Model Nr: B-3979	3 Nos	842.00	2,526
-	C - Toilet paper dispenser, Model Nr: 169	4 Nos	295.00	1,180
-	D - Soap dispenser, Model Nr: CODE B-2013	5 Nos	195.00	975
-	F - Grab bars, 18ga stainless steel tubing 3" dia flanges, 1/2' deep 12ga concealed mounting plate Code, 1001 - 24"	5 Nos	102.00	510
-	F - Grab bars, 18ga stainless steel tubing 3" dia flanges, 1/2' deep 12ga concealed mounting plate, Code, 1003 - 30"x30",	2 Nos	157.00	314
-	G - Napkin disposal, Model Nr: B-270	4 Nos	55.00	220
-	E - Tilt mirror, Model Nr: B-293 1830	1 Nos	260.00	260
-	H - Safety release coat hook, strength polycarbonate, release weight of 26 lbs + 2 lbs, MFR: Henkel hook	1 Nos	25.00	25
-	K - Emergency call sign	1 Nos	175.00	175
-	J - Shelf, Model Nr: STRX624	1 Nos	175.00	175
-	L - Emergency push button	1 Nos	45.00	45
-	N - Toilet back rest, Model Nr: 1028	5 Nos	169.00	845
-	M - Coat hook, Model Nr: B-76717	4 Nos	32.00	128
-	P - Deodorizer, Model Nr: 1100	3 Nos	85.00	255
-	Wall mounted Urinal Partition 1'6-1/2" x 4'0"	1 Nos	285.00	285
5	Wood Handrail	40 L.ft	35.00	1,400
6	Allowance for signage	1 Sum	2,500.00	2,500
B31	Fittings & Fixtures	Total : \$	4,408 Sq.ft	4.67
				20,566

B33 Elevators

1	North Tower Elevator, (Hydraulic Passenger Elevator) 7 stop (1 Front / 5 Rear / 1 Side), 500 Lbs	1 Nos	375,000.00	375,000
2	South Tower Elevator, (Hydraulic Passenger Elevator) 7 stop (1 Front / 5 Rear / 1 Side), 500 Lbs	1 Nos	375,000.00	375,000

B33	Elevators	Total : \$	2 Nos	375,000.00	750,000
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C1 MECHANICAL		Quantity		Unit rate	Amount
C11	Plumbing & Drainage				
	<u>Basement</u>				
1	Fixtures & rough-in	1	Sum	10,910.00	10,910
	- Water closet	3.00	Nos	850.00	2,550
	- H / Water closet	2.00	Nos	990.00	1,980
	- Urinal	2.00	Nos	630.00	1,260
	- HV - Vanity Sink	6.00	Nos	720.00	4,320
	- Reinstall existing kitchen fixtures from salvage	2.00	Nos	400.00	800
2	Domestic water	1	Sum	4,412.20	4,412
	- 1- 1/4" Cold water pipe	23.00	L.ft	15.60	359
	- 1" Cold water pipe	8.00	L.ft	14.50	116
	- 3/4" Cold water pipe	40.00	L.ft	12.35	494
	- 3/4" Hot water pipe	44.00	L.ft	12.35	543
	- Back flow preventer	2.00	Nos	900.00	1,800
	- Pressure Release valve	2.00	Nos	125.00	250
	- Stop / Gate valve	5.00	Nos	110.00	550
	- Connect to new domestic Cold and hot water supply pipes to existing connection	1.00	Sum	300.00	300
3	Plumbing Equipment	1	Sum	1,200.00	1,200
	- Elevator Sump Pump	2.00	Nos	600.00	1,200
4	Sanitary	1	Sum	5,930.00	5,930
	- 4" Sanitary Pipe Below Ground c/w excavation and make good existing concrete slab	90.00	L.ft	46.00	4,140
	- FD - Floor drain	2.00	Nos	225.00	450
	- FFD - Funnel floor drain	2.00	Nos	285.00	570
	- 4" Cleanout	1.00	Nos	120.00	120
	- Connection to sanitary main	1.00	Sum	650.00	650
C11	Plumbing & Drainage	Total : \$	4408 Sq.ft	5.09	22,452
C12	Fire Protection				
1	Allow for Fire Protection / Sprinkler Pipe & Sprinkler Modification	1	Sum	1,000.00	1,000
C12	Fire Protection	Total : \$	4408 Sq.ft	0.23	1,000

C13	HVAC				
	<u>Basement</u>				
1	HVAC - Grilles		1 Sum	1,060.00	1,060
-	Supply Grille - S-3 / 300, 12" x 6" , EH price 520D grille	3.00	Nos	100.00	300
-	Return Grille - R-1 / CFM 200-320, 16" x 4", EH price 530 grille	2.00	Nos	105.00	210
-	Remove and Relocate sidewall return grill and plenum thru the wall	1.00	Sum	550.00	550
2	HVAC - Equipment		1 Sum	13,620.00	13,620
-	Fan Coil Unit FC-1a	1.00	Nos	2,200.00	2,200
-	Fan Coil Unit FC-1b	1.00	Nos	2,200.00	2,200
-	Relocate existing Heat pump	1.00	Nos	500.00	500
-	Wall mounted electric boiler 8KW 33.3A / Heat Exchanger	2.00	Nos	960.00	1,920
-	System circulating pump	2.00	Nos	850.00	1,700
-	Inline expansion tank with air Purger equal to Extrol	2.00	Nos	750.00	1,500
-	Glycol fill tank and injection pump	2.00	Nos	800.00	1,600
-	Sump Pump	2.00	Nos	720.00	1,440
-	Exhaust Fan - EF-1	1.00	Nos	280.00	280
-	Exhaust Fan - EF-2	1.00	Nos	280.00	280
3	HVAC Duct - Supply w/ insulation		1 Sum	1,694.40	1,694
-	20" x 10" Duct - Supply	26.00	Lbs	8.40	218
-	8" x 10" Duct - Supply	65.00	Lbs	8.40	546
-	Fire Damper	4.00	Nos	170.00	680
-	Connect to the existing duct	1.00	Sum	250.00	250
4	HVAC Duct - Return Duct		1 Sum	695.20	695
-	14" x 10" Duct - Return	53.00	Lbs	8.40	445
-	Connect to the existing duct	1.00	Sum	250.00	250
5	HVAC Duct - Outside Air Duct		1 Sum	445.20	445
-	8" x 4" Duct - Extended fresh air duct	53.00	Lbs	8.40	445
6	Mechanical Piping		1 Sum	1,788.15	1,788
-	Relocate - Condensate drain pipe	32.00	L.ft	7.80	250
-	1" Condensate drain pipe	20.00	L.ft	12.00	240
-	3/4" HTG- supply pipe	49.00	L.ft	12.45	610
-	3/4" HTG- Return pipe	50.00	L.ft	12.45	623
-	1/2" Chilled water pipe	6.00	L.ft	11.00	66

First Floor

7 HVAC - Grilles			1 Sum	410.00	410
- Supply Grille - S-3 / 300, 12" x 6" , EH price 520D grille	2.00	Nos		100.00	200
- Return Grille - R-1 / CFM 200-320, 16" x 4" , EH price 530 grille	2.00	Nos		105.00	210
8 HVAC - Equipment			1 Sum	6,700.00	6,700
- AC-1a & AC-1b	2.00	Nos		1,150.00	2,300
- FC-2a & FC-2b	2.00	Nos		2,200.00	4,400
9 HVAC Duct - Supply w/ insulation			1 Sum	1,324.80	1,325
- 16" x 8" Duct - Supply	39.00	Lbs		8.40	328
- 8" x 10" Duct - Supply	8.00	Lbs		8.40	67
- Fire Damper	4.00	Nos		170.00	680
- Connect to the existing duct	1.00	Sum		250.00	250
10 HVAC Duct - Return Duct			1 Sum	426.40	426
- 16" x 6" Duct - Return	21.00	Lbs		8.40	176
- Connect to the existing duct	1.00	Sum		250.00	250
11 HVAC Duct - Outside Air Duct			1 Sum	126.00	126
- 8" x 8" Duct - Extended fresh air duct	15.00	Lbs		8.40	126
12 Mechanical Piping			1 Sum	5,502.40	5,502
- 3/4" Domestic hot water pipe with insulation	74.00	L.ft		15.60	1,154
- Connect to new Hot water supply pipe and return pipe to existing connection	1.00	Sum		220.00	220
- Install 5/8" PEX tubing in outside ramp concrete - Floor Heating, 2 Location	344.00	Sq.ft		12.00	4,128
<u>Second Floor</u>					
13 HVAC - Grilles			1 Sum	410.00	410
- Supply Grille - S-3 / 300, 12" x 6" , EH price 520D grille	2.00	Nos		100.00	200
- Return Grille - R-1 / CFM 200-320, 16" x 4" , EH price 530 grille	2.00	Nos		105.00	210
14 HVAC Duct - Supply w/ insulation			1 Sum	3,130.80	3,131
- 22" x 8" Duct - Supply	170.00	Lbs		8.40	1,428
- 8" x 10" Duct - Supply	92.00	Lbs		8.40	773
- Fire Damper	4.00	Nos		170.00	680
- Connect to the existing duct	1.00	Sum		250.00	250
15 HVAC - Equipment			1 Sum	3,700.00	3,700
- Heat Pump HP-1a	2.00	Nos		950.00	1,900
- Condensing Unit CU-1	2.00	Nos		900.00	1,800

Third Floor

16 HVAC - Grilles		1 Sum	410.00	410
- Supply Grille - S-3 / 300, 12" x 6" , EH price 520D grille	2.00	Nos	100.00	200
- Return Grille - R-1 / CFM 200-320, 16" x 4", EH price 530 grille	2.00	Nos	105.00	210
17 HVAC Duct - Supply w/ insulation		1 Sum	3,130.80	3,131
- 22" x 8" Duct - Supply	170.00	Lbs	8.40	1,428
- 8" x 10" Duct - Supply	92.00	Lbs	8.40	773
- Fire Damper	4.00	Nos	170.00	680
- Connect to the existing duct	1.00	Sum	250.00	250

Fourth Floor

18 HVAC - Grilles		1 Sum	410.00	410
- Supply Grille - S-3 / 300, 12" x 6" , EH price 520D grille	2.00	Nos	100.00	200
- Return Grille - R-1 / CFM 200-320, 16" x 4", EH price 530 grille	2.00	Nos	105.00	210
19 HVAC Duct - Supply w/ insulation		1 Sum	3,130.80	3,131
- 22" x 8" Duct - Supply	170.00	Lbs	8.40	1,428
- 8" x 10" Duct - Supply	92.00	Lbs	8.40	773
- Fire Damper	4.00	Nos	170.00	680
- Connect to the existing duct	1.00	Sum	250.00	250

Roof

20 HVAC Duct - Supply w/ insulation		1 Sum	1,969.60	1,970
- 26" x 10" Duct - Supply	194.00	Lbs	8.40	1,630
- Fire Damper	2.00	Nos	170.00	340
21 HVAC Duct - Return Duct		1 Sum	2,299.60	2,300
- 26" x 6" Duct - Return	244.00	Lbs	8.40	2,050
- Connect to the existing duct	1.00	Sum	250.00	250
22 HVAC - Equipment		1 Sum	11,154.00	11,154
- HVAC-1a Roof Top Unit, 4 Tons, 1600 CFM, 48GCFM05C2A1-2A1A0	2.00	Nos	5,577.00	11,154

C13	HVAC	Total : \$	4408 Sq.ft	14.41	63,538
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C14 Controls

1 Allowance for HVAC Control Modification		1 Sum	7,000.00	7,000
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C14	Controls	Total : \$	4408 Sq.ft	1.59	7,000
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C2 ELECTRICAL		Quantity	Unit rate	Amount
C21	Service & Distribution			
	<u>Basement</u>			
1	Power	1 Sum	16,900.00	16,900
-	600V, 200A, 3P fusible disconnect switch for power switch	2.00 Nos	1,325.00	2,650
-	120V, 200A, 1P fusible disconnect switch for elevator cab lighting c/w 15A	2.00 Nos	970.00	1,940
-	Elevator Control / Power unit - (Wiring and conduit only)	2.00 Nos	550.00	1,100
-	15A, 2P circuit breaker in existing 120/208V power panel	1.00 Nos	350.00	350
-	60A, 2P circuit breaker in existing 120/208V power panel	2.00 Nos	180.00	360
-	Feeders with fire rated conduit for Elevator from main Electrical room	2.00 Nos	1,500.00	3,000
-	Feeders with fire rated conduit for Elevator cab Lighting from main	2.00 Nos	1,400.00	2,800
-	Allow sum for routing of existing sub service conduit and feeders	2.00 Nos	2,000.00	4,000
-	15A, 1P circuit breaker in existing 120/208V power panel	1.00 Nos	350.00	350
-	15A, Fused disconnect switch	2.00 Nos	175.00	350
2	Allowance for Main Switch Board Modification	1 Sum	12,000.00	12,000
C21	Service & Distribution	Total : \$	4408 Sq.ft	6.56
				28,900
C22	Lighting, Devices & Heating			
	<u>Basement</u>			
1	Lighting	1 Sum	7,495.00	7,495
-	Type - CA, 4" LED Strip Lighting fixture	9.00 Nos	195.00	1,755
-	Type - A, 4" Recessed LED down light	4.00 Nos	205.00	820
-	Type - AA, 2x4 LED Troffer for T-bar ceiling	8.00 Nos	240.00	1,920
-	Type - D, Wall mounted elevator pit rough service light fixture	2.00 Nos	235.00	470
-	Wiring and conduit	23.00 Nos	110.00	2,530
2	Lighting control	1 Sum	210.00	210
-	Switch with 1 pole	4.00 Nos	35.00	140
-	Switch with 1 pole / WP	2.00 Nos	35.00	70
3	Allowance for Miscellaneous Lighting & Lighting Control	1 Sum	2,000.00	2,000

First Floor

4	Lighting			1 Sum	14,685.00	14,685
	- Type - A, 4" Recessed LED down light	25.00	Nos		205.00	5,125
	- Type - B, LED decorative pendant light fixture	11.00	Nos		235.00	2,585
	Type - C, 4" Recessed LED down light	6.00	Nos		205.00	1,230
	- Exit sign - Ceiling mounted	2.00	Nos		200.00	400
	- Exit sign - Wall mounted	1.00	Nos		200.00	200
	- Relocate exit sign - Ceiling mounted	1.00	Nos		85.00	85
	- Wiring and conduit	46.00	Nos		110.00	5,060

5	Lighting control			1 Sum	105.00	105
	- Switch with 1 pole	3.00	Nos		35.00	105

6	Allowance for Miscellaneous Lighting & Lighting Control			1 Sum	4,000.00	4,000
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Second Floor

7	Lighting			1 Sum	8,375.00	8,375
	- Type - A, 4" Recessed LED down light	24.00	Nos		205.00	4,920
	- Exit sign - Ceiling mounted	2.00	Nos		200.00	400
	- Relocate exit sign - Ceiling mounted	1.00	Nos		85.00	85
	- Wiring and conduit	27.00	Nos		110.00	2,970

8	Lighting control			1 Sum	70.00	70
	- Switch with 1 pole	2.00	Nos		35.00	70

9	Allowance for Miscellaneous Lighting & Lighting Control			1 Sum	2,000.00	2,000
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Third Floor

10	Lighting			1 Sum	8,375.00	8,375
	- Type - A, 4" Recessed LED down light	24.00	Nos		205.00	4,920
	- Exit sign - Ceiling mounted	2.00	Nos		200.00	400
	- Relocate exit sign - Ceiling mounted	1.00	Nos		85.00	85
	- Wiring and conduit	27.00	Nos		110.00	2,970

11	Lighting control			1 Sum	70.00	70
	- Switch with 1 pole	2.00	Nos		35.00	70

12	Allowance for Miscellaneous Lighting & Lighting Control			1 Sum	2,000.00	2,000
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Fourth Floor

13	Lighting			1 Sum	8,375.00	8,375
	- Type - A, 4" Recessed LED down light	24.00	Nos		205.00	4,920
	- Exit sign - Ceiling mounted	2.00	Nos		200.00	400
	- Relocate exit sign - Ceiling mounted	1.00	Nos		85.00	85
	- Wiring and conduit	27.00	Nos		110.00	2,970
14	Lighting control			1 Sum	70.00	70
	- Switch with 1 pole	2.00	Nos		35.00	70
15	Allowance for Miscellaneous Lighting & Lighting Control			1 Sum	2,000.00	2,000

C22	Lighting, Devices & Heating	Total : \$	4408 Sq.ft	13.57	59,830
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C23 Power Distribution

Basement

1	Power Distribution			1 Sum	1,146.00	1,146
	- 15A, 120V Duplex receptacle	3.00	Nos		45.00	135
	- 15A, 120V Duplex receptacle - GFI	6.00	Nos		47.00	282
	- 15A, 120V Duplex receptacle - GFI/WP	7.00	Nos		57.00	399
	- Wiring and conduit	3.00	Nos		110.00	330
2	Data & Communication			1 Sum	360.00	360
	- Telephone outlet wall mounted	2.00	Nos		45.00	90
	- Data outlet wall mounted	2.00	Nos		45.00	90
	- Wiring and conduit	2.00	Nos		90.00	180
3	Sensor			1 Sum	1,065.00	1,065
	- Occupancy sensor	2.00	Nos		195.00	390
	- Motion sensor switch	1.00	Nos		65.00	65
	- Call for Assistance Kit 6538-G5 c/w Transformer	1.00	Nos		610.00	610
4	Door Operator			1 Sum	860.00	860
	- Relocating existing push button	1.00	Nos		20.00	20
	- Push button	3.00	Nos		40.00	120
	- Wiring and conduit	4.00	Nos		180.00	720
5	Power Connection to Plumbing / HVAC Equipment			1 Sum	4,170.00	4,170
	- Heat Pump	1.00	Nos		450.00	450
	- Circulation Pump	2.00	Nos		450.00	900
	- Boiler / Heat Exchange	2.00	Nos		420.00	840
	- Fan Coil Unit	2.00	Nos		450.00	900
	- Exhaust fan	2.00	Nos		120.00	240
	- Sump Pump	2.00	Nos		420.00	840

6	Fire Alarm		1	Sum	2,280.00	2,280
	- Fire Alarm smoke detector	4.00	Nos		120.00	480
	- Fire Alarm speaker/strobe combination	5.00	Nos		150.00	750
	- Wiring and conduit for fire alarm system	5.00	Nos		110.00	550
	- Fire alarm out put connection - Elevator Controller	2.00	Nos		250.00	500
 <u>First Floor</u>						
7	Power Distribution		1	Sum	310.00	310
	- 15A, 120V Duplex receptacle	2.00	Nos		45.00	90
	- Wiring and conduit	2.00	Nos		110.00	220
8	Data & Communication		1	Sum	810.00	810
	- Data outlet wall mounted	6.00	Nos		45.00	270
	- Wiring and conduit	6.00	Nos		90.00	540
9	Door Operator		1	Sum	4,060.00	4,060
	- Automatic door operator	2.00	Nos		920.00	1,840
	- Door operator	2.00	Nos		850.00	1,700
	- Push button	4.00	Nos		40.00	160
	- Wiring and conduit	2.00	Nos		180.00	360
10	Power Connection to Plumbing / HVAC Equipment		1	Sum	1,800.00	1,800
	- Fan Coil Unit FC-2b	2.00	Nos		450.00	900
	- AC-1b	2.00	Nos		450.00	900
11	Fire Alarm		1	Sum	12,780.00	12,780
	- Fire Alarm smoke detector	4.00	Nos		120.00	480
	- Fire Alarm speaker/strobe combination	2.00	Nos		150.00	300
	- Relocate fire alarm speaker/strobe combination	2.00	Nos		105.00	210
	- Relocate Fire Alarm smoke detector	2.00	Nos		105.00	210
	- Reinstall fire alarm manual pull station	2.00	Nos		75.00	150
	- Wiring and conduit for fire alarm system	13.00	Nos		110.00	1,430
	- Allow for Fire Alarm Panel Modification and Testing	1.00	Sum		10,000.00	10,000
 <u>Second Floor</u>						
12	Power Distribution		1	Sum	310.00	310
	- 15A, 120V Duplex receptacle	2.00	Nos		45.00	90
	- Wiring and conduit	2.00	Nos		110.00	220
13	Power Connection to Plumbing / HVAC Equipment c/w wiring & conduit		1	Sum	1,800.00	1,800
	- Heat Pump	2.00	Nos		450.00	900
	- Condensing Unit	2.00	Nos		450.00	900

14 Fire Alarm			1 Sum	1,840.00	1,840
- Fire Alarm smoke detector	2.00	Nos		120.00	240
- Fire Alarm speaker/strobe combination	2.00	Nos		150.00	300
- Relocate fire alarm speaker/strobe combination	2.00	Nos		105.00	210
- Relocate Fire Alarm smoke detector	2.00	Nos		105.00	210
- Wiring and conduit for fire alarm system	8.00	Nos		110.00	880

Third Floor

15 Power Distribution			1 Sum	310.00	310
- 15A, 120V Duplex receptacle	2.00	Nos		45.00	90
- Wiring and conduit	2.00	Nos		110.00	220

16 Fire Alarm			1 Sum	1,840.00	1,840
- Fire Alarm smoke detector	2.00	Nos		120.00	240
- Fire Alarm speaker/strobe combination	2.00	Nos		150.00	300
- Relocate fire alarm speaker/strobe combination	2.00	Nos		105.00	210
- Relocate Fire Alarm smoke detector	2.00	Nos		105.00	210
- Wiring and conduit for fire alarm system	8.00	Nos		110.00	880

Fourth Floor

17 Power Distribution			1 Sum	310.00	310
- 15A, 120V Duplex receptacle	2.00	Nos		45.00	90
- Wiring and conduit	2.00	Nos		110.00	220

18 Fire Alarm			1 Sum	1,840.00	1,840
- Fire Alarm smoke detector	2.00	Nos		120.00	240
- Fire Alarm speaker/strobe combination	2.00	Nos		150.00	300
- Relocate fire alarm speaker/strobe combination	2.00	Nos		105.00	210
- Relocate Fire Alarm smoke detector	2.00	Nos		105.00	210
- Wiring and conduit for fire alarm system	8.00	Nos		110.00	880

Roof

19 Power Connection to Plumbing / HVAC Equipment c/w wiring & conduit			1 Sum	1,040.00	1,040
- Roof Top Unit (HVAC-1a & 1b)	2.00	Nos		520.00	1,040

C23	Systems & Ancillaries		Total : \$	4408 Sq.ft	8.83	38,931
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D2 ANCILLARY WORK		Quantity	Unit rate	Amount
D21	Demolition			
	<u>Foundation / Basement</u>			
1	Remove existing concrete foundation wall	608 Sq.ft	7.50	4,560
2	Remove existing strip footing	76 L.ft	28.00	2,128
3	Demolish existing concrete slab	456 Sq.ft	4.80	2,189
4	Remove existing partition wall	142 Sq.ft	3.70	525
5	Remove Existing Door	7 Nos	110.00	770
6	Remove existing millwork	34 L.ft	28.00	952
7	Remove and dispose existing duct work	55 L.ft	10.00	550
8	Remove Existing light fixture	28 Nos	35.00	980
9	Remove switches & outlet	24 Nos	35.00	840
10	Remove Existing plumbing fixture	10 Nos	180.00	1,800
11	Remove & Salvage Existing plumbing fixture	1 Nos	220.00	220
12	Remove existing drywall ceiling	887 Sq.ft	2.80	2,484
13	Remove portion of Clay tile (wall) for make door opening (3'-5" W)`	1 Loc	450.00	450
14	Remove portion of Clay tile (wall) at Kitchen Area	140 Sq.ft	6.00	840
15	Remove existing floor finishes and adhesive	725 Sq.ft	2.30	1,668
16	Remove Washroom partition / Cubicle c/w door	3 Nos	100.00	300
17	Remove existing exhaust fan c/w duct	1 Nos	160.00	160
18	Remove Exhaust diffuser and smoke detector and return undamaged to owner	2 Nos	120.00	240
19	Remove existing fan coil unit	1 Nos	150.00	150

20	Remove and dispose existing drain pipe	34 L.ft	4.00	136
21	Allow for miscellaneous demolition	1 Sum	2,500.00	2,500
<u>First Floor</u>				
22	Demolish / Remove existing block wall	486 Sq.ft	5.00	2,430
23	Saw cut existing concrete wall and concrete beam	244 Sq.ft	7.50	1,830
24	Demolish / Saw cut existing concrete slab	243 Sq.ft	4.80	1,166
25	Remove existing partition wall	528 Sq.ft	3.70	1,954
26	Remove existing exterior windows	12 Nos	95.00	1,140
27	Remove existing stair railing salvage for future use	36 L.ft	4.80	173
28	Remove existing stair and landing (17-6 x 6-6") , 5 steps w/7-6"	2 Nos	780.00	1,560
29	Remove portion of side walk (suspended slab)	147 L.ft	3.50	515
30	Remove Window Make good for receive new glass block	4 Nos	150.00	600
31	Remove interior concrete beam	10 L.ft	18.00	180
32	Remove existing stair and landing (12-4 x 4-4") , 4 steps w/5-4"	2 Nos	550.00	1,100
33	Remove Existing Door	4 Nos	110.00	440
34	Remove existing floor finishes and adhesive	480 Sq.ft	2.30	1,104
35	Remove existing T-bar ceiling	371 Sq.ft	1.15	427
36	Remove existing drywall ceiling	308 Sq.ft	2.80	862
37	Remove existing Cabinet unit heater, hot water piping to be valved capped and retained	3 Nos	175.00	525

38 Remove wall mounted Radiation	1 Nos	150.00	150
39 Remove and dispose existing duct work	22 L.ft	10.00	220
40 Remove Existing light fixture	19 Nos	35.00	665
41 Remove switches & outlet	15 Nos	35.00	525
42 Allow for miscellaneous demolition	1 Sum	2,200.00	2,200
<u>Second Floor</u>			
43 Saw cut existing concrete beam	35 Sq.ft	15.00	525
44 Demolish / Saw cut existing concrete slab	188 Sq.ft	4.80	902
45 Remove existing exterior windows	6 Nos	95.00	570
46 Remove existing drywall ceiling	211 Sq.ft	2.80	591
47 Remove existing T-bar ceiling	152 Sq.ft	1.15	175
48 Remove portion of Exterior perimeter wall	54 Sq.ft	4.10	221
49 Remove Existing light fixture	16 Nos	35.00	560
50 Remove switches & outlet	6 Nos	35.00	210
51 Allow for miscellaneous demolition	1 Sum	750.00	750
<u>Third Floor</u>			
52 Remove existing exterior windows	3 Nos	95.00	285
53 Remove existing drywall ceiling	211 Sq.ft	2.80	591
54 Remove existing T-bar ceiling	152 Sq.ft	1.15	175
55 Remove portion of Exterior perimeter wall	54 Sq.ft	4.10	221
56 Remove Existing light fixture	16 Nos	35.00	560
57 Remove switches & outlet	6 Nos	35.00	210
58 Allow for miscellaneous demolition	1 Sum	750.00	750

Fourth Floor

59	Remove existing exterior windows	3 Nos	95.00	285
60	Remove existing T-bar ceiling	437 Sq.ft	1.15	503
61	Remove portion of Exterior perimeter wall	54 Sq.ft	4.10	221
62	Remove concrete beam	39 L.ft	12.00	468
63	Remove Existing light fixture	16 Nos	35.00	560
64	Remove switches & outlet	6 Nos	35.00	210
65	Remove existing exhaust fan c/w duct	2 Nos	160.00	320
66	Remove existing Gravel roof, including structure	576 Sq.ft	3.80	2,189
67	Remove wall mounted Radiation	1 Nos	150.00	150
68	Allow for miscellaneous demolition	1 Sum	750.00	750
D21 Demolitions		Total : \$	1 Sum	57,158.80
				57,159



APPENDIX Z- DRAWING LIST

ARCHITECTURAL

Number	Title	Dated	Received
A000	Cover Sheet		
A001	General Notes & Code Matrix	Oct 30, 2020	
A002	General Notes & Assemblies		
A021	Demolition Plans - SE Elevator		
A022	Demolition Plans - NE Elevator		
A023	Demolition Plans - W/R Reno		
A031	Demolition RCPlans - SE Elevator		
A032	Demolition RCPlans - NE Elevator		
A041	Demolition Elev/Sections - SE Elevator		
A042	Demolition Elev/Sections - SE Elevator		
A043	Demolition Elev/Sections - SE Elevator		
A044	Demolition Elev/Sections - NE Elevator		
A045	Demolition Elev/Sections - NE Elevator		
A046	Demolition Elev/Sections - NE Elevator		
A201	Proposed Plans - SE Elevator		
A202	Proposed Plans - SE Elevator		
A203	Proposed Plans - NE Elevator		
A204	Proposed Plans - NE Elevator		
A205	Proposed Plans - W/R Renovation		
A206	Proposed Plans - Kitchen Reno		
A301	Proposed RCPlans - W/R Reno		
A302	Proposed Reflected Ceiling Plans - NE		
A401	Enlarged Plan & Int. Elev.s - Women's W/R		
A402	Enlarged Plan & Int. Elev.s - Men's W/R		
A403	Enlarged Plan & Int. Elev.s - Universal W/R		
A451	Proposed Elevations/Sections - SE Elevator		
A452	Proposed Elevations/Sections - SE Elevator		
A453	Proposed Elevations/Sections - SE Elevator		
A454	Proposed Elevations/Sections - SE Elevator		
A455	Proposed Elevations/Sections - NE Elevator		
A456	Proposed Elevations/Sections - NE Elevator		
A457	Proposed Elevations/Sections - NE Elevator		
A458	Proposed Elevations/Sections - NE Elevator		
A459	Partial Interior Building Sections - W/R Reno		
A701	Typical Details		
A900	Specifications		
A901	Schedules		
A903	Window Schedules		

STRUCTURAL

Number	Title	Dated	Received
S0.1	Specifications		
S0.2	Specifications	Oct 30, 2020	
S0.3	Specifications		
S1.1_s	Foundation and Floor Framing Plan		
S1.2_s	Floor Framing Plans		
S1.3_s	Floor Framing and Roof Framing Plan		
S1.4_s	Underpinning Detail Plan and Schedules		
S1.5_n	Foundation and Floor Framing Plan		
S1.6_n	Floor Framing Plans		
S1.7_n	Floor Framing and Roof Framing Plan		
S1.8_n	Underpinning Detail Plan and Schedules		
S2.1	Sections		
S2.2	Sections		
S2.3	Sections		
S3.1	Typical Details		
S3.2	Typical Details		
S3.3	Typical Details		
S3.4	Typical Details		

MECHANICAL

Number	Title	Dated	Received
M001	Mechanical Demolition Plans - South		
M002	Mechanical Demolition Plans - North	Oct 30, 2020	
M003	Mechanical Bsmt Plans		
M101	Mechanical Proposed Plans - South		
M102	Mechanical Proposed Plans - North		
M103	Mechanical Plans - Proposed		
M104	Mechanical Roof Plans - Proposed		
M201	Mechanical Legend, Schedules		
M301	Mechanical Specifications		

ELECTRICAL

Number	Title	Dated	Received
E001	Electrical Demolition Plans - Lighting		
E002	Electrical Demolition Plans - Systems	Oct 30, 2020	
E003	Electrical Demolition Plans		
E101	Electrical Ceiling Plans - Lighting		
E102	Electrical Floor Plans - Systems		
E103	Electrical Plans - Lighting & Systems		
E104	Electrical Ceiling Plans - Lighting		
E105	Electrical Floor Plans - Systems		
E201	Electrical Legends, & Schedules		