

Rev No.		Area (s.f.) or lin.ft.	Cost/ sq.ft	Amount	Subtotal Phase 1	Subtotal Phase 2	Subtotal Phase 3	Subtotal Conditions Report
<div>BUILDING CONDITIONS REPORT - Urgent & High priority Items</div> <div>CONDITION ASSESSMENT report prepared by VFA April 2013 - cost estimates in this section only are taken directly from report, unaltered.</div>								
General					\$0	\$0	\$0	\$2,469,640
Exterior brick veneer walls repairs (spalling brick & mortar joints)								
Exterior window replacement								
Exterior door replacement								
Exterior door hardware replacement								
Roof Replacement								
Exterior Access Ladders to be replaced with ladder and hatch								
Toliet partitions in washrooms (included in WR renovations below)								
Lockers								
Acoustic Panels in Gym								
Carpet in Music Room and Exercise Room (Library incl. in reno below)								
Hardwood Floor in Gym and Stage								
Asphalt paving - vehicle roadway circling school								
Asphalt parking area								
Fencing & Gates								
Electrical					\$0	\$0	\$0	\$938,400
Pneumatic controls								
Fire Extinguisher replacements								
Hydro Transformer								
Main switchboards								
Secondary switchboards								
Lighting - exterior lamps & fixtures								
Emergency Lighting								
Electrical Utility connection (exterior)								
Mechanical					\$0	\$0	\$0	\$148,100
Gas supply piping replacement								
HVAC Pumps for Cooling System (Addition 2)								
Exhaust system (40 exhaust fans for classrooms, washrooms & bldg)								
Dust Collectors (included in reno. below)								
Subtotals of GENERAL Construction Costs by Phase					\$0	\$0	\$0	\$3,556,140
Costs below are related to renovations per SS Revitalizing Program								
<div>FIRST FLOOR AREAS</div>								
Room 1073	ENGINEERING / ROBOTICS (renovated from Integrated Tech.)				\$82,322	\$0	\$0	
info	existing area	1941						
	Demolition							
Abatement of	arch'l demolition/removals allowance	1941	\$2.00	\$3,882				
	Asbestos & Designated Substances							
	allowance for desig. substances - concealed (corridor outside classroom)	allow		\$5,000				
New Work	allowance for desig. substances - finishes	allow		\$5,000				
	equiv. new spaces: administration and staff areas							
	floor levelling	1,941	\$1.00	\$1,941				
	new VCT flooring	1,941	\$3.00	\$5,823				
	ceiling system	1,941	\$4.00	\$7,764				
	millwork	allow		\$10,000				
	paint	1,941	\$1.50	\$2,912				
	Plumbing Upgrades	allow		\$5,000				
	HVAC Upgrades	allow		\$10,000				
	Electrical Upgrades	allow		\$25,000				
	Furniture or Special Equipment			\$0				
Room 1074	FABRICATION SHOP				\$108,969	\$0	\$0	
info	existing area	2519						
	Demolition							
Abatement of	arch'l demolition/removals allowance	2519	\$2.00	\$5,038				
	Asbestos & Designated Substances							
	allowance for desig. substances - concealed (corridor outside classroom)	allow		\$5,000				
New Work	allowance for desig. substances - finishes	allow		\$5,000				
	equiv. new spaces: administration and staff areas							
	floor levelling	2,519	\$1.00	\$2,519				
	new VCT flooring	2,519	\$3.00	\$7,557				
	ceiling system	2,519	\$4.00	\$10,076				
	millwork	allow		\$10,000				
	paint	2,519	\$1.50	\$3,779				
	Plumbing Upgrades	allow		\$10,000				
	HVAC Upgrades	allow		\$25,000				
	Electrical Upgrades	allow		\$25,000				
	Furniture or Special Equipment			\$0				
Room 1051	Existing AUTOMOTIVE SHOP				\$144,431	\$0	\$0	
info	existing area	2994						
	Demolition							
Abatement of	arch'l demolition/removals allowance	2994	\$2.00	\$5,988				
	Asbestos & Designated Substances							
	allowance for desig. substances - concealed (corridor outside classroom)	allow		\$5,000				
New Work	allowance for desig. substances - finishes	allow		\$5,000				
	equiv. new spaces: administration and staff areas							
	floor levelling	2,994	\$1.00	\$2,994				
	new conc. floor finish	2,994	\$3.00	\$8,982				
	ceiling system	2,994	\$4.00	\$11,976				
	millwork	allow		\$0				
	paint	2,994	\$1.50	\$4,491				
	Plumbing Upgrades	allow		\$15,000				
	HVAC Upgrades	allow		\$50,000				
	Electrical Upgrades	allow		\$35,000				
	Furniture or Special Equipment			\$0				
Room 1078	WOOD SHOP				\$159,633	\$0	\$0	
info	existing area	2142						
	Demolition							
Abatement of	arch'l demolition/removals allowance	2142	\$2.00	\$4,284				
	Asbestos & Designated Substances							
	allowance for desig. substances - concealed (corridor outside classroom)	allow		\$5,000				
New Work	allowance for desig. substances - finishes	allow		\$5,000				
	equiv. new spaces: administration and staff areas							
	floor levelling	2,142	\$1.00	\$2,142				
	new conc. floor finish	2,142	\$3.00	\$6,426				
	ceiling system	2,142	\$4.00	\$8,568				
	millwork	allow		\$10,000				
	paint	2,142	\$1.50	\$3,213				
	Plumbing Upgrades	allow		\$15,000				
	HVAC Upgrades	allow		\$75,000				
	Electrical Upgrades	allow		\$25,000				
	Furniture or Special Equipment			\$0				

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	Room 1079	CONSTRUCTION SHOP & CADD LAB			\$166,890	\$0	\$0	
	info	existing area	2773					
	Demolition	arch'l demolition/removals allowance	2773	\$2.00	\$5,546			
	Abatement of	Asbestos & Designated Substances						
		allowance for desig. substances - concealed (corridor outside classroom)	allow		\$5,000			
		allowance for desig. substances - finishes	allow		\$5,000			
	New Work							
		equiv. new spaces: administration and staff areas						
		floor levelling	2,773	\$1.00	\$2,773			
		new conc. floor finish	2,773	\$3.00	\$8,319			
		ceiling system	2,773	\$4.00	\$11,092			
		millwork	allow		\$10,000			
		paint	2,773	\$1.50	\$4,160			
		Plumbing Upgrades	allow		\$15,000			
		HVAC Upgrades	allow		\$75,000			
		Electrical Upgrades	allow		\$25,000			
		Furniture or Special Equipment			\$0			
	Room 1080	COMMUNICATION ARTS (with TV Studio) (renovated from Fabrication 1080)			\$174,553	\$0	\$0	
	info	area	2142					
	Demolition	arch'l demolition/removals allowance	2142	\$2.00	\$4,284			
	Abatement of	Asbestos & Designated Substances						
		allowance for desig. substances - concealed (corridor outside classroom)	allow		\$5,000			
		allowance for desig. substances - finishes	allow		\$5,000			
	New Work							
		new walls and doors:	123	\$40.00	\$4,920			
		floor levelling	2,142	\$1.00	\$2,142			
		new VCT flooring	2,142	\$3.00	\$6,426			
		ceiling system	2,142	\$4.00	\$8,568			
		millwork	allow		\$30,000			
		paint	2,142	\$1.50	\$3,213			
		Plumbing Upgrades	allow		\$5,000			
		HVAC Upgrades	allow		\$60,000			
		Electrical Upgrades	allow		\$40,000			
		Furniture or Special Equipment			\$0			
	Room 1081	New HOSPITALITY Suite (REVISED Program/was Construction)			\$225,094	\$0	\$0	
	info	existing area	2356					
	Demolition	arch'l demolition/removals allowance	2356	\$2.00	\$4,712			
	Abatement of	Asbestos & Designated Substances						
		allowance for desig. substances - concealed (corridor outside classroom)	allow		\$5,000			
		allowance for desig. substances - finishes	allow		\$5,000			
	New Work							
		new walls and doors:	75	\$40.00	\$3,000			
		floor levelling	2,356	\$1.00	\$2,356			
		new VCT flooring	2,356	\$3.00	\$7,068			
		ceiling system	2,356	\$4.00	\$9,424			
		millwork	allow		\$0			
		paint	2,356	\$1.50	\$3,534			
		Plumbing Upgrades	allow		\$60,000			
		HVAC Upgrades	allow		\$75,000			
		Electrical Upgrades	allow		\$50,000			
		Furniture or Special Equipment			\$0			
	Room 1082	COSMETOLOGY RENOVATION (REVISED Program/was Manufacturing)			\$228,410	\$0	\$0	
	info	area	2540					
	Demolition	arch'l demolition/removals allowance	2540	\$2.00	\$5,080			
	Abatement of	Asbestos & Designated Substances						
		allowance for desig. substances - concealed (corridor outside classroom)	allow		\$5,000			
		allowance for desig. substances - finishes	allow		\$5,000			
	New Work							
		new walls and doors:	105	\$40.00	\$4,200			
		floor levelling	2,540	\$1.00	\$2,540			
		new VCT flooring	2,540	\$3.00	\$7,620			
		ceiling system	2,540	\$4.00	\$10,160			
		millwork	allow		\$80,000			
		paint	2,540	\$1.50	\$3,810			
		Plumbing Upgrades	allow		\$50,000			
		HVAC Upgrades	allow		\$25,000			
		Electrical Upgrades	allow		\$30,000			
		Furniture or Special Equipment			\$0			
	Room 1028	STUDENT LOUNGE (NEW - near Learning Commons)			\$151,707	\$0	\$0	
	info	area	2849					
	Demolition	arch'l demolition/removals allowance	2849	\$2.00	\$5,698			
	Abatement of	Asbestos & Designated Substances						
		allowance for desig. substances - ceiling and concealed	2,849	\$4.00	\$11,396			
		allowance for desig. substances -walls windows finishes	allow		\$5,000			
	New Work							
		Patio - access across from Learning Commons - links to Cafeteria Patio	allow		\$20,000			
		equiv. new spaces: administration and staff areas						
		new walls and doors: (estimated)	100	\$40.00	\$4,000			
		floor levelling	2,849	\$1.00	\$2,849			
		new VCT/CARPET flooring	2,849	\$6.00	\$17,094			
		ceiling system	2,849	\$4.00	\$11,396			
		millwork	allow		\$20,000			
		paint	2,849	\$1.50	\$4,274			
		Plumbing Upgrades	allow		\$5,000			
		HVAC Upgrades	allow		\$20,000			
		Electrical Upgrades	allow		\$25,000			
		Furniture or Special Equipment			\$0			
	Room 1124	New GRADUATE SUPPORT PROGRAM (REVISED Program/was STND Classroom)			\$91,378	\$0	\$0	
	info	existing area	1172					
	Demolition	arch'l demolition/removals allowance	1172	\$2.00	\$2,344			
	Abatement of	Asbestos & Designated Substances						
		allowance for desig. substances - concealed	1,172	\$5.00	\$5,860			
		allowance for desig. substances - finishes	allow		\$5,000			
	New Work							
		new walls and doors:	51	\$40.00	\$2,040			
		floor levelling	1,172	\$1.00	\$1,172			
		new VCT flooring	1,172	\$3.00	\$3,516			
		ceiling system	1,172	\$4.00	\$4,688			
		millwork	allow		\$0			
		paint	1,172	\$1.50	\$1,758			
		Plumbing Upgrades	allow		\$20,000			
		HVAC Upgrades	allow		\$25,000			
		Electrical Upgrades	allow		\$20,000			
		Furniture or Special Equipment			\$0			

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	Room 1059	Existing LEARNING COMMONS / LIBRARY	same program		\$0	\$225,888	\$0	
	info	existing area		7075				
	Demolition	arch'l demolition/removals allowance	7075	\$2.00	\$14,150			
	Abatement of	Asbestos & Designated Substances						
		allowance for desig. substances - concealed (none identified - minor)	allow		\$5,000			
		allowance for desig. substances - finishes (none identified - minor)	allow		\$5,000			
	New Work							
		new walls and doors: <i>estimated</i>	100	\$40.00	\$4,000			
		floor levelling	7,075	\$1.00	\$7,075			
		new carpet flooring	7,075	\$10.00	\$70,750			
		ceiling system	7,075	\$4.00	\$28,300			
		millwork	allow		\$20,000			
		paint	7,075	\$1.50	\$10,613			
		Plumbing Upgrades	allow		\$6,000			
		HVAC Upgrades	allow		\$30,000			
		Electrical Upgrades	allow		\$25,000			
		Furniture or Special Equipment			\$0			
	Room 1047	Existing CAFETERIA RENOVATION	same program		\$0	\$216,848	\$0	
	info	existing area		5545				
	Demolition	arch'l demolition/removals allowance	5545	\$2.00	\$11,090			
	Abatement of	Asbestos & Designated Substances						
		allowance for desig. substances - concealed	5,545	\$4.00	\$22,180			
		allowance for desig. substances - finishes	allow		\$5,000			
	New Work							
		new walls and doors:	60	\$40.00	\$2,400			
		floor levelling	5,545	\$1.00	\$5,545			
		new VCT flooring	5,545	\$3.00	\$16,635			
		ceiling system	5,545	\$4.00	\$22,180			
		millwork	allow		\$10,000			
		paint	5,545	\$1.50	\$8,318			
		Plumbing Upgrades	allow		\$7,500			
		HVAC Upgrades	allow		\$30,000			
		Electrical Upgrades	allow		\$10,000			
		Furniture or Special Equipment			\$0			
		Exterior Patio	allow		\$50,000			
		Exterior Patio (Mechanical)	allow		\$10,000			
		Exterior Patio (Electrical)	allow		\$6,000			
	Room 1049/1050	CAFETERIA SERVERY RENOVATION			\$0	\$341,000	\$0	
	info	existing area		1600				
	Demolition	arch'l demolition/removals allowance	1600	\$2.00	\$3,200			
	Abatement of	Asbestos & Designated Substances						
		allowance for desig. substances - concealed (none identified - minor)	allow		\$2,000			
		allowance for desig. substances - finishes (none identified - minor)	allow		\$2,000			
	New Work							
		new walls and doors:	60	\$40.00	\$2,400			
		floor levelling	1,600	\$1.00	\$1,600			
		new safety flooring & porcelain tile	1,600	\$10.00	\$16,000			
		ceiling system	1,600	\$4.00	\$6,400			
		millwork	allow		\$80,000			
		paint	1,600	\$1.50	\$2,400			
		Plumbing Upgrades	allow		\$30,000			
		HVAC Upgrades	allow		\$60,000			
		Electrical Upgrades	allow		\$35,000			
		Furniture or Special Equipment			\$100,000			
	Room 1053	STAFF LOUNGE			\$0	\$0	\$121,446	
	info	existing area		943				
	Demolition	arch'l demolition/removals allowance	943	\$2.00	\$1,886			
	Abatement of	Asbestos & Designated Substances						
		allowance for desig. substances - ceiling and concealed	943	\$4.00	\$3,772			
		allowance for desig. substances -walls windows finishes	allow		\$5,000			
	New Work							
		equiv. new spaces: administration and staff areas						
		new walls and doors: <i>(estimated)</i>	100	\$40.00	\$4,000			
		floor levelling	943	\$1.00	\$943			
		new VCT/CARPET flooring	943	\$6.00	\$5,658			
		ceiling system	943	\$4.00	\$3,772			
		millwork	allow		\$40,000			
		paint	943	\$1.50	\$1,415			
		Plumbing Upgrades	allow		\$5,000			
		HVAC Upgrades	allow		\$25,000			
		Electrical Upgrades	allow		\$25,000			
		Furniture or Special Equipment			\$0			
	Room	Existing GUIDANCE WING	same program		\$0	\$0	\$153,891	
	info	existing area		1886				
	Demolition	arch'l demolition/removals allowance	1886	\$2.00	\$3,772			
	Abatement of	Asbestos & Designated Substances						
		allowance for desig. substances - concealed	1,886	\$4.00	\$7,544			
		allowance for desig. substances - finishes	allow		\$5,000			
	New Work							
		equiv. new spaces: administration and staff areas						
		new walls and doors: <i>(estimated)</i>	100	\$40.00	\$4,000			
		floor levelling	1,886	\$1.00	\$1,886			
		new VCT/CARPET flooring	1,886	\$6.00	\$11,316			
		ceiling system	1,886	\$4.00	\$7,544			
		millwork	allow		\$40,000			
		paint	1,886	\$1.50	\$2,829			
		Plumbing Upgrades	allow		\$5,000			
		HVAC Upgrades	allow		\$45,000			
		Electrical Upgrades	allow		\$20,000			
		Furniture or Special Equipment			\$0			
	Room	Existing ADMINISTRATION WING	same program		\$0	\$0	\$167,470	
	info	existing area		2620				
	Demolition	arch'l demolition/removals allowance	2620	\$2.00	\$5,240			
	Abatement of	Asbestos & Designated Substances						
		allowance for desig. substances - concealed	2,620	\$4.00	\$10,480			
		allowance for desig. substances - finishes	allow		\$5,000			
	New Work							
		equiv. new spaces: administration and staff areas						
		new walls and doors: <i>(estimated)</i>	100	\$40.00	\$4,000			
		floor levelling	2,620	\$1.00	\$2,620			
		new VCT/CARPET flooring	2,620	\$6.00	\$15,720			
		ceiling system	2,620	\$4.00	\$10,480			
		millwork	allow		\$40,000			
		paint	2,620	\$1.50	\$3,930			
		Plumbing Upgrades	allow		\$5,000			
		HVAC Upgrades	allow		\$45,000			
		Electrical Upgrades	allow		\$20,000			
		Furniture or Special Equipment			\$0			

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	Room 1033/1041	WORKROOMS			\$0	\$0	\$67,055	
	info	existing area	2057					
	Demolition	arch'l demolition/removals allowance	2057	\$2.00				
	Abatement of	Asbestos & Designated Substances						
		allowance for desig. substances - concealed	2,057	\$4.00				
		allowance for desig. substances - finishes	allow					
	New Work							
		equiv. new spaces: administration and staff areas						
		new walls and doors: (estimated)	75	\$40.00				
		floor levelling	2,057	\$1.00				
		new VCT/CARPET flooring	2,057	\$6.00				
		ceiling system	2,057	\$4.00				
		millwork	allow					
		paint	2,057	\$1.50				
		Plumbing Upgrades	allow					
		HVAC Upgrades	allow					
		Electrical Upgrades	allow					
		Furniture or Special Equipment						
	Room 1033/1041	GYMNASIUM ENTRANCE MODIFICATIONS			\$0	\$0	\$40,073	
	info	existing area	581					
	Demolition	arch'l demolition/removals allowance	581	\$2.00				
	Abatement of	Asbestos & Designated Substances						
		allowance for desig. substances - concealed	581	\$4.00				
		allowance for desig. substances - finishes	allow					
	New Work							
		equiv. new spaces: administration and staff areas						
		new walls and doors: (estimated)	75	\$40.00				
		floor levelling	581	\$1.00				
		new porcelain tile flooring	581	\$10.00				
		ceiling system	581	\$4.00				
		millwork	allow					
		paint	581	\$1.50				
		Plumbing Upgrades	allow					
		HVAC Upgrades	allow					
		Electrical Upgrades	allow					
		Furniture or Special Equipment						
	Room	WASHROOMS			\$0	\$0	\$219,272	
	info	existing area	1678					
	Demolition	arch'l demolition/removals allowance	1678	\$2.00				
	Abatement of	Asbestos & Designated Substances						
		allowance for desig. substances - concealed	1,678	\$4.00				
		allowance for desig. substances - finishes	allow					
	New Work							
		floor levelling	1,678	\$1.00				
		new porcelain tile flooring	1,678	\$10.00				
		ceiling system	1,678	\$4.00				
		millwork (partitions)	allow					
		paint	1,678	\$3.00				
		Plumbing Upgrades	allow					
		HVAC Upgrades	allow					
		Electrical Upgrades	allow					
		Furniture or Special Equipment						
	Subtotals of FIRST FLOOR NET Construction Costs by Phase				\$1,533,385	\$783,735	\$769,206	
	SECOND FLOOR AREAS							
	Room	Existing SCIENCE LABS and PREP ROOMS**			\$1,114,544	\$0	\$0	
	info	** total of 6 Science Labs and 3 Prep Rooms						
		existing area	6639					
	Demolition	arch'l demolition/removals allowance	6639	\$2.00				
	Abatement of	Asbestos & Designated Substances						
		allowance for desig. substances - concealed	6,639	\$5.00				
		allowance for desig. substances - finishes	allow					
	New Work							
		floor levelling	6,639	\$1.00				
		new VCT flooring	6,639	\$3.00				
		ceiling system	6,639	\$4.00				
		millwork	allow					
		paint	6,639	\$1.50				
		Plumbing Upgrades	allow					
		HVAC Upgrades	allow					
		Electrical Upgrades	allow					
		Furniture or Special Equipment						
	Room 2035	GENERAL SCIENCE* (was Cosmetology)			\$129,350	\$0	\$0	
	info	existing area	1220					
	Demolition	arch'l demolition/removals allowance	1220	\$3.00				
	Abatement of	Asbestos & Designated Substances - MINOR						
		allowance for desig. substances - concealed	1,220	\$5.00				
		allowance for desig. substances - finishes	allow					
	New Work							
		floor levelling	1,220	\$1.00				
		new VCT flooring	1,220	\$3.00				
		ceiling system	1,220	\$4.00				
		millwork	allow					
		paint	1,220	\$1.50				
		Plumbing Upgrades	allow					
		HVAC Upgrades	allow					
		Electrical Upgrades	allow					
		Furniture or Special Equipment						
	Room 2019	CLASSROOM & TEACHER WORKROOM (was Family Studies)			\$50,760	\$0	\$0	
	info	existing area	1353					
	Demolition	arch'l demolition/removals allowance	1353	\$2.00				
	Abatement of	Asbestos & Designated Substances						
		allowance for desig. substances - concealed (none identified - minor)	allow					
		allowance for desig. substances - finishes (none identified - minor)	allow					
	New Work							
		new walls and doors:	30	\$40.00				
		floor levelling	1,353	\$1.00				
		new VCT flooring	1,353	\$3.00				
		ceiling system	1,353	\$4.00				
		millwork	allow					
		paint	1,353	\$1.50				
		Plumbing Upgrades	allow					
		HVAC Upgrades	allow					
		Electrical Upgrades	allow					
		Furniture or Special Equipment						

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	Room 2018	OFFICE/WORKROOM			\$0	\$0	\$40,783	
	info	existing area	745					
	Demolition	arch'l demolition/removals allowance	745	\$2.00	\$1,490			
	Abatement of Asbestos & Designated Substances	allowance for desig. substances - concealed	745	\$4.00	\$2,980			
		allowance for desig. substances - finishes	allow		\$2,000			
	New Work	equiv. new spaces: administration and staff areas						
		new walls and doors: (estimated)	75	\$40.00	\$3,000			
		floor levelling	745	\$1.00	\$745			
		new VCT/CARPET flooring	745	\$6.00	\$4,470			
		ceiling system	745	\$4.00	\$2,980			
		millwork	allow		\$6,000			
		paint	745	\$1.50	\$1,118			
		Plumbing Upgrades	allow		\$0			
		HVAC Upgrades	allow		\$10,000			
		Electrical Upgrades	allow		\$6,000			
		Furniture or Special Equipment			\$0			
	Room	WASHROOMS			\$0	\$0	\$133,312	
	info	existing area	992					
	Demolition	arch'l demolition/removals allowance	992	\$2.00	\$1,984			
	Abatement of Asbestos & Designated Substances	allowance for desig. substances - concealed	992	\$5.00	\$4,960			
		allowance for desig. substances - finishes	allow		\$5,000			
	New Work	floor levelling	992	\$1.00	\$992			
		new porcelain tile flooring	992	\$10.00	\$9,920			
		ceiling system	992	\$4.00	\$3,968			
		millwork	allow		\$40,000			
		paint	992	\$1.50	\$1,488			
		Plumbing Upgrades	allow		\$40,000			
		HVAC Upgrades	allow		\$15,000			
		Electrical Upgrades	allow		\$10,000			
		Furniture or Special Equipment			\$0			
Subtotals of SECOND FLOOR NET Construction Costs by Phase					\$1,294,653	\$0	\$174,095	
SUBTOTAL Construction Costs - ALL FLOORS - by Phase					\$2,828,038	\$783,735	\$943,300	\$3,556,140
Design Contingency (15%)					\$424,206	\$117,560	\$141,495	
SUBTOTAL Construction Costs - ALL FLOORS - by Phase					\$3,252,244	\$901,295	\$1,084,795	\$3,556,140
SUBTOTAL ESTIMATED CONSTRUCTION COSTS (not including Building Condition Upgrades)					\$5,238,334			
Subtotals of Construction Budget Estimates					5,238,334			
Gen. Conditions: Bonding allow 1.5%			78,575	78,575				
General Conditions: Insurance, allow 1%			52,383	52,383				
General Contractor Gen Conditions (10%)			523,833	523,833				
Tendered NET Const. Cost (Net HST, Allowances)				5,893,126				
Construction Contingency Allowance (approx. 15%)			883,969	650,000				
Cash Allowances			200,000	200,000				
Net Forecast Construction Tender Price (net HST)					\$6,743,126			
TOTAL ESTIMATED CONSTRUCTION COSTS (not including Building Condition Upgrades)					\$6,743,126			
TOTAL ESTIMATED CONSTRUCTION COSTS (including Building Condition Upgrades)					\$10,299,266			
Note: This Cost Estimate was not prepared by a Chartered Quantity Surveyor and is a draft estimate as an Architects 'Best Guess' based on preliminary information known at this time and similar projects constructed of this type.								
The above estimated costs do NOT include SOFT COSTS such as Inflation, Consulting Fees, Permit Fees, Temporary Accomodation, Administration Costs and loose equipment, furniture & fitments.								