

Rev No.	Area (s.f.) or lin.ft.	Cost/ sq.ft	Amount	Subtotal Phase 1	Subtotal Phase 2	Subtotal Phase 3	Subtotal Conditions Report
BUILDING CONDITIONS REPORT - Urgent & High priority Items							
CONDITION ASSESSMENT report prepared by VFA April 2013 - cost estimates in this section only are taken directly from report, unaltered.							
General				\$0	\$0	\$0	\$1,273,524
Electrical				\$0	\$0	\$0	\$319,260
Mechanical				\$0	\$0	\$0	\$2,973,300
Subtotals of GENERAL Construction Costs by Phase				\$0	\$0	\$0	\$4,566,084
Costs below are related to renovations per SS Revitalizing Program							
FIRST FLOOR AREAS							
Room 1055	COSMETOLOGY RENOVATION	revised program		\$224,540	\$0	\$0	
Room 1041	Existing CAFETERIA RENOVATION	same program		\$0	\$135,208	\$0	
Room 1041-A	CAFETERIA SERVERY RENOVATION/RELOCATION			\$0	\$317,573	\$0	
Room	WASHROOMS	Same Program		\$0	\$0	\$70,064	
Subtotals of FIRST FLOOR NET Construction Costs by Phase				\$224,540	\$452,781	\$70,064	
SECOND FLOOR AREAS							
Room 2051	Existing AEROSPACE/ROBOTICS "Shop" Classroom	same program		\$106,070	\$0	\$0	
Room 2050	Existing DESIGN TECH/MANUFACTURING "Shop"	same program		\$113,710	\$0	\$0	
Room 2049	Existing WOOD SHOP	same program		\$149,205	\$0	\$0	
Room 2047	New CADD Lab (REVISED Area Adjacent to Shops 2049/2050)			\$65,359	\$0	\$0	
Room 2048	Existing AUTOMOTIVE SHOP	same program		\$155,738	\$0	\$0	
Room 2047	New HOSPITALITY Suite (REVISED Program/was Welding Shop)			\$206,578	\$0	\$0	
Room 2038	New GRADUATE SUPPORT PROGRAM (REVISED Program/was STND Classroom)			\$64,272	\$0	\$0	
Room 2053	COMM ARTS (REVISED Program/was CADD and Computer lab)			\$170,080	\$0	\$0	
Room	Existing ADMINISTRATION WING	same program		\$0	\$0	\$179,900	
Room	WASHROOMS	Same Program		\$0	\$0	\$111,483	
Subtotals of SECOND FLOOR NET Construction Costs by Phase				\$1,045,990	\$0	\$304,618	
THIRD FLOOR AREAS							
Room 3036	Existing LIBRARY	same program		\$0	\$165,038	\$0	
Room	WASHROOMS	Same Program		\$0	\$0	\$73,461	
Subtotals of THIRD FLOOR NET Construction Costs by Phase				\$0	\$203,963	\$77,899	
FOURTH FLOOR AREAS							
Room	Existing SCIENCE LABS and PREP ROOMS**	same program		\$1,016,408	\$0	\$0	
Room 4023/4024	Existing GENERAL SCIENCE*	same program		\$74,717	\$0	\$0	
Room 4003	New CLASSROOMS* (REVISED Program/was Home Economics)			\$56,090	\$0	\$0	
Room	WASHROOMS	Same Program		\$0	\$0	\$63,052	
Subtotals of FOURTH FLOOR NET Construction Costs by Phase				\$1,297,815	\$0	\$66,468	
SUBTOTAL Construction Costs - ALL FLOORS - by Phase				Subtotal Phase 1	Subtotal Phase 2	Subtotal Phase 3	Subtotal Conditions Report
Design Contingency (15%)				\$2,568,345	\$656,743	\$519,049	\$4,566,084
SUBTOTAL Construction Costs - ALL FLOORS - by Phase				\$2,953,596	\$755,254	\$596,906	\$4,566,084
SUBTOTAL ESTIMATED CONSTRUCTION COSTS (not including Building Condition Upgrades)				\$4,305,756			
Subtotals of Construction Budget Estimates				\$4,305,756			
Gen. Conditions: Bonding allow 1.5%			64,586	\$64,586			
General Conditions: Insurance, allow 1%			43,058	\$54,928			
General Contractor Gen Conditions (10%)			430,576	\$549,275			
Tendered NET Const. Cost (Net HST, Allowances)				\$4,843,976			
Construction Contingency Allowance (approx. 15%)			726,596	\$650,000			
Cash Allowances			200,000	\$200,000			
Net Forecast Construction Tender Price (net HST)				\$5,693,976			
TOTAL ESTIMATED CONSTRUCTION COSTS (not including Building Condition Upgrades)				\$5,693,976			
TOTAL ESTIMATED CONSTRUCTION COSTS (including Building Condition Upgrades)				\$10,260,060			
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 Accommodation, Administration Costs and loose equipment, furniture & fitments.							

Rev No.	Area (s.f.) or lin.ft.	Cost/ sq.ft	Amount	Subtotal Phase 1	Subtotal Phase 2	Subtotal Phase 3	Subtotal Conditions Report
BUILDING CONDITIONS REPORT - Urgent & High priority Items							
CONDITION ASSESSMENT report prepared by VFA April 2013 - cost estimates in this section only are taken directly from report, unaltered.							
General				\$0	\$0	\$0	\$1,273,524
	Exterior brick veneer walls and CMU back-up	allow	\$67,320				
	Exterior Windows	allow	\$477,360				
	Exterior Doors and hardware	allow	\$131,390				
	Interior Doors and hardware	allow	\$131,390				
	Elevator and lift	allow	\$141,576				
	Stair finishes (tread/risers throughout school)	allow	\$178,500				
	Asphalt upgrades (vehicle)	allow	\$72,994				
	Asphalt upgrades (pedestrian)	allow	\$21,898				
	Fencing & Gates	allow	\$29,198				
	Exterior Signage	allow	\$21,898				
Electrical				\$0	\$0	\$0	\$319,260
	Secondary Transformers (two that are original 1967)	allow	\$48,960				
	Main Switchboard (one that is original 1967)	allow	\$30,600				
	Lighting (approx. 20% are aged by functional currently)	allow	\$15,300				
	PA system	allow	\$71,400				
	Emergency Generator (for exit lighting and pull stations)	allow	\$153,000				
Mechanical				\$0	\$0	\$0	\$2,973,300
	HVAC pumps	allow	\$76,500				
	Heating/Chilling water distribution systems	allow	\$510,000				
	Air Handling Units	allow	\$367,200				
	Terminal & Package Units (unit ventilators)	allow	\$1,530,000				
	Controls	allow	\$489,600				
	Fire extinguishers (replace all)	allow	\$10,200				
Subtotals of GENERAL Construction Costs by Phase				\$0	\$0	\$0	\$4,566,084
Costs below are related to renovations per SS Revitalizing Program							
FIRST FLOOR AREAS							
Room 1055	COSMETOLOGY RENOVATION		revised program	\$224,540	\$0	\$0	
info	existing area		2280				
	Demolition						
	arch'l demolition/removals allowance	2280	\$2.00	\$4,560			
	Abatement of Asbestos & Designated Substances						
	allowance for desig. substances - concealed	2,280	\$4.00	\$9,120			
	allowance for desig. substances - finishes	allow		\$5,000			
	New Work						
	new walls and doors:	105	\$40.00	\$4,200			
	floor levelling	2,280	\$1.00	\$2,280			
	new VCT flooring	2,280	\$3.00	\$6,840			
	ceiling system	2,280	\$4.00	\$9,120			
	millwork	allow		\$80,000			
	paint	2,280	\$1.50	\$3,420			
	Plumbing Upgrades	allow		\$50,000			
	HVAC Upgrades	allow		\$25,000			
	Electrical Upgrades	allow		\$25,000			
	Furniture or Special Equipment			\$0			
Room 1041	Existing CAFETERIA RENOVATION		same program	\$0	\$135,208	\$0	
info	existing area		4536				
	Demolition						
	arch'l demolition/removals allowance	4536	\$2.00	\$9,072			
	Abatement of Asbestos & Designated Substances						
	allowance for desig. substances - concealed	4,536	\$4.00	\$18,144			
	allowance for desig. substances - finishes	allow		\$5,000			
	New Work						
	new walls and doors:	60	\$40.00	\$2,400			
	floor levelling	4,536	\$1.00	\$4,536			
	new VCT flooring	4,536	\$3.00	\$13,608			
	ceiling system	4,536	\$4.00	\$18,144			
	millwork	allow		\$10,000			
	paint	4,536	\$1.50	\$6,804			
	Plumbing Upgrades	allow		\$7,500			
	HVAC Upgrades	allow		\$30,000			
	Electrical Upgrades	allow		\$10,000			
	Furniture or Special Equipment			\$0			
Room 1041-A	CAFETERIA SERVERY RENOVATION/RELOCATION			\$0	\$317,573	\$0	
info	existing area		1341				
	Demolition						
	arch'l demolition/removals allowance	1341	\$2.00	\$2,682			
	Abatement of Asbestos & Designated Substances						
	allowance for desig. substances - concealed	1,341	\$4.00	\$5,364			
	allowance for desig. substances - finishes	allow		\$5,000			
	New Work						
	new walls and doors:	60	\$40.00	\$2,400			
	floor levelling	1,341	\$1.00	\$1,341			
	new safety flooring & porcelain tile	1,341	\$10.00	\$13,410			
	ceiling system	1,341	\$4.00	\$5,364			
	millwork	allow		\$80,000			
	paint	1,341	\$1.50	\$2,012			
	Plumbing Upgrades	allow		\$30,000			
	HVAC Upgrades	allow		\$45,000			
	Electrical Upgrades	allow		\$25,000			
	Furniture or Special Equipment			\$100,000			

Rev No.	Area (s.f.) or lin.ft.	Cost/sq.ft	Amount	Subtotal Phase 1	Subtotal Phase 2	Subtotal Phase 3	Subtotal Conditions Report
Room	WASHROOMS		Same Program	\$0	\$0	\$70,064	
info	existing area		711				
	Demolition						
	arch'l demolition/removals allowance	711	\$2.00	\$1,422			
	Abatement of Asbestos & Designated Substances						
	allowance for desig. substances - concealed	711	\$4.00	\$2,844			
	allowance for desig. substances - finishes	allow		\$5,000			
	New Work						
	floor levelling	711	\$1.00	\$711			
	new porcelain tile flooring	711	\$10.00	\$7,110			
	ceiling system	711	\$4.00	\$2,844			
	millwork (partitions)	allow		\$15,000			
	paint	711	\$3.00	\$2,133			
	Plumbing Upgrades	allow		\$20,000			
	HVAC Upgrades	allow		\$8,000			
	Electrical Upgrades	allow		\$5,000			
	Furniture or Special Equipment			\$0			
Subtotals of FIRST FLOOR NET Construction Costs by Phase				\$224,540	\$452,781	\$70,064	
SECOND FLOOR AREAS							
Room 2051	Existing AEROSPACE/ROBOTICS "Shop" Classroom		same program	106,070	0	0	
info	existing area		1580				
	Demolition						
	arch'l demolition/removals allowance	1580	\$2.00	\$3,160			
	Abatement of Asbestos & Designated Substances						
	allowance for desig. substances - concealed	1,580	\$5.00	\$7,900			
	allowance for desig. substances - finishes	allow		\$5,000			
	New Work						
	equiv. new spaces: administration and staff areas						
	floor levelling	1,580	\$1.00	\$1,580			
	new VCT flooring	1,580	\$3.00	\$4,740			
	ceiling system	1,580	\$4.00	\$6,320			
	millwork	allow		\$10,000			
	paint	1,580	\$1.50	\$2,370			
	Plumbing Upgrades	allow		\$15,000			
	HVAC Upgrades	allow		\$25,000			
	Electrical Upgrades	allow		\$25,000			
	Furniture or Special Equipment			\$0			
Room 2050	Existing DESIGN TECH/MANUFACTURING "Shop"		same program	113,710	0	0	
info	existing area		2043				
	Demolition						
	arch'l demolition/removals allowance	2043	\$2.00	\$4,086			
	Abatement of Asbestos & Designated Substances						
	allowance for desig. substances - concealed	2,043	\$5.00	\$10,215			
	allowance for desig. substances - finishes	allow		\$5,000			
	New Work						
	equiv. new spaces: administration and staff areas						
	floor levelling	2,043	\$1.00	\$2,043			
	new conc. floor finish	2,043	\$3.00	\$6,129			
	ceiling system	2,043	\$4.00	\$8,172			
	millwork	allow		\$10,000			
	paint	2,043	\$1.50	\$3,065			
	Plumbing Upgrades	allow		\$15,000			
	HVAC Upgrades	allow		\$25,000			
	Electrical Upgrades	allow		\$25,000			
	Furniture or Special Equipment			\$0			
Room 2049	Existing WOOD SHOP		same program	159,205	0	0	
info	existing area		2073				
	Demolition						
	arch'l demolition/removals allowance	2073	\$2.00	\$4,146			
	Abatement of Asbestos & Designated Substances						
	allowance for desig. substances - concealed	2,073	\$5.00	\$10,365			
	allowance for desig. substances - finishes	allow		\$5,000			
	New Work						
	equiv. new spaces: administration and staff areas						
	floor levelling	2,073	\$1.00	\$2,073			
	new conc. floor finish	2,073	\$3.00	\$6,219			
	ceiling system	2,073	\$4.00	\$8,292			
	millwork	allow		\$10,000			
	paint	2,073	\$1.50	\$3,110			
	Plumbing Upgrades	allow		\$15,000			
	HVAC Upgrades	allow		\$75,000			
	Electrical Upgrades	allow		\$20,000			
	Furniture or Special Equipment			\$0			
Room 2047	New CADD Lab (REVISED Area Adjacent to Shops 2049/2050)			65,359	0	0	
info	area		749				
	Demolition						
	arch'l demolition/removals allowance	749	\$2.00	\$1,498			
	Abatement of Asbestos & Designated Substances						
	allowance for desig. substances - concealed	749	\$5.00	\$3,745			
	allowance for desig. substances - finishes	allow		\$5,000			
	New Work						
	floor levelling	749	\$1.00	\$749			
	new VCT flooring	749	\$3.00	\$2,247			
	ceiling system	749	\$4.00	\$2,996			
	millwork	allow		\$20,000			
	paint	749	\$1.50	\$1,124			
	Plumbing Upgrades	allow		\$0			
	HVAC Upgrades	allow		\$8,000			
	Electrical Upgrades	allow		\$20,000			
	Furniture or Special Equipment			\$0			

Rev No.		Area (s.f.) or lin.ft.	Cost/ sq.ft	Amount	Subtotal Phase 1	Subtotal Phase 2	Subtotal Phase 3	Subtotal Conditions Report
Room 2048	Existing AUTOMOTIVE SHOP	same program			155,738	0	0	
info	existing area	3075						
	Demolition							
	arch'l demolition/removals allowance	3075	\$2.00	\$6,150				
	Abatement of Asbestos & Designated Substances							
	allowance for desig. substances - concealed	3,075	\$5.00	\$15,375				
	allowance for desig. substances - finishes	allow		\$5,000				
	New Work							
	floor levelling	3,075	\$1.00	\$3,075				
	new conc. floor finish	3,075	\$3.00	\$9,225				
	ceiling system	3,075	\$4.00	\$12,300				
	millwork	allow		\$0				
	paint	3,075	\$1.50	\$4,613				
	Plumbing Upgrades	allow		\$15,000				
	HVAC Upgrades	allow		\$50,000				
	Electrical Upgrades	allow		\$35,000				
	Furniture or Special Equipment			\$0				
Room 2047	New HOSPITALITY Suite (REVISED Program/was Welding Shop)				208,078	0	0	
info	existing area	2732						
	Demolition							
	arch'l demolition/removals allowance	2732	\$2.00	\$5,464				
	Abatement of Asbestos & Designated Substances							
	allowance for desig. substances - concealed	2,732	\$5.00	\$13,660				
	allowance for desig. substances - finishes	allow		\$5,000				
	New Work							
	new walls and doors:	75	\$40.00	\$3,000				
	floor levelling	2,732	\$1.00	\$2,732				
	new VCT flooring	2,732	\$3.00	\$8,196				
	ceiling system	2,732	\$4.00	\$10,928				
	millwork	allow		\$0				
	paint	2,732	\$1.50	\$4,098				
	Plumbing Upgrades	allow		\$40,000				
	HVAC Upgrades	allow		\$75,000				
	Electrical Upgrades	allow		\$40,000				
	Furniture or Special Equipment			\$0				
Room 2038	New GRADUATE SUPPORT PROGRAM (REVISED Program/was STND Classroom)				65,292	0	0	
info	existing area	1288						
	Demolition							
	arch'l demolition/removals allowance	1288	\$2.00	\$2,576				
	Abatement of Asbestos & Designated Substances							
	allowance for desig. substances - concealed	1,288	\$5.00	\$6,440				
	allowance for desig. substances - finishes	allow		\$5,000				
	New Work							
	new walls and doors:	51	\$40.00	\$2,040				
	floor levelling	1,288	\$1.00	\$1,288				
	new VCT flooring	1,288	\$3.00	\$3,864				
	ceiling system	1,288	\$4.00	\$5,152				
	millwork	allow		\$0				
	paint	1,288	\$1.50	\$1,932				
	Plumbing Upgrades	allow		\$15,000				
	HVAC Upgrades	allow		\$10,000				
	Electrical Upgrades	allow		\$12,000				
	Furniture or Special Equipment			\$0				
Room 2053	COMM ARTS (REVISED Program/was CADD and Computer lab)				172,540	0	0	
info	existing area	2280						
	Demolition							
	arch'l demolition/removals allowance	2280	\$2.00	\$4,560				
	Abatement of Asbestos & Designated Substances							
	allowance for desig. substances - concealed	2,280	\$5.00	\$11,400				
	allowance for desig. substances - finishes	allow		\$5,000				
	New Work							
	new walls and doors:	123	\$40.00	\$4,920				
	floor levelling	2,280	\$1.00	\$2,280				
	new VCT flooring	2,280	\$3.00	\$6,840				
	ceiling system	2,280	\$4.00	\$9,120				
	millwork	allow		\$30,000				
	paint	2,280	\$1.50	\$3,420				
	Plumbing Upgrades	allow		\$0				
	HVAC Upgrades	allow		\$60,000				
	Electrical Upgrades	allow		\$35,000				
	Furniture or Special Equipment			\$0				
Room	Existing ADMINISTRATION WING	same program			0	0	181,900	
info	existing area	3400						
	Demolition							
	arch'l demolition/removals allowance	3400	\$2.00	\$6,800				
	Abatement of Asbestos & Designated Substances							
	allowance for desig. substances - concealed	3,400	\$4.00	\$13,600				
	allowance for desig. substances - finishes	allow		\$5,000				
	New Work							
	equiv. new spaces: administration and staff areas							
	new walls and doors: (estimated)	100	\$40.00	\$4,000				
	floor levelling	3,400	\$1.00	\$3,400				
	new VCT/CARPET flooring	3,400	\$6.00	\$20,400				
	ceiling system	3,400	\$4.00	\$13,600				
	millwork	allow		\$40,000				
	paint	3,400	\$1.50	\$5,100				
	Plumbing Upgrades	allow		\$5,000				
	HVAC Upgrades	allow		\$45,000				
	Electrical Upgrades	allow		\$20,000				
	Furniture or Special Equipment			\$0				

Rev No.	Room	Area (s.f.) or lin.ft.	Cost/sq.ft	Amount	Subtotal Phase 1	Subtotal Phase 2	Subtotal Phase 3	Subtotal Conditions Report
	Room	WASHROOMS		Same Program	0	0	122,718	
	info	existing area		1605				
	Demolition	arch'l demolition/removals allowance	1605	\$2.00				\$3,210
	Abatement of Asbestos & Designated Substances	allowance for desig. substances - concealed	1,605	\$5.00				\$8,025
		allowance for desig. substances - finishes	allow					\$5,000
	New Work	floor levelling	1,605	\$1.00				\$1,605
		new porcelain tile flooring	1,605	\$10.00				\$16,050
		ceiling system	1,605	\$4.00				\$6,420
		millwork	allow					\$20,000
		paint	1,605	\$1.50				\$2,408
		Plumbing Upgrades	allow					\$45,000
		HVAC Upgrades	allow					\$10,000
		Electrical Upgrades	allow					\$5,000
		Furniture or Special Equipment						\$0
	Subtotals of SECOND FLOOR NET Construction Costs by Phase				\$1,045,990	\$0	\$304,618	
	THIRD FLOOR AREAS							
	Room 3036	Existing LIBRARY		same program	0	203,963	0	
	info	existing area		5275				
	Demolition	arch'l demolition/removals allowance	5275	\$2.00				\$10,550
	Abatement of Asbestos & Designated Substances	allowance for desig. substances - concealed	5,275	\$5.00				\$26,375
		allowance for desig. substances - finishes	allow					\$5,000
	New Work	new walls and doors: <i>estimated</i>	100	\$40.00				\$4,000
		floor levelling	5,275	\$1.00				\$5,275
		new carpet flooring	5,275	\$10.00				\$52,750
		ceiling system	5,275	\$4.00				\$21,100
		millwork	allow					\$20,000
		paint	5,275	\$1.50				\$7,913
		Plumbing Upgrades	allow					\$6,000
		HVAC Upgrades	allow					\$30,000
		Electrical Upgrades	allow					\$15,000
		Furniture or Special Equipment						\$0
	Room	WASHROOMS		Same Program	0	0	77,899	
	info	existing area		634				
	Demolition	arch'l demolition/removals allowance	634	\$2.00				\$1,268
	Abatement of Asbestos & Designated Substances	allowance for desig. substances - concealed	634	\$5.00				\$3,170
		allowance for desig. substances - finishes	allow					\$5,000
	New Work	floor levelling	634	\$1.00				\$634
		new porcelain tile flooring	634	\$10.00				\$6,340
		ceiling system	634	\$4.00				\$2,536
		millwork	allow					\$20,000
		paint	634	\$1.50				\$951
		Plumbing Upgrades	allow					\$25,000
		HVAC Upgrades	allow					\$8,000
		Electrical Upgrades	allow					\$5,000
		Furniture or Special Equipment						\$0
	Subtotals of THIRD FLOOR NET Construction Costs by Phase				\$0	\$203,963	\$77,899	
	FOURTH FLOOR AREAS							
	Room	Existing SCIENCE LABS and PREP ROOMS**		same program	1,116,408	0	0	
	info	** total of 6 Science Labs (approx. 999 sq. ft. each) and 3 Prep Rooms (approx. 251 sq. ft. each)		existing area				
	Demolition	arch'l demolition/removals allowance	6752	\$2.00				\$13,504
	Abatement of Asbestos & Designated Substances	allowance for desig. substances - concealed	6,752	\$5.00				\$33,760
		allowance for desig. substances - finishes	allow					\$5,000
	New Work	floor levelling	6,752	\$1.00				\$6,752
		new VCT flooring	6,752	\$3.00				\$20,256
		ceiling system	6,752	\$4.00				\$27,008
		millwork	allow					\$300,000
		paint	6,752	\$1.50				\$10,128
		Plumbing Upgrades	allow					\$250,000
		HVAC Upgrades	allow					\$200,000
		Electrical Upgrades	allow					\$250,000
		Furniture or Special Equipment						\$0
	Room 4023/4024	Existing GENERAL SCIENCE*		same program	124,717	0	0	
	info	* total of 2 General Science Rooms approx. 748 sq. ft. each)		existing area				
	Demolition	arch'l demolition/removals allowance	1498	\$2.00				\$2,996
	Abatement of Asbestos & Designated Substances	allowance for desig. substances - concealed	1,498	\$5.00				\$7,490
		allowance for desig. substances - finishes	allow					\$5,000
	New Work	floor levelling	1,498	\$1.00				\$1,498
		new VCT flooring	1,498	\$3.00				\$4,494
		ceiling system	1,498	\$4.00				\$5,992
		millwork	allow					\$50,000
		paint	1,498	\$1.50				\$2,247
		Plumbing Upgrades	allow					\$15,000
		HVAC Upgrades	allow					\$15,000
		Electrical Upgrades	allow					\$15,000
		Furniture or Special Equipment						\$0

Rev No.		Area (s.f.) or lin.ft.	Cost/ sq.ft	Amount	Subtotal Phase 1	Subtotal Phase 2	Subtotal Phase 3	Subtotal Conditions Report
	Room 4003	New CLASSROOMS* (REVISED Program/was Home Economics)			56,690	0	0	
		* Total of 2 standard classrooms (approx. 680 sq.ft. each)						
info	existing area	1363						
	Demolition							
	arch'l demolition/removals allowance	1363	\$2.00	\$2,726				
	Abatement of Asbestos & Designated Substances							
	allowance for desig. substances - concealed	1,363	\$5.00	\$6,815				
	allowance for desig. substances - finishes	allow		\$5,000				
	New Work							
	new walls and doors:	30	\$40.00	\$1,200				
	floor levelling	1,363	\$1.00	\$1,363				
	new VCT flooring	1,363	\$3.00	\$4,089				
	ceiling system	1,363	\$4.00	\$5,452				
	millwork	allow		\$0				
	paint	1,363	\$1.50	\$2,045				
	Plumbing Upgrades	allow		\$0				
	HVAC Upgrades	allow		\$8,000				
	Electrical Upgrades	allow		\$20,000				
	Furniture or Special Equipment			\$0				
	Room	WASHROOMS		Same Program	0	0	66,468	
info	existing area	488						
	Demolition							
	arch'l demolition/removals allowance	488	\$2.00	\$976				
	Abatement of Asbestos & Designated Substances							
	allowance for desig. substances - concealed	488	\$5.00	\$2,440				
	allowance for desig. substances - finishes	allow		\$5,000				
	New Work							
	floor levelling	488	\$1.00	\$488				
	new porcelain tile flooring	488	\$10.00	\$4,880				
	ceiling system	488	\$4.00	\$1,952				
	millwork	allow		\$0				
	paint	488	\$1.50	\$732				
	Plumbing Upgrades	allow		\$35,000				
	HVAC Upgrades	allow		\$10,000				
	Electrical Upgrades	allow		\$5,000				
	Furniture or Special Equipment			\$0				
	Subtotals of FOURTH FLOOR NET Construction Costs by Phase				\$1,297,815	\$0	\$66,468	
	SUBTOTAL Construction Costs - ALL FLOORS - by Phase				\$2,568,345	\$656,743	\$519,049	\$4,566,084
	Design Contingency (15%)				\$385,252	\$98,511	\$77,857	
	SUBTOTAL Construction Costs - ALL FLOORS - by Phase				\$2,953,596	\$755,254	\$596,906	\$4,566,084
	SUBTOTAL ESTIMATED CONSTRUCTION COSTS (not including Building Condition Upgrades)				\$4,305,756			
	Subtotals of Construction Budget Estimates				4,305,756			
	Gen. Conditions: Bonding allow 1.5%	64,586		64,586				
	General Conditions: Insurance, allow 1%	43,058		43,058				
	General Contractor Gen Conditions (10%)	430,576		430,576				
	Tendered NET Const. Cost (Net HST, Allowances)			4,843,976				
	Construction Contingency Allowance (approx. 15%)	726,596		650,000				
	Cash Allowances	200,000		200,000				
	Net Forecast Construction Tender Price (net HST)				\$5,693,976			
	TOTAL ESTIMATED CONSTRUCTION COSTS (not including Building Condition Upgrades)				\$5,693,976			
	TOTAL ESTIMATED CONSTRUCTION COSTS (including Building Condition Upgrades)				\$10,260,060			
	<p>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.</p> <p>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.</p>							