

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	\$711,954
Electrical				\$0	\$0	\$0	\$570,000
Mechanical				\$0	\$0	\$0	\$881,700
Subtotals of GENERAL Construction Costs by Phase				\$0	\$0	\$0	\$2,163,654
Costs below are related to renovations per SS Revitalizing Program							
FIRST FLOOR AREAS							
Room 1049	ENGINEERING / ROBOTICS (renovated from Integrated Tech.)			\$101,595	\$0	\$0	
Room 1048	COMMUNICATION ARTS (with TV Studio)	same program		\$189,910	\$0	\$0	
Room 1053	CONSTRUCTION / WOOD SHOP	same program		\$171,743	\$0	\$0	
Room	New CADD Lab (REVISED Area from Workshop)			\$91,684	\$0	\$0	
Room 1051	Existing AUTOMOTIVE SHOP	same program		\$143,695	\$0	\$0	
Room 1056-1057	New CLASSROOMS* (REVISED Program/was additional Wood Shop & Metal Shop)			\$149,779	\$0	\$0	
Room 1081-1082	New CLASSROOMS* (REVISED Program/was two oversized classrooms)			\$104,145	\$0	\$0	
Room 1028	STUDENT LOUNGE (NEW - across from Cafeteria)			\$131,182	\$0	\$0	
Room 1067	STAFF LOUNGE (NEW - near Cafeteria)			\$134,021	\$0	\$0	
Room 1041	Existing CAFETERIA RENOVATION	same program		\$0	\$133,035	\$0	
Room 1041-A	CAFETERIA SERVERY RENOVATION			\$0	\$366,956	\$0	
Room	Existing ADMINISTRATION WING	same program		\$0	\$0	\$212,740	
Room 1033/1041	SEMINAR & WORKROOMS			\$0	\$0	\$53,927	
Room	WASHROOMS	Same Program		\$0	\$0	\$183,360	
Subtotals of FIRST FLOOR NET Construction Costs by Phase				\$1,217,752	\$499,991	\$450,027	
SECOND FLOOR AREAS							
Room	Existing SCIENCE LABS and PREP ROOMS**	same program		\$1,082,876	\$0	\$0	
Room 2023	Existing GENERAL SCIENCE*	same program		\$135,570	\$0	\$0	
Room 2039	CLASSROOM & SEMINAR ROOM* (was undersized classroom)			\$47,666	\$0	\$0	
Room 2019	Existing LIBRARY	same program		\$0	\$227,593	\$0	
Room	WASHROOMS	Same Program		\$0	\$0	\$117,681	
Subtotals of SECOND FLOOR NET Construction Costs by Phase				\$1,266,112	\$227,593	\$117,681	
SUBTOTAL Construction Costs - ALL FLOORS - by Phase				\$2,483,863	\$727,583	\$567,707	\$2,163,654
Design Contingency (15%)				\$372,579	\$109,137	\$85,156	
SUBTOTAL Construction Costs - ALL FLOORS - by Phase				\$2,856,442	\$836,720	\$652,863	\$2,163,654
SUBTOTAL ESTIMATED CONSTRUCTION COSTS (not including Building Condition Upgrades)				\$4,346,026			
Subtotals of Construction Budget Estimates				4,346,026			
Gen. Conditions: Bonding allow 1.5%				65,190	65,190		
General Conditions: Insurance, allow 1%				43,460	54,928		
General Contractor Gen Conditions (10%)				434,603	549,275		
Tendered NET Const. Cost (Net HST, Allowances)					4,889,279		
Construction Contingency Allowance (approx. 15%)				733,392	650,000		
Cash Allowances				200,000	200,000		
Net Forecast Construction Tender Price (net HST)				\$5,739,279			
TOTAL ESTIMATED CONSTRUCTION COSTS (not including Building Condition Upgrades)				\$5,739,279			
TOTAL ESTIMATED CONSTRUCTION COSTS (including Building Condition Upgrades)				\$7,902,933			
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.							

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	Exterior brick veneer walls repairs (mortar joints)	allow	\$124,032	\$0	\$0	\$0	\$711,954
	Roof Replacement (ballast replacement & repairs to section 503)	allow	\$69,666				
	Repainting school	allow	\$197,083				
	Asphalt paving - vehicle roadway circling school	allow	\$233,580				
	Asphalt & concrete pedestrian paths replacement	allow	\$87,593				
Electrical	Main Switchboard replacement (sec. switchgear, dist. panels, etc...)	allow	\$510,000	\$0	\$0	\$0	\$570,000
	Generator and auto transfer switch (for emergency power & lighting)	allow	\$60,000				
Mechanical	Gas supply piping replacement	allow	\$30,000	\$0	\$0	\$0	\$881,700
	HVAC Make-up Air Handling equip. replacement for kitchen	allow	\$10,200				
	Exhaust system (37 exhaust fans for classrooms, washrooms & bldg)	allow	\$153,000				
	Radiant heating tube units and forced air units	allow	\$510,000				
	Standpipe system replacement	allow	\$178,500				
Subtotals of GENERAL Construction Costs by Phase				\$0	\$0	\$0	\$2,163,654
Costs below are related to renovations per SS Revitalizing Program							
FIRST FLOOR AREAS							
Room 1049	ENGINEERING / ROBOTICS (renovated from Integrated Tech.)			101,595	0	0	
info	existing area	1443					
	Demolition						
	arch'l demolition/removals allowance	1443	\$2.00	\$2,886			
	Abatement of Asbestos & Designated Substances						
	allowance for desig. substances - concealed (corridor)	allow		\$5,000			
	allowance for desig. substances - finishes	allow		\$5,000			
	New Work						
	equiv. new spaces: administration and staff areas						
	floor levelling	1,443	\$1.00	\$1,443			
	new VCT flooring	1,443	\$3.00	\$4,329			
	ceiling system	1,443	\$4.00	\$5,772			
	millwork	allow		\$10,000			
	paint	1,443	\$1.50	\$2,165			
	Plumbing Upgrades	allow		\$15,000			
	HVAC Upgrades	allow		\$25,000			
	Electrical Upgrades	allow		\$25,000			
	Furniture or Special Equipment			\$0			
Room 1048	COMMUNICATION ARTS (with TV Studio)	same program		189,910	0	0	
info	existing area	2173					
	Demolition						
	arch'l demolition/removals allowance	2173	\$2.00	\$4,346			
	Abatement of Asbestos & Designated Substances						
	allowance for desig. substances - concealed (corridor)	allow		\$5,000			
	allowance for desig. substances - finishes	allow		\$5,000			
	New Work						
	new walls and doors:	123	\$40.00	\$4,920			
	floor levelling	2,173	\$1.00	\$2,173			
	new VCT flooring	2,173	\$3.00	\$6,519			
	ceiling system	2,173	\$4.00	\$8,692			
	millwork	allow		\$30,000			
	paint	2,173	\$1.50	\$3,260			
	Plumbing Upgrades	allow		\$0			
	HVAC Upgrades	allow		\$80,000			
	Electrical Upgrades	allow		\$40,000			
	Furniture or Special Equipment			\$0			
Room 1053	CONSTRUCTION / WOOD SHOP	same program		171,743	0	0	
info	existing area	3195					
	Demolition						
	arch'l demolition/removals allowance	3195	\$2.00	\$6,390			
	Abatement of Asbestos & Designated Substances						
	allowance for desig. substances - concealed (corridor)	allow		\$5,000			
	allowance for desig. substances - finishes	allow		\$5,000			
	New Work						
	equiv. new spaces: administration and staff areas						
	floor levelling	3,195	\$1.00	\$3,195			
	new conc. floor finish	3,195	\$3.00	\$9,585			
	ceiling system	3,195	\$4.00	\$12,780			
	millwork	allow		\$10,000			
	paint	3,195	\$1.50	\$4,793			
	Plumbing Upgrades	allow		\$15,000			
	HVAC Upgrades	allow		\$75,000			
	Electrical Upgrades	allow		\$25,000			
	Furniture or Special Equipment			\$0			
Room	New CADD Lab (REVISED Area from Workshop)			91,684	0	0	
info	area	1016					
	Demolition						
	arch'l demolition/removals allowance	1016	\$2.00	\$2,032			
	Abatement of Asbestos & Designated Substances						
	allowance for desig. substances - concealed (corridor)	allow		\$5,000			
	allowance for desig. substances - finishes	allow		\$5,000			
	New Work						
	floor levelling	1,016	\$1.00	\$1,016			
	new VCT flooring	1,016	\$3.00	\$3,048			
	ceiling system	1,016	\$4.00	\$4,064			
	millwork	allow		\$20,000			
	paint	1,016	\$1.50	\$1,524			
	Plumbing Upgrades	allow		\$0			
	HVAC Upgrades	allow		\$30,000			
	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 1051 Existing AUTOMOTIVE SHOP	same program			143,695	0	0	
info	existing area	2930						
	Demolition							
	arch'l demolition/removals allowance	2930	\$2.00	\$5,860				
	Abatement of Asbestos & Designated Substances							
	allowance for desig. substances - concealed (corridor)	allow		\$5,000				
	allowance for desig. substances - finishes	allow		\$5,000				
	New Work							
	floor levelling	2,930	\$1.00	\$2,930				
	new conc. floor finish	2,930	\$3.00	\$8,790				
	ceiling system	2,930	\$4.00	\$11,720				
	millwork	allow		\$0				
	paint	2,930	\$1.50	\$4,395				
	Plumbing Upgrades	allow		\$15,000				
	HVAC Upgrades	allow		\$50,000				
	Electrical Upgrades	allow		\$35,000				
	Furniture or Special Equipment			\$0				
	Room 1056-1057 New CLASSROOMS* (REVISED Program/was additional Wood Shop & Metal Shop)				149,779	0	0	
info	* Total of 4 standard Classrooms and 3 Seminar Rooms							
	existing area	4659						
	Demolition							
	arch'l demolition/removals allowance	4659	\$2.00	\$9,318				
	Abatement of Asbestos & Designated Substances							
	allowance for desig. substances - concealed (corridor)	allow		\$5,000				
	allowance for desig. substances - finishes	allow		\$5,000				
	New Work							
	new walls and doors:	30	\$40.00	\$1,200				
	floor levelling	4,659	\$1.00	\$4,659				
	new VCT flooring	4,659	\$3.00	\$13,977				
	ceiling system	4,659	\$4.00	\$18,636				
	millwork	allow		\$0				
	paint	4,659	\$1.50	\$6,989				
	Plumbing Upgrades	allow		\$15,000				
	HVAC Upgrades	allow		\$35,000				
	Electrical Upgrades	allow		\$35,000				
	Furniture or Special Equipment			\$0				
	Room 1081-1082 New CLASSROOMS* (REVISED Program/was two oversized classrooms)				104,145	0	0	
info	* Total of 3 standard Classrooms and 1 Storage Room							
	existing area	2430						
	Demolition							
	arch'l demolition/removals allowance	2430	\$2.00	\$4,860				
	Abatement of Asbestos & Designated Substances							
	allowance for desig. substances - concealed (corridor)	allow		\$5,000				
	allowance for desig. substances - finishes	allow		\$5,000				
	New Work							
	new walls and doors:	30	\$40.00	\$1,200				
	floor levelling	2,430	\$1.00	\$2,430				
	new VCT flooring	2,430	\$3.00	\$7,290				
	ceiling system	2,430	\$4.00	\$9,720				
	millwork	allow		\$0				
	paint	2,430	\$1.50	\$3,645				
	Plumbing Upgrades	allow		\$5,000				
	HVAC Upgrades	allow		\$35,000				
	Electrical Upgrades	allow		\$25,000				
	Furniture or Special Equipment			\$0				
	Room 1028 STUDENT LOUNGE (NEW - across from Cafeteria)				\$131,182	\$0	\$0	
info	existing area	1199						
	Demolition							
	arch'l demolition/removals allowance	1199	\$2.00	\$2,398				
	Abatement of Asbestos & Designated Substances							
	allowance for desig. substances - ceiling and concealed	1,199	\$4.00	\$4,796				
	allowance for desig. substances - walls windows finishes	allow		\$5,000				
	New Work							
	Patio	allow		\$10,000				
	equiv. new spaces: administration and staff areas							
	new walls and doors: (estimated)	100	\$40.00	\$4,000				
	floor levelling	1,199	\$1.00	\$1,199				
	new VCT/CARPET flooring	1,199	\$6.00	\$7,194				
	ceiling system	1,199	\$4.00	\$4,796				
	millwork	allow		\$20,000				
	paint	1,199	\$1.50	\$1,799				
	Plumbing Upgrades	allow		\$5,000				
	HVAC Upgrades	allow		\$35,000				
	Electrical Upgrades	allow		\$30,000				
	Furniture or Special Equipment			\$0				
	Room 1067 STAFF LOUNGE (NEW - near Cafeteria)				\$134,021	\$0	\$0	
info	existing area	898						
	Demolition							
	arch'l demolition/removals allowance	898	\$2.00	\$1,796				
	Abatement of Asbestos & Designated Substances							
	allowance for desig. substances - ceiling and concealed (corridor)	allow		\$1,000				
	allowance for desig. substances - walls windows finishes	allow		\$1,000				
	New Work							
	equiv. new spaces: administration and staff areas							
	new walls and doors: (estimated)	100	\$40.00	\$4,000				
	floor levelling	898	\$1.00	\$898				
	new VCT/CARPET flooring	898	\$6.00	\$5,388				
	ceiling system	898	\$4.00	\$3,592				
	millwork	allow		\$40,000				
	paint	898	\$1.50	\$1,347				
	Plumbing Upgrades	allow		\$5,000				
	HVAC Upgrades	allow		\$45,000				
	Electrical Upgrades	allow		\$25,000				
	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 1041 Existing CAFETERIA RENOVATION	same program			\$0	\$133,035	\$0	
	info existing area	5490						
	Demolition							
	arch'l demolition/removals allowance	5490	\$2.00	\$10,980				
	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:	60	\$40.00	\$2,400				
	floor levelling	5,490	\$1.00	\$5,490				
	new VCT flooring	5,490	\$3.00	\$16,470				
	ceiling system	5,490	\$4.00	\$21,960				
	millwork	allow		\$10,000				
	paint	5,490	\$1.50	\$8,235				
	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	same program			\$0	\$366,956	\$0	
	info existing area	1003						
	Demolition							
	arch'l demolition/removals allowance	1003	\$2.00	\$2,006				
	Abatement of Asbestos & Designated Substances							
	allowance for desig. substances - concealed (none identified - minor)	allow		\$3,000				
	allowance for desig. substances - finishes (none identified - minor)	allow		\$3,000				
	New Work							
	new walls and doors:	60	\$40.00	\$2,400				
	floor levelling	1,003	\$1.00	\$1,003				
	new safety flooring & porcelain tile	1,003	\$10.00	\$10,030				
	ceiling system	1,003	\$4.00	\$4,012				
	millwork	allow		\$80,000				
	paint	1,003	\$1.50	\$1,505				
	Plumbing Upgrades	allow		\$50,000				
	HVAC Upgrades	allow		\$75,000				
	Electrical Upgrades	allow		\$35,000				
	Furniture or Special Equipment			\$100,000				
	Room Existing ADMINISTRATION WING	same program			0	0	212,740	
	info existing area	3863						
	Demolition							
	arch'l demolition/removals allowance	3863	\$2.00	\$7,726				
	Abatement of Asbestos & Designated Substances							
	allowance for desig. substances - concealed	3,863	\$2.00	\$7,726				
	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	3,863	\$1.00	\$3,863				
	new VCT/CARPET flooring	3,863	\$6.00	\$23,178				
	ceiling system	3,863	\$4.00	\$15,452				
	millwork	allow		\$40,000				
	paint	3,863	\$1.50	\$5,795				
	Plumbing Upgrades	allow		\$5,000				
	HVAC Upgrades	allow		\$75,000				
	Electrical Upgrades	allow		\$20,000				
	Furniture or Special Equipment			\$0				
	Room 1033/1041 SEMINAR & WORKROOMS	same program			0	0	53,927	
	info existing area	926						
	Demolition							
	arch'l demolition/removals allowance	926	\$2.00	\$1,852				
	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							
	equiv. new spaces: administration and staff areas							
	new walls and doors: (estimated)	75	\$40.00	\$3,000				
	floor levelling	926	\$1.00	\$926				
	new VCT/CARPET flooring	926	\$6.00	\$5,556				
	ceiling system	926	\$4.00	\$3,704				
	millwork	allow		\$6,000				
	paint	926	\$1.50	\$1,389				
	Plumbing Upgrades	allow		\$2,500				
	HVAC Upgrades	allow		\$10,000				
	Electrical Upgrades	allow		\$15,000				
	Furniture or Special Equipment			\$0				
	Room WASHROOMS	Same Program			\$0	\$0	\$183,360	
	info existing area	2015						
	Demolition							
	arch'l demolition/removals allowance	2015	\$2.00	\$4,030				
	Abatement of Asbestos & Designated Substances							
	allowance for desig. substances - concealed	2,015	\$4.00	\$8,060				
	allowance for desig. substances - finishes	allow		\$5,000				
	New Work							
	floor levelling	2,015	\$1.00	\$2,015				
	new porcelain tile flooring	2,015	\$10.00	\$20,150				
	ceiling system	2,015	\$4.00	\$8,060				
	millwork (partitions)	allow		\$15,000				
	paint	2,015	\$3.00	\$6,045				
	Plumbing Upgrades	allow		\$60,000				
	HVAC Upgrades	allow		\$35,000				
	Electrical Upgrades	allow		\$20,000				
	Furniture or Special Equipment			\$0				
	Subtotals of FIRST FLOOR NET Construction Costs by Phase				\$1,217,752	\$499,991	\$450,027	

Rev No.	Area (s.f.) or lin.ft.	Cost/ sq.ft	Amount	Subtotal Phase 1	Subtotal Phase 2	Subtotal Phase 3	Subtotal Conditions Report
SECOND FLOOR AREAS							
Room	Existing SCIENCE LABS and PREP ROOMS**		same program	1,082,876	0	0	
info	** total of 6 Science Labs and 3 Prep Rooms						
	existing area		6337				
	Demolition						
	arch'l demolition/removals allowance	6337	\$2.00	\$12,674			
	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						
	floor levelling	6,337	\$1.00	\$6,337			
	new VCT flooring	6,337	\$3.00	\$19,011			
	ceiling system	6,337	\$4.00	\$25,348			
	millwork	allow		\$300,000			
	paint	6,337	\$1.50	\$9,506			
	Plumbing Upgrades	allow		\$250,000			
	HVAC Upgrades	allow		\$200,000			
	Electrical Upgrades	allow		\$250,000			
	Furniture or Special Equipment			\$0			
Room 2023	Existing GENERAL SCIENCE*		same program	135,570	0	0	
info	existing area		1180				
	Demolition						
	arch'l demolition/removals allowance	1180	\$2.00	\$2,360			
	Abatement of Asbestos & Designated Substances						
	allowance for desig. substances - concealed (none identified - minor)	allow		\$1,000			
	allowance for desig. substances - finishes (none identified - minor)	allow		\$1,000			
	New Work						
	floor levelling	1,180	\$1.00	\$1,180			
	new VCT flooring	1,180	\$3.00	\$3,540			
	ceiling system	1,180	\$4.00	\$4,720			
	millwork	allow		\$50,000			
	paint	1,180	\$1.50	\$1,770			
	Plumbing Upgrades	allow		\$15,000			
	HVAC Upgrades	allow		\$40,000			
	Electrical Upgrades	allow		\$15,000			
	Furniture or Special Equipment			\$0			
Room 2039	CLASSROOM & SEMINAR ROOM* (was undersized classroom)			47,666	0	0	
info	existing area		1084				
	Demolition						
	arch'l demolition/removals allowance	1084	\$2.00	\$2,168			
	Abatement of Asbestos & Designated Substances						
	allowance for desig. substances - concealed (minor)	allow		\$2,000			
	allowance for desig. substances - finishes (minor)	allow		\$2,000			
	New Work						
	new walls and doors:	30	\$40.00	\$1,200			
	floor levelling	1,084	\$1.00	\$1,084			
	new VCT flooring	1,084	\$3.00	\$3,252			
	ceiling system	1,084	\$4.00	\$4,336			
	millwork	allow		\$0			
	paint	1,084	\$1.50	\$1,626			
	Plumbing Upgrades	allow		\$0			
	HVAC Upgrades	allow		\$10,000			
	Electrical Upgrades	allow		\$20,000			
	Furniture or Special Equipment			\$0			
Room 2019	Existing LIBRARY		same program	0	227,593	0	
info	existing area		5855				
	Demolition						
	arch'l demolition/removals allowance	5855	\$2.00	\$11,710			
	Abatement of Asbestos & Designated Substances						
	allowance for desig. substances - concealed	5,855	\$5.00	\$29,275			
	allowance for desig. substances - finishes	allow		\$5,000			
	New Work						
	new walls and doors: <i>estimated</i>	100	\$40.00	\$4,000			
	floor levelling	5,855	\$1.00	\$5,855			
	new carpet flooring	5,855	\$10.00	\$58,550			
	ceiling system	5,855	\$4.00	\$23,420			
	millwork	allow		\$20,000			
	paint	5,855	\$1.50	\$8,783			
	Plumbing Upgrades	allow		\$6,000			
	HVAC Upgrades	allow		\$30,000			
	Electrical Upgrades	allow		\$25,000			
	Furniture or Special Equipment			\$0			
Room	WASHROOMS		Same Program	0	0	117,681	
info	existing area		1263				
	Demolition						
	arch'l demolition/removals allowance	1263	\$2.00	\$2,526			
	Abatement of Asbestos & Designated Substances						
	allowance for desig. substances - concealed	1,263	\$5.00	\$6,315			
	allowance for desig. substances - finishes	allow		\$5,000			
	New Work						
	floor levelling	1,263	\$1.00	\$1,263			
	new porcelain tile flooring	1,263	\$10.00	\$12,630			
	ceiling system	1,263	\$4.00	\$5,052			
	millwork	allow		\$20,000			
	paint	1,263	\$1.50	\$1,895			
	Plumbing Upgrades	allow		\$40,000			
	HVAC Upgrades	allow		\$15,000			
	Electrical Upgrades	allow		\$8,000			
	Furniture or Special Equipment			\$0			
Subtotals of SECOND FLOOR NET Construction Costs by Phase				\$1,266,112	\$227,593	\$117,681	
SUBTOTAL Construction Costs - ALL FLOORS - by Phase				\$2,483,863	\$727,583	\$567,707	\$2,163,654
Design Contingency (15%)				\$372,579	\$109,137	\$85,156	
SUBTOTAL Construction Costs - ALL FLOORS - by Phase				\$2,856,442	\$836,720	\$652,863	\$2,163,654
SUBTOTAL ESTIMATED CONSTRUCTION COSTS (not including Building Condition Upgrades)				\$4,346,026			

Rev No.	Area (s.f.) or lin.ft.	Cost/ sq.ft	Amount	Subtotal Phase 1	Subtotal Phase 2	Subtotal Phase 3	Subtotal Conditions Report
Subtotals of Construction Budget Estimates			4,346,026				
	Gen. Conditions: Bonding allow 1.5%	65,190	65,190				
	General Conditions: Insurance, allow 1%	43,460	43,460				
	General Contractor Gen Conditions (10%)	434,603	434,603				
	Tendered NET Const. Cost (Net HST, Allowances)		4,889,279				
	Construction Contingency Allowance (approx. 15%)	733,392	650,000				
	Cash Allowances	200,000	200,000				
	Net Forecast Construction Tender Price (net HST)		\$5,739,279				
TOTAL ESTIMATED CONSTRUCTION COSTS (not including Building Condition Upgrades)				\$5,739,279			
TOTAL ESTIMATED CONSTRUCTION COSTS (including Building Condition Upgrades)				\$7,902,933			
<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 information known at this time and similar projects constructed of this type. preliminary</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>							