

Rev No.		Subtotal Phase 1	Subtotal Phase 2	Subtotal Phase 3	Subtotal Conditions Report
<b>BUILDING CONDITIONS REPORT - Urgent &amp; High Priority Items</b>					
CONDITION ASSESSMENT report prepared by VFA April 2013 - cost estimates in this section only are taken directly from report, unaltered.					
	General	\$0	\$0	\$0	\$2,451,337
	Electrical	\$0	\$0	\$0	\$1,484,100
	Mechanical	\$0	\$0	\$0	\$2,606,100
<b>Subtotals of GENERAL Construction Costs by Phase</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,541,537</b>
Costs below are related to renovations per SS Revitalizing Program					
<b>FIRST FLOOR AREAS</b>					
Room 1044A	Existing AUTOMOTIVE SHOP	\$176,529	\$0	\$0	
Room 1044B	ENGINEERING & ROBOTICS	\$130,327	\$0	\$0	
Room 1044C	STAFF OFFICES & STORAGE (near Automotive and Engineering)	\$47,124	\$0	\$0	
Room 1052	INTEGRATED TECH LAB	\$153,369	\$0	\$0	
Room 1053	Existing SPECIAL NEEDS WOOD SHOP	\$173,716	\$0	\$0	
Room 1061	New HOSPITALITY Suite (REVISED Program/was std. classroom)	\$254,863	\$0	\$0	
Room 1067	New CLASSROOM (REVISED Program/was Storage in corner)	\$46,925	\$0	\$0	
Room 1024/1025	New GRADUATE SUPPORT PROGRAM (REVISED Program/was STND Classroom)	\$99,116	\$0	\$0	
Room 1013	New GUIDANCE adjacent office (was STND Classroom)	\$46,292	\$0	\$0	
Room 1065	New CAFETERIA EXPANSION & STUDENT LOUNGE (was STND Classroom)	\$62,397	\$0	\$0	
Room 1064	Existing CAFETERIA RENOVATION	\$0	\$142,276	\$0	
Room 1064A	CAFETERIA SERVERY RENOVATION/RELOCATION	\$0	\$357,425	\$0	
Room	Existing ADMINISTRATION WING	\$0	\$0	\$187,100	
Room 1018A	STAFF LOUNGE	\$0	\$0	\$141,224	
Room 1018B	CLASSROOM - REVISED Program (was extension of Staff Lounge)	\$0	\$0	\$42,850	
Room	New Rear VESTIBULE & ACCESSIBLE ENTRANCE	\$0	\$0	\$51,250	
Room	WASHROOMS	\$0	\$0	\$138,560	
<b>Subtotals of FIRST FLOOR NET Construction Costs by Phase</b>		<b>\$1,190,656</b>	<b>\$499,701</b>	<b>\$560,984</b>	
<b>SECOND FLOOR AREAS</b>					
Room 2037	Existing CONSTRUCTION SHOP #1	\$212,481	\$0	\$0	
Room 2038	Existing CONSTRUCTION SHOP #2	\$212,481	\$0	\$0	
Room 2035	New CADD Lab (REVISED from std classroom)	\$75,379	\$0	\$0	
Room	Existing SCIENCE LABS and PREP ROOMS**	\$867,549	\$0	\$0	
Room 2007	Existing GENERAL SCIENCE	\$107,622	\$0	\$0	
Room 2009A/2011	New TEACHER'S WORKROOM (was office/storage)	\$41,610	\$0	\$0	
Room 2060	Existing LIBRARY	\$0	\$247,208	\$0	
Room	WASHROOMS	\$0	\$0	\$128,640	
<b>Subtotals of SECOND FLOOR NET Construction Costs by Phase</b>		<b>\$1,517,121</b>	<b>\$247,208</b>	<b>\$128,640</b>	
<b>THIRD FLOOR AREAS</b>					
Room 3068	New CLASSROOMS* (REVISED Program/was Home Economics & office)	\$101,719	\$0	\$0	
Room	Existing SCIENCE LABS and PREP ROOMS**	\$685,274	\$0	\$0	
Room 3012A/3012B	New TEACHER'S WORKROOM (was office/storage)	\$43,090	\$0	\$0	
Room	SEMINAR ROOMS	\$0	\$0	\$65,147	
Room	WASHROOMS	\$0	\$0	\$107,598	
<b>Subtotals of THIRD FLOOR NET Construction Costs by Phase</b>		<b>\$830,082</b>	<b>\$0</b>	<b>\$172,745</b>	
<b>FOURTH FLOOR AREAS</b>					
Room 4004B	COMM ARTS & TV STUDIO	\$195,315	\$0	\$0	
<b>Subtotals of FOURTH FLOOR NET Construction Costs by Phase</b>		<b>\$195,315</b>	<b>\$0</b>	<b>\$0</b>	
<b>BASEMENT AREAS</b>					
Room	WASHROOMS	\$0	\$0	\$64,045	
<b>Subtotals of BASEMENT NET Construction Costs by Phase</b>		<b>\$0</b>	<b>\$0</b>	<b>\$64,045</b>	
SUBTOTAL Construction Costs - ALL FLOORS - by Phase		\$3,733,174	\$746,909	\$926,413	\$6,541,537
Design Contingency (15%)		\$559,976	\$112,036	\$138,962	
<b>SUBTOTAL Construction Costs - ALL FLOORS - by Phase</b>		<b>\$4,293,150</b>	<b>\$858,945</b>	<b>\$1,065,374</b>	<b>\$6,541,537</b>
<b>SUBTOTAL ESTIMATED CONSTRUCTION COSTS</b> (not including Building Condition Upgrades)		<b>\$6,217,469</b>			
<b>Subtotals of Construction Budget Estimates</b>		<b>6,217,469</b>			
Gen. Conditions: Bonding allow 1.5%		93,262	93,262		
General Conditions: Insurance, allow 1%		62,175	62,175		
General Contractor Gen Conditions (10%)		621,747	621,747		
Tendered NET Const. Cost (Net HST, Allowances)			<b>6,994,652</b>		
Construction Contingency Allowance ( approx. 15% )		1,049,198	650,000		
Cash Allowances		200,000	200,000		
<b>Net Forecast Construction Tender Price (net HST)</b>		<b>\$7,844,652</b>			
<b>TOTAL ESTIMATED CONSTRUCTION COSTS</b> (not including Building Condition Upgrades)		<b>\$7,844,652</b>			
<b>TOTAL ESTIMATED CONSTRUCTION COSTS</b> (including Building Condition Upgrades)		<b>\$14,386,189</b>			

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

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
<b>BUILDING CONDITIONS REPORT - Urgent &amp; High Priority Items</b>							
<b>General</b>				\$0	\$0	\$0	\$2,451,337
	Exterior brick veneer walls and CMU back-up	allow	\$42,840				
	Exterior Doors and hardware	allow	\$102,192				
	Interior Doors and hardware	allow	\$284,677				
	Stair upgrades (repair framework and replace tread/risers)	allow	\$394,167				
	Gymnasium wood floor & 3rd floor classrooms (repair/replace hardwood)	allow	\$686,052				
	Exposed ceiling refinishing in various locations (due to water leaks)	allow	\$427,686				
	Asphalt upgrades (roadway circling school)	allow	\$145,962				
	Asphalt upgrades (parking areas)	allow	\$291,924				
	Fencing & Gates	allow	\$58,395				
	Retaining Walls	allow	\$17,442				
<b>Electrical</b>				\$0	\$0	\$0	\$1,484,100
	Main Switchboard (most are original to 1959)	allow	\$714,000				
	Secondary Switchboard (most are original to 1959)	allow	\$153,000				
	Exterior lighting	allow	\$20,400				
	Emergency lighting (lamps and fixtures)	allow	\$102,000				
	Fire Alarm System	allow	\$382,500				
	Emergency lighting battery bank & wiring/components	allow	\$102,000				
	Study - Electrical Utilities (to determine the condition of system)	allow	\$10,200				
<b>Mechanical</b>				\$0	\$0	\$0	\$2,606,100
	Emergency eyewash station replacement	allow	\$25,500				
	Study - Domestic Water System (to determine the condition of the piping system)	allow	\$10,200				
	Domestic Water Distribution (incl. water meter & piping etc.)	allow	\$1,020,000				
	Study - Sanitary Waste System (to determine the condition of the piping system)	allow	\$10,200				
	Sanitary Waste Distribution System	allow	\$204,000				
	Study - Rain Water Drainage System (to determine the condition of the piping system)	allow	\$10,200				
	Rain Water Drainage System (roof drains, piping etc.)	allow	\$102,000				
	Standpipe System (fire hose cabinets etc.)	allow	\$306,000				
	Standpipe fire hose replacements	allow	\$15,300				
	Fire extinguishers (replace all)	allow	\$20,400				
	Dust Collectors	allow	\$163,200				
	Study - Underground Utilities (to determine the condition of the piping system)	allow	\$10,200				
	Underground Utilities outside bldg (storm, sanitary, water)	allow	\$708,900				
<b>Subtotals of GENERAL Construction Costs by Phase</b>				\$0	\$0	\$0	\$6,541,537
Costs below are related to renovations per SS Revitalizing Program							
<b>FIRST FLOOR AREAS</b>							
<b>Room 1044A</b>	<b>Existing AUTOMOTIVE SHOP</b>	same program		\$176,529	\$0	\$0	
info	existing area	3426					
	Demolition						
	arch1 demolition/removals allowance	3426	\$2.00	\$6,852			
	Abatement of Asbestos & Designated Substances allowance for desig. substances - ceiling and concealed	3,426	\$5.00	\$17,130			
	allowance for desig. substances -walls windows finishes	allow		\$5,000			
	New Work						
	floor levelling	3,426	\$1.00	\$3,426			
	new conc. floor finish	3,426	\$3.00	\$10,278			
	ceiling refinsh	3,426	\$4.00	\$13,704			
	millwork	allow		\$0			
	paint	3,426	\$1.50	\$5,139			
	Plumbing Upgrades	allow		\$15,000			
	HVAC Upgrades	allow		\$60,000			
	Electrical Upgrades	allow		\$40,000			
	Furniture or Special Equipment			\$0			
<b>Room 1044B</b>	<b>ENGINEERING &amp; ROBOTICS</b>	same program		\$130,327	\$0	\$0	
info	existing area	1838					
	Demolition						
	arch1 demolition/removals allowance	1838	\$2.00	\$3,676			
	Abatement of Asbestos & Designated Substances allowance for desig. substances - ceiling and concealed	1,838	\$5.00	\$9,190			
	allowance for desig. substances -walls windows finishes	allow		\$5,000			
	New Work						
	floor levelling	1,838	\$1.00	\$1,838			
	new conc. floor finish	1,838	\$3.00	\$5,514			
	ceiling system	1,838	\$4.00	\$7,352			
	millwork	allow		\$10,000			
	paint	1,838	\$1.50	\$2,757			
	Plumbing Upgrades	allow		\$15,000			
	HVAC Upgrades	allow		\$35,000			
	Electrical Upgrades	allow		\$35,000			
	Furniture or Special Equipment			\$0			
<b>Room 1044C</b>	<b>STAFF OFFICES &amp; STORAGE (near Automotive and Engineering)</b>	same program		\$47,124	\$0	\$0	
info	existing area	856					
	Demolition						
	arch1 demolition/removals allowance	856	\$2.00	\$1,712			
	Abatement of Asbestos & Designated Substances allowance for desig. substances - ceiling and concealed	856	\$5.00	\$4,280			
	allowance for desig. substances -walls windows finishes	allow		\$5,000			
	New Work						
	floor levelling	856	\$1.00	\$856			
	new VCT flooring	856	\$3.00	\$2,568			
	ceiling system	856	\$4.00	\$3,424			
	millwork	allow		\$10,000			
	paint	856	\$1.50	\$1,284			
	Plumbing Upgrades	allow		\$0			
	HVAC Upgrades	allow		\$10,000			
	Electrical Upgrades	allow		\$8,000			
	Furniture or Special Equipment			\$0			
<b>Room 1052</b>	<b>INTEGRATED TECH LAB</b>	same program		\$153,369	\$0	\$0	
info	existing area	2271					
	Demolition						
	arch1 demolition/removals allowance	2271	\$2.00	\$4,542			
	Abatement of Asbestos & Designated Substances allowance for desig. substances - ceiling and concealed	2,271	\$5.00	\$11,355			
	allowance for desig. substances -walls windows finishes	allow		\$5,000			
	New Work						
	floor levelling	2,271	\$1.00	\$2,271			
	refinish vertical grain wood floor	2,271	\$10.00	\$22,710			
	ceiling finish	2,271	\$4.00	\$9,084			
	millwork	allow		\$10,000			
	paint	2,271	\$1.50	\$3,407			
	Plumbing Upgrades	allow		\$15,000			
	HVAC Upgrades	allow		\$35,000			
	Electrical Upgrades	allow		\$35,000			
	Furniture or Special Equipment			\$0			

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	<b>Room 1053</b>	<b>Existing SPECIAL NEEDS WOOD SHOP</b>						
	<b>info</b>	existing area			\$173,716	\$0	\$0	
	Demolition	2073						
		arch1 demolition/removals allowance	2073	\$2.00	\$4,146			
	Abatement of Asbestos & Designated Substances							
		allowance for desig. substances - ceiling and concealed	2,073	\$5.00	\$10,365			
		allowance for desig. substances -walls windows finishes	allow		\$5,000			
	New Work							
		floor levelling	2,073	\$1.00	\$2,073			
		refinish vertical grain wood floor	2,073	\$10.00	\$20,730			
		ceiling system	2,073	\$4.00	\$8,292			
		millwork	allow		\$0			
		paint	2,073	\$1.50	\$3,110			
		Plumbing Upgrades	allow		\$25,000			
		HVAC Upgrades	allow		\$75,000			
		Electrical Upgrades	allow		\$20,000			
		Furniture or Special Equipment			\$0			
	<b>Room 1061</b>	<b>New HOSPITALITY Suite (REVISED Program/was std. classroom)</b>						
	<b>info</b>	existing area			\$254,863	\$0	\$0	
	Demolition	1325						
		arch1 demolition/removals allowance	1325	\$2.00	\$2,650			
	Abatement of Asbestos & Designated Substances							
		allowance for desig. substances - ceiling and concealed	1,325	\$5.00	\$6,625			
		allowance for desig. substances -walls windows finishes	allow		\$5,000			
	New Work							
		new walls and doors:	75	\$40.00	\$3,000			
		floor levelling	1,325	\$1.00	\$1,325			
		new VCT flooring	1,325	\$3.00	\$3,975			
		ceiling system	1,325	\$4.00	\$5,300			
		millwork	allow		\$0			
		paint	1,325	\$1.50	\$1,988			
		Plumbing Upgrades	allow		\$50,000			
		HVAC Upgrades	allow		\$125,000			
		Electrical Upgrades	allow		\$50,000			
		Furniture or Special Equipment			\$0			
	<b>Room 1067</b>	<b>New CLASSROOM (REVISED Program/was Storage in corner)</b>						
	<b>info</b>	existing area			\$46,925	\$0	\$0	
	Demolition	650						
		arch1 demolition/removals allowance	650	\$2.00	\$1,300			
	Abatement of Asbestos & Designated Substances							
		allowance for desig. substances - ceiling and concealed	650	\$5.00	\$3,250			
		allowance for desig. substances -walls windows finishes	allow		\$5,000			
	New Work							
		new walls and doors:	30	\$40.00	\$1,200			
		floor levelling	650	\$1.00	\$650			
		new VCT flooring	650	\$3.00	\$1,950			
		ceiling system	650	\$4.00	\$2,600			
		millwork	allow		\$0			
		paint	650	\$1.50	\$975			
		Plumbing Upgrades	allow		\$0			
		HVAC Upgrades	allow		\$15,000			
		Electrical Upgrades	allow		\$15,000			
		Furniture or Special Equipment			\$0			
	<b>Room 1024/1025</b>	<b>New GRADUATE SUPPORT PROGRAM (REVISED Program/was STND Classroom)</b>						
	<b>info</b>	<b>*Total of 2 Graduate Suport rooms, 1 seminar and Ortho WR</b>			\$99,116	\$0	\$0	
		existing area						
	Demolition	1944						
		arch1 demolition/removals allowance	1944	\$2.00	\$3,888			
	Abatement of Asbestos & Designated Substances							
		allowance for desig. substances - ceiling and concealed	1,944	\$5.00	\$9,720			
		allowance for desig. substances -walls windows finishes	allow		\$5,000			
	New Work							
		new walls and doors:	51	\$40.00	\$2,040			
		floor levelling	1,944	\$1.00	\$1,944			
		new VCT flooring	1,944	\$3.00	\$5,832			
		ceiling system	1,944	\$4.00	\$7,776			
		millwork	allow		\$0			
		paint	1,944	\$1.50	\$2,916			
		Plumbing Upgrades	allow		\$15,000			
		HVAC Upgrades	allow		\$25,000			
		Electrical Upgrades	allow		\$20,000			
		Furniture or Special Equipment			\$0			
	<b>Room 1013</b>	<b>New GUIDANCE adjacent office (was STND Classroom)</b>						
	<b>info</b>	existing area			\$46,292	\$0	\$0	
	Demolition	1288						
		arch1 demolition/removals allowance	1288	\$2.00	\$2,576			
	Abatement of Asbestos & Designated Substances							
		allowance for desig. substances - ceiling and concealed	1,288	\$5.00	\$6,440			
		allowance for desig. substances -walls windows 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		\$0			
		HVAC Upgrades	allow		\$10,000			
		Electrical Upgrades	allow		\$8,000			
		Furniture or Special Equipment			\$0			
	<b>Room 1065</b>	<b>New CAFETERIA EXPANSION &amp; STUDENT LOUNGE (was STND Classroom)</b>						
	<b>info</b>	existing area			\$62,397	\$0	\$0	
	Demolition	1961						
		arch1 demolition/removals allowance	1961	\$2.00	\$3,922			
	Abatement of Asbestos & Designated Substances							
		allowance for desig. substances - ceiling and concealed	1,961	\$5.00	\$9,805			
		allowance for desig. substances -walls windows finishes	allow		\$5,000			
	New Work							
		new walls and doors:	51	\$40.00	\$2,040			
		floor levelling	1,961	\$1.00	\$1,961			
		new VCT flooring	1,961	\$3.00	\$5,883			
		ceiling system	1,961	\$4.00	\$7,844			
		millwork	allow		\$0			
		paint	1,961	\$1.50	\$2,942			
		Plumbing Upgrades	allow		\$5,000			
		HVAC Upgrades	allow		\$10,000			
		Electrical Upgrades	allow		\$8,000			
		Furniture or Special Equipment			\$0			

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	<b>Room 1064</b>	<b>Existing CAFETERIA RENOVATION</b>						
	info	existing area		4992	\$0	\$142,276	\$0	
	Demolition	arch'l demolition/removals allowance		4992 \$2.00	\$9,984			
	Abatement of Asbestos & Designated Substances	allowance for desig. substances - ceiling and concealed		4,992 \$4.00	\$19,968			
		allowance for desig. substances -walls windows finishes		allow	\$5,000			
	New Work	new walls and doors:		60 \$40.00	\$2,400			
		floor levelling		4,992 \$1.00	\$4,992			
		new VCT flooring		4,992 \$3.00	\$14,976			
		ceiling system		4,992 \$4.00	\$19,968			
		millwork		allow	\$10,000			
		paint		4,992 \$1.50	\$7,488			
		Plumbing Upgrades		allow	\$7,500			
		HVAC Upgrades		allow	\$30,000			
		Electrical Upgrades		allow	\$10,000			
		Furniture or Special Equipment			\$0			
	<b>Room 1064A</b>	<b>CAFETERIA SERVERY RENOVATION/RELOCATION</b>			\$0	\$357,425	\$0	
	info	existing area		890				
	Demolition	arch'l demolition/removals allowance		890 \$2.00	\$1,780			
	Abatement of Asbestos & Designated Substances	allowance for desig. substances - ceiling and concealed		890 \$4.00	\$3,560			
		allowance for desig. substances -walls windows finishes		allow	\$5,000			
	New Work	new walls and doors:		60 \$40.00	\$2,400			
		floor levelling		890 \$1.00	\$890			
		new safety flooring & porcelain tile		890 \$10.00	\$8,900			
		ceiling system		890 \$4.00	\$3,560			
		millwork		allow	\$60,000			
		paint		890 \$1.50	\$1,335			
		Plumbing Upgrades		allow	\$50,000			
		HVAC Upgrades		allow	\$60,000			
		Electrical Upgrades		allow	\$60,000			
		Furniture or Special Equipment			\$100,000			
	<b>Room</b>	<b>Existing ADMINISTRATION WING</b>			\$0	\$0	\$187,100	
	info	existing area		2600				
	Demolition	arch'l demolition/removals allowance		2600 \$2.00	\$5,200			
	Abatement of Asbestos & Designated Substances	allowance for desig. substances - ceiling and concealed		2,600 \$4.00	\$10,400			
		allowance for desig. substances -walls windows 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		2,600 \$1.00	\$2,600			
		new VCT/CARPET flooring		2,600 \$6.00	\$15,600			
		ceiling system		2,600 \$4.00	\$10,400			
		millwork		allow	\$40,000			
		paint		2,600 \$1.50	\$3,900			
		Plumbing Upgrades		allow	\$10,000			
		HVAC Upgrades		allow	\$60,000			
		Electrical Upgrades		allow	\$20,000			
		Furniture or Special Equipment			\$0			
	<b>Room 1018A</b>	<b>STAFF LOUNGE</b>			\$0	\$0	\$141,224	
	info	existing area		931				
	Demolition	arch'l demolition/removals allowance		931 \$2.00	\$1,862			
	Abatement of Asbestos & Designated Substances	allowance for desig. substances - ceiling and concealed		931 \$4.00	\$3,724			
		allowance for desig. substances -walls windows 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		931 \$1.00	\$931			
		new VCT/CARPET flooring		931 \$6.00	\$5,586			
		ceiling system		931 \$4.00	\$3,724			
		millwork		allow	\$40,000			
		paint		931 \$1.50	\$1,397			
		Plumbing Upgrades		allow	\$5,000			
		HVAC Upgrades		allow	\$45,000			
		Electrical Upgrades		allow	\$25,000			
		Furniture or Special Equipment			\$0			
	<b>Room 1018B</b>	<b>CLASSROOM - REVISED Program (was extension of Staff Lounge)</b>			\$0	\$0	\$42,850	
	info	existing area		700				
	Demolition	arch'l demolition/removals allowance		700 \$2.00	\$1,400			
	Abatement of Asbestos & Designated Substances	allowance for desig. substances - ceiling and concealed		700 \$4.00	\$2,800			
		allowance for desig. substances -walls windows 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		700 \$1.00	\$700			
		new VCT		700 \$3.00	\$2,100			
		ceiling system		700 \$4.00	\$2,800			
		millwork		allow	\$0			
		paint		700 \$1.50	\$1,050			
		Plumbing Upgrades		allow	\$0			
		HVAC Upgrades		allow	\$15,000			
		Electrical Upgrades		allow	\$8,000			
		Furniture or Special Equipment			\$0			
	<b>Room</b>	<b>New Rear VESTIBULE &amp; ACCESSIBLE ENTRANCE</b>			\$0	\$0	\$51,250	
	info	new area		500				
	Demolition	arch'l demolition/removals allowance		500 \$2.00	\$1,000			
	Abatement of Asbestos & Designated Substances	allowance for desig. substances - ceiling and concealed		500 \$4.00	\$2,000			
		allowance for desig. substances -walls windows finishes		allow	\$5,000			
	New Work	new walls and doors: (estimated)		100 \$150.00	\$15,000			
		floor levelling		500 \$1.00	\$500			
		new Porcelain		500 \$10.00	\$5,000			
		ceiling system		500 \$4.00	\$2,000			
		millwork		allow	\$0			
		paint		500 \$1.50	\$750			
		Plumbing Upgrades		allow	\$5,000			
		HVAC Upgrades		allow	\$8,000			
		Electrical Upgrades		allow	\$7,000			
		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
<b>Room info</b>	<b>WASHROOMS</b>	Same Program		\$0	\$0	\$138,560	
	existing area	2315					
Demolition	arch1 demolition/removals allowance	2315	\$2.00	\$4,630			
Abatement of Asbestos & Designated Substances	allowance for desig. substances - ceiling and concealed	2,315	\$4.00	\$9,260			
	allowance for desig. substances -walls windows finishes	allow		\$5,000			
New Work	floor levelling	2,315	\$1.00	\$2,315			
	new porcelain tile flooring	2,315	\$10.00	\$23,150			
	ceiling system	2,315	\$4.00	\$9,260			
	millwork (partitions)	allow		\$15,000			
	paint	2,315	\$3.00	\$6,945			
	Plumbing Upgrades	allow		\$50,000			
	HVAC Upgrades	allow		\$8,000			
	Electrical Upgrades	allow		\$5,000			
	Furniture or Special Equipment			\$0			
<b>Subtotals of FIRST FLOOR NET Construction Costs by Phase</b>				<b>\$1,190,656</b>	<b>\$499,701</b>	<b>\$560,984</b>	
<b>SECOND FLOOR AREAS</b>							
<b>Room 2037 info</b>	<b>Existing CONSTRUCTION SHOP #1</b>	same program		\$212,481	\$0	\$0	
	existing area	2446					
Demolition	arch1 demolition/removals allowance	2446	\$2.00	\$4,892			
Abatement of Asbestos & Designated Substances	allowance for desig. substances - ceiling and concealed	2,446	\$5.00	\$12,230			
	allowance for desig. substances -walls windows finishes	allow		\$5,000			
New Work	floor levelling	2,446	\$1.00	\$2,446			
	refinish vertical grain wood floor	2,446	\$10.00	\$24,460			
	ceiling finish	2,446	\$4.00	\$9,784			
	millwork	allow		\$0			
	paint	2,446	\$1.50	\$3,669			
	Plumbing Upgrades	allow		\$25,000			
	HVAC Upgrades	allow		\$100,000			
	Electrical Upgrades	allow		\$25,000			
	Furniture or Special Equipment			\$0			
<b>Room 2038 info</b>	<b>Existing CONSTRUCTION SHOP #2</b>	same program		\$212,481	\$0	\$0	
	existing area	2446					
Demolition	arch1 demolition/removals allowance	2446	\$2.00	\$4,892			
Abatement of Asbestos & Designated Substances	allowance for desig. substances - ceiling and concealed	2,446	\$5.00	\$12,230			
	allowance for desig. substances -walls windows finishes	allow		\$5,000			
New Work	floor levelling	2,446	\$1.00	\$2,446			
	refinish vertical grain wood floor	2,446	\$10.00	\$24,460			
	ceiling finish	2,446	\$4.00	\$9,784			
	millwork	allow		\$0			
	paint	2,446	\$1.50	\$3,669			
	Plumbing Upgrades	allow		\$25,000			
	HVAC Upgrades	allow		\$100,000			
	Electrical Upgrades	allow		\$25,000			
	Furniture or Special Equipment			\$0			
<b>Room 2035 info</b>	<b>New CADD Lab (REVISED from std classroom)</b>			\$75,379	\$0	\$0	
	area	629					
Demolition	arch1 demolition/removals allowance	629	\$2.00	\$1,258			
Abatement of Asbestos & Designated Substances	allowance for desig. substances - ceiling and concealed	629	\$5.00	\$3,145			
	allowance for desig. substances -walls windows finishes	allow		\$5,000			
New Work	floor levelling	629	\$1.00	\$629			
	new VCT flooring	629	\$3.00	\$1,887			
	ceiling system	629	\$4.00	\$2,516			
	millwork	allow		\$20,000			
	paint	629	\$1.50	\$944			
	Plumbing Upgrades	allow		\$0			
	HVAC Upgrades	allow		\$20,000			
	Electrical Upgrades	allow		\$20,000			
	Furniture or Special Equipment			\$0			
<b>Room info</b>	<b>Existing SCIENCE LABS and PREP ROOMS**</b>	same program		\$867,549	\$0	\$0	
	<b>** total of 4 Science Labs and 2 Prep Rooms</b>						
	existing area	5306					
Demolition	arch1 demolition/removals allowance	5306	\$2.00	\$10,612			
Abatement of Asbestos & Designated Substances	allowance for desig. substances - ceiling and concealed	5,306	\$5.00	\$26,530			
	allowance for desig. substances -walls windows finishes	allow		\$5,000			
New Work	floor levelling	5,306	\$1.00	\$5,306			
	new VCT flooring	5,306	\$3.00	\$15,918			
	ceiling system	5,306	\$4.00	\$21,224			
	millwork	allow		\$200,000			
	paint	5,306	\$1.50	\$7,959			
	Plumbing Upgrades	allow		\$170,000			
	HVAC Upgrades	allow		\$225,000			
	Electrical Upgrades	allow		\$180,000			
	Furniture or Special Equipment			\$0			
<b>Room 2007 info</b>	<b>Existing GENERAL SCIENCE</b>	same program		\$107,622	\$0	\$0	
	existing area	1068					
Demolition	arch1 demolition/removals allowance	1068	\$2.00	\$2,136			
Abatement of Asbestos & Designated Substances	allowance for desig. substances - ceiling and concealed	1,068	\$5.00	\$5,340			
	allowance for desig. substances -walls windows finishes	allow		\$5,000			
New Work	floor levelling	1,068	\$1.00	\$1,068			
	new VCT flooring	1,068	\$3.00	\$3,204			
	ceiling system	1,068	\$4.00	\$4,272			
	millwork	allow		\$0			
	paint	1,068	\$1.50	\$1,602			
	Plumbing Upgrades	allow		\$25,000			
	HVAC Upgrades	allow		\$40,000			
	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
<b>Room 2009A/2011</b>	<b>New TEACHER'S WORKROOM (was office/storage)</b>			<b>\$41,610</b>	<b>\$0</b>	<b>\$0</b>	
info	existing area	883					
Demolition	arch1 demolition/removals allowance	883	\$2.00	\$1,766			
Abatement of Asbestos & Designated Substances	allowance for desig. substances - ceiling and concealed	883	\$5.00	\$4,415			
	allowance for desig. substances -walls windows finishes	allow		\$5,000			
New Work	new walls and doors:	51	\$40.00	\$2,040			
	floor levelling	883	\$1.00	\$883			
	new VCT flooring	883	\$3.00	\$2,649			
	ceiling system	883	\$4.00	\$3,532			
	millwork	allow		\$0			
	paint	883	\$1.50	\$1,325			
	Plumbing Upgrades	allow		\$0			
	HVAC Upgrades	allow		\$10,000			
	Electrical Upgrades	allow		\$10,000			
	Furniture or Special Equipment			\$0			
<b>Room 2060</b>	<b>Existing LIBRARY</b>	same program		<b>\$0</b>	<b>\$247,208</b>	<b>\$0</b>	
info	existing area	6945					
Demolition	arch1 demolition/removals allowance	6945	\$2.00	\$13,890			
Abatement of Asbestos & Designated Substances	allowance for desig. substances - ceiling and concealed	6,945	\$5.00	\$34,725			
	allowance for desig. substances -walls windows finishes	allow		\$5,000			
New Work	new walls and doors: <i>estimated</i>	100	\$40.00	\$4,000			
	floor levelling	6,945	\$1.00	\$6,945			
	new carpet tile flooring	6,945	\$10.00	\$69,450			
	ceiling system	6,945	\$4.00	\$27,780			
	millwork	allow		\$20,000			
	paint	6,945	\$1.50	\$10,418			
	Plumbing Upgrades	allow		\$10,000			
	HVAC Upgrades	allow		\$30,000			
	Electrical Upgrades	allow		\$15,000			
	Furniture or Special Equipment			\$0			
<b>Room</b>	<b>WASHROOMS</b>	Same Program		<b>\$0</b>	<b>\$0</b>	<b>\$128,640</b>	
info	existing area	1857					
Demolition	arch1 demolition/removals allowance	1857	\$2.00	\$3,714			
Abatement of Asbestos & Designated Substances	allowance for desig. substances - ceiling and concealed	1,857	\$5.00	\$9,285			
	allowance for desig. substances -walls windows finishes	allow		\$5,000			
New Work	floor levelling	1,857	\$1.00	\$1,857			
	new porcelain tile flooring	1,857	\$10.00	\$18,570			
	ceiling system	1,857	\$4.00	\$7,428			
	millwork	allow		\$20,000			
	paint	1,857	\$1.50	\$2,786			
	Plumbing Upgrades	allow		\$45,000			
	HVAC Upgrades	allow		\$10,000			
	Electrical Upgrades	allow		\$5,000			
	Furniture or Special Equipment			\$0			
<b>Subtotals of SECOND FLOOR NET Construction Costs by Phase</b>				<b>\$1,517,121</b>	<b>\$247,208</b>	<b>\$128,640</b>	
<b>THIRD FLOOR AREAS</b>							
<b>Room 3068</b>	<b>New CLASSROOMS* (REVISED Program/was Home Economics &amp; office)</b>			<b>\$101,719</b>	<b>\$0</b>	<b>\$0</b>	
info	<b>* Total of 3 standard classrooms</b> existing area	2189					
Demolition	arch1 demolition/removals allowance	2189	\$2.00	\$4,378			
Abatement of Asbestos & Designated Substances	allowance for desig. substances - ceiling and concealed	2,189	\$5.00	\$10,945			
	allowance for desig. substances -walls windows finishes	allow		\$5,000			
New Work	new walls and doors:	30	\$20.00	\$600			
	floor levelling	2,189	\$1.00	\$2,189			
	new VCT flooring	2,189	\$3.00	\$6,567			
	ceiling system	2,189	\$4.00	\$8,756			
	millwork	allow		\$0			
	paint	2,189	\$1.50	\$3,284			
	Plumbing Upgrades	allow		\$10,000			
	HVAC Upgrades	allow		\$30,000			
	Electrical Upgrades	allow		\$20,000			
	Furniture or Special Equipment			\$0			
<b>Room</b>	<b>Existing SCIENCE LABS and PREP ROOMS**</b>			<b>\$685,274</b>	<b>\$0</b>	<b>\$0</b>	
info	<b>** total of 3 Science Labs and 2 Prep Rooms</b> existing area	4259					
Demolition	arch1 demolition/removals allowance	4259	\$2.00	\$8,518			
Abatement of Asbestos & Designated Substances	allowance for desig. substances - ceiling and concealed	4,259	\$5.00	\$21,295			
	allowance for desig. substances -walls windows finishes	allow		\$5,000			
New Work	floor levelling	4,259	\$1.00	\$4,259			
	new VCT flooring	4,259	\$3.00	\$12,777			
	ceiling system	4,259	\$4.00	\$17,036			
	millwork	allow		\$200,000			
	paint	4,259	\$1.50	\$6,389			
	Plumbing Upgrades	allow		\$125,000			
	HVAC Upgrades	allow		\$150,000			
	Electrical Upgrades	allow		\$135,000			
	Furniture or Special Equipment			\$0			
<b>Room 3012A/3012B</b>	<b>New TEACHER'S WORKROOM (was office/storage)</b>			<b>\$43,090</b>	<b>\$0</b>	<b>\$0</b>	
info	existing area	883					
Demolition	arch1 demolition/removals allowance	883	\$2.00	\$1,766			
Abatement of Asbestos & Designated Substances	allowance for desig. substances - ceiling and concealed	883	\$5.00	\$4,415			
	allowance for desig. substances -walls windows finishes	allow		\$5,000			
New Work	new walls and doors:	51	\$20.00	\$1,020			
	floor levelling	883	\$1.00	\$883			
	new VCT flooring	883	\$3.00	\$2,649			
	ceiling system	883	\$4.00	\$3,532			
	millwork	allow		\$0			
	paint	883	\$1.50	\$1,325			
	Plumbing Upgrades	allow		\$2,500			
	HVAC Upgrades	allow		\$10,000			
	Electrical Upgrades	allow		\$10,000			
	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	
	<b>SEMINAR ROOMS</b>	Same Program			\$0	\$0	\$65,147		
	<b>info</b>	existing area		918					
	Demolition	arch'l demolition/removals allowance	918	\$2.00	\$1,836				
	Abatement of Asbestos & Designated Substances	allowance for desig. substances - ceiling and concealed	918	\$5.00	\$4,590				
		allowance for desig. substances -walls windows finishes	allow		\$5,000				
	<b>New Work</b>								
		floor levelling	918	\$1.00	\$918				
		new VCT tile flooring	918	\$3.00	\$2,754				
		ceiling system	918	\$4.00	\$3,672				
		millwork	allow		\$20,000				
		paint	918	\$1.50	\$1,377				
		Plumbing Upgrades	allow		\$10,000				
		HVAC Upgrades	allow		\$10,000				
		Electrical Upgrades	allow		\$5,000				
		Furniture or Special Equipment			\$0				
	<b>WASHROOMS</b>	Same Program			\$0	\$0	\$107,598		
	<b>info</b>	existing area		1685					
	Demolition	arch'l demolition/removals allowance	1685	\$2.00	\$3,370				
	Abatement of Asbestos & Designated Substances	allowance for desig. substances - ceiling and concealed	1,685	\$5.00	\$8,425				
		allowance for desig. substances -walls windows finishes	allow		\$5,000				
	<b>New Work</b>								
		floor levelling	1,685	\$1.00	\$1,685				
		new porcelain tile flooring	1,685	\$10.00	\$16,850				
		ceiling system	1,685	\$4.00	\$6,740				
		millwork	allow		\$20,000				
		paint	1,685	\$1.50	\$2,528				
		Plumbing Upgrades	allow		\$25,000				
		HVAC Upgrades	allow		\$10,000				
		Electrical Upgrades	allow		\$8,000				
		Furniture or Special Equipment			\$0				
	<b>Subtotals of THIRD FLOOR NET Construction Costs by Phase</b>					<b>\$830,082</b>	<b>\$0</b>	<b>\$172,745</b>	
	<b>FOURTH FLOOR AREAS</b>								
	<b>Room 4004B</b>	<b>COMM ARTS &amp; TV STUDIO</b>				\$195,315	\$0	\$0	
	<b>info</b>	existing area		1870					
	Demolition	arch'l demolition/removals allowance	1870	\$2.00	\$3,740				
	Abatement of Asbestos & Designated Substances	allowance for desig. substances - ceiling and concealed	1,870	\$5.00	\$9,350				
		allowance for desig. substances -walls windows finishes	allow		\$5,000				
	<b>New Work</b>								
		new walls and doors:	123	\$20.00	\$2,460				
		floor levelling	1,870	\$1.00	\$1,870				
		new VCT flooring	1,870	\$3.00	\$5,610				
		ceiling system	1,870	\$4.00	\$7,480				
		millwork	allow		\$30,000				
		paint	1,870	\$1.50	\$2,805				
		Plumbing Upgrades	allow		\$12,000				
		HVAC Upgrades	allow		\$80,000				
		Electrical Upgrades	allow		\$35,000				
		Furniture or Special Equipment			\$0				
	<b>Subtotals of FOURTH FLOOR NET Construction Costs by Phase</b>					<b>\$195,315</b>	<b>\$0</b>	<b>\$0</b>	
	<b>BASEMENT AREAS</b>								
	<b>Room</b>	<b>WASHROOMS</b>				\$0	\$0	\$64,045	
	<b>info</b>	existing area		470					
	Demolition	arch'l demolition/removals allowance	470	\$2.00	\$940				
	Abatement of Asbestos & Designated Substances	allowance for desig. substances - ceiling and concealed	470	\$5.00	\$2,350				
		allowance for desig. substances -walls windows finishes	allow		\$5,000				
	<b>New Work</b>								
		floor levelling	470	\$1.00	\$470				
		new porcelain tile flooring	470	\$10.00	\$4,700				
		ceiling system	470	\$4.00	\$1,880				
		millwork	allow		\$20,000				
		paint	470	\$1.50	\$705				
		Plumbing Upgrades	allow		\$15,000				
		HVAC Upgrades	allow		\$8,000				
		Electrical Upgrades	allow		\$5,000				
		Furniture or Special Equipment			\$0				
	<b>Subtotals of BASEMENT NET Construction Costs by Phase</b>					<b>\$0</b>	<b>\$0</b>	<b>\$64,045</b>	
	SUBTOTAL Construction Costs - ALL FLOORS - by Phase					\$3,733,174	\$746,909	\$926,413	\$6,541,537
	Design Contingency (15%)					\$559,976	\$112,036	\$138,962	
	<b>SUBTOTAL Construction Costs - ALL FLOORS - by Phase</b>					<b>\$4,293,150</b>	<b>\$858,945</b>	<b>\$1,065,374</b>	<b>\$6,541,537</b>
	<b>SUBTOTAL ESTIMATED CONSTRUCTION COSTS</b> (not including Building Condition Upgrades)					<b>\$6,217,469</b>			
	<b>Subtotals of Construction Budget Estimates</b>					<b>6,217,469</b>			
		Gen. Conditions: Bonding allow 1.5%	93,262		93,262				
		General Conditions: Insurance, allow 1%	62,175		62,175				
		General Contractor Gen Conditions (10%)	621,747		621,747				
		Tendered NET Const. Cost (Net HST, Allowances)			<b>6,994,652</b>				
		Construction Contingency Allowance ( approx. 15% )	1,049,198		650,000				
		Cash Allowances	200,000		200,000				
	<b>Net Forecast Construction Tender Price (net HST)</b>					<b>\$7,844,652</b>			
	<b>TOTAL ESTIMATED CONSTRUCTION COSTS</b> (not including Building Condition Upgrades)					<b>\$7,844,652</b>			
	<b>TOTAL ESTIMATED CONSTRUCTION COSTS</b> (including Building Condition Upgrades)					<b>\$14,386,189</b>			
	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.								