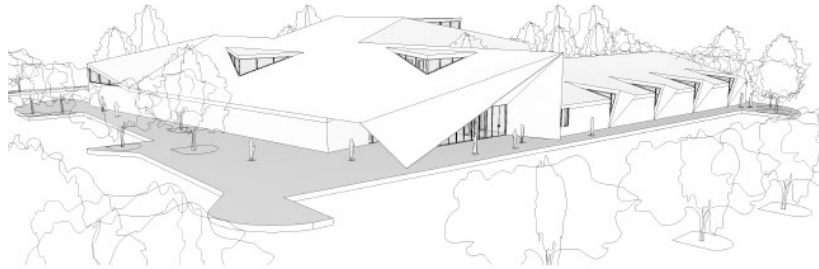
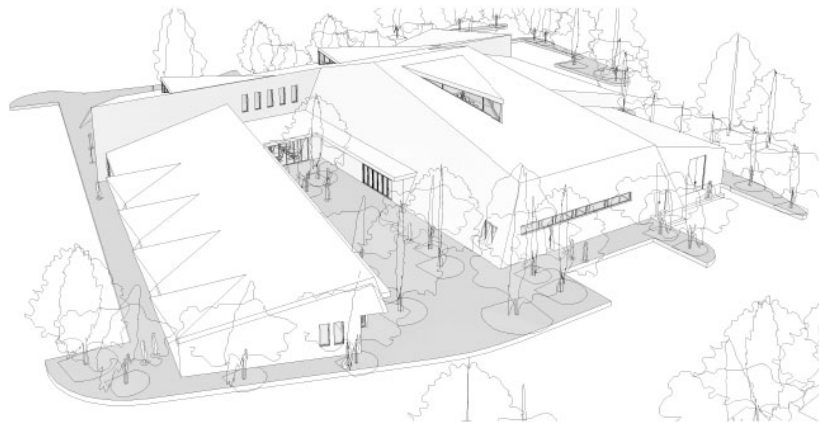


# Elliot Lake Arts & Culture Feasibility Study

## Class C Estimate (Rev.0)



5 Exterior Perspective 1



6 Exterior Perspective 2

Prepared for:

**BrookMcIlroy/**

161 Spadina Avenue • 2nd Floor • Toronto, ON • M5V 2L6

[www.brookmcilroy.com](http://www.brookmcilroy.com)

Prepared by:

**A.W. HOOKER®**  
QUANTITY SURVEYORS

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July 5, 2021

July 5, 2021

BrookMcIlroy/  
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Attn: Justin Spec, OAA, MRAIC, M.Arch  
416 504 5997 x282  
[jspec@brookmcilroy.com](mailto:jspec@brookmcilroy.com)

Re: Elliot Lake Arts & Culture Feasibility Study, Class C Estimate (R.0)

Dear Justin,

Please find enclosed our Class C Estimate (R.0) for the above project. The estimate is based on design drawings and information provided by BrookMcIlroy received on June 16, 2021 through to June 28, 2021.

This estimate is meant to reflect the fair market value for the construction of this project; it is not intended to be the prediction of the lowest bid and should be representative of the median bid amount received in a competitive bidding scenario.

We recommend that the owner and/or the design team carefully review the cost estimate report, including line item descriptions, unit price clarifications, exclusions, inclusions and assumptions, contingencies, escalation, and mark-ups. This is to ensure that the design intent is captured within the content of the report.

Please refer to the preamble of our cost report for all exclusions, assumptions, and information pertaining to the estimate.

Requests for modifications of any apparent errors or omissions to this document must be made to A.W. Hooker Associates Ltd. within ten (10) business days of receipt of this estimate. Otherwise, it will be understood that the contents in this estimate have been concurred with and accepted as final version of the cost report.

We trust our work will assist in the decision making process and look forward to our continued involvement in this important project.

Sincerely,  
A.W. Hooker Associates Ltd



Jeremy Smith, PQS, CET  
Senior Quantity Surveyor

Sincerely,  
A.W. Hooker Associates Ltd



Stew Kyle, PQS, CET  
Partner

Encl. (Class C Estimate (R.0) – July 5, 2021)

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120317, Elliot Lakes Arts & Culture Feasibility Study

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# 1. Introduction to the Estimate

## 1.1 Project Description

This project involves a feasibility study of a new arts and cultural building to be constructed on vacant land, formerly a site for the Lester B. Pearson Centre, within Elliot Lake, Ontario.

*Refer to section 7. Gross Floor Area Summary for Gross Floor Areas plus graphical representations.*

## 1.2 Type of Estimate

This Class C Estimate is intended to establish a realistic elemental estimate of the hard construction costs based on the level of design information provided. Detailed quantities have been measured from drawings where possible for the proposed building and associated site development. This estimate reflects our opinion as to the fair market value for the hard construction of this project.

The accuracy of the estimate is based on the documentation provided and design stage is intended to be **+/- 15%**. This accuracy is based on the definition for Estimate Classifications (Class C) outlined in the \*Guide to Cost Predictability in Construction prepared by the Joint Federal Government & an Industry Cost Predictability Taskforce. Contingencies are included to offset the accuracy risk, to the extent that the estimated amount represents the current opinion of the likely fair market value at the time of tender.

The intention of the estimate is not to predict the low bid price received; typically based on historical tender results estimates are more likely to be towards the median value of bids received under competitive conditions. This is a deliberate methodology due to the inherent risk in attempting to predict the low bid and numerous factors which can contribute to lower than anticipated tender submissions which are beyond our control.

\*Reference: [http://www.cca-acc.com/pdfs/en/CCA/Guide\\_to\\_Cost\\_Predictability.pdf](http://www.cca-acc.com/pdfs/en/CCA/Guide_to_Cost_Predictability.pdf)

# 2. Basis of the Estimate

## 2.1 General Information

From the design information provided, we have measured quantities where possible and applied typical unit rates for each of the specific elements based on the project specifications. Where specific design information has not been provided, unit rates are based on historical cost data for this type of project. In some instances where design information is limited, we have made reasonable assumptions based on our experience with projects of a similar scope and design. Estimates for mechanical and electrical systems are developed based on historical projects and experience.

Significant changes to the basis of design will impact the estimate value; this is particularly critical where changes are made after the final estimate prior to tender. We recommend that all major design or scope changes be reviewed for their cost, time and constructability impact prior to incorporation in a finalized tender package.

## 2.2 Location Cost Base

The location cost base for this estimate is Elliot Lake, Ontario.

## 2.3 Unit Rates

The unit rates in the preparation of the elemental estimate include labour and material, equipment, and subcontractors overheads and profits. We have assumed for pricing purposes that non-union contractors would perform the work. We have assumed the fair wage policy would be in effect. The unit rates for each of the elements are based on typical mid-range costs for the type of design, construction, and materials proposed. Unit rates in all estimates combine the material, labour, and equipment components for a single unit cost for ease of presentation. This estimate is not a prediction of low bid. Pricing assumes competitive bidding for every aspect of the work.

## 2.4 Taxes

Harmonized Sales Tax (HST) is excluded from our estimate.

## 2.5 Construction Schedule

The estimate has been prepared on the assumption that the work will be performed within the timelines of a normal construction schedule. The duration of the schedule would be based on the work being performed during regular daytime work hours. We have assumed the structural components of the building would be constructed in predominantly non-winter months. No allowances have been included for premium time and after hours work associated with an accelerated construction schedule.

## 2.6 General Requirements and Fees

The General Requirements for the General Contractor are included as a percentage of the hard construction cost. This estimate of the prime contractor's site overheads includes site supervision and labour, access to the site, site accommodations, site protection, temporary utilities, clean up, equipment, and other miscellaneous project requirements provided by the General Contractor. The Fee element of the estimate is meant to cover the General Contractor's fee to perform the work. The fee would be based on the competitive nature of the bidding process and the market conditions at the time of tender.

## 2.7 Bonding and Insurance

We have included the median estimated costs for 50% Performance, 50% Labour and Materials, and 10% bid bonds. These are the traditional bonding requirements commonly requested by the owner. The actual final bonding costs will vary depending on the selected contractors' performance history. The estimate includes an allowance for general liability and builder's risk insurance based on an average cost per \$1,000 of estimated hard construction costs. The actual insurance costs would be subject to the insurance requirements for the project.

## 2.8 Procurement

It was assumed for the preparation of this estimate that the project would be tendered to a prequalified list of bidders with a project specific lump sum contract. Pricing is based on competitive tender results with a minimum of four (preferably six tender submissions) at general contractor and major trade level. Pre-qualification with a restrictive list of contractors or subcontractors may result in a higher tendered cost due to the inherent reduction in competitiveness. Tenders receiving two or less submissions (occasionally three) historically tend to have a much higher risk of an overrun in cost when compared to the budget established in an estimate. Ensuring adequate bonafide bidders is a prerequisite for competitive bidding scenarios, on which the estimate is predicated.

## 2.9 Specifications

Where detailed and comprehensive specifications are unavailable, we have assumed that no onerous special requirements will be applicable to this project. It was assumed that all materials and equipment could be substituted with an alternative product to avoid sole-sourcing which results in a non-competitive market condition.

## 2.10 Soft Costs

The estimated soft costs have been excluded from this estimate.

These costs include items traditionally funded by the owner and separate from the hard construction costs which would be applicable to the contractor. The soft costs include items such as consultant fees; disbursements; project management fees; independent inspection and testing; third party commissioning; legal fees; permits and development charges; operational and moving expenses; financing and loan fees; owner supplied furnishings, fixtures, and equipment; land acquisition costs; and Harmonized Sales Tax.

## 3. Contingencies

### 3.1 Design and Pricing Contingency

A design and pricing contingency has been included in the estimate as a percentage of the hard construction costs including the general requirements and fees. This contingency is meant to cover design and pricing unknowns in the preparation of this estimate and reflect the incomplete nature of the design information provided at the time the estimate is prepared.

The estimate includes the following design and pricing contingencies by discipline:

Design & Pricing Contingency		
Architectural	-	10%
Structural	-	10%
Mechanical	-	10%
Electrical	-	10%
Siteworks	-	10%

The contingency where included in our estimate is not meant to cover significant additional program space or quality modifications, but rather to provide some flexibility as the design develops. The design contingency typically decreases as the design progresses and more definition and detail is available to refine the basis of the cost estimate. If the owner anticipates significant changes to the basis of design we recommend additional contingency be retained as a reserve for the scope modifications.

### 3.2 Escalation Contingency

The estimate excludes an allowance for escalation. This allowance, when included, is meant to provide for increases in construction costs due to changes in market conditions between the time of the estimate and the potential construction commencement. For projects with a schedule in excess of 12 months, the contingency is based on a timeframe that takes escalation to the midpoint of the construction phase.

We recommend the owner to include an escalation contingency allowance of 3% per annum.

Escalation during construction is included in the unit rates; essentially this allowance is the risk carried by the general contractor and trades with a fixed price made years before the work is completed or carried out for some trades.

### 3.3 Construction Contingency (Post Contract Changes)

The estimate includes a contingency for the construction phase of the project. This contingency is meant to cover the potential cost of post contract changes that may occur after the project is tendered.

This allowance of 3% is to provide for increases in construction costs due to Change Orders issued during construction.

This contingency excludes any major program or scope requests by the client; these should form part of an overall project management reserve or be reflected in increased funding.

## 4. General Liability

### 4.1 Statement of Probable Costs

A.W. Hooker Associates Ltd. (HOOKER) has no control over the cost of labour and materials, the general contractors or any subcontractors' methods of determining prices, or competitive bidding and market conditions. This opinion of probable cost of construction is based on the experience, qualifications, and best judgment of the professional consultant familiar with the construction industry. HOOKER does not warranty that proposals or actual construction costs will not vary from this or subsequent estimates.

### 4.2 Ongoing Cost Control

A.W. Hooker Associates Ltd. **recommends** that the owner and/or the design team carefully review the cost estimate report, including line item descriptions, unit price clarifications, exclusions, inclusions and assumptions, contingencies, escalation, and mark-ups. This is to ensure that the design intent is captured within the content of the report. This is especially important at early stage estimates which tend to be based on a lesser level of design completion.

If the project is over budget or there are unresolved budget issues, alternative systems or schemes should ideally be evaluated before proceeding with the design phase. We recommend that cost control be implemented throughout the various stages of the design process to ensure the proposed design remains within the overall budget. It is recommended that the final estimate be produced by HOOKER using Bid Documents to determine overall cost changes, which may have occurred since the preparation of this estimate. The final update estimate will address changes and additions to the documents as well as addenda issued during the bidding process. HOOKER cannot reconcile bid results to any estimate not produced from bid documents including all addenda.

## 5. Estimate Scope Clarifications

### 5.1 List of Exclusions

1. Harmonized Sales Tax (HST)
2. Project Soft Costs (as described in item 2.10 above)
3. Furniture, furnishings, and equipment (except as noted in the estimate)
4. Premium time / after hours work
5. Accelerated construction schedule
6. Escalation Contingency Allowance
7. Direct or indirect impacts of any COVID-19, or any other pandemic or epidemic, related events whether known or unknown at the time of the agreement
8. Abatement and handling of asbestos and other hazardous materials
9. Handling and removal of contaminated soils
10. Special foundation systems such as caissons or pile foundations
11. Premium for construction management or alternate approaches to procurement
12. Sole sourced equipment or building control systems
13. Temporary/Portable stage
14. Gathering circle
15. Kiln/Oven Equipment
16. Exhibit Walls millwork for museum/gallery
17. Site Pylon signage
18. Site furnishing (bicycle racks, benches, garbage cans, etc.)

## 5.2 List of Assumptions

### Architectural / Structural / Landscaping:

1. The existing soils on the site are adequate to support standard strip and pad foundations to the minimum depth required for frost. No allowances have been made for larger or special foundations such as caissons or piles due to poor soil conditions.
2. The existing site is relatively flat and the finished floor and site elevations were set to work with the existing grades to avoid major cut and fill.
3. All foundations to be 1.8m below finish floor.
4. Finishes ceiling heights assumed at 2.45m.

### Mechanical:

5. Work will be conducted during regular working hours by union labour.
6. Plumbing fixtures are of commercial quality water conserving type. Public washrooms use sensor operated fixtures whereas dressing/green rooms come with manually operated fixtures. The studio spaces are equipped with eye wash stations, sinks, and drinking water fountains are provided at each level. Allowances are included for any speciality sinks or traps serving studio spaces and plumbing rough-in for catering kitchen.
7. Catering kitchen utilizes light commercial kitchen equipment/ non-NFPA exhaust.
8. All sanitary and storm water flows by gravity without the use of sump pumps.
9. An allowance is included for a light commercial compressed air system to serve studio space.
10. Building is fully sprinklered without a standpipe system. An allowance is provided for a single interlocked pre-action fire protection system to serve museum and gallery areas.
11. Space ventilation and air conditioning is handled by multiple roof mounted indoor air handling units equipped with glycol coils (chilled water and heating water) and integral air to air heat recovery system.
12. A central heating and cooling water source heat recovery chiller plant with 4-pipe hydronic system is provided for cooling, heating, or simultaneous heating. A geothermal system with redundant heat exchangers is utilized as a thermal sink in conjunction with central plant. A supplemental electric boiler is included to the central plant to balance the geothermal system.
13. Assumptions has been made for determining heating, cooling, and ventilation requirements.
14. An allowance is included for localized exhaust system to serve studio space.
15. A DDC based BAS system is provided for controlling and monitoring HVAC system.
16. Exterior landscape areas do not require irrigation.
17. See detailed back-up estimate that outlines the intended scope of work for each section and the assumptions made for the equipment/plant capacities.

### Electrical:

18. Work will be conducted by union labour during regular working hours.
19. A 600A 347/600V main service will be provided to the building.
20. An emergency generator will not be required; life safety will be provided by battery units, remote heads, and exit signage.
21. Building grounding and technical grounding systems will be provided.
22. Lightning protection and photovoltaic systems will not be provided.
23. Dimmable LED lighting will be provided throughout the building.
24. Lighting control consists of a central LV control system, dimming, occupancy sensors, daylight harvesting and local switching in mechanical and electrical rooms.
25. A single stage addressable fire alarm system will be provided.
26. Security access and CCTV monitoring will be provided.
27. A cash allowance of \$53,000 have been included for Hydro's transformer, cabling, and connection charge.
28. Refer to estimate for additional scope specific assumptions.

### General:

29. Various assumptions have been made based on the design information available and our experience with projects of a similar nature. Please refer to the specific items within the estimate for the detailed assumptions made.



## 6. Documentation Received

Drawings and design documentation were provided by BrookMcIlroy:

Pages	Documentation	Documentation Received
6 Drawings	2021-06-15 - ELACH - Preferred Option	June 16, 2021
5 Pages	Performance Equipment Spreadsheet estimate	June 16, 2021
5 Pages	210315 Structural design brief	June 18, 2021
1 Revit file	2021-06-15 - ELACH - Preferred Option (rvt file)	June 18, 2021
3 pages	21364.000M.001.LSc.01 (mechanical brief)	June 24, 2021
2 pages	GICB Attestation Letter - Thunder Bay Art Gallery	June 28, 2021
8 pages	GICB Energy Report - Thunder Bay Art Gallery	June 28, 2021
1 excel file	Performance Equipment Spreadsheet estimate	June 28, 2021

## 7. Gross Floor Area Summary

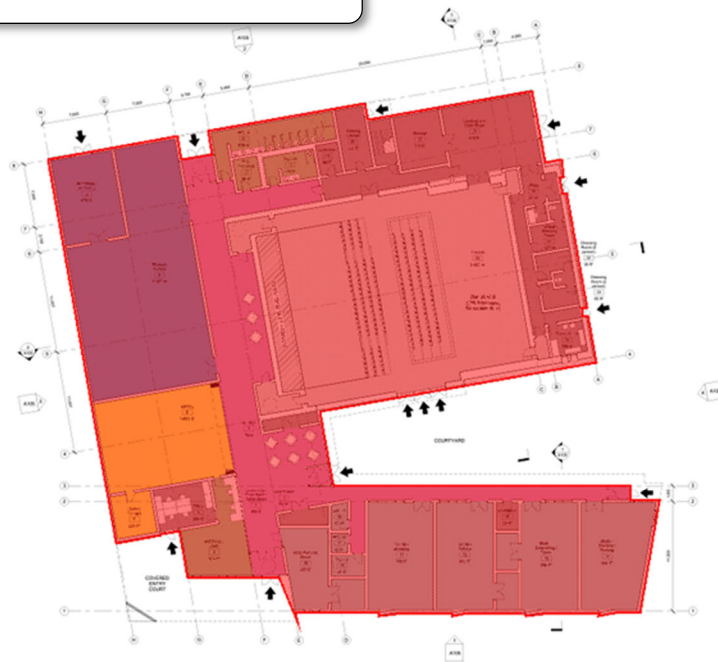
The following gross floor areas of new construction have been measured from floor plan drawings. The areas were measured electronically with a digitizer and checked longhand by dimensioning and scaling. The gross area calculations were performed in accordance with the Standard Method of Measurement published by the Canadian Institute of Quantity Surveyors.

### 7.1 Summary of New Construction Area

Area Description	Floor Elevation	Gross Floor Area
Ground (as per drawings)		2,555
Ground Mechanical room (not indicated on drawings)		112
Second		238
<b>Total Gross Floor Area (square meters)</b>		<b>2,905</b>
<b>Total Gross Floor Area (square feet)</b>		<b>31,269</b>

## 7.2 Gross Floor Areas (graphical representations)

## Ground Floor



**1** First Floor Plan  
1 : 150

**Preferred Option - First Floor Plan**

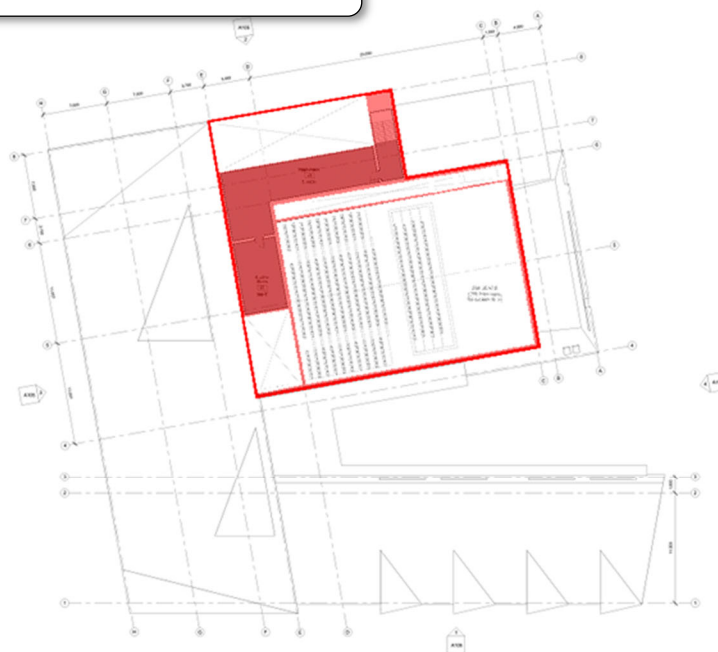
Department Legend						
	#	Department	Name	Level	Area	Cost
Public	1	Public	Yong Yung (Public)	Level 1	50.00	\$ 25.00
	2	Public	Yong Yung (Public)	Level 2	50.00	\$ 25.00
Theatre	3	Theatre	Yong Yung (Theatre)	Level 1	50.00	\$ 25.00
	4	Theatre	Yong Yung (Theatre)	Level 2	50.00	\$ 25.00
Gallery	5	Gallery	Yong Yung (Gallery)	Level 1	50.00	\$ 25.00
	6	Gallery	Yong Yung (Gallery)	Level 2	50.00	\$ 25.00
Museum	7	Museum	Yong Yung (Museum)	Level 1	50.00	\$ 25.00
	8	Museum	Yong Yung (Museum)	Level 2	50.00	\$ 25.00
Studios	9	Studios	Yong Yung (Studios)	Level 1	50.00	\$ 25.00
	10	Studios	Yong Yung (Studios)	Level 2	50.00	\$ 25.00
Circulation	11	Circulation	Yong Yung (Circulation)	Level 1	50.00	\$ 25.00
	12	Circulation	Yong Yung (Circulation)	Level 2	50.00	\$ 25.00
Back-of-House	13	Back-of-House	Yong Yung (Back-of-House)	Level 1	50.00	\$ 25.00
	14	Back-of-House	Yong Yung (Back-of-House)	Level 2	50.00	\$ 25.00

NOTE: Dates in this schedule are determined by [current legislation](#) of each



**BrookMcIlroy/**  
 200 West End Avenue, Suite 2000  
 New York, NY 10023  
 212.368.1000

## Second Floor



1 Second Floor Plan  
1 : 150

**Preferred Option - Second Floor Plan**

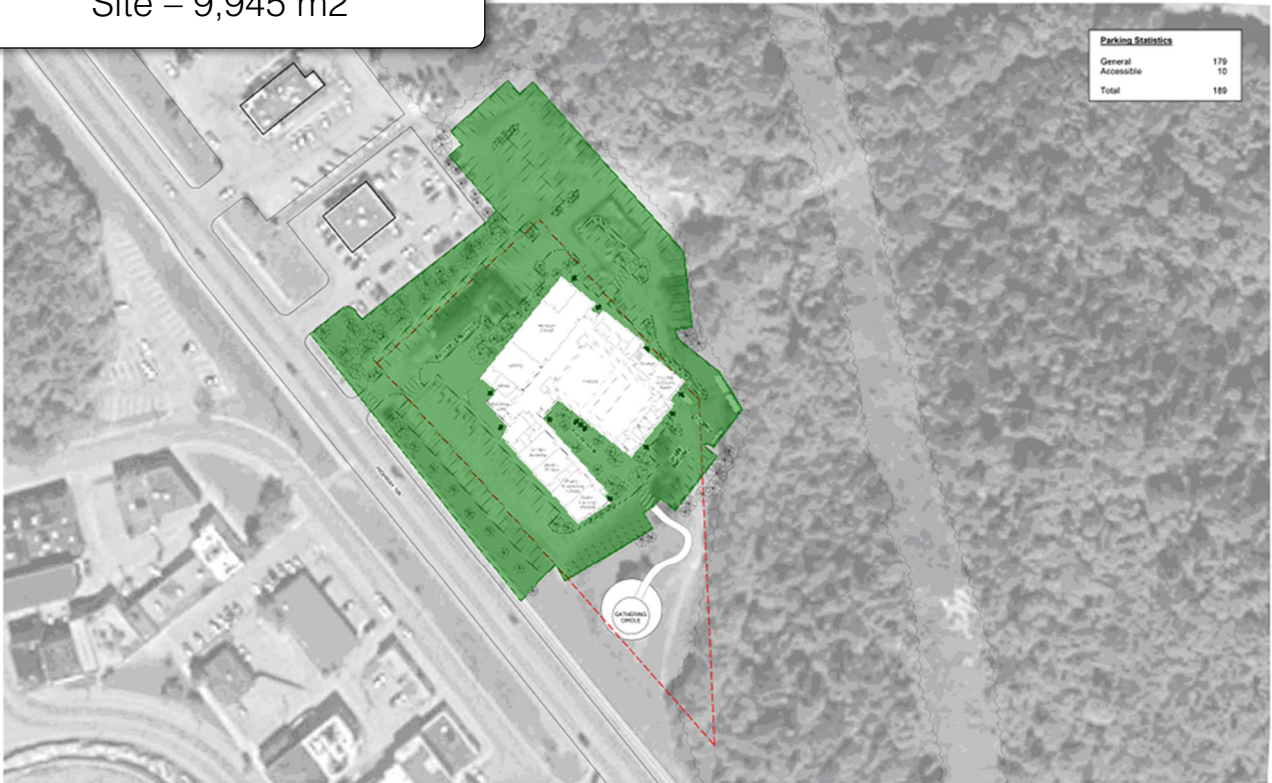
#	Department	Name	Level	Area (sq ft)	Area (sq ft)
1	Police	Police Vehicle	Level 1	600	600
2	Police	Police Vehicle	Level 1	600	600
3	Police	Police Vehicle	Level 1	600	600
4	Police	Police Vehicle	Level 1	600	600
5	Police	Police Vehicle	Level 1	600	600
6	Police	Police Vehicle	Level 1	600	600
7	Police	Police Vehicle	Level 1	600	600
8	Police	Police Vehicle	Level 1	600	600
9	Police	Police Vehicle	Level 1	600	600
10	Police	Police Vehicle	Level 1	600	600
11	Police	Police Vehicle	Level 1	600	600
12	Police	Police Vehicle	Level 1	600	600
13	Police	Police Vehicle	Level 1	600	600
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15	Police	Police Vehicle	Level 1	600	600
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17	Police	Police Vehicle	Level 1	600	600
18	Police	Police Vehicle	Level 1	600	600
19	Police	Police Vehicle	Level 1	600	600
20	Police	Police Vehicle	Level 1	600	600
21	Police	Police Vehicle	Level 1	600	600
22	Police	Police Vehicle	Level 1	600	600
23	Police	Police Vehicle	Level 1	600	600
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27	Police	Police Vehicle	Level 1	600	600
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42	Police	Police Vehicle	Level 1	600	600
43	Police	Police Vehicle	Level 1	600	600
44	Police	Police Vehicle	Level 1	600	600
45	Police	Police Vehicle	Level 1	600	600
46	Police	Police Vehicle	Level 1	600	600
47	Police	Police Vehicle	Level 1	600	600
48	Police	Police Vehicle	Level 1	600	600
49	Police	Police Vehicle	Level 1	600	600
50	Police	Police Vehicle	Level 1	600	600

bc[0]: does initial schedule are measured to strong feedback loop of a



**BrookMcIlroy**  
 Arts and Culture Center (BACC)  
 City of Milwaukee

Site – 9,945 m<sup>2</sup>



1 Site Plan  
1:500

Preferred Option - Site Plan

 **BrookMcIlroy**  
LANDSCAPE ARCHITECTS  
2021-07-02

**MASTER ESTIMATE SUMMARY**  
**ELLIOT LAKE ARTS & CULTURE FEASIBILITY STUDY**  
 CLASS C ESTIMATE (Rev.0)  
 JULY 05, 2021

Hard Construction Costs		GFA (m2)	Unit (Cost/m2)	Sub Total	Estimated Total	% of Total
1	Building Shell	2,905	\$1,589.02		\$4,616,104	24.0%
	- Sub Structure		\$309.17	\$898,125		
	- Structure		\$571.64	\$1,660,608		
	- Exterior Enclosure		\$708.22	\$2,057,371		
2	Building Interiors	2,905	\$1,224.51		\$3,557,216	18.5%
	- Partitions and Doors		\$251.64	\$731,004		
	- Finishes		\$117.02	\$339,950		
	- Fittings and Equipment		\$855.86	\$2,486,262		
3	Mechanical	2,905	\$1,381.16		\$4,012,281	20.9%
	- Plumbing and Drainage		\$149.60	\$434,575		
	- Fire Protection		\$41.66	\$121,026		
	- Heating, Ventilation, Air Conditioning		\$1,047.91	\$3,044,170		
	- Controls		\$142.00	\$412,510		
4	Electrical	2,905	\$491.50		\$1,427,809	7.4%
	- Service and Distribution		\$96.28	\$279,685		
	- Lighting, Devices, and Heating		\$227.04	\$659,551		
	- Systems and Ancillaries		\$168.18	\$488,573		
5	Site Work	2,905	\$494.02		\$1,435,139	7.5%
	- Site Development (prep, surfaces, landscaping)		\$282.15	\$819,648		
	- Mechanical Site Services		\$110.77	\$321,800		
	- Electrical Site Services		\$101.10	\$293,691		
6	Ancillary Work	2,905	\$0.00		\$0	0.0%
	- Demolition		\$0.00	\$0		
	- Alterations		\$0.00	\$0		
7	Contractor's General Requirements	7.0%	2,905	\$459.00	\$1,333,400	6.9%
8	Contractor's Fees (OH&P)	3.5%	2,905	\$197.25	\$573,000	3.0%
9	Design & Pricing Contingency	10.0%	2,905	\$583.68	\$1,695,600	8.8%
Sub Total (current dollars)		2,905	\$6,420.14		\$18,650,500	
10	Escalation Contingency		Excluded			0.0%
Sub Total (Excluding Escalation)		2,905	\$6,420.14		\$18,650,500	
11	Construction Contingency (Post Contract Changes)	3.0%	2,905	\$192.60	\$559,500	2.9%
Total Estimated Hard Construction Cost		2,905	\$6,612.74		\$19,210,000	
Imperial Conversion		31,269	\$614.34		Per SF	

Estimated Construction Costs (Breakdown by Major Component)		GFA m2	Unit Cost/m2	Estimated Total	% of Total
1	Building	2,905	\$5,982.10	\$17,378,000	90.5%
2	Alterations and Demolition	0	\$0.00	\$0	0.0%
3	Site Work (including M&E site services)	2,905	\$630.64	\$1,832,000	9.5%
4	Soft Costs	2,905	\$0.00	Excluded	0.0%
Total Estimated Hard and Soft Construction Costs		2,905	\$6,612.74	\$19,210,000	
Imperial Conversion		31,269	\$614.34	Per SF	

**MECHANICAL ESTIMATE SUMMARY**  
**ELLIOT LAKE ARTS & CULTURE FEASIBILITY STUDY**  
 CLASS C ESTIMATE (Rev.0)  
 JULY 05, 2021

Gross Floor Area **2,905 m2**

Description Element/Sub-Element	Specialty Sub Break down	Sub Element Total	Element Total	\$ per m2 Sub Element	\$ per m2 Element	% Element
<b>C1 Mechanical</b>						
<b>C1.1 Plumbing &amp; Drainage</b>			<b>\$434,575</b>		<b>\$149.60</b>	<b>10.0%</b>
C1.11 - Plumbing Fixtures		\$91,600		\$31.53		
C1.12 - Domestic Water		\$136,535		\$47.00		
C1.13 - Sanitary Waste & Vent		\$92,960		\$32.00		
C1.14 - Storm		\$46,480		\$16.00		
C1.15 - Natural Gas		\$0		\$0.00		
C1.16 - Specialty Systems:		\$10,000		\$3.44		
- C1.16.1 - Medical Gases	\$0					
- C1.16.2 - Fine Gases	\$0					
- C1.16.3 - Compressed air	\$10,000					
C1.17 - Miscellaneous Works and General Accounts		\$57,000		\$19.62		
<b>C1.2 Fire Protection</b>			<b>\$121,026</b>		<b>\$41.66</b>	<b>2.8%</b>
C1.21 - Standpipe		\$0		\$0.00		
C1.22 - Sprinklers		\$92,960		\$32.00		
C1.23 - Specialty Systems		\$26,250		\$9.04		
C1.24 - Fire Extinguisher		\$1,816		\$0.63		
C1.25 - Miscellaneous Works and General Accounts		\$0		\$0.00		
<b>C1.3 Heating, Ventilation &amp; Air Conditioning</b>			<b>\$3,044,170</b>		<b>\$1,047.91</b>	<b>70.2%</b>
C1.31 - Liquid Heat Transfer (Heating)		\$504,825		\$173.78		
C1.32 - Liquid Heat Transfer (Cooling)		\$378,725		\$130.37		
C1.33 - Geothermal System		\$807,150		\$277.85		
C1.34 - Air Distribution		\$861,650		\$296.61		
C1.35 - Exhaust Systems		\$66,480		\$22.88		
C1.36 - Specialty Systems		\$0		\$0.00		
C1.37 - Support Systems and Works		\$109,340		\$37.64		
- C1.37.1 - Noise and Vibration Isolation	\$28,000					
- C1.37.2 - Mechanical Wiring and Starters	\$23,240					
- C1.37.3 - Balancing and Commissioning	\$58,100					
C1.38 - Miscellaneous Works and General Accounts		\$316,000		\$108.78		
<b>C1.4 Controls</b>			<b>\$412,510</b>		<b>\$142.00</b>	<b>9.5%</b>
C1.41 - Controls and Automation		\$412,510		\$142.00		
C1.42 - Miscellaneous Works and General Accounts		\$0		\$0.00		
<b>Total Building (C1) Mechanical</b>			<b>\$4,012,281</b>		<b>\$1,381.16 Per m2</b>	
<b>Imperial Conversion</b>			<b>31,269 SF</b>		<b>\$128.31 Per SF</b>	
<b>D1.2 Siteworks - Mechanical Summary</b>					<b>9,945</b>	
<b>D1.2 Site Works</b>			<b>\$321,800</b>		<b>\$110.77</b>	<b>7.4%</b>
D1.21 - Water		\$30,000		\$10.33		
D1.22 - Sanitary		\$30,000		\$10.33		
D1.23 - Storm		\$261,800		\$90.12		
D1.24 - Natural Gas		\$0		\$0.00		
D1.25 - Specialty Systems		\$0		\$0.00		
D1.26 - Miscellaneous Works and General Accounts		\$0		\$0.00		
<b>Total Siteworks (D1.2) Mechanical</b>			<b>\$321,800</b>		<b>\$110.77 Per m2</b>	
<b>Imperial Conversion</b>			<b>107,048 SF</b>		<b>\$3.01 Per SF</b>	
<b>Total Building (C1) and Siteworks (D1.2) Mechanical</b>			<b>\$4,334,081</b>		<b>\$1,491.94 Per m2</b>	
<b>Imperial Conversion</b>			<b>31,269 SF</b>		<b>\$138.60 Per SF</b>	

**ELECTRICAL ESTIMATE SUMMARY**  
**ELLIOT LAKE ARTS & CULTURE FEASIBILITY STUDY**  
 CLASS C ESTIMATE (Rev.0)  
 JULY 05, 2021

Gross Floor Area **2,905 m2**

Description Element\Sub-Element	Sub Element Total	Element Total	\$ per m2 Sub Element	\$ per m2 Element	% Element
<b>C2 Electrical</b>					
<b>C2.1 Service &amp; Distribution</b>		<b>\$279,685</b>		<b>\$96.28</b>	<b>16.2%</b>
C2.11 - Main Service	\$26,200		\$9.02		
C2.12 - Emergency Power	\$0		\$0.00		
C2.13 - Distribution	\$87,150		\$30.00		
C2.14 - Feeders	\$63,910		\$22.00		
C2.15 - Motor Controls & Wiring	\$47,933		\$16.50		
C2.16 - Miscellaneous	\$17,000		\$5.85		
C2.17 - Electrical Contractors Overhead	\$37,492		\$12.91		
<b>C2.2 Lighting, Devices &amp; Heating</b>		<b>\$659,551</b>		<b>\$227.04</b>	<b>38.3%</b>
C2.21 - Lighting	\$406,700		\$140.00		
C2.22 - Branch Devices & Wiring	\$156,870		\$54.00		
C2.23 - Heating	\$5,000		\$1.72		
C2.24 - Electrical Contractors Overhead	\$90,981		\$31.32		
<b>C2.3 Systems &amp; Ancillaries</b>		<b>\$488,573</b>		<b>\$168.18</b>	<b>28.4%</b>
C2.31 - Fire Alarm System	\$63,910		\$22.00		
C2.32 - Security System	\$146,000		\$50.26		
C2.33 - Communications	\$141,725		\$48.79		
C2.34 - P.A. & A.V. Systems	\$60,017		\$20.66		
C2.35 - Miscellaneous	\$14,525		\$5.00		
C2.36 - Electrical Contractors Overhead	\$62,396		\$21.48		
<b>Total Building (C2) Electrical</b>		<b>\$1,427,809</b>		<b>\$491.50 Per m2</b>	
<b>Imperial Conversion</b>		<b>31,269 SF</b>		<b>\$45.66 Per SF</b>	
<b>D1.3 Siteworks - Electrical Summary</b>		<b>Site Work Area</b>	<b>9,945 m2</b>		
<b>D1.3 Electrical Site Services</b>		<b>\$293,691</b>		<b>\$101.10</b>	<b>17.1%</b>
D1.31 - Site - Power	\$104,937		\$36.12		
D1.32 - Site - Communications	\$19,384		\$6.67		
D1.33 - Site - Lighting	\$137,825		\$47.44		
D1.34 - Site - Electrical Contractors Overhead	\$31,545		\$10.86		
<b>Total Siteworks (D1.3) Electrical</b>		<b>\$293,691</b>		<b>\$101.10 Per m2</b>	
<b>Imperial Conversion</b>		<b>107,048 SF</b>		<b>\$2.74 Per SF</b>	
<b>Total Building (C2) and Siteworks (D1.3) Electrical</b>		<b>\$1,721,500</b>		<b>\$592.60 Per m2</b>	
<b>Imperial Conversion</b>		<b>31,269 SF</b>		<b>\$55.05 Per SF</b>	

**ELEMENTAL SUMMARY**  
**ELLIOT LAKE ARTS & CULTURE FEASIBILITY STUDY**  
 CLASS C ESTIMATE (Rev.0)  
 JULY 05, 2021

Gross Floor Area **2,905 m2**

Description Element/Sub-Element	Ratio	Quantity	Unit	Unit Rate	Elemental Cost		\$ per m2 Sub Element	\$ per m2 Element	%
					Sub Element	Element Total			
<b>A. SHELL</b>									
<b>A1. Sub-Structure</b>						<b>\$898,125</b>		<b>\$309.17</b>	<b>4.7%</b>
A1.1 Foundations	0.88	2,555	m2	\$351.52	\$898,125		\$309.17		
A1.2 Basement Excavation	0.00	0	m2	\$0.00	\$0		\$0.00		
<b>A2. Structure</b>						<b>\$1,660,608</b>		<b>\$571.64</b>	<b>8.6%</b>
A2.1 Lowest Floor Construction	0.92	2,667	m2	\$69.42	\$185,156		\$63.74		
A2.2 Upper Floor Construction	0.08	238	m2	\$303.28	\$72,180		\$24.85		
A2.3 Roof Construction	0.93	2,692	m2	\$521.27	\$1,403,272		\$483.05		
<b>A3. Exterior Enclosure</b>						<b>\$2,057,371</b>		<b>\$708.22</b>	<b>10.7%</b>
A3.1 Walls Below Grade	0.00	0	m2	\$0.00	\$0		\$0.00		
A3.2 Walls Above Grade	0.36	1,049	m2	\$590.68	\$619,747		\$213.34		
A3.3 Windows & Entrances	0.06	163	m2	\$1,283.58	\$208,680		\$71.83		
A3.4 Roof Finish	0.93	2,692	m2	\$432.00	\$1,162,944		\$400.32		
A3.5 Projections	1.00	2,905	m2	\$22.72	\$66,000		\$22.72		
<b>B. INTERIORS</b>									
<b>B1 Partitions &amp; Doors</b>						<b>\$731,004</b>		<b>\$251.64</b>	<b>3.8%</b>
B1.1 Partitions	0.76	2,211	m2	\$241.62	\$534,104		\$183.86		
B1.2 Doors	0.06	165	m2	\$1,191.88	\$196,900		\$67.78		
<b>B2 Finishes</b>						<b>\$339,950</b>		<b>\$117.02</b>	<b>1.8%</b>
B2.1 Floor Finishes	0.87	2,521	m2	\$28.00	\$70,595		\$24.30		
B2.2 Ceiling Finishes	0.87	2,521	m2	\$79.01	\$199,190		\$68.57		
B2.3 Wall Finishes	1.78	5,158	m2	\$13.60	\$70,165		\$24.15		
<b>B3 Fittings &amp; Equipment</b>						<b>\$2,486,262</b>		<b>\$855.86</b>	<b>12.9%</b>
B3.1 Fittings & Fixtures	1.00	2,905	m2	\$57.20	\$166,165		\$57.20		
B3.2 Equipment	1.00	2,905	m2	\$798.66	\$2,320,097		\$798.66		
B3.3 Conveying Systems	0.00	0	m2	\$0.00	\$0		\$0.00		
<b>C. SERVICES</b>									
<b>C1 Mechanical</b>						<b>\$4,012,281</b>		<b>\$1,381.16</b>	<b>20.9%</b>
C1.1 Plumbing & Drainage	1.00	2,905	m2	\$149.60	\$434,575		\$149.60		
C1.2 Fire Protection	1.00	2,905	m2	\$41.66	\$121,026		\$41.66		
C1.3 HVAC	1.00	2,905	m2	\$1,047.91	\$3,044,170		\$1,047.91		
C1.4 Controls	1.00	2,905	m2	\$142.00	\$412,510		\$142.00		
<b>C2 Electrical</b>						<b>\$1,427,809</b>		<b>\$491.50</b>	<b>7.4%</b>
C2.1 Service & Distribution	1.00	2,905	m2	\$96.28	\$279,685		\$96.28		
C2.2 Lighting, Devices & Heating	1.00	2,905	m2	\$227.04	\$659,551		\$227.04		
C2.3 Systems & Ancillaries	1.00	2,905	m2	\$168.18	\$488,573		\$168.18		
<b>D. SITE &amp; ANCILLARY WORK</b>									
<b>D1 Site Work</b>						<b>\$1,435,139</b>		<b>\$494.02</b>	<b>7.5%</b>
D1.1 Site Development	3.42	9,945	m2	\$82.42	\$819,648		\$282.15		
D1.2 Mechanical Site Services	3.42	9,945	m2	\$32.36	\$321,800		\$110.77		
D1.3 Electrical Site Services	3.42	9,945	m2	\$29.53	\$293,691		\$101.10		
<b>D2 Ancillary Work</b>						<b>\$0</b>		<b>\$0.00</b>	<b>0.0%</b>
D2.1 Demolition	0.00	0	m2	\$0.00	\$0		\$0.00		
D2.2 Alterations	0.00	0	m2	\$0.00	\$0		\$0.00		
<b>Z. GENERAL REQUIREMENTS &amp; CONTINGENCIES</b>									
<b>Z1 General Requirements &amp; Fees</b>						<b>\$1,906,400</b>		<b>\$656.25</b>	<b>9.9%</b>
Z1.1 General Requirements	1.00	2,905	m2	\$459.00	\$1,333,400		\$459.00		
Z1.2 Fees	1.00	2,905	m2	\$197.25	\$573,000		\$197.25		
<b>Z2 Allowances</b>						<b>\$2,255,100</b>		<b>\$776.28</b>	<b>11.7%</b>
Z2.1 Design & Pricing Contingency	1.00	2,905	m2	\$583.68	\$1,695,600		\$583.68		
Z2.2 Escalation Contingency				Excluded			\$0.00		
Z2.3 Construction Contingency	1.00	2,905	m2	\$192.60	\$559,500		\$192.60		
<b>TOTAL ESTIMATED CONSTRUCTION COST (nearest ,000)</b>						<b>\$19,210,000</b>		<b>\$6,612.75</b>	<b>100.0%</b>

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b>A. SHELL</b>						
<b><u>A1.1 SUB-STRUCTURE - Foundations</u></b>						
<b><u>A1.11 - Standard Foundations</u></b>						
<i>Note: We have assumed normal soil conditions exist in the proposed building location and that load bearing soil is present at 1.8m below finished grade as per structural outline spec.</i>						
1	Strip topsoil and stockpile on site					Included in D1
2	Excavation to foundations	4,148	m3	\$15.00	\$62,220	
3	Backfill with excavated material	832	m3	\$20.00	\$16,640	
4	Backfill with imported granular	3,078	m3	\$42.00	\$129,276	
5	Dispose excess excavated material off site	3,316	m3	\$20.00	\$66,320	
6	Exterior strip footings including:	317	m	\$154.65		\$49,025
6.1	- hand trim	116	m2	\$10.00	\$1,160	
6.2	- formwork	159	m2	\$200.00	\$31,800	
6.3	- reinforcing steel	1.9	TN	\$3,200.00	\$6,080	
6.4	- concrete, 25 MPa, exposure class 'N'	29	m3	\$235.00	\$6,815	
6.5	- keyway	317	m	\$10.00	\$3,170	
7	Interior strip footings including:	322	m	\$157.38		\$50,675
7.1	- hand trim	125	m2	\$10.00	\$1,250	
7.2	- formwork	161	m2	\$200.00	\$32,200	
7.3	- reinforcing steel	2.1	TN	\$3,200.00	\$6,720	
7.4	- concrete, 25 MPa, exposure class 'N'	31	m3	\$235.00	\$7,285	
7.5	- keyway	322	m	\$10.00	\$3,220	
8	Exterior foundation walls including:	492	m2	\$460.21		\$226,195
8.1	- formwork	983	m2	\$200.00	\$196,600	
8.2	- reinforcing steel	3.3	TN	\$3,200.00	\$10,560	
8.3	- concrete, 25 MPa, exposure class 'N'	81	m3	\$235.00	\$19,035	
9	Interior foundation walls including:	500	m2	\$464.19		\$232,095
9.1	- formwork	1,000	m2	\$200.00	\$200,000	
9.2	- reinforcing steel	3.2	TN	\$3,200.00	\$10,240	
9.3	- concrete, 25 MPa, exposure class 'N'	93	m3	\$235.00	\$21,855	
10	Pad footings including:	7	NO	\$412.14		\$2,885
10.1	- hand trim	10	m2	\$10.00	\$100	
10.2	- formwork	8	m2	\$200.00	\$1,600	
10.3	- reinforcing steel	0.15	TN	\$3,200.00	\$480	
10.4	- concrete, 25 MPa, exposure class 'N'	3	m3	\$235.00	\$705	
11	Piers including:	7	NO	\$690.00		\$4,830
11.1	- formwork	17	m2	\$200.00	\$3,400	
11.2	- reinforcing steel	0.3	TN	\$3,200.00	\$960	
11.3	- concrete, 25 MPa, exposure class 'N'	2	m3	\$235.00	\$470	
12	Foundations to mechanical room required for geothermal (1200SF)					Included above
13	Perimeter weeping tile and granular	317	m	\$32.00	\$10,144	
14	Perimeter insulation (R15- R20)	492	m2	\$45.00	\$22,118	
15	Perimeter dampproofing	492	m2	\$35.00	\$17,203	
16	Miscellaneous embedded metals	1	LS	\$3,500.00	\$3,500	
17	Stair foundations	1	NO	\$5,000.00	\$5,000	



No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b><u>A1.12 - Special Foundations</u></b>						
18	NIL					
	<b>TOTAL FOR SUB-STRUCTURE - Foundations</b>	0.88	2,555 m2	\$351.52	\$898,125	
<b><u>A1.2 SUB-STRUCTURE - Basement Excavation</u></b>						
19	NIL					
	<b>TOTAL FOR SUB-STRUCTURE - Basement Excavation</b>	0.00	0 m2	\$0.00	\$0	
<b><u>A2.1 STRUCTURE - Lowest Floor Construction</u></b>						
20	Level and compact subgrade	2,555	m2	\$1.50	\$3,833	
21	Concrete slab on grade including:	2,555	m2	\$66.05		\$168,758
21.1	- granular sub base, assumed 250mm	639	m3	\$42.00	\$26,838	
21.2	- rigid insulation				Excluded	
21.3	- wire mesh reinforcing	2,555	m2	\$12.00	\$30,660	
21.4	- concrete, 100mm	256	m3	\$235.00	\$60,160	
21.5	- screed and cure	2,555	m2	\$10.00	\$25,550	
21.6	- steel trowel finish	2,555	m2	\$10.00	\$25,550	
22	Slab on grade to mechanical room required for geothermal (1200SF)	112	m2	\$67.55	\$7,566	
23	Pits and trenches	1	LS	\$2,500.00	\$2,500	
24	Curbs and pads for mechanical equipment	1	LS	\$2,500.00	\$2,500	
	<b>TOTAL FOR STRUCTURE - Lowest Floor Construction</b>	0.92	2,667 m2	\$69.42	\$185,156	
<b><u>A2.2 STRUCTURE - Upper Floor Construction</u></b>						
<b><u>A2.21 - Upper Floor Construction</u></b>						
25	Wood framed upper floor construction including:	238	m2	\$260.00	\$61,880	
25.1	- 2x10 floor joists @ 300mm O.C					
25.2	- 18.5 plywood sheathing					
26	Framing to floor openings	1	LS	\$2,500.00	\$2,500	
<b><u>A2.22 - Stair Construction</u></b>						
27	Metal pan concrete filled stairs	24	m	\$325.00	\$7,800	
	<b>TOTAL FOR STRUCTURE - Upper Floor Construction</b>	0.08	238 m2	\$303.28	\$72,180	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b><u>A2.3 STRUCTURE - Roof Construction</u></b>						
<b><u>A2.31 - Roof Construction</u></b>						
28	Wood framed roof construction (developed area) including:	2,580	m2	\$515.00	\$1,328,700	
28.1	- base plates and anchor bolts					
28.2	- glulam columns					
28.3	- glulam beams					
28.4	- glulam purlins					
28.5	- girder truss					
28.6	- 406mm I-joists @ 600mm O.C					
28.7	- 356mm I-joists @ 600mm O.C					
28.8	- light wood trusses @ 600mm O.C					
28.9	- 15.5mm T&G plywood over 38mm T&G wood deck					
29	Structural steel roof construction to mechanical room including:	112	m2	\$643.50	\$72,072	
29.1	- base plates and anchor bolts					
29.2	- structural steel columns					
29.3	- structural steel beams					
29.4	- steel girders and purlins					
29.5	- bridging and bracing					
29.6	- metal deck					
30	Framing to roof openings	1	LS	\$2,500.00	\$2,500	
<b>TOTAL FOR STRUCTURE - Roof Construction</b>		0.93	2,692 m2	\$521.27	\$1,403,272	
<b><u>A3.1 EXTERIOR ENCLOSURE - Walls Below Grade</u></b>						
<b><u>A3.11 - Walls Below Grade</u></b>						
31	NIL					
<b><u>A3.12 - Structural Walls Below Grade</u></b>						
32	NIL					
<b>TOTAL FOR EXT. ENCLOSURE - Walls Below Grade</b>		0.00	0 m2	\$0.00	\$0	
<b><u>A3.2 EXTERIOR ENCLOSURE - Walls Above Grade</u></b>						
<b><u>A3.21 - Walls Above Grade</u></b>						
33	Prefinished metal cladding, including:	530	m2	\$421.12		\$223,196
33.1	- prefinished standing seam metal panel, similar to Vicwest Tradition 100	530	m2	\$270.00	\$143,100	
33.2	- 8mm drainage underlayment	530	m2		Included Above	
33.3	- galvanized z-girts c/w thermal spacers, 2 rows	530	m2		Included Above	
33.4	- semi rigid insulation	530	m2		Included Above	
33.5	- air/vapour barrier	530	m2		Included Above	
33.6	- 12.5mm exterior grade plywood sheathing	530	m2	\$35.00	\$18,550	
33.7	- 2x6" wood stud framing @ 400mm o.c	172	m2	\$66.00	\$11,352	
33.8	- 2x8" wood stud framing @ 400mm o.c	258	m2	\$88.00	\$22,704	
33.9	- 44x184 LSL wood stud framing @ 400mm o.c.	100	m2	\$100.00	\$10,000	
33.10	- 16mm type X gypsum board	530	m2	\$33.00	\$17,490	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
34	Prefinished metal cladding, including:	364	m2	\$493.00		\$179,551
34.1	- prefinished standing seam metal panel, similar to Vicwest Tradition 100	364	m2	\$270.00	\$98,334	
34.2	- 8mm drainage underlayment	364	m2		Included Above	
34.3	- galvanized z-girts c/w thermal spacers, 2 rows	364	m2		Included Above	
34.4	- semi rigid insulation	364	m2		Included Above	
34.5	- air/vapour barrier	364	m2		Included Above	
34.6	- 12.5mm exterior grade plywood sheathing	364	m2	\$35.00	\$12,747	
34.7	- 44x286 wood LVL stud wall @ 400mm o.c	364	m2	\$155.00	\$56,451	
34.8	- 16mm type X gypsum board	364	m2	\$33.00	\$12,019	
35	Structural wall bracing				Assumed not required	
<b><u>A3.23 - Glazed Curtain Wall</u></b>						
36	Fibreglass framed curtain wall system, assumed triple glazed, low e coating, and argon filled	155	m2	\$1,400.00	\$217,000	
<b>TOTAL FOR EXT. ENCLOSURE - Walls Above Grade</b>		0.36	1,049 m2	\$590.68		\$619,747
<b><u>A3.3 EXTERIOR ENCLOSURE - Windows &amp; Entrances</u></b>						
<b><u>A3.31 - Windows &amp; Louvers</u></b>						
37	Fibreglass framed windows, assumed triple glazed, low e coating, and argon filled	112	m2	\$1,215.00	\$136,080	
<b><u>A3.32 - Entrance Glazed Screens</u></b>						
38	Aluminum framed glazed entrance screens				Included above	
<b><u>A3.33 - Exterior Doors</u></b>						
39	Aluminum framed fully glazed doors including installation and finish					
39.1	- single	2	NO	\$4,000.00	\$8,000	
39.2	- double to theatre entrance	3	PR	\$5,500.00	\$16,500	
39.3	- double	3	PR	\$8,000.00	\$24,000	
40	Insulated hollow metal door and frame including installation and paint finish					
40.1	- single	2	NO	\$1,000.00	\$2,000	
40.2	- double	2	PR	\$2,200.00	\$4,400	
40.3	- double, full height	1	PR	\$5,200.00	\$5,200	
41	Door hardware supply allowance				Included Above	
42	Barrier free operators	5	NO	\$2,500.00	\$12,500	
<b>TOTAL FOR EXT. ENCLOSURE - Windows &amp; Entrances</b>		0.06	163 m2	\$1,283.58		\$208,680
<b><u>A3.4 EXTERIOR ENCLOSURE - Roof Covering</u></b>						
<b><u>A3.41 - Roofing</u></b>						
43	Sloped standing seam roofing including pre-finished metal roof, vapour barrier, insulation (R-60), and sheathing	2,692	m2	\$432.00	\$1,162,944	
<b><u>A3.42 - Skylights &amp; Roof Glazing</u></b>						
44	NIL				Included in item 37	
<b>TOTAL FOR EXT. ENCLOSURE - Roof Covering</b>		0.93	2,692 m2	\$432.00		\$1,162,944

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b><u>A3.5 EXTERIOR ENCLOSURE - Projections</u></b>						
<b><u>A3.51 - Projections</u></b>						
45	Wood soffit finish to roof overhangs: wood strapping with tongue and groove wood soffit	115	m2	\$400.00	\$46,000	
46	Prefinished metal eaves and downspouts	1	LS	\$20,000.00	\$20,000	
47	Exterior building signature signage				Assumed by owner	
<b>TOTAL FOR EXT. ENCLOSURE - Projections</b>		1.00	2,905 m2	\$22.72	\$66,000	
<b>B. INTERIORS</b>						
<b><u>B1.1 PARTITIONS &amp; DOORS - Partitions</u></b>						
<b><u>B1.11 - Fixed Partitions</u></b>						
48	Gypsum board partitions including:	1,294	m2	\$142.00		\$183,748
48.1	- 16mm type X gypsum board	1,294	m2	\$33.00	\$42,702	
48.2	- 2x6 wood stud wall @ 400mm o.c	1,294	m2	\$66.00	\$85,404	
48.3	- acoustic mineral wool insulation	1,294	m2	\$10.00	\$12,940	
48.4	- 16mm type X gypsum board	1,294	m2	\$33.00	\$42,702	
49	Gypsum board partitions including:	163	m2	\$164.00		\$26,732
49.1	- 16mm type X gypsum board	163	m2	\$33.00	\$5,379	
49.2	- 2x8 wood stud wall @ 400mm o.c	163	m2	\$88.00	\$14,344	
49.3	- acoustic mineral wool insulation	163	m2	\$10.00	\$1,630	
49.4	- 16mm type X gypsum board	163	m2	\$33.00	\$5,379	
50	Gypsum board partitions including:	229	m2	\$176.00		\$40,304
50.1	- 16mm type X gypsum board	229	m2	\$33.00	\$7,557	
50.2	- 44x184 wood LSL stud wall @ 400mm o.c	229	m2	\$100.00	\$22,900	
50.3	- acoustic mineral wool insulation	229	m2	\$10.00	\$2,290	
50.4	- 16mm type X gypsum board	229	m2	\$33.00	\$7,557	
51	Gypsum board partitions to perimeter of theatre including:	446	m2	\$231.00		\$103,026
51.1	- 16mm type X gypsum board	446	m2	\$33.00	\$14,718	
51.2	- 44x286 wood LVL stud wall @ 400mm o.c	446	m2	\$155.00	\$69,130	
51.3	- acoustic mineral wool insulation	446	m2	\$10.00	\$4,460	
51.4	- 16mm type X gypsum board	446	m2	\$33.00	\$14,718	
52	Premium for soundproofing level to theatre	1	LS	\$15,000.00	\$15,000	
53	Aluminum framed glazed partitions	54	m2	\$500.00	\$27,000	
54	Rough carpentry	2,905	m2	\$4.50	\$13,073	
55	Caulking, sealing, and firestopping	2,905	m2	\$3.00	\$8,715	
<b><u>B1.12 - Moveable Partitions</u></b>						
56	Folding partition to NanaWall	25	m2	\$4,755.00	\$116,507	
<b>TOTAL FOR INTERIOR PARTITIONS &amp; DOORS - Partitions</b>		0.76	2,211 m2	\$241.62	\$534,104	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b><u>B1.2 PARTITIONS &amp; DOORS - Interior Doors</u></b>						
<b><u>B1.21 - Interior Doors &amp; Hardware</u></b>						
57	Aluminum framed fully glazed doors including installation and finish					
57.1	- single	3	NO	\$4,000.00	\$12,000	
57.2	- double	3	PR	\$8,000.00	\$24,000	
58	Pressed metal door and frame assumed including frame including installation and paint finish					
58.1	- double to loading and work room	1	PR	\$4,250.00	\$4,250	
58.2	- double to mechanical room	1	PR	\$4,250.00	\$4,250	
59	Wood door assumed split face veneer solid core and pressed metal frame including installation and finish					
59.1	- single	32	NO	\$1,100.00	\$35,200	
59.2	- double	16	PR	\$2,200.00	\$35,200	
60	Door hardware supply allowance	66	NO	\$750.00	\$49,500	
61	Barrier free operators to vestibule entries, universal washrooms and barrier free paths of travel	10	NO	\$2,500.00	\$25,000	
62	Allowance for view panels, door glazing, and transoms	1	LS	\$7,500.00	\$7,500	
<b>TOTAL FOR INTERIOR PARTITIONS &amp; DOORS - Doors</b>		0.06	165	m2	\$1,191.88	<b>\$196,900</b>
<b><u>B2.1 FINISHES - Floor Finishes</u></b>						
<b><u>B2.11 - Floor Finishes</u></b>						
63	Concrete sealer to exposed flooring throughout	2,521	m2	\$20.00	\$50,420	
64	Flooring bases	1,345	m	\$15.00	\$20,175	
<b>TOTAL FOR FINISHES - Floor Finishes</b>		0.87	2,521	m2	\$28.00	<b>\$70,595</b>
<b><u>B2.2 FINISHES - Ceiling Finishes</u></b>						
<b><u>B2.21 - Ceiling Finishes</u></b>						
65	Suspended perforated gypsum board with paint finish (50%) suspended perforated plaster board (50%) to Studios/Multi-Purpose Room	379	m2	\$360.00	\$136,440	
66	Suspended water resistant gypsum board with paint finish to washrooms	92	m2	\$125.00	\$11,500	
67	Clear stain finish to exposed ceiling	2,050	m2	\$25.00	\$51,250	
<b>TOTAL FOR FINISHES - Ceiling Finishes</b>		0.87	2,521	m2	\$79.01	<b>\$199,190</b>
<b><u>B2.3 FINISHES - Wall Finishes</u></b>						
<b><u>B2.31 - Wall Finishes</u></b>						
68	Paint	4,911	m2	\$8.00	\$39,290	
69	Porcelain tile assumed to 2150mm A.F.F to washrooms	247	m2	\$125.00	\$30,875	
<b>TOTAL FOR FINISHES - Wall Finishes</b>		1.78	5,158	m2	\$13.60	<b>\$70,165</b>

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b><u>B3.1 FITTINGS &amp; EQUIPMENT - Fittings &amp; Fixtures</u></b>						
<b><u>B3.11 - Miscellaneous Metals</u></b>						<b>\$20,290</b>
70	Miscellaneous metals including lintels, bracing, and so forth	2,905	m2	\$5.00	\$14,525	
71	Wall mounted handrails, assumed painted metal	6	m	\$195.00	\$1,170	
72	Floor mounted handrails and balustrades, assumed painted metal	7	m	\$585.00	\$4,095	
73	Washroom vanity bracket	5	m	\$100.00	\$500	
<b><u>B3.12 - Millwork</u></b>						<b>\$51,250</b>
74	Washroom vanities	5	m	\$450.00	\$2,250	
75	Reception desk	6	m	\$1,750.00	\$10,500	
76	Closet shelf and rod	10	m	\$350.00	\$3,500	
77	Allowance for additional millwork to the following					
77.1	- studio	1	LS	\$25,000.00	\$25,000	
77.2	- workshop	1	LS	\$5,000.00	\$5,000	
77.3	- multi-purpose	1	LS	\$5,000.00	\$5,000	
77.4	- exhibit/gallery				Excluded	
77.5	- catering kitchen				Excluded	
<b><u>B3.13 - Specialties</u></b>						<b>\$94,625</b>
78	Washroom partitions, assumed floor mounted					
78.1	- standard	7	NO	\$1,000.00	\$7,000	
78.2	- barrier free	1	NO	\$1,200.00	\$1,200	
78.3	- urinal screens	1	NO	\$850.00	\$850	
79	Washroom accessories including:					
79.1	- toilet paper dispenser	14	NO	\$100.00	\$1,400	
79.2	- soap dispenser	11	NO	\$75.00	\$825	
79.3	- paper towel dispenser / waste receptacles	11	NO	\$350.00	\$3,850	
79.4	- grab bars	3	PR	\$350.00	\$1,050	
79.5	- sanitary disposal	11	NO	\$100.00	\$1,100	
79.6	- mirrors	10	NO	\$300.00	\$3,000	
79.7	- tilted mirrors	2	NO	\$400.00	\$800	
80	Entrance pedimat	12	m2	\$1,000.00	\$12,000	
81	Interior signage (doors only)	77	NO	\$150.00	\$11,550	
82	Acoustic panels to theatre walls, assumed 10% of total wall area	1	LS	\$50,000.00	\$50,000	
83	Display cases				Excluded	
84	Window shades				Excluded	
<b><u>B3.14 - Furniture</u></b>						<b>\$0</b>
85	NIL					
<b>TOTAL FOR FITTINGS &amp; EQUIP. - Fittings &amp; Fixtures</b>		<b>1.00</b>	<b>2,905</b> m2	<b>\$57.20</b>	<b>\$166,165</b>	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b>B3.2 FITTINGS &amp; EQUIPMENT - Equipment</b>						
<b>B3.21 - Equipment</b>						
86	Theatre Equipment as per Performance Equipment Spreadsheet Estimate including:	1	LS	\$2,320,097.00		\$2,320,097
87	<b>Theatre Consultants Collaborative Specified Equipment</b>					
88	<u>Performance Draperies - 11 61 43</u>	1	LS	\$67,760.00		\$67,760
88.1	- Stage Draperies - Main Curtain - Simple	1	NO	\$14,520.00	\$14,520	
88.2	- Stage Draperies - Grand Valance	1	NO	\$7,260.00	\$7,260	
88.3	- Stage Draperies - Borders	2	NO	\$2,904.00	\$5,808	
88.4	- Stage Draperies - Legs	2	PR	\$2,420.00	\$4,840	
88.5	- Stage Draperies - Tabs	3	NO	\$2,420.00	\$7,260	
88.6	- Stage Draperies - Traveler Panels	3	PR	\$7,865.00	\$23,595	
88.7	- Stage Draperies - Cyclorama	1	NO	\$3,025.00	\$3,025	
88.8	- Storage Hampers	2	NO	\$726.00	\$1,452	
89	Performance Curtain Tracks - 11 61 44	1	LS	\$30,250.00		\$30,250
89.1	- Curved Drapery Traveler Track And Pull Rigging - Standard	61	m	\$496.25	\$30,250	
90	Tension Wire Grid - 11 61 38	1	LS	\$651,585.00		\$651,585
90.1	- Tension Wire Grid - Panels 6.5' x 5'	567	m2	\$1,107.08	\$627,385	
90.2	- Accessories	1	LS	\$24,200.00	\$24,200	
91	<u>Acoustic Control Drapery - 11 61 53</u>	1	LS	\$11,616.00		\$11,616
91.1	- Acoustic Drapery Panels	6	NO	\$1,936.00	\$11,616	
92	<u>Acoustic Control Drapery Track - 11 61 54</u>	1	LS	\$9,075.00		\$9,075
92.1	- Curved Drapery Traveler Track And Pull Rigging - Economical - Drapes < 15' high	30	m	\$297.75	\$9,075	
93	Performance Power And Controls - 11 61 61	1	LS	\$190,697.00		\$190,697
93.1	- Motorized Breaker Panel Board with 84 DMX driven motorized Breakers	2	NO	\$31,339.00	\$62,678	
93.2	- Panel Board Surge Suppression	2	NO	\$1,936.00	\$3,872	
93.3	- House & Work Light Circuits			Included in Electrical		
93.4	- Emergency Power Loss Detection Kit - (EBDK)	1	NO	\$1,210.00	\$1,210	
93.5	- Emergency DMX Control 1 in / out (DEBC)	1	NO	\$1,210.00	\$1,210	
93.6	- ELTS 6 @ 20A Circuit Phase and Voltage Configuration As Required.	1	NO	\$9,680.00	\$9,680	
	Emergency Power With Branch. Protection Branch Protection					
93.7	- Receptacle Only (Fixed box)	149	NO	\$121.00	\$18,029	
93.8	- 100A Company Switch	1	NO	\$6,655.00	\$6,655	
93.9	- 200A Company Switch	1	NO	\$7,865.00	\$7,865	
93.10	- Architectural Cont Processor - Rack Mount -2 DMX Univ.	1	NO	\$6,050.00	\$6,050	
93.11	- Work/Aud. Light Control - Station	6	NO	\$484.00	\$2,904	
93.12	- Motion Detection	12	NO	\$302.50	\$3,630	
93.13	- Daylight Detection	1	NO	\$303.00	\$303	
93.14	- Performance Lighting Console - Standard	1	NO	\$20,570.00	\$20,570	
93.15	- DMX Distr Equipment (1 universe/w 6 outs)	1	NO	\$2,662.00	\$2,662	
93.16	- Control Faceplate	15	NO	\$363.00	\$5,445	
93.17	- Base Processing Rack- Large Package/Rack/Network/Patch/	1	NO	\$12,100.00	\$12,100	
93.18	- Switch- POE 8 Port Convection	3	NO	\$1,452.00	\$4,356	
93.19	- 4 Port DMX Node- Basic Rack	6	NO	\$1,815.00	\$10,890	
93.20	- Allowance For Architectural Lighting Control integration of LED or other non-conventional fixtures	1	NO	\$6,050.00	\$6,050	
93.21	- Stage edge illumination	15	m	\$297.78	\$4,538	
94	<u>Performance Lighting Instruments And Accessories - 11 61 64</u>	1	LS	\$163,350.00		\$163,350
94.1	- Stage Lighting Instruments - LED Ellipsoidal Moderate or short throw, high CRI				Owner FFE	\$2,565 eligible
94.2	- Stage Lighting Instruments - LED Ellipsoidal Moderate or short throw, Moderate CRI	100	NO	\$1,633.50	\$163,350	\$160,785 ineligible
94.3	- Stage Lighting Instruments - LED Wash - Moderate CRI				Owner FFE	
94.4	- Cyc Lighting Instruments 1 Cell - LED				Owner FFE	
94.5	- Automated Light - Moderate				Owner FFE	
94.6	- Portable dimmer at conventional instrument - 750W				Owner FFE	
94.7	- LED Work Light (switched)				Owner FFE	
94.8	- Follow Spots - Short Throw				Owner FFE	
94.9	- Atmospheric				Owner FFE	
94.10	- Lighting Accessories				Owner FFE	
94.11	- Control Cable				Owner FFE	
94.12	- Loose Electrical Distribution - Std				Owner FFE	
94.13	- Ghost Light				Owner FFE	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
95	<u>Performance Sound, Video, And Communications - 11 61 70</u>	1	LS	\$368,124.00		\$368,124
95.1	- Compact Subwoofers	2	NO	\$9,075.00	\$18,150	
95.2	- Monitor Speakers	4	NO	\$6,655.00	\$26,620	\$109,723 eligible
95.3	- Reinforcement Speakers	7	NO	\$7,260.00	\$50,820	\$258,401 ineligible
95.4	- Small Mixer	1	NO	\$6,050.00	\$6,050	
95.5	- Sound Effects Workstation	1	NO	\$18,150.00	\$18,150	
95.6	- Digital Signal Processing	1	NO	\$24,200.00	\$24,200	
95.7	- Wired Microphones and Accessories				Owner FFE	
95.8	- Wireless Microphones				Owner FFE	
95.9	- CD/DVD/MP3 Player	1	NO	\$1,029.00	\$1,029	
95.10	- Digital recorder - Stereo	1	NO	\$1,815.00	\$1,815	
95.11	- Patchbay	1	NO	\$6,050.00	\$6,050	
95.12	- Stage Manager Master Stations	1	NO	\$4,235.00	\$4,235	
95.13	- Page / Show Relay - Per Channel	2	NO	\$10,454.00	\$20,908	
95.14	- Page / Show Relay - Per Speaker Stn	21	NO	\$484.00	\$10,164	
95.15	- Tech Intercom - Digital 4 Channel Main Stn	1	NO	\$6,534.00	\$6,534	
95.16	- Tech Intercom - Belt Pack or Wall Station	8	NO	\$1,694.00	\$13,552	
95.17	- ALS: Streaming WIFI B.Y.O.D. system	2	NO	\$3,630.00	\$7,260	
95.18	- ALS: Wi-Fi ALS Receivers	12	NO	\$303.00	\$3,636	
95.19	- Interpreter Station	1	NO	\$3,025.00	\$3,025	
95.20	- Camera - High Definition Pan/Tilt Zoom	3	NO	\$12,100.00	\$36,300	
95.21	- DVD/Blu Ray Player	1	NO	\$726.00	\$726	
95.22	- Video Controller - Imag / Documentary	1	NO	\$21,780.00	\$21,780	
95.23	- High Def Transport over UTP (price per termination)	4	NO	\$1,210.00	\$4,840	
95.24	- Medium Intensity Video projector				Owner FFE	
95.25	- Medium screen motorized projection screen (<28' wide x 16' high)	1	NO	\$30,250.00	\$30,250	
95.26	- Sequencing Panel Board	1	NO	\$14,520.00	\$14,520	
95.27	- Panel Board Surge Suppression	1	NO	\$1,210.00	\$1,210	
95.28	- Sound & Communications - Faceplate and Wiring	30	NO	\$1,210.00	\$36,300	
96	<u>Portable Seating Platforms - 11 61 23</u>	1	LS	\$254,100.00		\$254,100
96.1	- Platform with piston assisted scissor legs	21	NO	\$12,100.00	\$254,100	
97	<u>Performance Seating Portable - 12 62 00</u>	1	LS	\$29,040.00		\$29,040
97.1	- Chairs (stacking)	80	NO	\$363.00	\$29,040	
98	<u>Telescoping Seating - 12 66 23</u>	1	LS	\$544,500.00		\$544,500
98.1	- Telescoping Chair Platforms With Theatre Style Seats	300	NO	\$1,815.00	\$544,500	
99	<b>Owner Procured FFE</b>					
100	<u>Dance Equipment - 11111 / 00 00 00</u>				Owner FFE	
100.1	- Dance Surface: Black					
101	<u>Costume Equipment - 11110 / 11 23 00</u>				Owner FFE	
101.1	- Wardrobe Tools/equipment					
101.2	- Commercial Washers					
101.3	- Commercial Dryers					
101.4	- Garment Racks					
102	<u>Stage Equipment - 14830 / 11 61 90</u>				Owner FFE	
102.1	- Misc. Ladders, etc					
102.2	- Telescoping Work Platforms					
<b>TOTAL FOR FITTINGS &amp; EQUIP. - Equipment</b>		1.00	2,905 m2	\$798.66	\$2,320,097	\$1,802,416 eligible \$517,681 ineligible

**B3.3 FITTINGS & EQUIPMENT - Conveying Systems****B3.31 - Elevators**

103 NIL

**B3.32 - Escalators & Moving Walks**

104 NIL

**B3.33 - Material Handling Systems**

105 NIL

**TOTAL FOR FITTINGS & EQUIP. - Conveying Systems**

0.00 0 m2 \$0.00 \$0



No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b>C1. SERVICES - MECHANICAL</b>						
<b><u>C1.1 Plumbing &amp; Drainage</u></b>						
<b><u>C1.11 - Plumbing Fixtures</u></b>						<b>\$91,600</b>
106	Commercial quality, water conserving plumbing fixtures and fittings c/w drains, mounting frames, fittings and accessories					
106.1	- Water closets - wall mounted c/w sensor operated flush valves	9	NO	\$1,200.00	\$10,800	
106.2	- Water closets - floor mounted c/w flush tank	5	NO	\$800.00	\$4,000	
106.3	- Urinal - wall mounted c/w sensor operated flush valves	2	NO	\$1,200.00	\$2,400	
106.4	- Lavatories - counter mounted c/w sensor operated faucet	6	NO	\$1,000.00	\$6,000	
106.5	- Lavatories - wall hung c/w sensor operated faucet	4	NO	\$1,200.00	\$4,800	
106.6	- Lavatories - wall hung c/w manual faucet	2	NO	\$900.00	\$1,800	
106.7	- Janitor mop sinks - floor mounted	2	NO	\$1,500.00	\$3,000	
106.8	- Eye wash station c/w thermostatic mixing valve (TBD)	4	NO	\$1,200.00	\$4,800	
106.9	- Miscellaneous sinks (TBD)	4	NO	\$2,000.00	\$8,000	
106.10	- Drinking fountain (TBD)	2	NO	\$2,500.00	\$5,000	
107	Rough-in connections for above fixtures	40	NO	\$650.00	\$26,000	
108	Allowance for catering kitchen including sinks and rough-ins to catering equipment	1	LS	\$5,000.00	\$5,000	
109	Allowance for specialty sinks, rough-in and specialty traps for studio space	1	NO	\$10,000.00	\$10,000	
<b><u>C1.12 - Domestic Water</u></b>						<b>\$136,535</b>
110	Allowance for domestic water service throughout building including:	2,905	m2	\$47.00	\$136,535	
110.1	- Connect to existing mains					
110.2	- Local electric water heating storage tanks and points of use water heaters for remote wash rooms					
110.3	- Hot water inline circulator and expansion tank					
110.4	- Electronically operated master mixing valve					
110.5	- Hot, cold, recirculation and tempered water piping type "L" copper tubing with solder joints, fittings and supports					
110.6	- Thermal insulation for the above piping					
110.7	- Exterior non-freeze hose bibs					
110.8	- Interior hose connection with vacuum breakers					
110.9	- Allowance line valves and components including balancing valves, check valves, strainers, shock absorbers, relief vents, gauges and the like					
110.10	- Trap primer assembly - electronic trap primer in box c/w distribution manifold and lateral piping					
110.11	- Make-up water assembly c/w reduced pressure back flow preventer and lateral piping and valving to non-portable water system, softened water and HVAC system					
<b><u>C1.13 - Sanitary Waste &amp; Vent</u></b>						<b>\$92,960</b>
111	Allowance for sanitary drainage systems throughout building including:	2,905	m2	\$32.00	\$92,960	
111.1	- Tie-in to sanitary mains c/w main clean out					
111.2	- Below grade sanitary drainage collection piping, PVC, c/w solvent welded joints, and fittings					
111.3	- Above grade sanitary drainage collection piping, cast iron c/w joints, MJ fittings, hangers, and supports					
111.4	- Solid interceptors					
111.5	- Condensate drainage piping, DWV copper c/w joints, fittings, and supports					
111.6	- Sanitary vent piping c/w vent through assemblies and cowl					
111.7	- Drains such as floor, hub or funnel floor drain					
111.8	- Clean outs and line items					
111.9	- Elevator sump pumps					
	- Sanitary sump pumps and forced main piping				Not required	
<b><u>C1.14 - Storm</u></b>						<b>\$46,480</b>
112	Allowance for roof drains and storm water collection piping at the flat roof area.	2,905	m2	\$16.00	\$46,480	
	Gutters and down spouts by G.C estimated elsewhere in the estimate				Info Only	
	Assume perimeter weeping tile is directly connected to site storm water system				Info Only	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b>C1.15 - Natural Gas</b>						\$0
113	Allowance for natural gas service to building service equipment including:				Not required	
113.1	- Connection to natural gas incoming service					
113.2	- Natural gas black steel sch 40. piping c/w joints, fittings, supports & painting					
113.3	- Hook-up connection assemblies to mechanical equipment					
<b>C1.16 - Specialty Systems:</b>						\$10,000
<b>C1.16.3 - Compressed air</b>						\$10,000
114	Allowance for dedicated compressed air plant and distribution system serving studio area TBD	1	LS	\$10,000.00	\$10,000	
<b>C1.16.4 - Vacuum</b>						\$0
115	Allowance for dedicated vacuum plant and distribution system serving studio area TBD				Not required	
<b>C1.16.7 - Specialty Drainage</b>						\$0
	<i>Standard drainage system included under section C1.13. No specialty drainage, neutralization system etc. are required</i>				Info Only	
<b>C1.17 - Miscellaneous Works and General Accounts</b>						\$57,000
116	Supervision, job set up, clean up, small tool rentals, permits & inspections, overhead / profit, etc.	1	NO	\$57,000.00	\$57,000	
<b>TOTAL FOR MECHANICAL - Plumbing &amp; Drainage</b>		1.00	2,905	m2	\$149.60	\$434,575
<b>C1.2 Fire Protection</b>						
<b>C1.21 - Standpipe</b>						\$0
117	No work required					
<b>C1.22 - Sprinklers</b>						\$92,960
118	Allowance for wet/dry sprinkler coverage to NFPA 13 and local code	2,905	m2	\$32.00	\$92,960	
<b>C1.23 - Specialty Systems</b>						\$26,250
119	Allowance for pre-action fire suppression system serving museum and gallery space (TBD)	350	m2	\$75.00	\$26,250	
	<i>Gaseous fire suppression system</i>				Excluded	
<b>C1.24 - Fire Extinguisher</b>						\$1,816
120	Fire extinguishers in common areas in cabinets	7	NO	\$250.00	\$1,816	
<b>C1.25 - Miscellaneous Works and General Accounts</b>						\$0
121	Included above					
<b>TOTAL FOR MECHANICAL - Fire Protection</b>		1.00	2,905	m2	\$41.66	\$121,026

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b><u>C1.3 Heating, Ventilation &amp; Air Conditioning</u></b>						
<b><u>C1.31 - Liquid Heat Transfer (Heating)</u></b>						<b>\$504,825</b>
122	Allowance for electric boiler equal to Precision boilers - 100 kW (341.2 MBH)	1	NO	\$13,000.00	\$13,000	
123	Allowance for heating water plant including:	1	LS	\$63,000.00	\$63,000	
123.1	- Boiler circulation pump					
123.2	- Heating water primary pumps					
123.3	- Heating water secondary circulation pumps					
123.4	- Expansion tank - diaphragm type					
123.5	- Chemical treatment system, pot feeder and system flushing					
123.6	- Air separators c/w air vent assembly					
124	Allowance for supplemental heating units					
124.1	- Wall fin radiators	100	m	\$600.00	\$60,000	
124.2	- Air curtains at the main entrances	3	NO	\$5,000.00	\$15,000	
124.3	- Forced flow heaters	5	NO	\$2,000.00	\$10,000	
124.4	- Unit heaters	2	NO	\$1,200.00	\$2,400	
124.5	- In-floor radiant heating	100	m2	\$125.00	\$12,500	
125	Allowance for heating water distribution piping including plant room/mechanical room piping, branches to supplemental heating units and associated hook-up assemblies to hydronic plant equipment, AHUs and terminal heating units	2,905	m2	\$55.00	\$159,775	
126	Allowance for glycol heating system plant including:	1	LS	\$82,000.00	\$82,000	
126.1	- Heat exchanger					
126.2	- Glycol secondary circulation pumps, vertical in-line c/w suction diffusers and triple duty valves					
126.3	- Expansion tank - diaphragm type					
126.4	- Chemical treatment system, pot feeder and system flushing					
126.5	- Air separators c/w air vent assembly					
126.6	- Glycol fill unit c/w system glycol					
127	Glycol heating water distribution piping with in the upper level mechanical room and associated hook-up assemblies to hydronic plant equipment and Air handling units	2905	m2	\$30.00	\$87,150	
<b><u>C1.32 - Liquid Heat Transfer (Cooling)</u></b>						<b>\$378,725</b>
128	Allowance for heat recovery chiller equal to Aermac - 141 kW (40 tons)	2	NO	\$88,000.00	\$176,000	
129	Allowance for chilled water system plant equipment including	1	LS	\$72,000.00	\$72,000	
129.1	- Chilled water primary pumps					
129.2	- Chilled water secondary circulation pumps					
129.3	- Expansion tank - diaphragm type					
129.4	- Chemical treatment system, pot feeder and system flushing					
129.5	- Air separators c/w air vent assembly					
129.6	- Glycol fill unit c/w system glycol					
130	Allowance for chilled water distribution piping including mains, distribution to upper level mechanical room and associated hook-up assemblies to hydronic plant equipment, AHUs and terminal cooling only FCUs	2905	m2	\$45.00	\$130,725	
<b><u>C1.33 - Geothermal System</u></b>						<b>\$807,150</b>
131	Allowance for geothermal wells including pre fabricated geothermal PE loops c/w low permeability grout, tie-in loops in to the mechanical rooms, tracer devices and earthwork - 140m deep	32	NO	\$17,500.00	\$560,000	
132	Allowance for antifreeze, flush and fill and mechanical room manifolds	1	LS	\$60,000.00	\$60,000	
133	Geothermal system plant	1	LS	\$100,000.00	\$100,000	
133.1	- Heat exchanger					
133.2	- Geothermal pumps					
133.3	- Secondary side water pumps					
133.4	- Expansion tank					
133.5	- Air separator					
133.6	- Chemical treatment					
133.7	- Glycol fill unit					

No.	Description	Quant.	Unit	Rate	Sub Total	Total
134	Allowance for geothermal primary and secondary side piping and associated hook-up assemblies to hydronic plant equipment	2,905	m2	\$30.00	\$87,150	
<b>C1.34 - Air Distribution</b>						\$861,650
135	Allowance for Air handling units c/w dampers, filters, glycol cooling coil, glycol heating coil, supply fan and exhaust fan with dual core heat recovery module with minimum 80% efficiency.					
135.1	- Single zone AHU serving auditorium - 10,000 CFM	1	NO	\$140,000.00	\$140,000	
135.2	- Single zone AHU serving museum exhibit - 4,000 CFM	1	NO	\$64,000.00	\$64,000	
135.3	- Single zone AHU serving gallery and support space - 3,000 CFM	1	NO	\$49,500.00	\$49,500	
135.4	- Multi zone AHU serving BOH - 4,000 CFM	1	NO	\$64,000.00	\$64,000	
135.5	- Multi zone AHU serving FOH and Mezzanine circulation space - 3,000 CFM	1	NO	\$49,500.00	\$49,500	
135.6	- Multi zone AHU to studio and multi purpose room - 7,000 CFM	1	NO	\$105,000.00	\$105,000	
136	Allowance for VRF system serving studios and multi purpose room				Deleted	
137	Allowance for glycol chilled water FCUs to electrical/IT room	4	NO	\$3,000.00	\$12,000	
138	Allowance for air distribution including	2,905	m2	\$130.00	\$377,650	
138.1	- Terminal units					
138.2	- Ductwork - Galvanized steel rectangular ductwork to SMACNA standards					
138.3	- Thermal insulations					
138.4	- Air diffusion devices					
138.5	- Allowance for miscellaneous components					
<b>C1.35 - Exhaust Systems</b>						\$66,480
139	Allowance for washroom /dressing room / janitor / café exhaust	2,905	m2	\$6.00	\$17,430	
140	Allowance for specialty exhaust serving studio space	2,905	m2	\$10.00	\$29,050	
141	Light commercial catering kitchen exhaust/dishwasher exhaust including exhaust fan and associated ductwork	1	LS	\$20,000.00	\$20,000	
<i>Dust collection system</i>					Excluded	
<b>C1.37 - Support Systems and Works</b>						\$109,340
<b>C1.37.1 - Noise and Vibration Isolation</b>						\$28,000
142	Allowance for silencers and acoustic lag for noise sensitive areas	1	LS	\$28,000.00	\$28,000	
<b>C1.37.2 - Mechanical Wiring and Starters</b>						\$23,240
143	Allowance for VFDs and associated wiring	2,905	m2	\$8.00	\$23,240	
<b>C1.37.3 - Balancing and Commissioning</b>						\$58,100
144	Allowance for TAB work	2,905	m2	\$12.00	\$34,860	
145	Allowance for commissioning support	2,905	m2	\$8.00	\$23,240	
<b>C1.37.6 - Generator Support</b>						\$0
<i>Assume self contained generator</i>					Info Only	
<b>C1.37.7 - Humidification</b>						\$0
<i>Not required</i>					Info Only	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b>C1.38 - Miscellaneous Works and General Accounts</b>						<b>\$316,000</b>
146	Supervision, job set up, clean up, small tool rentals, permits & inspections, overhead / profit, etc.	1	NO	\$316,000.00	\$316,000	
<b>TOTAL FOR MECHANICAL - HVAC</b>		1.00	2,905 m2	\$1,047.91	<b>\$3,044,170</b>	

**C1.4 MECHANICAL - Controls**

<b>C1.41 - Controls and Automation</b>						<b>\$412,510</b>
147	Allowance for providing new building automation system to control and monitor the complete HVAC and other building systems including:	2,905	m2	\$142.00	\$412,510	
147.1	- Boiler & circulating pumps					
147.2	- Heating water pumps					
147.3	- Heating water plant appurtenances					
147.4	- Supplemental heating					
147.5	- Heat recovery chillers					
147.6	- Chilled water pumps					
147.7	- Chilled water plant appurtenances					
147.8	- Heating water glycol heat exchangers					
147.9	- Glycol pumps					
147.10	- Glycol plant app					
147.11	- Geothermal heat exchangers					
147.12	- Geothermal pumps					
147.13	- condenser water pumps					
147.14	- Geothermal plant app					
147.15	- Single zone AHUs					
147.16	- Multi zone AHUs					
147.17	- ERV unit				Deleted	
147.18	- VRF				Deleted	
147.19	- FCUs					
147.20	- Terminal units					
147.21	- Fans					
147.22	- Miscellaneous including supervision, programming, graphics and frond end work station					
<b>C1.42 - Miscellaneous Works and General Accounts</b>						<b>\$0</b>
148	Included					
<b>TOTAL FOR MECHANICAL - Controls</b>		1.00	2,905 m2	\$142.00	<b>\$412,510</b>	
Total Mech Unit Rate				<b>\$1,381.16</b>		

**C2. SERVICES - ELECTRICAL****C2.1 ELECTRICAL - Service & Distribution**

<b>C2.11 - Main Service</b>						<b>\$26,200</b>
149	600A 347/600V main switchboard	1	NO	\$25,000.00	\$25,000	
150	Utility metering cabinet	1	NO	\$1,200.00	\$1,200	
<b>C2.12 - Emergency Power</b>						<b>\$0</b>
151	Not in scope of work. Life safety lighting provided by battery units, remote heads, and exit signage				See C2.21 - Lighting	
<b>C2.13 - Distribution</b>						<b>\$87,150</b>
152	Normal power distribution system including 347/600V distribution and mechanical panels, 120/208V power and lighting panels, and associated step-down transformers	2,905	m2	\$30.00	\$87,150	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b><u>C2.14 - Feeders</u></b>						<b>\$63,910</b>
153	Feeders for above distribution equipment using rw90 copper conductors in EMT conduit	2,905	m2	\$22.00	\$63,910	
<b><u>C2.15 - Motor Controls &amp; Wiring</u></b>						<b>\$47,933</b>
154	Power connections for mechanical equipment with line and load side wiring	2,905	m2	\$16.50	\$47,933	
<b><u>C2.16 - Miscellaneous</u></b>						<b>\$17,000</b>
155	Building and technical grounding systems	1	LS	\$17,000.00	\$17,000	
156	Lightning protection system not required				Assumed	
157	Photovoltaic system not required				Assumed	
<b><u>C2.17 - Electrical Contractors Overhead</u></b>						<b>\$37,492</b>
158	Supervision	1	LS	\$15,876.00	\$15,876	
159	Premium time, etc.				N/A	
160	Job set-up, etc.	1	LS	\$12,715.00	\$12,715	
161	Rentals, small tools, etc.	1	LS	\$5,086.00	\$5,086	
162	Permits & inspections	1	LS	\$3,306.00	\$3,306	
163	Insurance	1	LS	\$509.00	\$509	
<b>TOTAL FOR ELECTRICAL - Service &amp; Distribution</b>		<b>1.00</b>	<b>2,905</b>	<b>m2</b>	<b>\$96.28</b>	<b>\$279,685</b>

**C2.2 ELECTRICAL - Lighting, Devices & Heating****C2.21 - Lighting****\$406,700**

*Lighting costs include the supply and installation of fixtures with associated wiring and supports*

164	Dimmable LED lighting to be provided throughout and based on the following:	2,905	m2	\$140.00	\$406,700	
164.1	- suspended decorative fixtures and wall sconces in theatre					
164.2	- recessed linear fixtures, potlights, and suspended decorative fixtures in circulation spaces					
164.3	- suspended continuous direct/indirect fixtures in studios/multi-purpose room/workshop					
164.4	- track lighting and recessed potlights in gallery/exhibit					
164.5	- recessed potlights and cove lighting in washrooms					
164.6	- suspended industrial fixtures in back-of-house and service areas					
165	Life safety lighting using battery units, remote heads, and "green running man" exit signage				Included in above rate	

**C2.22 - Branch Devices & Wiring****\$156,870**

*Branch device costs include the supply and installation of devices with associated wiring and supports*

166	Branch devices and lighting control based on the following:	2,905	m2	\$54.00	\$156,870	
166.1	- convenience receptacles to be provided throughout					
166.2	- power for Audio Visual equipment using 20A dimming circuits to be provided in theatre to accommodate production equipment					
166.3	- lighting control via central programmable system with dimming capability with occupancy sensors, daylight harvesting and LV switching					

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b><u>C2.23 - Heating</u></b>						<b>\$5,000</b>
167	Power connections for Div 15 electric heaters and washroom hand dryers	1	LS	\$5,000.00	\$5,000	
<b><u>C2.24 - Electrical Contractors Overhead</u></b>						<b>\$90,981</b>
168	Supervision	1	LS	\$40,236.00	\$40,236	
169	Premium time, etc.				N/A	
170	Job set-up, etc.	1	LS	\$29,850.00	\$29,850	
171	Rentals, small tools, etc.	1	LS	\$11,940.00	\$11,940	
172	Permits & inspections	1	LS	\$7,761.00	\$7,761	
173	Insurance	1	LS	\$1,194.00	\$1,194	
<b>TOTAL FOR ELECTRICAL - Lighting, Devices &amp; Heating</b>		<b>1.00</b>	<b>2,905</b>	<b>m2</b>	<b>\$227.04</b>	<b>\$659,551</b>
 <b><u>C2.3 ELECTRICAL - Systems &amp; Ancillaries</u></b>						
<b><u>C2.31 - Fire Alarm System</u></b>						<b>\$63,910</b>
174	Single stage addressable fire alarm system c/w control panel, annunciator, passive graphic, pullstations, audible / visual alarms, smoke / heat detectors...	2,905	m2	\$22.00	\$63,910	
<b><u>C2.32 - Security System</u></b>						<b>\$146,000</b>
175	Security access rough-in at egress door	11	NO	\$2,100.00	\$23,100	
176	Security access rough-in at miscellaneous interior door (storage, offices, etc...)	6	NO	\$1,550.00	\$9,300	
177	CCTV camera rough-in	10	NO	\$860.00	\$8,600	
178	Supply, installation, and programming of security equipment and associated head end	1	LS	\$105,000.00	\$105,000	
<b><u>C2.33 - Communications</u></b>						<b>\$141,725</b>
179	Communications empty infrastructure system including rough-ins for ceiling wireless access points	2,905	m2	\$15.00	\$43,575	
180	CAT 6 horizontal cabling system	2,905	m2	\$30.00	\$87,150	
181	Backbone cabling and hardware	1	LS	\$11,000.00	\$11,000	
<b><u>C2.34 - P.A. &amp; A.V. Systems</u></b>						<b>\$60,017</b>
182	Audio Visual empty raceway infrastructure c/w provision for ceiling speakers, multimedia outlets, outlets for display walls, assisted listening in theatre, projectors and screens in studios, etc...	2,905	m2	\$20.66	\$60,017	
183	Supply and installation of Public Address & Audio Visual equipment and associated head end by Performance Equipment Provider				See Cash Allowances	
<b><u>C2.35 - Miscellaneous</u></b>						<b>\$14,525</b>
184	Miscellaneous systems (clocks, washroom call assistance, etc...)	2,905	m2	\$5.00	\$14,525	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b><u>C2.36 - Electrical Contractors Overhead</u></b>						<b>\$62,396</b>
185	Supervision	1	LS	\$24,360.00	\$24,360	
186	Premium time, etc.				N/A	
187	Job set-up, etc.	1	LS	\$22,374.00	\$22,374	
188	Rentals, small tools, etc.	1	LS	\$8,950.00	\$8,950	
189	Permits & inspections	1	LS	\$5,817.00	\$5,817	
190	Insurance	1	LS	\$895.00	\$895	
<b>TOTAL FOR ELECTRICAL - Systems &amp; Ancillaries</b>		<b>1.00</b>	<b>2,905</b>	<b>m2</b>	<b>\$168.18</b>	<b>\$488,573</b>
Total Elec Unit Rate				<b>\$491.50</b>		

## D. SITE & ANCILLARY WORK

### D1.1 SITEWORK - Site Development

<b><u>D1.11 - Preparation</u></b>						<b>\$89,498</b>
191	Clear and grub site	9,945	m2	\$0.50	\$4,973	
192	Strip topsoil and stockpile on site	9,945	m2	\$1.00	\$9,945	
193	Rough grading including cut and fill, assumed minimal	9,945	m2	\$6.00	\$59,670	
194	Erosion control	505	m	\$12.00	\$6,060	
195	Rental fence (fast fence)	295	m	\$30.00	\$8,850	
196	Demolition of existing site elements				Assumed not required	
<b><u>D1.12 - Hard Surfaces</u></b>						<b>\$597,505</b>
197	Asphalt paving to parking and laneways including:					
197.1	- heavy duty, assumed required for fire route (full perimeter of building)	2,352	m2	\$65.00	\$152,880	
197.2	- medium duty	4,137	m2	\$45.00	\$186,165	
198	Concrete curbs (depressed, straight and curved)	993	m	\$75.00	\$74,475	
199	Concrete paving to walkways	1,107	m2	\$100.00	\$110,700	
200	Courtyard area, assumed area including:					
200.1	- 60% area hard surface, assumed unit pavers	294	m2	\$145.00	\$42,630	
200.2	- 40% soft surface, playsurface	196	m2	\$25.00	\$4,900	
201	Line painting to parking lot					
201.1	- standard	179	NO	\$15.00	\$2,685	
201.2	- barrier free	10	NO	\$150.00	\$1,500	
201.3	- pick-up/drop off	60	m2	\$35.00	\$2,100	
201.4	- crosswalks hatching	120	NO	\$150.00	\$18,000	
201.5	- hatched spaces	42	m2	\$35.00	\$1,470	
202	Load dock, assumed ramp required including:	1	LS	\$60,000.00	\$60,000	
202.1	- excavation including 1:1 slope cut					
202.2	- dispose excess excavated material					
202.3	- slab on grade including, hand trim, wire mesh reinforcing, and concrete					
202.4	- strip footing					
202.5	- retaining walls					
202.6	- heavy duty traffic topping to vehicular access					
202.7	- floor mounted painted metal guard rails to retaining walls					
202.8	- trench pit and metal drain cover					
202.9	- Dock restraints, rubber bumpers and dock seals including:					
202.10	- dock restraint					
202.11	- dock seals					
202.12	- Vehicle Restraints/Bumpers					



No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b><u>D1.13 - Improvements</u></b>						<b>\$2,500</b>
203	Gathering circle including path				Excluded	
204	Allowance for parking signage	1	LS	\$2,500.00	\$2,500	
205	Allowance for building exterior pylon sign				Excluded	
206	Allowance for site furnishing (bicycle racks, benches, garbage cans, etc.)				Excluded	
<b><u>D1.14 - Landscaping</u></b>						<b>\$70,145</b>
207	Seed and topsoil / site restoration	1,819	m2	\$5.00	\$9,095	
208	Large trees	12	NO	\$750.00	\$9,000	
209	Medium trees	20	NO	\$500.00	\$10,000	
210	Small trees	63	NO	\$350.00	\$22,050	
211	Allowance for shrubs, plantings, ground covers and planting beds including topsoil and planting material	1	LS	\$20,000.00	\$20,000	
<b>TOTAL FOR SITE WORK - Site Development</b>		<b>3.42</b>	<b>9,945</b>	<b>m2</b>	<b>\$82.42</b>	<b>\$819,648</b>
 <b><u>D1.2 SITEWORK - Mechanical Site Services</u></b>						
<b><u>D1.21 - Water</u></b>						<b>\$30,000</b>
212	Allowance for site water service including connection to mains and associated earthwork	1	LS	\$30,000.00	\$30,000	
<b><u>D1.22 - Sanitary</u></b>						<b>\$30,000</b>
213	Allowance for site sanitary services including earthwork and connection to building site sanitary service	1	LS	\$30,000.00	\$30,000	
<b><u>D1.23 - Storm</u></b>						<b>\$261,800</b>
214	Allowance for site storm drainage services including storm water collection from the parking space c/w storm water structures	11,900	m2	\$22.00	\$261,800	
<b><u>D1.24 - Natural Gas</u></b>						<b>\$0</b>
<i>Incoming natural gas services</i>					<i>Not required</i>	
<b><u>D1.25 - Specialty Systems</u></b>						<b>\$0</b>
215	Allowance for irrigation systems to new trees, shrubs, bushes and plants - TBD				Excluded	
<b><u>D1.26 - Miscellaneous Works and General Accounts</u></b>						<b>\$0</b>
216	Included above					
<b>TOTAL FOR SITE WORK - Mechanical Site Services</b>		<b>3.42</b>	<b>9,945</b>	<b>m2</b>	<b>\$32.36</b>	<b>\$321,800</b>

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b><u>D1.3 SITEWORK - Electrical Site Services</u></b>						
<b><u>D1.31 - Site - Power</u></b>						<b>\$104,937</b>
217	Allowance for Hydro transformer, cabling, and connection charge	1	LS	\$53,000.00	\$53,000	
218	4 - 103mm concrete encased PVC ductbank for Hydro primary cabling	80	m	\$261.50	\$20,920	
219	Transformer pad and grounding	1	NO	\$10,000.00	\$10,000	
220	3 - 103mm concrete encased PVC ductbank for secondary cabling	30	m	\$215.00	\$6,450	
221	350 rwu90 secondary conductor	320	m	\$26.05	\$8,336	
222	1/0 rwu90 secondary ground	80	m	\$10.39	\$831	
223	Pedestal mounted dual port EV charging station	2	NO	\$2,700.00	\$5,400	
<b><u>D1.32 - Site - Communications</u></b>						<b>\$19,384</b>
224	2 - 103mm concrete encased PVC ductbank for incoming communications cabling	80	m	\$162.30	\$12,984	
225	CCTV camera rough-in mounted on light pole	4	NO	\$1,600.00	\$6,400	
<b><u>D1.33 - Site - Lighting</u></b>						<b>\$137,825</b>
226	Single head pole mounted LED parking lot fixture	18	NO	\$4,800.00	\$86,400	
227	Exterior building illumination provided by LED wallpacks, bollards, and accent up lighting	1	LS	\$50,000.00	\$50,000	
228	Exterior lighting controller c/w photocell, time clock, and contactor	1	NO	\$1,425.00	\$1,425	
<b><u>D1.34 - Site - Electrical Contractors Overhead</u></b>						<b>\$31,545</b>
229	Supervision	1	LS	\$8,148.00	\$8,148	
230	Premium time, etc.				N/A	
231	Job set-up, etc.	1	LS	\$13,763.00	\$13,763	
232	Rentals, small tools, etc.	1	LS	\$5,505.00	\$5,505	
233	Permits & inspections	1	LS	\$3,578.00	\$3,578	
234	Insurance	1	LS	\$551.00	\$551	
<b>TOTAL FOR SITE WORK - Electrical Site Services</b>		<b>3.42</b>	<b>9,945</b>	<b>m2</b>	<b>\$29.53</b>	<b>\$293,691</b>
<b><u>D2.1 ANCILLARY WORK - Demolition</u></b>						
<b><u>D2.11 - Demolition</u></b>						
235	NIL					
<b><u>D2.12 - Hazardous Materials</u></b>						
236	This estimate excludes allowances for asbestos abatement and the handling of hazardous materials					<b>Excluded</b>
<b>TOTAL FOR ANCILLARY WORK - Demolition</b>		<b>0.00</b>	<b>0</b>	<b>m2</b>	<b>\$0.00</b>	<b>\$0</b>

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b><u>D2.2 ANCILLARY WORK - Alterations</u></b>						
<b><u>D2.21 - Alterations</u></b>						
237	NIL					
	<b>TOTAL FOR ANCILLARY WORK - Alterations</b>	0.00	0	m2	\$0.00	\$0
<b>Z. GENERAL REQUIREMENTS &amp; CONTINGENCIES</b>						
<b><u>Z1.1 GENERAL REQUIREMENTS &amp; FEES - General Requirements</u></b>						
<b><u>Z1.11 - Supervision &amp; Labour Expenses</u></b>						
238	Allowance for the General Contractor's supervision & labour expenses as follows:	1	LS	\$1,053,398	\$1,053,400	7.0%
238.1	- supervision and coordination of subcontractors					
238.2	- site superintendent and vehicle					
238.3	- general labour expenses					
<b><u>Z1.12 - Temporary Conditions</u></b>						
239	Allowance for the temporary conditions provided by the General Contractor				Included in Z1.11	
<b><u>Cash Allowances</u></b>						<b>\$25,000</b>
240	Independent inspection and testing	1	LS	\$25,000	\$25,000	
<b><u>Z1.13 - Permits, Insurance &amp; Bonds</u></b>						<b>\$255,000</b>
241	Building permit				Excluded	
242	General Liability and Builder's Risk insurance	1	LS	\$105,000	\$105,000	
243	Labour & Material and Performance bonding	1	LS	\$150,000	\$150,000	
	<b>TOTAL FOR GEN. REQ'MENTS &amp; FEES - Gen. Req'ments</b>	1.00	2,905	m2	\$459.00	\$1,333,400
<b><u>Z1.2 GENERAL REQUIREMENTS &amp; FEES - Fees</u></b>						
<b><u>Z1.21 - General Contractor's Fees</u></b>						
244	Allowance for the General Contractor's Fees (Head Office Overhead, Profit and Risk). (applied to measured works plus general requirements)	1	LS	\$573,368	\$573,000	3.5%
	<b>TOTAL FOR GEN. REQ'MENTS &amp; FEES - Fees</b>	1.00	2,905	m2	\$197.25	\$573,000

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b><u>Z2.1 ALLOWANCES - Design Contingency</u></b>						
245	Design Contingency as a percentage of the above to cover increases in the overall scope of the design during the remaining stages of the design phase  (applied to measured works plus general requirements and fees)					
245.1	- Architectural	1	LS	\$632,600	\$632,600	10.0%
245.2	- Structural	1	LS	\$288,300	\$288,300	10.0%
245.3	- Siteworks	1	LS	\$161,700	\$161,700	10.0%
245.4	- Mechanical Services	1	LS	\$452,100	\$452,100	10.0%
245.5	- Electrical Services	1	LS	\$160,900	\$160,900	10.0%
<b>TOTAL FOR ALLOWANCES - Design Contingency</b>		1.00	2,905 m2	\$583.68	\$1,695,600	
<b><u>Z2.2 ALLOWANCES - Escalation Contingency</u></b>						
246	Contingency for escalation that might occur between the date of the estimate and the anticipated tender date (applied to measured works plus general requirements, fees and Design Contingency)				Excluded	0.0%
<b>TOTAL FOR ALLOWANCES - Escalation Contingency</b>		1.00	2,905 m2	\$0.00	\$0	
<b><u>Z2.3 ALLOWANCES - Construction Contingency</u></b>						
247	Construction Contingency for post contract changes (applied to measured works plus general requirements, fees, Design Contingency and Escalation Contingency)		1 LS	\$559,500	\$559,500	3.0%
<b>TOTAL FOR ALLOWANCES - Construction Contingency</b>		1.00	2,905 m2	\$192.60	\$559,500	