

RETAIN FAÇADE

DESCRIPTION	ORDER OF MAGNITUDE ESTIMATE		
	GFA	COST/SF	AMOUNT
A. AVONCREST REFURBISHMENT			
1.0 NEW BUILD			N/A
2.0 RENOVATION	5,076	713.84	3,623,459
Structural steel support, foundations and tie-in to walls	5,076	200	1,015,200
E/O dormers	2	80,000	160,000
E/O gables and columns	2	250,000	500,000
Restore/repair Façade to sustain temporary supports	5,076	90	456,840
Existing foundation support		allow	300,000
Temporary weather enclosure for interior side	5,076	25	126,900
Replace existing wood windows			excluded
Restore front entrance doors, canopy, etc.			excluded
Demolition of building			by others
Removal of temporary protection and structural supports			by others
DESIGN SCOPE CONTINGENCY		20.0%	511,788
GENERAL CONTRACTORS GENERAL CONDITIONS		14.0%	429,902
GENERAL CONTRACTORS GENERAL FEE		4.0%	122,829
3.0 OTHER ASSOCIATED COSTS			0
SITE DEVELOPMENT / LANDSCAPING / RESTORATION			EXCLUDED
ABNORMAL SOIL CONDITIONS / CONTAMINATED SOIL			EXCLUDED
DEMOLITION OF EXISTING			EXCLUDED
PREMIUM TIME / AFTER-HOURS WORK			EXCLUDED
TOTAL AVONCREST REFURBISHMENT	<u>5,076</u>	713.84	<u>\$3,623,459</u>
SUB-TOTAL CONSTRUCTION COST			3,623,459
- NET H.S.T. ON CONSTRUCTION		1.89%	68,483
TOTAL CONSTRUCTION COST (INCL. NET H.S.T.)			<u>3,691,942</u>
ANCILLARY COSTS			
- Professional & Design Fees		8.0%	295,355
- Disbursements		+/- 1%	29,536
- Project Management		3.0%	110,758
- Cost Consultant		0.5%	18,460
- Other Consultants		3.0%	108,704
- Development Charges & Levies		1.0%	36,235
- Commissioning, Logistics, etc.		2.0%	72,469
- Net HST on above three items		1.89%	4,109
SUB-TOTAL			<u>4,367,568</u>
FURNISHINGS AND EQUIPMENT			NIL
POST CONTRACT CONTINGENCY (ON CONSTRUCTION)		15.0%	543,519
TOTAL PROJECT COST			<u>4,911,087</u>
PROJECTED ESCALATION TO 2023 (ALLOW 5.0% P.A.)	2 YEARS	10%	491,109
TOTAL PROJECT COST			<u>5,402,196</u>
PROJECTED ESCALATION TO 2025 (ALLOW 4.0% P.A.)	2 YEARS	8%	432,176
TOTAL PROJECT COST			<u>5,834,371</u>