

**Northumberland Medical Arts Centre
 SCHEMATIC DESIGN CONSTRUCTION COST ANALYSIS**

<u>Executive Summary</u>	GFA (sf)	\$/sf	Amount
1 Base Building + Site	45,381	\$152	\$6,895,000
2 Tenant Fit Out (Level 2 and 3)	23,003	\$109	\$2,508,000
3 Saving for Reduction in Building Size (82m2) Base Building - (\$71,000) Tenant Fit Out - (\$8,000)	885		(\$79,000)
Sub-Total	44,496	\$210	\$9,324,000
4 Escalation Allowance			EXCLUDED
5 Construction Contingency Allowance			EXCLUDED
Total Estimated Construction Cost - (excl. HST)	44,496	\$210	\$9,324,000

Separate Price - Not Included in Construction Cost Estimate

Mechanical;			
1 Sprinkler system		Add	\$148,000
2 Supply of Exam Room sinks-Assume - No touch Electronic faucet		Add	\$52,000
Electrical;			
No separate prices required			

The following has been specifically excluded:

- 1 HST
- 2 Professional Consultant Design Fees
- 3 Specialist Consultant Design Fees
- 4 Legal Fees and Expenses
- 5 Project Management Fees
- 6 Furniture, Furnishings and Equipment (other than detailed in the estimate)
- 7 Owner's Administration Expenses
- 8 Removal of Contaminated Material, if any
- 9 Permits and Development Charges
- 10 Premium Associated with Single-Sourcing if any
- 11 Garbage Equipment/Bins
- 12 Window Washing Equipment
- 13 Food Equipment/Kitchen Equipment/Office Equipment
- 18 Lighting Protection
- 19 Security, A/V, Communications, P.A., and Sound System
- 20 Testing and Inspection
- 22 Construction Price Escalation Beyond May 2015
- 23 Grey water system

ELEMENTAL COST SUMMARY



CLASS 'C' ESTIMATE - BASE BUILD

Project: Northumberland Medical Arts Centre
 Location: Cobourg, Ontario
 Owner/Client: NMAC
 Architect: Lett Architects Inc.

Cat: GG-SD-R1
 File: GG-SD-R1
 Date: 25 May 2015
 Project Number: 21291
Gross Floor Area: 4,216 m2

Element	Ratio to GFA	Elemental Quantity	Elemental Unit Rate	Elemental Amount	Cost/m2	Amount	
A SHELL							
A1 SUBSTRUCTURE							
A11 Foundation	0.43	1,796 m2	\$124.16	\$223,000	\$52.89		
A12 Basement Excavation	0.00	0 m3	\$0.00	\$0	\$0.00	\$223,000	3%
A2 STRUCTURE							
A21 Lowest Floor Construction	0.43	1,796 m2	\$52.90	\$95,000	\$22.53		
A22 Upper Floor Construction	0.57	2,420 m2	\$172.31	\$417,000	\$98.91		
A23 Roof Construction	0.44	1,851 m2	\$137.76	\$255,000	\$60.48	\$767,000	11%
A3 EXTERIOR ENCLOSURE							
A31 Walls Below Grade	0.00	0 m2	\$0.00	\$0	\$0.00		
A32 Walls Above Grade	0.33	1,395 m2	\$439.43	\$613,000	\$145.40		
A33 Windows & Entrances	0.14	582 m2	\$774.91	\$451,000	\$106.97		
A34 Roof Covering	0.29	1,210 m2	\$168.60	\$204,000	\$48.39		
A35 Projections	1.00	4,216 m2	\$57.16	\$241,000	\$57.16	\$1,509,000	22%
B INTERIORS							
B1 PARTITIONS & DOORS							
B11 Partitions	0.44	1,870 m2	\$141.71	\$265,000	\$62.86		
B12 Doors	0.01	25 No	\$1,800.00	\$45,000	\$10.67	\$310,000	4%
B2 FINISHES							
B21 Floor Finishes	0.44	1,866 m2	\$41.26	\$77,000	\$18.26		
B22 Ceiling Finishes	0.09	394 m2	\$50.76	\$20,000	\$4.74		
B23 Wall Finishes	1.13	4,775 m2	\$6.28	\$30,000	\$7.12	\$127,000	2%
B3 FITTINGS & EQUIPMENT							
B31 Fittings & Fixtures	1.00	4,216 m2	\$15.89	\$67,000	\$15.89		
B32 Equipment	0.00	0 m2	\$0.00	\$0	\$0.00		
B33 Conveying Systems	0.00	6 stp	\$35,000.00	\$210,000	\$49.81	\$277,000	4%
C SERVICES							
C1 MECHANICAL							
C11 Plumbing & Drainage	1.00	4,216 m2	\$54.32	\$229,000	\$54.32		
C12 Fire Protection	1.00	4,216 m2	\$0.71	\$3,000	\$0.71		
C13 H.V.A.C.	1.00	4,216 m2	\$146.35	\$617,000	\$146.35		
C14 Controls	1.00	4,216 m2	\$24.43	\$103,000	\$24.43	\$952,000	14%
C2 ELECTRICAL							
C21 Service & Distribution	1.00	4,216 m2	\$60.01	\$253,000	\$60.01		
C22 Lighting, Devices & Heating	1.00	4,216 m2	\$39.61	\$167,000	\$39.61		
C23 Systems & Ancillaries	1.00	4,216 m2	\$45.30	\$191,000	\$45.30	\$611,000	9%
NET BUILDING COST (Excluding Site)					\$1,132.83	\$4,776,000	69%
D SITE & ANCILLARY WORK							
D1 SITE WORK							
D11 Site Development	2.38	10,051 m2	\$55.42	\$557,000	\$132.12		
D12 Mechanical Site Services	2.38	10,051 m2	\$24.67	\$248,000	\$58.82		
D13 Electrical Site Services	2.38	10,051 m2	\$16.91	\$170,000	\$40.32	\$975,000	14%
D2 ANCILLARY WORK							
D21 Demolition	0.00	0 m2	\$0.00	\$0	\$0.00		
D22 Alterations	0.00	0 m2	\$0.00	\$0	\$0.00	\$0	0%
NET BUILDING COST (Including Site)					\$1,364.09	\$5,751,000	
Z GENERAL REQUIREMENTS & ALLOWANCES							
Z1 GEN. REQ. & FEE 10.0%							
Z11 General Requirements	8.0%			\$460,000	\$109.11		
Z12 Fee	2.0%			\$115,000	\$27.28	\$575,000	8%
TOTAL CONSTRUCTION ESTIMATE (Excluding Allowances)						\$6,326,000	92%
Z2 ALLOWANCES 9.0%							
Z21 Estimating Allowance	9.0%			\$569,000	\$134.96		
Z22 Escalation Allowance	0.0%		EXCLUDED	\$0	\$0.00		
Z23 Construction Allowance	0.0%		EXCLUDED	\$0	\$0.00	\$569,000	8%
GOOD & SERVICES TAX 0.0%						\$0	0%
TOTAL CONSTRUCTION ESTIMATE (Including Allowances)						\$6,895,000	100%
						Cost/m2	
GFA 4,216 m2						\$1,635	
GFA 45,381 sf						\$152	

Project: Northumberland Medical Arts Centre
Location: Cobourg, Ontario
Owner/Client: NMAC
Architect: Lett Architects Inc.

File: GG-SD-R1
Date: 25 May 2015
Project Number: 21291
Gross Floor Area: 4216 m2

Description	Trade	Quantity	Rate	Amount
A1 SUBSTRUCTURE				
A11 Foundations				
Note: Based on Schematic Architectural Drawings - No Structural Drawings; CONVENTIONAL FOUNDATION ASSUMED				
Strip footings to perimeter - 1200 deep, 450 wide		206 m	700.00	144,200
Strip footings to interior - allowance - no details- 1200 deep, 450 wide		40 m	600.00	24,000
Pad footings - allow 10		10 no	1000.00	10,000
Stair footing		1 no	10000.00	10,000
Elevator pit (2 elevators)		1 sum	20000.00	20,000
Miscellaneous foundations		1 sum	10000.00	10,000
Perimeter drainage		206 m	25.00	5,150
TOTAL A11 Foundations		1,796 m2	124.36	223,350
A12 Basement Excavation				
TOTAL A12 Basement Excavation				0
TOTAL A1 SUBSTRUCTURE				223,350

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Description	Trade	Quantity	Rate	Amount
A2 STRUCTURE				
A21 Lowest Floor Construction				
150 mm concrete slab on grade, including mesh reinforcement and granular base	+	1,796 m2	50.00	89,800
Allow for slab thickening		1 sum	5000.00	5,000
TOTAL A21 Lowest Floor Construction		1,796 m2	52.78	94,800
A22 Upper Floor Construction				
200mm precast concrete slabs incl topping	+	2,420 m2	120.00	290,400
Structural steel framing - allow 10kg/m2		24,200 kg	3.25	78,650
Allowance for spray fire proofing to steel beams & columns		1 sum	15000.00	15,000
Precast concrete stairs (2 no)		100 m	175.00	17,500
Allowance for miscellaneous steel framing		1 sum	15000.00	15,000
TOTAL A22 Upper Floor Construction		2,420 m2	172.13	416,550
A23 Roof Construction				
200mm precast concrete slabs	+	1,851 m2	100.00	185,100
Structural steel framing - allow 10kg/m2		18,510 kg	3.25	60,158
Allowance for miscellaneous steel framing		1 sum	10000.00	10,000
TOTAL A23 Roof Construction		1,851 m2	137.90	255,258
TOTAL A2 STRUCTURE				766,608

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Description	Trade	Quantity	Rate	Amount
A3 EXTERIOR ENCLOSURE				
A31 Walls Below Grade				
No work required				
TOTAL A31 Walls Below Grade				0
A32 Walls Above Grade				
External walls	+	1,395 m2		
Brampton Contemporary Series clay brick in Metric Jumbo or similar		1,348 m2	175.00	235,900
25mm airspace		1,348 m2		
ICF exterior wall with concrete and reinforcement		1,348 m2	250.00	337,000
GWB laminated to interior of ICF		1,348 m2	30.00	40,440
TOTAL A32 Walls Above Grade		1,395 m2	439.67	613,340
A33 Windows & Entrances				
Kawneer 1600R curtain wall - Double glazed, thermally broken, aluminum curtain wall system -	+	266 m2	750.00	199,500
Kawneer 518 Isoport punched windows	+	161 m2	550.00	88,550
Kawneer Storefront systems on ground floor	+	155 m2	650.00	100,750
External doors Kawneer - assumed glazed anodized		12 no	2500.00	30,000
Hollow metal door		1 no	2000.00	2,000
Automatic door openers		6 no	5000.00	30,000
TOTAL A33 Windows & Entrances		582 m2	774.57	450,800
A34 Roof Covering				
Built Up Roof Membrane	+	1,210 m2	150.00	181,500

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Description	Trade	Quantity	Rate	Amount
Allow for roof access hatch & ladder		1 no	2500.00	2,500
Allow for roof accessories		1 sum	20000.00	20,000
TOTAL A34 Roof Covering		1,210 m2	168.60	204,000
A35 Projections				
Parapets above level 3		145 m	200.00	29,000
Parapets above ground floor		62 m	200.00	12,400
Mechanical screen		50 m2	600.00	30,000
North canopy		50 m2	750.00	37,500
South patio lattice		78 m2	400.00	31,200
South architectural wall including foundations		27 m	2000.00	54,000
Wall projection				
Brampton Contemporary Series clay brick in Metric				
Jumbo or similar		171 m2	175.00	29,925
25mm airspace		171 m2		
ICF exterior wall		69 m2	250.00	17,250
TOTAL A35 Projections		4,216 m2	57.23	241,275
TOTAL A3 EXTERIOR ENCLOSURE				1,509,415
TOTAL A SHELL				2,499,373

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Description	Trade	Quantity	Rate	Amount
B1 PARTITIONS & DOORS				
B11 Partitions				
250mm blockwall - Elevator & exit stairs - reinforced	+	540 m2	150.00	81,000
16mm GWB on 92mm steel studs with sound attenuating batts	+	1,140 m2	100.00	114,000
ICF load bearing interior walls	+	190 m2	250.00	47,500
Extra over for plumbing partition		76 m2	70.00	5,320
Rough carpentry		1 sum	5000.00	5,000
Boxing and furring		1 sum	5000.00	5,000
Sealing and caulking		1 sum	7500.00	7,500
TOTAL B11 Partitions		1,870 m2	141.88	265,320
B12 Doors				
Solid core wood doors	+	23 no	200.00	4,600
Hollow metal frame		23 no	100.00	2,300
Finish		23 no	100.00	2,300
Hardware		23 no	600.00	13,800
Installation		23 no	300.00	6,900
Glazed doors to vestibule	+	2 no	2500.00	5,000
Automatic door openers		2 no	5000.00	10,000
TOTAL B12 Doors		25 no	1796.00	44,900
TOTAL B1 PARTITIONS & DOORS				310,220



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Description	Trade	Quantity	Rate	Amount
B2 FINISHES				
B21 Floor Finishes				
VCT - Vinyl tile at services areas	+	54 m2	45.00	2,430
PCT - Porcelain tile at lobby, public corridor, stairs and washrooms	+	385 m2	120.00	46,200
SC - Sealed concrete at tenant fit out locations	+	1,422 m2	10.00	14,220
Entrance grille - assumed	+	5 m2	750.00	3,750
Bases		1 sum	10000.00	10,000
TOTAL B21 Floor Finishes		1,866 m2	41.05	76,600
B22 Ceiling Finishes				
Ceilings to core area	+	394 m2	50.00	19,700
TOTAL B22 Ceiling Finishes		394 m2	50.00	19,700
B23 Wall Finishes				
PT - Paint to walls (to all ground floor and only base build to 2nd & 3rd floors)	+	4,755 m2	6.00	28,530
CT - Ceramic wall tile - to showers only	+	20 m2	85.00	1,700
TOTAL B23 Wall Finishes		4,775 m2	6.33	30,230
TOTAL B2 FINISHES				126,530



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Description	Trade	Quantity	Rate	Amount
B3 FITTINGS & EQUIPMENT				

B31 Fittings & Fixtures

Metals:

Assumed - Painted metal handrails		32 m	150.00	4,800
Assumed - Painted metal guardrails		34 m	300.00	10,200
Elevator hoistway beam		1 sum	1500.00	1,500
Elevator pit ladder		1 sum	1500.00	1,500
Miscellaneous metals		1 sum	10000.00	10,000

Millwork & Fixtures:

Ground Floor:

Locker Room - Female				
P-Lam vanity counters		1 sum	1000.00	1,000
Mirror		1 sum	200.00	200
Lockers - NIC		8 no		
Shower seat		1 no	500	500
Shower curtain/ rod		1 no	200	200
Locker Room - Male				
P-Lam vanity counters		1 sum	1000.00	1,000
Mirror		1 sum	200.00	200
Lockers - NIC		8 no		
Shower seat		1 no	500	500
Shower curtain/ rod		1 no	200	200
UTR				
Mirror		1 sum	200.00	200
Toilet paper holder		1 no	75.00	75
Paper towel dispenser/disposal		1 no	150.00	150
Grab bars		1 no	300.00	300
Soap dispenser		1 no	75.00	75

Second Floor:

Common Washrooms -Female				
P-Lam vanity counters		1 sum	1000.00	1,000
Mirror		2 sum	200.00	400
Toilet partitions - assumed phenolic, ceiling hung		3 no	1200.00	3,600
Toilet paper holder		3 no	75.00	225
Paper towel dispenser/disposal		1 no	400.00	400
Sanitary napkin disposal		2 no	150.00	300
Sanitary napkin dispenser		2 no	350.00	700
Grab bars		2 no	300.00	600
Soap dispenser		2 no	75.00	150

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Description	Trade	Quantity	Rate	Amount
Common Washrooms -Male				
P-Lam vanity counters		1 sum	1000.00	1,000
Mirror		2 sum	200.00	400
Toilet partitions - assumed phenolic, ceiling hung		1 no	1200.00	1,200
Toilet paper holder		1 no	75.00	75
Paper towel dispenser/disposal		1 no	400.00	400
Urinal partition		1 mo	300.00	300
Grab bars		2 no	300.00	600
Soap dispenser		2 no	75.00	150
UWR				
Mirror		1 sum	200.00	200
Toilet paper holder		1 no	75.00	75
Paper towel dispenser/disposal		1 no	400.00	400
Grab bars		1 no	300.00	300
Soap dispenser		1 no	75.00	75
Third Floor:				
Common Washrooms -Female				
P-Lam vanity counters		1 sum	1000.00	1,000
Mirror		2 sum	200.00	400
Toilet partitions - assumed phenolic, ceiling hung		3 no	1200.00	3,600
Toilet paper holder		3 no	75.00	225
Paper towel dispenser/disposal		1 no	400.00	400
Sanitary napkin disposal		2 no	150.00	300
Sanitary napkin dispenser		2 no	150.00	300
Grab bars		2 no	300.00	600
Soap dispenser		2 no	75.00	150
Common Washrooms -Male				
P-Lam vanity counters		1 sum	1000.00	1,000
Mirror		2 sum	200.00	400
Toilet partitions - assumed phenolic, ceiling hung		1 no	1200.00	1,200
Toilet paper holder		1 no	75.00	75
Paper towel dispenser/disposal		1 no	400.00	400
Urinal partition		1 mo	300.00	300
Grab bars		2 no	300.00	600
Soap dispenser		2 no	75.00	150
UWR				
Mirror		1 sum	200.00	200
Toilet paper holder		1 no	75.00	75
Paper towel dispenser/disposal		1 no	400.00	400
Grab bars		1 no	300.00	300
Soap dispenser		1 no	75.00	75
Miscellaneous:				
Allowance for signage & graphics		1 sum	10000.00	10,000

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Description	Trade	Quantity	Rate	Amount
Blinds - NIC				
TOTAL B31 Fittings & Fixtures		4,216 m2	15.96	67,300
B32 Equipment				
TOTAL B32 Equipment				0
B33 Conveying Systems				
2 Hydraulic elevators - oversized- standard cab finishes	+	6 stp	35000.00	210,000
TOTAL B33 Conveying Systems		6 stp	35000.00	210,000
TOTAL B3 FITTINGS & EQUIPMENT				277,300
TOTAL B INTERIORS				714,050



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Description	Trade	Quantity	Rate	Amount
C1 MECHANICAL				
C11 Plumbing & Drainage				
Equipment				
water meter c/w BFP assembly		1 sum	7500.00	7,500
domestic hot water heater		1 no	15000.00	15,000
hot water recirculation pump		1 no	1500.00	1,500
storm sump pumps		1 sum	6000.00	6,000
sanitary pumps- not required				
elevator sump pump		1 sum	2000.00	2,000
(Subtotal Equipment \$32,000)				
Piping				
domestic cold water		200 m	65.00	13,000
domestic hot water		200 m	65.00	13,000
domestic hot water recirculation		200 m	60.00	12,000
sanitary and vent piping		400 m	82.00	32,800
storm drainage piping		600 m	90.00	54,000
(Subtotal Piping \$124,800)				
Fixtures				
Water closet - Wall hung, flush valve		12 no	1300.00	15,600
urinal- Wall hung, no touch		4 no	1800.00	7,200
Lavatory- Wall hung, no touch		12 no	1600.00	19,200
Shower- Head, drain and mixing valve		2 no	1300.00	2,600
hand wash basin- counter top, no touch		0 no	1300.00	
sink at locker room		2 no	1000.00	2,000
kitchen sink, single c/w drain board		0 no	750.00	
Janitor sink		3 no	1400.00	4,200
floor drains		20 no	600.00	12,000
roof drain		10 no	600.00	6,000
rough-in for pharmacy		1 sum	3000.00	3,000
(Subtotal Fixtures \$71,800)				
TOTAL C11 Plumbing & Drainage		4,216 m2	54.22	228,600

C12 Fire Protection

Sprinkler
 full sprinkler coverage- See separate price in the executive summary
 (Subtotal Sprinkler \$0)

Standpipe
 Not required
 (Subtotal Standpipe \$0)

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Description	Trade	Quantity	Rate	Amount
Miscellaneous fire extinguishers (Subtotal Miscellaneous \$0)		1 sum	3,000.00	3,000
TOTAL C12 Fire Protection		4,216 m2	0.71	3,000
C13 HVAC				
Air Handling RTU's, roof top unit, gas fired heating and DX cooling, high efficiency, 5000cfm, 12.5 ton cooling sanitary exhaust- 1550cfm miscellaneous exhaust (Subtotal Air Handling \$232,000)		9 no 1 no 1 no	25000.00 2000.00 5000.00	225,000 2,000 5,000
Heating Plant gas fired boiler- 500MBH circulation pumps- primary circulation pumps- secondary chemical treatment and expansion tank boiler venting (Subtotal Heating Plant \$56,000)		2 no 2 no 2 no 1 sum 1 sum	15000.00 3000.00 5000.00 5000.00 5000.00	30,000 6,000 10,000 5,000 5,000
Cooling plant DX cooling (Subtotal Cooling plant \$0)				
Miscellaneous testing and balancing (Subtotal Miscellaneous \$7,500)		1 sum	7500.00	7,500
Piping hot water supply and return mains at boiler room hot water supply and return for perimeter radiation and reheat coil natural gas piping (Subtotal Piping \$82,400)		100 m 480 m 240 m	200.00 85.00 90.00	20,000 40,800 21,600
Ductwork and Air Distribution galvanized ductwork grilles and diffusers Silencers, allowance CV boxes with reheat coil fire and motorized dampers Exterior ductwork insulation (Subtotal Ductwork and Air Distribution \$181,350)		7,000 kg 149 no 1 sum 5 no 1 sum 1 sum	17.00 150.00 15000.00 1000.00 5000.00 15000.00	119,000 22,350 15,000 5,000 5,000 15,000
Heating Devices perimeter radiation		165 m	350.00	57,750

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Description	Trade	Quantity	Rate	Amount
perimeter radiation to 2nd and 3rd floor- See fit-up estimate (Subtotal Heating Devices \$57,750)				
TOTAL C13 HVAC		4,216 m2	146.35	617,000
C14 Controls				
DDC controls				
roof top units		9 no	7500.00	67,500
washroom exhausts		1 no	750.00	750
CV boxes with reheat coil		5 no	1200.00	6,000
perimeter radiation		17 no	500.00	8,500
miscellaneous		1 sum	5000.00	5,000
Computer software, hardware and programming		1 sum	15000.00	15,000
TOTAL C14 Controls		4,216 m2	24.37	102,750
TOTAL C1 MECHANICAL				951,350

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Description	Trade	Quantity	Rate	Amount
C2 ELECTRICAL				
C21 Service & Distribution				
Normal Power (Subtotal Normal Power \$0)				
Emergency Power				
- Use emergency battery units (Subtotal Emergency Power \$0)		1 sum	0.00	
Distribution (Subtotal Distribution \$0)				
Motor Wiring Wire & connect: (Subtotal Motor Wiring \$0) allowance				
		4,216 m2	60.00	252,960
TOTAL C21 Service & Distribution		4,216 m2	60.00	252,960
C22 Lighting, Devices & Heating				
Lighting (Subtotal Lighting \$0)				
Power (Subtotal Power \$0)				
Heating				
- By Division 15 (Subtotal Heating \$0)		1 sum	0.00	
allowance ground floor- shell area		1,796 m2	75.00	134,700
allowance 2nd&3 floor core area		283 m2	115.00	32,545
allowance 2nd&3 floor- see fitup estimate		2,137 m2		
TOTAL C22 Lighting, Devices & Heating		4,216 m2	39.67	167,245
C23 Systems & Ancillaries				
Fire Alarm (Subtotal Fire Alarm \$0)				
Security Security equipment, device & wiring - by others Allowance for empty conduit (Subtotal Security \$0)				

Project: Northumberland Medical Arts Centre
Location: Cobourg, Ontario
Owner/Client: NMAC
Architect: Lett Architects Inc.

File: GG-SD-R1
Date: 25 May 2015
Project Number: 21291
Gross Floor Area: 4216 m2

Description	Trade	Quantity	Rate	Amount
Communication				
Empty conduit to ceiling space:				
Active hardware - by others		1 sum	0.00	
(Subtotal Communication \$0)				
Miscellaneous				
(Subtotal Miscellaneous \$0)				
allowance ground floor- shell area		1,796 m2	90.00	161,640
allowance 2nd&3 floor core area		283 m2	105.00	29,715
allowance 2nd&3 floor- see fitup estimate		2,137 m2		
TOTAL C23 Systems & Ancillaries		4,216 m2	45.39	191,355
TOTAL C2 ELECTRICAL				611,560
TOTAL C SERVICES				1,562,910
NET BUILDING COST (EXCLUDING SITE)				4,776,333

Project: Northumberland Medical Arts Centre
Location: Cobourg, Ontario
Owner/Client: NMAC
Architect: Lett Architects Inc.

File: GG-SD-R1
Date: 25 May 2015
Project Number: 21291
Gross Floor Area: 4216 m2

Description	Trade	Quantity	Rate	Amount
D1 SITE WORK				
D11 Site Development				
Strip and prepare site	+	10,051 m2	2.00	20,102
Rough and fine grading		10,051 m2	4.00	40,204
Allow for minimal cut and fill grading		1 sum	15000.00	15,000
<u>Hard landscaping</u>				
Demolition:				
demo curbs		250 m	15.00	3,750
demo limestone crush pathway		63 m2	15.00	945
New:				
new asphalt parking lot and driveway		6,356 m2	42.00	266,952
new curbs to parking lot and driveway		1,275 m	65.00	82,875
limestone crush pathway		60 m2	15.00	900
concrete pathway		1,012 m2	75.00	75,900
curb to limestone crush pathway		351 m	30.00	10,530
<u>Soft landscaping</u>				
sod + topsoil		940 m2	12.00	11,280
<u>Miscellaneous</u>				
Site signage - Allowance		1 sum	10000.00	10,000
Line painting - parking spaces		177 no	20.00	3,540
Bicycle rack (24 stalls) - Assumed		2 no	2500.00	5,000
Allow for miscellaneous specialties		1 sum	10000.00	10,000
TOTAL D11 Site Development		10,051 m2	55.42	556,978
D12 Mechanical Site Services				
Storm service				
connect to existing storm sewer at DePalma Drive		1 sum	5000.00	5,000
stormcepter oil/grit separator		1 sum	30000.00	30,000

Project: Northumberland Medical Arts Centre
Location: Cobourg, Ontario
Owner/Client: NMAC
Architect: Lett Architects Inc.

File: GG-SD-R1
Date: 25 May 2015
Project Number: 21291
Gross Floor Area: 4216 m2

Description	Trade	Quantity	Rate	Amount
piping: manholes/catch basin (Subtotal Storm service \$200,000)		500 m 10 no	250.00 4000.00	125,000 40,000
Sanitary Service connect to existing storm sewer at DePalma Drive piping - 150mm dia. manholes (Subtotal Sanitary Service \$28,000)		1 sum 60 m 2 no	5000.00 250.00 4000.00	5,000 15,000 8,000
Water service connect to existing storm sewer at DePalma Drive piping - 200 mm dia. fire hydrant (Subtotal Water service \$19,500)		1 sum 50 m 1 no	5000.00 200.00 4500.00	5,000 10,000 4,500
Miscellaneous natural gas- Assume by utility irrigation- not included (Subtotal Miscellaneous \$0)				
TOTAL D12 Mechanical Site Services		10,051 m2	24.62	247,500
D13 Electrical Site Services				
Building Service Power: (Subtotal Building Service \$0) allowance		1 sum	170000.00	170,000
Site Lighting & Power (Subtotal Site Lighting & Power \$0)				
area TOTAL D13 Electrical Site Services		+ 10,051 m2 10,051 m2	16.91	170,000
TOTAL D1 SITE WORK				974,478

Project: Northumberland Medical Arts Centre
Location: Cobourg, Ontario
Owner/Client: NMAC
Architect: Lett Architects Inc.

File: GG-SD-R1
Date: 25 May 2015
Project Number: 21291
Gross Floor Area: 4216 m2

Description	Trade	Quantity	Rate	Amount
D2 ANCILLARY WORK				
D21 Demolition				
TOTAL D21 Demolition				0
D22 Alterations				
TOTAL D22 Alterations				0
TOTAL D2 ANCILLARY WORK			0	
TOTAL D SITE & ANCILLARY WORK			974,478	
NET BUILDING COST (INCLUDING SITE)			5,750,811	

Project: Northumberland Medical Arts Centre
Location: Cobourg, Ontario
Owner/Client: NMAC
Architect: Lett Architects Inc.

File: GG-SD-R1
Date: 25 May 2015
Project Number: 21291
Gross Floor Area: 4216 m2

Description	Trade	Quantity	Rate	Amount
Z1 GENERAL REQUIREMENTS & FEE				
Z11 General Requirements				
General Requirements		Is		460,000
TOTAL Z11 General Requirements				460,000
Z12 Fee				
Fee		Is		115,000
TOTAL Z12 Fee				115,000
TOTAL Z1 GENERAL REQUIREMENTS & FEE				575,000
TOTAL CONSTRUCTION ESTIMATE EXCLUDING ALLOWANCES				6,325,811

Project: Northumberland Medical Arts Centre
Location: Cobourg, Ontario
Owner/Client: NMAC
Architect: Lett Architects Inc.

File: GG-SD-R1
Date: 25 May 2015
Project Number: 21291
Gross Floor Area: 4216 m2

Description	Trade	Quantity	Rate	Amount
Z2 CONTINGENCIES				
Z21 Estimating Contingency				
Estimating Contingency		Is		569,000
TOTAL Z21 Estimating Contingency				569,000
Z22 Escalation Contingency				
Escalation Contingency - Excluded		Is		0
TOTAL Z22 Escalation Contingency				0
Z23 Construction Contingency				
Construction Contingency - Excluded		Is		0
Total Z23 Construction Contingency				0
TOTAL Z2 CONTINGENCIES				569,000
TOTAL Z GENERAL REQUIREMENTS & CONTINGENCIES				1,144,000
TOTAL BUILDING COST INCLUDING ALLOWANCES				6,894,811

**ELEMENTAL COST SUMMARY****CLASS 'C' ESTIMATE - FIT-UP**

Project: Northumberland Medical Arts Centre
 Location: Cobourg, Ontario
 Owner/Client: NMAC
 Architect: Lett Architects Inc.

Cat: GG-SD-R1
 File: GG-SD-R1
 Date: 25 May 2015
 Project Number: 21291
Gross Floor Area: 2,137 m2

Element	Ratio to GFA	Elemental Quantity	Elemental Unit Rate	Elemental Amount	Cost/m2	Amount	
A SHELL							
A1 SUBSTRUCTURE							
A11 Foundation	0.00	0 m2	\$0.00	\$0	\$0.00		
A12 Basement Excavation	0.00	0 m3	\$0.00	\$0	\$0.00	\$0	0%
A2 STRUCTURE							
A21 Lowest Floor Construction	0.00	0 m2	\$0.00	\$0	\$0.00		
A22 Upper Floor Construction	0.00	0 m2	\$0.00	\$0	\$0.00		
A23 Roof Construction	0.00	0 m2	\$0.00	\$0	\$0.00	\$0	0%
A3 EXTERIOR ENCLOSURE							
A31 Walls Below Grade	0.00	0 m2	\$0.00	\$0	\$0.00		
A32 Walls Above Grade	0.00	0 m2	\$0.00	\$0	\$0.00		
A33 Windows & Entrances	0.00	0 m2	\$0.00	\$0	\$0.00		
A34 Roof Covering	0.00	0 m2	\$0.00	\$0	\$0.00		
A35 Projections	0.00	0 m2	\$0.00	\$0	\$0.00	\$0	0%
B INTERIORS							
B1 PARTITIONS & DOORS							
B11 Partitions	1.49	3,191 m2	\$128.49	\$410,000	\$191.86		
B12 Doors	0.05	112 No	\$1,303.57	\$146,000	\$68.32	\$556,000	22%
B2 FINISHES							
B21 Floor Finishes	0.92	1,970 m2	\$95.43	\$188,000	\$87.97		
B22 Ceiling Finishes	0.92	1,970 m2	\$51.78	\$102,000	\$47.73		
B23 Wall Finishes	2.92	6,238 m2	\$5.93	\$37,000	\$17.31	\$327,000	13%
B3 FITTINGS & EQUIPMENT							
B31 Fittings & Fixtures	1.00	2,137 m2	\$45.39	\$97,000	\$45.39		
B32 Equipment	0.00	0 m2	\$0.00	\$0	\$0.00		
B33 Conveying Systems	0.00	0 stp	\$0.00	\$0	\$0.00	\$97,000	4%
C SERVICES							
C1 MECHANICAL							
C11 Plumbing & Drainage	1.00	2,137 m2	\$80.95	\$173,000	\$80.95		
C12 Fire Protection	1.00	2,137 m2	\$1.40	\$3,000	\$1.40		
C13 H.V.A.C.	1.00	2,137 m2	\$147.40	\$315,000	\$147.40		
C14 Controls	1.00	2,137 m2	\$19.19	\$41,000	\$19.19	\$532,000	21%
C2 ELECTRICAL							
C21 Service & Distribution	1.00	2,137 m2	\$14.97	\$32,000	\$14.97		
C22 Lighting, Devices & Heating	1.00	2,137 m2	\$150.21	\$321,000	\$150.21		
C23 Systems & Ancillaries	1.00	2,137 m2	\$115.11	\$246,000	\$115.11	\$599,000	24%
NET BUILDING COST (Excluding Site)					\$987.83	\$2,111,000	84%
D SITE & ANCILLARY WORK							
D1 SITE WORK							
D11 Site Development	0.00	0 m2	\$0.00	\$0	\$0.00		
D12 Mechanical Site Services	0.00	0 m2	\$0.00	\$0	\$0.00		
D13 Electrical Site Services	0.00	0 m2	\$0.00	\$0	\$0.00	\$0	0%
D2 ANCILLARY WORK							
D21 Demolition	0.00	0 m2	\$0.00	\$0	\$0.00		
D22 Alterations	0.00	0 m2	\$0.00	\$0	\$0.00	\$0	0%
NET BUILDING COST (Including Site)					\$987.83	\$2,111,000	
Z GENERAL REQUIREMENTS & ALLOWANCES							
Z1 GEN. REQ. & FEE 10.0%							
Z11 General Requirements	8.0%			\$169,000	\$79.08		
Z12 Fee	2.0%			\$42,000	\$19.65	\$211,000	8%
TOTAL CONSTRUCTION ESTIMATE (Excluding Allowances)						\$2,322,000	93%
Z2 ALLOWANCES 8.0%							
Z21 Estimating Allowance	8.0%			\$186,000	\$87.04		
Z22 Escalation Allowance	0.0%		EXCLUDED	\$0	\$0.00		
Z23 Construction Allowance	0.0%		EXCLUDED	\$0	\$0.00	\$186,000	7%
GOOD & SERVICES TAX 0.0%						\$0	0%
TOTAL CONSTRUCTION ESTIMATE (Including Allowances)						\$2,508,000	100%
					Cost/m2		
GFA 2,137 m2					\$1,174		
GFA 23,003 sf					\$109		



Project: Northumberland Medical Arts Centre
Location: Cobourg, Ontario
Owner/Client: NMAC
Architect: Lett Architects Inc.

File: GG-SD-R1
Date: 25 May 2015
Project Number: 21291
Gross Floor Area: 2137 m2

Description	Trade	Quantity	Rate	Amount
B1 PARTITIONS & DOORS				
B11 Partitions				
Interior partitions	+	3,119 m2	100.00	311,900
Operable Partitions (Moderco or similar)	+	72 m2	600.00	43,200
Rough carpentry		1 sum	15000.00	15,000
Boxing and furring		1 sum	25000.00	25,000
Sealing and caulking		1 sum	15000.00	15,000
TOTAL B11 Partitions		3,191 m2	128.52	410,100
B12 Doors				
Solid core wood doors	+	112 no	200.00	22,400
Hollow metal frame		112 no	100.00	11,200
Finish		112 no	100.00	11,200
Hardware		112 no	600.00	67,200
Installation		112 no	300.00	33,600
TOTAL B12 Doors		112 no	1300.00	145,600
TOTAL B1 PARTITIONS & DOORS				555,700



Project: Northumberland Medical Arts Centre
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Owner/Client: NMAC
Architect: Lett Architects Inc.

File: GG-SD-R1
Date: 25 May 2015
Project Number: 21291
Gross Floor Area: 2137 m2

Description	Trade	Quantity	Rate	Amount
B2 FINISHES				
B21 Floor Finishes				
Porcelain tile (Large format) throughout Lobby and public corridors	+	788 m2	120.00	94,560
Carpet in offices, multi-purpose rooms	+	388 m2	55.00	21,340
Linoleum in remainder	+	794 m2	65.00	51,610
Bases - Allowance		1 sum	20000.00	20,000
TOTAL B21 Floor Finishes		1,970 m2	95.18	187,510
B22 Ceiling Finishes				
GWB in lobby, public corridor & washrooms	+	224 m2	75.00	16,800
Assume Armstrong Dune 2x4 t-bar in tenant space	+	1,746 m2	40.00	69,840
Allowance for bulkheads		1 sum	15000.00	15,000
TOTAL B22 Ceiling Finishes		1,970 m2	51.59	101,640
B23 Wall Finishes				
PT - Paint to walls	+	6,238 m2	6.00	37,428
CT - Ceramic wall tile - assumed none	+	0 m2	85.00	
TOTAL B23 Wall Finishes		6,238 m2	6.00	37,428
TOTAL B2 FINISHES				326,578



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Location: Cobourg, Ontario
Owner/Client: NMAC
Architect: Lett Architects Inc.

File: GG-SD-R1
Date: 25 May 2015
Project Number: 21291
Gross Floor Area: 2137 m2

Description	Trade	Quantity	Rate	Amount
B3 FITTINGS & EQUIPMENT				
B31 Fittings & Fixtures				
Metals:				
Miscellaneous metals		1 sum	10000.00	10,000
Millwork & Fixtures:				
<u>Ground Floor:</u>				
Locker room - in base buildings				
Audiology - NIC				
Future Allied Health - NIC				
Dental - NIC				
Pharmacy - NIC				
Physiotherapy - NIC				
<u>Second Floor:</u>				
Collapsible security screen		30 m2	600	18,000
Staff WR				
Mirror		1 sum	200.00	200
Toilet paper holder		1 no	75.00	75
Paper towel dispenser/disposal		1 no	200.00	200
Soap dispenser		1 no	75.00	75
Clinic WR 1				
Mirror		1 sum	200.00	200
Toilet paper holder		1 no	75.00	75
Paper towel dispenser/disposal		1 no	200.00	200
Soap dispenser		1 no	75.00	75
Clinic WR 2				
Mirror		1 sum	200.00	200
Toilet paper holder		1 no	75.00	75
Paper towel dispenser/disposal		1 no	200.00	200
Soap dispenser		1 no	75.00	75
Reception desk - assumed wood veneer		10 m	1200.00	12,000
Staff room cabinets		6 m	500.00	3,000
Corridor cabinets		4 no	1000.00	4,000



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Architect: Lett Architects Inc.

File: GG-SD-R1
Date: 25 May 2015
Project Number: 21291
Gross Floor Area: 2137 m2

Description	Trade	Quantity	Rate	Amount
Third Floor:				
Collapsible security screen		30 m2	600	18,000
Staff WR				
Mirror		1 sum	200.00	200
Toilet paper holder		1 no	75.00	75
Paper towel dispenser/disposal		1 no	200.00	200
Soap dispenser		1 no	75.00	75
Clinic WR 1				
Mirror		1 sum	200.00	200
Toilet paper holder		1 no	75.00	75
Paper towel dispenser/disposal		1 no	200.00	200
Soap dispenser		1 no	75.00	75
Clinic WR 2				
Mirror		1 sum	200.00	200
Toilet paper holder		1 no	75.00	75
Paper towel dispenser/disposal		1 no	200.00	200
Soap dispenser		1 no	75.00	75
Reception desk - assumed wood veneer		10 m	1200.00	12,000
Staff room cabinets		6 m	500.00	3,000
Corridor cabinets		4 no	1000.00	4,000
Miscellaneous:				
Allowance for signage & graphics		1 sum	10000.00	10,000
Blinds - NIC				
TOTAL B31 Fittings & Fixtures		2,137 m2	45.53	97,300
B32 Equipment				
TOTAL B32 Equipment				0
B33 Conveying Systems				
Included in Based Building Estimate	+	0 stp	0.00	
TOTAL B33 Conveying Systems		stp	0.00	0



Project: Northumberland Medical Arts Centre
Location: Cobourg, Ontario
Owner/Client: NMAC
Architect: Lett Architects Inc.

File: GG-SD-R1
Date: 25 May 2015
Project Number: 21291
Gross Floor Area: 2137 m2

Description	Trade	Quantity	Rate	Amount
TOTAL B3 FITTINGS & EQUIPMENT				97,300
TOTAL B INTERIORS				979,578



Project: Northumberland Medical Arts Centre
Location: Cobourg, Ontario
Owner/Client: NMAC
Architect: Lett Architects Inc.

File: GG-SD-R1
Date: 25 May 2015
Project Number: 21291
Gross Floor Area: 2137 m2

Description	Trade	Quantity	Rate	Amount
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C1 MECHANICAL

C11 Plumbing & Drainage

Equipment
See base building estimate
(Subtotal Equipment \$0)

Piping				
domestic cold water		360 m	65.00	23,400
domestic hot water		360 m	65.00	23,400
domestic hot water recirculation		190 m	60.00	11,400
sanitary and vent piping		720 m	82.00	59,040
storm drainage piping- see base estimate		0 m	90.00	
(Subtotal Piping \$117,240)				

Fixtures				
Water closet - Wall hung, flush valve		6 no	1300.00	7,800
Lavatory- Wall hung, no touch		6 no	1600.00	9,600
hand wash basin- rough-in only		52 no	500.00	26,000
sink at lunch room		1 no	1000.00	1,000
sink at utility room		2 no	2500.00	5,000
floor drains		10 no	600.00	6,000
(Subtotal Fixtures \$55,400)				

TOTAL C11 Plumbing & Drainage		2,137 m2	80.79	172,640
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C12 Fire Protection

Sprinkler
full sprinkler coverage- See separate price in the
executive summary
(Subtotal Sprinkler \$0)

Standpipe
Not required
(Subtotal Standpipe \$0)

Miscellaneous				
fire extinguishers		1 sum	3,000.00	3,000
(Subtotal Miscellaneous \$3,000)				

TOTAL C12 Fire Protection		2,137 m2	1.40	3,000
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C13 HVAC



Project: Northumberland Medical Arts Centre
Location: Cobourg, Ontario
Owner/Client: NMAC
Architect: Lett Architects Inc.

File: GG-SD-R1
Date: 25 May 2015
Project Number: 21291
Gross Floor Area: 2137 m2

Description	Trade	Quantity	Rate	Amount
Air Handling RTU's, roof top unit- See Base building estimate sanitary exhaust (Subtotal Air Handling \$750)		1 no	750.00	750
Heating Plant See base building estimate (Subtotal Heating Plant \$0)				
Cooling plant DX cooling (Subtotal Cooling plant \$0)				
Miscellaneous testing and balancing (Subtotal Miscellaneous \$5,000)		1 sum	5000.00	5,000
Piping hot water supply and return for perimeter radiation and reheat coil gas meter gas piping roof support (Subtotal Piping \$62,500)		700 m 1 sum 1 sum	85.00 2500.00 500.00	59,500 2,500 500
Ductwork and Air Distribution galvanized ductwork grilles and diffusers CV boxes with reheat coil fire and motorized dampers Exterior ductwork insulation (Subtotal Ductwork and Air Distribution \$166,550)		6,000 kg 153 no 20 no 11 no 1 sum	17.00 150.00 1000.00 600.00 15000.00	102,000 22,950 20,000 6,600 15,000
Heating Devices perimeter radiation (Subtotal Heating Devices \$80,500)		230 m	350.00	80,500
TOTAL C13 HVAC		2,137 m2	147.54	315,300
C14 Controls				
DDC control CV boxes perimeter radiation miscellaneous		20 no 23 no 1 sum	1200.00 500.00 5000.00	24,000 11,500 5,000
TOTAL C14 Controls		2,137 m2	18.95	40,500
TOTAL C1 MECHANICAL				531,440



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Location: Cobourg, Ontario
Owner/Client: NMAC
Architect: Lett Architects Inc.

File: GG-SD-R1
Date: 25 May 2015
Project Number: 21291
Gross Floor Area: 2137 m2

Description	Trade	Quantity	Rate	Amount
C2 ELECTRICAL				

C21 Service & Distribution

Normal Power
Add breakers in main switchboard:
(Subtotal Normal Power \$0)

Emergency Power
- Use emergency battery units
(Subtotal Emergency Power \$0)

Distribution
(Subtotal Distribution \$0)

Motor Wiring
Allowance for wire & connect:
(Subtotal Motor Wiring \$0)
allowance

1 sum 0.00

2,137 m2 15.00 32,055

TOTAL C21 Service & Distribution 2,137 m2 15.00 32,055

C22 Lighting, Devices & Heating

Lighting
(Subtotal Lighting \$0)

Power
(Subtotal Power \$0)

Heating
- By Division 15
(Subtotal Heating \$0)
allowance

1 sum 0.00

2,137 m2 150.00 320,550

TOTAL C22 Lighting, Devices & Heating 2,137 m2 150.00 320,550

C23 Systems & Ancillaries

Fire Alarm
Assume F/A layout similar as level 2:
(Subtotal Fire Alarm \$0)

Security
Security equipment, device & wiring - by others
(Subtotal Security \$0)

1 sum 0.00

Communication
Empty conduit to ceiling space:
Active hardware - by others

1 sum 0.00



Project: Northumberland Medical Arts Centre
Location: Cobourg, Ontario
Owner/Client: NMAC
Architect: Lett Architects Inc.

File: GG-SD-R1
Date: 25 May 2015
Project Number: 21291
Gross Floor Area: 2137 m2

Description	Trade	Quantity	Rate	Amount
(Subtotal Communication \$0)				
Miscellaneous (Subtotal Miscellaneous \$0) allowance		2,137 m2	115.00	245,755
TOTAL C23 Systems & Ancillaries		2,137 m2	115.00	245,755
TOTAL C2 ELECTRICAL				598,360
TOTAL C SERVICES				1,129,800
NET BUILDING COST (EXCLUDING SITE)				2,109,378



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Location: Cobourg, Ontario
Owner/Client: NMAC
Architect: Lett Architects Inc.

File: GG-SD-R1
Date: 25 May 2015
Project Number: 21291
Gross Floor Area: 2137 m2

Description	Trade	Quantity	Rate	Amount
D1 SITE WORK				
D11 Site Development				
TOTAL D11 Site Development		m2		0
D12 Mechanical Site Services				
TOTAL D12 Mechanical Site Services		m2		0
D13 Electrical Site Services				
TOTAL D13 Electrical Site Services		0		0
TOTAL D1 SITE WORK				0



Project: Northumberland Medical Arts Centre
Location: Cobourg, Ontario
Owner/Client: NMAC
Architect: Lett Architects Inc.

File: GG-SD-R1
Date: 25 May 2015
Project Number: 21291
Gross Floor Area: 2137 m2

Description	Trade	Quantity	Rate	Amount
D2 ANCILLARY WORK				
D21 Demolition				
TOTAL D21 Demolition				0
D22 Alterations				
TOTAL D22 Alterations				0
TOTAL D2 ANCILLARY WORK				0
TOTAL D SITE & ANCILLARY WORK				0
NET BUILDING COST (INCLUDING SITE)				2,109,378



Project: Northumberland Medical Arts Centre
Location: Cobourg, Ontario
Owner/Client: NMAC
Architect: Lett Architects Inc.

File: GG-SD-R1
Date: 25 May 2015
Project Number: 21291
Gross Floor Area: 2137 m2

Description	Trade	Quantity	Rate	Amount
Z1 GENERAL REQUIREMENTS & FEE				
Z11 General Requirements				
General Requirements		1s		169,000
TOTAL Z11 General Requirements				169,000
Z12 Fee				
Fee		1s		42,000
TOTAL Z12 Fee				42,000
TOTAL Z1 GENERAL REQUIREMENTS & FEE				211,000
TOTAL CONSTRUCTION ESTIMATE EXCLUDING ALLOWANCES				2,320,378



Project: Northumberland Medical Arts Centre
Location: Cobourg, Ontario
Owner/Client: NMAC
Architect: Lett Architects Inc.

File: GG-SD-R1
Date: 25 May 2015
Project Number: 21291
Gross Floor Area: 2137 m2

Description	Trade	Quantity	Rate	Amount
Z2 CONTINGENCIES				
Z21 Estimating Contingency				
Estimating Contingency		Is		186,000
TOTAL Z21 Estimating Contingency				186,000
Z22 Escalation Contingency				
Escalation Contingency - Excluded		Is		0
TOTAL Z22 Escalation Contingency				0
Z23 Construction Contingency				
Construction Contingency - Excluded		Is		0
Total Z23 Construction Contingency				0
TOTAL Z2 CONTINGENCIES				186,000
TOTAL Z GENERAL REQUIREMENTS & CONTINGENCIES				397,000
TOTAL BUILDING COST INCLUDING ALLOWANCES				2,506,378