



Client Name: City of Thorold
 Project Name: Renovations to Maintenance and Operations Centre
 Location: Thorold
 Estimator: Hasan Alfara/Laurence Cudlip
 Estimate Date:

PRE-TENDER COST ESTIMATE

Contract #: T001137A
 Project #:

Estimated Quantities					100% Design Package	
Ref. #:	Section #:	Item Description:	Qty.	Unit	Unit Amount	Estimate
00	00 00 00	Estimate based on 100% Design Package and a few Order of Magnitude Items				
	00 10 00	Storage Garage Addition				\$1,008,314.00
		Architectural				
		A1 -Ext walls	455	m2	\$250.00	\$113,750.00
		A2-Exterior Windows	-	m2	\$1,200.00	\$0.00
		A3-Roof	482	m2	\$200.00	\$96,400.00
		A4-Partitions (masonry)	103	m2	\$220.00	\$22,660.00
		A4a - Partitions (Drywall)	222	m2	\$125.00	\$27,750.00
		A5-Doors	7	each	\$1,900.00	\$13,300.00
		A5-Overhead doors	5	each	\$6,500.00	\$32,500.00
		A6-Floor finishes	457	m2	\$55.00	\$25,135.00
		A7-Ceilings finishes	11	m2	\$90.00	\$990.00
		A8-Wall Finishes	890	m2	\$18.00	\$16,020.00
		Structural				
		S1-Structural Steel (Material/Installation)	46,000	kg	\$6.75	\$310,500.00
		S2-Steel deck	500	m2	\$47.00	\$23,500.00
		S3-Concrete	180	m3	\$220.00	\$39,600.00
		S4-Formwork	185	m2	\$145.00	\$26,825.00
		S5-Rebar	5,600	kg	\$2.90	\$16,240.00
		Mechanical				
		HVAC				\$135,000.00
		Plumbing				\$12,860.00
		Fire protection				\$1,200.00
		Service piping				\$2,500.00
		Electrical				
		Power Distribution	477	m2	\$68.00	\$32,436.00
		Lighting	477	m2	\$31.00	\$14,787.00
		Fire Alarm	477	m2	\$15.00	\$7,155.00
		Wiring Devices	477	m2	\$78.00	\$37,206.00
	00 20 00	Internal renovations for Crew Areas				\$1,057,538.00
		Architectural				
		A4-Partitions (masonry)	390	m2	\$220.00	\$85,800.00
		A4a - Partitions (Drywall)	840	m2	\$125.00	\$105,000.00
		A5-Doors	13	each	\$1,900.00	\$24,700.00
		A6-Floor finishes	566	m2	\$100.00	\$56,600.00
		A7-Ceilings finishes	165	m2	\$50.00	\$8,250.00
		A8-Wall Finishes	2,440	m2	\$10.00	\$24,400.00
		Mechanical				
		HVAC				\$610,300.00
		Plumbing				\$28,940.00
		Fire protection				\$1,800.00
		Service piping				\$2,500.00
		Electrical				
		Power Distribution	569	m2	\$68.00	\$38,692.00
		Lighting	569	m2	\$31.00	\$17,639.00
		Fire Alarm	569	m2	\$15.00	\$8,535.00
		Wiring Devices	569	m2	\$78.00	\$44,382.00
	00 30 00	Locker Room updates				\$243,935.00
		Architectural				
		A1 -Ext walls	2	m2	\$275.00	\$550.00
		A2-Exterior Windows	11	m2	\$800.00	\$8,800.00
		A3-Roof	-	m2	\$200.00	\$0.00
		A4-Partitions (masonry)	200	m2	\$220.00	\$44,000.00
		A4a - Partitions (Drywall)	265	m2	\$125.00	\$33,125.00
		A5-Doors	2	each	\$1,900.00	\$3,800.00
		A6-Floor finishes	140	m2	\$120.00	\$16,800.00
		A7-Ceilings finishes	140	m2	\$90.00	\$12,600.00

Unit Index	
LS	Lump Sum
EA	Each
LF	Linear Foot
SF	Square Foot
CF	Cubic Foot
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Estimated Quantities					100% Design Package	
Ref. #:	Section #:	Item Description:	Qty.	Unit	Unit Amount	Estimate
		A8-Wall Finishes	930	m2	\$10.00	\$9,300.00
		A9 - Accessories	1	each	\$25,000.00	\$25,000.00
		Mechanical				
		HVAC				\$28,250.00
		Plumbing				\$32,430.00
		Fire protection				\$2,400.00
		Electrical				
		Power Distribution	140	m2	\$68.00	\$9,520.00
		Lighting	140	m2	\$31.00	\$4,340.00
		Fire Alarm	140	m2	\$15.00	\$2,100.00
		Wiring Devices	140	m2	\$78.00	\$10,920.00
00 40 00		Office Area updates				\$865,395.00
		Architectural				
		A1 -Ext walls	130	m2	\$350.00	\$45,500.00
		A2-Exterior Windows	73	m2	\$1,200.00	\$87,600.00
		A2a-Interior Screens	10	m2	\$450.00	\$4,500.00
		A3-Roof	540	m2	\$200.00	\$108,000.00
		A4-Partitions (drywall)	315	m2	\$125.00	\$39,375.00
		A5-Doors	9	each	\$1,900.00	\$17,100.00
		A6-Floor finishes	303	m2	\$100.00	\$30,300.00
		A7-Ceilings finishes	303	m2	\$50.00	\$15,150.00
		A8-Wall Finishes	630	m2	\$10.00	\$6,300.00
		A9-Furniture systems to equip the office and new reception areas as follow: •5 private offices (desks and chairs) •17 work stations (incl chairs) •4 touchdowns (desk and chairs) •10 chairs for lobby and reception	1	LS	\$77,800.00	\$77,800.00
		Structural				
		S1-Structural Steel (Material/Installation)	17,500	kg	\$6.75	\$118,125.00
		S2-Steel deck	425	m2	\$47.00	\$19,975.00
		S3-Concrete	95	m3	\$220.00	\$20,900.00
		S4-Formwork	170	m2	\$145.00	\$24,650.00
		S5-Rebar	3,700	kg	\$2.90	\$10,730.00
		Mechanical				
		HVAC				\$109,750.00
		Plumbing				\$9,520.00
		Fire protection				\$600.00
		Electrical				
		Power Distribution	310	m2	\$68.00	\$21,080.00
		Lighting	310	m2	\$31.00	\$9,610.00
		Fire Alarm	310	m2	\$15.00	\$4,650.00
		Wiring Devices	310	m2	\$78.00	\$24,180.00
		Security System Estimate				
		Card readers, Electric Strike, Wiring Conduits	13	each	\$2,000.00	\$26,000.00
		Access control Panel, Programming & Cards	1	each	\$5,000.00	\$5,000.00
		Security system and alarm to the main site gate	1	each	\$29,000.00	\$29,000.00



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Estimated Quantities					100% Design Package	
Ref. #:	Section #:	Item Description:	Qty.	Unit	Unit Amount	Estimate
00 50 00		New Entrance lobby and reception				\$268,295.00
		Architectural				
		A1 -Ext walls	63	m2	\$275.00	\$17,325.00
		A2-Exterior Windows	60	m2	\$1,200.00	\$72,000.00
		A2a-Interior Screens	20	m2	\$450.00	\$9,000.00
		A3-Roof	-	m2	\$160.00	\$0.00
		A4-Partitions	45	m2	\$125.00	\$5,625.00
		A5-Doors	5	each	\$3,000.00	\$15,000.00
		A6-Floor finishes	125	m2	\$120.00	\$15,000.00
		A7-Ceilings finishes	125	m2	\$50.00	\$6,250.00
		A8-Wall Finishes	150	m2	\$10.00	\$1,500.00
		Structural				
		S1-Structural Steel (Material/Installation)	5,100	kg	\$6.75	\$34,425.00
		S2-Steel deck	120	m2	\$47.00	\$5,640.00
		S3-Concrete	22	m3	\$220.00	\$4,840.00
		S4-Formwork	54	m2	\$145.00	\$7,830.00
		S5-Rebar	1,100	kg	\$2.90	\$3,190.00
		Mechanical		LS		
		HVAC				\$48,700.00
		Plumbing				\$250.00
		Fire protection				\$600.00
		Electrical				
		Power Distribution	110	m2	\$68.00	\$7,480.00
		Lighting	110	m2	\$31.00	\$3,410.00
		Fire Alarm	110	m2	\$15.00	\$1,650.00
		Wiring Devices	110	m2	\$78.00	\$8,580.00
00 60 00		New Asphalt				\$490,000.00
		New Asphalt	7,000	m2	\$70.00	\$490,000.00
00 70 00		Softscape Areas				\$128,120.00
		Cameras - Security	4	each	\$1,250.00	\$5,000.00
		Parking Lot Lighting	6	each	\$5,000.00	\$30,000.00
		Parking Lot Power Feeders & Bases to Lighting	6	each	\$2,500.00	\$15,000.00
		Landscape				
		100mm depth Topsoil and Seed	1,480	m2	\$9.00	\$13,320.00
		100mm depth Topsoil and Sod	960	m2	\$15.00	\$14,400.00
		Planting of Coniferous Trees				
		Larix Laricina / Tamarack (175cm, W.B.)	5	each	\$600.00	\$3,000.00
		Picea Pungens / Colorado Spruce (250, W.B.)	6	each	\$650.00	\$3,900.00
		Planting of Deciduous Trees				
		Acer Rubrum / Red Maple (60mm, W.B.)	10	each	\$650.00	\$6,500.00
		Acer Rubrum / Red Maple (40mm, W.B.)	5	each	\$550.00	\$2,750.00
		Amelanchier Canadensis (clump) / Shadblow 'Serviceberry' (200cm, W.B.)	6	each	\$550.00	\$3,300.00
		Celtis Occidentalis / Hackberry (60mm, W.B.)	1	each	\$650.00	\$650.00
		Ginkgo Biloba 'Magyar' / Magyar Ginkgo (60mm, W.B.)	1	each	\$650.00	\$650.00
		Gymnocladus Dioicus / Kentucky Coffee Tree (40mm, W.B.)	5	each	\$550.00	\$2,750.00
		Juglans Nigra / Black walnut (40mm, W.B.)	5	each	\$550.00	\$2,750.00
		Ostrya Virginiana / Ironwood (40mm, W.B.)	6	each	\$550.00	\$3,300.00
		Planting of Shrubs / Ornamental Grasses				
		Aronia Melanocarpa / Chokecherry (60cm, Pot)	20	each	\$60.00	\$1,200.00
		Calamagrostis x Acutifolia 'Karl Foerster' / Feather Reed Grass (1 Gal Pot)	5	each	\$45.00	\$225.00
		Cornus Sericea / Red Osier Dogwood (60cm, B.R. / Pot)	56	each	\$60.00	\$3,360.00
		Diervilla Lonicera / Bush Honeysuckle (60cm, Pot)	12	each	\$60.00	\$720.00
		Euonymus Alatus 'Compacta' / Dwarf Burning Bush (60cm, Pot)	38	each	\$60.00	\$2,280.00
		Hemerocallis / Daylily Mix (1 Gal Pot)	158	each	\$45.00	\$7,110.00
		Physocarpus Opulifolius / Common Ninebark (60cm, Pot)	22	each	\$60.00	\$1,320.00
		Rhus Aromatica 'Gro-Low' / Gro-Low Sumac (50cm, Pot)	66	each	\$60.00	\$3,960.00
		Virburnum Lentago / Nannyberry (200cm, Pot / B.R.)	9	each	\$75.00	\$675.00
00 80 00		Concrete Sidewalks and Curb				\$52,500.00



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Estimated Quantities					100% Design Package	
Ref. #:	Section #:	Item Description:	Qty.	Unit	Unit Amount	Estimate
		Civil Curb	525	m	\$100.00	\$52,500.00
		Civil Sidewalk	195	m2	\$125.00	\$24,375.00
	00 90 00	Fencing/Gates				\$57,000.00
		Civil	180	m	\$150.00	\$27,000.00
		Landscape	1	LS	\$30,000.00	\$30,000.00
	00 91 00	Patio Canopy				\$35,000.00
		Architectural	30	m2	\$800.00	\$24,000.00
		Structural	1	LS	\$10,000.00	\$10,000.00
		Electrical - Lighting & Power	1	LS	\$1,000.00	\$1,000.00
	00 92 00	Existing Yard				\$482,000.00
		Minor improvements	800	m2	\$40.00	\$32,000.00
		Yard Piping	1	LS	\$450,000.00	\$450,000.00
00 00 00 TOTAL						\$4,688,097.00
01	01 00 00	General Requirements & Others				
	01 20 00	Escalation Allowance			0%	\$0.00
	01 21 13	General Requirements			15%	\$703,214.55
	01 00 00 TOTAL					\$703,214.55
Civil	02 00 00	Provisions for Existing and New Conditions (including Salt Run)				
	02 30 00	Subsurface Investigation	1	LS	\$15,000.00	\$15,000.00
		Civil - Infrastructure				
	02 41 10	Selective Site Demolition & Wetland Compensation				
		Site Demolition	1	LS	\$25,000.00	\$25,000.00
		Wet. Compensation	1	LS	\$45,000.00	\$45,000.00
	02 41 20	Demolition & Removals	1020	m2	\$110.00	\$112,200.00
	02 50 00	Site Remediation	1	LS	\$20,000.00	\$20,000.00
	02 80 00	Facility Remediation	1	LS	\$20,000.00	\$20,000.00
	02 xx xx	Salt Storage/Run				
02 00 00 TOTAL						\$237,200.00
FFE	12 00 00	Furnishings				
	12 50 01	FFE Supply +/- 20%	1	LS	\$96,000.00	\$96,000.00
	12 50 02	FFE Installation +/- 20%	1	LS	\$15,000.00	\$15,000.00
12 00 00 TOTAL						\$111,000.00
TOTAL Construction Cost						\$5,739,511.55
	Ancillary Costs					
		Professional & Design Fees			10%	\$573,951.16
		Disbursements			+/- 1%	\$57,395.12
		Project Management			3%	\$172,185.35
		Commissioning, Logistics			4%	\$229,580.46
		Moving Costs			0.35%	\$20,000.00
Ancillary Costs TOTAL						\$1,053,112.08
TOTAL Construction Cost & Ancillary Costs						\$6,792,623.63
	Construction Contingency					
		Construction Contingency including Premium Time / After-Hours work			10%	\$573,951.16
		Contaminated Soil Remediation				\$1,000,000.00
Post Construction Contingency TOTAL						\$1,573,951.16
TOTAL Construction Cost & Ancillary Costs						\$8,366,574.78