# Princess Anne feasibility report to accommodate primary class size space pressures





# Princess Anne Addition Feasibility Report

MARCH 2008

JOB NO 0807

PREPARED BY
YALLOWEGA BÉLANGER ARCHITECTURE



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### Introduction

Princess Anne Public School is an elementary school with approximately 200 students. It is located at 500 Douglas Street W. in the West End of the City of Greater Sudbury. The school was originally built in 1950, it has approximately 20 180 sq.ft. and is one (1) storey in height.

The intent of this feasibility report is to develop 3 design options for the proposed addition. These options include a 2 classroom, a 3 classroom and a 4 classroom addition, each with a new boy's, girl's and barrier free washroom. The report also includes a site assessment of existing site conditions and an outline of the appropriate technical design requirements needed to remediate current drainage issues (prepared by Northland Engineering Ltd).

Furthermore, the report includes the associated cost estimates for each design option.

The project schedule is to be determined by the Rainbow District School Board once a final option has been selected.



Key Plan



### Design Objectives

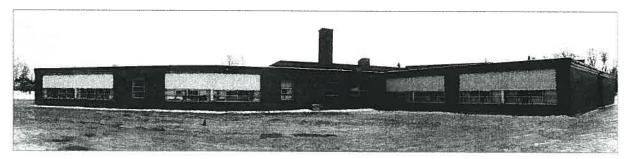
The schematic design reflected in this report has been developed on the basis of overall classroom space needs and existing site conditions.

Key characteristics of the design are as follows:

- the building expansion will include a one (1) storey classroom addition at the north end of the existing one (1) storey school,
- main entrance for pedestrians, vehicles and buses will continue to be along Douglas Street with on-site parking provisions consistent with current by-law requirements,
- materials, finishes and surfaces are intended to be as robust as possible to reflect the institutional use and long term operational requirements consistent with school facilities,
- the school will be wheelchair accessible,
- the proposed addition will incorporate technologies (i.e. computer, data, etc.) consistent with current teaching and learning methods and on future discussions with staff and board representatives to allow the school to function as a wireless facility.



East Elevation



West Elevation



# Site Design

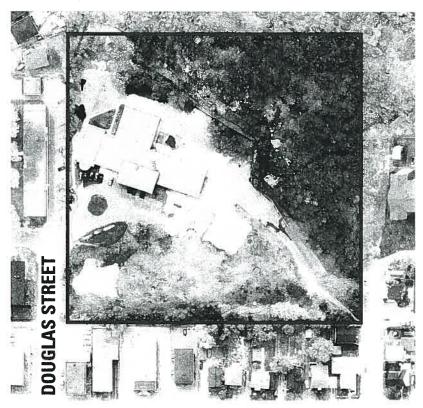
### **Existing Site**

The Princess Anne Public School site is approximately 7.5 acres in area, with main access to the site from Douglas Street. The developed portion of the site is moderately flat, while the North-West corner of the site is a relatively steep rock out crop with a perimeter retaining wall.

### Site Orientation, Landscaping and Parking

The existing school is oriented North-South across the site with the potential to redevelop the playing fields and basket ball courts on the North-East side of the school. The existing trees located along the retaining wall are to remain in place.

Various options for buses, staff, visitor and parent parking, along with the integration of pedestrian traffic can be developed upon RDSB request. Site changes may be in order to accommodate the required parking and to provide secure circulation for cars, school buses and emergency vehicles on the property.





Aerial View of Site



# **Existing Site Conditions**

Drainage Report (Prepared by Northland Eng.)

The proposed addition to the north end of the school will have minimal impact on the existing surface drainage and storm sewer. However, since the existing storm sewer is not fully functional and causes surface drainage problems, addressing the overall site drainage is recommended as part of the addition project.

The existing site drainage is comprised of a series of catchbasins located on the north and west sides of the student play area. The catchbasins are generally located adjacent to a concrete retaining wall, approximately 1.5 metres (5') high. An existing storm sewer (size unknown) connects the catchbasins and outlets southwesterly through an easement to Douglas Street. It has been determined previously that a blockage in the existing storm sewer is causing surface drainage problems along the west side of the student play area. In addition, water runoff from the steep slope behind the retaining wall is affecting the student play area drainage and the concrete retaining wall.

The following remedial measures are recommended:

- Confirm the extent of the non-functioning storm sewer
- Replace/repair deficient storm sewer
- Construct a drainage swale behind the concrete retaining wall to ensure positive flow towards the existing catchbasin located at the south end of the wall. Include erosion protection measures such as rip rap
- Inspect and repair/replace/reset existing catchbasin grates

Although the extent of the non-functioning storm sewer is unknown, it is expected that the damaged/broken/blocked storm sewer is not extensive. The estimated construction cost to undertake the above work is \$38,000.

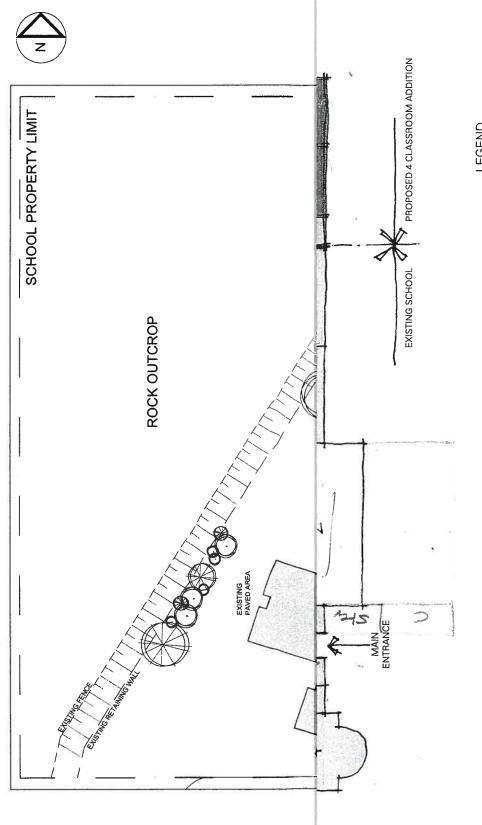


SCHOOL PROPERTY LIMIT ROCK OUTCROP ALBINSON SIREE! EXISTING PAVED AREA

Princess Anne Public School Existing Site







# LEGEND

- 1 Existing Classrooms
- 2 Gymnasium
- 3 Washrooms
- Administration/Offices
- Teacher's Lounge | Not | | | New Washrooms Building Services

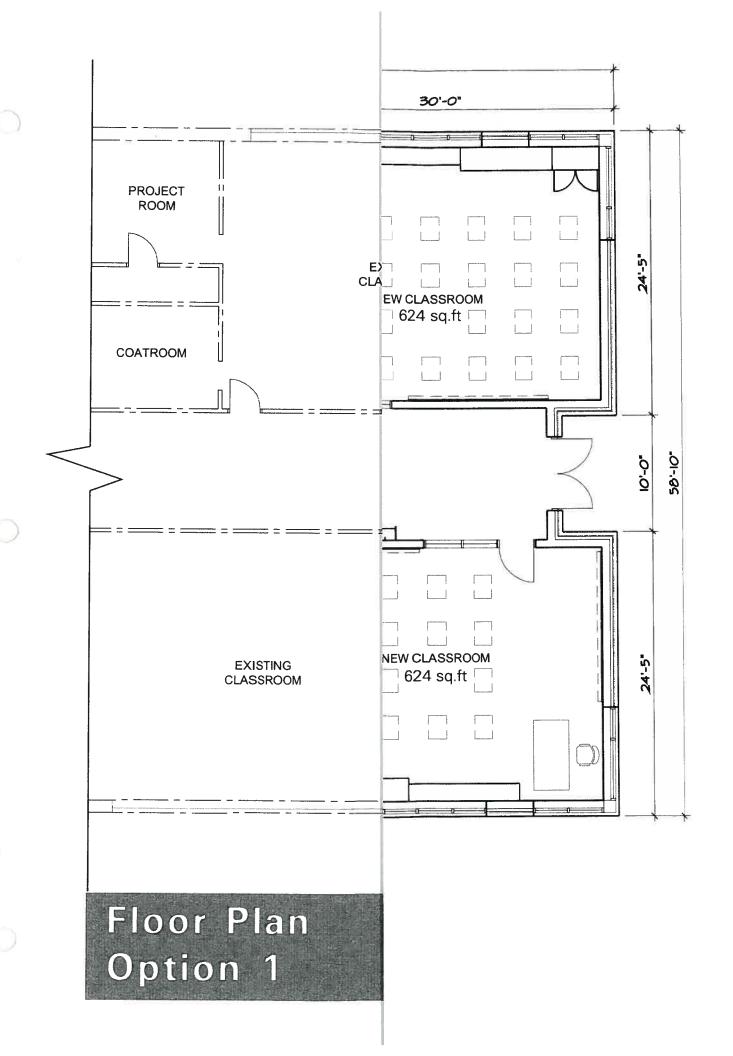
Princess Anne Public School

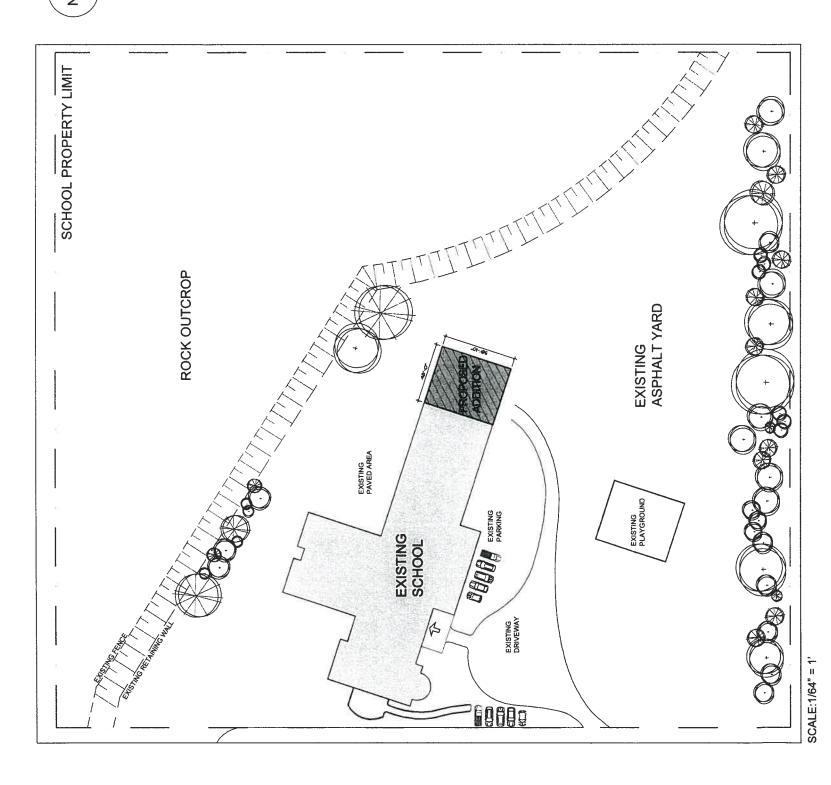
Option 1 February 2008

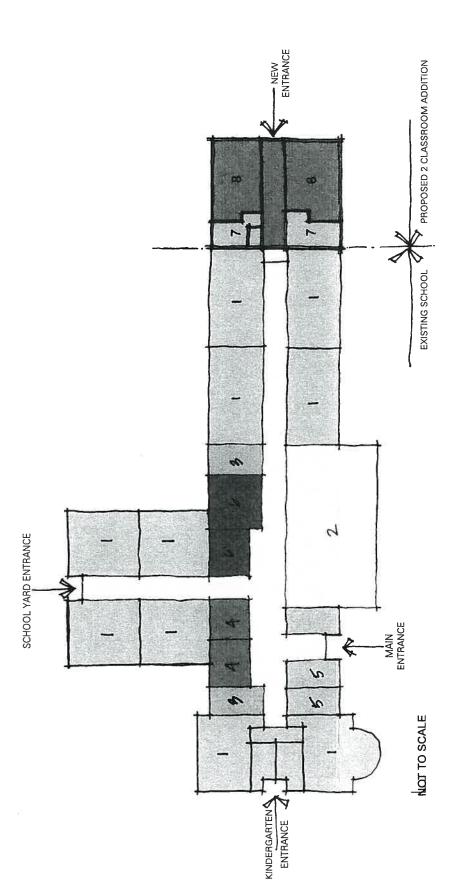
Site Plan & Sketch Plan

New Classrooms





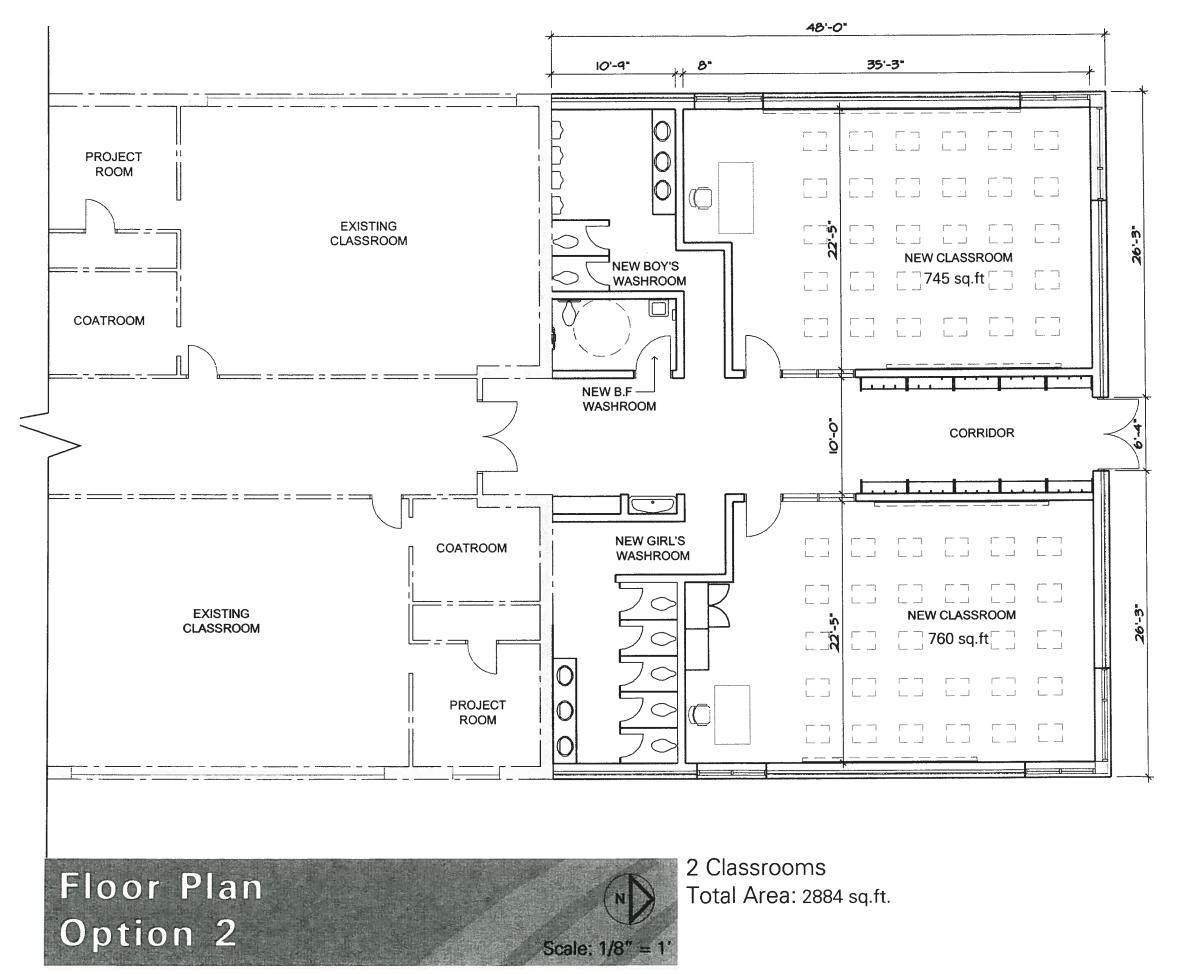




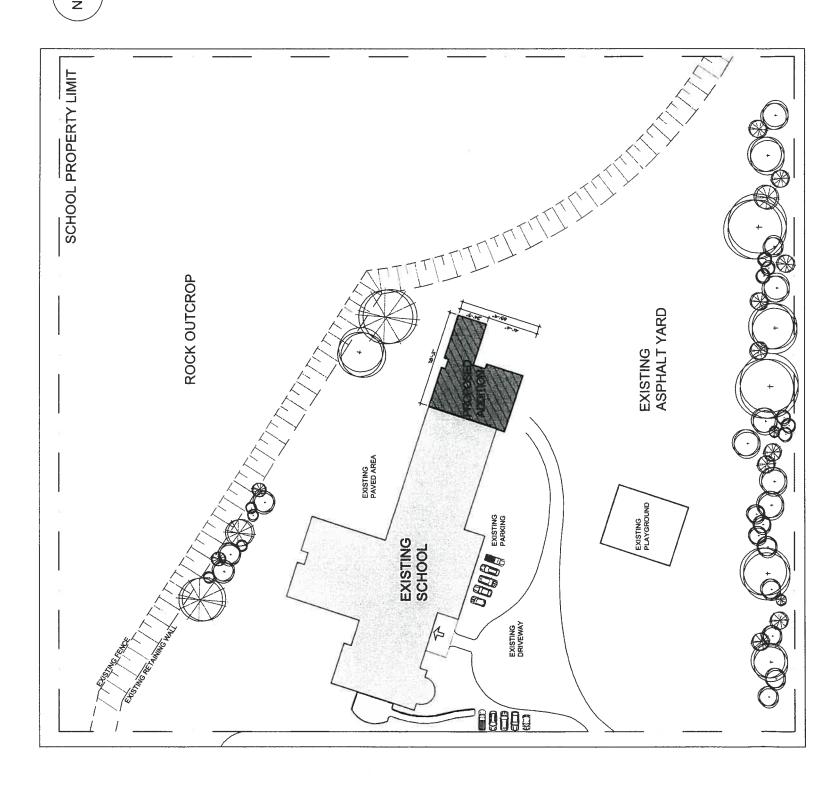
# Option February 2008

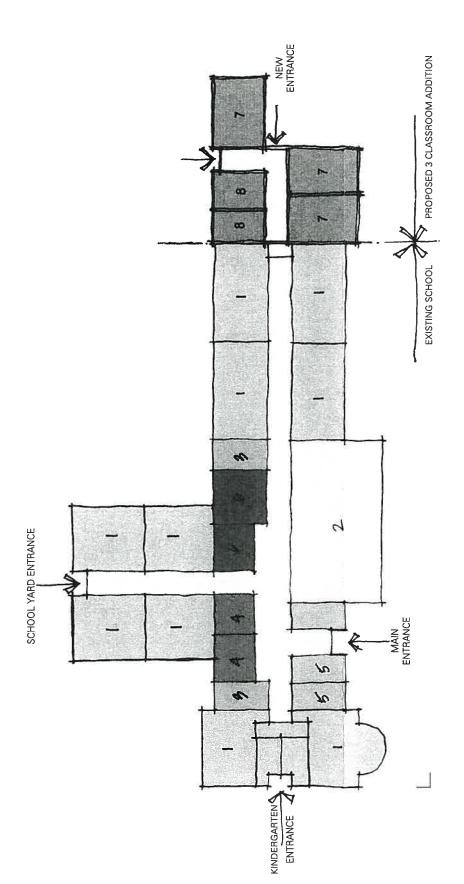
Public School Sketch Plan Anne Ø Plan Princess Site

- 1 Existing Classrooms LEGEND
- ] Gymnasium
- ] Washrooms
- Administration/Offices
  - Teacher's Lounge Building Services
- 7 New Washrooms New Classrooms



March 2008





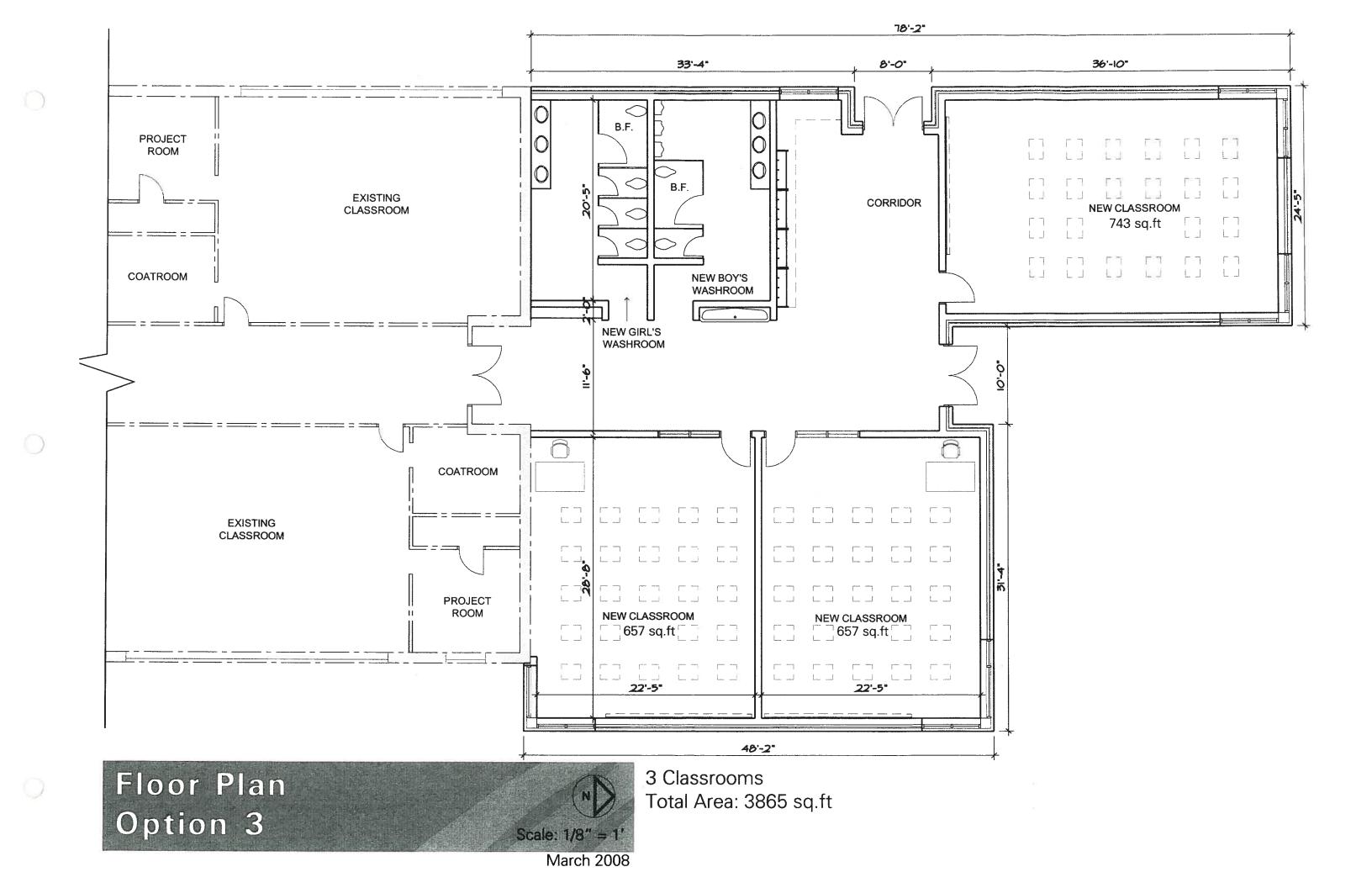
# Option February 2008

Public School Sketch Plan Anne る Plan Princess Site

# LEGEND

- Existing Classrooms
- Washrooms Gymnasium
- Administration/Offices Teacher's Lounge
  - Building Services
    - 7 New Washrooms





# Design Options - Space Summary

4 classrooms

 $21'9" \times 28'-8" = 624 \text{ sq.ft}$ 

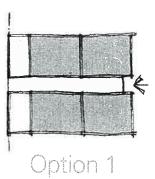
1 girl washroom

(5 stalls + 1 barrier free stall)

1 boy washroom

(2 stalls, 4 urinals + 1 barrier free stall)

TOTAL AREA = 4190 sq.ft



2 classrooms

 $35'-3'' \times 22'-5'' = 745 \text{ sq.ft}$ 

1 girl washroom

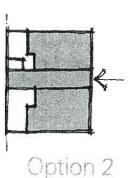
(5 stalls)

1 boy washroom

(2 stalls, 4 urinals)

1 unisex barrier free washroom

TOTAL AREA = 2884 sq.ft



3 classrooms

2 classrooms @  $28'-8" \times 22'-5" = 657 \text{ sq.ft}$ 

1 classroom @ 23'-9" x 35'-6" = 743 sq.ft

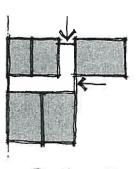
1 girl washroom

(3 stalls + 1 barrier free stall)

1 boy washroom

(1 stall, 3 urinals + 1 barrier free stall)

TOTAL AREA= 3865 sq.ft



Option 3

# Architectural Design Brief

# **Existing Construction**

- strip footing with 5'-0" high foundation walls
- poured concrete foundation walls
- 4 1/2" thick reinfored concrete slab on grade
- 2"x10" wood joist structure with steel lintels
- 13"thick exterior masonry block wall with press brick veneer
- 8" thick interior masonry block wall
- single pane steel sash windows
- terrazo flooring
- acoustic ceiling tiles with grid

### **New Construction**

- strip footing with 6'-0" high foundation walls
- masonry block foundation walls
- 5" thick reinfored concrete slab on grade
- open web steel joist structure
- 12"thick exterior masonry block wall with brick veneer
- 8" thick interior masonry block wall
- extruded aluminum windows
- vinyl composite tile (VCT) flooring with rubber base
- acoustic ceiling tiles with grid
- 2 ply bituminous built up flat roof

# Option 1

Budget class:

Class "C"

This budget is based on preliminary drawings and design for the project.

This estimate should provide a realistic cost objectives in order to

obtain project approvals.

Job No.

0807

Building Gross Floor Areas

New Classroom Addition

Option 1

4.115

sq.ft

**Total of Building Gross Square Feet** 

4.115

sa.ft

1 INTRODUCTION

1.1 General

This cost analysis is intended to provide a realistic assessment of the costs associated with the above project.

Accordingly, this cost analysis should only be considered in conjunction with the drawings and other documents associated with this project.

### 1.2 Cost Considerations

All costs are estimated on the basis of competitive bids being received from general contractors and all major subcontractors and suppliers based on a stipulated sum form of contract. Pricing shown reflects probable costs obtainable in the project area on the effective date of this report and is therefore a determination of fair market value for the construction of the work and not a prediction of low bid.

Escalation during the construction period is included in the unit rates used in this estimate. No provision has been included for construction costs that are likely to escalate between now and the anticipated bid dates for the project.

A design contingency allowance has been included to cover design and pricing unknowns.

A construction contingency allowance has been included to cover construction (post contract) unknowns.

The unit rates used in the preparation of this cost analysis include labour and material, equipment, subcontractor's overheads and profits.

Provincial Sales Tax is included where applicable.

Refer to Exclusions for the other items that have been specifically excluded from this cost analysis.

# Option 1

No.	Descripti	on								Total	
1	SECTION	A - SUBSTRUCTURE							\$	116,880.00	
	assumed fo	otings to be placed on nativ	e soil 6' belo	w grade							
	•	rg (24' x 12" x 260 lft)					\$	7,295.00			
	Form work		520	sq.ft	\$		\$	3,120,00			
	Reinforcing		500	lbs	\$		\$	425,00			
	Concrete		15	cu m	\$	250.00	\$	3,750,00			
	Foundation	Dampproofing					\$	2,340.00			
	Bituminous		1300	sq.ft	\$	1.00	\$	1,300.00			
	4" weepers		260	1ft	\$	4.00	\$	1,040.00			
	Slab on Gra	d					\$	29,045.00			
	5" thick reinf	orced concrete	50	cu.m	\$	250.00	\$	12,500.00			
	Reinforcing :	Steel	3	ton	\$	1,400.00	\$	4,200.00			
	15 mil poly		4,115	sq,ft	\$	1.00	\$	4,115.00			
	Place & Finis	shed	4,115	sq.ft	\$	2 00	\$	8,230.00			
	Excavation	/ Backfill					\$	39,800.00			
	Granular B	Excav. disposed off site	1000	cu_yd	\$	15 00	\$	15,000.00			
	Granular B	backfill	800	cu_yd	\$	24.00	\$	19,200 00			
	Granular A	backfill	200	cu yd	\$	28.00	\$	5,600.00			
	Foundation	Walls					\$	38,400.00			
	Masonry Blo	ck	1400	sq.ft	\$	15.00	\$	21,000.00			
	Grout		16	cu.m	\$	300.00	\$	4,800.00			
	Reinforcing S	Steel	9	tons	\$	1,400.00	\$	12,600 00			
2	SECTION B - SHELL										
	Structural S	teel							\$	66,495.00	
	OWSJ & Dec	cking	4,115	sq.ft	\$	13.00	\$	53,495.00	ac.	0-,100.00	
	Misc. Steel	· ·		55.00							
	Masonry Lint	els	1	all	\$	3,000.00	\$	3,000.00			
	Reinforce ex	isting roof	1	all	\$	10,000.00	\$	10,000.00			
	Masonry Ex	terior Wall							\$	135,350.00	
	Type 1 - Mas	sonry Wall	2500	sq.ft	\$	29.50	\$	73,750.00		,	
	Brick Veneer			sq ft	\$	8.00	\$	-			
	Air Space			sq.ft			\$	46			
	A.V Wrap			sq.ft	\$	0.50	\$	*			
	4"Spray Foar			sq₊ft	\$	5 00	\$	20			
	12" Masonry	Blocks		sq₌ft	\$	15.00	\$	≠5			
	Paint			sq ft	\$	1.00	\$	≅			
	Masonry Pa	rapets	260	lft	\$	60.00	\$	15,600.00			
	Type 2 - Mas	sonry Wall	850	sq.ft	\$	16.00	\$	13,600.00			
	12" Masonry	Blocks		sq ft	\$	15.00	\$	**			
	Paint			sq ft	\$	1.00	\$	8			





# Option 1

	Type 3 - Interior Masonry Wall	2400	sq.ft	\$	13.50	\$	32,400.00		
	8" Masonry Blocks		sq.ft	\$	12.50	\$	/ı,€.i		
	Paint		sq ft	\$	1.00		10		
						•			
	Exterior Windows							\$	30,000.00
	Extruded Aluminum Windows	10	68	\$	3,000.00	\$	30,000.00		
	Exterior Doors							\$	9,000.00
	Aluminum pair 2(3' x 7')	1	ea	\$	9,000.00	\$	9,000.00		
	Electric door operator	0	ea	\$	2,500.00	\$	-		
	Built up Roofing							\$	87,500.00
	2 ply bituminous	5,000	sq.ft	\$	17.50	\$	87,500.00	*	,
3	SECTION C - INTERIORS								
	Allowance for Caulking	4,115	sq.ft	\$	0.25	ç	1,028.75		
	Allowance for Fire Stopping	4,115	sq.ft	\$	0.75		3,086.25		
	•	,	- 4	•		•	0,000.20		
	Interior Doors								
	Solid wood door / HM Frames 3' x 7' single	6	ea	\$	1,400.00	\$	8,400.00		
	Glazing Allowance	1	Is	\$	1,500.00	\$	1,500.00		
	Accessories								
	Grab Bars	4	ea	\$	45.00		180.00		
	Mirrors	6	ea	\$	200.00		1,200.00		
	Toilet Tissue Dispensers	6	ea	\$	100.00		600.00		
	Waste Receptacle	2	ea	\$	250.00	\$	500.00		
	Millwork							\$	3,000.00
	WR Vanities							Ψ	3,000.00
	Countertop	20	Ift	\$	150.00	\$	3,000.00		
	Painting				¥			\$	10,360.00
	Interior walls	10000	sq.ft	\$	1.00	\$	10,000.00		
	Interior Doors (prefinished)	6	ea	\$	60.00	\$	360.00		
	Floor Finishes							\$	17,960.00
	Flooring types							*	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
	VCT	4,115	sq.ft	\$	4.00	\$	16,460.00		
							•		
	Flooring Bases								
	Rubber Base	1000	ift	\$	1.50	\$	1,500.00		
	Acoustic Ceiling							\$	24,690.00
	Ceiling Tiles							*	£7,000.00
	Tiles c.w. Grid	4,115	sq.ft	\$	6.00	5	24,690.00		
		3536000	4	-	0.000000	7.7	,555.55		









# Option 1

Contractor's General Req'm \$ 75,950.75 Contractor's Mark-Up \$ 83,545.83 Design Contingency \$ 37,975.38 Construction Contingency \$ 37,975.38 TOTAL ESTIMATED CONSTRUCTION COST (Excl. GST) \$ 995,000.00 \$ 24 TOTAL GST 5% \$ 49,750.00	4	SECTIO	N D SERVICES						
Washrooms		Mechanica	al					\$ 70,000.00	
NFHB		Plumbing	Fixtures						
Heat Rads		Washroom	s	2	ea	\$ 6,500.00	\$ 13,000.00		
Distribution   1		NFHB		2	ea	\$ 1,000.00	\$ 2,000.00		
Wet sprinkler System		Heat Rads		1	İs	\$ 40,000.00	\$ 40,000.00		
Fire Suppression System   0   sq ft   \$   0.50   \$   -   NIC		Distribution	•	1	ls	\$ 15,000.00	\$ 15,000.00		
Electrical		Wet sprink	der System	0	sq.ft	\$ 4.00	\$	NIC	
A,115 sq.ft \$ 21.50		Fire Suppr	ession System	0	sq ft	\$ 0.50	\$ -	NIC	
Includes		Electrical						\$ 88,472.50	
Lighting				4,115	sq.ft	\$ 21.50			
Devices   \$ 3.00 \$ 12,345.00		Includes	Service & Distribution			\$ 4.00	\$ 16,460.00		
Equipment Connection Gross Malerials \$ 2.00 \$ 8,230.00 Gross Malerials \$ 7.75 \$ 31,891.25 \$ \$ 99,800.00 \$ \$ 99,800			Lighting			\$ 4.75	\$ 19,546.25		
Section   Sect			Devices			\$ 3.00	\$ 12,345.00		
SECTION G			Equipment Connection			\$ 2.00	\$ 8,230.00		
Demolition   Demolish existing ext. wall   80   sq.ft   \$   10.00   \$   800.00   Rework existing roof   1   all   \$   1,000.00   \$   1,000.00   Environmental   Consultant   1   Is   \$   10,000.00   \$   10,000.00   Site work   Allowance   1   all   \$   \$   \$   \$   \$   \$   \$   \$   \$			Gross Materials			\$ 7.75	\$ 31,891.25		
Demolish existing ext. wall   80   sq.ft   \$   10.00   \$   800.00   Rework existing roof   1   all   \$   1,000.00   \$   1,00	5	SECTION	N G					\$ 99,800.00	
Rework existing roof   1   all   \$ 1,000.00   \$ 1,000.00		Demolition							
Environmental			Demolish existing ext. wall	80	sq.ft	\$ 10.00	\$ 800.00		
Consultant   1   Is			Rework existing roof	1	all	\$ 1,000.00	\$ 1,000.00		
Allowance		Environme	ntal						
Allowance 1 all \$ 50,000.00 \$ 50,000.00 Drainage 1 all \$ 50,000.00 \$ 38,000.00			Consultant	1	ls	\$ 10,000.00	\$ 10,000.00		
Drainage   1   all   \$ 38,000.00 \$ 38,000.00		Site work							
Contractor's General Req'm   \$ 75,950.75   Contractor's Mark-Up   \$ 83,545.83   Design Contingency   \$ 37,975.38   Construction Contingency   \$ 37,975.38   Co			Allowance	1	all	\$ 50,000.00	\$ 50,000.00		
Contractor's General Req'm   \$ 75,950.75   Contractor's Mark-Up   \$ 83,545.83   Design Contingency   \$ 37,975.38   Construction Contingency   \$ 37,975.38   TOTAL ESTIMATED CONSTRUCTION COST (Excl. GST)   \$ 995,000.00 \$ 24   CONTRACTOR   \$ 49,750.00   \$ 24   CONTRACTOR   \$ 49,			Drainage	1	all	\$ 38,000.00	\$ 38,000.00		
Contractor's Mark-Up   \$ 83,545.83	Sub-total							\$ 759,507.50	\$ 184.57
Design Contingency			Contractor's	General	Req'm			\$ 75,950.75	
Construction Contingency         \$ 37,975.38           TOTAL ESTIMATED CONSTRUCTION COST (Excl. GST)         \$ 995,000.00 \$ 20           TOTAL GST         5%         \$ 49,750.00			Contractor's	Mark-Up	)			\$ 83,545.83	
TOTAL ESTIMATED CONSTRUCTION COST (Excl. GST)         \$ 995,000.00 \$ 24           TOTAL GST         5%         \$ 49,750.00			Design Cont	ingency				\$ 37,975.38	
TOTAL GST 5% \$ 49,750.00			Construction	Conting	ency			37,975.38	
	TOTAL EST	MATED CONS	STRUCTION COST (Excl. GST)					\$ 995,000.00	\$ 241.80
TOTAL ESTIMATED DOACT DUDGET CW CST	TOTAL GST					5%		\$ 49,750.00	
1,045,000.00 \$ 2	TOTAL EST	MATED DRAF	T BUDGET C.W. GST					\$ 1,045,000.00	\$ 253.95

### Items NOT included in the above budget:

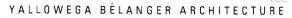
*Escalation/Overtime/Premium wo	rk
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<sup>\*</sup>Owner's Furniture and equipment

PRINCESS ANNE FEASIBILITY STUDY







<sup>\*</sup>Project Management

<sup>\*</sup>Clerk-of-Works

<sup>\*</sup>Legal fees

<sup>\*</sup>Costs for temporary facilities and Moving Cost

<sup>\*</sup>Relocation and Reconnection of Owner's Equipment

<sup>\*</sup>Salaries for owner's staff

<sup>\*</sup> GST

<sup>\*</sup>Consultants Fees

<sup>\*</sup>Insurance

<sup>\*</sup>Development Charges and Levies

<sup>\*</sup>Signage

<sup>\*</sup>Site Survey

<sup>\*</sup>Environmental Assessment

<sup>\*</sup>Rock Blasting / Removal

<sup>\*</sup> Asbestos Abatement

# Option 2

### No. Description

1	<b>SECTION A - SUBSTRUCTURE</b>						
-	assumed footings to be placed on native	e soil 6' belo	w orade				
	Strip Footing (24' x 12" x 250 lft)					\$	7,295.00
	Form work	520	sq.ft	\$	6.00	\$	3,120.00
	Reinforcing	500	lbs	\$	0.85	\$	425.00
	Concrete	15		\$	250.00		
	Concrete	15	cu.m	Ф	250.00	\$	3,750.00
	Foundation Dampproofing					\$	2,340.00
	Bituminous	1300	sq.ft	\$	1.00	\$	1,300.00
	4" weepers	260	Ift	\$	4.00	\$	1,040.00
	Slab on Grad					\$	25,905.00
	5" thick reinforced concrete	45	cu.m	\$	250.00	\$	11,250.00
	Reinforcing Steel	3	ton	\$	1,400.00	\$	4,200.00
	15 mil poły	3,485	sq,ft	\$	1.00	\$	3,485.00
	Place & Finished	3,485	sq.ft	\$	2.00	\$	6,970.00
	ridee a rimaned	3,405	34.11	Ψ	2.00	Ψ	0,370.00
	Excavation / Backfill					\$	39,800.00
	Granular B Excav. disposed off site	1000	cu.yd	\$	15.00	\$	15,000.00
	Granular B backfill	800	cu.yd	\$	24.00	\$	19,200.00
	Granular A backfill	200	cu.yd	\$	28.00	\$	5,600.00
	Foundation Walls					\$	38,400.00
	Masonry Block	1400	sq.ft	\$	15.00	\$	21,000.00
	Grout	16	cu.m	\$	300.00	\$	
				э \$			4,800.00
	Reinforcing Steel	9	tons	Þ	1,400.00	\$	12,600.00
2	SECTION B - SHELL						
	Structural Steel						
	OWSJ & Decking	3,485	sq.ft	\$	13.00	\$	45,305.00
	Misc. Steel						
	Masonry Lintels	1	all	\$	3,000.00	\$	3,000.00
	Reinforce existing roof	1	all	\$	10,000.00	\$	10,000.00
	Masonry Exterior Wall						
	Type 1 - Masonry Wall	2500	sq.ft	\$	29.50	\$	73,750.00
	Brick Veneer		sq.ft	\$	8.00	\$	1.27
	Air Space		sq.ft			\$	2
	A.V Wrap		sq.ft	\$	0.50	\$	₹.
	4"Spray Foam		sq.ft	\$	5.00	\$	
	12" Masonry Blocks		sq.ft	\$	15.00	\$	
	Paint		sq.ft	\$	1.00	\$	
			'	•	_		





# Option 2

	Type 3 - Interior Masonry Wall	1500	sq.ft	\$	13.50	\$	20,250.00		
	8" Masonry Blocks		sq.ft	\$	12.50	\$	2)		
	Paint		sq.ft	\$	1.00		35		
			0411	*	1,100	Ψ			
	Exterior Windows							\$	24,000.00
	Extruded Aluminum Windows	8	ea	\$	3,000.00	\$	24,000.00	*	24,000.00
				•	1,111111	•	= 1,000.00		
	Exterior Doors							\$	9,000.00
	Aluminum pair 2(3' x 7')	1	ea	\$	9,000.00	\$	9,000.00	•	5,555.55
	Electric door operator	0	ea	\$	2,500.00	\$			
	Built up Roofing							\$	64,750.00
	2 ply bituminous	3,700	sq.ft	\$	17.50	\$	64,750.00		
3	SECTION C - INTERIORS								
	Allowance for Caulking	2,730	sq.ft	\$	0.25	s	682.50		
	Allowance for Fire Stopping	2,730	sq.ft	\$	0.75		2,047.50		
		,	•	-		,	_,,		
	Interior Doors								
	Solid wood door / HM Frames 3' x 7' single	4	ea	\$	1,400.00	\$	5,600.00		
	Glazing Allowance	1	ls	\$	1,200.00		1,200.00		
	Accessories								
	Grab Bars	4	ea	\$	45.00	\$	180.00		
	Mirrors	6	ea	\$	200.00	\$	1,200.00		
	Toilet Tissue Dispensers	6	ea	\$	100.00	\$	600.00		
	Waste Receptacle	2	ea	\$	250.00	\$	500.00		
	Millwork							\$	3,000.00
	WR Vanities	20	10		450.00				
	Countertop	20	lft	\$	150.00	\$	3,000.00		
	Painting							•	7 740 00
	Interior walls	7500	4	æ	4.00			\$	7,740.00
	Interior Doors (prefinished)	4	sq.ft	\$	1.00	\$	7,500.00		
	menor boots (premished)	4	ea	\$	60.00	,	240.00		
	Floor Finishes							\$	12,045.00
	Flooring types							Ψ	12,043.00
	VCT	2,730	sq.ft	\$	4.00	5	10,920.00		
		-11.50	oq.n	•	4.00	*	10,520.00		
	Flooring Bases								
	Rubber Base	750	lft	\$	1.50	\$	1,125.00		
	Acoustic Ceiling							\$	16,380.00
	Ceiling Tiles								•
	Tiles c.w. Grid	2,730	sq.ft	\$	6.00	\$	16,380.00		









# Option 2

SECTIO	N D SERVICES								
Mechanica	al .							\$	65.000.00
Plumbing	Fixtures							*	00,000.00
Washroom	s	2	ea	\$	6,500.00	5	13,000.00		
NFHB		2	ea	\$		7,0			
Heat Rads		1	ls	\$	35,000.00	5	•		
Distribution	ı	1	ls	\$			15,000.00		
Wet sprink	der System	0	sq.ft	\$	4 00	\$	23		NIC
Fire Suppr	ession System	0	sq ft	\$	0 50	\$	Ē		NIC
Electrical								\$	58,695.00
		2,730	sq.ft	\$	21,50				
Includes	Service & Distribution			\$	4.00	\$	10,920.00		
	Lighting			\$	4.75	\$	12,967.50		
	Devices			\$	3.00	\$	8,190.00		
	Equipment Connection			\$	2.00	\$	5,460.00		
	Gross Materials			\$	7.75	\$	21,157.50		
SECTION	N G							\$	99,800.00
Demolition	l .								
	Demolish existing ext_wall	80	sq.ft	\$	10.00	\$	800.00		
	Rework existing roof	4	all	\$	1,000.00	\$	1,000.00		
Environme	ntal								
	Consultant	1	Is	\$	10,000.00	\$	10,000;00		
Site work									
	Allowance	= 1/2	all	\$	50,000.00	\$	50,000.00		
	Drainage	1	all	\$	38,000.00	\$	38,000.00		
	Mechanica Plumbing Washroom NFHB Heat Rads Distribution Wet sprink Fire Suppr Electrical Includes  SECTION Demolition	Heat Rads Distribution  Wet sprinkler System  Fire Suppression System  Electrical  Includes Service & Distribution Lighting Devices Equipment Connection Gross Materials  SECTION G  Demolition Demolish existing ext wall Rework existing roof  Environmental Consultant  Site work Allowance	Mechanical Plumbing Fixtures  Washrooms 2 NFHB 2 Heat Rads 1 Distribution 1  Wet sprinkler System 0  Fire Suppression System 0  Electrical 2,730  Includes Service & Distribution Lighting Devices Equipment Connection Gross Materials  SECTION G  Demolition	Mechanical Plumbing Fixtures  Washrooms 2 ea NFHB 2 ea Heat Rads 1 Is Distribution 1 Is  Wet sprinkler System 0 sq.ft  Fire Suppression System 2,730 sq.ft  Electrical 2,730 sq.ft  Includes Service & Distribution Lighting Devices Equipment Connection Gross Materials  SECTION G  Demolition	Mechanical   Plumbing Fixtures   Washrooms   2   ea   \$   NFHB   2   ea   \$   NFHB   2   ea   \$   NFHB   1   Is   \$   S   Distribution   1   Is   \$   \$   S   S   S   S   S   S   S   S	Mechanical   Plumbing Fixtures   Washrooms   2   ea   \$ 6,500.00	Mechanical   Plumbing Fixtures   Washrooms   2   ea   \$ 6,500.00   \$	Mechanical   Plumbing Fixtures   Washrooms   2   ea   \$ 6,500.00   \$ 13,000.00   NFHB   2   ea   \$ 1,000.00   \$ 2,000.00   Heat Rads   1   Is   \$ 35,000.00   \$ 35,000.00   Distribution   1   Is   \$ 15,000.00   \$ 15,000.00   Met sprinkler System   0   sq.ft   \$ 4.00   \$ -	Mechanical

Sub-total			\$	609,225.00	\$ 223.16
	Contractor's General Req'm Contractor's Mark-Up Design Contingency Construction Contingency		\$ \$ \$	60,922.50 67,014.75 30,461.25 30,461.25	 
TOTAL ESTIMATED CONSTRUCTION	ON COST (Excl. GST)		\$	798,000.00	\$ 292.31
TOTAL GST		5%	\$	39,900.00	
TOTAL ESTIMATED DRAFT BUDGE	ET C.W. GST		\$	838,000.00	\$ 306.96

### Items NOT included in the above budget:

*Escalation/Overtime/Premium work
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<sup>\*</sup>Owner's Furniture and equipment

PRINCESS ANNE FEASIBILITY STUDY



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<sup>\*</sup>Project Management

<sup>\*</sup>Clerk-of-Works

<sup>\*</sup>Legal fees

<sup>\*</sup>Costs for temporary facilities and Moving Cost

<sup>\*</sup>Relocation and Reconnection of Owner's Equipment

<sup>\*</sup>Salaries for owner's staff

<sup>\*</sup> GST

<sup>\*</sup>Consultants Fees

<sup>\*</sup>Insurance

<sup>\*</sup>Development Charges and Levies

<sup>\*</sup>Signage

<sup>\*</sup>Site Survey

<sup>\*</sup>Environmental Assessment

<sup>\*</sup>Rock Blasting / Removal

<sup>\*</sup> Asbestos Abatement

# Option 3

No.	Descripti	ion								Total		
1	SECTION	A - SUBSTRUCTURE							\$	113,740.00		
	assumed fo	ootings to be placed on nativ	e soil 6' belo	w grade						•		
	Strip Footing	ng (24' x 12" x 250 lft)					\$	7,295.00				
	Form work		520	sq ft	\$	6.00	\$	3,120.00				
	Reinforcing		500	lbs	\$	0.85	\$	425.00				
	Concrete		15	cu.m	\$	250.00	\$	3,750.00				
	Foundation	Dampproofing					\$	2,340.00				
	Bituminous		1300	sq.ft	\$	1.00	\$	1,300.00				
	4" weepers		260	Ift	\$	4.00	\$	1,040.00				
	Slab on Gra	ad					\$	25,905.00				
	5" thick reinf	forced concrete	45	cu.m	\$	250.00	\$	11,250.00				
	Reinforcing :	Steel	3	ton	\$	1,400.00	\$	4,200.00				
	15 mil poly		3,485	sq,ft	\$	1.00	\$	3,485.00				
	Place & Finis	shed	3,485	sq:ft	\$	2.00	\$	6,970.00				
	Excavation	/ Backfill					\$	39,800.00				
	Granular B	Excav. disposed off site	1000	cu.yd	\$	15.00	\$	15,000.00				
	Granular B	backfill	800	cu.yd	\$	24.00	\$	19,200.00				
	Granular A	backfill	200	cu yd	\$	28 00	\$	5,600.00				
	Foundation	Walls					\$	38,400.00				
	Masonry Block		1400	sq.ft	\$	15.00	\$	21,000.00				
	Grout		16	cu.m	\$	300.00	\$	4,800.00				
	Reinforcing S	Steel	9	tons	\$	1,400.00	\$	12,600.00				
2	SECTION B - SHELL											
	Structural S	teel							\$	58,305.00		
	OWSJ & Dec		3,485	sq.ft	\$	13.00	\$	45,305.00	Ψ	30,303.00		
	Misc. Steel	3	0,100	odili	*	10.00	•	40,000.00				
	Masonry Lint	tels	1	all	\$	3,000.00	\$	3,000.00				
	Reinforce ex		1	all		10,000.00		10,000.00				
	Masonry Ex	terior Wall							\$	123,200.00		
	Type 1 - Mas		2500	sq.ft	\$	29.50	\$	73,750.00	•	120,200.00		
	Brick Veneer			sq:ft	\$	8.00	\$	94				
	Air Space			sq.ft			\$	æ				
	A.V Wrap			sq.ft	\$	0.50	\$	2				
	4"Spray Foar	m		sq.ft	\$	5.00	\$	Ø				
	12" Masonry	Blocks		sq.ft	\$	15.00	\$	- 2				
	Paint			sq.ft	\$	1.00	\$	ê				
	Masonry Pa	rapets	260	Ift	\$	60.00	\$	15,600.00				
	Type 2 - Mas	sonry Wall	850	sq.ft	\$	16.00	\$	13,600.00				
	12" Masonry	Blocks		sq.ft	\$	15.00	\$					
	Paint			sq.ft	\$	1.00		*				

PRINCESS ANNE FEASIBILITY STUDY



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# Option 3

	Type 3 - Interior Masonry Wall	1500	sq.ft	\$	13.50	\$	20,250.00		
	8" Masonry Blocks		sq.ft	\$	12.50	\$			
	Paint		sq.ft	\$	1.00		(85) (85)		
	Exterior Windows							\$	33,000.00
	Extruded Aluminum Windows	11	ea	\$	3,000.00	\$	33,000.00		
	Exterior Doors							\$	16,000.00
	Aluminum pair 2(3' x 7')	2	ea	\$	8,000.00	\$	16,000.00		
	Electric door operator	0	ea	\$	2,500.00	\$	-		
	Built up Roofing							•	70 750 00
	2 ply bituminous	4.500	0.7. 6	œ.	47.50	•	70 750 00	\$	78,750.00
	2 pry bitaminous	4,500	sq.ft	\$	17.50	\$	78,750.00		
3	SECTION C - INTERIORS								
	Allowance for Caulking	3,485	sq.ft	\$	0.25	\$	871.25		
	Allowance for Fire Stopping	3,485	sq.ft	\$		\$	2,613.75		
			·			·	_,,		
	Interior Doors								
	Solid wood door / HM Frames 3' x 7' single	5	ea	\$	1,400.00	\$	7,000.00		
	Glazing Allowance	1	Is	\$	1,500.00	\$	1,500.00		
	Accessories								
	Grab Bars	4	ea	\$	45.00		400.00		
	Mirrors	6	ea	\$		\$	180.00 1,200.00		
	Toilet Tissue Dispensers	6	ea	\$	100.00		600.00		
	Waste Receptacle	2	ea	\$	250.00		500.00		
	·	_		•	200.00	•	000.00		
	Millwork							\$	3,000.00
	WR Vanities								•
	Countertop	20	Ift	\$	150.00	\$	3,000.00		
	Painting							•	7 000 00
	Interior walls	7500	sq.ft	\$	1.00		7 500 00	\$	7,800.00
	Interior Doors (prefinished)	5	ea	\$	60.00		7,500.00 300.00		
	(p. c)	Ü	Ca	Ψ	00.00	•	300.00		
	Floor Finishes							\$	15,065.00
	Flooring types								,
	VCT	3,485	sq.ft	\$	4.00	\$	13,940.00		
	Flooring Bases								
	Rubber Base	750	Ift	\$	1.50	\$	1,125.00		
	Acoustic Ceiling							\$	20,910.00
	Ceiling Tiles							Ψ	20,310.00
	Tiles c.w. Grid	3,485	sq.ft	\$	6.00	s	20,910.00		
	꽃 면 19	-,.00	54.10	*	0.00	*	20,310.00		

PRINCESS ANNE FEASIBILITY STUDY



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# Option 3

4	SECTION Mechanica Plumbing	•					\$ 70,000.00
	Washroom	S	2	ea	\$ 6,500.00	\$ 13,000.00	
	NFHB		2	ea	\$ 1,000.00	\$ 2,000.00	
	Heat Rads		1	ls	\$ 40,000.00	\$ 40,000.00	
	Distribution		1	ls	\$ 15,000.00	\$ 15,000.00	
	Wet sprinkler System		0	sq.ft	\$ 4.00	\$ 0.00	NIC
	Fire Suppr	ession System	0	sq ft	\$ 0.50	\$ \$ <b>=</b> 5	NIC
	Electrical						\$ 74,927.50
			3,485	sq.ft	\$ 21.50		
	Includes	Service & Distribution			\$ 4 00	\$ 13,940.00	
		Lighting			\$ 4.75	\$ 16,553.75	
		Devices			\$ 3.00	\$ 10,455.00	
		Equipment Connection			\$ 2 00	\$ 6,970.00	
		Gross Materials			\$ 7.75	\$ 27,008.75	
5	SECTION	IG					\$ 99,800.00
	Demolition						•
		Demolish existing ext. wall	80	sq ft	\$ 10.00	\$ 800 00	
		Rework existing roof	1	all	\$ 1,000.00	\$ 1,000.00	
	Environme	ntal					
		Consultant	1/	Is	\$ 10,000.00	\$ 10,000.00	
	Site work						
		Allowance	1	all	\$ 50,000.00	\$ 50,000.00	
		Drainage	1	all	\$ 38,000.00	\$ 38,000.00	

Sub-total			\$	714,497.50 \$	205.02
	Contractor's General Req'm		\$	71,449.75	
	Contractor's Mark-Up		\$	78,594.73	
	Design Contingency		\$	35,724.88	
	Construction Contingency		\$	35,724.88	
TOTAL ESTIMATED CONSTRU	CTION COST (Excl. GST)		\$	936,000.00 \$	268.58
TOTAL GST		5%	\$	46,800.00	
TOTAL ESTIMATED DRAFT BU	_\$	983,000.00 \$	282.07		

### Items NOT included in the above budget:

*Escalation/Overtime/	Premium work

<sup>\*</sup>Owner's Furniture and equipment

PRINCESS ANNE FEASIBILITY STUDY



FEBRUARY 2 0 0 8



<sup>\*</sup>Project Management

<sup>\*</sup>Clerk-of-Works

<sup>\*</sup>Legal fees

<sup>\*</sup>Costs for temporary facilities and Moving Cost

<sup>\*</sup>Relocation and Reconnection of Owner's Equipment

<sup>\*</sup>Salaries for owner's staff

<sup>\*</sup> GST

<sup>\*</sup>Consultants Fees

<sup>\*</sup>Insurance

<sup>\*</sup>Development Charges and Levies

<sup>\*</sup>Signage

<sup>\*</sup>Site Survey

<sup>\*</sup>Environmental Assessment

<sup>\*</sup>Rock Blasting / Removal

<sup>\*</sup> Asbestos Abatement

