



# EXECUTIVE

BUILDING SOLUTIONS

High-Range

Office space with mostly private offices: custom doors with commercial grade hardware. Engineered hardwood flooring in common areas, carpet in private offices and hardtile in reception. Plenty of glazing throughout.

Total usable area - est>> 3,500 sf  
Dollar per square foot \$78.14 sf

Area used for \$\$ per sf ->> 3,500 sf

Category	Description	Qty	Units	Rate	%	Cost	\$/sq ft
Demolition	Misc Demo - VCT and carpet	3,600	sf	\$2.00		\$7,200.00	\$2.06
Demolition	Misc Demo - remove existing drywall ceiling	0	sf	\$1.10		\$0.00	\$0.00
Demolition	Misc Demo- millwork	0	lf	\$12.00		\$0.00	\$0.00
Demolition	Misc Demo- glass partitions	0	lf	\$13.00		\$0.00	\$0.00
Demolition	Misc Demo- partitions at 9'	0	lf	\$12.50		\$0.00	\$0.00
<b>Demolition Total</b>						<b>\$7,200.00</b>	<b>\$2.06</b>
Drywall	Drywall partitions to 9'-Flr to underside of t-bar, sound insulated, taped & sanded, c/w baffle above	161	item	\$62.00		\$9,982.00	\$2.85
Drywall	Drywall partitions to 9'-Flr to underside of deck, sound insulated, taped & sanded- no baffles.	143	lf	\$53.00		\$7,579.00	\$2.17
Drywall	Install new flat drywall ceiling to match existing	3,070	sf	\$8.00		\$24,560.00	\$7.02
Drywall	Skim walls	0	sf	\$1.00		\$0.00	\$0.00
Drywall	Repair wall scars from demolition	15	item	\$75		\$1,125.00	\$0.32
<b>Drywall Total</b>						<b>\$43,246.00</b>	<b>\$12.36</b>
Ceiling	Drywall ceilings in conference rooms	800	sq ft	\$9.00		\$7,200.00	\$2.06
Ceiling	Allowance for new ceiling tiles	1,000	sq ft	\$2.00		\$2,000.00	\$0.57
Ceiling	Remove and reinstall ceiling tiles	0	sq ft	\$0.40		\$0.00	\$0.00
<b>Ceiling Total</b>						<b>\$9,200.00</b>	<b>\$2.63</b>
Doors Carpentry	Relocate existing door & frame	0	item	\$250.00		\$0.00	\$0.00
Doors Carpentry	New solid core shop finished pocket door (no frame)	4	item	\$800.00		\$3,200.00	\$0.91
Doors Carpentry	New solid core shop finished full height door & frame	8	item	\$1,200.00		\$9,600.00	\$2.74
Doors Carpentry	Closet doors & frames	1	pair	\$1,100.00		\$1,100.00	\$0.31
<b>Doors Carpentry Total</b>						<b>\$13,900.00</b>	<b>\$3.97</b>
Glazing	Sidelight glass-6mm clear tempered-framed in u-channel	549	sf	\$16.00		\$8,784.00	\$2.51
<b>Glazing Total</b>						<b>\$8,784.00</b>	<b>\$2.51</b>
Hardware	Door hardware -Passage sets-cylindrical	14	sets	\$380.00		\$5,320.00	\$1.52
Hardware	Sliding Crowder Track	4	sets	\$400.00		\$1,600.00	\$0.46
Hardware	Door closure-surface	2	sets	\$180.00		\$360.00	\$0.10
Hardware	Floor stop	17	item	\$20.00		\$340.00	\$0.10
<b>Hardware Total</b>						<b>\$7,620.00</b>	<b>\$2.18</b>
Millwork	Servery-uppers & lowers, p-lam ext, melamine interior c/w doors.	7	lf	\$340.00		\$2,380.00	\$0.68
Millwork	Fax & File Room-countertop only-plam c/w legs	18	lf	\$180.00		\$3,240.00	\$0.93
Millwork	Wait Area-Bookcases	12	lf	\$250.00		\$3,000.00	\$0.86
Millwork	Coat closet	6	lf	\$100.00		\$600.00	\$0.17
Millwork	Reception Desk-allowance	1	item	\$8,000.00		\$8,000.00	\$2.29
<b>Millwork Total</b>						<b>\$17,220.00</b>	<b>\$4.92</b>
Electrical	demo	1	item	\$1,000.00		\$1,000.00	\$0.29
Electrical	standard outlets	14	item	\$90.00		\$1,260.00	\$0.36
Electrical	separate circuits	3	item	\$170.00		\$510.00	\$0.15
Electrical	data/tel. outlets-c/w pull strings	28	item	\$55.00		\$1,540.00	\$0.44
Electrical	floor outlets	7	item	\$600.00		\$4,200.00	\$1.20
Electrical	new light switch	3	item	\$130.00		\$390.00	\$0.11
Electrical	Group A feed	12	item	\$375.00		\$4,500.00	\$1.29
Electrical	Ceiling feeds for workstations	0	item	\$325.00		\$0.00	\$0.00
Electrical	relocate existing light fixture	0	item	\$60.00		\$0.00	\$0.00
Electrical	new suspended light fixtures	0	item	\$800.00		\$0.00	\$0.00
Electrical	new MR-16 pot lights	100	item	\$300.00		\$30,000.00	\$8.57
Electrical	new standard pot lights	12	item	\$275.00		\$3,300.00	\$0.94
Electrical	Exhaust fan - boardroom	1	item	\$150.00		\$150.00	\$0.04
Electrical	new panel-on existing service	1	item	\$1,500.00		\$1,500.00	\$0.43
Electrical	low voltage dimmer switch	8	item	\$220.00		\$1,760.00	\$0.50
Electrical	pot lights -relamp	0	item	\$30.00		\$0.00	\$0.00
Electrical	pendant lights	3	item	\$500.00		\$1,500.00	\$0.43
Electrical	exit lights	3	item	\$200.00		\$600.00	\$0.17
Electrical	emergency lights	3	item	\$300.00		\$900.00	\$0.26

Electrical	card acces-mags-rework existing for relocated door & frame	0 item	\$400.00	\$0.00	\$0.00
Electrical	pull station-rough in	0 item	\$550.00	\$0.00	\$0.00
Electrical	new life safety speaker	3 item	\$350.00	\$1,050.00	\$0.30
Electrical	relocate existing life safety speaker	4 item	\$60.00	\$240.00	\$0.07
<b>Electrical Total</b>				<b>\$54,400.00</b>	<b>\$15.54</b>
HVAC	New linear diffusers	34 item	\$300.00	\$10,200.00	\$2.91
HVAC	Demolition	1 item	\$1,000.00	\$1,000.00	\$0.29
HVAC	Relocate supply air diffuser & troffer type	0 item	\$90.00	\$0.00	\$0.00
HVAC	Relocate return air grille	3 item	\$30.00	\$90.00	\$0.03
HVAC	New return air grille	4 item	\$40.00	\$160.00	\$0.05
HVAC	Relocate thermostat-pneumatic/electric	1 item	\$180.00	\$180.00	\$0.05
HVAC	New VAV box	0 item	\$4,500.00	\$0.00	\$0.00
HVAC	Relocate existing VAV	0 item	\$800.00	\$0.00	\$0.00
HVAC	New thermostat-pneumatic/electric	2 item	\$350.00	\$700.00	\$0.20
HVAC	Distribution of ductwork	2,400 sf	\$3.00	\$7,200.00	\$2.06
HVAC	Exhaust fan - boardroom	1 items	\$1,500.00	\$1,500.00	\$0.43
HVAC	Fire dampers	0 items	\$250.00	\$0.00	\$0.00
HVAC	Air balancing ( minmum of \$ 750.00 )	3,500 sf	\$0.20	\$700.00	\$0.20
<b>HVAC Total</b>				<b>\$21,730.00</b>	<b>\$6.21</b>
Sprinklers	New standard head	8 items	\$150.00	\$1,200.00	\$0.34
Sprinklers	Re & Re sprinkler heads into new drywall ceilings	40 items	\$60.00	\$2,400.00	\$0.69
Sprinklers	Relocate standard head	12 items	\$130.00	\$1,560.00	\$0.45
<b>Sprinklers Total</b>				<b>\$5,160.00</b>	<b>\$1.47</b>
Plumbing	Fire hose cabinet-New	0 items	\$3,500.00	\$0.00	\$0.00
Plumbing	Rough in for new kitchen sink	1 items	\$4,000.00	\$4,000.00	\$1.14
<b>Plumbing Total</b>				<b>\$4,000.00</b>	<b>\$1.14</b>
Paint	Paint all interior walls	5,950 sq ft	\$0.55 \$\$/sf	\$3,272.50	\$0.94
Paint	Oil prime walls	0 sq.ft	\$0.40 \$\$/sf	\$0.00	\$0.00
Paint	Doors & Frames	0 item	\$90.00 \$\$/sf	\$0.00	\$0.00
Paint	Paint drywall ceilings and bulkheads	3,270 sf	\$1.00	\$3,270.00	\$0.93
<b>Paint Total</b>				<b>\$6,542.50</b>	<b>\$1.87</b>
Flooring	Carpet-Budget Cost	262 sq yd	\$38.00 \$\$/sy	\$9,956.00	\$2.84
Flooring	Carpet base	545 lf	\$1.70 \$\$/lf	\$926.50	\$0.26
Flooring	VCT	247 sf	\$2.95 \$\$/lf	\$728.65	\$0.21
Flooring	vinyl base	75 lf	\$1.70 \$\$/lf	\$127.50	\$0.04
Flooring	Wood floor	505 sf	\$25.00 \$\$/sf	\$12,625.00	\$3.61
Flooring	Floor preparation - general	1 item	\$500.00	\$500.00	\$0.14
<b>Flooring Total</b>				<b>\$24,863.65</b>	<b>\$7.10</b>
Hardtile	Limestone flooring & base	495 sf	\$18.00	\$8,910.00	\$2.55
<b>Hardtile Total</b>				<b>\$8,910.00</b>	<b>\$2.55</b>
Fire protection	Relocate fire pull station or bell	1 items	\$200.00	\$200.00	\$0.06
<b>Fire protection Total</b>				<b>\$200.00</b>	<b>\$0.06</b>
Miscellaneous	Woodblocking - per 3,000 sf of space	1 item	\$500.00	\$500.00	\$0.14
Miscellaneous	Fire rated plywood for telephone room	1 item	\$600.00	\$600.00	\$0.17
Miscellaneous	Building Permit - full rate 32c/sf	3,500 sf	\$0.35	\$1,225.00	\$0.35
<b>Miscellaneous Total</b>				<b>\$2,325.00</b>	<b>\$0.66</b>
Misc Items	Film -see below	549 sf	\$6.00	\$3,294.00	\$0.94
<b>Miscellaneous Film Total</b>				<b>\$3,294.00</b>	<b>\$0.94</b>
Site OH	Consumables - per 5,000 sf of space	1 item	\$300.00	\$300.00	\$0.09
Site OH	Garbage disposal/bins	1 bins	\$800.00	\$800.00	\$0.23
Site OH	Labour - general cleanup during construction, garbage removal from floor	2 weeks	\$500.00	\$1,000.00	\$0.29
Site OH	Site Supervision	6.0 weeks	\$1,400.00	\$8,400.00	\$2.40
Site OH	Final Cleanup	3,500 item	\$0.21	\$735.00	\$0.21
Site OH	Parking - per day per vehcile	30 day	\$20.00	\$600.00	\$0.17
Site OH	Temporary Hoarding	0 item	\$500.00	\$0.00	\$0.00
<b>Site OH Total</b>				<b>\$11,835.00</b>	<b>\$3.38</b>
Contractor	Construction Management Fee	10%	\$230,736.15	\$23,073.62	\$6.59
Contractor		0% item	\$0.00	\$0.00	\$0.00
<b>Contractor Total</b>				<b>\$23,073.62</b>	<b>\$6.59</b>
<b>Total Project Cost - excluding gst</b>				<b>\$273,503.77</b>	<b>\$78.14</b>
<b>GST (5%)</b>				<b>\$19,145.26</b>	<b>\$5.47</b>
<b>Total Project Cost Including GST</b>				<b>\$292,649.03</b>	<b>\$83.61</b>

#### Items Not Included

1. No allowance for any data/voice cabling & associated work.
2. No allowance for any new fire hose cabinet.
3. No allowance for any new AC Units, VAV Units or relocated VAV Units.