



# EXECUTIVE

BUILDING SOLUTIONS

Mid-Range Project

Office space with open area for systems furniture, kitchenette and some private offices custom doors with commercial grade hardware. Carpet throughout except reception (hardtile).

Total usable area - est>> 8,721 sf  
 Dollar per square foot \$44.85 sf

Area used for \$\$ per sf >> 8,721 sf

Category	Description	Qty	Units	Rate	%	Cost	\$/sq ft
Demolition	Misc Demo - VCT and carpet	6,584	item	\$0.35		\$2,304.40	\$0.26
Demolition	Misc Demo - remove existing millwork	80	lf	\$7.00		\$560.00	\$0.06
Demolition	Misc Demo- partitions at 9'	685	lf	\$12.00		\$8,220.00	\$0.94
<b>Demolition Total</b>						<b>\$11,084.40</b>	<b>\$1.27</b>
Drywall	Drywall partitions to 9'-Flr to underside of t-bar, sound insulated, taped & sanded, c/w baffle above	890	lf	\$68.00		\$60,520.00	\$6.94
Drywall	Drywall partitions to 9'-Flr to underside of deck, sound insulated, taped & sanded- no baffles.	216	lf	\$58.00		\$12,528.00	\$1.44
Drywall	Install new flat drywall ceiling in boardroom and reception	469	sf	\$10.00		\$4,690.00	\$0.54
Drywall	Skim walls	0	sf	\$1.00		\$0.00	\$0.00
Drywall	Repair wall scars from demolition	22	item	\$75		\$1,650.00	\$0.19
<b>Drywall Total</b>						<b>\$79,388.00</b>	<b>\$9.10</b>
Ceiling	Drywall ceilings are reception	0	item	\$10,000.00		\$0.00	\$0.00
Ceiling	Allowance for new ceiling tiles	1,100	sq ft	\$2.00		\$2,200.00	\$0.25
Ceiling	Remove and reinstall ceiling tiles	4,500	sq ft	\$0.40		\$1,800.00	\$0.21
<b>Ceiling Total</b>						<b>\$4,000.00</b>	<b>\$0.46</b>
Doors Carpentry	Relocate existing door & frame	0	item	\$350.00		\$0.00	\$0.00
Doors Carpentry	New full height paint grade door & frame	22	item	\$1,000.00		\$22,000.00	\$2.52
Doors Carpentry	New paint grade full height door (no frame)	0	item	\$900.00		\$0.00	\$0.00
Doors Carpentry	New paint grade sidelight frame	4	item	\$350.00		\$1,400.00	\$0.16
Doors Carpentry	Closet doors & frames	1	item	\$1,150.00		\$1,150.00	\$0.13
Doors Carpentry	Boardroom doors & frames	1	item	\$1,350.00		\$1,350.00	\$0.15
<b>Doors Carpentry Total</b>						<b>\$25,900.00</b>	<b>\$2.97</b>
Glazing	Sidelight glass-6mm clear tempered	130	sf	\$16.00		\$2,080.00	\$0.24
<b>Glazing Total</b>						<b>\$2,080.00</b>	<b>\$0.24</b>
Hardware	Door hardware -Passage sets-cylindrical	22	sets	\$350.00		\$7,700.00	\$0.88
Hardware	Sliding Crowder Track	0	sets	\$400.00		\$0.00	\$0.00
Hardware	Door closure-surface	4	sets	\$180.00		\$720.00	\$0.08
Hardware	Floor stop	25	item	\$20.00		\$500.00	\$0.06
<b>Hardware Total</b>						<b>\$8,920.00</b>	<b>\$1.02</b>
Millwork	Lunch Room-uppers & lowers, p-lam ext, melamine interior c/w doors.	12	lf	\$425.00		\$5,100.00	\$0.58
Millwork	Coffee Station Area-uppers & lowers- plam c/w melamine interiors	25	lf	\$375.00		\$9,375.00	\$1.07
Millwork	Mailroom-uppers & lowers, p-lam exte, melamine interior	20	lf	\$385.00		\$7,700.00	\$0.88
Millwork	Coat Closet	7	lf	\$100.00		\$700.00	\$0.08
Millwork	Reception Desk-Allowance	0	item	\$10,000.00		\$0.00	\$0.00
<b>Millwork Total</b>						<b>\$22,875.00</b>	<b>\$2.62</b>
Electrical	demo	1	item	\$800.00		\$800.00	\$0.09
Electrical	standard outlets	112	item	\$125.00		\$14,000.00	\$1.61
Electrical	separate circuits	3	item	\$170.00		\$510.00	\$0.06
Electrical	data/tel. outlets-c/w pull strings	112	item	\$75.00		\$8,400.00	\$0.96
Electrical	floor outlets	2	item	\$800.00		\$1,600.00	\$0.18
Electrical	new light switch	4	item	\$225.00		\$900.00	\$0.10
Electrical	Group A feed-wall feed	24	item	\$475.00		\$11,400.00	\$1.31
Electrical	Ceiling feeds for workstations	36	item	\$750.00		\$27,000.00	\$3.10
Electrical	relocate existing light fixture	18	item	\$125.00		\$2,250.00	\$0.26
Electrical	new suspended light fixtures	0	item	\$1,350.00		\$0.00	\$0.00
Electrical	new 2x4 light fixtures to match existing	15	item	\$375.00		\$5,625.00	\$0.64
Electrical	Exhaust fan	4	item	\$150.00		\$600.00	\$0.07
Electrical	new panel-on existing service	1	item	\$1,500.00		\$1,500.00	\$0.17
Electrical	low voltage dimmer switch	4	item	\$220.00		\$880.00	\$0.10
Electrical	pot lights	15	item	\$450.00		\$6,750.00	\$0.77
Electrical	pendant lights	10	item	\$500.00		\$5,000.00	\$0.57
Electrical	exit lights	6	item	\$300.00		\$1,800.00	\$0.21
Electrical	emergency lights	3	item	\$400.00		\$1,200.00	\$0.14
Electrical	card acces-mags-rework existing for relocated door & frame	4	item	\$400.00		\$1,600.00	\$0.18

Electrical	pull station-rough in	0 item	\$550.00	\$0.00	\$0.00
Electrical	new life safety speaker	6 item	\$400.00	\$2,400.00	\$0.28
Electrical	relocate existing life safety speaker	6 item	\$60.00	\$360.00	\$0.04
<b>Electrical Total</b>				<b>\$94,575.00</b>	<b>\$10.84</b>
HVAC	New diffusers	10 item	\$300.00	\$3,000.00	\$0.34
HVAC	Relocate supply air diffuser & troffer type	12 item	\$90.00	\$1,080.00	\$0.12
HVAC	Relocate return air grille	4 item	\$30.00	\$120.00	\$0.01
HVAC	New return air grille	3 item	\$40.00	\$120.00	\$0.01
HVAC	Relocate thermostat-pneumatic/electric	2 item	\$180.00	\$360.00	\$0.04
HVAC	New rooftop units	0 item	\$20,000.00	\$0.00	\$0.00
HVAC	New VAV box	2 item	\$4,500.00	\$9,000.00	\$1.03
HVAC	New thermostat-pneumatic/electric	2 item	\$350.00	\$700.00	\$0.08
HVAC	Distribution of ductwork	3,575 sf	\$3.00	\$10,725.00	\$1.23
HVAC	Exhaust fan	2 items	\$1,500.00	\$3,000.00	\$0.34
HVAC	Fire dampers	12 items	\$250.00	\$3,000.00	\$0.34
HVAC	Air balancing ( minmum of \$ 750.00 )	8,721 sf	\$0.20	\$1,744.20	\$0.20
<b>HVAC Total</b>				<b>\$32,849.20</b>	<b>\$3.77</b>
Sprinklers	New standard head	9 items	\$150.00	\$1,350.00	\$0.15
Sprinklers	Relocate standard head	10 items	\$130.00	\$1,300.00	\$0.15
<b>Sprinklers Total</b>				<b>\$2,650.00</b>	<b>\$0.30</b>
Plumbing	Fire hose cabinet-New	2 items	\$3,500.00	\$7,000.00	\$0.80
Plumbing	Cut & cap sink	1 items	\$500.00	\$500.00	\$0.06
Plumbing	Rough in for new kitchen sink	2 items	\$3,000.00	\$6,000.00	\$0.69
<b>Plumbing Total</b>				<b>\$13,500.00</b>	<b>\$1.55</b>
Paint	Paint all interior walls	35,000 sq ft	\$0.55 \$\$/sf	\$19,250.00	\$2.21
Paint	Oil prime walls	0 sq.ft	\$0.40 \$\$/sf	\$0.00	\$0.00
Paint	Doors & Frames	44 item	\$90.00 \$\$/sf	\$3,960.00	\$0.45
Paint	Paint drywall ceilings and bulkheads	3,600 sf	\$1.55	\$5,580.00	\$0.64
<b>Paint Total</b>				<b>\$28,790.00</b>	<b>\$3.30</b>
Flooring	Carpet-Budget Cost	865 sq yd	\$25.00 \$\$/sy	\$21,625.00	\$2.48
Flooring	Carpet base	1,970 lf	\$1.75 \$\$/lf	\$3,447.50	\$0.40
Flooring	VCT	780 sf	\$2.75 \$\$/lf	\$2,145.00	\$0.25
Flooring	vinyl base	200 lf	\$1.75 \$\$/lf	\$350.00	\$0.04
Flooring	Floor preparation - general	1 item	\$500.00	\$500.00	\$0.06
<b>Flooring Total</b>				<b>\$28,067.50</b>	<b>\$3.22</b>
Hardtile	Ceramic flooring at reception	380 sf	\$10.00	\$3,800.00	\$0.44
<b>Hardtile Total</b>				<b>\$3,800.00</b>	<b>\$0.44</b>
Fire protection	Relocate fire pull station or bell	2 items	\$300.00	\$600.00	\$0.07
<b>Fire protection Total</b>				<b>\$600.00</b>	<b>\$0.07</b>
Miscellaneous	Woodblocking - per 3,000 sf of space	1 item	\$500.00	\$500.00	\$0.06
Miscellaneous	Fire rated plywood for telephone room	1 item	\$600.00	\$600.00	\$0.07
Miscellaneous	Building Permit - full rate 32c/sf	0 sf	\$0.35	\$0.00	\$0.00
<b>Miscellaneous Total</b>				<b>\$1,100.00</b>	<b>\$0.13</b>
Misc Items	Film	0 sf	\$6.00	\$0.00	\$0.00
Misc Items	Washroom upgrades	0 item	\$15,000.00	\$0.00	\$0.00
<b>Miscellaneous Film Total</b>				<b>\$0.00</b>	<b>\$0.00</b>
Site OH	Consumables - per 5,000 sf of space	1 item	\$400.00	\$200.00	\$0.02
Site OH	Garbage disposal/bins	1 bins	\$850.00	\$850.00	\$0.10
Site OH	Labour - general cleanup during construction, garbage removal from floor	2 weeks	\$500.00	\$1,000.00	\$0.11
Site OH	Site Supervision	6.0 weeks	\$1,400.00	\$8,400.00	\$0.96
Site OH	Final Cleanup	8,721 item	\$0.21	\$1,831.41	\$0.21
Site OH	Gas	1 item	\$500.00	\$500.00	\$0.06
Site OH	Temporary Hoarding	0 item	\$500.00	\$0.00	\$0.00
<b>Site OH Total</b>				<b>\$12,781.41</b>	<b>\$1.47</b>
Contractor	Construction Management Fee	7%	\$259,595.01	\$18,171.65	\$2.08
Contractor		0% item	\$0.00	\$0.00	\$0.00
<b>Contractor Total</b>				<b>\$18,171.65</b>	<b>\$2.08</b>
<b>Total Project Cost - excluding gst</b>				<b>\$391,132.16</b>	<b>\$44.85</b>
<b>GST ( 5% )</b>				<b>\$27,379.25</b>	
<b>Total Project Cost Including GST</b>				<b>\$418,511.41</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 folding partition
4. No allowance for building permit