

QS Online

MARITIME LUMBER BUREAU

MID-RISE MIXED USE BUILDING

CUNARD STREET LIVE / WORK / GROW

COST COMPARISON – MASS TIMBER, STEEL, CONCRETE

CLASS B ESTIMATE



MARITIME LUMBER BUREAU
MID-RISE MIXED USE BUILDING
CUNARD STREET LIVE / WORK / GROW
COST COMPARISON – MASS TIMBER, STEEL, CONCRETE

CLASS B ESTIMATE

Prepared for:

Maritime Lumber Bureau – Atlantic Woodworks
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P.O. Box 459
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P.O. Box 25177 Clayton Park PO
Halifax, Nova Scotia

September 26, 2023

REPORT COVER

REPORT RECIPIENT

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1. Estimate Approach and Methods

These Class B Comparison Estimates are meant to provide a realistic, reconcilable, and preliminary allocation of direct construction costs for the construction of the new FBM office building, to be built with either mass timber, structural steel, or concrete structures, located on Cunard Street, within the Community of Halifax Nova Scotia.

From the documentation and information provided, quantities for all major elements were assessed or measured where possible and priced at rates considered competitive for a project of this type under a stipulated form of contract in this region of Nova Scotia.

The estimate is a determination of fair market value for the construction of this project and is not a prediction of low bid, as pricing assumes competitive bidding for every portion of work.

For building components and systems where specifications and design details are not available, quality standards have been established by discussions with the design team and typical quality standards for a structure of this type

Allowances for various "miscellaneous" may be used within the body of the estimate, this is to attempt to capture the value of specific project items or elements which are not fully drawn, specified or developed.

2. Basis of Costs Used in Estimate

QS Online makes reasonable efforts to determine conditions of market for construction work in the intended area of the project. QS Online cannot and will not guarantee that bids or actual construction costs will not vary from this or subsequent cost estimates due to lack of competitive bidding, market conditions, or any other factors.

This opinion of probable construction costs is made on the basis of experience, qualifications, and best judgement of the professional cost consultants assigned to this project. QS Online has no control over the eventual cost of labour, materials, and equipment, or the Contractor's method of determining prices.

QS Online has prepared this estimate in accordance with generally accepted principles and practices. We remain available to discuss the contents of this estimate with any interested party.

3. Compare to Contractor Quotes

All costs are estimated on the comparative basis of competitive bidding by at least 5 (five) General Contractors who call on at least 3 (three) Sub-Contractor's quotes for each major scope of trade work as well as similar calls to Suppliers, all based on stipulated lump sum form of Contracting.

The unit rates used in the preparation of this estimate, include labour, material, equipment, Sub-Contractor's overhead, and profits.

4. Scope of Work

QS Online recommends that the Owner, the Design Team, and all other proponents with interest to this estimate, carefully review this document, including line item description, unit prices, clarifications, exclusions, assumptions, contingencies, escalation, and mark-ups if applicable.

Requests for modifications of any apparent errors or omissions to this document must be made to QS Online within 10 (ten) days of receipt of this estimate. Otherwise, it will be understood that the contents have been concurred and accepted.

5. Allowances

The Construction Allowance is intended to provide the owner with a reasonable reserve of funds to help mitigate and resolve any potential change orders which may present themselves during the course of the development of the work of the project.

The Design and Pricing allowance is not intended to cover the costs of any program space modifications.

The intention is to provide some flexibility for the designers and cost planners during the remaining design stages of the project.

The Construction Cost Escalation Allowance is used when the project is anticipated to begin a minimum of 6 (six) months to a year, or more, from the date of this estimate, then it is suggested that a % rate of the estimate should be considered to cover potential project cost escalations which may be incurred during that period.

An Escalation allowance should be considered if the projects duration extends beyond 1 year from the date of project award for potential cost increases during the work and it's commissioning.



September 26, 2023

David Porter
Maritime Lumber Bureau – Atlantic Woodworks
P. O. Box 459
Amherst, Nova Scotia

Cost Comparison – Mass Timber, Steel, and Concrete Construction Models

These Class B Comparison Estimates for the Cunard Street Live / Work / Grow project, are meant to provide a realistic, reconcilable, and preliminary allocation of direct construction costs of the new Mid-Rise Mixed Use Building, to be built with the base model using mass timber elements, or the same mass timber model with CLT shaft walls versus concrete shear walls, structural steel, or concrete, located on Cunard Street, within the Community of Halifax Nova Scotia.

It is worth noting that alternate structural designs were provided by Campbell Comeau Engineering Limited, in Halifax, for the CLT modifications to the base model, as well as detailed renderings for the alternate structural steel and concrete models.

From the documentation and information provided, quantities for all major elements were assessed or measured where possible and priced at rates considered competitive for a project of this type under a stipulated form of contract in this region of Nova Scotia.

The estimate is a determination of fair market value for the construction of this project and is not a prediction of low bid, as pricing assumes competitive bidding for every portion of work.

For building components and systems where specifications and design details are not available, quality standards have been established by discussions with the design team and typical quality standards for a structure of this type

A Tax Rate of 15% for Nova Scotia, has NOT been allowed for this project. Separate consideration required by Owner to accommodate Tax requirements.

We remain available if yourself or any member of your team, have any questions or require further assistance, please do not hesitate to contact our office.

Respectfully,

A handwritten signature in black ink, appearing to read 'R. Francoeur', written in a cursive style.

Renaud Francoeur, PQS, LEED AP
QS Online Cost Consultants Inc.

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6. Sources of Information

These Estimates have been prepared from the documentation provided by the design team noted below.

All of the documentation may be supplemented with information gathered in meetings, telephone calls, emails, and internet searches.

- Documents provided are sourced as follows;
- Architectural – FBM Architecture
 - Mechanical and Electrical – CBCL Limited
 - Structural – Campbell Comeau Engineering Limited

7. Areas of the Project

Floor Areas - GFA

		SF
Level 1 - Basement	3,651	
Level 2 - Ground	3,107	
Level 3 - Upper Office Level	3,797	
Level 4 - Apartments	3,793	
Level 5 - Apartments	3,398	
Roof - Stair 1	273	
Roof - Elevator & Storage	283	
Total Gross Floor Area	18,301	SF

Site Developed Area

Area of site	4,962	SF
Building Footprint	3,651	SF
Total Site Developed Area	1,311	SF

Site Developed Area is the area of the site less the footprint area of the building.

The above areas have been measured in accordance with the Canadian Institute of Quantity Surveyors Method of Measurement of Buildings by Area and Volume.

Executive Summary and Comparison

Project Cunard Street Live / Work / Grow
Location Halifax, Nova Scotia

Mid-Rise Mixed Use Building - Class B Estimate

	Base Wood Model			Base Model c/w CLT Shear Walls			Structural Steel Model			Concrete Model		
	GFA : 18,301 SF			GFA : 18,301 SF			GFA : 18,301 SF			GFA : 18,301 SF		
	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total
SHELL	18,301 SF	197.06	3,606,415	18,301 SF	195.29	3,574,051	18,301 SF	202.77	3,711,024	18,301 SF	179.89	3,292,274
A1 SUBSTRUCTURE	3,651 SF	62.51	228,232	3,651 SF	67.51	246,474	3,651 SF	83.21	303,816	3,651 SF	63.24	230,899
A2 STRUCTURE	18,301 SF	98.35	1,799,902	18,301 SF	97.78	1,789,439	18,301 SF	99.87	1,827,665	18,301 SF	80.98	1,482,069
A3 EXTERIOR ENCLOSURE	18,301 SF	86.24	1,578,281	18,301 SF	84.05	1,538,138	18,301 SF	86.31	1,579,543	18,301 SF	86.30	1,579,306
B INTERIORS	18,301 SF	96.42	1,764,539	18,301 SF	99.59	1,822,593	18,301 SF	122.56	2,242,941	18,301 SF	106.64	1,951,629
B1 PARTITIONS & DOORS	15,517 SF	45.17	700,917	15,517 SF	44.03	683,157	15,517 SF	59.04	916,050	15,517 SF	47.01	729,490
B2 FINISHES	18,301 SF	26.79	490,304	18,301 SF	30.93	566,118	18,301 SF	41.18	753,572	18,301 SF	35.45	648,822
B3 FITTINGS & EQUIPMENT	18,301 SF	31.33	573,318	18,301 SF	31.33	573,318	18,301 SF	31.33	573,318	18,301 SF	31.33	573,318
C SERVICES	18,301 SF	87.85	1,607,773	18,301 SF	87.85	1,607,773	18,301 SF	99.01	1,812,089	18,301 SF	99.01	1,812,089
C1 MECHANICAL	18,301 SF	54.39	995,347	18,301 SF	54.39	995,347	18,301 SF	64.78	1,185,584	18,301 SF	64.78	1,185,584
C2 ELECTRICAL	18,301 SF	33.46	612,426	18,301 SF	33.46	612,426	18,301 SF	34.23	626,506	18,301 SF	34.23	626,506
NET BUILDING COST - EXCL. SITE	18301.2 SF	381.33	6,978,728	18301 SF	382.73	7,004,417	18301 SF	424.35	7,766,054	18301 SF	385.55	7,055,992
D SITE & ANCILLARY WORK	18,301 SF	10.54	192,834	18,301 SF	10.54	192,834	73 SF	2,641.56	192,834	18,301 SF	10.54	192,834
D1 SITE WORK	1,311 SF	147.09	192,834	1,311 SF	147.09	192,834	1,311 SF	147.09	192,834	1,311 SF	147.09	192,834
D2 ANCILLARY WORK	18,301 SF	0.00	0	18,301 SF	0.00	0	18,301 SF	0.00	0	18,301 SF	0.00	0
NET BUILDING COST - INCL. SITE	18301.2 SF	391.86	7,171,562	18301 SF	393.27	7,197,252	18301 SF	434.88	7,958,888	18301 SF	396.08	7,248,826
Z1 GENERAL REQ'S & FEE	18,301 SF	60.74	1,111,592	18,301 SF	60.96	1,115,574	18,301 SF	67.41	1,233,628	18,301 SF	61.39	1,123,568
Z15 General Requirements	5.00%		358,578	5.00%		359,863	5.00%		397,944	5.00%		362,441
Z16 Contractor Fee	10.00%		753,014	10.00%		755,711	10.00%		835,683	10.00%		761,127
TOTAL-EXCLUDING CONTINGENCY	18301.2 SF	452.60	8,283,154	18301 SF	454.22	8,312,826	18301 SF	502.29	9,192,515	18301 SF	457.48	8,372,395
Z2 ALLOWANCES	18,301 SF	63.86	1,168,649	18,301 SF	64.09	1,172,836	18,301 SF	70.87	1,296,949	18,301 SF	64.54	1,181,240
Z21 Design & Pricing Allowance	5.00%		414,158	5.00%		415,641	5.00%		459,626	5.00%		418,620
Z22 Escalation Allowance	3.50%		304,406	3.50%		305,496	3.50%		337,825	3.50%		307,686
Z23 Construction Allowance	5.00%		450,086	5.00%		451,698	5.00%		499,498	5.00%		454,935
TOTAL ESTIMATE	18301.2 SF	516.46	9,451,803	18301 SF	518.31	9,485,661	18301 SF	573.16	10,489,464	18301 SF	522.02	9,553,635
TAX	0%		0	0%		0	0%		0	0%		0
TOTAL CONSTRUCTION ESTIMATE	18301.2 SF	516.46	9,451,803	18301 SF	518.31	9,485,661	18301 SF	573.16	10,489,464	18301 SF	522.02	9,553,635

APPENDIX A
COMPARISON – ELEMENTAL SUMMARY

Estimate Details Summary and Comparison

Project Cunard Street Live / Work / Grow

Location Halifax, Nova Scotia

Mid-Rise Mixed Use Building - Class B Estimate

Project Work Breakdown	Base Wood Model			Base Model c/w CLT Shear Walls			Structural Steel Model			Concrete Model						
	GFA : 18,301 SF			GFA : 18,301 SF			GFA : 18,301 SF			GFA : 18,301 SF						
	Quantity	0	Unit Rate	Total	Quantity	0	Unit Rate	Total	Quantity	0	Unit Rate	Total				
SHELL	18,301 SF		197.06	3,606,415	18,301 SF		195.29	3,574,051	18,301 SF		202.77	3,711,024	18,301 SF		179.89	3,292,274
A1 SUBSTRUCTURE	3,651 SF		62.51	228,232	3,651 SF		67.51	246,474	3,651 SF		83.21	303,816	3,651 SF		63.24	230,899
A11 Foundations	3,651 SF		10.94	39,948	3,651 SF		15.94	58,190	3,651 SF		30.46	111,195	3,651 SF		11.38	41,532
A12 Basement Excavation	2,503 CY		75.22	188,284	2,503 CY		75.22	188,284	2,577 CY		74.75	192,621	2,577 CY		73.49	189,367
A13 Special Conditions	0 SF		0.00	0	0 SF		0.00	0	0 SF		0.00	0	0 SF		0.00	0
A2 STRUCTURE	18,301 SF		98.35	1,799,902	18,301 SF		97.78	1,789,439	18,301 SF		99.87	1,827,665	18,301 SF		80.98	1,482,069
A21 Lowest Floor Construction	3,651 SF		8.03	29,326	3,651 SF		8.00	29,201	3,651 SF		8.03	29,326	3,651 SF		8.03	29,326
A22 Upper Floor Construction	14,650 SF		87.66	1,284,273	14,650 SF		93.73	1,373,156	14,650 SF		97.88	1,433,892	14,650 SF		73.27	1,073,440
A23 Roof Construction	3,651 SF		133.20	486,303	3,651 SF		106.02	387,082	3,651 SF		99.82	364,448	3,651 SF		103.89	379,303
A3 EXTERIOR ENCLOSURE	18,301 SF		86.24	1,578,281	18,301 SF		84.05	1,538,138	18,301 SF		86.31	1,579,543	18,301 SF		86.30	1,579,306
A31 Walls Below Grade	3,018 SF		66.03	199,264	3,018 SF		66.03	199,264	3,018 SF		66.44	200,526	3,018 SF		66.36	200,289
A32 Walls Above Grade	13,237 SF		91.68	1,213,574	13,237 SF		88.65	1,173,431	13,237 SF		91.68	1,213,574	13,237 SF		91.68	1,213,574
A33 Windows & Entrances	168 SF		407.73	68,498	168 SF		407.73	68,498	168 SF		407.73	68,498	168 SF		407.73	68,498
A34 Roof Covering	3,651 SF		26.55	96,945	3,651 SF		26.55	96,945	3,651 SF		26.55	96,945	3,651 SF		26.55	96,945
A35 Projections	0 SF		0.00	0	0 SF		0.00	0	0 SF		0.00	0	0 SF		0.00	0

Estimate Details Summary and Comparison

B INTERIORS	18,301 SF	96.42	1,764,539	18,301 SF	99.59	1,822,593	18,301 SF	122.56	2,242,941	18,301 SF	106.64	1,951,629
B1 PARTITIONS & DOORS	15,517 SF	45.17	700,917	15,517 SF	44.03	683,157	15,517 SF	59.04	916,050	15,517 SF	47.01	729,490
B11 Partitions	14,026 SF	29.46	413,242	14,026 SF	28.20	395,482	14,026 SF	44.80	628,375	14,026 SF	31.50	441,815
B12 Doors	71 Leaves	4,051.76	287,675	71 Lvs	4,051.76	287,675	71 Lvs	4,051.76	287,675	71 Lvs	4,051.76	287,675
B2 FINISHES	18,301 SF	26.79	490,304	18,301 SF	30.93	566,118	18,301 SF	41.18	753,572	18,301 SF	35.45	648,822
B21 Floor Finishes	18,301 SF	11.50	210,464	18,301 SF	11.50	210,464	18,301 SF	11.50	210,464	18,301 SF	11.50	210,464
B22 Ceiling Finishes	18,301 SF	6.14	112,459	18,301 SF	6.14	112,459	18,301 SF	20.63	377,617	18,301 SF	14.63	267,711
B23 Wall Finishes	47,457 SF	3.53	167,382	66,501 SF	3.66	243,196	50,607 SF	3.27	165,492	51,920 SF	3.29	170,647
B3 FITTINGS & EQUIPMENT	18,301 SF	31.33	573,318	18,301 SF	31.33	573,318	18,301 SF	31.33	573,318	18,301 SF	31.33	573,318
B31 Fittings & Fixtures	18,301 SF	15.00	274,518	18,301 SF	15.00	274,518	18,301 SF	15.00	274,518	18,301 SF	15.00	274,518
B32 Equipment	18,301 SF	0.00	0	18,301 SF	0.00	0	18,301 SF	0.00	0	18,301 SF	0.00	0
B33 Elevators	6 Stops	49,800.00	298,800	6 Stops	49,800.00	298,800	6 Stops	49,800.00	298,800	6 Stops	49,800.00	298,800
B34 Escalators	0 Stop	0.00	0	0 Stop	0.00	0	0 Stop	0.00	0	0 Stop	0.00	0
C SERVICES	18,301 SF	87.85	1,607,773	18,301 SF	87.85	1,607,773	18,301 SF	99.01	1,812,089	18,301 SF	99.01	1,812,089
C1 MECHANICAL	18,301 SF	54.39	995,347	18,301 SF	54.39	995,347	18,301 SF	64.78	1,185,584	18,301 SF	64.78	1,185,584
C11 Plumbing & Drainage	18,301 SF	15.98	292,484	18,301 SF	15.98	292,484	18,301 SF	15.98	292,484	18,301 SF	15.98	292,484
C12 Fire Protection	18,301 SF	4.23	77,415	18,301 SF	4.23	77,415	18,301 SF	5.48	100,292	18,301 SF	5.48	100,292
C13 HVAC	18,301 SF	30.54	558,898	18,301 SF	30.54	558,898	18,301 SF	38.54	705,308	18,301 SF	38.54	705,308
C14 Controls	18,301 SF	3.64	66,550	18,301 SF	3.64	66,550	18,301 SF	4.78	87,500	18,301 SF	4.78	87,500
C2 ELECTRICAL	18,301 SF	33.46	612,426	18,301 SF	33.46	612,426	18,301 SF	34.23	626,506	18,301 SF	34.23	626,506
C21 Service & Distribution	18,301 SF	8.54	156,251	18,301 SF	8.54	156,251	18,301 SF	8.54	156,251	18,301 SF	8.54	156,251
C22 Lighting, Devices & Heating	18,301 SF	17.84	326,575	18,301 SF	17.84	326,575	18,301 SF	18.37	336,145	18,301 SF	18.37	336,145
C23 Systems & Ancillaries	18,301 SF	7.08	129,601	18,301 SF	7.08	129,601	18,301 SF	7.33	134,110	18,301 SF	7.33	134,110
NET BUILDING COST - EXCL. SITE	18301.2 SF	381.33	6,978,728	18301.2 SF	382.73	7,004,417	18301.2 SF	424.35	7,766,054	18301.2 SF	385.55	7,055,992

Estimate Details Summary and Comparison

D SITE & ANCILLARY WORK	18,301 SF	10.54	192,834	18,301 SF	10.54	192,834	73 SF	2,641.56	192,834	18,301 SF	10.54	192,834
D1 SITE WORK	1,311 SF	147.09	192,834	1,311 SF	147.09	192,834	1,311 SF	147.09	192,834	1,311 SF	147.09	192,834
D11 Site Development	1,311 SF	101.16	132,619	1,311 SF	101.16	132,619	1,311 SF	101.16	132,619	1,311 SF	101.16	132,619
D12 Mechanical Site Services	1,311 SF	24.60	32,250	1,311 SF	24.60	32,250	1,311 SF	24.60	32,250	1,311 SF	24.60	32,250
D13 Electrical Site Services	1,311 SF	21.33	27,965	1,311 SF	21.33	27,965	1,311 SF	21.33	27,965	1,311 SF	21.33	27,965
D2 ANCILLARY WORK	18,301 SF	0.00	0	18,301 SF	0.00	0	18,301 SF	0.00	0	18,301 SF	0.00	0
D21 Demolition	0 SF	0.00	0	0 SF	0.00	0	0 SF	0.00	0	0 SF	0.00	0
D22 Alterations	0 SF	0.00	0	0 SF	0.00	0	0 SF	0.00	0	0 SF	0.00	0
NET BUILDING COST - INCL. SITE	18301 SF	391.86	7,171,562	18301 SF	393.27	7,197,252	18301 SF	434.88	7,958,888	18301 SF	396.08	7,248,826
Z1 GENERAL REQ'S & FEE	18,301 SF	60.74	1,111,592	18,301 SF	60.96	1,115,574	18,301 SF	67.41	1,233,628	18,301 SF	61.39	1,123,568
Z15 General Requirements	5.00%	0.00	358,578	5.00%	0.00	359,863	5.00%	0.00	397,944	5.00%	0.00	362,441
Z16 Contractor Fee	10.00%	0.00	753,014	10.00%	0.00	755,711	10.00%	0.00	835,683	10.00%	0.00	761,127
TOTAL-EXCLUDING CONTINGENCY	18301 SF	452.60	8,283,154	18301 SF	454.22	8,312,826	18301 SF	502.29	9,192,515	18301 SF	457.48	8,372,395
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0 Z21 Design & Pricing Allowance	5.00%	0.00	414,158	5.00%	0.00	415,641	5.00%	0.00	459,626	5.00%	0.00	418,620
0 Z22 Escalation Allowance	3.50%	0.00	304,406	3.50%	0.00	305,496	3.50%	0.00	337,825	3.50%	0.00	307,686
Z23 Construction Allowance	5.00%	0.00	450,086	5.00%	0.00	451,698	5.00%	0.00	499,498	5.00%	0.00	454,935
TOTAL ESTIMATE	18301 SF	516.46	9,451,803	18301 SF	518.31	9,485,661	18301 SF	573.16	10,489,464	18301 SF	522.02	9,553,635
TAX	0%	0.00	0	0%	0.00	0	0%	0.00	0	0%	0.00	0
TOTAL CONSTRUCTION ESTIMATE	18301 SF	516.46	9,451,803	18301 SF	518.31	9,485,661	18301 SF	573.16	10,489,464	18301 SF	522.02	9,553,635

APPENDIX B
COMPARISON – ELEMENTAL DETAILS

Estimate Details and Comparison

Project Cunard Street Live / Work / Grow
Location Halifax, Nova Scotia

Mid-Rise Mixed Use Building - Class B Estimate

Project Work Breakdown	Base Wood Model			Base Model c/w CLT Shear Walls			Structural Steel Model			Concrete Model		
	GFA : 18,301 SF			GFA : 18,301 SF			GFA : 18,301 SF			GFA : 18,301 SF		
	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total
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A11 Foundations	3,651 SF	10.94	39,948	3,651 SF	15.94	58,190	3,651 SF	30.46	111,195	3,651 SF	11.38	41,532
1 Foundation elements	3,651 SF	10.94	39,948.16	3,651 SF	15.94	58,190	3,651 SF	30.46	111,195	3,651 SF	11.38	41,532
1 Strip footings	310 FT	102.68	31,874	310 FT	105.54	32,762	188 FT	168.48	31,622	311 FT	102.75	31,962
2 Concrete pads	6 No.	392.96	2,358	6 No.	392.96	2,358	4 No.	417.23	1,669	6 No.	642.25	3,853
3 Concrete piers	12 FT	171.39	2,057	12 FT	85.53	984	35 FT	204.48	7,157	12 FT	171.39	2,057
4 Mat foundation	103 SF	35.38	3,659	103 SF	35.38	3,659	1,095 SF	64.61	70,747	103 SF	35.38	3,659
5 Concrete, CLT pier wall - additional	SF	0.00	0	85 SF	64.02	5,441	-	0.00	0	SF	0.00	0
6 Concrete shear wall 8", below grade, 30 Mpa	SF	0.00	0	118 SF	79.61	9,394	-	0.00	0	SF	0.00	0
7 Concrete shear wall 6", below grade, 30 Mpa	SF	0.00	0	60 SF	59.87	3,592	-	0.00	0	SF	0.00	0
A12 Basement Excavation	2,503 CY	75.22	188,284	2,503 CY	75.22	188,284	2,577 CY	74.75	192,621	2,577 CY	73.49	189,367
1 Reduce levels	4,962 SF	37.95	188,284	4,962 SF	37.95	188,284	4,962 SF	38.82	192,621	4,962 SF	38.16	189,367
1 Rough grade and grub	4,962 SF	1.50	7,443	4,962 SF	1.50	7,443	4,962 SF	1.50	7,443	4,962 SF	1.50	7,443
2 Excavation c/w trucking locally	2,503 CY	59.00	147,691	2,503 CY	59.00	147,691	2,577 CY	59.00	152,028	2,577 CY	59.00	148,774
3 Compacted fill	650 CY	51.00	33,150	650 CY	51.00	33,150	650 CY	51.00	33,150	650 CY	51.00	33,150

Project Work Breakdown	Base Wood Model			Base Model c/w CLT Shear Walls			Structural Steel Model			Concrete Model		
	GFA : 18,301 SF			GFA : 18,301 SF			GFA : 18,301 SF			GFA : 18,301 SF		
	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total
A13 Special Conditions	0 SF	0.00	0	0 SF	0.00	0	0 SF	0.00	0	0 SF	0.00	0
A2 STRUCTURE	18,301 SF	98.35	1,799,902	18,301 SF	97.78	1,789,439	18,301 SF	99.87	1,827,665	18,301 SF	80.98	1,482,069
A21 Lowest Floor Construction	3,651 SF	8.03	29,326	3,651 SF	8.00	29,201	3,651 SF	8.03	29,326	3,651 SF	8.03	29,326
1 Slab on grade	3,323 SF	8.83	29,326	3,323 SF	8.79	29,201	3,323 SF	8.83	29,326	3,323 SF	8.83	29,326
1 SOG, 4", 25 Mpa, WWM, 4" rigid insulation	3,323 SF	8.83	29,326	3,323 SF	8.79	29,201	3,323 SF	8.83	29,326	3,323 SF	8.83	29,326
A22 Upper Floor Construction	14,650 SF	87.66	1,284,273	14,650 SF	93.73	1,373,156	14,650 SF	97.88	1,433,892	14,650 SF	73.27	1,073,440
1 Floor framing and supports	14,650 SF	87.66	1,284,273	14,650 SF	93.73	1,373,156	14,650 SF	97.88	1,433,892	14,650 SF	73.27	1,073,440
1 Mass timber floor - SPF, GLT 6 7/8" panels	5,124 SF	61.12	313,179	5,124 SF	60.28	308,867	-	0.00	0	-	0.00	0
2 Mass timber floor - SPF, GLT 5 1/8" panels	5,421 SF	48.30	261,834	5,421 SF	48.30	261,834	-	0.00	0	-	0.00	0
3 Glulam - Douglas fir, 10" x 12"	373 CF	158.20	59,065	373 CF	111.16	41,502	-	0.00	0	-	0.00	0
4 Glulam - Douglas fir, 10" x 15"	61 CF	153.85	9,311	61 CF	153.85	9,311	-	0.00	0	-	0.00	0
5 Glulam - Douglas fir, 12" x 12"	237 CF	154.51	36,607	237 CF	154.51	36,607	-	0.00	0	-	0.00	0
6 Glulam - Douglas fir, 12" x 27"	1,112 CF	145.50	161,850	1,112 CF	120.48	134,023	-	0.00	0	-	0.00	0
7 CLT SPF 5 layer, 143-5S, vertical	SF	0.00	0	4,620 SF	39.13	180,771	-	0.00	0	-	0.00	0
8 CLT SPF 7 layer, 197-7S, vertical	SF	0.00	0	3,674 SF	52.75	193,804	-	0.00	0	-	0.00	0
9 Miscellaneous MT requirements	11,559 SF	2.98	34,396	11,559 SF	5.83	67,339	-	0.00	0	-	0.00	0
10 Concrete shear wall 10", 30 Mpa	SF	0.00	0	-	0.00	0	391 SF	60.43	23,630	391 SF	60.43	23,630
11 Concrete shear wall 8", 30 Mpa	4,325 SF	52.68	227,867	-	0.00	0	237 SF	52.67	12,483	4,415 SF	52.67	232,535
12 Concrete shear wall 6", 30 Mpa	801 SF	51.27	41,066	-	0.00	0	712 SF	51.27	36,504	799 SF	51.27	40,967
13 Structural steel framing	14,650 SF	9.49	139,099	14,571 SF	9.55	139,099	12,542 SF	88.49	1,109,786	14,571 SF	9.55	139,099
14 Metal deck, 1 1/2", 22G, G90, topping	SF	0.00	0	-	0.00	0	12,542 SF	20.05	251,488	-	0.00	0
15 Concrete suspended 6", 30 Mpa	SF	0.00	0	-	0.00	0	-	0.00	0	11,999 SF	40.38	484,536
16 Concrete suspended drop panels 10", 30 Mpa	SF	0.00	0	-	0.00	0	-	0.00	0	2,888 SF	26.27	75,841
17 Concrete column, 14" x 14", 35 Mpa	FT	0.00	0	-	0.00	0	-	0.00	0	665 FT	115.49	76,832

Project Work Breakdown	Base Wood Model			Base Model c/w CLT Shear Walls			Structural Steel Model			Concrete Model		
	GFA : 18,301 SF			GFA : 18,301 SF			GFA : 18,301 SF			GFA : 18,301 SF		
	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total
A23 Roof Construction	3,651 SF	133.20	486,303	3,651 SF	106.02	387,082	3,651 SF	99.82	364,448	3,651 SF	103.89	379,303
1 Roof framing and supports	3,651 SF	133.20	486,303	3,651 SF	106.02	387,082	3,651 SF	99.82	364,448	3,651 SF	103.89	379,303
1 Mass timber floor - SPF, GLT 6 7/8" panels	3,409 SF	50.07	170,689	3,409 SF	48.81	166,377	-	0.00	0	-	0.00	0
2 Glulam - Douglas fir, 10" x 12"	100 CF	158.20	15,789	100 CF	114.21	11,399	-	0.00	0	-	0.00	0
3 Glulam - Douglas fir, 10" x 15"	33 CF	153.86	5,040	33 CF	153.86	5,040	-	0.00	0	-	0.00	0
4 Glulam - Douglas fir, 12" x 12"	93 CF	154.51	14,408	93 CF	154.51	14,408	-	0.00	0	-	0.00	0
5 Glulam - Douglas fir, 12" x 27"	352 CF	145.50	51,178	352 CF	145.50	51,178	-	0.00	0	-	0.00	0
6 CLT SPF 5 layer, 143-5S, vertical	SF	0.00	0	546 SF	39.13	21,369	-	0.00	0	-	0.00	0
7 CLT SPF 7 layer, 197-7S, vertical	SF	0.00	0	682 SF	52.75	35,970	-	0.00	0	-	0.00	0
8 Miscellaneous MT requirements	3,651 SF	1.75	6,378	3,651 SF	1.75	6,378	-	0.00	0	-	0.00	0
9 Concrete, suspended podium slab 10", 35 Mpa	372 SF	50.12	18,641	372 SF	50.12	18,641	372 SF	50.12	18,641	372 SF	50.12	18,641
10 Concrete, column pad	1 No.	2,399.00	2,399	1 No.	2,399.00	2,399	1 No.	2,399.00	2,399	1 No.	2,399.00	2,399
11 Concrete, column 12" x 24", 30 Mpa	10 FT	159.60	1,596	10 FT	159.60	1,596	10 FT	159.60	1,596	10 FT	159.60	1,596
12 Concrete, column 18" x 24", 30 Mpa	9 FT	196.83	1,772	9 FT	196.83	1,772	9 FT	196.83	1,772	9 FT	196.83	1,772
13 Concrete shear wall 10", 30 Mpa	SF	0.00	0	-	0.00	0	-	0.00	0	-	0.00	0
14 Concrete shear wall 8", 30 Mpa	2,735 SF	51.93	142,016	SF	0.00	0	0 SF	0.00	0	2,735 SF	51.93	142,016
15 Concrete shear wall 6", 30 Mpa	116 SF	50.57	5,841	SF	0.00	0	0 SF	0.00	0	116 SF	50.57	5,841
16 Structural steel framing	3,646 SF	13.87	50,556	3,646 SF	13.87	50,556	3,053 SF	91.86	280,444	3,646 SF	13.87	50,556
17 Metal deck, 1 1/2", 22G, G90, topping	SF	0.00	0	-	0.00	0	3,053 SF	19.52	59,597	-	0.00	0
18 Concrete suspended 6", 30 Mpa	SF	0.00	0	-	0.00	0	-	0.00	0	2,966 SF	40.36	119,685
19 Concrete suspended drop panels 10", 30 Mpa	SF	0.00	0	-	0.00	0	-	0.00	0	666 SF	26.47	17,619
20 Concrete column, 14" x 14", 35 Mpa	FT	0.00	0	-	0.00	0	-	0.00	0	166 FT	115.53	19,177

Project Work Breakdown	Base Wood Model			Base Model c/w CLT Shear Walls			Structural Steel Model			Concrete Model		
	GFA : 18,301 SF			GFA : 18,301 SF			GFA : 18,301 SF			GFA : 18,301 SF		
	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total
A3 EXTERIOR ENCLOSURE	18,301 SF	86.24	1,578,281	18,301 SF	84.05	1,538,138	18,301 SF	86.31	1,579,543	18,301 SF	86.30	1,579,306
A31 Walls Below Grade	3,018 SF	66.03	199,264	3,018 SF	66.03	199,264	3,018 SF	66.44	200,526	3,018 SF	66.36	200,289
1 Basement wall	3,018 SF	66.03	199,264	3,018 SF	66.03	199,264	3,018 SF	66.44	200,526	3,018 SF	66.36	200,289
1 Concrete, basement wall, 10", 25 Mpa	2,610 SF	60.64	158,245	2,610 SF	60.63	158,245	2,627 SF	60.63	159,270	2,627 SF	60.63	159,270
2 Concrete, basement wall, 14", 25 Mpa	37 SF	63.84	2,384	37 SF	64.44	2,384	37 SF	64.44	2,384	37 SF	64.44	2,384
3 Elements control, foundation	2,788 SF	13.86	38,635	2,788 SF	13.86	38,635	2,788 SF	13.94	38,871	2,788 SF	13.86	38,635
A32 Walls Above Grade	13,237 SF	91.68	1,213,574	13,237 SF	88.65	1,173,431	13,237 SF	91.68	1,213,574	13,237 SF	91.68	1,213,574
1 Exterior walls	13,237 SF	91.68	1,213,574	13,237 SF	88.65	1,173,431	13,237 SF	91.68	1,213,574.0	13,237 SF	91.68	1,213,574
1 Curtain wall	3,274 SF	254.16	832,012	3,274 SF	252.57	826,818	3,274 SF	254.16	832,012	3,274 SF	254.16	832,012
2 W2a, W2b, furring, metal siding	3,078 SF	28.34	87,231	3,078 SF	28.34	87,231	3,078 SF	28.34	87,231	3,078 SF	28.34	87,231
4 W2c, metal stud 2" x 6", 16G, furring, metal siding	3,876 SF	44.07	170,807		0.00		3,876 SF	44.07	170,807	3,876 SF	44.07	170,807
5 W2c, SPF stud 2" x 6", furring, metal siding	SF	0.00	0	3,876 SF	38.76	150,226	-	0.00	0	-	0.00	0
6 W2e, metal stud 2" x 6", 16G, furring, metal siding	1,144 SF	40.52	46,347		0.00		1,144 SF	40.52	46,347	1,144 SF	40.52	46,347
7 W2e, SPF stud 2" x 6", furring, metal siding	SF	0.00	0	1,144 SF	35.21	40,273	-	0.00	0	-	0.00	0
8 W2f, metal stud 2" x 3 5/8", 16G, furring, metal siding	279 SF	39.12	10,930		0.00		279 SF	39.12	10,930	279 SF	39.12	10,930
9 W2f, SPF stud 2" x 4", furring, metal siding	SF	0.00	0	279 SF	34.30	9,583	-	0.00	0	-	0.00	0
10 W2g, metal stud 2" x 3 5/8", 16G, furring, metal siding	846 SF	37.29	31,555		0.00		846 SF	37.29	31,555	846 SF	37.29	31,555
11 W2g, SPF stud 2" x 4", furring, metal siding	SF	0.00	0	846 SF	32.47	27,476	-	0.00	0	-	0.00	0
12 W2h, metal stud 2" x 3 5/8", 16G, furring, metal siding	233 SF	61.92	14,409		0.00		233 SF	61.92	14,409	233 SF	61.92	14,409
13 W2h, SPF stud 2" x 4", furring, metal siding	SF	0.00	0	233 SF	57.10	13,287	-	0.00	0	-	0.00	0
14 W2i, furring, metal siding	144 SF	26.36	3,801	144 SF	26.36	3,801	144 SF	26.36	3,801	144 SF	26.36	3,801
15 W3a, metal stud 2" x 6", 16G, furring, cedar siding	329 SF	50.07	16,483		0.00		329 SF	50.07	16,483	329 SF	50.07	16,483
16 W3a, SPF stud 2" x 6", furring, cedar siding		0.00	0	329 SF	44.76	14,735	-	0.00	0	-	0.00	0

Project Work Breakdown	Base Wood Model			Base Model c/w CLT Shear Walls			Structural Steel Model			Concrete Model		
	GFA : 18,301 SF			GFA : 18,301 SF			GFA : 18,301 SF			GFA : 18,301 SF		
	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total
A33 Windows & Entrances	168 SF	407.73	68,498	168 SF	407.73	68,498	168 SF	407.73	68,498	168 SF	407.73	68,498
1 Exterior entrances	8 Leaves	8,562.25	68,498	8 Leaves	8,562.25	68,498	8 Leaves	8,562.25	68,498	8 Leaves	8,562.25	68,498
1 Entrances	8 Leaves	2,393.75	19,150	8 Leaves	2,393.75	19,150	8 Leaves	2,393.75	19,150	8 Leaves	2,393.75	19,150
2 Hardware	8 No.	6,168.50	49,348	8 No.	6,168.50	49,348	8 No.	6,168.50	49,348	8 No.	6,168.50	49,348
A34 Roof Covering	3,651 SF	26.55	96,945	3,651 SF	26.55	96,945	3,651 SF	26.55	96,945	3,651 SF	26.55	96,945
1 Roofing	3,651 SF	26.55	96,945	3,651 SF	26.55	96,945	3,651 SF	26.55	96,945	3,651 SF	26.55	96,945
1 Concrete podium roof	372 SF	15.10	5,616	372 SF	15.10	5,616	372 SF	15.10	5,616	372 SF	15.10	5,616
2 Main roof, 2 ply mod bit	3,279 SF	27.85	91,329	3,279 SF	27.85	91,329	3,279 SF	27.85	91,329	3,279 SF	27.85	91,329
A35 Projections	0 SF	0.00	0	0 SF	0.00	0	0 SF	0.00	0	0 SF	0.00	0

Project Work Breakdown	Base Wood Model			Base Model c/w CLT Shear Walls			Structural Steel Model			Concrete Model		
	GFA : 18,301 SF			GFA : 18,301 SF			GFA : 18,301 SF			GFA : 18,301 SF		
	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total
B INTERIORS	18,301 SF	96.42	1,764,539	18,301 SF	99.59	1,822,593	18,301 SF	122.56	2,242,941	18,301 SF	106.64	1,951,629
B1 PARTITIONS & DOORS	15,517 SF	45.17	700,917	15,517 SF	44.03	683,157	15,517 SF	59.04	916,050	15,517 SF	47.01	729,490
B11 Partitions	14,026 SF	29.46	413,242	14,026 SF	28.20	395,482	14,026 SF	44.80	628,375	14,026 SF	31.50	441,815
1 Interior partitions	14,026 SF	29.46	413,242	14,026 SF	28.20	395,482	14,026 SF	44.80	628,375	14,026 SF	31.50	441,815
1 P1a, 2" x 1 5/8", 25G	607 SF	7.41	4,499	-	0.00	0	3,757 SF	7.41	27,841	4,463 SF	7.41	33,072
2 P1a, SPF stud 2" x 2"	SF	0.00	0	607 SF	6.86	4,165	-	0.00	0	-	0.00	0
3 P2a, 2" x 3 5/8", 25G	1,884 SF	8.53	16,069	-	0.00	0	1,884 SF	8.53	16,069	1,884 SF	8.53	16,069
4 P2a, SPF stud 2" x 4"	SF	0.00	0	1,884 SF	7.40	13,941	-	0.00	0	-	0.00	0
5 P2b, P13c, 2" x 3 5/8", 25G	4,277 SF	10.75	45,973	-	0.00	0	4,277 SF	10.75	45,973	4,277 SF	10.75	45,973
6 P2b, P13c, SPF stud 2" x 4"	SF	0.00	0	4,277 SF	9.62	41,141	-	0.00	0	-	0.00	0
7 P2c, 2" x 3 5/8", 25G	1,162 SF	12.71	14,771	-	0.00	0	1,162 SF	12.71	14,771	1,162 SF	12.71	14,771
8 P2c, SPF stud 2" x 4"	SF	0.00	0	1,162 SF	11.58	13,458	-	0.00	0	-	0.00	0
9 P2d, 2" x 3 5/8", 25G	3,219 SF	14.43	46,452	-	0.00	0	3,219 SF	14.43	46,452	3,219 SF	14.43	46,452
10 P2d, SPF stud 2" x 4"	SF	0.00	0	3,219 SF	13.30	42,815	-	0.00	0	-	0.00	0
11 P2e, 2" x 3 5/8", 25G	1,252 SF	16.93	21,188	-	0.00	0	1,252 SF	16.93	21,188	1,252 SF	16.93	21,188
12 P2e, SPF stud 2" x 4"	SF	0.00	0	1,252 SF	15.93	19,937	-	0.00	0	-	0.00	0
13 P2f, P2g, 2" x 3 5/8", 25G	2,661 SF	19.99	53,200	-	0.00	0	2,661 SF	19.99	53,200	2,661 SF	19.99	53,200
14 P2f, P2g, SPF stud 2" x 4"	SF	0.00	0	2,661 SF	18.86	50,192	-	0.00	0	-	0.00	0
15 P3a, 2" x 6", 25G	232 SF	23.05	5,351	-	0.00	0	232 SF	23.05	5,351	232 SF	23.05	5,351
16 P3a, SPF stud 2" x 6"	SF	0.00	0	232 SF	22.40	5,200	-	0.00	0	-	0.00	0
17 P4a, P13b, furring, 25G	607 SF	5.93	3,600	607 SF	5.93	3,600	607 SF	5.93	3,600	607 SF	5.93	3,600
18 P5a, 2 1/2" CH stud, 25G	681 SF	12.44	8,469	681 SF	12.44	8,469	681 SF	12.44	8,469	681 SF	12.44	8,469
19 P6a, 2" x 6", 20G	324 SF	22.87	7,403	-	0.00	0	324 SF	22.87	7,403	324 SF	22.87	7,403
20 P6a, SPF stud 2" x 6"	SF	0.00	0	324 SF	19.71	6,380	-	0.00	0	-	0.00	0
21 P12a, P13a, P13b, P13c, P14a, concrete counted A2	SF	0.00	0	SF	0.00	0	-	0.00	0	-	0.00	0
22 P11a, CMU 6", 2" x 2 5/8", 25G	213 SF	27.45	5,853	-	0.00	0	213 SF	27.45	5,853	213 SF	27.45	5,853
23 P11a, CMU 6", SPF stud 2" x 3"	SF	0.00	0	213 SF	27.07	5,772	-	0.00	0	-	0.00	0
24 Glazed partitions	772 SF	233.71	180,413	772 SF	233.71	180,413	772 SF	233.71	180,413	772 SF	233.71	180,413
25 Partition - Metal Stud 18G, 8" to Replace SW10	SF	0.00	0	-	0.00	0	828 SF	28.00	23,184	-	0.00	0
26 Partition - Metal Stud 18G, 6" to Replace SW20	SF	0.00	0	-	0.00	0	6,913 SF	24.39	168,608	-	0.00	0

Project Work Breakdown	Base Wood Model			Base Model c/w CLT Shear Walls			Structural Steel Model			Concrete Model		
	GFA : 18,301 SF			GFA : 18,301 SF			GFA : 18,301 SF			GFA : 18,301 SF		
	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total
B12 Doors	71 Leaves	4,051.76	287,675	71 Lvs	4,051.76	287,675	71 Lvs	4,051.76	287,675	71 Lvs	4,051.76	287,675
1 Interior doors - hardware ready	71 Leaves	4,051.76	287,675	71 Leaves	4,051.76	287,675	71 Leaves	4,051.76	287,675	71 Leaves	4,051.76	287,675
1 Doors and frames	71 Leaves	1,749.01	124,180	71 Leaves	1,749.01	124,180	71 Leaves	1,749.01	124,180	71 Leaves	1,749.01	124,180
2 Hardware	71 No.	2,302.75	163,495	71 No.	2,302.75	163,495	71 No.	2,302.75	163,495	71 No.	2,302.75	163,495
B2 FINISHES	18,301 SF	26.79	490,304	18,301 SF	30.93	566,118	18,301 SF	41.18	753,572	18,301 SF	35.45	648,822
B21 Floor Finishes	18,301 SF	11.50	210,464	18,301 SF	11.50	210,464	18,301 SF	11.50	210,464	18,301 SF	11.50	210,464
1 Interior flooring	18,301 SF	11.50	210,464	18,301 SF	11.50	210,464	18,301 SF	11.50	210,464	18,301 SF	11.50	210,464
1 Flooring finishes - allow blended rate	18,301 SF	11.50	210,464	18,301 SF	11.50	210,464	18,301 SF	11.50	210,464	18,301 SF	11.50	210,464
B22 Ceiling Finishes	18,301 SF	6.14	112,459	18,301 SF	6.14	112,459	18,301 SF	20.63	377,617	18,301 SF	14.63	267,711
1 Interior ceiling finishes	18,301 SF	6.14	112,459	18,301 SF	6.14	112,459	18,301 SF	20.63	377,617	18,301 SF	14.63	267,711
1 C1a, gypsum board, painted	3,951 SF	9.43	37,256	3,951 SF	9.43	37,256	17,501 SF	16.09	281,591	17,501 SF	13.31	232,938
2 Drywall bulkheads, painted	18,301 SF	1.25	22,877	18,301 SF	1.25	22,877	18,301 SF	1.25	22,877	18,301 SF	1.25	22,877
3 Wood ceiling finish	13,550 SF	2.75	37,263	13,550 SF	2.75	37,263	-	0.00	0	-	0.00	0
4 Wood beam edge finish	3,814 SF	2.75	10,489	3,814 SF	2.75	10,489	-	0.00	0	-	0.00	0
5 Fire and smoke caulking, sealant	18,301 SF	0.25	4,575	18,301 SF	0.25	4,575	18,301 SF	0.65	11,896	18,301 SF	0.65	11,896
6 Fire proof spray	SF	0.00	0	-	0.00	0	17,501 SF	3.50	61,254	-	0.00	0

Project Work Breakdown	Base Wood Model			Base Model c/w CLT Shear Walls			Structural Steel Model			Concrete Model		
	GFA : 18,301 SF			GFA : 18,301 SF			GFA : 18,301 SF			GFA : 18,301 SF		
	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total
B23 Wall Finishes	47,457 SF	3.53	167,382	66,501 SF	3.66	243,196	50,607 SF	3.27	165,492	51,920 SF	3.29	170,647
1 Interior wall finish	47,457 SF	3.53	167,382	66,501 SF	3.66	243,196	50,607 SF	3.27	165,492	51,920 SF	3.29	170,647
1 Paint	47,457 SF	1.50	71,186	47,457 SF	1.50	71,186	47,457 SF	1.50	71,186	47,457 SF	1.50	71,186
2 Paint drywall column surround	SF	0.00	0	-	0.00	0	3,150 SF	1.50	4,725	4,463 SF	1.50	6,695
2 Finish wood column	3,150 SF	2.75	8,663	3,150 SF	2.75	8,663	-	0.00	0	-	0.00	0
3 Finish CLT	SF	0.00	0	19,044 SF	2.75	52,371	-	0.00	0	-	0.00	0
4 Wall base	29,308 FT	1.75	51,289	37,807 FT	1.75	66,162	29,668 FT	1.75	51,919	31,151 FT	1.75	54,514
5 Wall trim residential units	9 Units	2,200.00	19,800	9 Units	2,200.00	19,800	9 Units	2,200.00	19,800	9 Units	2,200.00	19,800
6 Transitions, colours	47,457 SF	0.45	21,356	66,501 SF	0.45	29,925	50,607 SF	0.45	22,773	50,607 SF	0.46	23,364
7 Deduct glazing	3,274 SF	0.00	-4,911	3,274 SF	0.00	-4,911	3,274 SF	0.00	-4,911	3,274 SF	0.00	-4,911
B3 FITTINGS & EQUIPMENT	18,301 SF	31.33	573,318	18,301 SF	31.33	573,318	18,301 SF	31.33	573,318	18,301 SF	31.33	573,318
B31 Fittings & Fixtures	18,301 SF	15.00	274,518	18,301 SF	15.00	274,518	18,301 SF	15.00	274,518	18,301 SF	15.00	274,518
1 Fittings & Fixtures	18,301 SF	15.00	274,518	18,301 SF	15.00	274,518	18,301 SF	15.00	274,518	18,301 SF	15.00	274,518
1 Various fittings and fixtures - allow rate	18,301 SF	15.00	274,518	18,301 SF	15.00	274,518	18,301 SF	15.00	274,518	18,301 SF	15.00	274,518
B32 Equipment	18,301 SF	0.00	0	18,301 SF	0.00	0	18,301 SF	0.00	0	18,301 SF	0.00	0
B33 Elevators	6 Stops	49,800.00	298,800	6 Stops	49,800.00	298,800	6 Stops	49,800.00	298,800	6 Stops	49,800.00	298,800
1 Elevator	1 Cab	298,800.00	298,800	1 Cab	298,800.00	298,800	1 Cab	298,800.00	298,800	1 Cab	298,800.00	298,800
1 Passenger Cab 1	6 Stops	49,800.00	298,800	6 Stops	49,800.00	298,800	6 Stops	49,800.00	298,800	6 Stops	49,800.00	298,800
B34 Escalators	0 Stop	0.00	0	0 Stop	0.00	0	0 Stop	0.00	0	0 Stop	0.00	0

Project Work Breakdown	Base Wood Model			Base Model c/w CLT Shear Walls			Structural Steel Model			Concrete Model		
	GFA : 18,301 SF			GFA : 18,301 SF			GFA : 18,301 SF			GFA : 18,301 SF		
	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total
C SERVICES	18,301 SF	87.85	1,607,773	18,301 SF	87.85	1,607,773	18,301 SF	99.01	1,812,089	18,301 SF	99.01	1,812,089
C1 MECHANICAL	18,301 SF	54.39	995,347	18,301 SF	54.39	995,347	18,301 SF	64.78	1,185,584	18,301 SF	64.78	1,185,584
C11 Plumbing & Drainage	18,301 SF	15.98	292,484	18,301 SF	15.98	292,484	18,301 SF	15.98	292,484	18,301 SF	15.98	292,484
1 Plumbing fixtures, drainage, piping	18,301 SF	15.98	292,484	18,301 SF	15.98	292,484	18,301 SF	15.98	292,484	18,301 SF	15.98	292,484
1 Plumbing fixtures	18,301 SF	2.43	44,550	18,301 SF	2.43	44,550	18,301 SF	2.43	44,550	18,301 SF	2.43	44,550
2 Domestic water	18,301 SF	5.41	99,015	18,301 SF	5.41	99,015	18,301 SF	5.41	99,015	18,301 SF	5.41	99,015
3 Sanitary drainage	18,301 SF	5.64	103,240	18,301 SF	5.64	103,240	18,301 SF	5.64	103,240	18,301 SF	5.64	103,240
4 Storm drainage	18,301 SF	1.81	33,179	18,301 SF	1.81	33,179	18,301 SF	1.81	33,179	18,301 SF	1.81	33,179
5 Mechanical sleeving & firestopping	18,301 SF	0.68	12,500	18,301 SF	0.68	12,500	18,301 SF	0.68	12,500	18,301 SF	0.68	12,500
C12 Fire Protection	18,301 SF	4.23	77,415	18,301 SF	4.23	77,415	18,301 SF	5.48	100,292	18,301 SF	5.48	100,292
1 Fire protection system	18,301 SF	4.23	77,415	18,301 SF	4.23	77,415	18,301 SF	5.48	100,292	18,301 SF	5.48	100,292
1 Fire extinguishers	18,301 SF	0.32	5,800	18,301 SF	0.32	5,800	18,301 SF	0.32	5,800	18,301 SF	0.32	5,800
2 Sprinklers	18,301 SF	3.91	71,615	18,301 SF	3.91	71,615	18,301 SF	5.16	94,492	18,301 SF	5.16	94,492
C13 HVAC	18,301 SF	30.54	558,898	18,301 SF	30.54	558,898	18,301 SF	38.54	705,308	18,301 SF	38.54	705,308
1 Building environment control systems	18,301 SF	30.54	558,898	18,301 SF	30.54	558,898	18,301 SF	38.54	705,308	18,301 SF	38.54	705,308
1 Air distribution equipment	18,301 SF	10.15	185,800	18,301 SF	10.15	185,800	18,301 SF	10.15	185,800	18,301 SF	10.15	185,800
2 Air distribution ductwork	18,301 SF	17.85	326,598	18,301 SF	17.85	326,598	18,301 SF	25.85	473,008	18,301 SF	25.85	473,008
3 Balance and commission	18,301 SF	1.07	19,500	18,301 SF	1.07	19,500	18,301 SF	1.07	19,500	18,301 SF	1.07	19,500
4 Electric Heat	18,301 SF	1.48	27,000	18,301 SF	1.48	27,000	18,301 SF	1.48	27,000	18,301 SF	1.48	27,000

Project Work Breakdown	Base Wood Model			Base Model c/w CLT Shear Walls			Structural Steel Model			Concrete Model		
	GFA : 18,301 SF			GFA : 18,301 SF			GFA : 18,301 SF			GFA : 18,301 SF		
	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total
C14 Controls	18,301 SF	3.64	66,550	18,301 SF	3.64	66,550	18,301 SF	4.78	87,500	18,301 SF	4.78	87,500
1 Controls & Instrumentations	18,301 SF	3.64	66,550	18,301 SF	3.64	66,550	18,301 SF	4.78	87,500	18,301 SF	4.78	87,500
1 Mechanical controls	18,301 SF	3.64	66,550	18,301 SF	3.64	66,550	18,301 SF	4.78	87,500	18,301 SF	4.78	87,500
C2 ELECTRICAL	18,301 SF	33.46	612,426	18,301 SF	33.46	612,426	18,301 SF	34.23	626,506	18,301 SF	34.23	626,506
C21 Service & Distribution	18,301 SF	8.54	156,250.71	18,301 SF	8.54	156,251	18,301 SF	8.54	156,251	18,301 SF	8.54	156,251
1 Main power	18,301 SF	8.54	156,251	18,301 SF	8.54	156,251	18,301 SF	8.54	156,250.71	18,301 SF	8.54	156,251
1 Duct banks	18,301 SF	0.37	6,750	18,301 SF	0.37	6,750	18,301 SF	0.37	6,750	18,301 SF	0.37	6,750
2 Switchboard and panels	18,301 SF	7.57	138,500	18,301 SF	7.57	138,500	18,301 SF	7.57	138,500	18,301 SF	7.57	138,500
3 Feeders, testing, grounding	18,301 SF	0.60	11,001	18,301 SF	0.60	11,001	18,301 SF	0.60	11,001	18,301 SF	0.60	11,001
C22 Lighting, Devices & Heating	18,301 SF	17.84	326,575	18,301 SF	17.84	326,575	18,301 SF	18.37	336,145	18,301 SF	18.37	336,145
1 Lighting and devices, connections	18,301 SF	17.84	326,575	18,301 SF	17.84	326,575	18,301 SF	18.37	336,144.67	18,301 SF	18.37	336,145
1 Lights	18,301 SF	3.60	65,875	18,301 SF	3.60	65,875	18,301 SF	3.60	65,875	18,301 SF	3.60	65,875
2 Emergency lights	18,301 SF	1.53	27,950	18,301 SF	1.53	27,950	18,301 SF	1.53	27,950	18,301 SF	1.53	27,950
3 Light switches	18,301 SF	0.34	6,225	18,301 SF	0.34	6,225	18,301 SF	0.34	6,225	18,301 SF	0.34	6,225
4 Branch wiring lights	18,301 SF	2.73	50,000	18,301 SF	2.73	50,000	18,301 SF	2.74	50,199	18,301 SF	2.74	50,199
5 Receptacles	18,301 SF	2.88	52,735	18,301 SF	2.88	52,735	18,301 SF	2.88	52,735	18,301 SF	2.88	52,735
6 Outlets	18,301 SF	0.44	8,135	18,301 SF	0.44	8,135	18,301 SF	0.44	8,135	18,301 SF	0.44	8,135
7 Branch wiring receptacles / outlets	18,301 SF	3.55	65,000	18,301 SF	3.55	65,000	18,301 SF	3.85	70,425	18,301 SF	3.85	70,425
8 Mechanical power	18,301 SF	1.68	30,655	18,301 SF	1.68	30,655	18,301 SF	1.68	30,655	18,301 SF	1.68	30,655
9 Branch wiring mechanical equipment	18,301 SF	1.09	20,000	18,301 SF	1.09	20,000	18,301 SF	1.31	23,946	18,301 SF	1.31	23,946

Project Work Breakdown	Base Wood Model			Base Model c/w CLT Shear Walls			Structural Steel Model			Concrete Model		
	GFA : 18,301 SF			GFA : 18,301 SF			GFA : 18,301 SF			GFA : 18,301 SF		
	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total
C23 Systems & Ancillaries	18,301 SF	7.08	129,601	18,301 SF	7.08	129,601	18,301 SF	7.33	134,110	18,301 SF	7.33	134,110
1 Systems and Ancillaries	18,301 SF	7.08	129,601	18,301 SF	7.08	129,601	18,301 SF	7.33	134,110	18,301 SF	7.33	134,110
1 Fire alarm	18,301 SF	3.98	72,845	18,301 SF	3.98	72,845	18,301 SF	4.10	75,100	18,301 SF	4.10	75,100
2 Voice and data	18,301 SF	1.72	31,500	18,301 SF	1.72	31,500	18,301 SF	1.84	33,755	18,301 SF	1.84	33,755
3 Security	18,301 SF	1.38	25,256	18,301 SF	1.38	25,256	18,301 SF	1.38	25,256	18,301 SF	1.38	25,256
NET BUILDING COST - EXCL. SITE	18301.2 SF	381.33	6,978,728	18301.2 SF	382.73	7,004,417	18301.2 SF	424.35	7,766,054	18301.2 SF	385.55	7,055,992
D SITE & ANCILLARY WORK	18,301 SF	10.54	192,834	18,301 SF	10.54	192,834	73 SF	2,641.56	192,834	18,301 SF	10.54	192,834
D1 SITE WORK	1,311 SF	147.09	192,834	1,311 SF	147.09	192,834	1,311 SF	147.09	192,834	1,311 SF	147.09	192,834
D11 Site Development	1,311 SF	101.16	132,619	1,311 SF	101.16	132,619	1,311 SF	101.16	132,619	1,311 SF	101.16	132,619
1 Site improvements	1,311 SF	101.16	132,619	1,311 SF	101.16	132,619	1,311 SF	101.16	132,619	1,311 SF	101.16	132,619
1 Concrete retaining wall, courtyard, 16", 25 Mpa	1,326 SF	69.05	91,566	1,326 SF	69.05	91,566	1,326 SF	69.05	91,566	1,326 SF	69.05	91,566
2 Concrete slab on grade courtyard, 4", 28 Mpa	674 SF	10.45	7,040	674 SF	10.45	7,040	674 SF	10.45	7,040	674 SF	10.45	7,040
3 Concrete mat courtyard, 18", 25 Mpa	706 SF	33.57	23,700	706 SF	33.57	23,700	706 SF	33.57	23,700	706 SF	33.57	23,700
4 Concrete slab on grade parking, 4", 28 Mpa	340 SF	10.44	3,549	340 SF	10.44	3,549	340 SF	10.44	3,549	340 SF	10.44	3,549
5 Elements control foundation courtyard	1,176 SF	5.75	6,764	1,176 SF	5.75	6,764	1,176 SF	5.75	6,764	1,176 SF	5.75	6,764
D12 Mechanical Site Services	1,311 SF	24.60	32,250	1,311 SF	24.60	32,250	1,311 SF	24.60	32,250	1,311 SF	24.60	32,250
1 Civil mechanical	1,311 SF	24.60	32,250	1,311 SF	24.60	32,250	1,311 SF	24.60	32,250	1,311 SF	24.60	32,250
1 Watermain	1,311 SF	6.37	8,350	1,311 SF	6.37	8,350	1,311 SF	6.37	8,350	1,311 SF	6.37	8,350
2 Sanitary Drainage	1,311 SF	9.04	11,850	1,311 SF	9.04	11,850	1,311 SF	9.04	11,850	1,311 SF	9.04	11,850
3 Storm Drainage	1,311 SF	9.19	12,050	1,311 SF	9.19	12,050	1,311 SF	9.19	12,050	1,311 SF	9.19	12,050

Project Work Breakdown	Base Wood Model			Base Model c/w CLT Shear Walls			Structural Steel Model			Concrete Model		
	GFA : 18,301 SF			GFA : 18,301 SF			GFA : 18,301 SF			GFA : 18,301 SF		
	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total	Quantity	Unit Rate	Total
D13 Electrical Site Services	1,311 SF	21.33	27,965	1,311 SF	21.33	27,965	1,311 SF	21.33	27,965	1,311 SF	21.33	27,965
1 Civil electrical	1,311 SF	21.33	27,965	1,311 SF	21.33	27,965	1,311 SF	21.33	27,965	1,311 SF	21.33	27,965
1 Site power	1,311 SF	7.76	10,175	1,311 SF	7.76	10,175	1,311 SF	7.76	10,175	1,311 SF	7.76	10,175
2 Site lighting	1,311 SF	13.57	17,790	1,311 SF	13.57	17,790	1,311 SF	13.57	17,790	1,311 SF	13.57	17,790
D2 ANCILLARY WORK	18,301 SF	0.00	0	18,301 SF	0.00	0	18,301 SF	0.00	0	18,301 SF	0.00	0
D21 Demolition	0 SF	0.00	0	0 SF	0.00	0	0 SF	0.00	0	0 SF	0.00	0
D22 Alterations	0 SF	0.00	0	0 SF	0.00	0	0 SF	0.00	0	0 SF	0.00	0
NET BUILDING COST - INCL. SITE	18301 SF	391.86	7,171,562	18301 SF	393.27	7,197,252	18301 SF	434.88	7,958,888	18301 SF	396.08	7,248,826
Z1 GENERAL REQ'S & FEE	18,301 SF	60.74	1,111,592	18,301 SF	60.96	1,115,574	18,301 SF	67.41	1,233,628	18,301 SF	61.39	1,123,568
Z15 General Requirements	5.00%		358,578	5.00%		359,863	5.00%		397,944	5.00%		362,441
Z16 Contractor Fee	10.00%		753,014	10.00%		755,711	10.00%		835,683	10.00%		761,127
TOTAL-EXCLUDING CONTINGENCY	18301 SF	452.60	8,283,154	18301 SF	454.22	8,312,826	18301 SF	502.29	9,192,515	18301 SF	457.48	8,372,395
Z2 ALLOWANCES	18,301 SF	63.86	1,168,649	18,301 SF	64.09	1,172,836	18,301 SF	70.87	1,296,949	18,301 SF	64.54	1,181,240
Z21 Design & Pricing Allowance	5.00%		414,158	5.00%		415,641	5.00%		459,626	5.00%		418,620
Z22 Escalation Allowance	3.50%		304,406	3.50%		305,496	3.50%		337,825	3.50%		307,686
Year 1	3.50%		304,406	3.50%		305,496	3.50%		337,825	3.50%		307,686
Z23 Construction Allowance	5.00%		450,086	5.00%		451,698	5.00%		499,498	5.00%		454,935
TOTAL ESTIMATE	18301 SF	516.46	9,451,803	18301 SF	518.31	9,485,661	18301 SF	573.16	10,489,464	18301 SF	522.02	9,553,635
TAX	0%		0	0%		0	0%		0	0%		0
TOTAL CONSTRUCTION ESTIMATE	18301 SF	516.46	9,451,803	18301 SF	518.31	9,485,661	18301 SF	573.16	10,489,464	18301 SF	522.02	9,553,635

APPENDIX C

DETAILED ELEMENTAL ESTIMATE – MASS TIMBER BASELINE MODEL

ESTIMATE SUMMARY

Project: Cunard Street Live / Work / Grow

Date: 26 Sep 2023

Estimate: Class B Estimate

Description: Base Wood Model

GFA: 18,301 SF

Location: Halifax, Nova Scotia

Element	Ratio	Elemental Cost		Elemental Amount		Rate per SF		%
		Quantity	Unit Rate	Sub-Total	Total	Sub-Total	Total	
A SHELL		18,301 SF			3,606,415		197.06	43.5
A1 SUBSTRUCTURE					228,232		12.47	2.8
A11 Foundations	0.199	3,651 SF	10.94	39,948.15		2.18		
A12 Basement Excavation	0.111	2,031 CY	92.70	188,283.57		10.29		
A13 Special Conditions	0.199	3,651 SF	0.00	0.00		0.00		
A2 STRUCTURE					1,799,902		98.35	21.7
A21 Lowest Floor Construction	0.199	3,651 SF	8.03	29,325.83		1.60		
A22 Upper Floor Construction	0.801	14,650 SF	87.66	1,284,273.42		70.18		
A23 Roof Construction	0.199	3,651 SF	133.20	486,303.14		26.57		
A3 EXTERIOR ENCLOSURE					1,578,281		86.24	19.1
A31 Walls Below Grade	0.165	3,018 SF	66.03	199,264.37		10.89		
A32 Walls Above Grade	0.723	13,237 SF	91.68	1,213,573.98		66.31		
A33 Entrances	0.000	8 No	8,562.25	68,498.00		3.74		
A34 Roof Coverings	0.199	3,651 SF	26.55	96,944.80		5.30		
A35 Projections	0.000	1 Sum	0.00	0.00		0.00		
B INTERIORS		18,301 SF			1,764,539		96.42	21.3
B1 PARTITIONS & DOORS					700,917		38.30	8.5
B11 Partitions	0.766	14,026 SF	29.46	413,241.76		22.58		
B12 Doors	0.004	71 No	4,051.76	287,675.00		15.72		
B2 FINISHES					490,304		26.79	5.9
B21 Floor Finishes	1.000	18,301 SF	11.50	210,463.80		11.50		
B22 Ceiling Finishes	1.000	18,301 SF	6.14	112,458.84		6.14		
B23 Wall Finishes	2.593	47,457 SF	3.53	167,381.65		9.15		
B3 FITTINGS & EQUIPMENT					573,318		31.33	6.9
B31 Fittings & Fixtures	1.000	18,301 SF	15.00	274,518.00		15.00		
B32 Equipment	1.000	18,301 SF	16.33	298,800.00		16.33		
B33 Elevators	0.000	1 No.	0.00	0.00		0.00		
B34 Escalators	0.000	0 No.	NaN	0.00		0.00		
C SERVICES		18,301 SF			1,607,773		87.85	19.4
C1 MECHANICAL					995,347		54.39	12.0
C11 Plumbing & Drainage	1.000	18,301 SF	15.98	292,483.65		15.98		
C12 Fire Protection	1.000	18,301 SF	4.23	77,415.06		4.23		
C13 HVAC	1.000	18,301 SF	30.54	558,898.36		30.54		
C14 Controls	1.000	18,301 SF	3.64	66,550.00		3.64		
C2 ELECTRICAL					612,426		33.46	7.4
C21 Service & Distribution	1.000	18,301 SF	8.54	156,250.71		8.54		
C22 Lighting, Devices & Heating	1.000	18,301 SF	17.84	326,575.00		17.84		
C23 Systems & Ancillaries	1.000	18,301 SF	7.08	129,600.66		7.08		
BUILDING COST					6,978,728		381.33	84.3
D SITE & ANCILLARY WORK		1,311 SF			192,834		10.54	2.3
D1 SITE WORK					192,834		10.54	2.3
D11 Site Development	0.072	1,311 SF	101.16	132,618.97		7.25		
D12 Mechanical Site Services	0.072	1,311 SF	24.60	32,250.35		1.76		
D13 Electrical Site Services	0.072	1,311 SF	21.33	27,964.77		1.53		
D2 ANCILLARY WORK					0		0.00	0.0
D21 Demolitions	0.000	1 Sum	0.00	0.00		0.00		
D22 Alterations	0.000	1 Sum	0.00	0.00		0.00		
NET BUILDING COST AND SITE					7,171,562		391.87	86.6
Z1 GENERAL REQUIREMENTS & FEE					1,111,592		60.74	13.4
Z11 General Requirements Details		18,301 SF		0.00		0.00		
Z12 General Requirements %		5.0 %		358,578.09		19.59		
Z13 Fee		10.0 %		753,013.99		41.15		
TOTAL CONSTRUCTION ESTIMATE					8,283,154		452.61	100.0
Z2 ALLOWANCES					1,168,649		63.86	
Z21 Design & Pricing Allowance		5.0 %		414,157.70		22.63		
Z22 Escalation Allowance		3.5 %		304,405.91		16.63		
Z23 Construction Allowance		5.0 %		450,085.88		24.59		
TOTAL CONSTRUCTION ESTIMATE - WITH CONTINGENCIES					9,451,803		516.46	
TAXES					0		0.00	
Tax		0.0 %		0.00		0.00		
TOTAL CONSTRUCTION ESTIMATE					9,451,803		516.46	

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A1 SUBSTRUCTURE	Quantity	Unit Rate	Amount
A11 Foundations			
1 Concrete strip footing - 24"w x 10"h - reinforced, 25 MPa	273 FT	98.90	27,033
- Formwork - each side	454 SF	16.00	7,260
- 25 MPa concrete - supply	17 CY	155.20	2,607
- Place concrete - allow 5 man crew, 12 CY/Hr	17 CY	26.75	449
- Concrete pump truck - rate per CY	17 CY	13.50	227
- Concrete additives - per CY	17 CY	22.80	383
- Key - wood, dipped	273 FT	1.25	342
- Rebar - horizontal, 2 20M continuous c/w 10% lap	953 Lbs	1.75	1,668
- Rebar - Dowel IF, 15M 18" o.c.	773 Lbs	1.75	1,353
- Rebar - Dowel OF, 20M 12" o.c.	1,739 Lbs	1.75	3,044
- Step footings	20 No.	485.00	9,700
Total:			27,033

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A1 SUBSTRUCTURE		Quantity	Unit Rate	Amount
2	Concrete strip footing - 36"w x 14"h - reinforced, 25 MPa	37 FT	130.57	4,842
-	Formwork - each side	87 SF	16.00	1,388
-	25 MPa concrete - supply	5 CY	155.20	748
-	Place concrete - allow 5 man crew, 12 CY/Hr	5 CY	26.75	129
-	Concrete pump truck - rate per CY	5 CY	13.50	65
-	Concrete additives - per CY	5 CY	22.80	110
-	Key - wood, dipped	37 FT	1.25	46
-	Rebar - horizontal, 8 25M continuous c/w 15% lap	900 Lbs	1.75	1,575
-	Rebar - Dowel IF, 15M 16" o.c.	122 Lbs	1.75	213
-	Rebar - Top 15M, hooks 20" o.c.	123 Lbs	1.75	215
-	Rebar - Bottom 15M, hooks 12" o.c.	201 Lbs	1.75	352
3	Concrete column pad, FT10, 3' x 3' x 16" - reinforced, 25 MPa	2 No.	452.21	904
-	Formwork - each side	32 SF	16.00	511
-	25 MPa concrete - supply	1 CY	155.20	138
-	Place concrete - allow 5 man crew, 12 CY/Hr	1 CY	26.75	24
-	Concrete pump truck - rate per CY	1 CY	13.50	12
-	Concrete additives - per CY	1 CY	22.80	20
-	Rebar 6- 20M, LLL	57 Lbs	1.75	100
-	Rebar 6- 20M, ULL	57 Lbs	1.75	100
			Total:	5,746

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A1 SUBSTRUCTURE	Quantity	Unit Rate	Amount
4 Concrete column pad, FT20, 2'6" x 2'6" x 14" - reinforced, 25 MPa	3 No.	301.05	903
- Formwork - each side	35 SF	16.00	560
- 25 MPa concrete - supply	1 CY	155.20	126
- Place concrete - allow 5 man crew, 12 CY/Hr	1 CY	26.75	22
- Concrete pump truck - rate per CY	1 CY	13.50	11
- Concrete additives - per CY	1 CY	22.80	18
- Rebar 4- 20M, LLL	47 Lbs	1.75	83
- Rebar 4- 20M, ULL	47 Lbs	1.75	83
5 Concrete column pad, FT40, 4'7" x 3'7" x 14" - reinforced, 25 MPa	1 No.	550.18	550
- Formwork - each side	19 SF	16.00	305
- 25 MPa concrete - supply	1 CY	155.20	110
- Place concrete - allow 5 man crew, 12 CY/Hr	1 CY	26.75	19
- Concrete pump truck - rate per CY	1 CY	13.50	10
- Concrete additives - per CY	1 CY	22.80	16
- Rebar 4- 20M, LLL	29 Lbs	1.75	51
- Rebar 4- 20M, ULL	23 Lbs	1.75	40
<hr/> Total:			1,453

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A1 SUBSTRUCTURE	Quantity	Unit Rate	Amount
6 Concrete column / pier, P10, 25 MPa, 18" x 18" - 8 20M, 10M 12"o.c.	12 FT	178.84	2,057
- Formwork - each side	69 SF	18.00	1,242
- 25 MPa concrete - supply	1 CY	155.20	149
- Place concrete, screed	1 CY	26.75	26
- Concrete pump truck - rate per CY	1 CY	13.50	13
- Allow additives	1 CY	22.80	22
- Rebar 20M - 8 vert, 20% splice	175 Lbs	1.75	306
- Rebar 10M - perimeter stirrup 12" o.c.	48 Lbs	1.75	83
- Rebar 10M - diagonal stirrup 12" o.c.	48 Lbs	1.75	83
- Rebar dowel 20M - 8 vert, 6'	76 Lbs	1.75	133
Total:			2,057

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A1 SUBSTRUCTURE	Quantity	Unit Rate	Amount
7 Concrete mat, elevator, 11'1" x 9'4" x 12" dp - reinforced, 25 MPa	103 SF	35.38	3,659
- Formwork - each side	41 SF	16.00	657
- 25 MPa concrete - supply	4 CY	155.20	594
- Place concrete - allow 5 man crew, 12 CY/Hr	4 CY	26.75	102
- Concrete pump truck - rate per CY	4 CY	13.50	52
- Concrete additives - per CY	4 CY	22.80	87
- Rebar 20M, c/w hook 18" o.c. long, UUL	149 Lbs	1.75	262
- Rebar 20M, c/w hook 18" o.c. short, LUL	150 Lbs	1.75	263
- Rebar 20M, c/w hook 18" o.c. short, ULL	150 Lbs	1.75	263
- Rebar 20M 18" o.c. long, LLL	149 Lbs	1.75	262
- Mud slab 4"	124 SF	9.00	1,117

A11 Foundations	Total:	3,659
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A1 SUBSTRUCTURE	Quantity	Unit Rate	Amount
A12 Basement Excavation			
1 Site excavation	4,962 SF	37.95	188,284
- Rough grade and grub	4,962 SF	1.50	7,443
- Excavate building footprint, c/w trucking locally, tipped (3,651 SF x 12')	1,623 CY	59.00	95,738
- Excavate working space, c/w trucking locally, tipped	408 CY	59.00	24,072
- Excavate pads, trench strip footings, to u/s SOG granular base, c/w trucking locally, tipped	368 CY	59.00	21,686
- Excavate trench to connect to street services, c/w trucking locally, tipped	105 CY	59.00	6,195
- Compacted fill, pitched by conveyor, allow	650 CY	51.00	33,150
A12 Basement Excavation			Total: 188,284

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A2 STRUCTURE		Quantity	Unit Rate	Amount
A21 Lowest Floor Construction				
1	Concrete slab on grade, office, 4" deep, 25 MPa, WWM, 4" rigid insulation	3,323 SF	8.83	29,326
-	Concrete 25 MPa, 4", no air, supply	37 CY	155.20	5,688
-	Edge thickening and misc infill at columns - allow 15%	6 CY	155.20	854
-	Place concrete	42 CY	26.75	1,128
-	Concrete pump truck - rate per CY	42 CY	13.50	569
-	Concrete additives	42 CY	22.80	961
-	Power trowel finish	2,999 SF	1.50	4,499
-	Welded wire mesh	2,999 SF	1.50	4,499
-	Granular fill - 8" deep, compacted	73 CY	39.00	2,859
-	Rigid insulation - 4", lap joint, sealed	-323 SF	5.50	(1,776)
-	Moisture barrier c/w sealed joints	2,999 SF	1.85	5,548
-	Construction and expansion joints	2,999 SF	1.50	4,499
A21 Lowest Floor Construction			Total:	29,326

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A2 STRUCTURE		Quantity	Unit Rate	Amount
A22 Upper Floor Construction				
1	Mass Timber SPF floor system - 6 7/8" GLT	5,124 SF	61.12	313,179
	- GLT, SPF, floor panel, 6 7/8"h - supply	5,124 SF	35.54	182,107
	- GLT Install, labour, 7 crew, 104.41 SF/Hr	5,124 SF	7.50	38,430
	- GLT Install, crane, staging, tools	5,124 SF	7.03	36,022
	- Acoustic mat 1/4"	5,124 SF	1.85	9,479
	- Concrete topping, 2"	5,124 SF	4.85	24,851
	- Plywood SPF, 5/8" T&G	5,124 SF	4.35	22,289
2	Mass Timber SPF floor system - 5 1/8" GLT	5,421 SF	48.30	261,834
	- GLT, SPF, floor panel, 5 1/8"h - supply	5,421 SF	26.44	143,331
	- GLT Install, labour, 7 crew, 131.55 SF/Hr	5,421 SF	5.58	30,249
	- GLT Install, crane, staging, tools	5,421 SF	5.23	28,352
	- Acoustic mat 1/4"	5,421 SF	1.85	10,029
	- Concrete topping, 2"	5,421 SF	4.85	26,292
	- Plywood SPF, 5/8" T&G	5,421 SF	4.35	23,581
3	Glulam, Douglas Fir 10"w x 12"h	373 CF	158.20	59,065
	- Glulam, DF, 10"w x 12"h, 9 layers - (449.82') supply	373 CF	119.54	44,630
	- Glulam, DF, 10"w x 12"h Install, labour, 7 crew	450 FT	12.40	5,578
	- Glulam, DF, 10"w x 12"h Install, crane, staging, tools	450 FT	19.69	8,857
			Total:	634,078

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A2 STRUCTURE		Quantity	Unit Rate	Amount
4	Glulam, Douglas Fir 10"w x 15"h	61 CF	153.85	9,311
-	Glulam, DF, 10"w x 15"h, 10 layers - (58.33') supply	61 CF	119.54	7,235
-	Glulam, DF, 10"w x 15"h Install, labour, 7 crew	58 FT	13.80	805
-	Glulam, DF, 10"w x 15"h Install, crane, staging, tools	58 FT	21.80	1,272
5	Glulam, Douglas Fir 12"w x 12"h	237 CF	154.51	36,607
-	Glulam, DF, 10"w x 12"h, 9 layers - (236.92') supply	237 CF	119.54	28,321
-	Glulam, DF, 12"w x 12"h Install, labour, 7 crew	237 FT	13.54	3,208
-	Glulam, DF, 12"w x 12"h Install, crane, staging, tools	237 FT	21.43	5,077
6	Glulam, Douglas Fir 12"w x 27"h	1,112 CF	145.50	161,850
-	Glulam, DF, 10"w x 27"h, 16 layers - (494.42') supply	1,112 CF	119.54	132,973
-	Glulam, DF, 12"w x 27"h Install, labour, 7 crew	494 FT	22.93	11,336
-	Glulam, DF, 12"w x 27"h Install, crane, staging, tools	494 FT	35.48	17,541
Total:				207,768

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A2 STRUCTURE		Quantity	Unit Rate	Amount
7	Miscellaneous mass timber requirements	11,559 SF	2.98	34,396
	- Column base plates c/w HSS and mounting plate	10 No.	475.00	4,750
	- Wall mounted saddle bracket c/w concealed flange	10 No.	350.00	3,500
	- Top of column, dual saddle bracket c/w 3 way concealed flange	52 No.	425.00	22,100
	- Fasteners for brackets, allow	11,559 SF	0.35	4,046
8	Concrete shear wall, SW10, 8", 30 MPa	4,325 SF	52.68	227,867
	- Formwork - each side	8,650 SF	21.00	181,655
	- 30 MPa concrete - supply	106 CY	165.90	17,539
	- Place concrete - allow	106 CY	26.75	2,828
	- Concrete pump truck - rate per CY	106 CY	13.50	1,427
	- Concrete additives - allow per CY	106 CY	22.80	2,410
	- Rebar 15M - 16" o.c., horizontal single row, continuous c/w 20% lap, allow 0.79 Lbs / SF	4,100 Lbs	1.75	7,175
	- Rebar 15M - 16" o.c., vertical single row, c/w 10% lap, allow 0.79 Lbs / SF	4,100 Lbs	1.75	7,175
	- Rebar dowel 15M - 16" o.c., 6'	1,867 Lbs	1.75	3,267
	- Rebar - misc integrity reinforcement - openings, drops, shear points - allow .58 Lbs / SF	2,509 Lbs	1.75	4,390
Total:				262,263

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A2 STRUCTURE		Quantity	Unit Rate	Amount
9	Concrete shear wall, SW20, 6", 30 MPa	801 SF	51.27	41,066
-	Formwork - each side	1,602 SF	21.00	33,642
-	30 MPa concrete - supply	15 CY	165.90	2,460
-	Place concrete - allow	15 CY	26.75	397
-	Concrete pump truck - rate per CY	15 CY	13.50	200
-	Concrete additives - allow per CY	15 CY	22.80	338
-	Rebar 15M - 16" o.c., horizontal single row, continuous c/w 20% lap, allow 0.79 Lbs / SF	759 Lbs	1.75	1,329
-	Rebar 15M - 16" o.c., vertical single row, c/w 10% lap, allow 0.79 Lbs / SF	759 Lbs	1.75	1,329
-	Rebar dowel 15M - 16" o.c., 6'	319 Lbs	1.75	558
-	Rebar - misc integrity reinforcement - openings, drops, shear points - allow .58 Lbs / SF	465 Lbs	1.75	813
Total:				41,066

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A2 STRUCTURE		Quantity	Unit Rate	Amount
10	Structural steel framing, upper floor	14,650 SF	9.49	139,099
-	W12 x 35	1,348 Lbs	4.75	6,402
-	Custom T - allow 48 Lbs/Ft	3,552 Lbs	4.75	16,872
-	HSS 6x6x 0.313	312 Lbs	4.75	1,482
-	HSS 5x5x 0.313	2,907 Lbs	4.75	13,810
-	HSS 10" diameter x 0.313, galvanized, concrete filled	720 Lbs	4.75	3,418
-	HSS 7x5x 0.375	1,145 Lbs	4.75	5,439
-	Miscellaneous metals 10%	998 Lbs	4.75	4,742
-	Welding and connections 20%	2,196 Lbs	4.75	10,433
-	Metal pan stairs c/w metal framed landings, hand rail, railing	9 Flights	8,500.00	76,500
A22 Upper Floor Construction			Total:	139,099

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A2 STRUCTURE	Quantity	Unit Rate	Amount	
A23 Roof Construction				
1	Mass Timber SPF floor system - 6 7/8" GLT	3,409 SF	50.07	170,689
	- GLT, SPF, floor panel, 6 7/8" - supply	3,409 SF	35.54	121,156
	- GLT Install, labour, 7 crew, 104.41 SF/Hr	3,409 SF	7.50	25,568
	- GLT Install, crane, staging, tools	3,409 SF	7.03	23,965
2	Glulam, Douglas Fir 10"w x 12"h	100 CF	158.20	15,789
	- Glulam, DF, 10"w x 12"h, 9 layers - (120.25') supply	100 CF	119.54	11,930
	- Glulam, DF, 10"w x 12"h Install, labour, 7 crew	120 FT	12.40	1,491
	- Glulam, DF, 10"w x 12"h Install, crane, staging, tools	120 FT	19.69	2,368
3	Glulam, Douglas Fir 10"w x 15"h	33 CF	153.86	5,040
	- Glulam, DF, 10"w x 15"h, 10 layers - (31.58') supply	33 CF	119.54	3,916
	- Glulam, DF, 10"w x 15"h Install, labour, 7 crew	32 FT	13.80	436
	- Glulam, DF, 10"w x 15"h Install, crane, staging, tools	32 FT	21.80	688
			Total:	191,518

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A2 STRUCTURE		Quantity	Unit Rate	Amount
4	Glulam, Douglas Fir 12"w x 12"h	93 CF	154.51	14,408
-	Glulam, DF, 10"w x 12"h, 9 layers - (93.25') supply	93 CF	119.54	11,147
-	Glulam, DF, 12"w x 12"h Install, labour, 7 crew	93 FT	13.54	1,263
-	Glulam, DF, 12"w x 12"h Install, crane, staging, tools	93 FT	21.43	1,998
5	Glulam, Douglas Fir 12"w x 27"h	352 CF	145.50	51,178
-	Glulam, DF, 10"w x 27"h, 16 layers - (156.33') supply	352 CF	119.54	42,047
-	Glulam, DF, 12"w x 27"h Install, labour, 7 crew	156 FT	22.93	3,585
-	Glulam, DF, 12"w x 27"h Install, crane, staging, tools	156 FT	35.48	5,547
6	Miscellaneous mass timber requirements	3,651 SF	1.75	6,378
-	Top of column, dual saddle bracket c/w 3 way concealed flange	12 No.	425.00	5,100
-	Fasteners for brackets, allow	3,651 SF	0.35	1,278
Total:				71,964

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A2 STRUCTURE	Quantity	Unit Rate	Amount
7 Concrete suspended podium slab, parking, 10", 35 MPa	372 SF	50.12	18,641
- Formwork - slab soffit	372 SF	24.75	9,206
- Formwork - slab perimeter edge	93 FT	7.25	674
- Concrete 35 MPa, no air, supply	11 CY	179.67	2,063
- Placing, screed	11 CY	26.75	307
- Concrete pump truck - rate per CY	11 CY	13.50	155
- Allow additives	11 CY	22.80	262
- Power trowel finish	372 SF	1.50	558
- Construction and expansion joints	372 SF	0.45	167
- Rebar UUL - 15M, 12" o.c., c/w 20% splice, 1.06 Lbs / SF	473 Lbs	1.75	828
- Rebar LUL - 15M, 12" o.c., c/w 20% splice, 1.06 Lbs / SF	473 Lbs	1.75	828
- Rebar ULL - 15M, 12" o.c., c/w 20% splice, 1.06 Lbs / SF	473 Lbs	1.75	828
- Rebar LLL - 15M, 12" o.c., c/w 20% splice, 1.06 Lbs / SF	473 Lbs	1.75	828
- Rebar - misc integrity reinforcement - openings, drops, shear points - allow 0.53 Lbs / SF	197 Lbs	1.75	345
- Drops 4"	133 SF	12.00	1,593
<hr/> Total:			18,641

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A2 STRUCTURE		Quantity	Unit Rate	Amount
8	Concrete column pad, FT30, 3'6" x 13'3" x 16" - reinforced, 25 MPa	1 No.	2,399.00	2,399
	- Formwork - each side	45 SF	16.00	713
	- 25 MPa concrete - supply	2 CY	155.20	354
	- Place concrete - allow 5 man crew, 12 CY/Hr	2 CY	26.75	61
	- Concrete pump truck - rate per CY	2 CY	13.50	31
	- Concrete additives - per CY	2 CY	22.80	52
	- Rebar 6- 20M c/w hook, LLL	150 Lbs	1.75	262
	- Rebar 20- 20M c/w hook, ULL	190 Lbs	1.75	332
	- Rebar 6- 20M c/w hook, ULL	150 Lbs	1.75	262
	- Rebar 20- 20M c/w hook, UUL	190 Lbs	1.75	332
9	Concrete column, C20, 30 MPa, 12" x 24" - 6 20M, 10M 12"o.c.	10 FT	164.37	1,596
	- Formwork - each side	58 SF	18.00	1,049
	- 30 MPa concrete - supply	1 CY	165.90	119
	- Place concrete, screed	1 CY	26.75	19
	- Concrete pump truck - rate per CY	1 CY	13.50	10
	- Allow additives	1 CY	22.80	16
	- Rebar 20M - 6 vert, 20% splice	111 Lbs	1.75	194
	- Rebar 10M - perimeter stirrup 12" o.c.	41 Lbs	1.75	71
	- Rebar 10M - mid-tie 12" o.c.	10 Lbs	1.75	18
	- Rebar dowel 20M - 6 vert, 6'	57 Lbs	1.75	100
			Total:	3,995

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A2 STRUCTURE		Quantity	Unit Rate	Amount
10	Concrete column, C50, 30 MPa, 18" x 24" - 6 20M, 10M 12"o.c.	9 FT	193.40	1,771
-	Formwork - each side	64 SF	18.00	1,154
-	30 MPa concrete - supply	1 CY	165.90	169
-	Place concrete, screed	1 CY	26.75	27
-	Concrete pump truck - rate per CY	1 CY	13.50	14
-	Allow additives	1 CY	22.80	23
-	Rebar 20M - 6 vert, 20% splice	104 Lbs	1.75	183
-	Rebar 10M - perimeter stirrup 12" o.c.	45 Lbs	1.75	79
-	Rebar 10M - mid-tie 12" o.c.	13 Lbs	1.75	23
-	Rebar dowel 20M - 6 vert, 6'	57 Lbs	1.75	100
11	Concrete shear wall, SW10, 8", 30 MPa	2,735 SF	51.93	142,016
-	Formwork - each side	5,470 SF	21.00	114,861
-	30 MPa concrete - supply	67 CY	165.90	11,090
-	Place concrete - allow	67 CY	26.75	1,788
-	Concrete pump truck - rate per CY	67 CY	13.50	902
-	Concrete additives - allow per CY	67 CY	22.80	1,524
-	Rebar 15M - 16" o.c., horizontal single row, continuous c/w 20% lap, allow 0.79 Lbs / SF	2,593 Lbs	1.75	4,537
-	Rebar 15M - 16" o.c., vertical single row, c/w 10% lap, allow 0.79 Lbs / SF	2,593 Lbs	1.75	4,537
-	Rebar - misc integrity reinforcement - openings, drops, shear points - allow .58 Lbs / SF	1,586 Lbs	1.75	2,776
			Total:	143,788

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A2 STRUCTURE	Quantity	Unit Rate	Amount
12 Concrete shear wall, SW20, 6", 30 MPa	116 SF	50.57	5,841
- Formwork - each side	231 SF	21.00	4,851
- 30 MPa concrete - supply	2 CY	165.90	355
- Place concrete - allow	2 CY	26.75	57
- Concrete pump truck - rate per CY	2 CY	13.50	29
- Concrete additives - allow per CY	2 CY	22.80	49
- Rebar 15M - 16" o.c., horizontal single row, continuous c/w 20% lap, allow 0.79 Lbs / SF	109 Lbs	1.75	192
- Rebar 15M - 16" o.c., vertical single row, c/w 10% lap, allow 0.79 Lbs / SF	109 Lbs	1.75	192
- Rebar - misc integrity reinforcement - openings, drops, shear points - allow .58 Lbs / SF	67 Lbs	1.75	117
<hr/> Total:			5,841

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A2 STRUCTURE		Quantity	Unit Rate	Amount
13	Structural steel framing, roof	3,646 SF	13.87	50,556
-	W8 x 21	656 Lbs	4.75	3,117
-	W8 x 24	214 Lbs	4.75	1,017
-	Custom T - allow 48 Lbs/Ft	1,808 Lbs	4.75	8,588
-	HSS 5x5x 0.313	1,171 Lbs	4.75	5,563
-	HSS 4x4x 0.250	1,705 Lbs	4.75	8,101
-	L 2x5x 0.313	30 Lbs	4.75	142
-	Miscellaneous metals 10%	558 Lbs	4.75	2,653
-	Welding and connections 20%	921 Lbs	4.75	4,377
-	Metal pan stairs c/w metal framed landings, hand rail, railing	2 Flights	8,500.00	17,000
A23 Roof Construction			Total:	50,556

A3 EXTERIOR ENCLOSURE				
	Quantity	Unit Rate	Amount	
A31 Walls Below Grade				
1	Concrete basement perimeter wall, 10", 25 MPa	2,610 SF	60.64	158,245
-	Formwork - each side	5,219 SF	21.00	109,604
-	25 MPa concrete - supply	80 CY	155.20	12,450
-	Place concrete - allow	80 CY	26.75	2,146
-	Concrete pump truck - rate per CY	80 CY	13.50	1,083
-	Concrete additives - allow per CY	80 CY	22.80	1,829
-	Rebar 15M - 16" o.c., horizontal single row, continuous c/w 20% lap, allow 0.79 Lbs / SF	2,474 Lbs	1.75	4,329
-	Rebar 15M - 16" o.c., horizontal single row, continuous c/w 20% lap, allow 0.79 Lbs / SF	2,474 Lbs	1.75	4,329
-	Rebar 15M - 18" o.c., vertical single row, c/w 10% lap, allow 0.70 Lbs / SF	2,192 Lbs	1.75	3,836
-	Rebar 20M - 12" o.c., vertical single row, c/w 10% lap, allow 1.58 Lbs / SF	4,948 Lbs	1.75	8,659
-	Rebar dowel 20M - 12" o.c., 6'	1,797 Lbs	1.75	3,144
-	Rebar dowel 15M - 18" o.c., 6'	800 Lbs	1.75	1,401
-	Rebar - misc integrity reinforcement - openings, drops, shear points - allow 1.19 Lbs / SF	3,105 Lbs	1.75	5,435
			Total:	158,245

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A3 EXTERIOR ENCLOSURE				
	Quantity	Unit Rate	Amount	
2	Concrete basement perimeter wall, 14", 25 MPa	37 SF	63.84	2,384
-	Formwork - each side	75 SF	21.00	1,569
-	25 MPa concrete - supply	2 CY	155.20	250
-	Place concrete - allow	2 CY	26.75	43
-	Concrete pump truck - rate per CY	2 CY	13.50	22
-	Concrete additives - allow per CY	2 CY	22.80	37
-	Rebar 15M - 16" o.c., horizontal single row, continuous c/w 20% lap, allow 0.79 Lbs / SF	35 Lbs	1.75	62
-	Rebar 15M - 16" o.c., horizontal single row, continuous c/w 20% lap, allow 0.79 Lbs / SF	35 Lbs	1.75	62
-	Rebar 15M - 18" o.c., vertical single row, c/w 10% lap, allow 0.70 Lbs / SF	31 Lbs	1.75	55
-	Rebar 20M - 12" o.c., vertical single row, c/w 10% lap, allow 1.58 Lbs / SF	71 Lbs	1.75	124
-	Rebar dowel 20M - 12" o.c., 6'	32 Lbs	1.75	55
-	Rebar dowel 15M - 18" o.c., 6'	16 Lbs	1.75	28
-	Rebar - misc integrity reinforcement - openings, drops, shear points - allow 1.19 Lbs / SF	44 Lbs	1.75	78
			Total:	2,384

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A3 EXTERIOR ENCLOSURE				
	Quantity	Unit Rate	Amount	
3	Elements control, foundation	2,788 SF	13.86	38,635
-	Membrane	2,788 SF	4.15	11,570
-	Rigid XPS insulation, 4"	2,788 SF	5.75	16,031
-	Geotextile and drainage board	2,788 SF	3.25	9,061
-	Elevator pit area	150 SF	13.15	1,973
A31 Walls Below Grade			Total:	38,635

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A3 EXTERIOR ENCLOSURE	Quantity	Unit Rate	Amount
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A32 Walls Above Grade

1	W1a, W1b Curtain wall, SSG	3,274 SF	254.16	832,012
-	Glazed insulated units, double, SSG c/w spandrel glazing	3,060 SF	140.00	428,372
-	Awning windows	214 SF	125.00	26,725
-	Awning windows, manual operator	20 No.	450.00	9,000
-	Solara finish - allow 25%	818 SF	55.30	45,258
-	Frosted glazed insulated units, privacy - allow 10%	327 SF	45.00	14,731
-	Back pan - spandrel,	506 SF	35.00	17,707
-	Insulation to back pan, mineral wool R24 - spandrel	506 SF	5.10	2,580
-	Mullions, caps and trims, sills, ends and corners	2,105 FT	90.00	189,432
-	Sealants, joints, connections	3,274 SF	15.00	49,104
-	Colour	3,274 SF	15.00	49,104

			Total:	832,012
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A3 EXTERIOR ENCLOSURE				
	Quantity	Unit Rate	Amount	
2	W2a, W2b, Exterior wall - thermal clips 6" c/w girt, metal siding	3,078 SF	28.34	87,231
-	Metal siding, corrugated, c/w trim, caps, closures	3,078 SF	18.00	55,404
-	Furring, 7/8" channel	3,078 SF	0.45	1,385
-	Girts, 6", 16"o.c, horizontal, thermal clip	3,078 SF	2.50	7,695
-	Mineral wool, 6"	3,078 SF	4.44	13,666
-	Self sealing air barrier c/w sealed joints	3,078 SF	1.85	5,694
-	Concrete back up counted with structure	3,078 SF	0.00	0
-	Corners, blocking, frame openings	3,078 SF	0.45	1,385
-	Flashing, sealants	3,078 SF	0.65	2,001
			Total:	87,231

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A3 EXTERIOR ENCLOSURE				
	Quantity	Unit Rate	Amount	
3	W2c, Exterior wall - metal stud 16G, 2"x 6", 16" o.c., thermal clips 6" c/w girt,, metal siding	3,876 SF	44.07	170,807
-	Metal siding, corrugated, c/w trim, caps, closures	3,876 SF	18.00	69,764
-	Furring, 7/8" channel	3,876 SF	0.45	1,744
-	Girts, 6", 16"o.c, horizontal, thermal clip	3,876 SF	2.50	9,690
-	Mineral wool, 6"	3,876 SF	4.44	17,209
-	Self sealing air barrier c/w sealed joints	3,876 SF	1.85	7,170
-	Exterior sheathing - 5/8" gypsum based	3,876 SF	3.89	15,077
-	Metal stud, 2"x 6" - 16" o.c. 16G	3,876 SF	8.14	31,549
-	Gypsum board, 5/8" X, paint ready	3,876 SF	3.55	13,759
-	Corners, blocking, nailing back up, cripples, frame openings, bracing	3,876 SF	0.75	2,907
-	Flashing, sealants, connectors	3,876 SF	0.50	1,938
			Total:	170,807

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A3 EXTERIOR ENCLOSURE	Quantity	Unit Rate	Amount
4 W2e, Exterior wall - metal stud 16G, 2"x 6", 16" o.c., thermal clips 6" c/w girt,, metal siding	1,144 SF	40.52	46,347
- Metal siding, corrugated, c/w trim, caps, closures	1,144 SF	18.00	20,588
- Furring, 7/8" channel	1,144 SF	0.45	515
- Girts, 6", 16"o.c, horizontal, thermal clip	1,144 SF	2.50	2,860
- Mineral wool, 6"	1,144 SF	4.44	5,078
- Self sealing air barrier c/w sealed joints	1,144 SF	1.85	2,116
- Exterior sheathing - 5/8" gypsum based	1,144 SF	3.89	4,449
- Metal stud, 2"x 6" - 16" o.c. 16G	1,144 SF	8.14	9,311
- Corners, blocking, nailing back up, cripples, frame openings, bracing	1,144 SF	0.75	858
- Flashing, sealants, connectors	1,144 SF	0.50	572
Total:			46,347

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A3 EXTERIOR ENCLOSURE	Quantity	Unit Rate	Amount
5 W2f, Exterior wall - metal stud 16G, 2"x 3 5/8", 16" o.c., thermal clips 6" c/w girt,, metal siding	279 SF	39.12	10,930
- Metal siding, corrugated, c/w trim, caps, closures	279 SF	18.00	5,029
- Furring, 7/8" channel	279 SF	0.45	126
- Girts, 6", 16"o.c, horizontal, thermal clip	279 SF	2.50	699
- Mineral wool, 6"	279 SF	4.44	1,241
- Self sealing air barrier c/w sealed joints	279 SF	1.85	517
- Exterior sheathing - 5/8" gypsum based	279 SF	3.89	1,087
- Metal stud, 2"x 3 5/8" - 16" o.c. 16G	279 SF	6.74	1,883
- Corners, blocking, nailing back up, cripples, frame openings, bracing	279 SF	0.75	210
- Flashing, sealants, connectors	279 SF	0.50	140
Total:			10,930

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A3 EXTERIOR ENCLOSURE	Quantity	Unit Rate	Amount
6 W2g, Exterior wall - metal stud 16G, 2"x 3 5/8", 16" o.c., thermal clips 4" c/w girt,, metal siding	846 SF	37.29	31,555
- Metal siding, corrugated, c/w trim, caps, closures	846 SF	18.00	15,232
- Furring, 7/8" channel	846 SF	0.45	381
- Girts, 4", 16"o.c, horizontal, thermal clip	846 SF	2.15	1,819
- Mineral wool, 4"	846 SF	2.96	2,505
- Self sealing air barrier c/w sealed joints	846 SF	1.85	1,565
- Exterior sheathing - 5/8" gypsum based	846 SF	3.89	3,292
- Metal stud, 2"x 3 5/8" - 16" o.c. 16G	846 SF	6.74	5,703
- Corners, blocking, nailing back up, cripples, frame openings, bracing	846 SF	0.75	635
- Flashing, sealants, connectors	846 SF	0.50	423
Total:			31,555

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A3 EXTERIOR ENCLOSURE		Quantity	Unit Rate	Amount
7	W2h, Exterior wall - metal stud 16G, 2"x 3 5/8", 16" o.c., thermal clips 4" c/w girt,, metal siding	233 SF	61.92	14,409
	- Metal siding, corrugated, c/w trim, caps, closures	233 SF	18.00	4,189
	- Furring, 7/8" channel	233 SF	0.45	105
	- Girts, 4", 16"o.c, horizontal, thermal clip	233 SF	2.15	500
	- Self sealing air barrier c/w sealed joints	233 SF	1.85	430
	- Exterior sheathing - 5/8" gypsum based	233 SF	3.89	905
	- Metal stud, 2"x 3 5/8" - 16" o.c. 16G	233 SF	6.74	1,568
	- Exterior sheathing - 5/8" gypsum based	233 SF	3.89	905
	- Self sealing air barrier c/w sealed joints	233 SF	1.85	430
	- Girts, 4", 16"o.c, horizontal, thermal clip	233 SF	2.15	500
	- Furring, 7/8" channel	233 SF	0.45	105
	- Metal siding, corrugated, c/w trim, caps, closures	233 SF	18.00	4,189
	- Corners, blocking, nailing back up, cripples, frame openings, bracing	233 SF	1.50	349
	- Flashing, sealants, connectors	233 SF	1.00	233
			Total:	14,409

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A3 EXTERIOR ENCLOSURE				
	Quantity	Unit Rate	Amount	
8	W2i, Exterior wall - on concrete, thermal clips 4" c/w girt, metal siding	144 SF	26.36	3,801
-	Metal siding, corrugated, c/w trim, caps, closures	144 SF	18.00	2,596
-	Furring, 7/8" channel	144 SF	0.45	65
-	Girts, 4", 16"o.c, horizontal, thermal clip	144 SF	2.15	310
-	Mineral wool, 4"	144 SF	2.96	427
-	Self sealing air barrier c/w sealed joints	144 SF	1.85	267
-	Concrete back up counted with structure	144 SF	0.00	0
-	Corners, blocking, frame openings	144 SF	0.45	65
-	Flashing, sealants	144 SF	0.50	72
			Total:	3,801

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A3 EXTERIOR ENCLOSURE	Quantity	Unit Rate	Amount
9 W3a, Exterior wall - metal stud 16G, 2"x 6", 16" o.c., thermal clips 6" c/w girt,, clear red cedar siding	329 SF	50.07	16,483
- Metal siding, corrugated, c/w trim, caps, closures	329 SF	24.00	7,901
- Furring, 7/8" channel	329 SF	0.45	148
- Girts, 6", 16"o.c, horizontal, thermal clip	329 SF	2.50	823
- Mineral wool, 6"	329 SF	4.44	1,462
- Self sealing air barrier c/w sealed joints	329 SF	1.85	609
- Exterior sheathing - 5/8" gypsum based	329 SF	3.89	1,281
- Metal stud, 2"x 6" - 16" o.c. 16G	329 SF	8.14	2,680
- Gypsum board, 5/8" X, paint ready	329 SF	3.55	1,169
- Corners, blocking, nailing back up, cripples, frame openings, bracing	329 SF	0.75	247
- Flashing, sealants, connectors	329 SF	0.50	165
<hr/>			
A32 Walls Above Grade		Total:	16,483

A3 EXTERIOR ENCLOSURE		Quantity	Unit Rate	Amount
A33 Entrances				
1	Exterior entrances	8 Leaves	2,393.75	19,150
	- Aluminum, single c/w frame, hardware ready	6 Leaves	1,800.00	10,800
	- Hollow metal, single, hardware ready	2 Leaves	900.00	1,800
	- Hollow metal frame, single, hardware ready	2 No.	875.00	1,750
	- Allowance for glazing to hollow metal	2 No.	500.00	1,000
	- Sealants, adhesives, gap insulation, keying, anchors, brackets	8 No.	475.00	3,800
2	Entrance Hardware	8 No.	6,168.50	49,348
	- Continuous hinge	6 No.	706.00	4,236
	- Mortised hinge set - 3, HD	2 Sets	95.00	190
	- Exit device (panic bar) c/w opposite pull	8 No.	2,617.00	20,936
	- Door powered operator	2 No.	4,585.00	9,170
	- Door operator actuator push pad	2 Sets	705.00	1,410
	- Power supply	2 No.	707.00	1,414
	- Door closer	6 No.	733.00	4,398
	- Door stops	8 No.	115.00	920
	- Kick plate	2 No.	105.00	210
	- Threshold	8 No.	417.00	3,336
	- Door sweep	8 No.	391.00	3,128
A33 Entrances			Total:	68,498

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A3 EXTERIOR ENCLOSURE				
	Quantity	Unit Rate	Amount	
A34 Roof Coverings				
1	Concrete parking podium slab, seal and insulate	372 SF	15.10	5,616
2	Roof covering, 2 ply mod bit	3,279 SF	27.85	91,329
A34 Roof Coverings			Total:	96,945

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B1 PARTITIONS & DOORS				
	Quantity	Unit Rate	Amount	
B11 Partitions				
1	Partition P1a - metal stud 25G,- 2"x 1 5/8", 16" o.c.	607 SF	7.41	4,499
-	Gypsum board 5/8" X, paint ready	607 SF	3.88	2,356
-	Steel studs - 25G, 2"x 1 5/8", 16" o.c.	607 SF	1.93	1,172
-	Fire and smoke caulking, sealant, one side	607 SF	0.35	213
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	607 SF	1.25	759
2	Partition P2a - metal stud 25G,- 2"x 3 5/8", 16" o.c.	1,884 SF	8.53	16,069
-	Gypsum board 5/8" X, paint ready	1,884 SF	3.88	7,309
-	Steel studs - 25G, 2"x 3 5/8", 16" o.c.	1,884 SF	3.05	5,746
-	Fire and smoke caulking, sealant, one side	1,884 SF	0.35	659
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	1,884 SF	1.25	2,355
			Total:	20,568

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B1 PARTITIONS & DOORS				
	Quantity	Unit Rate	Amount	
3	Partition P2b, P13c - metal stud 25G,- 2"x 3 5/8", 16" o.c., acoustic batt	4,277 SF	10.75	45,973
-	Gypsum board 5/8" X, paint ready	4,277 SF	3.88	16,593
-	Steel studs - 25G, 2"x 3 5/8", 16" o.c.	4,277 SF	3.05	13,044
-	Mineral wool, acoustic - 3"	4,277 SF	2.22	9,494
-	Acoustic / fire & smoke caulking, sealant, one side	4,277 SF	0.35	1,497
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	4,277 SF	1.25	5,346
4	Partition P2c - metal stud 25G,- 2"x 3 5/8", 16" o.c.	1,162 SF	12.71	14,771
-	Gypsum board 5/8" X, paint ready	1,162 SF	3.88	4,509
-	Steel studs - 25G, 2"x 3 5/8", 16" o.c.	1,162 SF	3.05	3,545
-	Gypsum board 5/8" X, paint ready	1,162 SF	3.88	4,509
-	Fire and smoke caulking, sealant	1,162 SF	0.65	755
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	1,162 SF	1.25	1,453
			Total:	60,745

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B1 PARTITIONS & DOORS		Quantity	Unit Rate	Amount
5	Partition P2d - metal stud 25G,- 2"x 3 5/8", 16" o.c., acoustic batt	3,219 SF	14.43	46,452
-	Gypsum board 5/8" X, paint ready	3,219 SF	3.88	12,490
-	Steel studs - 25G, 2"x 3 5/8", 16" o.c.	3,219 SF	3.05	9,818
-	Mineral wool, acoustic - 3"	3,219 SF	2.22	7,147
-	Gypsum board 5/8" X, paint ready	3,219 SF	3.88	12,490
-	Fire and smoke caulking, sealant	3,219 SF	0.65	2,092
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	3,219 SF	0.75	2,414
6	Partition P2e - metal stud 25G,- 2"x 3 5/8", 24" o.c., acoustic batt	1,252 SF	16.93	21,188
-	Gypsum board 5/8" X, paint ready	1,252 SF	3.88	4,856
-	Gypsum board 5/8" X, taped only	1,252 SF	2.78	3,479
-	Steel studs - 25G, 2"x 3 5/8", 24" o.c.	1,252 SF	2.77	3,467
-	Mineral wool, acoustic - 3"	1,252 SF	2.22	2,778
-	Gypsum board 5/8" X, paint ready	1,252 SF	3.88	4,856
-	Fire and smoke caulking, sealant	1,252 SF	0.65	813
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	1,252 SF	0.75	939
<hr/> Total:				67,641

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B1 PARTITIONS & DOORS		Quantity	Unit Rate	Amount
7	Partition P2f, P2g - metal stud 25G,- 2"x 3 5/8", 16" o.c., acoustic batt, demising	2,661 SF	19.99	53,200
	- Gypsum board 5/8" X, paint ready	2,661 SF	3.88	10,326
	- Gypsum board 5/8" X, taped only	2,661 SF	2.78	7,398
	- Steel studs - 25G, 2"x 3 5/8", 16" o.c.	2,661 SF	3.05	8,117
	- Mineral wool, acoustic - 3"	2,661 SF	2.22	5,908
	- Gypsum board 5/8" X, taped only	2,661 SF	2.78	7,398
	- Gypsum board 5/8" X, paint ready	2,661 SF	3.88	10,326
	- Fire and smoke caulking, sealant	2,661 SF	0.65	1,730
	- Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	2,661 SF	0.75	1,996
8	Partition P3a - metal stud 25G,- 2"x 6", 24" o.c., acoustic batt	232 SF	23.05	5,351
	- Gypsum board 5/8" X, paint ready	232 SF	3.88	901
	- Steel studs - 25G, 2"x 6", 24" o.c.	232 SF	3.48	808
	- Mineral wool, acoustic - 6"	232 SF	4.44	1,031
	- Gypsum board 5/8" X, paint ready	232 SF	3.88	901
	- Fire and smoke caulking, sealant	232 SF	0.65	151
	- Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	232 SF	0.75	174
	- Furring, 7/8" channel	3,078 SF	0.45	1,385
Total:				58,550

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B1 PARTITIONS & DOORS				
	Quantity	Unit Rate	Amount	
9	Partition P4a, P13b - furring 25G,- 7/8", 16" o.c.	607 SF	5.93	3,600
-	Gypsum board 5/8" X, paint ready	607 SF	3.88	2,355
-	Furring, 7/8" channel	607 SF	0.45	273
-	Fire and smoke caulking, sealant, one side	607 SF	0.35	212
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	607 SF	1.25	759
10	Partition P5a - metal stud 25G - 2 1/2" CH, 24" o.c.	681 SF	12.44	8,469
-	Gypsum board 5/8" X, paint ready	681 SF	3.88	2,642
-	Gypsum board 1" shaftwall liner, friction fit	681 SF	3.66	2,492
-	Steel studs - 25G, 2 1/2" CH, 24" o.c.	681 SF	3.90	2,655
-	Fire and smoke caulking, sealant, one side	681 SF	0.35	238
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	681 SF	0.65	443
			Total:	12,069

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B1 PARTITIONS & DOORS		Quantity	Unit Rate	Amount
11	Partition P6a - metal stud 20G,- 2"x 6", 12" o.c., SDM	324 SF	22.87	7,403
-	Gypsum board 5/8" X, paint ready	324 SF	3.88	1,256
-	Gypsum board 5/8" X, taped only	324 SF	2.78	900
-	Steel studs - 20G, 2"x 6", 12" o.c.	324 SF	5.99	1,939
-	Mineral wool, acoustic - 6"	324 SF	4.44	1,437
-	Gypsum board 5/8" X, paint ready	324 SF	3.88	1,256
-	Fire and smoke caulking, sealant	324 SF	0.65	210
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	324 SF	1.25	405
12	P12a, P13a, P13b, P13c, P14a, concrete counted with structure, A2	0 Nil	0.00	0
13	Partition P11a - metal stud 25G,- 2"x 2 5/8", 16" o.c., 6" CMU	213 SF	27.45	5,853
-	Gypsum board 5/8" X, paint ready	213 SF	3.88	827
-	Steel studs - 25G, 2"x 2 5/8", 16" o.c.	213 SF	2.17	463
-	6" CMU	213 SF	19.50	4,158
-	Fire and smoke caulking, sealant	213 SF	0.65	139
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	213 SF	1.25	267
			Total:	13,256

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B1 PARTITIONS & DOORS				
	Quantity	Unit Rate	Amount	
14	Glazed partitions	772 SF	233.71	180,413
-	Wall panels, SSG type	772 SF	185.00	142,813
-	Glazed door, single	8 Leaves	2,300.00	18,400
-	Glazed door, double	2 Pair	4,600.00	9,200
-	Hardware, allow rate	1 Sum	10,000.00	10,000
B11 Partitions			Total:	180,413

B1 PARTITIONS & DOORS		Quantity	Unit Rate	Amount
B12 Doors				
1	Interior doors	71 Leaves	1,749.01	124,180
	- Aluminum, single c/w frame, hardware ready	0 Leaves	1,800.00	0
	- Wood, single, hardware ready	18 Leaves	1,175.00	21,150
	- Hollow metal, single, hardware ready	12 Leaves	900.00	10,800
	- Unit interior, MDF, single, c/w frame, hardware ready	27 Leaves	385.00	10,395
	- Unit interior barn slider, MDF, single, c/w hardware	6 Leaves	490.00	2,940
	- Unit interior pocket slider, MDF, single, c/w hardware	8 Leaves	490.00	3,920
	- Hollow metal frame, single, hardware ready	30 No.	875.00	26,250
	- Allowance for glazing to doors	30 No.	500.00	15,000
	- Sealants, adhesives, gap insulation, keying, anchors, brackets	71 No.	475.00	33,725
			Total:	124,180

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B1 PARTITIONS & DOORS				
	Quantity	Unit Rate	Amount	
2	Interior door hardware	71 No.	2,302.75	163,495
-	Mortised hinge set - 3, HD	57 Sets	95.00	5,415
-	Exit device (panic bar), lockable, c/w opposite pull	12 No.	2,925.00	35,100
-	Mortise lockset	18 No.	1,375.00	24,750
-	Door powered operator	2 No.	4,585.00	9,170
-	Door operator actuator push pad set	2 Set	1,450.00	2,900
-	Power supply	2 No.	875.00	1,750
-	Electric strike	2 No.	695.00	1,390
-	Door closer	57 No.	1,075.00	61,275
-	Door stop	57 No.	135.00	7,695
-	Kick plate	30 No.	385.00	11,550
-	Door frame seal	2 No.	765.00	1,530
-	Door drop sweep	2 No.	485.00	970
<hr/>				
B12 Doors		Total:	163,495	

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B2 FINISHES				
	Quantity	Unit Rate	Amount	
B21 Floor Finishes				
1	Floor finishes - allow blended rate	18,301 SF	11.50	210,464
			Total:	210,464

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<hr/>				
B2 FINISHES	Quantity	Unit Rate	Amount	
<hr/>				
B22 Ceiling Finishes				
1	Ceiling finish	18,301 SF	6.14	112,459
-	C1a, Gypsum board 5/8" X, paint ready	3,951 SF	3.88	15,329
-	Suspended steel studs - 25G, 2"x 3 5/8", 16" o.c.	3,951 SF	4.05	16,001
-	Paint drywall	3,951 SF	1.50	5,926
-	Bulkheads, allow	18,301 SF	1.25	22,877
-	Wood ceiling finish	13,550 SF	2.75	37,263
-	Wood beam edge finish	3,814 SF	2.75	10,489
-	Un-finished, exposed structure, allow	800 SF	0.00	0
-	Fire and smoke caulking, sealant	18,301 SF	0.25	4,575
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B22 Ceiling Finishes		Total:	112,459	
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<hr/>				
B2 FINISHES	Quantity	Unit Rate	Amount	
<hr/>				
B23 Wall Finishes				
1	Interior wall finishes	47,457 SF	3.53	167,382
	- Paint partitions, finish doors	29,543 SF	1.50	44,315
	- Paint perimeters and miscellaneous	17,914 SF	1.50	26,871
	- Finish wood column	3,150 SF	2.75	8,663
	- Wall base finish	29,308 FT	1.75	51,289
	- Wall trim to residential units, allow sum	9 Units	2,200.00	19,800
	- Transitions, colours	47,457 SF	0.45	21,356
	- Deduct glazing	3,274 SF	(1.50)	(4,911)
<hr/>				
B23 Wall Finishes		Total:	167,382	
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B3 FITTINGS & EQUIPMENT	Quantity	Unit Rate	Amount
B31 Fittings and Fixtures			
1 Fittings and fixtures - allow rate	18,301 SF	15.00	274,518

B31 Fittings and Fixtures	Total:	274,518
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B3 FITTINGS & EQUIPMENT				
	Quantity	Unit Rate	Amount	
B32 Equipment				
1	Elevator, passenger cab (1) - allow rate	6 Stops	49,800.00	298,800
B32 Equipment			Total:	298,800

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C1 MECHANICAL	Quantity	Unit Rate	Amount
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C11 Plumbing & Drainage

1 Plumbing Fixtures	18,301 SF	2.43	44,550
- Water closet	14 No.	1,000.00	14,000
- Lavatory	14 No.	1,000.00	14,000
- Kitchen sink - double	9 No.	800.00	7,200
- Kitchen sink - single	1 No.	750.00	750
- Shower	10 No.	750.00	7,500
- Janitor Sink	1 No.	1,100.00	1,100

Total:			44,550
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C1 MECHANICAL	Quantity	Unit Rate	Amount
2 Domestic water	18,301 SF	5.41	99,015
- New incoming service with BFP, 3"	1 Sum	10,000.00	10,000
- Domestic hot water heater	2 No.	10,000.00	20,000
- Recirculation pump	1 No.	3,500.00	3,500
- Expansion tank	1 No.	2,500.00	2,500
- Domestic water pipe, 3" to 2 1/2"	164 FT	44.20	7,251
- Domestic water pipe, 2" to 1 1/2"	164 FT	25.91	4,250
- Domestic water pipe, 1 1/4" to 1"	328 FT	19.81	6,499
- Domestic water pipe, 3/4" to 5/8"	658 FT	15.24	10,023
- Thermal pipe insulation	1,312 FT	9.14	11,992
- Fixture rough in	49 No.	300.00	14,700
- Dishwasher connection	10 No.	200.00	2,000
- Laundry connection	9 No.	250.00	2,250
- Floor drain primer	12 No.	275.00	3,300
- Non freeze hose bib	2 No.	375.00	750
<hr/> Total:			99,015

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C1 MECHANICAL	Quantity	Unit Rate	Amount
3 Sanitary drainage	18,301 SF	5.64	103,240
- Drain & vent below grade, 6" to 4"	246 FT	53.34	13,125
- Drain & vent below grade, 4" to 3"	492 FT	50.29	24,749
- Drain & vent below grade, 2" to 1 1/2"	738 FT	38.10	28,125
- Condensate drains	328 FT	25.91	8,501
- Vent through roof	10 No.	200.00	2,000
- Floor drain	12 No.	195.00	2,340
- Fixture rough in	49 No.	250.00	12,250
- Dishwasher connection	10 No.	150.00	1,500
- Laundry connection	9 No.	400.00	3,600
- Elevator sump pump	1 Sum	6,500.00	6,500
- Scupper / BWV	1 No.	550.00	550
4 Storm drainage	18,301 SF	1.81	33,179
- Storm below grade, 6"	213 FT	53.34	11,375
- Storm above grade, 4"	246 FT	47.24	11,624
- Roof drain	4 No.	295.00	1,180
- Weeper sump pump	1 No.	7,500.00	7,500
- Radon pit cover	1 No.	1,500.00	1,500
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Total:			136,419
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C1 MECHANICAL		Quantity	Unit Rate	Amount
5	Miscellaneous, mechanical items only	18,301 SF	0.68	12,500
	- Sleeving	1 Sum	5,000.00	5,000
	- Fire stopping	1 Sum	7,500.00	7,500
C11 Plumbing & Drainage			Total:	12,500

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C1 MECHANICAL	Quantity	Unit Rate	Amount
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C12 Fire Protection

1	Fire extinguishers	18,301 SF	0.32	5,800
	- Wall mounted	10 No.	155.00	1,550
	- Cabinet mounted	10 No.	425.00	4,250
2	Sprinklers	18,301 SF	3.91	71,615
	- Incoming with backflow preventer	18,301 SF	1.10	20,131
	- Sprinkler header / siamese / alarm valve	18,301 SF	0.41	7,503
	- Sprinkler head	187 No.	235.00	43,980

C12 Fire Protection	Total:	77,415
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C1 MECHANICAL	Quantity	Unit Rate	Amount
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C13 HVAC

1	Air distribution equipment	18,301 SF	10.15	185,800
-	VRF fan coil, 0.3 ton	8 No.	3,500.00	28,000
-	VRF fan coil, 0.5 ton	3 No.	4,200.00	12,600
-	VRF fan coil, 1.5 ton	6 No.	4,500.00	27,000
-	VRF fan coil, 2.0 ton	1 No.	5,200.00	5,200
-	Outdoor condenser, 15 ton	1 No.	35,000.00	35,000
-	Refrigeration pipe	18 No.	1,200.00	21,600
-	HRV 1, 1000 CFM	1 No.	7,500.00	7,500
-	MUA 1, 5000 CFM	1 No.	25,000.00	25,000
-	Exhaust fan	5 No.	450.00	2,250
-	Range hood	10 No.	500.00	5,000
-	Laundry booster	9 No.	350.00	3,150
-	HRV Apartment	9 No.	1,500.00	13,500

			Total:	185,800
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C1 MECHANICAL		Quantity	Unit Rate	Amount
2	Air distribution ductwork	18,301 SF	17.85	326,598
	- Galvanized ductwork	16,535 Lbs	13.61	225,035
	- Thermal insulation	23,681 SF	2.79	66,069
	- Outside air louver c/w motorized damper	2 No.	3,500.00	7,000
	- Supply grill apartment	27 No.	235.00	6,345
	- Supply grill	30 No.	195.00	5,850
	- Exhaust grill	10 No.	155.00	1,550
	- Return grill	10 No.	125.00	1,250
	- Dryer lint trap, duct, wall box	9 No.	800.00	7,200
	- HRV wall box	18 No.	350.00	6,300
3	Balancing and commissioning	18,301 SF	1.07	19,500
	- Air balancing	1 Sum	12,000.00	12,000
	- TAB - contractor	1 Sum	7,500.00	7,500
4	Electric heater	18,301 SF	1.48	27,000
	- Force flow heater	1 No.	1,400.00	1,400
	- Electric baseboard	49 No.	400.00	19,600
	- Electric duct heater	5 No.	1,200.00	6,000
C13 HVAC			Total:	373,098

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C1 MECHANICAL	Quantity	Unit Rate	Amount
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C14 Controls

1 Mechanical controls	18,301 SF	3.64	66,550
- MUA	1 No.	5,000.00	5,000
- Heat recovery ventilator	1 No.	3,500.00	3,500
- VRF fan coil	18 No.	1,200.00	21,600
- HRV apartment	9 No.	850.00	7,650
- Electric duct coil	4 No.	950.00	3,800
- BMS software programming	1 Sum	25,000.00	25,000

C14 Controls	Total:	66,550
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C2 ELECTRICAL	Quantity	Unit Rate	Amount
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C21 Service & Distribution

1 Main power	18,301 SF	8.54	156,251
- Secondary duct bank	49 FT	83.82	4,125
- Telecom, fibre duct bank	49 FT	53.34	2,625
- Main switchboard - 600A, 208V	1 No.	95,000.00	95,000
- Panel - 200A, 208V	6 No.	3,500.00	21,000
- Panel - 100A, 208A	9 No.	2,500.00	22,500
- Feeders, secondary	49 FT	28.96	1,425
- Feeders, panels	246 FT	13.72	3,376
- Feeders, elevator	1 Sum	4,200.00	4,200
- Testing	1 Sum	1,000.00	1,000
- Grounding	1 Sum	1,000.00	1,000

C21 Service & Distribution	Total:	156,251
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C2 ELECTRICAL	Quantity	Unit Rate	Amount
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C22 Lighting, Devices & Heating

1 Light fixtures	18,301 SF	8.20	150,050
- Type L1A	22 No.	325.00	7,150
- Type L1B	59 No.	400.00	23,600
- Type L2A	24 No.	225.00	5,400
- Type L2B	41 No.	225.00	9,225
- Type L3A	3 No.	300.00	900
- Type L3B	27 No.	300.00	8,100
- Type L4	2 No.	225.00	450
- Type L5/6	6 No.	250.00	1,500
- Type apartment	63 No.	150.00	9,450
- Type elevator pit	1 No.	100.00	100
- Emergency battery	20 No.	550.00	11,000
- Emergency double head	38 No.	225.00	8,550
- Exit sign	24 No.	350.00	8,400
- Dimmer	12 No.	175.00	2,100
- Wall switch O/C	25 No.	165.00	4,125
- Branch wiring	1 Sum	50,000.00	50,000

Total:	150,050
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Class B Estimate

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C2 ELECTRICAL	Quantity	Unit Rate	Amount
2 Power outlets, devices, connections	18,301 SF	6.88	125,870
- Wall receptacle 15A	250 No.	145.00	36,250
- Wall receptacle 20A tee	25 No.	150.00	3,750
- Wall receptacle 15A GFI weather proof	12 No.	155.00	1,860
- Floor box	17 No.	375.00	6,375
- GFI 15A	30 No.	150.00	4,500
- Auto door opener and activators switches	2 No.	550.00	1,100
- Stove	10 No.	225.00	2,250
- Dishwasher	10 No.	150.00	1,500
- Dryer	9 No.	215.00	1,935
- Washer	9 No.	150.00	1,350
- Branch wiring	1 Sum	65,000.00	65,000
Total:			125,870

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C2 ELECTRICAL	Quantity	Unit Rate	Amount
3 Mechanical power	18,301 SF	2.77	50,655
- Domestic hot water recirculation pump	1 No.	225.00	225
- Make up air 1	2 No.	1,000.00	2,000
- HRV	1 No.	1,000.00	1,000
- Exhaust fan	14 No.	200.00	2,800
- Duct heater	24 No.	295.00	7,080
- Baseboard heater	48 No.	250.00	12,000
- Fan coil	18 No.	225.00	4,050
- Condenser	1 No.	1,000.00	1,000
- Other controls	1 Sum	500.00	500
- Branch wiring	1 Sum	20,000.00	20,000
<hr/>			
C22 Lighting, Devices & Heating		Total:	50,655

Cunard Street Live / Work / Grow

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C2 ELECTRICAL	Quantity	Unit Rate	Amount
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C23 Systems & Ancillaries

1	Fire alarm	18,301 SF	3.98	72,845
	- New fire alarm panel	1 Sum	20,000.00	20,000
	- Pull station	9 No.	225.00	2,025
	- CO detector	10 No.	425.00	4,250
	- Smoke detector	11 No.	395.00	4,345
	- Horn, strobe	29 No.	475.00	13,775
	- Sprinkler monitoring	1 Sum	950.00	950
	- Verification	1 Sum	7,500.00	7,500
	- Wiring	1 Sum	20,000.00	20,000
2	Voice and data	18,301 SF	1.72	31,500
	- Data outlet	50 No.	150.00	7,500
	- Data rack	1 Sum	4,000.00	4,000
	- Wiring, J hook	1 Sum	20,000.00	20,000
3	Security, allowance	18,301 SF	1.38	25,256

C23 Systems & Ancillaries	Total:	129,601
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D1 SITE WORK	Quantity	Unit Rate	Amount
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D11 Site Development

1 Concrete retaining wall, courtyard, 16" - 25 MPa	1,326 SF	69.05	91,566
- Formwork - each side	2,652 SF	23.00	60,999
- 25 MPa concrete - supply	65 CY	155.20	10,138
- Place concrete - allow	65 CY	26.75	1,747
- Concrete pump truck - rate per CY	65 CY	13.50	882
- Concrete additives - allow per CY	65 CY	22.80	1,489
- Rebar 15M - 12" o.c., horizontal single row, continuous c/w 20% lap, allow 1.06 Lbs / SF	1,687 Lbs	1.75	2,952
- Rebar 15M - 12" o.c., horizontal single row, continuous c/w 20% lap, allow 1.06 Lbs / SF	1,687 Lbs	1.75	2,952
- Rebar 15M - 12" o.c., vertical single row, c/w 10% lap, allow 1.06 Lbs / SF	1,687 Lbs	1.75	2,952
- Rebar 15M - 12" o.c., vertical single row, c/w 10% lap, allow 1.06 Lbs / SF	1,687 Lbs	1.75	2,952
- Rebar dowel 15M - 12" o.c., 6'	498 Lbs	1.75	871
- Rebar dowel 15M - 12" o.c., 6'	498 Lbs	1.75	871
- Rebar - misc integrity reinforcement - openings, drops, shear points - allow 1.19 Lbs / SF	1,578 Lbs	1.75	2,762

Total:			91,566
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D1 SITE WORK		Quantity	Unit Rate	Amount
2	Concrete slab on grade, for courtyard, 4" deep, 28 MPa, WWM	674 SF	10.45	7,040
-	Concrete 28 MPa, 4", no air, supply	8 CY	160.56	1,323
-	Edge thickening and misc infill at columns - allow 15%	1 CY	160.56	199
-	Place concrete	9 CY	26.75	253
-	Concrete pump truck - rate per CY	9 CY	13.50	128
-	Concrete additives	9 CY	22.80	216
-	Power trowel finish	674 SF	1.50	1,011
-	Welded wire mesh	674 SF	1.50	1,011
-	Granular fill - 8" deep, compacted	16 CY	39.00	642
-	Moisture barrier c/w sealed joints	674 SF	1.85	1,247
-	Construction and expansion joints	674 SF	1.50	1,011
			Total:	7,040

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D1 SITE WORK			
	Quantity	Unit Rate	Amount
3 Concrete mat, for courtyard retaining wall, 18" dp - reinforced, 25 MPa	706 SF	33.58	23,700
- Formwork - each side	219 SF	16.00	3,507
- 25 MPa concrete - supply	39 CY	155.20	6,087
- Place concrete - allow 5 man crew, 12 CY/Hr	39 CY	26.75	1,049
- Concrete pump truck - rate per CY	39 CY	13.50	529
- Concrete additives - per CY	39 CY	22.80	894
- Rebar 20M, c/w hook 12" o.c., UUL	807 Lbs	1.75	1,412
- Rebar 6 20M, c/w hook, LUL	595 Lbs	1.75	1,040
- Rebar 9 20M, c/w hook, ULL	892 Lbs	1.75	1,561
- Rebar 25M 6" o.c., LLL	4,355 Lbs	1.75	7,620
Total:			23,700

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D1 SITE WORK				
	Quantity	Unit Rate	Amount	
4	Concrete slab on grade, parking, 4" deep, 28 MPa, WWM	340 SF	10.44	3,549
-	Concrete 28 MPa, 4", no air, supply	4 CY	160.56	666
-	Edge thickening and misc infill at columns - allow 15%	1 CY	160.56	100
-	Place concrete	5 CY	26.75	128
-	Concrete pump truck - rate per CY	5 CY	13.50	65
-	Concrete additives	5 CY	22.80	109
-	Power trowel finish	340 SF	1.50	510
-	Welded wire mesh	340 SF	1.50	510
-	Granular fill - 8" deep, compacted	8 CY	39.00	324
-	Moisture barrier c/w sealed joints	340 SF	1.85	629
-	Construction and expansion joints	340 SF	1.50	510
5	Elements control, site foundation courtyard	1,176 SF	5.75	6,764
-	Membrane	1,176 SF	2.50	2,941
-	Geotextile and drainage board	1,176 SF	3.25	3,823
D11 Site Development		Total:	10,313	

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D1 SITE WORK				
	Quantity	Unit Rate	Amount	
D12 Mechanical Site Services				
1	Watermain	1,316 SF	6.35	8,350
	- 6" Watermain	33 FT	71.63	2,350
	- Connect to existing	1 Sum	4,500.00	4,500
	- Shut off	1 Sum	1,500.00	1,500
2	Sanitary Drainage	1,316 SF	9.00	11,850
	- 8" Sanitary line	33 FT	71.63	2,350
	- Manhole	1 No.	5,000.00	5,000
	- Connect to existing	1 Sum	4,500.00	4,500
3	Storm Drainage	1,316 SF	9.16	12,050
	- 10" Storm line	33 FT	77.72	2,550
	- Manhole	1 No.	5,000.00	5,000
	- Connect to existing	1 Sum	4,500.00	4,500
D12 Mechanical Site Services		Total:		32,250

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D1 SITE WORK			
	Quantity	Unit Rate	Amount

D13 Electrical Site Services

1	Site Power	1,316 SF	7.73	10,175
	- Secondary duct bank	49 FT	83.82	4,125
	- Telecom, fibre duct bank	49 FT	53.34	2,625
	- Feeders, secondary	49 FT	28.96	1,425
	- Testing	1 Sum	1,000.00	1,000
	- Grounding	1 Sum	1,000.00	1,000
2	Light fixtures	1,316 SF	13.52	17,790
	- Site fixture pole	2 No.	5,000.00	10,000
	- Site fixture wall	4 No.	450.00	1,800
	- Wall switch O/C	6 No.	165.00	990
	- Site wiring	1 Sum	5,000.00	5,000

D13 Electrical Site Services	Total:	27,965
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APPENDIX D

DETAILED ELEMENTAL ESTIMATE – MASS TIMBER BASELINE MODEL C/W CLT SHAFTWALL

ESTIMATE SUMMARY

Project: Cunard Street Live / Work / Grow

Date: 26 Sep 2023

Estimate: Class B Estimate

Description: Base Wood - CLT Shaft - Model

GFA: 18,301 SF

Location: Halifax, Nova Scotia

Element	Ratio	Elemental Cost		Elemental Amount		Rate per SF		%
		Quantity	Unit Rate	Sub-Total	Total	Sub-Total	Total	
A SHELL		18,301 SF			3,574,051		195.29	43.0
A1 SUBSTRUCTURE					246,474		13.47	3.0
A11 Foundations	0.199	3,651 SF	15.94	58,190.10		3.18		
A12 Basement Excavation	0.111	2,031 CY	92.70	188,283.57		10.29		
A13 Special Conditions	0.199	3,651 SF	0.00	0.00		0.00		
A2 STRUCTURE					1,789,439		97.78	21.5
A21 Lowest Floor Construction	0.199	3,651 SF	8.00	29,201.24		1.60		
A22 Upper Floor Construction	0.801	14,650 SF	93.73	1,373,155.64		75.03		
A23 Roof Construction	0.199	3,651 SF	106.02	387,082.07		21.15		
A3 EXTERIOR ENCLOSURE					1,538,138		84.05	18.5
A31 Walls Below Grade	0.165	3,018 SF	66.03	199,264.37		10.89		
A32 Walls Above Grade	0.723	13,237 SF	88.65	1,173,430.84		64.12		
A33 Entrances	0.000	8 No	8,562.25	68,498.00		3.74		
A34 Roof Coverings	0.199	3,651 SF	26.55	96,944.80		5.30		
A35 Projections	0.000	1 Sum	0.00	0.00		0.00		
B INTERIORS		18,301 SF			1,822,593		99.59	21.9
B1 PARTITIONS & DOORS					683,157		37.33	8.2
B11 Partitions	0.766	14,026 SF	28.20	395,482.03		21.61		
B12 Doors	0.004	71 No	4,051.76	287,675.00		15.72		
B2 FINISHES					566,118		30.93	6.8
B21 Floor Finishes	1.000	18,301 SF	11.50	210,463.80		11.50		
B22 Ceiling Finishes	1.000	18,301 SF	6.14	112,458.84		6.14		
B23 Wall Finishes	3.634	66,501 SF	3.66	243,195.70		13.29		
B3 FITTINGS & EQUIPMENT					573,318		31.33	6.9
B31 Fittings & Fixtures	1.000	18,301 SF	15.00	274,518.00		15.00		
B32 Equipment	1.000	18,301 SF	0.00	0.00		0.00		
B33 Elevators	0.000	1 No.	298,800.00	298,800.00		16.33		
B34 Escalators	0.000	0 No.	NaN	0.00		0.00		
C SERVICES		18,301 SF			1,607,773		87.85	19.3
C1 MECHANICAL					995,347		54.39	12.0
C11 Plumbing & Drainage	1.000	18,301 SF	15.98	292,483.65		15.98		
C12 Fire Protection	1.000	18,301 SF	4.23	77,415.06		4.23		
C13 HVAC	1.000	18,301 SF	30.54	558,898.36		30.54		
C14 Controls	1.000	18,301 SF	3.64	66,550.00		3.64		
C2 ELECTRICAL					612,426		33.46	7.4
C21 Service & Distribution	1.000	18,301 SF	8.54	156,250.71		8.54		
C22 Lighting, Devices & Heating	1.000	18,301 SF	17.84	326,575.00		17.84		
C23 Systems & Ancillaries	1.000	18,301 SF	7.08	129,600.66		7.08		
BUILDING COST					7,004,417		382.73	84.3
D SITE & ANCILLARY WORK		1,311 SF			192,834		10.54	2.3
D1 SITE WORK					192,834		10.54	2.3
D11 Site Development	0.072	1,311 SF	101.13	132,618.97		7.25		
D12 Mechanical Site Services	0.072	1,311 SF	24.59	32,250.35		1.76		
D13 Electrical Site Services	0.072	1,311 SF	21.33	27,964.77		1.53		
D2 ANCILLARY WORK					0		0.00	0.0
D21 Demolitions	0.000	1 Sum	0.00	0.00		0.00		
D22 Alterations	0.000	1 Sum	0.00	0.00		0.00		
NET BUILDING COST AND SITE					7,197,252		393.27	86.6
Z1 GENERAL REQUIREMENTS & FEE					1,115,574		60.96	13.4
Z11 General Requirements Details		18,301 SF		0.00		0.00		
Z12 General Requirements %		5.0 %		359,862.58		19.66		
Z13 Fee		10.0 %		755,711.41		41.29		
TOTAL CONSTRUCTION ESTIMATE					8,312,826		454.23	100.0
Z2 ALLOWANCES					1,172,836		64.09	
Z21 Design & Pricing Allowance		5.0 %		415,641.28		22.71		
Z22 Escalation Allowance		3.5 %		305,496.34		16.69		
Z23 Construction Allowance		5.0 %		451,698.16		24.68		
TOTAL CONSTRUCTION ESTIMATE - WITH CONTINGENCIES					9,485,661		518.31	
TAXES					0		0.00	
Tax		0.0 %		0.00		0.00		
TOTAL CONSTRUCTION ESTIMATE					9,485,661		518.31	

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A1 SUBSTRUCTURE	Quantity	Unit Rate	Amount
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A11 Foundations

1 Concrete strip footing - 24"w x 10"h - reinforced, 25 MPa	273 FT	102.15	27,920
- Formwork - each side	454 SF	16.00	7,260
- 25 MPa concrete - supply	17 CY	155.20	2,607
- Place concrete - allow 5 man crew, 12 CY/Hr	17 CY	26.75	449
- Concrete pump truck - rate per CY	17 CY	13.50	227
- Concrete additives - per CY	17 CY	22.80	383
- Key - wood, dipped	273 FT	1.25	342
- Rebar - horizontal, 2 20M continuous c/w 10% lap	953 Lbs	1.75	1,668
- Rebar - Dowel IF, 15M 18" o.c.	773 Lbs	1.75	1,353
- Rebar - Dowel OF, 20M 12" o.c.	1,739 Lbs	1.75	3,044
- Step footings	20 No.	485.00	9,700
- Additional footing for CLT extensions	14 FT	63.41	888

Total:			27,920
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A1 SUBSTRUCTURE		Quantity	Unit Rate	Amount
2	Concrete strip footing - 36"w x 14"h - reinforced, 25 MPa	37 FT	130.57	4,842
-	Formwork - each side	87 SF	16.00	1,388
-	25 MPa concrete - supply	5 CY	155.20	748
-	Place concrete - allow 5 man crew, 12 CY/Hr	5 CY	26.75	129
-	Concrete pump truck - rate per CY	5 CY	13.50	65
-	Concrete additives - per CY	5 CY	22.80	110
-	Key - wood, dipped	37 FT	1.25	46
-	Rebar - horizontal, 8 25M continuous c/w 15% lap	900 Lbs	1.75	1,575
-	Rebar - Dowel IF, 15M 16" o.c.	122 Lbs	1.75	213
-	Rebar - Top 15M, hooks 20" o.c.	123 Lbs	1.75	215
-	Rebar - Bottom 15M, hooks 12" o.c.	201 Lbs	1.75	352
3	Concrete column pad, FT10, 3' x 3' x 16" - reinforced, 25 MPa	2 No.	452.21	904
-	Formwork - each side	32 SF	16.00	511
-	25 MPa concrete - supply	1 CY	155.20	138
-	Place concrete - allow 5 man crew, 12 CY/Hr	1 CY	26.75	24
-	Concrete pump truck - rate per CY	1 CY	13.50	12
-	Concrete additives - per CY	1 CY	22.80	20
-	Rebar 6- 20M, LLL	57 Lbs	1.75	100
-	Rebar 6- 20M, ULL	57 Lbs	1.75	100
			Total:	5,746

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A1 SUBSTRUCTURE	Quantity	Unit Rate	Amount
4 Concrete column pad, FT20, 2'6" x 2'6" x 14" - reinforced, 25 MPa	3 No.	301.05	903
- Formwork - each side	35 SF	16.00	560
- 25 MPa concrete - supply	1 CY	155.20	126
- Place concrete - allow 5 man crew, 12 CY/Hr	1 CY	26.75	22
- Concrete pump truck - rate per CY	1 CY	13.50	11
- Concrete additives - per CY	1 CY	22.80	18
- Rebar 4- 20M, LLL	47 Lbs	1.75	83
- Rebar 4- 20M, ULL	47 Lbs	1.75	83
5 Concrete column pad, FT40, 4'7" x 3'7" x 14" - reinforced, 25 MPa	1 No.	550.18	550
- Formwork - each side	19 SF	16.00	305
- 25 MPa concrete - supply	1 CY	155.20	110
- Place concrete - allow 5 man crew, 12 CY/Hr	1 CY	26.75	19
- Concrete pump truck - rate per CY	1 CY	13.50	10
- Concrete additives - per CY	1 CY	22.80	16
- Rebar 4- 20M, LLL	29 Lbs	1.75	51
- Rebar 4- 20M, ULL	23 Lbs	1.75	40
<hr/> Total:			1,453

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A1 SUBSTRUCTURE	Quantity	Unit Rate	Amount
6 Concrete column / pier, P10, 25 MPa, 18" x 18" - 8 20M, 10M 12"o.c.	12 FT	85.53	984
- Formwork - each side	69 SF	18.00	1,242
- 25 MPa concrete - supply	1 CY	155.20	149
- Place concrete, screed	1 CY	26.75	26
- Concrete pump truck - rate per CY	1 CY	13.50	13
- Allow additives	1 CY	22.80	22
- Rebar 20M - 8 vert, 20% splice	175 Lbs	1.75	306
- Rebar 10M - perimeter stirrup 12" o.c.	48 Lbs	1.75	83
- Rebar 10M - diagonal stirrup 12" o.c.	48 Lbs	1.75	83
- Rebar dowel 20M - 8 vert, 6'	76 Lbs	1.75	133
- Deduct pier for CLT extensions	-6 FT	178.84	(1,073)
<hr/> Total:			984

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A1 SUBSTRUCTURE	Quantity	Unit Rate	Amount
7 Concrete mat, elevator, 11'1" x 9'4" x 12" dp - reinforced, 25 MPa	103 SF	35.38	3,659
- Formwork - each side	41 SF	16.00	657
- 25 MPa concrete - supply	4 CY	155.20	594
- Place concrete - allow 5 man crew, 12 CY/Hr	4 CY	26.75	102
- Concrete pump truck - rate per CY	4 CY	13.50	52
- Concrete additives - per CY	4 CY	22.80	87
- Rebar 20M, c/w hook 18" o.c. long, UUL	149 Lbs	1.75	262
- Rebar 20M, c/w hook 18" o.c. short, LUL	150 Lbs	1.75	263
- Rebar 20M, c/w hook 18" o.c. short, ULL	150 Lbs	1.75	263
- Rebar 20M 18" o.c. long, LLL	149 Lbs	1.75	262
- Mud slab 4"	124 SF	9.00	1,117
Total:			3,659

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A1 SUBSTRUCTURE	Quantity	Unit Rate	Amount
8 Concrete pier wall at CLT extension (17'L x 5'h), 10", 25 MPa	85 SF	64.02	5,441
- Formwork - each side	170 SF	21.00	3,570
- 25 MPa concrete - supply	3 CY	155.20	405
- Place concrete - allow	3 CY	26.75	70
- Concrete pump truck - rate per CY	3 CY	13.50	35
- Concrete additives - allow per CY	3 CY	22.80	60
- Rebar 15M - 16" o.c., horizontal single row, continuous c/w 20% lap, allow 0.79 Lbs / SF	81 Lbs	1.75	141
- Rebar 15M - 16" o.c., horizontal single row, continuous c/w 20% lap, allow 0.79 Lbs / SF	81 Lbs	1.75	141
- Rebar 15M - 18" o.c., vertical single row, c/w 10% lap, allow 0.70 Lbs / SF	71 Lbs	1.75	125
- Rebar 20M - 12" o.c., vertical single row, c/w 10% lap, allow 1.58 Lbs / SF	161 Lbs	1.75	282
- Rebar dowel 20M - 12" o.c., 6'	171 Lbs	1.75	299
- Rebar dowel 15M - 18" o.c., 6'	78 Lbs	1.75	137
- Rebar - misc integrity reinforcement - openings, drops, shear points - allow 1.19 Lbs / SF	101 Lbs	1.75	177
Total:			5,441

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A1 SUBSTRUCTURE	Quantity	Unit Rate	Amount
9 Concrete shear wall, SW10, below slab on grade, 8", 30 MPa	118 SF	79.61	9,394
- Formwork - each side	236 SF	21.00	4,956
- 30 MPa concrete - supply	3 CY	165.90	478
- Place concrete - allow	3 CY	26.75	77
- Concrete pump truck - rate per CY	3 CY	13.50	39
- Concrete additives - allow per CY	3 CY	22.80	66
- Rebar 15M - 16" o.c., horizontal single row, continuous c/w 20% lap, allow 0.79 Lbs / SF	112 Lbs	1.75	196
- Rebar 15M - 16" o.c., vertical single row, c/w 10% lap, allow 0.79 Lbs / SF	112 Lbs	1.75	196
- Rebar dowel 15M - 16" o.c., 6'	1,867 Lbs	1.75	3,267
- Rebar - misc integrity reinforcement - openings, drops, shear points - allow .58 Lbs / SF	68 Lbs	1.75	120
- Remaining 35 SF 8" SW at stair 1 wall below slab on grade	35 SF	0.00	0
- Remaining 83 SF 8" SW at stair 2 wall below slab on grade	83 SF	0.00	0
Total:			9,394

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A1 SUBSTRUCTURE		Quantity	Unit Rate	Amount
10	Concrete shear wall, SW20, below slab on grade, 6", 30 MPa	60 SF	59.87	3,592
-	Reduce to 60 SF at below slab on grade	0 Nil	0.00	0
-	Formwork - each side	120 SF	21.00	2,520
-	30 MPa concrete - supply	1 CY	165.90	184
-	Place concrete - allow	1 CY	26.75	30
-	Concrete pump truck - rate per CY	1 CY	13.50	15
-	Concrete additives - allow per CY	1 CY	22.80	25
-	Rebar 15M - 16" o.c., horizontal single row, continuous c/w 20% lap, allow 0.79 Lbs / SF	57 Lbs	1.75	100
-	Rebar 15M - 16" o.c., vertical single row, c/w 10% lap, allow 0.79 Lbs / SF	57 Lbs	1.75	100
-	Rebar dowel 15M - 16" o.c., 6'	319 Lbs	1.75	558
-	Rebar - misc integrity reinforcement - openings, drops, shear points - allow .58 Lbs / SF	35 Lbs	1.75	61
A11 Foundations			Total:	3,592

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A1 SUBSTRUCTURE	Quantity	Unit Rate	Amount
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A12 Basement Excavation

1 Site excavation	4,962 SF	37.95	188,284
- Rough grade and grub	4,962 SF	1.50	7,443
- Excavate building footprint, c/w trucking locally, tipped (3,651 SF x 12')	1,623 CY	59.00	95,738
- Excavate working space, c/w trucking locally, tipped	408 CY	59.00	24,072
- Excavate pads, trench strip footings, to u/s SOG granular base, c/w trucking locally, tipped	368 CY	59.00	21,686
- Excavate trench to connect to street services, c/w trucking locally, tipped	105 CY	59.00	6,195
- Compacted fill, pitched by conveyor, allow	650 CY	51.00	33,150

A12 Basement Excavation	Total:	188,284
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A2 STRUCTURE		Quantity	Unit Rate	Amount
A21 Lowest Floor Construction				
1	Concrete slab on grade, office, 4" deep, 25 MPa, WWM, 4" rigid insulation	3,323 SF	8.79	29,201
-	Concrete 25 MPa, 4", no air, supply	37 CY	155.20	5,688
-	Edge thickening and misc infill at columns - allow 15%	6 CY	155.20	854
-	Place concrete	42 CY	26.75	1,128
-	Concrete pump truck - rate per CY	42 CY	13.50	569
-	Concrete additives	42 CY	22.80	961
-	Power trowel finish	2,999 SF	1.50	4,499
-	Welded wire mesh	2,999 SF	1.50	4,499
-	Granular fill - 8" deep, compacted	73 CY	39.00	2,859
-	Rigid insulation - 4", lap joint, sealed	-323 SF	5.50	(1,776)
-	Moisture barrier c/w sealed joints	2,999 SF	1.85	5,548
-	Construction and expansion joints	2,999 SF	1.50	4,499
-	Deduct SOG in lieu of CLT extensions xsection surface area	-14 SF	8.83	(125)
A21 Lowest Floor Construction			Total:	29,201

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A2 STRUCTURE		Quantity	Unit Rate	Amount
A22 Upper Floor Construction				
1	Mass Timber SPF floor system - 6 7/8" GLT	5,124 SF	60.28	308,867
	- GLT, SPF, floor panel, 6 7/8"h - supply	5,124 SF	35.54	182,107
	- GLT Install, labour, 7 crew, 104.41 SF/Hr	5,124 SF	7.50	38,430
	- GLT Install, crane, staging, tools	5,124 SF	7.03	36,022
	- Acoustic mat 1/4"	5,124 SF	1.85	9,479
	- Concrete topping, 2"	5,124 SF	4.85	24,851
	- Plywood SPF, 5/8" T&G	5,124 SF	4.35	22,289
	- Deduct MT floor in lieu of CLT extensions xsection surface area	-71 SF	61.12	(4,312)
2	Mass Timber SPF floor system - 5 1/8" GLT	5,421 SF	48.30	261,834
	- GLT, SPF, floor panel, 5 1/8"h - supply	5,421 SF	26.44	143,331
	- GLT Install, labour, 7 crew, 131.55 SF/Hr	5,421 SF	5.58	30,249
	- GLT Install, crane, staging, tools	5,421 SF	5.23	28,352
	- Acoustic mat 1/4"	5,421 SF	1.85	10,029
	- Concrete topping, 2"	5,421 SF	4.85	26,292
	- Plywood SPF, 5/8" T&G	5,421 SF	4.35	23,581
			Total:	570,701

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A2 STRUCTURE		Quantity	Unit Rate	Amount
3	CLT SPF 5 layer, 143-5S, vertical	4,620 SF	39.13	180,771
-	CLT SPF 5 layer supply	4,620 SF	29.25	135,128
-	CLT SPF 5 layer Install, labour, 7 crew, 175 SF/Hr	4,620 SF	1.78	8,223
-	CLT SPF 5 layer Install, crane, staging, tools	4,620 SF	8.10	37,420
4	CLT SPF 7 layer, 197-7S, vertical	3,674 SF	52.75	193,804
-	CLT SPF 7 layer supply	3,674 SF	40.29	148,025
-	CLT SPF 7 layer Install, labour, 7 crew, 175 SF/Hr	3,674 SF	2.07	7,605
-	CLT SPF 7 layer Install, crane, staging, tools	3,674 SF	10.39	38,173
5	Glulam, Douglas Fir 10"w x 12"h	373 CF	111.16	41,502
-	Glulam, DF, 10"w x 12"h, 9 layers - (449.82') supply	373 CF	119.54	44,630
-	Glulam, DF, 10"w x 12"h Install, labour, 7 crew	450 FT	12.40	5,578
-	Glulam, DF, 10"w x 12"h Install, crane, staging, tools	450 FT	19.69	8,857
-	Deduct column in lieu of CLT extensions	-111 FT	158.20	(17,563)
Total:				416,076

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A2 STRUCTURE		Quantity	Unit Rate	Amount
6	Glulam, Douglas Fir 10"w x 15"h	61 CF	153.85	9,311
-	Glulam, DF, 10"w x 15"h, 10 layers - (58.33') supply	61 CF	119.54	7,235
-	Glulam, DF, 10"w x 15"h Install, labour, 7 crew	58 FT	13.80	805
-	Glulam, DF, 10"w x 15"h Install, crane, staging, tools	58 FT	21.80	1,272
7	Glulam, Douglas Fir 12"w x 12"h	237 CF	154.51	36,607
-	Glulam, DF, 10"w x 12"h, 9 layers - (236.92') supply	237 CF	119.54	28,321
-	Glulam, DF, 12"w x 12"h Install, labour, 7 crew	237 FT	13.54	3,208
-	Glulam, DF, 12"w x 12"h Install, crane, staging, tools	237 FT	21.43	5,077
8	Glulam, Douglas Fir 12"w x 27"h	1,112 CF	120.48	134,023
-	Glulam, DF, 10"w x 27"h, 16 layers - (494.42') supply	1,112 CF	119.54	132,973
-	Glulam, DF, 12"w x 27"h Install, labour, 7 crew	494 FT	22.93	11,336
-	Glulam, DF, 12"w x 27"h Install, crane, staging, tools	494 FT	35.48	17,541
-	Deduct beam in lieu of CLT extensions	-191 CF	145.50	(27,827)
			Total:	179,941

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A2 STRUCTURE		Quantity	Unit Rate	Amount
9	Miscellaneous mass timber requirements	11,559 SF	5.83	67,339
-	Column base plates c/w HSS and mounting plate	10 No.	475.00	4,750
-	Wall mounted saddle bracket c/w concealed flange	10 No.	350.00	3,500
-	Top of column, dual saddle bracket c/w 3 way concealed flange	52 No.	425.00	22,100
-	Fasteners for brackets, allow	11,559 SF	0.35	4,046
-	Fasteners for tie in to CLT, base connection, allow	11,559 SF	2.85	32,943
10	Structural steel framing, upper floor	14,571 SF	9.55	139,099
-	W12 x 35	1,348 Lbs	4.75	6,402
-	Custom T - allow 48 Lbs/Ft	3,552 Lbs	4.75	16,872
-	HSS 6x6x 0.313	312 Lbs	4.75	1,482
-	HSS 5x5x 0.313	2,907 Lbs	4.75	13,810
-	HSS 10" diameter x 0.313, galvanized, concrete filled	720 Lbs	4.75	3,418
-	HSS 7x5x 0.375	1,145 Lbs	4.75	5,439
-	Miscellaneous metals 10%	998 Lbs	4.75	4,742
-	Welding and connections 20%	2,196 Lbs	4.75	10,433
-	Metal pan stairs c/w metal framed landings, hand rail, railing	9 Flights	8,500.00	76,500
A22 Upper Floor Construction			Total:	206,438

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A2 STRUCTURE	Quantity	Unit Rate	Amount
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A23 Roof Construction

1	Mass Timber SPF floor system - 6 7/8" GLT	3,409 SF	48.81	166,377
	- GLT, SPF, floor panel, 6 7/8"h - supply	3,409 SF	35.54	121,156
	- GLT Install, labour, 7 crew, 104.41 SF/Hr	3,409 SF	7.50	25,568
	- GLT Install, crane, staging, tools	3,409 SF	7.03	23,965
	- Deduct MT floor in lieu of CLT extensions xsection surface area	-71 SF	61.12	(4,312)
2	CLT SPF 5 layer, 143-5S, vertical	546 SF	39.13	21,369
	- CLT SPF 5 layer supply	546 SF	29.25	15,973
	- CLT SPF 5 layer Install, labour, 7 crew, 175 SF/Hr	546 SF	1.78	972
	- CLT SPF 5 layer Install, crane, staging, tools	546 SF	8.10	4,423
3	CLT SPF 7 layer, 197-7S, vertical	682 SF	52.75	35,970
	- CLT SPF 7 layer supply	682 SF	40.29	27,474
	- CLT SPF 7 layer Install, labour, 7 crew, 175 SF/Hr	682 SF	2.07	1,412
	- CLT SPF 7 layer Install, crane, staging, tools	682 SF	10.39	7,085

Total:			223,715
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A2 STRUCTURE		Quantity	Unit Rate	Amount
4	Glulam, Douglas Fir 10"w x 12"h	100 CF	114.21	11,399
-	Glulam, DF, 10"w x 12"h, 9 layers - (120.25') supply	100 CF	119.54	11,930
-	Glulam, DF, 10"w x 12"h Install, labour, 7 crew	120 FT	12.40	1,491
-	Glulam, DF, 10"w x 12"h Install, crane, staging, tools	120 FT	19.69	2,368
-	Deduct column in lieu of CLT extensions	-28 FT	158.20	(4,390)
5	Glulam, Douglas Fir 10"w x 15"h	33 CF	153.86	5,040
-	Glulam, DF, 10"w x 15"h, 10 layers - (31.58') supply	33 CF	119.54	3,916
-	Glulam, DF, 10"w x 15"h Install, labour, 7 crew	32 FT	13.80	436
-	Glulam, DF, 10"w x 15"h Install, crane, staging, tools	32 FT	21.80	688
6	Glulam, Douglas Fir 12"w x 12"h	93 CF	154.51	14,408
-	Glulam, DF, 10"w x 12"h, 9 layers - (93.25') supply	93 CF	119.54	11,147
-	Glulam, DF, 12"w x 12"h Install, labour, 7 crew	93 FT	13.54	1,263
-	Glulam, DF, 12"w x 12"h Install, crane, staging, tools	93 FT	21.43	1,998
Total:				30,847

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A2 STRUCTURE		Quantity	Unit Rate	Amount
7	Glulam, Douglas Fir 12"w x 27"h	352 CF	145.50	51,178
-	Glulam, DF, 10"w x 27"h, 16 layers - (156.33') supply	352 CF	119.54	42,047
-	Glulam, DF, 12"w x 27"h Install, labour, 7 crew	156 FT	22.93	3,585
-	Glulam, DF, 12"w x 27"h Install, crane, staging, tools	156 FT	35.48	5,547
Total:				51,178

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A2 STRUCTURE		Quantity	Unit Rate	Amount
8	Concrete suspended podium slab, parking, 10", 35 MPa	372 SF	50.12	18,641
	- Formwork - slab soffit	372 SF	24.75	9,206
	- Formwork - slab perimeter edge	93 FT	7.25	674
	- Concrete 35 MPa, no air, supply	11 CY	179.67	2,063
	- Placing, screed	11 CY	26.75	307
	- Concrete pump truck - rate per CY	11 CY	13.50	155
	- Allow additives	11 CY	22.80	262
	- Power trowel finish	372 SF	1.50	558
	- Construction and expansion joints	372 SF	0.45	167
	- Rebar UUL - 15M, 12" o.c., c/w 20% splice, 1.06 Lbs / SF	473 Lbs	1.75	828
	- Rebar LUL - 15M, 12" o.c., c/w 20% splice, 1.06 Lbs / SF	473 Lbs	1.75	828
	- Rebar ULL - 15M, 12" o.c., c/w 20% splice, 1.06 Lbs / SF	473 Lbs	1.75	828
	- Rebar LLL - 15M, 12" o.c., c/w 20% splice, 1.06 Lbs / SF	473 Lbs	1.75	828
	- Rebar - misc integrity reinforcement - openings, drops, shear points - allow 0.53 Lbs / SF	197 Lbs	1.75	345
	- Drops 4"	133 SF	12.00	1,593
			Total:	18,641

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A2 STRUCTURE		Quantity	Unit Rate	Amount
9	Concrete column pad, FT30, 3'6" x 13'3" x 16" - reinforced, 25 MPa	1 No.	2,399.00	2,399
-	Formwork - each side	45 SF	16.00	713
-	25 MPa concrete - supply	2 CY	155.20	354
-	Place concrete - allow 5 man crew, 12 CY/Hr	2 CY	26.75	61
-	Concrete pump truck - rate per CY	2 CY	13.50	31
-	Concrete additives - per CY	2 CY	22.80	52
-	Rebar 6- 20M c/w hook, LLL	150 Lbs	1.75	262
-	Rebar 20- 20M c/w hook, ULL	190 Lbs	1.75	332
-	Rebar 6- 20M c/w hook, ULL	150 Lbs	1.75	262
-	Rebar 20- 20M c/w hook, UUL	190 Lbs	1.75	332
10	Concrete column, C20, 30 MPa, 12" x 24" - 6 20M, 10M 12"o.c.	10 FT	164.37	1,596
-	Formwork - each side	58 SF	18.00	1,049
-	30 MPa concrete - supply	1 CY	165.90	119
-	Place concrete, screed	1 CY	26.75	19
-	Concrete pump truck - rate per CY	1 CY	13.50	10
-	Allow additives	1 CY	22.80	16
-	Rebar 20M - 6 vert, 20% splice	111 Lbs	1.75	194
-	Rebar 10M - perimeter stirrup 12" o.c.	41 Lbs	1.75	71
-	Rebar 10M - mid-tie 12" o.c.	10 Lbs	1.75	18
-	Rebar dowel 20M - 6 vert, 6'	57 Lbs	1.75	100
			Total:	3,995

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A2 STRUCTURE	Quantity	Unit Rate	Amount
11 Concrete column, C50, 30 MPa, 18" x 24" - 6 20M, 10M 12"o.c.	9 FT	193.40	1,771
- Formwork - each side	64 SF	18.00	1,154
- 30 MPa concrete - supply	1 CY	165.90	169
- Place concrete, screed	1 CY	26.75	27
- Concrete pump truck - rate per CY	1 CY	13.50	14
- Allow additives	1 CY	22.80	23
- Rebar 20M - 6 vert, 20% splice	104 Lbs	1.75	183
- Rebar 10M - perimeter stirrup 12" o.c.	45 Lbs	1.75	79
- Rebar 10M - mid-tie 12" o.c.	13 Lbs	1.75	23
- Rebar dowel 20M - 6 vert, 6'	57 Lbs	1.75	100
12 Miscellaneous mass timber requirements	3,651 SF	1.75	6,378
- Top of column, dual saddle bracket c/w 3 way concealed flange	12 No.	425.00	5,100
- Fasteners for brackets, allow	3,651 SF	0.35	1,278
<hr/> Total:			8,149

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A2 STRUCTURE		Quantity	Unit Rate	Amount
13	Structural steel framing, roof	3,646 SF	13.87	50,556
-	W8 x 21	656 Lbs	4.75	3,117
-	W8 x 24	214 Lbs	4.75	1,017
-	Custom T - allow 48 Lbs/Ft	1,808 Lbs	4.75	8,588
-	HSS 5x5x 0.313	1,171 Lbs	4.75	5,563
-	HSS 4x4x 0.250	1,705 Lbs	4.75	8,101
-	L 2x5x 0.313	30 Lbs	4.75	142
-	Miscellaneous metals 10%	558 Lbs	4.75	2,653
-	Welding and connections 20%	921 Lbs	4.75	4,377
-	Metal pan stairs c/w metal framed landings, hand rail, railing	2 Flights	8,500.00	17,000
A23 Roof Construction			Total:	50,556

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A3 EXTERIOR ENCLOSURE				
	Quantity	Unit Rate	Amount	
A31 Walls Below Grade				
1	Concrete basement perimeter wall, 10", 25 MPa	2,610 SF	60.64	158,245
-	Formwork - each side	5,219 SF	21.00	109,604
-	25 MPa concrete - supply	80 CY	155.20	12,450
-	Place concrete - allow	80 CY	26.75	2,146
-	Concrete pump truck - rate per CY	80 CY	13.50	1,083
-	Concrete additives - allow per CY	80 CY	22.80	1,829
-	Rebar 15M - 16" o.c., horizontal single row, continuous c/w 20% lap, allow 0.79 Lbs / SF	2,474 Lbs	1.75	4,329
-	Rebar 15M - 16" o.c., horizontal single row, continuous c/w 20% lap, allow 0.79 Lbs / SF	2,474 Lbs	1.75	4,329
-	Rebar 15M - 18" o.c., vertical single row, c/w 10% lap, allow 0.70 Lbs / SF	2,192 Lbs	1.75	3,836
-	Rebar 20M - 12" o.c., vertical single row, c/w 10% lap, allow 1.58 Lbs / SF	4,948 Lbs	1.75	8,659
-	Rebar dowel 20M - 12" o.c., 6'	1,797 Lbs	1.75	3,144
-	Rebar dowel 15M - 18" o.c., 6'	800 Lbs	1.75	1,401
-	Rebar - misc integrity reinforcement - openings, drops, shear points - allow 1.19 Lbs / SF	3,105 Lbs	1.75	5,435
			Total:	158,245

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A3 EXTERIOR ENCLOSURE				
	Quantity	Unit Rate	Amount	
2	Concrete basement perimeter wall, 14", 25 MPa	37 SF	63.84	2,384
-	Formwork - each side	75 SF	21.00	1,569
-	25 MPa concrete - supply	2 CY	155.20	250
-	Place concrete - allow	2 CY	26.75	43
-	Concrete pump truck - rate per CY	2 CY	13.50	22
-	Concrete additives - allow per CY	2 CY	22.80	37
-	Rebar 15M - 16" o.c., horizontal single row, continuous c/w 20% lap, allow 0.79 Lbs / SF	35 Lbs	1.75	62
-	Rebar 15M - 16" o.c., horizontal single row, continuous c/w 20% lap, allow 0.79 Lbs / SF	35 Lbs	1.75	62
-	Rebar 15M - 18" o.c., vertical single row, c/w 10% lap, allow 0.70 Lbs / SF	31 Lbs	1.75	55
-	Rebar 20M - 12" o.c., vertical single row, c/w 10% lap, allow 1.58 Lbs / SF	71 Lbs	1.75	124
-	Rebar dowel 20M - 12" o.c., 6'	32 Lbs	1.75	55
-	Rebar dowel 15M - 18" o.c., 6'	16 Lbs	1.75	28
-	Rebar - misc integrity reinforcement - openings, drops, shear points - allow 1.19 Lbs / SF	44 Lbs	1.75	78
			Total:	2,384

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A3 EXTERIOR ENCLOSURE				
	Quantity	Unit Rate	Amount	
3	Elements control, foundation	2,788 SF	13.86	38,635
-	Membrane	2,788 SF	4.15	11,570
-	Rigid XPS insulation, 4"	2,788 SF	5.75	16,031
-	Geotextile and drainage board	2,788 SF	3.25	9,061
-	Elevator pit area	150 SF	13.15	1,973
<hr/>				
A31 Walls Below Grade		Total:	38,635	

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A3 EXTERIOR ENCLOSURE	Quantity	Unit Rate	Amount
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A32 Walls Above Grade

1	W1a, W1b Curtain wall, SSG	3,274 SF	252.57	826,818
	- Reduce by 37.10 SF for glass in stair shaft wall 2	-37 SF	140.00	(5,194)
	- Glazed insulated units, double, SSG c/w spandrel glazing	3,060 SF	140.00	428,372
	- Awning windows	214 SF	125.00	26,725
	- Awning windows, manual operator	20 No.	450.00	9,000
	- Solara finish - allow 25%	818 SF	55.30	45,258
	- Frosted glazed insulated units, privacy - allow 10%	327 SF	45.00	14,731
	- Back pan - spandrel,	506 SF	35.00	17,707
	- Insulation to back pan, mineral wool R24 - spandrel	506 SF	5.10	2,580
	- Mullions, caps and trims, sills, ends and corners	2,105 FT	90.00	189,432
	- Sealants, joints, connections	3,274 SF	15.00	49,104
	- Colour	3,274 SF	15.00	49,104

Total:			826,818
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A3 EXTERIOR ENCLOSURE				
	Quantity	Unit Rate	Amount	
2	W2a, W2b, Exterior wall - thermal clips 6" c/w girt, metal siding	3,078 SF	28.34	87,231
-	Metal siding, corrugated, c/w trim, caps, closures	3,078 SF	18.00	55,404
-	Furring, 7/8" channel	3,078 SF	0.45	1,385
-	Girts, 6", 16"o.c, horizontal, thermal clip	3,078 SF	2.50	7,695
-	Mineral wool, 6"	3,078 SF	4.44	13,666
-	Self sealing air barrier c/w sealed joints	3,078 SF	1.85	5,694
-	Concrete back up counted with structure	3,078 SF	0.00	0
-	Corners, blocking, frame openings	3,078 SF	0.45	1,385
-	Flashing, sealants	3,078 SF	0.65	2,001
			Total:	87,231

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A3 EXTERIOR ENCLOSURE				
	Quantity	Unit Rate	Amount	
3	W2c, Exterior wall - metal stud 16G, 2"x 6", 16" o.c., thermal clips 6" c/w girt,, metal siding	3,876 SF	38.76	150,226
-	Metal siding, corrugated, c/w trim, caps, closures	3,876 SF	18.00	69,764
-	Furring, 7/8" channel	3,876 SF	0.45	1,744
-	Girts, 6", 16"o.c, horizontal, thermal clip	3,876 SF	2.50	9,690
-	Mineral wool, 6"	3,876 SF	4.44	17,209
-	Self sealing air barrier c/w sealed joints	3,876 SF	1.85	7,170
-	Exterior sheathing - 5/8" gypsum based	3,876 SF	3.89	15,077
-	Wood wall framing, 2"x6", SPF	3,876 SF	2.83	10,969
-	Gypsum board, 5/8" X, paint ready	3,876 SF	3.55	13,759
-	Corners, blocking, nailing back up, cripples, frame openings, bracing	3,876 SF	0.75	2,907
-	Flashing, sealants, connectors	3,876 SF	0.50	1,938
			Total:	150,226

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A3 EXTERIOR ENCLOSURE	Quantity	Unit Rate	Amount
4 W2e, Exterior wall - metal stud 16G, 2"x 6", 16" o.c., thermal clips 6" c/w girt,, metal siding	1,144 SF	35.21	40,273
- Metal siding, corrugated, c/w trim, caps, closures	1,144 SF	18.00	20,588
- Furring, 7/8" channel	1,144 SF	0.45	515
- Girts, 6", 16"o.c, horizontal, thermal clip	1,144 SF	2.50	2,860
- Mineral wool, 6"	1,144 SF	4.44	5,078
- Self sealing air barrier c/w sealed joints	1,144 SF	1.85	2,116
- Exterior sheathing - 5/8" gypsum based	1,144 SF	3.89	4,449
- Wood wall framing, 2"x6", SPF	1,144 SF	2.83	3,237
- Corners, blocking, nailing back up, cripples, frame openings, bracing	1,144 SF	0.75	858
- Flashing, sealants, connectors	1,144 SF	0.50	572
Total:			40,273

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A3 EXTERIOR ENCLOSURE	Quantity	Unit Rate	Amount
5 W2f, Exterior wall - metal stud 16G, 2"x 3 5/8", 16" o.c., thermal clips 6" c/w girt,, metal siding	279 SF	34.30	9,583
- Metal siding, corrugated, c/w trim, caps, closures	279 SF	18.00	5,029
- Furring, 7/8" channel	279 SF	0.45	126
- Girts, 6", 16"o.c, horizontal, thermal clip	279 SF	2.50	699
- Mineral wool, 6"	279 SF	4.44	1,241
- Self sealing air barrier c/w sealed joints	279 SF	1.85	517
- Exterior sheathing - 5/8" gypsum based	279 SF	3.89	1,087
- Wood wall framing, 2"x4", SPF	279 SF	1.92	536
- Corners, blocking, nailing back up, cripples, frame openings, bracing	279 SF	0.75	210
- Flashing, sealants, connectors	279 SF	0.50	140
Total:			9,583

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A3 EXTERIOR ENCLOSURE	Quantity	Unit Rate	Amount
6 W2g, Exterior wall - metal stud 16G, 2"x 3 5/8", 16" o.c., thermal clips 4" c/w girt,, metal siding	846 SF	32.47	27,476
- Metal siding, corrugated, c/w trim, caps, closures	846 SF	18.00	15,232
- Furring, 7/8" channel	846 SF	0.45	381
- Girts, 4", 16"o.c, horizontal, thermal clip	846 SF	2.15	1,819
- Mineral wool, 4"	846 SF	2.96	2,505
- Self sealing air barrier c/w sealed joints	846 SF	1.85	1,565
- Exterior sheathing - 5/8" gypsum based	846 SF	3.89	3,292
- Wood wall framing, 2"x4", SPF	846 SF	1.92	1,625
- Corners, blocking, nailing back up, cripples, frame openings, bracing	846 SF	0.75	635
- Flashing, sealants, connectors	846 SF	0.50	423
Total:			27,476

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A3 EXTERIOR ENCLOSURE				
	Quantity	Unit Rate	Amount	
7	W2h, Exterior wall - metal stud 16G, 2"x 3 5/8", 16" o.c., thermal clips 4" c/w girt,, metal siding each side	233 SF	57.10	13,287
-	Metal siding, corrugated, c/w trim, caps, closures	233 SF	18.00	4,189
-	Furring, 7/8" channel	233 SF	0.45	105
-	Girts, 4", 16"o.c, horizontal, thermal clip	233 SF	2.15	500
-	Self sealing air barrier c/w sealed joints	233 SF	1.85	430
-	Exterior sheathing - 5/8" gypsum based	233 SF	3.89	905
-	Wood wall framing, 2"x4", SPF	233 SF	1.92	447
-	Exterior sheathing - 5/8" gypsum based	233 SF	3.89	905
-	Self sealing air barrier c/w sealed joints	233 SF	1.85	430
-	Girts, 4", 16"o.c, horizontal, thermal clip	233 SF	2.15	500
-	Furring, 7/8" channel	233 SF	0.45	105
-	Metal siding, corrugated, c/w trim, caps, closures	233 SF	18.00	4,189
-	Corners, blocking, nailing back up, cripples, frame openings, bracing	233 SF	1.50	349
-	Flashing, sealants, connectors	233 SF	1.00	233
			Total:	13,287

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A3 EXTERIOR ENCLOSURE				
	Quantity	Unit Rate	Amount	
8	W2i, Exterior wall - on concrete, thermal clips 4" c/w girt, metal siding	144 SF	26.36	3,801
-	Metal siding, corrugated, c/w trim, caps, closures	144 SF	18.00	2,596
-	Furring, 7/8" channel	144 SF	0.45	65
-	Girts, 4", 16"o.c, horizontal, thermal clip	144 SF	2.15	310
-	Mineral wool, 4"	144 SF	2.96	427
-	Self sealing air barrier c/w sealed joints	144 SF	1.85	267
-	Concrete back up counted with structure	144 SF	0.00	0
-	Corners, blocking, frame openings	144 SF	0.45	65
-	Flashing, sealants	144 SF	0.50	72
			Total:	3,801

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A3 EXTERIOR ENCLOSURE				
	Quantity	Unit Rate	Amount	
9	W3a, Exterior wall - metal stud 16G, 2"x 6", 16" o.c., thermal clips 6" c/w girt,, clear red cedar siding	329 SF	44.76	14,735
	- Metal siding, corrugated, c/w trim, caps, closures	329 SF	24.00	7,901
	- Furring, 7/8" channel	329 SF	0.45	148
	- Girts, 6", 16"o.c, horizontal, thermal clip	329 SF	2.50	823
	- Mineral wool, 6"	329 SF	4.44	1,462
	- Self sealing air barrier c/w sealed joints	329 SF	1.85	609
	- Exterior sheathing - 5/8" gypsum based	329 SF	3.89	1,281
	- Metal stud, 2"x 6" - 16" o.c. 16G	329 SF	8.14	2,680
	- Metal stud, 2"x 6" - 16" o.c. 16G	-329 SF	8.14	(2,680)
	- Wood wall framing, 2"x6", SPF	329 SF	2.83	932
	- Gypsum board, 5/8" X, paint ready	329 SF	3.55	1,169
	- Corners, blocking, nailing back up, cripples, frame openings, bracing	329 SF	0.75	247
	- Flashing, sealants, connectors	329 SF	0.50	165
A32 Walls Above Grade		Total:		14,735

A3 EXTERIOR ENCLOSURE				
	Quantity	Unit Rate	Amount	
A33 Entrances				
1	Exterior entrances	8 Leaves	2,393.75	19,150
	- Aluminum, single c/w frame, hardware ready	6 Leaves	1,800.00	10,800
	- Hollow metal, single, hardware ready	2 Leaves	900.00	1,800
	- Hollow metal frame, single, hardware ready	2 No.	875.00	1,750
	- Allowance for glazing to hollow metal	2 No.	500.00	1,000
	- Sealants, adhesives, gap insulation, keying, anchors, brackets	8 No.	475.00	3,800
2	Entrance Hardware	8 No.	6,168.50	49,348
	- Continuous hinge	6 No.	706.00	4,236
	- Mortised hinge set - 3, HD	2 Sets	95.00	190
	- Exit device (panic bar) c/w opposite pull	8 No.	2,617.00	20,936
	- Door powered operator	2 No.	4,585.00	9,170
	- Door operator actuator push pad	2 Sets	705.00	1,410
	- Power supply	2 No.	707.00	1,414
	- Door closer	6 No.	733.00	4,398
	- Door stops	8 No.	115.00	920
	- Kick plate	2 No.	105.00	210
	- Threshold	8 No.	417.00	3,336
	- Door sweep	8 No.	391.00	3,128
A33 Entrances		Total:	68,498	

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B1 PARTITIONS & DOORS				
	Quantity	Unit Rate	Amount	
B11 Partitions				
1	Partition P1a - wood stud,- 2"x 2", 16" o.c.	607 SF	6.86	4,165
-	Gypsum board 5/8" X, paint ready	607 SF	3.88	2,356
-	Wood wall framing, 2"x2", SPF	607 SF	1.38	838
-	Fire and smoke caulking, sealant, one side	607 SF	0.35	213
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	607 SF	1.25	759
2	Partition P2a - metal stud 25G,- 2"x 3 5/8", 16" o.c.	1,884 SF	7.40	13,941
-	Gypsum board 5/8" X, paint ready	1,884 SF	3.88	7,309
-	Wood wall framing, 2"x4", SPF	1,884 SF	1.92	3,617
-	Fire and smoke caulking, sealant, one side	1,884 SF	0.35	659
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	1,884 SF	1.25	2,355
			Total:	18,106

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B1 PARTITIONS & DOORS		Quantity	Unit Rate	Amount
3	Partition P2b, P13c - metal stud 25G,- 2"x 3 5/8", 16" o.c., acoustic batt	4,277 SF	9.62	41,141
-	Gypsum board 5/8" X, paint ready	4,277 SF	3.88	16,593
-	Wood wall framing, 2"x4", SPF	4,277 SF	1.92	8,211
-	Mineral wool, acoustic - 3"	4,277 SF	2.22	9,494
-	Acoustic / fire & smoke caulking, sealant, one side	4,277 SF	0.35	1,497
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	4,277 SF	1.25	5,346
4	Partition P2c - metal stud 25G,- 2"x 3 5/8", 16" o.c.	1,162 SF	11.58	13,458
-	Gypsum board 5/8" X, paint ready	1,162 SF	3.88	4,509
-	Wood wall framing, 2"x4", SPF	1,162 SF	1.92	2,231
-	Gypsum board 5/8" X, paint ready	1,162 SF	3.88	4,509
-	Fire and smoke caulking, sealant	1,162 SF	0.65	755
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	1,162 SF	1.25	1,453
Total:				54,599

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B1 PARTITIONS & DOORS		Quantity	Unit Rate	Amount
5	Partition P2d - metal stud 25G,- 2"x 3 5/8", 16" o.c., acoustic batt	3,219 SF	13.30	42,815
-	Gypsum board 5/8" X, paint ready	3,219 SF	3.88	12,490
-	Wood wall framing, 2"x4", SPF	3,219 SF	1.92	6,181
-	Mineral wool, acoustic - 3"	3,219 SF	2.22	7,147
-	Gypsum board 5/8" X, paint ready	3,219 SF	3.88	12,490
-	Fire and smoke caulking, sealant	3,219 SF	0.65	2,092
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	3,219 SF	0.75	2,414
6	Partition P2e - metal stud 25G,- 2"x 3 5/8", 24" o.c., acoustic batt	1,252 SF	15.93	19,937
-	Gypsum board 5/8" X, paint ready	1,252 SF	3.88	4,856
-	Gypsum board 5/8" X, taped only	1,252 SF	2.78	3,479
-	Wood wall framing, 2"x4", SPF	1,252 SF	1.77	2,215
-	Mineral wool, acoustic - 3"	1,252 SF	2.22	2,778
-	Gypsum board 5/8" X, paint ready	1,252 SF	3.88	4,856
-	Fire and smoke caulking, sealant	1,252 SF	0.65	813
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	1,252 SF	0.75	939
<hr/> Total:				62,752

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B1 PARTITIONS & DOORS		Quantity	Unit Rate	Amount
7	Partition P2f, P2g - metal stud 25G,- 2"x 3 5/8", 16" o.c., acoustic batt, demising	2,661 SF	18.86	50,192
-	Gypsum board 5/8" X, paint ready	2,661 SF	3.88	10,326
-	Gypsum board 5/8" X, taped only	2,661 SF	2.78	7,398
-	Wood wall framing, 2"x4", SPF	2,661 SF	1.92	5,110
-	Mineral wool, acoustic - 3"	2,661 SF	2.22	5,908
-	Gypsum board 5/8" X, taped only	2,661 SF	2.78	7,398
-	Gypsum board 5/8" X, paint ready	2,661 SF	3.88	10,326
-	Fire and smoke caulking, sealant	2,661 SF	0.65	1,730
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	2,661 SF	0.75	1,996
8	Partition P3a - metal stud 25G,- 2"x 6", 24" o.c., acoustic batt	232 SF	22.40	5,200
-	Gypsum board 5/8" X, paint ready	232 SF	3.88	901
-	Wood wall framing, 2"x6", SPF	232 SF	2.83	657
-	Mineral wool, acoustic - 6"	232 SF	4.44	1,031
-	Gypsum board 5/8" X, paint ready	232 SF	3.88	901
-	Fire and smoke caulking, sealant	232 SF	0.65	151
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	232 SF	0.75	174
-	Furring, 7/8" channel	3,078 SF	0.45	1,385
<hr/> Total:				55,392

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B1 PARTITIONS & DOORS				
	Quantity	Unit Rate	Amount	
9	Partition P4a, P13b - furring 25G,- 7/8", 16" o.c.	607 SF	5.93	3,600
-	Gypsum board 5/8" X, paint ready	607 SF	3.88	2,355
-	Furring, 7/8" channel	607 SF	0.45	273
-	Fire and smoke caulking, sealant, one side	607 SF	0.35	212
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	607 SF	1.25	759
10	Partition P5a - metal stud 25G - 2 1/2" CH, 24" o.c.	681 SF	12.44	8,469
-	Gypsum board 5/8" X, paint ready	681 SF	3.88	2,642
-	Gypsum board 1" shaftwall liner, friction fit	681 SF	3.66	2,492
-	Steel studs - 25G, 2 1/2" CH, 24" o.c.	681 SF	3.90	2,655
-	Fire and smoke caulking, sealant, one side	681 SF	0.35	238
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	681 SF	0.65	443
			Total:	12,069

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B1 PARTITIONS & DOORS		Quantity	Unit Rate	Amount
11	Partition P6a - metal stud 20G,- 2"x 6", 12" o.c., SDM	324 SF	19.71	6,380
-	Gypsum board 5/8" X, paint ready	324 SF	3.88	1,256
-	Gypsum board 5/8" X, taped only	324 SF	2.78	900
-	Wood wall framing, 2"x6", SPF	324 SF	2.83	916
-	Mineral wool, acoustic - 6"	324 SF	4.44	1,437
-	Gypsum board 5/8" X, paint ready	324 SF	3.88	1,256
-	Fire and smoke caulking, sealant	324 SF	0.65	210
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	324 SF	1.25	405
12	P12a, P13a, P13b, P13c, P14a, concrete counted with structure, A2	0 Nil	0.00	0
13	Partition P11a - metal stud 25G,- 2"x 2 5/8", 16" o.c., 6" CMU	213 SF	27.07	5,772
-	Gypsum board 5/8" X, paint ready	213 SF	3.88	827
-	Wood wall framing, 2"x3", SPF	213 SF	1.79	382
-	6" CMU	213 SF	19.50	4,158
-	Fire and smoke caulking, sealant	213 SF	0.65	139
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	213 SF	1.25	267
Total:				12,152

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B1 PARTITIONS & DOORS				
	Quantity	Unit Rate	Amount	
14	Glazed partitions	772 SF	233.71	180,413
-	Wall panels, SSG type	772 SF	185.00	142,813
-	Glazed door, single	8 Leaves	2,300.00	18,400
-	Glazed door, double	2 Pair	4,600.00	9,200
-	Hardware, allow rate	1 Sum	10,000.00	10,000
B11 Partitions			Total:	180,413

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B1 PARTITIONS & DOORS		Quantity	Unit Rate	Amount
B12 Doors				
1	Interior doors	71 Leaves	1,749.01	124,180
	- Aluminum, single c/w frame, hardware ready	0 Leaves	1,800.00	0
	- Wood, single, hardware ready	18 Leaves	1,175.00	21,150
	- Hollow metal, single, hardware ready	12 Leaves	900.00	10,800
	- Unit interior, MDF, single, c/w frame, hardware ready	27 Leaves	385.00	10,395
	- Unit interior barn slider, MDF, single, c/w hardware	6 Leaves	490.00	2,940
	- Unit interior pocket slider, MDF, single, c/w hardware	8 Leaves	490.00	3,920
	- Hollow metal frame, single, hardware ready	30 No.	875.00	26,250
	- Allowance for glazing to doors	30 No.	500.00	15,000
	- Sealants, adhesives, gap insulation, keying, anchors, brackets	71 No.	475.00	33,725
			Total:	124,180

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B1 PARTITIONS & DOORS				
	Quantity	Unit Rate	Amount	
2	Interior door hardware	71 No.	2,302.75	163,495
-	Mortised hinge set - 3, HD	57 Sets	95.00	5,415
-	Exit device (panic bar), lockable, c/w opposite pull	12 No.	2,925.00	35,100
-	Mortise lockset	18 No.	1,375.00	24,750
-	Door powered operator	2 No.	4,585.00	9,170
-	Door operator actuator push pad set	2 Set	1,450.00	2,900
-	Power supply	2 No.	875.00	1,750
-	Electric strike	2 No.	695.00	1,390
-	Door closer	57 No.	1,075.00	61,275
-	Door stop	57 No.	135.00	7,695
-	Kick plate	30 No.	385.00	11,550
-	Door frame seal	2 No.	765.00	1,530
-	Door drop sweep	2 No.	485.00	970
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B12 Doors		Total:	163,495	

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B2 FINISHES				
	Quantity	Unit Rate	Amount	
B21 Floor Finishes				
1	Floor finishes - allow blended rate	18,301 SF	11.50	210,464
B21 Floor Finishes			Total:	210,464

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<hr/>				
B2 FINISHES	Quantity	Unit Rate	Amount	
<hr/>				
B22 Ceiling Finishes				
1	Ceiling finish	18,301 SF	6.14	112,459
	- C1a, Gypsum board 5/8" X, paint ready	3,951 SF	3.88	15,329
	- Suspended steel studs - 25G, 2"x 3 5/8", 16" o.c.	3,951 SF	4.05	16,001
	- Paint drywall	3,951 SF	1.50	5,926
	- Bulkheads, allow	18,301 SF	1.25	22,877
	- Wood ceiling finish	13,550 SF	2.75	37,263
	- Wood beam edge finish	3,814 SF	2.75	10,489
	- Un-finished, exposed structure, allow	800 SF	0.00	0
	- Fire and smoke caulking, sealant	18,301 SF	0.25	4,575
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B22 Ceiling Finishes		Total:	112,459	
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<hr/>				
B2 FINISHES	Quantity	Unit Rate	Amount	
<hr/>				
B23 Wall Finishes				
1	Interior wall finishes	66,501 SF	3.66	243,196
	- Paint partitions, finish doors	29,543 SF	1.50	44,315
	- Paint perimeters and miscellaneous	17,914 SF	1.50	26,871
	- Finish wood column	3,150 SF	2.75	8,663
	- Finish wood CLT	19,044 SF	2.75	52,371
	- Wall base finish	37,807 FT	1.75	66,162
	- Wall trim to residential units, allow sum	9 Units	2,200.00	19,800
	- Transitions, colours	66,501 SF	0.45	29,925
	- Deduct glazing	3,274 SF	(1.50)	(4,911)
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B23 Wall Finishes		Total:	243,196	
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B3 FITTINGS & EQUIPMENT	Quantity	Unit Rate	Amount
B31 Fittings and Fixtures			
1 Fittings and fixtures - allow rate	18,301 SF	15.00	274,518

B31 Fittings and Fixtures	Total:	274,518
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B3 FITTINGS & EQUIPMENT				
	Quantity	Unit Rate	Amount	
B33 Elevators				
1	Elevator, passenger cab (1) - allow rate	6 Stops	49,800.00	298,800
B33 Elevators			Total:	298,800

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C1 MECHANICAL	Quantity	Unit Rate	Amount
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C11 Plumbing & Drainage

1 Plumbing Fixtures	18,301 SF	2.43	44,550
- Water closet	14 No.	1,000.00	14,000
- Lavatory	14 No.	1,000.00	14,000
- Kitchen sink - double	9 No.	800.00	7,200
- Kitchen sink - single	1 No.	750.00	750
- Shower	10 No.	750.00	7,500
- Janitor Sink	1 No.	1,100.00	1,100

Total:			44,550
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C1 MECHANICAL	Quantity	Unit Rate	Amount
2 Domestic water	18,301 SF	5.41	99,015
- New incoming service with BFP, 3"	1 Sum	10,000.00	10,000
- Domestic hot water heater	2 No.	10,000.00	20,000
- Recirculation pump	1 No.	3,500.00	3,500
- Expansion tank	1 No.	2,500.00	2,500
- Domestic water pipe, 3" to 2 1/2"	164 FT	44.20	7,251
- Domestic water pipe, 2" to 1 1/2"	164 FT	25.91	4,250
- Domestic water pipe, 1 1/4" to 1"	328 FT	19.81	6,499
- Domestic water pipe, 3/4" to 5/8"	658 FT	15.24	10,023
- Thermal pipe insulation	1,312 FT	9.14	11,992
- Fixture rough in	49 No.	300.00	14,700
- Dishwasher connection	10 No.	200.00	2,000
- Laundry connection	9 No.	250.00	2,250
- Floor drain primer	12 No.	275.00	3,300
- Non freeze hose bib	2 No.	375.00	750
Total:			99,015

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C1 MECHANICAL	Quantity	Unit Rate	Amount
3 Sanitary drainage	18,301 SF	5.64	103,240
- Drain & vent below grade, 6" to 4"	246 FT	53.34	13,125
- Drain & vent below grade, 4" to 3"	492 FT	50.29	24,749
- Drain & vent below grade, 2" to 1 1/2"	738 FT	38.10	28,125
- Condensate drains	328 FT	25.91	8,501
- Vent through roof	10 No.	200.00	2,000
- Floor drain	12 No.	195.00	2,340
- Fixture rough in	49 No.	250.00	12,250
- Dishwasher connection	10 No.	150.00	1,500
- Laundry connection	9 No.	400.00	3,600
- Elevator sump pump	1 Sum	6,500.00	6,500
- Scupper / BWV	1 No.	550.00	550
4 Storm drainage	18,301 SF	1.81	33,179
- Storm below grade, 6"	213 FT	53.34	11,375
- Storm above grade, 4"	246 FT	47.24	11,624
- Roof drain	4 No.	295.00	1,180
- Weeper sump pump	1 No.	7,500.00	7,500
- Radon pit cover	1 No.	1,500.00	1,500
Total:			136,419

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C1 MECHANICAL				
	Quantity	Unit Rate	Amount	
5	Miscellaneous	18,301 SF	0.68	12,500
	- Sleeving	1 Sum	5,000.00	5,000
	- Fire stopping	1 Sum	7,500.00	7,500

C11 Plumbing & Drainage

Total:

12,500

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C1 MECHANICAL	Quantity	Unit Rate	Amount
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C12 Fire Protection

1	Fire extinguishers	18,301 SF	0.32	5,800
	- Wall mounted	10 No.	155.00	1,550
	- Cabinet mounted	10 No.	425.00	4,250
2	Sprinklers	18,301 SF	3.91	71,615
	- Incoming with backflow preventer	18,301 SF	1.10	20,131
	- Sprinkler header / siamese / alarm valve	18,301 SF	0.41	7,503
	- Sprinkler head	187 No.	235.00	43,980

C12 Fire Protection	Total:	77,415
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C1 MECHANICAL	Quantity	Unit Rate	Amount
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C13 HVAC

1	Air distribution equipment	18,301 SF	10.15	185,800
-	VRF fan coil, 0.3 ton	8 No.	3,500.00	28,000
-	VRF fan coil, 0.5 ton	3 No.	4,200.00	12,600
-	VRF fan coil, 1.5 ton	6 No.	4,500.00	27,000
-	VRF fan coil, 2.0 ton	1 No.	5,200.00	5,200
-	Outdoor condenser, 15 ton	1 No.	35,000.00	35,000
-	Refrigeration pipe	18 No.	1,200.00	21,600
-	HRV 1, 1000 CFM	1 No.	7,500.00	7,500
-	MUA 1, 5000 CFM	1 No.	25,000.00	25,000
-	Exhaust fan	5 No.	450.00	2,250
-	Range hood	10 No.	500.00	5,000
-	Laundry booster	9 No.	350.00	3,150
-	HRV Apartment	9 No.	1,500.00	13,500

			Total:	185,800
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C1 MECHANICAL		Quantity	Unit Rate	Amount
2	Air distribution ductwork	18,301 SF	17.85	326,598
-	Galvanized ductwork	16,535 Lbs	13.61	225,035
-	Thermal insulation	23,681 SF	2.79	66,069
-	Outside air louver c/w motorized damper	2 No.	3,500.00	7,000
-	Supply grill apartment	27 No.	235.00	6,345
-	Supply grill	30 No.	195.00	5,850
-	Exhaust grill	10 No.	155.00	1,550
-	Return grill	10 No.	125.00	1,250
-	Dryer lint trap, duct, wall box	9 No.	800.00	7,200
-	HRV wall box	18 No.	350.00	6,300
3	Balancing and commissioning	18,301 SF	1.07	19,500
-	Air balancing	1 Sum	12,000.00	12,000
-	TAB - contractor	1 Sum	7,500.00	7,500
4	Electric heater	18,301 SF	1.48	27,000
-	Force flow heater	1 No.	1,400.00	1,400
-	Electric baseboard	49 No.	400.00	19,600
-	Electric duct heater	5 No.	1,200.00	6,000
C13 HVAC			Total:	373,098

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C1 MECHANICAL	Quantity	Unit Rate	Amount
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C14 Controls

1 Mechanical controls	18,301 SF	3.64	66,550
- MUA	1 No.	5,000.00	5,000
- Heat recovery ventilator	1 No.	3,500.00	3,500
- VRF fan coil	18 No.	1,200.00	21,600
- HRV apartment	9 No.	850.00	7,650
- Electric duct coil	4 No.	950.00	3,800
- BMS software programming	1 Sum	25,000.00	25,000

C14 Controls	Total:	66,550
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C2 ELECTRICAL	Quantity	Unit Rate	Amount
C21 Service & Distribution			
1 Main power	18,301 SF	8.54	156,251
- Secondary duct bank	49 FT	83.82	4,125
- Telecom, fibre duct bank	49 FT	53.34	2,625
- Main switchboard - 600A, 208V	1 No.	95,000.00	95,000
- Panel - 200A, 208V	6 No.	3,500.00	21,000
- Panel - 100A, 208A	9 No.	2,500.00	22,500
- Feeders, secondary	49 FT	28.96	1,425
- Feeders, panels	246 FT	13.72	3,376
- Feeders, elevator	1 Sum	4,200.00	4,200
- Testing	1 Sum	1,000.00	1,000
- Grounding	1 Sum	1,000.00	1,000
C21 Service & Distribution			Total: 156,251

C2 ELECTRICAL				
	Quantity	Unit Rate	Amount	
C22 Lighting, Devices & Heating				
1	Light fixtures	18,301 SF	8.20	150,050
	- Type L1A	22 No.	325.00	7,150
	- Type L1B	59 No.	400.00	23,600
	- Type L2A	24 No.	225.00	5,400
	- Type L2B	41 No.	225.00	9,225
	- Type L3A	3 No.	300.00	900
	- Type L3B	27 No.	300.00	8,100
	- Type L4	2 No.	225.00	450
	- Type L5/6	6 No.	250.00	1,500
	- Type apartment	63 No.	150.00	9,450
	- Type elevator pit	1 No.	100.00	100
	- Emergency battery	20 No.	550.00	11,000
	- Emergency double head	38 No.	225.00	8,550
	- Exit sign	24 No.	350.00	8,400
	- Dimmer	12 No.	175.00	2,100
	- Wall switch O/C	25 No.	165.00	4,125
	- Branch wiring	1 Sum	50,000.00	50,000
			Total:	150,050

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C2 ELECTRICAL	Quantity	Unit Rate	Amount
2 Power outlets, devices, connections	18,301 SF	6.88	125,870
- Wall receptacle 15A	250 No.	145.00	36,250
- Wall receptacle 20A tee	25 No.	150.00	3,750
- Wall receptacle 15A GFI weather proof	12 No.	155.00	1,860
- Floor box	17 No.	375.00	6,375
- GFI 15A	30 No.	150.00	4,500
- Auto door opener and activators switches	2 No.	550.00	1,100
- Stove	10 No.	225.00	2,250
- Dishwasher	10 No.	150.00	1,500
- Dryer	9 No.	215.00	1,935
- Washer	9 No.	150.00	1,350
- Branch wiring	1 Sum	65,000.00	65,000
Total:			125,870

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C2 ELECTRICAL	Quantity	Unit Rate	Amount
3 Mechanical power	18,301 SF	2.77	50,655
- Domestic hot water recirculation pump	1 No.	225.00	225
- Make up air 1	2 No.	1,000.00	2,000
- HRV	1 No.	1,000.00	1,000
- Exhaust fan	14 No.	200.00	2,800
- Duct heater	24 No.	295.00	7,080
- Baseboard heater	48 No.	250.00	12,000
- Fan coil	18 No.	225.00	4,050
- Condenser	1 No.	1,000.00	1,000
- Other controls	1 Sum	500.00	500
- Branch wiring	1 Sum	20,000.00	20,000
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C22 Lighting, Devices & Heating		Total:	50,655

C2 ELECTRICAL				
	Quantity	Unit Rate	Amount	
C23 Systems & Ancillaries				
1	Fire alarm	18,301 SF	3.98	72,845
	- New fire alarm panel	1 Sum	20,000.00	20,000
	- Pull station	9 No.	225.00	2,025
	- CO detector	10 No.	425.00	4,250
	- Smoke detector	11 No.	395.00	4,345
	- Horn, strobe	29 No.	475.00	13,775
	- Sprinkler monitoring	1 Sum	950.00	950
	- Verification	1 Sum	7,500.00	7,500
	- Wiring	1 Sum	20,000.00	20,000
2	Voice and data	18,301 SF	1.72	31,500
	- Data outlet	50 No.	150.00	7,500
	- Data rack	1 Sum	4,000.00	4,000
	- Wiring, J hook	1 Sum	20,000.00	20,000
3	Security, allowance	18,301 SF	1.38	25,256
C23 Systems & Ancillaries		Total:	129,601	

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D1 SITE WORK	Quantity	Unit Rate	Amount
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D11 Site Development

1 Concrete mat, courtyard retaining wall, 18" dp - reinforced, 25 MPa - Cunard Study 2023 - (Wood Model)	706 SF	33.58	23,700
- Formwork - each side	219 SF	16.00	3,507
- 25 MPa concrete - supply	39 CY	155.20	6,087
- Place concrete - allow 5 man crew, 12 CY/Hr	39 CY	26.75	1,049
- Concrete pump truck - rate per CY	39 CY	13.50	529
- Concrete additives - per CY	39 CY	22.80	894
- Rebar 20M, c/w hook 12" o.c., UUL	807 Lbs	1.75	1,412
- Rebar 6 20M, c/w hook, LUL	595 Lbs	1.75	1,040
- Rebar 9 20M, c/w hook, ULL	892 Lbs	1.75	1,561
- Rebar 25M 6" o.c., LLL	4,355 Lbs	1.75	7,620

Total:	23,700
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D1 SITE WORK				
	Quantity	Unit Rate	Amount	
2	Concrete slab on grade, courtyard, 4" deep, 28 MPa, WWM, - Cunard Study 2023 - (Wood Model)	674 SF	10.45	7,040
-	Concrete 28 MPa, 4", no air, supply	8 CY	160.56	1,323
-	Edge thickening and misc infill at columns - allow 15%	1 CY	160.56	199
-	Place concrete	9 CY	26.75	253
-	Concrete pump truck - rate per CY	9 CY	13.50	128
-	Concrete additives	9 CY	22.80	216
-	Power trowel finish	674 SF	1.50	1,011
-	Welded wire mesh	674 SF	1.50	1,011
-	Granular fill - 8" deep, compacted	16 CY	39.00	642
-	Moisture barrier c/w sealed joints	674 SF	1.85	1,247
-	Construction and expansion joints	674 SF	1.50	1,011
			Total:	7,040

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D1 SITE WORK	Quantity	Unit Rate	Amount
3 Concrete retaining wall, courtyard, 16" - 25 MPa - Cunard Study 2023 - (Wood Model)	1,326 SF	69.05	91,566
- Formwork - each side	2,652 SF	23.00	60,999
- 25 MPa concrete - supply	65 CY	155.20	10,138
- Place concrete - allow	65 CY	26.75	1,747
- Concrete pump truck - rate per CY	65 CY	13.50	882
- Concrete additives - allow per CY	65 CY	22.80	1,489
- Rebar 15M - 12" o.c., horizontal single row, continuous c/w 20% lap, allow 1.06 Lbs / SF	1,687 Lbs	1.75	2,952
- Rebar 15M - 12" o.c., horizontal single row, continuous c/w 20% lap, allow 1.06 Lbs / SF	1,687 Lbs	1.75	2,952
- Rebar 15M - 12" o.c., vertical single row, c/w 10% lap, allow 1.06 Lbs / SF	1,687 Lbs	1.75	2,952
- Rebar 15M - 12" o.c., vertical single row, c/w 10% lap, allow 1.06 Lbs / SF	1,687 Lbs	1.75	2,952
- Rebar dowel 15M - 12" o.c., 6'	498 Lbs	1.75	871
- Rebar dowel 15M - 12" o.c., 6'	498 Lbs	1.75	871
- Rebar - misc integrity reinforcement - openings, drops, shear points - allow 1.19 Lbs / SF	1,578 Lbs	1.75	2,762
<hr/> Total:			91,566

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D11 SITE WORK	Quantity	Unit Rate	Amount
4 Concrete slab on grade, parking, 4" deep, 28 MPa, WWM, - Cunard Study 2023 - (Wood Model)	340 SF	10.44	3,549
- Concrete 28 MPa, 4", no air, supply	4 CY	160.56	666
- Edge thickening and misc infill at columns - allow 15%	1 CY	160.56	100
- Place concrete	5 CY	26.75	128
- Concrete pump truck - rate per CY	5 CY	13.50	65
- Concrete additives	5 CY	22.80	109
- Power trowel finish	340 SF	1.50	510
- Welded wire mesh	340 SF	1.50	510
- Granular fill - 8" deep, compacted	8 CY	39.00	324
- Moisture barrier c/w sealed joints	340 SF	1.85	629
- Construction and expansion joints	340 SF	1.50	510
5 W5a, Elements control, foundation - Cunard Study 2023 - (Wood Model)	1,176 SF	5.75	6,764
- Membrane	1,176 SF	2.50	2,941
- Geotextile and drainage board	1,176 SF	3.25	3,823

D11 Site Development	Total:	10,313
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D1 SITE WORK				
	Quantity	Unit Rate	Amount	
D12 Mechanical Site Services				
1	Watermain - Cunard Study 2023 - (Wood Model)	1,316 SF	6.35	8,350
-	6" Watermain	33 FT	71.63	2,350
-	Connect to existing	1 Sum	4,500.00	4,500
-	Shut off	1 Sum	1,500.00	1,500
2	Sanitary Drainage - Cunard Study 2023 - (Wood Model)	1,316 SF	9.00	11,850
-	8" Sanitary line	33 FT	71.63	2,350
-	Manhole	1 No.	5,000.00	5,000
-	Connect to existing	1 Sum	4,500.00	4,500
3	Storm Drainage - Cunard Study 2023 - (Wood Model)	1,316 SF	9.16	12,050
-	10" Storm line	33 FT	77.72	2,550
-	Manhole	1 No.	5,000.00	5,000
-	Connect to existing	1 Sum	4,500.00	4,500
D12 Mechanical Site Services			Total:	32,250

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D1 SITE WORK				
	Quantity	Unit Rate	Amount	
D13 Electrical Site Services				
1	Site Power - Cunard Study 2023 - (Wood Model)	1,316 SF	7.73	10,175
	- Secondary duct bank	49 FT	83.82	4,125
	- Telecom, fibre duct bank	49 FT	53.34	2,625
	- Feeders, secondary	49 FT	28.96	1,425
	- Testing	1 Sum	1,000.00	1,000
	- Grounding	1 Sum	1,000.00	1,000
2	Light fixtures - Cunard Study 2023 - (Wood Model)	1,316 SF	13.52	17,790
	- Site fixture pole	2 No.	5,000.00	10,000
	- Site fixture wall	4 No.	450.00	1,800
	- Wall switch O/C	6 No.	165.00	990
	- Site wiring	1 Sum	5,000.00	5,000
<hr/>				
D13 Electrical Site Services		Total:	27,965	

APPENDIX E

DETAILED ELEMENTAL ESTIMATE – STRUCTURAL STEEL

ESTIMATE SUMMARY

Project: Cunard Street Live / Work / Grow

Date: 26 Sep 2023

Estimate: Class B Estimate

Description: Structural Steel Model

GFA: 18,301 SF

Location: Halifax, Nova Scotia

Element	Ratio	Elemental Cost		Elemental Amount		Rate per SF		%
		Quantity	Unit Rate	Sub-Total	Total	Sub-Total	Total	
A SHELL		18,301 SF			3,711,024		202.78	40.4
A1 SUBSTRUCTURE					303,816		16.60	3.3
A11 Foundations	0.199	3,651 SF	30.46	111,195.30		6.08		
A12 Basement Excavation	0.111	2,031 CY	94.84	192,620.66		10.53		
A13 Special Conditions	0.199	3,651 SF	0.00	0.00		0.00		
A2 STRUCTURE					1,827,665		99.87	19.9
A21 Lowest Floor Construction	0.199	3,651 SF	8.03	29,325.83		1.60		
A22 Upper Floor Construction	0.801	14,650 SF	97.88	1,433,891.65		78.35		
A23 Roof Construction	0.199	3,651 SF	99.82	364,447.62		19.91		
A3 EXTERIOR ENCLOSURE					1,579,543		86.31	17.2
A31 Walls Below Grade	0.165	3,018 SF	66.44	200,525.96		10.96		
A32 Walls Above Grade	0.723	13,237 SF	91.68	1,213,573.98		66.31		
A33 Entrances	0.000	8 No	8,562.25	68,498.00		3.74		
A34 Roof Coverings	0.199	3,651 SF	26.55	96,944.80		5.30		
A35 Projections	0.000	1 Sum	0.00	0.00		0.00		
B INTERIORS		18,301 SF			2,242,941		122.56	24.4
B1 PARTITIONS & DOORS					916,050		50.05	10.0
B11 Partitions	0.766	14,026 SF	44.80	628,375.33		34.34		
B12 Doors	0.004	71 No	4,051.76	287,675.00		15.72		
B2 FINISHES					753,572		41.18	8.2
B21 Floor Finishes	1.000	18,301 SF	11.50	210,463.80		11.50		
B22 Ceiling Finishes	1.000	18,301 SF	20.63	377,616.87		20.63		
B23 Wall Finishes	2.765	50,607 SF	3.27	165,491.65		9.04		
B3 FITTINGS & EQUIPMENT					573,318		31.33	6.2
B31 Fittings & Fixtures	1.000	18,301 SF	15.00	274,518.00		15.00		
B32 Equipment	1.000	18,301 SF	0.00	0.00		0.00		
B33 Elevators	0.000	1 No.	298,800.00	298,800.00		16.33		
B34 Escalators	0.000	0 No.	NaN	0.00		0.00		
C SERVICES		18,301 SF			1,812,089		99.02	19.7
C1 MECHANICAL					1,185,584		64.78	12.9
C11 Plumbing & Drainage	1.000	18,301 SF	15.98	292,483.65		15.98		
C12 Fire Protection	1.000	18,301 SF	5.48	100,291.56		5.48		
C13 HVAC	1.000	18,301 SF	38.54	705,307.96		38.54		
C14 Controls	1.000	18,301 SF	4.78	87,500.37		4.78		
C2 ELECTRICAL					626,506		34.23	6.8
C21 Service & Distribution	1.000	18,301 SF	8.54	156,250.71		8.54		
C22 Lighting, Devices & Heating	1.000	18,301 SF	18.37	336,144.67		18.37		
C23 Systems & Ancillaries	1.000	18,301 SF	7.33	134,110.30		7.33		
BUILDING COST					7,766,054		424.35	84.5
D SITE & ANCILLARY WORK		1,311 SF			192,834		10.54	2.1
D1 SITE WORK					192,834		10.54	2.1
D11 Site Development	0.072	1,311 SF	101.13	132,618.97		7.25		
D12 Mechanical Site Services	0.072	1,311 SF	24.59	32,250.35		1.76		
D13 Electrical Site Services	0.072	1,311 SF	21.33	27,964.77		1.53		
D2 ANCILLARY WORK					0		0.00	0.0
D21 Demolitions	0.000	1 Sum	0.00	0.00		0.00		
D22 Alterations	0.000	1 Sum	0.00	0.00		0.00		
NET BUILDING COST AND SITE					7,958,888		434.89	86.6
Z1 GENERAL REQUIREMENTS & FEE					1,233,628		67.41	13.4
Z11 General Requirements Details		18,301 SF		0.00		0.00		
Z12 General Requirements %		5.0 %		397,944.39		21.74		
Z13 Fee		10.0 %		835,683.21		45.66		
TOTAL CONSTRUCTION ESTIMATE					9,192,515		502.30	100.0
Z2 ALLOWANCES					1,296,949		70.87	
Z21 Design & Pricing Allowance		5.0 %		459,625.77		25.11		
Z22 Escalation Allowance		3.5 %		337,824.94		18.46		
Z23 Construction Allowance		5.0 %		499,498.30		27.29		
TOTAL CONSTRUCTION ESTIMATE - WITH CONTINGENCIES					10,489,464		573.16	
TAXES					0		0.00	
Tax		0.0 %		0.00		0.00		
TOTAL CONSTRUCTION ESTIMATE					10,489,464		573.16	

Cunard Street Live / Work / Grow

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Class B Estimate

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A1 SUBSTRUCTURE	Quantity	Unit Rate	Amount
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A11 Foundations

1 Concrete strip footing - 24"w x 10"h - reinforced, 25 MPa	174 FT	119.06	20,768
- Formwork - each side	290 SF	16.00	4,633
- 25 MPa concrete - supply	11 CY	155.20	1,664
- Place concrete - allow 5 man crew, 12 CY/Hr	11 CY	26.75	287
- Concrete pump truck - rate per CY	11 CY	13.50	145
- Concrete additives - per CY	11 CY	22.80	244
- Key - wood, dipped	174 FT	1.25	218
- Rebar - horizontal, 2 20M continuous c/w 10% lap	608 Lbs	1.75	1,064
- Rebar - Dowel IF, 15M 18" o.c.	495 Lbs	1.75	866
- Rebar - Dowel OF, 20M 12" o.c.	1,112 Lbs	1.75	1,947
- Step footings	20 No.	485.00	9,700

Total:			20,768
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A1 SUBSTRUCTURE		Quantity	Unit Rate	Amount
2	Concrete strip footing, FT 30, 42" x 13' 3"w x 16"h - reinforced, 25 MPa	13 FT	819.18	10,854
-	Formwork - each side	590 SF	16.00	9,446
-	25 MPa concrete - supply	2 CY	155.20	354
-	Place concrete - allow 5 man crew, 12 CY/Hr	2 CY	26.75	61
-	Concrete pump truck - rate per CY	2 CY	13.50	31
-	Concrete additives - per CY	2 CY	22.80	52
-	Key - wood, dipped	13 FT	1.25	17
-	Rebar - horizontal, 6 20M T&B continuous c/w 15% lap	289 Lbs	1.75	507
-	Rebar - horizontal, 20 20M T&B short	222 Lbs	1.75	388
3	Concrete column pad, FT10, 36" x 36" x 16" - reinforced, 25 MPa	1 No.	451.11	451
-	Formwork - each side	16 SF	16.00	255
-	25 MPa concrete - supply	0 CY	155.20	68
-	Place concrete - allow 5 man crew, 12 CY/Hr	0 CY	26.75	12
-	Concrete pump truck - rate per CY	0 CY	13.50	6
-	Concrete additives - per CY	0 CY	22.80	10
-	Rebar 6- 20M, LLL	28 Lbs	1.75	50
-	Rebar 6- 20M, ULL	28 Lbs	1.75	50
Total:				11,305

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A1 SUBSTRUCTURE	Quantity	Unit Rate	Amount
4 Concrete column pad, FT20, 30" x 30" x 16" - reinforced, 25 MPa	2 No.	335.86	672
- Formwork - each side	27 SF	16.00	426
- 25 MPa concrete - supply	1 CY	155.20	96
- Place concrete - allow 5 man crew, 12 CY/Hr	1 CY	26.75	17
- Concrete pump truck - rate per CY	1 CY	13.50	8
- Concrete additives - per CY	1 CY	22.80	14
- Rebar 4- 20M, LLL	32 Lbs	1.75	55
- Rebar 4- 20M, ULL	32 Lbs	1.75	55
5 Concrete column pad, FT40, 55" x 43" x 14" - reinforced, 25 MPa	1 No.	546.08	546
- Formwork - each side	19 SF	16.00	303
- 25 MPa concrete - supply	1 CY	155.20	109
- Place concrete - allow 5 man crew, 12 CY/Hr	1 CY	26.75	19
- Concrete pump truck - rate per CY	1 CY	13.50	9
- Concrete additives - per CY	1 CY	22.80	16
- Rebar 4- 20M, LLL	29 Lbs	1.75	51
- Rebar 4- 20M, ULL	23 Lbs	1.75	40
Total:			1,218

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A1 SUBSTRUCTURE	Quantity	Unit Rate	Amount
6 Concrete column / pier, P10, 25 MPa, 18" x 18" - 8 20M, 10M 12"o.c.	35 FT	204.48	7,157
- Formwork - each side	210 SF	18.00	3,780
- 25 MPa concrete - supply	3 CY	155.20	453
- Place concrete, screed	3 CY	26.75	78
- Concrete pump truck - rate per CY	3 CY	13.50	39
- Allow additives	3 CY	22.80	67
- Rebar 20M - 8 vert, 20% splice	532 Lbs	1.75	931
- Rebar 10M - perimeter stirrup 12" o.c.	137 Lbs	1.75	240
- Rebar 10M - diagonal stirrup 12" o.c.	137 Lbs	1.75	240
- Rebar dowel 20M - 8 vert, 6'	760 Lbs	1.75	1,330
<hr/> Total:			7,157

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A1 SUBSTRUCTURE	Quantity	Unit Rate	Amount
7 Concrete mat, FT 50, 15'6" x 32' x 24" dp - reinforced, 25 MPa	496 SF	65.09	32,286
- Formwork - each side	190 SF	16.00	3,040
- 25 MPa concrete - supply	37 CY	155.20	5,702
- Place concrete - allow 5 man crew, 12 CY/Hr	37 CY	26.75	983
- Concrete pump truck - rate per CY	37 CY	13.50	496
- Concrete additives - per CY	37 CY	22.80	838
- Rebar 25M, c/w hook 24" o.c. long, UUL	1,868 Lbs	1.75	3,270
- Rebar 25M, c/w hook 24" o.c. short, LUL	2,035 Lbs	1.75	3,561
- Rebar 25M, c/w hook 24" o.c. short, ULL	1,868 Lbs	1.75	3,270
- Rebar 25M, c/w hook 24" o.c. long, LLL	2,035 Lbs	1.75	3,561
- Rebar - horizontal, 10M shear pins 12" o.c. long	622 Lbs	1.75	1,089
- Rebar - horizontal, 10M shear pins 12" o.c. short	640 Lbs	1.75	1,121
- Mud slab 4"	595 SF	9.00	5,357
Total:			32,286

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A1 SUBSTRUCTURE		Quantity	Unit Rate	Amount
8	Concrete mat, FT 60, 16' x 37' 5" x 24" dp - reinforced, 25 MPa	599 SF	64.26	38,462
-	Formwork - each side	214 SF	16.00	3,418
-	25 MPa concrete - supply	44 CY	155.20	6,882
-	Place concrete - allow 5 man crew, 12 CY/Hr	44 CY	26.75	1,186
-	Concrete pump truck - rate per CY	44 CY	13.50	599
-	Concrete additives - per CY	44 CY	22.80	1,011
-	Rebar 25M, c/w hook 24" o.c. long, UUL	2,215 Lbs	1.75	3,876
-	Rebar 25M, c/w hook 24" o.c. short, LUL	2,431 Lbs	1.75	4,254
-	Rebar 25M, c/w hook 24" o.c. short, ULL	2,215 Lbs	1.75	3,876
-	Rebar 25M, c/w hook 24" o.c. long, LLL	2,431 Lbs	1.75	4,254
-	Rebar - horizontal, 10M shear pins 12" o.c. long	743 Lbs	1.75	1,300
-	Rebar - horizontal, 10M shear pins 12" o.c. short	767 Lbs	1.75	1,342
-	Mud slab 4"	718 SF	9.00	6,464
A11 Foundations			Total:	38,462

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A1 SUBSTRUCTURE	Quantity	Unit Rate	Amount
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A12 Basement Excavation

1 Site excavation	4,962 SF	38.82	192,621
- Rough grade and grub	4,962 SF	1.50	7,443
- Excavate building footprint, c/w trucking locally, tipped (3,651 SF x 12')	1,623 CY	59.00	95,738
- Excavate working space, c/w trucking locally, tipped	408 CY	59.00	24,072
- Excavate pads, trench strip footings, to u/s SOG granular base, c/w trucking locally, tipped	441 CY	59.00	26,023
- Excavate trench to connect to street services, c/w trucking locally, tipped	105 CY	59.00	6,195
- Compacted fill, pitched by conveyor, allow	650 CY	51.00	33,150

A12 Basement Excavation	Total:	192,621
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A2 STRUCTURE		Quantity	Unit Rate	Amount
A21 Lowest Floor Construction				
1	Concrete slab on grade, office, 4" deep, 25 MPa, WWM, 4" rigid insulation	3,323 SF	8.83	29,326
-	Concrete 25 MPa, 4", no air, supply	37 CY	155.20	5,688
-	Edge thickening and misc infill at columns - allow 15%	6 CY	155.20	854
-	Place concrete	42 CY	26.75	1,128
-	Concrete pump truck - rate per CY	42 CY	13.50	569
-	Concrete additives	42 CY	22.80	961
-	Power trowel finish	2,999 SF	1.50	4,499
-	Welded wire mesh	2,999 SF	1.50	4,499
-	Granular fill - 8" deep, compacted	73 CY	39.00	2,859
-	Rigid insulation - 4", lap joint, sealed	-323 SF	5.50	(1,776)
-	Moisture barrier c/w sealed joints	2,999 SF	1.85	5,548
-	Construction and expansion joints	2,999 SF	1.50	4,499
A21 Lowest Floor Construction			Total:	29,326

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A2 STRUCTURE		Quantity	Unit Rate	Amount
A22 Upper Floor Construction				
1	Steel, metal deck 1 1/2", 22G, G90, 2 1/2" concrete topping	12,542 SF	20.05	251,488
-	Metal deck, 22G, G90	12,542 SF	8.55	107,230
-	Welded wire mesh	12,542 SF	1.50	18,812
-	Concrete 2 1/2", no air, 25 Mpa, supply	135 CY	155.20	20,907
-	Placing, screed	135 CY	26.60	3,583
-	Power trowel finish	12,542 SF	1.50	18,812
-	Construction and expansion joints	12,542 SF	0.45	5,644
-	Metal pan stairs c/w metal framed landings, hand rail, railing	9 Flights	8,500.00	76,500
2	Steel, structural framing	12,542 SF	88.49	1,109,786
-	W8x24	0 Lbs	4.75	0
-	W12x16	141 Lbs	4.75	671
-	W14x22	2,744 Lbs	4.75	13,032
-	W12x26	5,376 Lbs	4.75	25,534
-	W14x30	0 Lbs	4.75	0
-	W16x31	3,792 Lbs	4.75	18,014
-	C10 W10x49	33,192 Lbs	4.75	157,663
-	C40 HSS 7x5x0.500	3,859 Lbs	4.75	18,329
-	C60 HSS 4x4x0.250	36 Lbs	4.75	173
-	C70 W10x68	18,121 Lbs	4.75	86,074
Total:				1,361,275

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	Quantity	Unit Rate	Amount
- C80 W10x54	7,781 Lbs	4.75	36,961
- C90 W8x28	0 Lbs	4.75	0
- B10 W12x14	62,262 Lbs	4.75	295,744
- B20 W8x13	1,596 Lbs	4.75	7,579
- B30 W12x16	4,288 Lbs	4.75	20,368
- B70 HSS 4x4x0.250	0 Lbs	4.75	0
- G10 W21x50	11,746 Lbs	4.75	55,793
- G20 W12x16	3,391 Lbs	4.75	16,109
- G30 W21x44	11,374 Lbs	4.75	54,027
- HSS 5x5x0.25	628 Lbs	4.75	2,981
- HSS 5x5x0.313	520 Lbs	4.75	2,472
- HSS 5x5x0.375	657 Lbs	4.75	3,122
- HSS 5x5x0.500	1,638 Lbs	4.75	7,781
- HSS 7x5x0.500	3,628 Lbs	4.75	17,234
- L3x2x0.313	33 Lbs	4.75	159
- L3x3x0.250	5,546 Lbs	4.75	26,345
- Rods 1 1/2" dia.	447 Lbs	4.75	2,124
- Rods 1 1/4" dia.	808 Lbs	4.75	3,840
- Rods 1" dia.	521 Lbs	4.75	2,474
- HSS 10" diameter x 0.313, galvanized, concrete filled, car port	720 Lbs	4.75	3,418
- Miscellaneous metals, bracing (184,125 Lbs), allow 10%	18,413 Lbs	4.75	87,460
- Welding, connections (202,538 Lbs), allow 15%	30,381 Lbs	4.75	144,309

Total:

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A2 STRUCTURE		Quantity	Unit Rate	Amount
3	Concrete shear wall, W20, 10", 30 MPa	391 SF	60.43	23,630
-	Formwork - each side	782 SF	21.00	16,422
-	30 MPa concrete - supply	12 CY	165.90	1,994
-	Place concrete - allow	12 CY	26.75	322
-	Concrete pump truck - rate per CY	12 CY	13.50	162
-	Concrete additives - allow per CY	12 CY	22.80	274
-	Rebar 15M - 12" o.c., horizontal single row, continuous c/w 20% lap, allow 1.06 Lbs / SF	495 Lbs	1.75	866
-	Rebar 15M - 12" o.c., vertical single row, c/w 10% lap, allow 1.05 Lbs / SF	495 Lbs	1.75	866
-	Rebar 15M - 12" o.c., horizontal single row, continuous c/w 20% lap, allow 1.06 Lbs / SF	495 Lbs	1.75	866
-	Rebar 15M - 12" o.c., vertical single row, c/w 10% lap, allow 1.05 Lbs / SF	495 Lbs	1.75	866
-	Rebar dowel 15M - 16" o.c., 6'	339 Lbs	1.75	594
-	Rebar - misc integrity reinforcement - openings, drops, shear points - allow .58 Lbs / SF	227 Lbs	1.75	397
4	Concrete shear wall, SW10, 8", 30 MPa	237 SF	52.67	12,483
-	Formwork - each side	474 SF	21.00	9,954
-	30 MPa concrete - supply	6 CY	165.90	961
-	Place concrete - allow	6 CY	26.75	155
-	Concrete pump truck - rate per CY	6 CY	13.50	78
-	Concrete additives - allow per CY	6 CY	22.80	132
Total:				36,113

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A2 STRUCTURE		Quantity	Unit Rate	Amount
-	Rebar 15M - 16" o.c., horizontal single row, continuous c/w 20% lap, allow 0.79 Lbs / SF	225 Lbs	1.75	393
-	Rebar 15M - 16" o.c., vertical single row, c/w 10% lap, allow 0.79 Lbs / SF	225 Lbs	1.75	393
-	Rebar dowel 15M - 16" o.c., 6'	101 Lbs	1.75	176
-	Rebar - misc integrity reinforcement - openings, drops, shear points - allow .58 Lbs / SF	137 Lbs	1.75	241
5	Concrete shear wall, SW20, 6", 30 MPa	712 SF	51.27	36,504
-	Formwork - each side	1,424 SF	21.00	29,904
-	30 MPa concrete - supply	13 CY	165.90	2,188
-	Place concrete - allow	13 CY	26.75	353
-	Concrete pump truck - rate per CY	13 CY	13.50	178
-	Concrete additives - allow per CY	13 CY	22.80	301
-	Rebar 15M - 16" o.c., horizontal single row, continuous c/w 20% lap, allow 0.79 Lbs / SF	675 Lbs	1.75	1,181
-	Rebar 15M - 16" o.c., vertical single row, c/w 10% lap, allow 0.79 Lbs / SF	675 Lbs	1.75	1,181
-	Rebar dowel 15M - 16" o.c., 6'	283 Lbs	1.75	495
-	Rebar - misc integrity reinforcement - openings, drops, shear points - allow .58 Lbs / SF	413 Lbs	1.75	723
A22 Upper Floor Construction			Total:	36,504

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A2 STRUCTURE	Quantity	Unit Rate	Amount
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A23 Roof Construction

1 Steel, metal deck 1 1/2", 22G, G90, 2 1/2" concrete topping	3,053 SF	19.52	59,597
- Metal deck, 22G, G90	3,053 SF	8.55	26,103
- Welded wire mesh	3,053 SF	1.50	4,579
- Concrete 2 1/2", no air, 25 Mpa, supply	33 CY	155.20	5,089
- Placing, screed	33 CY	26.60	872
- Power trowel finish	3,053 SF	1.50	4,579
- Construction and expansion joints	3,053 SF	0.45	1,374
- Metal pan stairs c/w metal framed landings, hand rail, railing	2 Flights	8,500.00	17,000

Total:			59,597
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A2 STRUCTURE		Quantity	Unit Rate	Amount
2	Steel, structural framing	3,053 SF	91.86	280,444
-	W8x24	214 Lbs	4.75	1,017
-	W12x26	1,968 Lbs	4.75	9,346
-	W14x22	792 Lbs	4.75	3,764
-	W14x30	1,720 Lbs	4.75	8,170
-	C10 W10x49	8,101 Lbs	4.75	38,481
-	C40 HSS 7x5x0.500	2,159 Lbs	4.75	10,255
-	C60 HSS 4x4x0.250	490 Lbs	4.75	2,325
-	C90 W8x28	561 Lbs	4.75	2,663
-	B10 W12x14	14,553 Lbs	4.75	69,125
-	B20 W8x13	419 Lbs	4.75	1,991
-	B30 W12x16	3,579 Lbs	4.75	16,999
-	B70 HSS 4x4x0.250	1,180 Lbs	4.75	5,603
-	G10 W21x50	6,646 Lbs	4.75	31,568
-	G20 W12x16	1,182 Lbs	4.75	5,615
-	L3x3x0.250	1,302 Lbs	4.75	6,186
-	Custom T - allow 48 Lbs/Ft	1,808 Lbs	4.75	8,588
-	Miscellaneous metals, bracing (46,672 Lbs), allow 10%	4,667 Lbs	4.75	22,169
-	Welding, connections (51,340 Lbs), allow 15%	7,701 Lbs	4.75	36,580
			Total:	280,444

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A2 STRUCTURE		Quantity	Unit Rate	Amount
3	Concrete suspended podium slab, parking, 10", 35 MPa	372 SF	50.12	18,641
-	Formwork - slab soffit	372 SF	24.75	9,206
-	Formwork - slab perimeter edge	93 FT	7.25	674
-	Concrete 35 MPa, no air, supply	11 CY	179.67	2,063
-	Placing, screed	11 CY	26.75	307
-	Concrete pump truck - rate per CY	11 CY	13.50	155
-	Allow additives	11 CY	22.80	262
-	Power trowel finish	372 SF	1.50	558
-	Construction and expansion joints	372 SF	0.45	167
-	Rebar UUL - 15M, 12" o.c., c/w 20% splice, 1.06 Lbs / SF	473 Lbs	1.75	828
-	Rebar LUL - 15M, 12" o.c., c/w 20% splice, 1.06 Lbs / SF	473 Lbs	1.75	828
-	Rebar ULL - 15M, 12" o.c., c/w 20% splice, 1.06 Lbs / SF	473 Lbs	1.75	828
-	Rebar LLL - 15M, 12" o.c., c/w 20% splice, 1.06 Lbs / SF	473 Lbs	1.75	828
-	Rebar - misc integrity reinforcement - openings, drops, shear points - allow 0.53 Lbs / SF	197 Lbs	1.75	345
-	Drops 4"	133 SF	12.00	1,593
			Total:	18,641

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A2 STRUCTURE	Quantity	Unit Rate	Amount
4 Concrete column pad, FT30, 3'6" x 13'3" x 16" - reinforced, 25 MPa	1 No.	2,399.00	2,399
- Formwork - each side	45 SF	16.00	713
- 25 MPa concrete - supply	2 CY	155.20	354
- Place concrete - allow 5 man crew, 12 CY/Hr	2 CY	26.75	61
- Concrete pump truck - rate per CY	2 CY	13.50	31
- Concrete additives - per CY	2 CY	22.80	52
- Rebar 6- 20M c/w hook, LLL	150 Lbs	1.75	262
- Rebar 20- 20M c/w hook, ULL	190 Lbs	1.75	332
- Rebar 6- 20M c/w hook, ULL	150 Lbs	1.75	262
- Rebar 20- 20M c/w hook, UUL	190 Lbs	1.75	332
Total:			2,399

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A2 STRUCTURE	Quantity	Unit Rate	Amount
5 Concrete column, C20, 30 MPa, 12" x 24" - 6 20M, 10M 12"o.c.	10 FT	164.37	1,596
- Formwork - each side	58 SF	18.00	1,049
- 30 MPa concrete - supply	1 CY	165.90	119
- Place concrete, screed	1 CY	26.75	19
- Concrete pump truck - rate per CY	1 CY	13.50	10
- Allow additives	1 CY	22.80	16
- Rebar 20M - 6 vert, 20% splice	111 Lbs	1.75	194
- Rebar 10M - perimeter stirrup 12" o.c.	41 Lbs	1.75	71
- Rebar 10M - mid-tie 12" o.c.	10 Lbs	1.75	18
- Rebar dowel 20M - 6 vert, 6'	57 Lbs	1.75	100
Total:			1,596

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A2 STRUCTURE	Quantity	Unit Rate	Amount
6 Concrete column, C50, 30 MPa, 18" x 24" - 6 20M, 10M 12"o.c.	9 FT	193.40	1,771
- Formwork - each side	64 SF	18.00	1,154
- 30 MPa concrete - supply	1 CY	165.90	169
- Place concrete, screed	1 CY	26.75	27
- Concrete pump truck - rate per CY	1 CY	13.50	14
- Allow additives	1 CY	22.80	23
- Rebar 20M - 6 vert, 20% splice	104 Lbs	1.75	183
- Rebar 10M - perimeter stirrup 12" o.c.	45 Lbs	1.75	79
- Rebar 10M - mid-tie 12" o.c.	13 Lbs	1.75	23
- Rebar dowel 20M - 6 vert, 6'	57 Lbs	1.75	100
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A23 Roof Construction		Total:	1,771

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A3 EXTERIOR ENCLOSURE				
	Quantity	Unit Rate	Amount	
A31 Walls Below Grade				
1	Concrete basement perimeter wall, 10", 25 MPa	2,627 SF	60.63	159,270
-	Formwork - each side	5,254 SF	21.00	110,334
-	25 MPa concrete - supply	81 CY	155.20	12,534
-	Place concrete - allow	81 CY	26.75	2,160
-	Concrete pump truck - rate per CY	81 CY	13.50	1,090
-	Concrete additives - allow per CY	81 CY	22.80	1,841
-	Rebar 15M - 16" o.c., horizontal single row, continuous c/w 20% lap, allow 0.79 Lbs / SF	2,490 Lbs	1.75	4,358
-	Rebar 15M - 16" o.c., horizontal single row, continuous c/w 20% lap, allow 0.79 Lbs / SF	2,490 Lbs	1.75	4,358
-	Rebar 15M - 18" o.c., vertical single row, c/w 10% lap, allow 0.70 Lbs / SF	2,207 Lbs	1.75	3,862
-	Rebar 20M - 12" o.c., vertical single row, c/w 10% lap, allow 1.58 Lbs / SF	4,981 Lbs	1.75	8,716
-	Rebar dowel 20M - 12" o.c., 6'	1,797 Lbs	1.75	3,144
-	Rebar dowel 15M - 18" o.c., 6'	800 Lbs	1.75	1,401
-	Rebar - misc integrity reinforcement - openings, drops, shear points - allow 1.19 Lbs / SF	3,126 Lbs	1.75	5,471
			Total:	159,270

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A3 EXTERIOR ENCLOSURE				
	Quantity	Unit Rate	Amount	
2	Concrete basement perimeter wall, 14", 25 MPa	37 SF	63.84	2,384
-	Formwork - each side	75 SF	21.00	1,569
-	25 MPa concrete - supply	2 CY	155.20	250
-	Place concrete - allow	2 CY	26.75	43
-	Concrete pump truck - rate per CY	2 CY	13.50	22
-	Concrete additives - allow per CY	2 CY	22.80	37
-	Rebar 15M - 16" o.c., horizontal single row, continuous c/w 20% lap, allow 0.79 Lbs / SF	35 Lbs	1.75	62
-	Rebar 15M - 16" o.c., horizontal single row, continuous c/w 20% lap, allow 0.79 Lbs / SF	35 Lbs	1.75	62
-	Rebar 15M - 18" o.c., vertical single row, c/w 10% lap, allow 0.70 Lbs / SF	31 Lbs	1.75	55
-	Rebar 20M - 12" o.c., vertical single row, c/w 10% lap, allow 1.58 Lbs / SF	71 Lbs	1.75	124
-	Rebar dowel 20M - 12" o.c., 6'	32 Lbs	1.75	55
-	Rebar dowel 15M - 18" o.c., 6'	16 Lbs	1.75	28
-	Rebar - misc integrity reinforcement - openings, drops, shear points - allow 1.19 Lbs / SF	44 Lbs	1.75	78
			Total:	2,384

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A3 EXTERIOR ENCLOSURE				
	Quantity	Unit Rate	Amount	
3	Elements control, foundation	2,806 SF	13.85	38,871
-	Membrane	2,806 SF	4.15	11,645
-	Rigid XPS insulation, 4"	2,806 SF	5.75	16,135
-	Geotextile and drainage board	2,806 SF	3.25	9,120
-	Elevator pit area	150 SF	13.15	1,973
A31 Walls Below Grade			Total:	38,871

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A3 EXTERIOR ENCLOSURE	Quantity	Unit Rate	Amount
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A32 Walls Above Grade

1	W1a, W1b Curtain wall, SSG	3,274 SF	254.16	832,012
-	Glazed insulated units, double, SSG c/w spandrel glazing	3,060 SF	140.00	428,372
-	Awning windows	214 SF	125.00	26,725
-	Awning windows, manual operator	20 No.	450.00	9,000
-	Solara finish - allow 25%	818 SF	55.30	45,258
-	Frosted glazed insulated units, privacy - allow 10%	327 SF	45.00	14,731
-	Back pan - spandrel,	506 SF	35.00	17,707
-	Insulation to back pan, mineral wool R24 - spandrel	506 SF	5.10	2,580
-	Mullions, caps and trims, sills, ends and corners	2,105 FT	90.00	189,432
-	Sealants, joints, connections	3,274 SF	15.00	49,104
-	Colour	3,274 SF	15.00	49,104

			Total:	832,012
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A3 EXTERIOR ENCLOSURE				
	Quantity	Unit Rate	Amount	
2	W2a, W2b, Exterior wall - thermal clips 6" c/w girt, metal siding	3,078 SF	28.34	87,231
-	Metal siding, corrugated, c/w trim, caps, closures	3,078 SF	18.00	55,404
-	Furring, 7/8" channel	3,078 SF	0.45	1,385
-	Girts, 6", 16"o.c, horizontal, thermal clip	3,078 SF	2.50	7,695
-	Mineral wool, 6"	3,078 SF	4.44	13,666
-	Self sealing air barrier c/w sealed joints	3,078 SF	1.85	5,694
-	Concrete back up counted with structure	3,078 SF	0.00	0
-	Corners, blocking, frame openings	3,078 SF	0.45	1,385
-	Flashing, sealants	3,078 SF	0.65	2,001
			Total:	87,231

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A3 EXTERIOR ENCLOSURE				
	Quantity	Unit Rate	Amount	
3	W2c, Exterior wall - metal stud 16G, 2"x 6", 16" o.c., thermal clips 6" c/w girt,, metal siding	3,876 SF	44.07	170,807
-	Metal siding, corrugated, c/w trim, caps, closures	3,876 SF	18.00	69,764
-	Furring, 7/8" channel	3,876 SF	0.45	1,744
-	Girts, 6", 16"o.c, horizontal, thermal clip	3,876 SF	2.50	9,690
-	Mineral wool, 6"	3,876 SF	4.44	17,209
-	Self sealing air barrier c/w sealed joints	3,876 SF	1.85	7,170
-	Exterior sheathing - 5/8" gypsum based	3,876 SF	3.89	15,077
-	Metal stud, 2"x 6" - 16" o.c. 16G	3,876 SF	8.14	31,549
-	Gypsum board, 5/8" X, paint ready	3,876 SF	3.55	13,759
-	Corners, blocking, nailing back up, cripples, frame openings, bracing	3,876 SF	0.75	2,907
-	Flashing, sealants, connectors	3,876 SF	0.50	1,938
			Total:	170,807

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A3 EXTERIOR ENCLOSURE				
	Quantity	Unit Rate	Amount	
4	W2e, Exterior wall - metal stud 16G, 2"x 6", 16" o.c., thermal clips 6" c/w girt,, metal siding	1,144 SF	40.52	46,347
-	Metal siding, corrugated, c/w trim, caps, closures	1,144 SF	18.00	20,588
-	Furring, 7/8" channel	1,144 SF	0.45	515
-	Girts, 6", 16"o.c, horizontal, thermal clip	1,144 SF	2.50	2,860
-	Mineral wool, 6"	1,144 SF	4.44	5,078
-	Self sealing air barrier c/w sealed joints	1,144 SF	1.85	2,116
-	Exterior sheathing - 5/8" gypsum based	1,144 SF	3.89	4,449
-	Metal stud, 2"x 6" - 16" o.c. 16G	1,144 SF	8.14	9,311
-	Corners, blocking, nailing back up, cripples, frame openings, bracing	1,144 SF	0.75	858
-	Flashing, sealants, connectors	1,144 SF	0.50	572
			Total:	46,347

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A3 EXTERIOR ENCLOSURE				
	Quantity	Unit Rate	Amount	
5	W2f, Exterior wall - metal stud 16G, 2"x 3 5/8", 16" o.c., thermal clips 6" c/w girt,, metal siding	279 SF	39.12	10,930
-	Metal siding, corrugated, c/w trim, caps, closures	279 SF	18.00	5,029
-	Furring, 7/8" channel	279 SF	0.45	126
-	Girts, 6", 16"o.c, horizontal, thermal clip	279 SF	2.50	699
-	Mineral wool, 6"	279 SF	4.44	1,241
-	Self sealing air barrier c/w sealed joints	279 SF	1.85	517
-	Exterior sheathing - 5/8" gypsum based	279 SF	3.89	1,087
-	Metal stud, 2"x 3 5/8" - 16" o.c. 16G	279 SF	6.74	1,883
-	Corners, blocking, nailing back up, cripples, frame openings, bracing	279 SF	0.75	210
-	Flashing, sealants, connectors	279 SF	0.50	140
			Total:	10,930

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A3 EXTERIOR ENCLOSURE	Quantity	Unit Rate	Amount
6 W2g, Exterior wall - metal stud 16G, 2"x 3 5/8", 16" o.c., thermal clips 4" c/w girt,, metal siding	846 SF	37.29	31,555
- Metal siding, corrugated, c/w trim, caps, closures	846 SF	18.00	15,232
- Furring, 7/8" channel	846 SF	0.45	381
- Girts, 4", 16"o.c, horizontal, thermal clip	846 SF	2.15	1,819
- Mineral wool, 4"	846 SF	2.96	2,505
- Self sealing air barrier c/w sealed joints	846 SF	1.85	1,565
- Exterior sheathing - 5/8" gypsum based	846 SF	3.89	3,292
- Metal stud, 2"x 3 5/8" - 16" o.c. 16G	846 SF	6.74	5,703
- Corners, blocking, nailing back up, cripples, frame openings, bracing	846 SF	0.75	635
- Flashing, sealants, connectors	846 SF	0.50	423
Total:			31,555

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A3 EXTERIOR ENCLOSURE				
	Quantity	Unit Rate	Amount	
7	W2h, Exterior wall - metal stud 16G, 2"x 3 5/8", 16" o.c., thermal clips 4" c/w girt,, metal siding each side	233 SF	61.92	14,409
-	Metal siding, corrugated, c/w trim, caps, closures	233 SF	18.00	4,189
-	Furring, 7/8" channel	233 SF	0.45	105
-	Girts, 4", 16"o.c, horizontal, thermal clip	233 SF	2.15	500
-	Self sealing air barrier c/w sealed joints	233 SF	1.85	430
-	Exterior sheathing - 5/8" gypsum based	233 SF	3.89	905
-	Metal stud, 2"x 3 5/8" - 16" o.c. 16G	233 SF	6.74	1,568
-	Exterior sheathing - 5/8" gypsum based	233 SF	3.89	905
-	Self sealing air barrier c/w sealed joints	233 SF	1.85	430
-	Girts, 4", 16"o.c, horizontal, thermal clip	233 SF	2.15	500
-	Furring, 7/8" channel	233 SF	0.45	105
-	Metal siding, corrugated, c/w trim, caps, closures	233 SF	18.00	4,189
-	Corners, blocking, nailing back up, cripples, frame openings, bracing	233 SF	1.50	349
-	Flashing, sealants, connectors	233 SF	1.00	233
			Total:	14,409

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A3 EXTERIOR ENCLOSURE				
	Quantity	Unit Rate	Amount	
8	W2i, Exterior wall - on concrete, thermal clips 4" c/w girt, metal siding	144 SF	26.36	3,801
-	Metal siding, corrugated, c/w trim, caps, closures	144 SF	18.00	2,596
-	Furring, 7/8" channel	144 SF	0.45	65
-	Girts, 4", 16"o.c, horizontal, thermal clip	144 SF	2.15	310
-	Mineral wool, 4"	144 SF	2.96	427
-	Self sealing air barrier c/w sealed joints	144 SF	1.85	267
-	Concrete back up counted with structure	144 SF	0.00	0
-	Corners, blocking, frame openings	144 SF	0.45	65
-	Flashing, sealants	144 SF	0.50	72
			Total:	3,801

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A3 EXTERIOR ENCLOSURE				
	Quantity	Unit Rate	Amount	
9	W3a, Exterior wall - metal stud 16G, 2"x 6", 16" o.c., thermal clips 6" c/w girt,, clear red cedar siding	329 SF	50.07	16,483
-	Metal siding, corrugated, c/w trim, caps, closures	329 SF	24.00	7,901
-	Furring, 7/8" channel	329 SF	0.45	148
-	Girts, 6", 16"o.c, horizontal, thermal clip	329 SF	2.50	823
-	Mineral wool, 6"	329 SF	4.44	1,462
-	Self sealing air barrier c/w sealed joints	329 SF	1.85	609
-	Exterior sheathing - 5/8" gypsum based	329 SF	3.89	1,281
-	Metal stud, 2"x 6" - 16" o.c. 16G	329 SF	8.14	2,680
-	Gypsum board, 5/8" X, paint ready	329 SF	3.55	1,169
-	Corners, blocking, nailing back up, cripples, frame openings, bracing	329 SF	0.75	247
-	Flashing, sealants, connectors	329 SF	0.50	165
A32 Walls Above Grade			Total:	16,483

A3 EXTERIOR ENCLOSURE				
	Quantity	Unit Rate	Amount	
A33 Entrances				
1	Exterior entrances	8 Leaves	2,393.75	19,150
	- Aluminum, single c/w frame, hardware ready	6 Leaves	1,800.00	10,800
	- Hollow metal, single, hardware ready	2 Leaves	900.00	1,800
	- Hollow metal frame, single, hardware ready	2 No.	875.00	1,750
	- Allowance for glazing to hollow metal	2 No.	500.00	1,000
	- Sealants, adhesives, gap insulation, keying, anchors, brackets	8 No.	475.00	3,800
2	Entrance Hardware	8 No.	6,168.50	49,348
	- Continuous hinge	6 No.	706.00	4,236
	- Mortised hinge set - 3, HD	2 Sets	95.00	190
	- Exit device (panic bar) c/w opposite pull	8 No.	2,617.00	20,936
	- Door powered operator	2 No.	4,585.00	9,170
	- Door operator actuator push pad	2 Sets	705.00	1,410
	- Power supply	2 No.	707.00	1,414
	- Door closer	6 No.	733.00	4,398
	- Door stops	8 No.	115.00	920
	- Kick plate	2 No.	105.00	210
	- Threshold	8 No.	417.00	3,336
	- Door sweep	8 No.	391.00	3,128
A33 Entrances		Total:	68,498	

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B1 PARTITIONS & DOORS		Quantity	Unit Rate	Amount
B11 Partitions				
1	Partition P1a - metal stud 25G,- 2"x 1 5/8", 16" o.c.	607 SF	7.41	4,499
	- Gypsum board 5/8" X, paint ready	607 SF	3.88	2,356
	- Steel studs - 25G, 2"x 1 5/8", 16" o.c.	607 SF	1.93	1,172
	- Fire and smoke caulking, sealant, one side	607 SF	0.35	213
	- Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	607 SF	1.25	759
2	Partition P1a column surround - metal stud 25G,- 2"x 1 5/8", 16" o.c.	3,150 SF	7.41	23,342
	- Gypsum board 5/8" X, paint ready	3,150 SF	3.88	12,222
	- Steel studs - 25G, 2"x 1 5/8", 16" o.c.	3,150 SF	1.93	6,080
	- Fire and smoke caulking, sealant, one side	3,150 SF	0.35	1,103
	- Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	3,150 SF	1.25	3,938
3	Partition P2a - metal stud 25G,- 2"x 3 5/8", 16" o.c.	1,884 SF	8.53	16,069
	- Gypsum board 5/8" X, paint ready	1,884 SF	3.88	7,309
	- Steel studs - 25G, 2"x 3 5/8", 16" o.c.	1,884 SF	3.05	5,746
	- Fire and smoke caulking, sealant, one side	1,884 SF	0.35	659
	- Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	1,884 SF	1.25	2,355
Total:				43,910

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B1 PARTITIONS & DOORS				
	Quantity	Unit Rate	Amount	
4	Partition P2b, P13c - metal stud 25G,- 2"x 3 5/8", 16" o.c., acoustic batt	4,277 SF	10.75	45,973
-	Gypsum board 5/8" X, paint ready	4,277 SF	3.88	16,593
-	Steel studs - 25G, 2"x 3 5/8", 16" o.c.	4,277 SF	3.05	13,044
-	Mineral wool, acoustic - 3"	4,277 SF	2.22	9,494
-	Acoustic / fire & smoke caulking, sealant, one side	4,277 SF	0.35	1,497
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	4,277 SF	1.25	5,346
5	Partition P2c - metal stud 25G,- 2"x 3 5/8", 16" o.c.	1,162 SF	12.71	14,771
-	Gypsum board 5/8" X, paint ready	1,162 SF	3.88	4,509
-	Steel studs - 25G, 2"x 3 5/8", 16" o.c.	1,162 SF	3.05	3,545
-	Gypsum board 5/8" X, paint ready	1,162 SF	3.88	4,509
-	Fire and smoke caulking, sealant	1,162 SF	0.65	755
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	1,162 SF	1.25	1,453
			Total:	60,745

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B1 PARTITIONS & DOORS		Quantity	Unit Rate	Amount
6	Partition P2d - metal stud 25G,- 2"x 3 5/8", 16" o.c., acoustic batt	3,219 SF	14.43	46,452
-	Gypsum board 5/8" X, paint ready	3,219 SF	3.88	12,490
-	Steel studs - 25G, 2"x 3 5/8", 16" o.c.	3,219 SF	3.05	9,818
-	Mineral wool, acoustic - 3"	3,219 SF	2.22	7,147
-	Gypsum board 5/8" X, paint ready	3,219 SF	3.88	12,490
-	Fire and smoke caulking, sealant	3,219 SF	0.65	2,092
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	3,219 SF	0.75	2,414
7	Partition P2e - metal stud 25G,- 2"x 3 5/8", 24" o.c., acoustic batt	1,252 SF	16.93	21,188
-	Gypsum board 5/8" X, paint ready	1,252 SF	3.88	4,856
-	Gypsum board 5/8" X, taped only	1,252 SF	2.78	3,479
-	Steel studs - 25G, 2"x 3 5/8", 24" o.c.	1,252 SF	2.77	3,467
-	Mineral wool, acoustic - 3"	1,252 SF	2.22	2,778
-	Gypsum board 5/8" X, paint ready	1,252 SF	3.88	4,856
-	Fire and smoke caulking, sealant	1,252 SF	0.65	813
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	1,252 SF	0.75	939
Total:				67,641

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B1 PARTITIONS & DOORS		Quantity	Unit Rate	Amount
8	Partition P2f, P2g - metal stud 25G,- 2"x 3 5/8", 16" o.c., acoustic batt, demising	2,661 SF	19.99	53,200
-	Gypsum board 5/8" X, paint ready	2,661 SF	3.88	10,326
-	Gypsum board 5/8" X, taped only	2,661 SF	2.78	7,398
-	Steel studs - 25G, 2"x 3 5/8", 16" o.c.	2,661 SF	3.05	8,117
-	Mineral wool, acoustic - 3"	2,661 SF	2.22	5,908
-	Gypsum board 5/8" X, taped only	2,661 SF	2.78	7,398
-	Gypsum board 5/8" X, paint ready	2,661 SF	3.88	10,326
-	Fire and smoke caulking, sealant	2,661 SF	0.65	1,730
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	2,661 SF	0.75	1,996
9	Partition P3a - metal stud 25G,- 2"x 6", 24" o.c., acoustic batt	232 SF	23.05	5,351
-	Gypsum board 5/8" X, paint ready	232 SF	3.88	901
-	Steel studs - 25G, 2"x 6", 24" o.c.	232 SF	3.48	808
-	Mineral wool, acoustic - 6"	232 SF	4.44	1,031
-	Gypsum board 5/8" X, paint ready	232 SF	3.88	901
-	Fire and smoke caulking, sealant	232 SF	0.65	151
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	232 SF	0.75	174
-	Furring, 7/8" channel	3,078 SF	0.45	1,385
Total:				58,550

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B1 PARTITIONS & DOORS				
	Quantity	Unit Rate	Amount	
10	Partition P4a, P13b - furring 25G,- 7/8", 16" o.c.	607 SF	5.93	3,600
-	Gypsum board 5/8" X, paint ready	607 SF	3.88	2,355
-	Furring, 7/8" channel	607 SF	0.45	273
-	Fire and smoke caulking, sealant, one side	607 SF	0.35	212
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	607 SF	1.25	759
11	Partition P5a - metal stud 25G - 2 1/2" CH, 24" o.c.	681 SF	12.44	8,469
-	Gypsum board 5/8" X, paint ready	681 SF	3.88	2,642
-	Gypsum board 1" shaftwall liner, friction fit	681 SF	3.66	2,492
-	Steel studs - 25G, 2 1/2" CH, 24" o.c.	681 SF	3.90	2,655
-	Fire and smoke caulking, sealant, one side	681 SF	0.35	238
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	681 SF	0.65	443
			Total:	12,069

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B1 PARTITIONS & DOORS				
	Quantity	Unit Rate	Amount	
12	Partition P6a - metal stud 20G,- 2"x 6", 12" o.c., SDM	324 SF	22.87	7,403
-	Gypsum board 5/8" X, paint ready	324 SF	3.88	1,256
-	Gypsum board 5/8" X, taped only	324 SF	2.78	900
-	Steel studs - 20G, 2"x 6", 12" o.c.	324 SF	5.99	1,939
-	Mineral wool, acoustic - 6"	324 SF	4.44	1,437
-	Gypsum board 5/8" X, paint ready	324 SF	3.88	1,256
-	Fire and smoke caulking, sealant	324 SF	0.65	210
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	324 SF	1.25	405
13	P12a, P13a, P13b, P13c, P14a, concrete counted with structure, A2	0 Nil	0.00	0
14	Partition P11a - metal stud 25G,- 2"x 2 5/8", 16" o.c., 6" CMU	213 SF	27.45	5,853
-	Gypsum board 5/8" X, paint ready	213 SF	3.88	827
-	Steel studs - 25G, 2"x 2 5/8", 16" o.c.	213 SF	2.17	463
-	6" CMU	213 SF	19.50	4,158
-	Fire and smoke caulking, sealant	213 SF	0.65	139
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	213 SF	1.25	267
			Total:	13,256

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B1 PARTITIONS & DOORS	Quantity	Unit Rate	Amount
15 Glazed partitions	772 SF	233.71	180,413
- Wall panels, SSG type	772 SF	185.00	142,813
- Glazed door, single	8 Leaves	2,300.00	18,400
- Glazed door, double	2 Pair	4,600.00	9,200
- Hardware, allow rate	1 Sum	10,000.00	10,000
16 Partition - Shaft - metal stud 18G, 8", 16" o.c., mineral wool batt, to replace SW10	828 SF	28.00	23,184
- Gypsum board 5/8" X, paint ready	828 SF	3.88	3,213
- Gypsum board 5/8" X, taped only	828 SF	2.78	2,302
- Steel studs - 18G, 8", 16" o.c.	828 SF	10.14	8,396
- Mineral wool, acoustic - 8"	828 SF	5.92	4,902
- Gypsum board 5/8" X, paint ready	828 SF	3.88	3,213
- Fire and smoke caulking, sealant	828 SF	0.65	538
- Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	828 SF	0.75	621
<hr/> Total:			203,597

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B1 PARTITIONS & DOORS				
	Quantity	Unit Rate	Amount	
17	Partition - Shaft - metal stud 18G, 6", 16" o.c., mineral wool batt, to replace SW20	6,913 SF	24.39	168,608
-	Gypsum board 5/8" X, paint ready	6,913 SF	3.88	26,822
-	Gypsum board 5/8" X, taped only	6,913 SF	2.78	19,218
-	Steel studs - 18G, 6", 16" o.c.	6,913 SF	8.01	55,373
-	Mineral wool, acoustic - 6"	6,913 SF	4.44	30,694
-	Gypsum board 5/8" X, paint ready	6,913 SF	3.88	26,822
-	Fire and smoke caulking, sealant	6,913 SF	0.65	4,493
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	6,913 SF	0.75	5,185
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B11 Partitions		Total:	168,608	

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B1 PARTITIONS & DOORS		Quantity	Unit Rate	Amount
B12 Doors				
1	Interior doors	71 Leaves	1,749.01	124,180
	- Aluminum, single c/w frame, hardware ready	0 Leaves	1,800.00	0
	- Wood, single, hardware ready	18 Leaves	1,175.00	21,150
	- Hollow metal, single, hardware ready	12 Leaves	900.00	10,800
	- Unit interior, MDF, single, c/w frame, hardware ready	27 Leaves	385.00	10,395
	- Unit interior barn slider, MDF, single, c/w hardware	6 Leaves	490.00	2,940
	- Unit interior pocket slider, MDF, single, c/w hardware	8 Leaves	490.00	3,920
	- Hollow metal frame, single, hardware ready	30 No.	875.00	26,250
	- Allowance for glazing to doors	30 No.	500.00	15,000
	- Sealants, adhesives, gap insulation, keying, anchors, brackets	71 No.	475.00	33,725
			Total:	124,180

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B1 PARTITIONS & DOORS				
	Quantity	Unit Rate	Amount	
2	Interior door hardware	71 No.	2,302.75	163,495
-	Mortised hinge set - 3, HD	57 Sets	95.00	5,415
-	Exit device (panic bar), lockable, c/w opposite pull	12 No.	2,925.00	35,100
-	Mortise lockset	18 No.	1,375.00	24,750
-	Door powered operator	2 No.	4,585.00	9,170
-	Door operator actuator push pad set	2 Set	1,450.00	2,900
-	Power supply	2 No.	875.00	1,750
-	Electric strike	2 No.	695.00	1,390
-	Door closer	57 No.	1,075.00	61,275
-	Door stop	57 No.	135.00	7,695
-	Kick plate	30 No.	385.00	11,550
-	Door frame seal	2 No.	765.00	1,530
-	Door drop sweep	2 No.	485.00	970
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B12 Doors		Total:	163,495	

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B2 FINISHES	Quantity	Unit Rate	Amount	
<hr/>				
B22 Ceiling Finishes				
1	Ceiling finish	18,301 SF	20.63	377,617
-	C1a, Gypsum board 5/8" X, paint ready	17,501 SF	3.88	67,904
-	Suspended steel studs - 25G, 2"x 3 5/8", 16" o.c.	17,501 SF	4.05	70,879
-	Gypsum board 5/8" X, taped only	17,501 SF	2.78	48,653
-	Gypsum board 5/8" X, paint ready	17,501 SF	3.88	67,904
-	Paint drywall	17,501 SF	1.50	26,252
-	Bulkheads, allow	18,301 SF	1.25	22,877
-	Un-finished, exposed structure, allow	800 SF	0.00	0
-	Fire and smoke caulking, sealant	18,301 SF	0.65	11,896
-	Fire proof spray to u/s deck, beams	17,501 SF	3.50	61,254
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B22 Ceiling Finishes		Total:	377,617	
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B2 FINISHES	Quantity	Unit Rate	Amount
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B23 Wall Finishes

1 Interior wall finishes	50,607 SF	3.27	165,492
- Paint partitions, finish doors	29,543 SF	1.50	44,315
- Paint perimeters and miscellaneous	17,914 SF	1.50	26,871
- Paint column surround	3,150 SF	1.50	4,725
- Wall base finish	29,668 FT	1.75	51,919
- Wall trim to residential units, allow sum	9 Units	2,200.00	19,800
- Transitions, colours	50,607 SF	0.45	22,773
- Deduct glazing	3,274 SF	(1.50)	(4,911)

B23 Wall Finishes	Total:	165,492
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B3 FITTINGS & EQUIPMENT	Quantity	Unit Rate	Amount
B31 Fittings and Fixtures			
1 Fittings and fixtures - allow rate	18,301 SF	15.00	274,518

B31 Fittings and Fixtures	Total:	274,518
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B3 FITTINGS & EQUIPMENT		Quantity	Unit Rate	Amount
B33 Elevators				
1	Elevator, passenger cab (1) - allow rate	6 Stops	49,800.00	298,800
B33 Elevators			Total:	298,800

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C1 MECHANICAL	Quantity	Unit Rate	Amount
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C11 Plumbing & Drainage

1 Plumbing Fixtures	18,301 SF	2.43	44,550
- Water closet	14 No.	1,000.00	14,000
- Lavatory	14 No.	1,000.00	14,000
- Kitchen sink - double	9 No.	800.00	7,200
- Kitchen sink - single	1 No.	750.00	750
- Shower	10 No.	750.00	7,500
- Janitor Sink	1 No.	1,100.00	1,100

Total:			44,550
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C1 MECHANICAL	Quantity	Unit Rate	Amount
2 Domestic water	18,301 SF	5.41	99,015
- New incoming service with BFP, 3"	1 Sum	10,000.00	10,000
- Domestic hot water heater	2 No.	10,000.00	20,000
- Recirculation pump	1 No.	3,500.00	3,500
- Expansion tank	1 No.	2,500.00	2,500
- Domestic water pipe, 3" to 2 1/2"	164 FT	44.20	7,251
- Domestic water pipe, 2" to 1 1/2"	164 FT	25.91	4,250
- Domestic water pipe, 1 1/4" to 1"	328 FT	19.81	6,499
- Domestic water pipe, 3/4" to 5/8"	658 FT	15.24	10,023
- Thermal pipe insulation	1,312 FT	9.14	11,992
- Fixture rough in	49 No.	300.00	14,700
- Dishwasher connection	10 No.	200.00	2,000
- Laundry connection	9 No.	250.00	2,250
- Floor drain primer	12 No.	275.00	3,300
- Non freeze hose bib	2 No.	375.00	750
Total:			99,015

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C1 MECHANICAL	Quantity	Unit Rate	Amount
3 Sanitary drainage	18,301 SF	5.64	103,240
- Drain & vent below grade, 6" to 4"	246 FT	53.34	13,125
- Drain & vent below grade, 4" to 3"	492 FT	50.29	24,749
- Drain & vent below grade, 2" to 1 1/2"	738 FT	38.10	28,125
- Condensate drains	328 FT	25.91	8,501
- Vent through roof	10 No.	200.00	2,000
- Floor drain	12 No.	195.00	2,340
- Fixture rough in	49 No.	250.00	12,250
- Dishwasher connection	10 No.	150.00	1,500
- Laundry connection	9 No.	400.00	3,600
- Elevator sump pump	1 Sum	6,500.00	6,500
- Scupper / BWV	1 No.	550.00	550
4 Storm drainage	18,301 SF	1.81	33,179
- Storm below grade, 6"	213 FT	53.34	11,375
- Storm above grade, 4"	246 FT	47.24	11,624
- Roof drain	4 No.	295.00	1,180
- Weeper sump pump	1 No.	7,500.00	7,500
- Radon pit cover	1 No.	1,500.00	1,500
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Total:			136,419
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C1 MECHANICAL				
	Quantity	Unit Rate	Amount	
5	Miscellaneous	18,301 SF	0.68	12,500
	- Sleeving	1 Sum	5,000.00	5,000
	- Fire stopping	1 Sum	7,500.00	7,500

C11 Plumbing & Drainage

Total:

12,500

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C1 MECHANICAL				
	Quantity	Unit Rate	Amount	
C12 Fire Protection				
1	Fire extinguishers	18,301 SF	0.32	5,800
	- Wall mounted	10 No.	155.00	1,550
	- Cabinet mounted	10 No.	425.00	4,250
2	Sprinklers	18,301 SF	5.16	94,492
	- Incoming with backflow preventer	18,301 SF	1.10	20,131
	- Sprinkler header / siamese / alarm valve	18,301 SF	0.41	7,503
	- Sprinkler head	187 No.	235.00	43,980
	- Additional cost for heads and piping grid, in previous open areas, drywall ceiling penetrations, allow	18,301 SF	1.25	22,877
C12 Fire Protection			Total:	100,292

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C1 MECHANICAL	Quantity	Unit Rate	Amount
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C13 HVAC

1	Air distribution equipment	18,301 SF	10.15	185,800
-	VRF fan coil, 0.3 ton	8 No.	3,500.00	28,000
-	VRF fan coil, 0.5 ton	3 No.	4,200.00	12,600
-	VRF fan coil, 1.5 ton	6 No.	4,500.00	27,000
-	VRF fan coil, 2.0 ton	1 No.	5,200.00	5,200
-	Outdoor condenser, 15 ton	1 No.	35,000.00	35,000
-	Refrigeration pipe	18 No.	1,200.00	21,600
-	HRV 1, 1000 CFM	1 No.	7,500.00	7,500
-	MUA 1, 5000 CFM	1 No.	25,000.00	25,000
-	Exhaust fan	5 No.	450.00	2,250
-	Range hood	10 No.	500.00	5,000
-	Laundry booster	9 No.	350.00	3,150
-	HRV Apartment	9 No.	1,500.00	13,500

			Total:	185,800
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C1 MECHANICAL		Quantity	Unit Rate	Amount
2	Air distribution ductwork	18,301 SF	25.85	473,008
-	Galvanized ductwork	16,535 Lbs	13.61	225,035
-	Thermal insulation	23,681 SF	2.79	66,069
-	Outside air louver c/w motorized damper	2 No.	3,500.00	7,000
-	Supply grill apartment	27 No.	235.00	6,345
-	Supply grill	30 No.	195.00	5,850
-	Exhaust grill	10 No.	155.00	1,550
-	Return grill	10 No.	125.00	1,250
-	Dryer lint trap, duct, wall box	9 No.	800.00	7,200
-	HRV wall box	18 No.	350.00	6,300
-	Additional cost for metal and flex ductwork, diffusers, returns, in previous open areas, drywall ceiling penetrations, allow	18,301 SF	8.00	146,410
3	Balancing and commissioning	18,301 SF	1.07	19,500
-	Air balancing	1 Sum	12,000.00	12,000
-	TAB - contractor	1 Sum	7,500.00	7,500
4	Electric heater	18,301 SF	1.48	27,000
-	Force flow heater	1 No.	1,400.00	1,400
-	Electric baseboard	49 No.	400.00	19,600
-	Electric duct heater	5 No.	1,200.00	6,000
C13 HVAC			Total:	519,508

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C1 MECHANICAL	Quantity	Unit Rate	Amount
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C14 Controls

1 Mechanical controls	18,301 SF	4.78	87,500
- MUA	1 No.	5,000.00	5,000
- Heat recovery ventilator	1 No.	3,500.00	3,500
- VRF fan coil	18 No.	1,200.00	21,600
- HRV apartment	9 No.	850.00	7,650
- Electric duct coil	4 No.	950.00	3,800
- BMS software programming	1 Sum	25,000.00	25,000
- Additional cost for controls in ductwork, allow	18,218 SF	1.15	20,950

C14 Controls	Total:	87,500
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C2 ELECTRICAL	Quantity	Unit Rate	Amount
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C21 Service & Distribution

1 Main power	18,301 SF	8.54	156,251
- Secondary duct bank	49 FT	83.82	4,125
- Telecom, fibre duct bank	49 FT	53.34	2,625
- Main switchboard - 600A, 208V	1 No.	95,000.00	95,000
- Panel - 200A, 208V	6 No.	3,500.00	21,000
- Panel - 100A, 208A	9 No.	2,500.00	22,500
- Feeders, secondary	49 FT	28.96	1,425
- Feeders, panels	246 FT	13.72	3,376
- Feeders, elevator	1 Sum	4,200.00	4,200
- Testing	1 Sum	1,000.00	1,000
- Grounding	1 Sum	1,000.00	1,000

C21 Service & Distribution	Total:	156,251
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	Quantity	Unit Rate	Amount
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C22 Lighting, Devices & Heating

			Total:
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C2 ELECTRICAL		Quantity	Unit Rate	Amount
1	Light fixtures	18,301 SF	8.21	150,249
	- Type L1A	22 No.	325.00	7,150
	- Type L1B	59 No.	400.00	23,600
	- Type L2A	24 No.	225.00	5,400
	- Type L2B	41 No.	225.00	9,225
	- Type L3A	3 No.	300.00	900
	- Type L3B	27 No.	300.00	8,100
	- Type L4	2 No.	225.00	450
	- Type L5/6	6 No.	250.00	1,500
	- Type apartment	63 No.	150.00	9,450
	- Type elevator pit	1 No.	100.00	100
	- Emergency battery	20 No.	550.00	11,000
	- Emergency double head	38 No.	225.00	8,550
	- Exit sign	24 No.	350.00	8,400
	- Dimmer	12 No.	175.00	2,100
	- Wall switch O/C	25 No.	165.00	4,125
	- Branch wiring	1 Sum	50,000.00	50,000
	- Credit for quality of non-residential lighting fixtures, for exposed versus non-exposed fixture housing, allow	213 No.	(50.00)	(10,650)
	- Credit reduced conduit requirement in exposed / open areas, allow	18,301 SF	(0.50)	(9,151)
	- Additional cost for additional branch wiring to a grid area versus open area, allow	1 Sum	20,000.00	20,000
			Total:	150,249

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C2 ELECTRICAL	Quantity	Unit Rate	Amount
2 Power outlets, devices, connections	18,301 SF	7.17	131,295
- Wall receptacle 15A	250 No.	145.00	36,250
- Wall receptacle 20A tee	25 No.	150.00	3,750
- Wall receptacle 15A GFI weather proof	12 No.	155.00	1,860
- Floor box	17 No.	375.00	6,375
- GFI 15A	30 No.	150.00	4,500
- Auto door opener and activators switches	2 No.	550.00	1,100
- Stove	10 No.	225.00	2,250
- Dishwasher	10 No.	150.00	1,500
- Dryer	9 No.	215.00	1,935
- Washer	9 No.	150.00	1,350
- Branch wiring	1 Sum	65,000.00	65,000
- Credit reduced conduit requirement in exposed / open areas, allow	18,301 SF	(0.25)	(4,575)
- Additional cost for additional branch wiring to a grid area versus open area, allow	1 Sum	10,000.00	10,000
<hr/> Total:			131,295

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C2 ELECTRICAL				
	Quantity	Unit Rate	Amount	
3	Mechanical power	18,301 SF	2.98	54,601
-	Domestic hot water recirculation pump	1 No.	225.00	225
-	Make up air 1	2 No.	1,000.00	2,000
-	HRV	1 No.	1,000.00	1,000
-	Exhaust fan	14 No.	200.00	2,800
-	Duct heater	24 No.	295.00	7,080
-	Baseboard heater	48 No.	250.00	12,000
-	Fan coil	18 No.	225.00	4,050
-	Condenser	1 No.	1,000.00	1,000
-	Other controls	1 Sum	500.00	500
-	Branch wiring	1 Sum	20,000.00	20,000
-	Credit reduced conduit requirement in exposed / open areas, allow	18,218 SF	(0.25)	(4,554)
-	Additional cost for branch wiring to a grid area versus open area, allow	1 Sum	8,500.00	8,500
C22 Lighting, Devices & Heating			Total:	54,601

C2 ELECTRICAL				
	Quantity	Unit Rate	Amount	
C23 Systems & Ancillaries				
1	Fire alarm	18,301 SF	4.10	75,100
	- New fire alarm panel	1 Sum	20,000.00	20,000
	- Pull station	9 No.	225.00	2,025
	- CO detector	10 No.	425.00	4,250
	- Smoke detector	11 No.	395.00	4,345
	- Horn, strobe	29 No.	475.00	13,775
	- Sprinkler monitoring	1 Sum	950.00	950
	- Verification	1 Sum	7,500.00	7,500
	- Wiring	1 Sum	20,000.00	20,000
	- Credit reduced conduit requirement in exposed / open areas, allow	18,301 SF	(0.15)	(2,745)
	- Additional cost for branch wiring to a grid area versus open area, allow	1 Sum	5,000.00	5,000
2	Voice and data	18,301 SF	1.84	33,755
	- Data outlet	50 No.	150.00	7,500
	- Data rack	1 Sum	4,000.00	4,000
	- Wiring, J hook	1 Sum	20,000.00	20,000
	- Credit reduced conduit requirement in exposed / open areas, allow	18,301 SF	(0.15)	(2,745)
	- Additional cost for branch wiring to a grid area versus open area, allow	1 Sum	5,000.00	5,000
			Total:	108,855

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C2 ELECTRICAL	Quantity	Unit Rate	Amount
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3 Security, allowance	18,301 SF	1.38	25,256
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C23 Systems & Ancillaries

Total:

25,256

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D1 SITE WORK			
	Quantity	Unit Rate	Amount

D11 Site Development

1	Concrete mat, courtyard retaining wall, 18" dp - reinforced, 25 MPa	706 SF	33.58	23,700
-	Formwork - each side	219 SF	16.00	3,507
-	25 MPa concrete - supply	39 CY	155.20	6,087
-	Place concrete - allow 5 man crew, 12 CY/Hr	39 CY	26.75	1,049
-	Concrete pump truck - rate per CY	39 CY	13.50	529
-	Concrete additives - per CY	39 CY	22.80	894
-	Rebar 20M, c/w hook 12" o.c., UUL	807 Lbs	1.75	1,412
-	Rebar 6 20M, c/w hook, LUL	595 Lbs	1.75	1,040
-	Rebar 9 20M, c/w hook, ULL	892 Lbs	1.75	1,561
-	Rebar 25M 6" o.c., LLL	4,355 Lbs	1.75	7,620

Total:			23,700
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D1 SITE WORK	Quantity	Unit Rate	Amount
2 Concrete slab on grade, courtyard, 4" deep, 28 MPa, WWM	674 SF	10.45	7,040
- Concrete 28 MPa, 4", no air, supply	8 CY	160.56	1,323
- Edge thickening and misc infill at columns - allow 15%	1 CY	160.56	199
- Place concrete	9 CY	26.75	253
- Concrete pump truck - rate per CY	9 CY	13.50	128
- Concrete additives	9 CY	22.80	216
- Power trowel finish	674 SF	1.50	1,011
- Welded wire mesh	674 SF	1.50	1,011
- Granular fill - 8" deep, compacted	16 CY	39.00	642
- Moisture barrier c/w sealed joints	674 SF	1.85	1,247
- Construction and expansion joints	674 SF	1.50	1,011
Total:			7,040

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D1 SITE WORK		Quantity	Unit Rate	Amount
3	Concrete retaining wall, courtyard, 16" - 25 MPa	1,326 SF	69.05	91,566
-	Formwork - each side	2,652 SF	23.00	60,999
-	25 MPa concrete - supply	65 CY	155.20	10,138
-	Place concrete - allow	65 CY	26.75	1,747
-	Concrete pump truck - rate per CY	65 CY	13.50	882
-	Concrete additives - allow per CY	65 CY	22.80	1,489
-	Rebar 15M - 12" o.c., horizontal single row, continuous c/w 20% lap, allow 1.06 Lbs / SF	1,687 Lbs	1.75	2,952
-	Rebar 15M - 12" o.c., horizontal single row, continuous c/w 20% lap, allow 1.06 Lbs / SF	1,687 Lbs	1.75	2,952
-	Rebar 15M - 12" o.c., vertical single row, c/w 10% lap, allow 1.06 Lbs / SF	1,687 Lbs	1.75	2,952
-	Rebar 15M - 12" o.c., vertical single row, c/w 10% lap, allow 1.06 Lbs / SF	1,687 Lbs	1.75	2,952
-	Rebar dowel 15M - 12" o.c., 6'	498 Lbs	1.75	871
-	Rebar dowel 15M - 12" o.c., 6'	498 Lbs	1.75	871
-	Rebar - misc integrity reinforcement - openings, drops, shear points - allow 1.19 Lbs / SF	1,578 Lbs	1.75	2,762
Total:				91,566

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D1 SITE WORK		Quantity	Unit Rate	Amount
4	Concrete slab on grade, parking, 4" deep, 28 MPa, WWM	340 SF	10.44	3,549
-	Concrete 28 MPa, 4", no air, supply	4 CY	160.56	666
-	Edge thickening and misc infill at columns - allow 15%	1 CY	160.56	100
-	Place concrete	5 CY	26.75	128
-	Concrete pump truck - rate per CY	5 CY	13.50	65
-	Concrete additives	5 CY	22.80	109
-	Power trowel finish	340 SF	1.50	510
-	Welded wire mesh	340 SF	1.50	510
-	Granular fill - 8" deep, compacted	8 CY	39.00	324
-	Moisture barrier c/w sealed joints	340 SF	1.85	629
-	Construction and expansion joints	340 SF	1.50	510
5	W5a, Elements control, foundation	1,176 SF	5.75	6,764
-	Membrane	1,176 SF	2.50	2,941
-	Geotextile and drainage board	1,176 SF	3.25	3,823
D11 Site Development			Total:	10,313

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D1 SITE WORK				
	Quantity	Unit Rate	Amount	
D12 Mechanical Site Services				
1	Watermain	1,316 SF	6.35	8,350
-	6" Watermain	33 FT	71.63	2,350
-	Connect to existing	1 Sum	4,500.00	4,500
-	Shut off	1 Sum	1,500.00	1,500
2	Sanitary Drainage - Cunard Study 2023 - (Wood Model)	1,316 SF	9.00	11,850
-	8" Sanitary line	33 FT	71.63	2,350
-	Manhole	1 No.	5,000.00	5,000
-	Connect to existing	1 Sum	4,500.00	4,500
3	Storm Drainage	1,316 SF	9.16	12,050
-	10" Storm line	33 FT	77.72	2,550
-	Manhole	1 No.	5,000.00	5,000
-	Connect to existing	1 Sum	4,500.00	4,500
D12 Mechanical Site Services			Total:	32,250

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D1 SITE WORK	Quantity	Unit Rate	Amount
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D13 Electrical Site Services

1	Site Power	1,316 SF	7.73	10,175
	- Secondary duct bank	49 FT	83.82	4,125
	- Telecom, fibre duct bank	49 FT	53.34	2,625
	- Feeders, secondary	49 FT	28.96	1,425
	- Testing	1 Sum	1,000.00	1,000
	- Grounding	1 Sum	1,000.00	1,000
2	Light fixtures	1,316 SF	13.52	17,790
	- Site fixture pole	2 No.	5,000.00	10,000
	- Site fixture wall	4 No.	450.00	1,800
	- Wall switch O/C	6 No.	165.00	990
	- Site wiring	1 Sum	5,000.00	5,000

D13 Electrical Site Services	Total:	27,965
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APPENDIX F

DETAILED ELEMENTAL ESTIMATE – CONCRETE

ESTIMATE SUMMARY

Project: Cunard Street Live / Work / Grow

Date: 26 Sep 2023

Estimate: Class B Estimate

Description: Concrete Model

GFA: 18,301 SF

Location: Halifax, Nova Scotia

Element	Ratio	Elemental Cost		Elemental Amount		Rate per SF		%
		Quantity	Unit Rate	Sub-Total	Total	Sub-Total	Total	
A SHELL		18,301 SF			3,292,274		179.90	39.3
A1 SUBSTRUCTURE					230,899		12.62	2.8
A11 Foundations	0.199	3,651 SF	11.38	41,531.56		2.27		
A12 Basement Excavation	0.111	2,031 CY	93.24	189,367.40		10.35		
A13 Special Conditions	0.199	3,651 SF	0.00	0.00		0.00		
A2 STRUCTURE					1,482,069		80.98	17.7
A21 Lowest Floor Construction	0.199	3,651 SF	8.03	29,325.83		1.60		
A22 Upper Floor Construction	0.801	14,650 SF	73.27	1,073,440.31		58.65		
A23 Roof Construction	0.199	3,651 SF	103.89	379,302.67		20.73		
A3 EXTERIOR ENCLOSURE					1,579,306		86.30	18.9
A31 Walls Below Grade	0.165	3,018 SF	66.36	200,289.26		10.94		
A32 Walls Above Grade	0.724	13,248 SF	91.60	1,213,573.98		66.31		
A33 Entrances	0.000	8 No	8,562.25	68,498.00		3.74		
A34 Roof Coverings	0.199	3,651 SF	26.55	96,944.80		5.30		
A35 Projections	0.000	1 Sum	0.00	0.00		0.00		
B INTERIORS		18,301 SF			1,951,629		106.64	23.3
B1 PARTITIONS & DOORS					729,490		39.86	8.7
B11 Partitions	0.766	14,026 SF	31.50	441,814.72		24.14		
B12 Doors	0.004	71 No	4,051.76	287,675.00		15.72		
B2 FINISHES					648,822		35.45	7.7
B21 Floor Finishes	1.000	18,301 SF	11.50	210,463.80		11.50		
B22 Ceiling Finishes	1.000	18,301 SF	14.63	267,710.59		14.63		
B23 Wall Finishes	2.837	51,920 SF	3.29	170,647.25		9.32		
B3 FITTINGS & EQUIPMENT					573,318		31.33	6.8
B31 Fittings & Fixtures	1.000	18,301 SF	15.00	274,518.00		15.00		
B32 Equipment	1.000	18,301 SF	0.00	0.00		0.00		
B33 Elevators	0.000	1 No.	298,800.00	298,800.00		16.33		
B34 Escalators	0.000	0 No.	NaN	0.00		0.00		
C SERVICES		18,301 SF			1,812,089		99.02	21.6
C1 MECHANICAL					1,185,584		64.78	14.2
C11 Plumbing & Drainage	1.000	18,301 SF	15.98	292,483.65		15.98		
C12 Fire Protection	1.000	18,301 SF	5.48	100,291.56		5.48		
C13 HVAC	1.000	18,301 SF	38.54	705,307.96		38.54		
C14 Controls	1.000	18,301 SF	4.78	87,500.37		4.78		
C2 ELECTRICAL					626,506		34.23	7.5
C21 Service & Distribution	1.000	18,301 SF	8.54	156,250.71		8.54		
C22 Lighting, Devices & Heating	1.000	18,301 SF	18.37	336,144.67		18.37		
C23 Systems & Ancillaries	1.000	18,301 SF	7.33	134,110.30		7.33		
BUILDING COST					7,055,992		385.55	84.3
D SITE & ANCILLARY WORK		1,311 SF			192,834		10.54	2.3
D1 SITE WORK					192,834		10.54	2.3
D11 Site Development	0.072	1,311 SF	101.13	132,618.97		7.25		
D12 Mechanical Site Services	0.072	1,311 SF	24.59	32,250.35		1.76		
D13 Electrical Site Services	0.072	1,311 SF	21.33	27,964.77		1.53		
D2 ANCILLARY WORK					0		0.00	0.0
D21 Demolitions	0.000	1 Sum	0.00	0.00		0.00		
D22 Alterations	0.000	1 Sum	0.00	0.00		0.00		
NET BUILDING COST AND SITE					7,248,826		396.09	86.6
Z1 GENERAL REQUIREMENTS & FEE					1,123,568		61.39	13.4
Z11 General Requirements Details		18,301 SF		0.00		0.00		
Z12 General Requirements %		5.0 %		362,441.32		19.80		
Z13 Fee		10.0 %		761,126.78		41.59		
TOTAL CONSTRUCTION ESTIMATE					8,372,395		457.48	100.0
Z2 ALLOWANCES					1,181,240		64.55	
Z21 Design & Pricing Allowance		5.0 %		418,619.73		22.87		
Z22 Escalation Allowance		3.5 %		307,685.50		16.81		
Z23 Construction Allowance		5.0 %		454,934.99		24.86		
TOTAL CONSTRUCTION ESTIMATE - WITH CONTINGENCIES					9,553,635		522.03	
TAXES					0		0.00	
Tax		0.0 %		0.00		0.00		
TOTAL CONSTRUCTION ESTIMATE					9,553,635		522.03	

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Class B Estimate

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A1 SUBSTRUCTURE	Quantity	Unit Rate	Amount
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A11 Foundations

1 Concrete strip footing - 24"w x 10"h - reinforced, 25 MPa	273 FT	98.90	27,033
- Formwork - each side	454 SF	16.00	7,260
- 25 MPa concrete - supply	17 CY	155.20	2,607
- Place concrete - allow 5 man crew, 12 CY/Hr	17 CY	26.75	449
- Concrete pump truck - rate per CY	17 CY	13.50	227
- Concrete additives - per CY	17 CY	22.80	383
- Key - wood, dipped	273 FT	1.25	342
- Rebar - horizontal, 2 20M continuous c/w 10% lap	953 Lbs	1.75	1,668
- Rebar - Dowel IF, 15M 18" o.c.	773 Lbs	1.75	1,353
- Rebar - Dowel OF, 20M 12" o.c.	1,739 Lbs	1.75	3,044
- Step footings	20 No.	485.00	9,700

Total:			27,033
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Class B Estimate

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A1 SUBSTRUCTURE	Quantity	Unit Rate	Amount
2 Concrete strip footing - 36"w x 14"h - reinforced, 25 MPa	38 FT	130.58	4,929
- Formwork - each side	88 SF	16.00	1,413
- 25 MPa concrete - supply	5 CY	155.20	762
- Place concrete - allow 5 man crew, 12 CY/Hr	5 CY	26.75	131
- Concrete pump truck - rate per CY	5 CY	13.50	66
- Concrete additives - per CY	5 CY	22.80	112
- Key - wood, dipped	38 FT	1.25	47
- Rebar - horizontal, 8 25M continuous c/w 15% lap	916 Lbs	1.75	1,603
- Rebar - Dowel IF, 15M 16" o.c.	124 Lbs	1.75	217
- Rebar - Top 15M, hooks 20" o.c.	125 Lbs	1.75	219
- Rebar - Bottom 15M, hooks 12" o.c.	204 Lbs	1.75	358
3 Concrete column pad, FT10, 48" x 48" x 24" - reinforced, 25 MPa	2 No.	991.55	1,983
- Formwork - each side	64 SF	16.00	1,024
- 25 MPa concrete - supply	2 CY	155.20	368
- Place concrete - allow 5 man crew, 12 CY/Hr	2 CY	26.75	63
- Concrete pump truck - rate per CY	2 CY	13.50	32
- Concrete additives - per CY	2 CY	22.80	54
- Rebar 6- 25M, LLL	126 Lbs	1.75	221
- Rebar 6- 25M, ULL	126 Lbs	1.75	221
Total:			6,913

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A1 SUBSTRUCTURE	Quantity	Unit Rate	Amount
4 Concrete column pad, FT20, 36" x 36" x 16" - reinforced, 25 MPa	3 No.	418.61	1,256
- Formwork - each side	48 SF	16.00	766
- 25 MPa concrete - supply	1 CY	155.20	206
- Place concrete - allow 5 man crew, 12 CY/Hr	1 CY	26.75	36
- Concrete pump truck - rate per CY	1 CY	13.50	18
- Concrete additives - per CY	1 CY	22.80	30
- Rebar 4- 20M, LLL	57 Lbs	1.75	100
- Rebar 4- 20M, ULL	57 Lbs	1.75	100
5 Concrete column pad, FT40, 55" x 43" x 16" - reinforced, 25 MPa	1 No.	614.57	615
- Formwork - each side	22 SF	16.00	347
- 25 MPa concrete - supply	1 CY	155.20	126
- Place concrete - allow 5 man crew, 12 CY/Hr	1 CY	26.75	22
- Concrete pump truck - rate per CY	1 CY	13.50	11
- Concrete additives - per CY	1 CY	22.80	18
- Rebar 4- 20M, LLL	29 Lbs	1.75	51
- Rebar 4- 20M, ULL	23 Lbs	1.75	40
<hr/> Total:			1,870

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A1 SUBSTRUCTURE	Quantity	Unit Rate	Amount
6 Concrete column / pier, P10, 25 MPa, 18" x 18" - 8 20M, 10M 12"o.c.	12 FT	178.84	2,057
- Formwork - each side	69 SF	18.00	1,242
- 25 MPa concrete - supply	1 CY	155.20	149
- Place concrete, screed	1 CY	26.75	26
- Concrete pump truck - rate per CY	1 CY	13.50	13
- Allow additives	1 CY	22.80	22
- Rebar 20M - 8 vert, 20% splice	175 Lbs	1.75	306
- Rebar 10M - perimeter stirrup 12" o.c.	48 Lbs	1.75	83
- Rebar 10M - diagonal stirrup 12" o.c.	48 Lbs	1.75	83
- Rebar dowel 20M - 8 vert, 6'	76 Lbs	1.75	133
Total:			2,057

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A1 SUBSTRUCTURE	Quantity	Unit Rate	Amount
7 Concrete mat, elevator, 11'1" x 9'4" x 12" dp - reinforced, 25 MPa	103 SF	35.38	3,659
- Formwork - each side	41 SF	16.00	657
- 25 MPa concrete - supply	4 CY	155.20	594
- Place concrete - allow 5 man crew, 12 CY/Hr	4 CY	26.75	102
- Concrete pump truck - rate per CY	4 CY	13.50	52
- Concrete additives - per CY	4 CY	22.80	87
- Rebar 20M, c/w hook 18" o.c. long, UUL	149 Lbs	1.75	262
- Rebar 20M, c/w hook 18" o.c. short, LUL	150 Lbs	1.75	263
- Rebar 20M, c/w hook 18" o.c. short, ULL	150 Lbs	1.75	263
- Rebar 20M 18" o.c. long, LLL	149 Lbs	1.75	262
- Mud slab 4"	124 SF	9.00	1,117

A11 Foundations	Total:	3,659
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A1 SUBSTRUCTURE	Quantity	Unit Rate	Amount
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A12 Basement Excavation

1 Site excavation	4,962 SF	38.16	189,367
- Rough grade and grub	4,962 SF	1.50	7,443
- Excavate building footprint, c/w trucking locally, tipped (3,651 SF x 12')	1,623 CY	59.00	95,738
- Excavate working space, c/w trucking locally, tipped	408 CY	59.00	24,072
- Excavate pads, trench strip footings, to u/s SOG granular base, c/w trucking locally, tipped	386 CY	59.00	22,770
- Excavate trench to connect to street services, c/w trucking locally, tipped	105 CY	59.00	6,195
- Compacted fill, pitched by conveyor, allow	650 CY	51.00	33,150

A12 Basement Excavation	Total:	189,367
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A2 STRUCTURE		Quantity	Unit Rate	Amount
A21 Lowest Floor Construction				
1	Concrete slab on grade, office, 4" deep, 25 MPa, WWM, 4" rigid insulation	3,323 SF	8.83	29,326
-	Concrete 25 MPa, 4", no air, supply	37 CY	155.20	5,688
-	Edge thickening and misc infill at columns - allow 15%	6 CY	155.20	854
-	Place concrete	42 CY	26.75	1,128
-	Concrete pump truck - rate per CY	42 CY	13.50	569
-	Concrete additives	42 CY	22.80	961
-	Power trowel finish	2,999 SF	1.50	4,499
-	Welded wire mesh	2,999 SF	1.50	4,499
-	Granular fill - 8" deep, compacted	73 CY	39.00	2,859
-	Rigid insulation - 4", lap joint, sealed	-323 SF	5.50	(1,776)
-	Moisture barrier c/w sealed joints	2,999 SF	1.85	5,548
-	Construction and expansion joints	2,999 SF	1.50	4,499
A21 Lowest Floor Construction			Total:	29,326

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A2 STRUCTURE		Quantity	Unit Rate	Amount
A22 Upper Floor Construction				
1	Concrete suspended concrete slab - 6" - 30 MPa	11,999 SF	40.38	484,536
-	Formwork - slab soffit	11,999 SF	24.75	296,967
-	Formwork - slab perimeter edge	1,129 FT	7.25	8,185
-	Concrete 30 MPa, no air, supply	222 CY	165.90	36,863
-	Placing, screed	222 CY	26.75	5,944
-	Concrete pump truck - rate per CY	222 CY	13.50	3,000
-	Allow additives	222 CY	22.80	5,066
-	Power trowel finish	11,999 SF	1.50	17,998
-	Construction and expansion joints	11,999 SF	0.45	5,399
-	Rebar UUL - 15M, 12" o.c., c/w 20% splice, 1.06 Lbs / SF	15,262 Lbs	1.75	26,709
-	Rebar LUL - 15M, 12" o.c., c/w 20% splice, 1.06 Lbs / SF	15,262 Lbs	1.75	26,709
-	Rebar ULL - 10M, 12" o.c., c/w 20% splice, 0.53 Lbs / SF	7,631 Lbs	1.75	13,355
-	Rebar LLL - 10M, 12" o.c., c/w 20% splice, 0.53 Lbs / SF	7,631 Lbs	1.75	13,355
-	Rebar - misc integrity reinforcement - openings, drops, shear points - allow 1.19 Lbs / SF	14,278 Lbs	1.75	24,987
			Total:	484,536

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A2 STRUCTURE		Quantity	Unit Rate	Amount
2	Concrete suspended drop panels - 10" - 30 MPa	2,888 SF	26.27	75,841
-	Formwork - edge	1,165 SF	24.75	28,842
-	Concrete 30 MPa, no air, supply	89 CY	165.90	14,785
-	Placing, screed	89 CY	26.75	2,384
-	Concrete pump truck - rate per CY	89 CY	13.50	1,203
-	Allow additives	89 CY	22.80	2,032
-	Construction and expansion joints	2,888 SF	0.45	1,299
-	Rebar UUL - 15M, 12" o.c., c/w 20% splice, 1.06 Lbs / SF	3,673 Lbs	1.75	6,428
-	Rebar LUL - 15M, 12" o.c., c/w 20% splice, 1.06 Lbs / SF	3,673 Lbs	1.75	6,428
-	Rebar ULL - 10M, 12" o.c., c/w 20% splice, 0.53 Lbs / SF	1,836 Lbs	1.75	3,214
-	Rebar LLL - 10M, 12" o.c., c/w 20% splice, 0.53 Lbs / SF	1,836 Lbs	1.75	3,214
-	Rebar - misc integrity reinforcement - openings, drops, shear points - allow 1.19 Lbs / SF	3,436 Lbs	1.75	6,013
			Total:	75,841

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A2 STRUCTURE	Quantity	Unit Rate	Amount
3 Concrete column, 35 MPa, 14" x 14" - 6 20M, 10M 12"o.c.	665 FT	115.49	76,832
- Formwork - each side	3,087 SF	16.25	50,161
- 35 MPa concrete - supply	33 CY	179.67	5,956
- Place concrete, screed	33 CY	26.75	887
- Concrete pump truck - rate per CY	33 CY	13.50	448
- Allow additives	33 CY	22.80	756
- Rebar 20M - 6 vert, 20% splice	7,582 Lbs	1.75	13,269
- Rebar 10M - perimeter stirrup 12" o.c.	2,533 Lbs	1.75	4,432
- Rebar 10M - short-mid hook 12" o.c. (#1)	528 Lbs	1.75	923
Total:			76,832

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A2 STRUCTURE	Quantity	Unit Rate	Amount
4 Concrete shear wall, W20, 10", 30 MPa	391 SF	60.43	23,630
- Formwork - each side	782 SF	21.00	16,422
- 30 MPa concrete - supply	12 CY	165.90	1,994
- Place concrete - allow	12 CY	26.75	322
- Concrete pump truck - rate per CY	12 CY	13.50	162
- Concrete additives - allow per CY	12 CY	22.80	274
- Rebar 15M - 12" o.c., horizontal single row, continuous c/w 20% lap, allow 1.06 Lbs / SF	495 Lbs	1.75	866
- Rebar 15M - 12" o.c., vertical single row, c/w 10% lap, allow 1.05 Lbs / SF	495 Lbs	1.75	866
- Rebar 15M - 12" o.c., horizontal single row, continuous c/w 20% lap, allow 1.06 Lbs / SF	495 Lbs	1.75	866
- Rebar 15M - 12" o.c., vertical single row, c/w 10% lap, allow 1.05 Lbs / SF	495 Lbs	1.75	866
- Rebar dowel 15M - 16" o.c., 6'	339 Lbs	1.75	594
- Rebar - misc integrity reinforcement - openings, drops, shear points - allow .58 Lbs / SF	227 Lbs	1.75	397
<hr/> Total:			23,630

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A2 STRUCTURE	Quantity	Unit Rate	Amount
5 Concrete shear wall, SW10, 8", 30 MPa	4,415 SF	52.67	232,535
- Formwork - each side	8,830 SF	21.00	185,430
- 30 MPa concrete - supply	108 CY	165.90	17,904
- Place concrete - allow	108 CY	26.75	2,887
- Concrete pump truck - rate per CY	108 CY	13.50	1,457
- Concrete additives - allow per CY	108 CY	22.80	2,461
- Rebar 15M - 16" o.c., horizontal single row, continuous c/w 20% lap, allow 0.79 Lbs / SF	4,185 Lbs	1.75	7,324
- Rebar 15M - 16" o.c., vertical single row, c/w 10% lap, allow 0.79 Lbs / SF	4,185 Lbs	1.75	7,324
- Rebar dowel 15M - 16" o.c., 6'	1,867 Lbs	1.75	3,267
- Rebar - misc integrity reinforcement - openings, drops, shear points - allow .58 Lbs / SF	2,561 Lbs	1.75	4,481
Total:			232,535

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A2 STRUCTURE	Quantity	Unit Rate	Amount
6 Concrete shear wall, SW20, 6", 30 MPa	799 SF	51.27	40,967
- Formwork - each side	1,598 SF	21.00	33,558
- 30 MPa concrete - supply	15 CY	165.90	2,455
- Place concrete - allow	15 CY	26.75	396
- Concrete pump truck - rate per CY	15 CY	13.50	200
- Concrete additives - allow per CY	15 CY	22.80	337
- Rebar 15M - 16" o.c., horizontal single row, continuous c/w 20% lap, allow 0.79 Lbs / SF	757 Lbs	1.75	1,326
- Rebar 15M - 16" o.c., vertical single row, c/w 10% lap, allow 0.79 Lbs / SF	757 Lbs	1.75	1,326
- Rebar dowel 15M - 16" o.c., 6'	319 Lbs	1.75	558
- Rebar - misc integrity reinforcement - openings, drops, shear points - allow .58 Lbs / SF	463 Lbs	1.75	811
Total:			40,967

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A2 STRUCTURE		Quantity	Unit Rate	Amount
7	Structural steel framing, upper floor	14,571 SF	9.55	139,099
-	W12 x 35	1,348 Lbs	4.75	6,402
-	Custom T - allow 48 Lbs/Ft	3,552 Lbs	4.75	16,872
-	HSS 6x6x 0.313	312 Lbs	4.75	1,482
-	HSS 5x5x 0.313	2,907 Lbs	4.75	13,810
-	HSS 10" diameter x 0.313, galvanized, concrete filled	720 Lbs	4.75	3,418
-	HSS 7x5x 0.375	1,145 Lbs	4.75	5,439
-	Miscellaneous metals 10%	998 Lbs	4.75	4,742
-	Welding and connections 20%	2,196 Lbs	4.75	10,433
-	Metal pan stairs c/w metal framed landings, hand rail, railing	9 Flights	8,500.00	76,500
A22 Upper Floor Construction			Total:	139,099

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A2 STRUCTURE		Quantity	Unit Rate	Amount
A23 Roof Construction				
1	Concrete suspended concrete slab - 6" - 30 MPa	2,966 SF	40.36	119,685
-	Formwork - slab soffit	2,966 SF	24.75	73,403
-	Formwork - slab perimeter edge	268 FT	7.25	1,943
-	Concrete 30 MPa, no air, supply	55 CY	165.90	9,111
-	Placing, screed	55 CY	26.75	1,469
-	Concrete pump truck - rate per CY	55 CY	13.50	741
-	Allow additives	55 CY	22.80	1,252
-	Power trowel finish	2,966 SF	1.50	4,449
-	Construction and expansion joints	2,966 SF	0.45	1,335
-	Rebar UUL - 15M, 12" o.c., c/w 20% splice, 1.06 Lbs / SF	3,772 Lbs	1.75	6,602
-	Rebar LUL - 15M, 12" o.c., c/w 20% splice, 1.06 Lbs / SF	3,772 Lbs	1.75	6,602
-	Rebar ULL - 10M, 12" o.c., c/w 20% splice, 0.53 Lbs / SF	1,886 Lbs	1.75	3,301
-	Rebar LLL - 10M, 12" o.c., c/w 20% splice, 0.53 Lbs / SF	1,886 Lbs	1.75	3,301
-	Rebar - misc integrity reinforcement - openings, drops, shear points - allow 1.19 Lbs / SF	3,529 Lbs	1.75	6,176
Total:				119,685

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A2 STRUCTURE		Quantity	Unit Rate	Amount
2	Concrete suspended drop panels - 10" - 30 MPa	666 SF	26.47	17,619
-	Formwork - edge	274 SF	24.75	6,786
-	Concrete 30 MPa, no air, supply	21 CY	165.90	3,408
-	Placing, screed	21 CY	26.75	549
-	Concrete pump truck - rate per CY	21 CY	13.50	277
-	Allow additives	21 CY	22.80	468
-	Construction and expansion joints	666 SF	0.45	300
-	Rebar UUL - 15M, 12" o.c., c/w 20% splice, 1.06 Lbs / SF	847 Lbs	1.75	1,482
-	Rebar LUL - 15M, 12" o.c., c/w 20% splice, 1.06 Lbs / SF	847 Lbs	1.75	1,482
-	Rebar ULL - 10M, 12" o.c., c/w 20% splice, 0.53 Lbs / SF	423 Lbs	1.75	741
-	Rebar LLL - 10M, 12" o.c., c/w 20% splice, 0.53 Lbs / SF	423 Lbs	1.75	741
-	Rebar - misc integrity reinforcement - openings, drops, shear points - allow 1.19 Lbs / SF	792 Lbs	1.75	1,386
			Total:	17,619

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A2 STRUCTURE		Quantity	Unit Rate	Amount
3	Concrete column, 35 MPa, 14" x 14" - 6 20M, 10M 12" o.c.	166 FT	115.53	19,177
-	Formwork - each side	770 SF	16.25	12,516
-	35 MPa concrete - supply	8 CY	179.67	1,486
-	Place concrete, screed	8 CY	26.75	221
-	Concrete pump truck - rate per CY	8 CY	13.50	112
-	Allow additives	8 CY	22.80	189
-	Rebar 20M - 6 vert, 20% splice	1,892 Lbs	1.75	3,311
-	Rebar 10M - perimeter stirrup 12" o.c.	635 Lbs	1.75	1,111
-	Rebar 10M - short-mid hook 12" o.c. (#1)	132 Lbs	1.75	231
4	Concrete shear wall, SW10, 8", 30 MPa	2,735 SF	51.93	142,016
-	Formwork - each side	5,470 SF	21.00	114,861
-	30 MPa concrete - supply	67 CY	165.90	11,090
-	Place concrete - allow	67 CY	26.75	1,788
-	Concrete pump truck - rate per CY	67 CY	13.50	902
-	Concrete additives - allow per CY	67 CY	22.80	1,524
-	Rebar 15M - 16" o.c., horizontal single row, continuous c/w 20% lap, allow 0.79 Lbs / SF	2,593 Lbs	1.75	4,537
-	Rebar 15M - 16" o.c., vertical single row, c/w 10% lap, allow 0.79 Lbs / SF	2,593 Lbs	1.75	4,537
-	Rebar - misc integrity reinforcement - openings, drops, shear points - allow .58 Lbs / SF	1,586 Lbs	1.75	2,776
			Total:	161,194

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A2 STRUCTURE	Quantity	Unit Rate	Amount
5 Concrete shear wall, SW20, 6", 30 MPa	116 SF	50.57	5,841
- Formwork - each side	231 SF	21.00	4,851
- 30 MPa concrete - supply	2 CY	165.90	355
- Place concrete - allow	2 CY	26.75	57
- Concrete pump truck - rate per CY	2 CY	13.50	29
- Concrete additives - allow per CY	2 CY	22.80	49
- Rebar 15M - 16" o.c., horizontal single row, continuous c/w 20% lap, allow 0.79 Lbs / SF	109 Lbs	1.75	192
- Rebar 15M - 16" o.c., vertical single row, c/w 10% lap, allow 0.79 Lbs / SF	109 Lbs	1.75	192
- Rebar - misc integrity reinforcement - openings, drops, shear points - allow .58 Lbs / SF	67 Lbs	1.75	117
<hr/> Total:			5,841

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A2 STRUCTURE	Quantity	Unit Rate	Amount
6 Concrete suspended podium slab, parking, 10", 35 MPa	372 SF	50.12	18,641
- Formwork - slab soffit	372 SF	24.75	9,206
- Formwork - slab perimeter edge	93 FT	7.25	674
- Concrete 35 MPa, no air, supply	11 CY	179.67	2,063
- Placing, screed	11 CY	26.75	307
- Concrete pump truck - rate per CY	11 CY	13.50	155
- Allow additives	11 CY	22.80	262
- Power trowel finish	372 SF	1.50	558
- Construction and expansion joints	372 SF	0.45	167
- Rebar UUL - 15M, 12" o.c., c/w 20% splice, 1.06 Lbs / SF	473 Lbs	1.75	828
- Rebar LUL - 15M, 12" o.c., c/w 20% splice, 1.06 Lbs / SF	473 Lbs	1.75	828
- Rebar ULL - 15M, 12" o.c., c/w 20% splice, 1.06 Lbs / SF	473 Lbs	1.75	828
- Rebar LLL - 15M, 12" o.c., c/w 20% splice, 1.06 Lbs / SF	473 Lbs	1.75	828
- Rebar - misc integrity reinforcement - openings, drops, shear points - allow 0.53 Lbs / SF	197 Lbs	1.75	345
- Drops 4"	133 SF	12.00	1,593
<hr/> Total:			18,641

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A2 STRUCTURE		Quantity	Unit Rate	Amount
7	Concrete column pad, FT30, 3'6" x 13'3" x 16" - reinforced, 25 MPa	1 No.	2,399.00	2,399
	- Formwork - each side	45 SF	16.00	713
	- 25 MPa concrete - supply	2 CY	155.20	354
	- Place concrete - allow 5 man crew, 12 CY/Hr	2 CY	26.75	61
	- Concrete pump truck - rate per CY	2 CY	13.50	31
	- Concrete additives - per CY	2 CY	22.80	52
	- Rebar 6- 20M c/w hook, LLL	150 Lbs	1.75	262
	- Rebar 20- 20M c/w hook, ULL	190 Lbs	1.75	332
	- Rebar 6- 20M c/w hook, ULL	150 Lbs	1.75	262
	- Rebar 20- 20M c/w hook, UUL	190 Lbs	1.75	332
8	Concrete column, C20, 30 MPa, 12" x 24" - 6 20M, 10M 12"o.c.	10 FT	164.37	1,596
	- Formwork - each side	58 SF	18.00	1,049
	- 30 MPa concrete - supply	1 CY	165.90	119
	- Place concrete, screed	1 CY	26.75	19
	- Concrete pump truck - rate per CY	1 CY	13.50	10
	- Allow additives	1 CY	22.80	16
	- Rebar 20M - 6 vert, 20% splice	111 Lbs	1.75	194
	- Rebar 10M - perimeter stirrup 12" o.c.	41 Lbs	1.75	71
	- Rebar 10M - mid-tie 12" o.c.	10 Lbs	1.75	18
	- Rebar dowel 20M - 6 vert, 6'	57 Lbs	1.75	100
			Total:	3,995

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A2 STRUCTURE		Quantity	Unit Rate	Amount
9	Concrete column, C50, 30 MPa, 18" x 24" - 6 20M, 10M 12"o.c.	9 FT	193.40	1,771
-	Formwork - each side	64 SF	18.00	1,154
-	30 MPa concrete - supply	1 CY	165.90	169
-	Place concrete, screed	1 CY	26.75	27
-	Concrete pump truck - rate per CY	1 CY	13.50	14
-	Allow additives	1 CY	22.80	23
-	Rebar 20M - 6 vert, 20% splice	104 Lbs	1.75	183
-	Rebar 10M - perimeter stirrup 12" o.c.	45 Lbs	1.75	79
-	Rebar 10M - mid-tie 12" o.c.	13 Lbs	1.75	23
-	Rebar dowel 20M - 6 vert, 6'	57 Lbs	1.75	100
10	Structural steel framing, roof	3,646 SF	13.87	50,556
-	W8 x 21	656 Lbs	4.75	3,117
-	W8 x 24	214 Lbs	4.75	1,017
-	Custom T - allow 48 Lbs/Ft	1,808 Lbs	4.75	8,588
-	HSS 5x5x 0.313	1,171 Lbs	4.75	5,563
-	HSS 4x4x 0.250	1,705 Lbs	4.75	8,101
-	L 2x5x 0.313	30 Lbs	4.75	142
-	Miscellaneous metals 10%	558 Lbs	4.75	2,653
-	Welding and connections 20%	921 Lbs	4.75	4,377
-	Metal pan stairs c/w metal framed landings, hand rail, railing	2 Flights	8,500.00	17,000
A23 Roof Construction			Total:	52,328

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A3 EXTERIOR ENCLOSURE				
	Quantity	Unit Rate	Amount	
A31 Walls Below Grade				
1	Concrete basement perimeter wall, 10", 25 MPa	2,627 SF	60.63	159,270
-	Formwork - each side	5,254 SF	21.00	110,334
-	25 MPa concrete - supply	81 CY	155.20	12,534
-	Place concrete - allow	81 CY	26.75	2,160
-	Concrete pump truck - rate per CY	81 CY	13.50	1,090
-	Concrete additives - allow per CY	81 CY	22.80	1,841
-	Rebar 15M - 16" o.c., horizontal single row, continuous c/w 20% lap, allow 0.79 Lbs / SF	2,490 Lbs	1.75	4,358
-	Rebar 15M - 16" o.c., horizontal single row, continuous c/w 20% lap, allow 0.79 Lbs / SF	2,490 Lbs	1.75	4,358
-	Rebar 15M - 18" o.c., vertical single row, c/w 10% lap, allow 0.70 Lbs / SF	2,207 Lbs	1.75	3,862
-	Rebar 20M - 12" o.c., vertical single row, c/w 10% lap, allow 1.58 Lbs / SF	4,981 Lbs	1.75	8,716
-	Rebar dowel 20M - 12" o.c., 6'	1,797 Lbs	1.75	3,144
-	Rebar dowel 15M - 18" o.c., 6'	800 Lbs	1.75	1,401
-	Rebar - misc integrity reinforcement - openings, drops, shear points - allow 1.19 Lbs / SF	3,126 Lbs	1.75	5,471
			Total:	159,270

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A3 EXTERIOR ENCLOSURE				
	Quantity	Unit Rate	Amount	
2	Concrete basement perimeter wall, 14", 25 MPa	37 SF	63.84	2,384
-	Formwork - each side	75 SF	21.00	1,569
-	25 MPa concrete - supply	2 CY	155.20	250
-	Place concrete - allow	2 CY	26.75	43
-	Concrete pump truck - rate per CY	2 CY	13.50	22
-	Concrete additives - allow per CY	2 CY	22.80	37
-	Rebar 15M - 16" o.c., horizontal single row, continuous c/w 20% lap, allow 0.79 Lbs / SF	35 Lbs	1.75	62
-	Rebar 15M - 16" o.c., horizontal single row, continuous c/w 20% lap, allow 0.79 Lbs / SF	35 Lbs	1.75	62
-	Rebar 15M - 18" o.c., vertical single row, c/w 10% lap, allow 0.70 Lbs / SF	31 Lbs	1.75	55
-	Rebar 20M - 12" o.c., vertical single row, c/w 10% lap, allow 1.58 Lbs / SF	71 Lbs	1.75	124
-	Rebar dowel 20M - 12" o.c., 6'	32 Lbs	1.75	55
-	Rebar dowel 15M - 18" o.c., 6'	16 Lbs	1.75	28
-	Rebar - misc integrity reinforcement - openings, drops, shear points - allow 1.19 Lbs / SF	44 Lbs	1.75	78
			Total:	2,384

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A3 EXTERIOR ENCLOSURE				
	Quantity	Unit Rate	Amount	
3	Elements control, foundation	2,788 SF	13.86	38,635
-	Membrane	2,788 SF	4.15	11,570
-	Rigid XPS insulation, 4"	2,788 SF	5.75	16,031
-	Geotextile and drainage board	2,788 SF	3.25	9,061
-	Elevator pit area	150 SF	13.15	1,973
A31 Walls Below Grade			Total:	38,635

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A3 EXTERIOR ENCLOSURE	Quantity	Unit Rate	Amount
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A32 Walls Above Grade

1	W1a, W1b Curtain wall, SSG	3,274 SF	254.16	832,012
-	Glazed insulated units, double, SSG c/w spandrel glazing	3,060 SF	140.00	428,372
-	Awning windows	214 SF	125.00	26,725
-	Awning windows, manual operator	20 No.	450.00	9,000
-	Solara finish - allow 25%	818 SF	55.30	45,258
-	Frosted glazed insulated units, privacy - allow 10%	327 SF	45.00	14,731
-	Back pan - spandrel,	506 SF	35.00	17,707
-	Insulation to back pan, mineral wool R24 - spandrel	506 SF	5.10	2,580
-	Mullions, caps and trims, sills, ends and corners	2,105 FT	90.00	189,432
-	Sealants, joints, connections	3,274 SF	15.00	49,104
-	Colour	3,274 SF	15.00	49,104

			Total:	832,012
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A3 EXTERIOR ENCLOSURE				
	Quantity	Unit Rate	Amount	
2	W2a, W2b, Exterior wall - thermal clips 6" c/w girt, metal siding	3,078 SF	28.34	87,231
-	Metal siding, corrugated, c/w trim, caps, closures	3,078 SF	18.00	55,404
-	Furring, 7/8" channel	3,078 SF	0.45	1,385
-	Girts, 6", 16"o.c, horizontal, thermal clip	3,078 SF	2.50	7,695
-	Mineral wool, 6"	3,078 SF	4.44	13,666
-	Self sealing air barrier c/w sealed joints	3,078 SF	1.85	5,694
-	Concrete back up counted with structure	3,078 SF	0.00	0
-	Corners, blocking, frame openings	3,078 SF	0.45	1,385
-	Flashing, sealants	3,078 SF	0.65	2,001
			Total:	87,231

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A3 EXTERIOR ENCLOSURE	Quantity	Unit Rate	Amount
3 W2c, Exterior wall - metal stud 16G, 2"x 6", 16" o.c., thermal clips 6" c/w girt,, metal siding	3,876 SF	44.07	170,807
- Metal siding, corrugated, c/w trim, caps, closures	3,876 SF	18.00	69,764
- Furring, 7/8" channel	3,876 SF	0.45	1,744
- Girts, 6", 16"o.c, horizontal, thermal clip	3,876 SF	2.50	9,690
- Mineral wool, 6"	3,876 SF	4.44	17,209
- Self sealing air barrier c/w sealed joints	3,876 SF	1.85	7,170
- Exterior sheathing - 5/8" gypsum based	3,876 SF	3.89	15,077
- Metal stud, 2"x 6" - 16" o.c. 16G	3,876 SF	8.14	31,549
- Gypsum board, 5/8" X, paint ready	3,876 SF	3.55	13,759
- Corners, blocking, nailing back up, cripples, frame openings, bracing	3,876 SF	0.75	2,907
- Flashing, sealants, connectors	3,876 SF	0.50	1,938
<hr/> Total:			170,807

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A3 EXTERIOR ENCLOSURE	Quantity	Unit Rate	Amount
4 W2e, Exterior wall - metal stud 16G, 2"x 6", 16" o.c., thermal clips 6" c/w girt,, metal siding	1,144 SF	40.52	46,347
- Metal siding, corrugated, c/w trim, caps, closures	1,144 SF	18.00	20,588
- Furring, 7/8" channel	1,144 SF	0.45	515
- Girts, 6", 16"o.c, horizontal, thermal clip	1,144 SF	2.50	2,860
- Mineral wool, 6"	1,144 SF	4.44	5,078
- Self sealing air barrier c/w sealed joints	1,144 SF	1.85	2,116
- Exterior sheathing - 5/8" gypsum based	1,144 SF	3.89	4,449
- Metal stud, 2"x 6" - 16" o.c. 16G	1,144 SF	8.14	9,311
- Corners, blocking, nailing back up, cripples, frame openings, bracing	1,144 SF	0.75	858
- Flashing, sealants, connectors	1,144 SF	0.50	572
Total:			46,347

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A3 EXTERIOR ENCLOSURE				
	Quantity	Unit Rate	Amount	
5	W2f, Exterior wall - metal stud 16G, 2"x 3 5/8", 16" o.c., thermal clips 6" c/w girt,, metal siding	279 SF	39.12	10,930
-	Metal siding, corrugated, c/w trim, caps, closures	279 SF	18.00	5,029
-	Furring, 7/8" channel	279 SF	0.45	126
-	Girts, 6", 16"o.c, horizontal, thermal clip	279 SF	2.50	699
-	Mineral wool, 6"	279 SF	4.44	1,241
-	Self sealing air barrier c/w sealed joints	279 SF	1.85	517
-	Exterior sheathing - 5/8" gypsum based	279 SF	3.89	1,087
-	Metal stud, 2"x 3 5/8" - 16" o.c. 16G	279 SF	6.74	1,883
-	Corners, blocking, nailing back up, cripples, frame openings, bracing	279 SF	0.75	210
-	Flashing, sealants, connectors	279 SF	0.50	140
			Total:	10,930

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A3 EXTERIOR ENCLOSURE	Quantity	Unit Rate	Amount
6 W2g, Exterior wall - metal stud 16G, 2"x 3 5/8", 16" o.c., thermal clips 4" c/w girt,, metal siding	846 SF	37.29	31,555
- Metal siding, corrugated, c/w trim, caps, closures	846 SF	18.00	15,232
- Furring, 7/8" channel	846 SF	0.45	381
- Girts, 4", 16"o.c, horizontal, thermal clip	846 SF	2.15	1,819
- Mineral wool, 4"	846 SF	2.96	2,505
- Self sealing air barrier c/w sealed joints	846 SF	1.85	1,565
- Exterior sheathing - 5/8" gypsum based	846 SF	3.89	3,292
- Metal stud, 2"x 3 5/8" - 16" o.c. 16G	846 SF	6.74	5,703
- Corners, blocking, nailing back up, cripples, frame openings, bracing	846 SF	0.75	635
- Flashing, sealants, connectors	846 SF	0.50	423
Total:			31,555

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A3 EXTERIOR ENCLOSURE		Quantity	Unit Rate	Amount
7	W2h, Exterior wall - metal stud 16G, 2"x 3 5/8", 16" o.c., thermal clips 4" c/w girt,, metal siding each side	233 SF	61.92	14,409
	- Metal siding, corrugated, c/w trim, caps, closures	233 SF	18.00	4,189
	- Furring, 7/8" channel	233 SF	0.45	105
	- Girts, 4", 16"o.c, horizontal, thermal clip	233 SF	2.15	500
	- Self sealing air barrier c/w sealed joints	233 SF	1.85	430
	- Exterior sheathing - 5/8" gypsum based	233 SF	3.89	905
	- Metal stud, 2"x 3 5/8" - 16" o.c. 16G	233 SF	6.74	1,568
	- Exterior sheathing - 5/8" gypsum based	233 SF	3.89	905
	- Self sealing air barrier c/w sealed joints	233 SF	1.85	430
	- Girts, 4", 16"o.c, horizontal, thermal clip	233 SF	2.15	500
	- Furring, 7/8" channel	233 SF	0.45	105
	- Metal siding, corrugated, c/w trim, caps, closures	233 SF	18.00	4,189
	- Corners, blocking, nailing back up, cripples, frame openings, bracing	233 SF	1.50	349
	- Flashing, sealants, connectors	233 SF	1.00	233
			Total:	14,409

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A3 EXTERIOR ENCLOSURE	Quantity	Unit Rate	Amount
8 W2i, Exterior wall - on concrete, thermal clips 4" c/w girt, metal siding	144 SF	26.36	3,801
- Metal siding, corrugated, c/w trim, caps, closures	144 SF	18.00	2,596
- Furring, 7/8" channel	144 SF	0.45	65
- Girts, 4", 16"o.c, horizontal, thermal clip	144 SF	2.15	310
- Mineral wool, 4"	144 SF	2.96	427
- Self sealing air barrier c/w sealed joints	144 SF	1.85	267
- Concrete back up counted with structure	144 SF	0.00	0
- Corners, blocking, frame openings	144 SF	0.45	65
- Flashing, sealants	144 SF	0.50	72
Total:			3,801

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A3 EXTERIOR ENCLOSURE	Quantity	Unit Rate	Amount
9 W3a, Exterior wall - metal stud 16G, 2"x 6", 16" o.c., thermal clips 6" c/w girt,, clear red cedar siding	329 SF	50.07	16,483
- Metal siding, corrugated, c/w trim, caps, closures	329 SF	24.00	7,901
- Furring, 7/8" channel	329 SF	0.45	148
- Girts, 6", 16"o.c, horizontal, thermal clip	329 SF	2.50	823
- Mineral wool, 6"	329 SF	4.44	1,462
- Self sealing air barrier c/w sealed joints	329 SF	1.85	609
- Exterior sheathing - 5/8" gypsum based	329 SF	3.89	1,281
- Metal stud, 2"x 6" - 16" o.c. 16G	329 SF	8.14	2,680
- Gypsum board, 5/8" X, paint ready	329 SF	3.55	1,169
- Corners, blocking, nailing back up, cripples, frame openings, bracing	329 SF	0.75	247
- Flashing, sealants, connectors	329 SF	0.50	165
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A32 Walls Above Grade		Total:	16,483

A3 EXTERIOR ENCLOSURE		Quantity	Unit Rate	Amount
A33 Entrances				
1	Exterior entrances	8 Leaves	2,393.75	19,150
	- Aluminum, single c/w frame, hardware ready	6 Leaves	1,800.00	10,800
	- Hollow metal, single, hardware ready	2 Leaves	900.00	1,800
	- Hollow metal frame, single, hardware ready	2 No.	875.00	1,750
	- Allowance for glazing to hollow metal	2 No.	500.00	1,000
	- Sealants, adhesives, gap insulation, keying, anchors, brackets	8 No.	475.00	3,800
2	Entrance Hardware	8 No.	6,168.50	49,348
	- Continuous hinge	6 No.	706.00	4,236
	- Mortised hinge set - 3, HD	2 Sets	95.00	190
	- Exit device (panic bar) c/w opposite pull	8 No.	2,617.00	20,936
	- Door powered operator	2 No.	4,585.00	9,170
	- Door operator actuator push pad	2 Sets	705.00	1,410
	- Power supply	2 No.	707.00	1,414
	- Door closer	6 No.	733.00	4,398
	- Door stops	8 No.	115.00	920
	- Kick plate	2 No.	105.00	210
	- Threshold	8 No.	417.00	3,336
	- Door sweep	8 No.	391.00	3,128
A33 Entrances			Total:	68,498

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B1 PARTITIONS & DOORS		Quantity	Unit Rate	Amount
B11 Partitions				
1	Partition P1a - metal stud 25G,- 2"x 1 5/8", 16" o.c.	607 SF	7.41	4,499
	- Gypsum board 5/8" X, paint ready	607 SF	3.88	2,356
	- Steel studs - 25G, 2"x 1 5/8", 16" o.c.	607 SF	1.93	1,172
	- Fire and smoke caulking, sealant, one side	607 SF	0.35	213
	- Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	607 SF	1.25	759
2	Partition P1a column surround - metal stud 25G,- 2"x 1 5/8", 16" o.c.	3,856 SF	7.41	28,573
	- Gypsum board 5/8" X, paint ready	3,856 SF	3.88	14,961
	- Steel studs - 25G, 2"x 1 5/8", 16" o.c.	3,856 SF	1.93	7,442
	- Fire and smoke caulking, sealant, one side	3,856 SF	0.35	1,350
	- Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	3,856 SF	1.25	4,820
3	Partition P2a - metal stud 25G,- 2"x 3 5/8", 16" o.c.	1,884 SF	8.53	16,069
	- Gypsum board 5/8" X, paint ready	1,884 SF	3.88	7,309
	- Steel studs - 25G, 2"x 3 5/8", 16" o.c.	1,884 SF	3.05	5,746
	- Fire and smoke caulking, sealant, one side	1,884 SF	0.35	659
	- Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	1,884 SF	1.25	2,355
Total:				49,141

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B1 PARTITIONS & DOORS		Quantity	Unit Rate	Amount
4	Partition P2b, P13c - metal stud 25G,- 2"x 3 5/8", 16" o.c., acoustic batt	4,277 SF	10.75	45,973
-	Gypsum board 5/8" X, paint ready	4,277 SF	3.88	16,593
-	Steel studs - 25G, 2"x 3 5/8", 16" o.c.	4,277 SF	3.05	13,044
-	Mineral wool, acoustic - 3"	4,277 SF	2.22	9,494
-	Acoustic / fire & smoke caulking, sealant, one side	4,277 SF	0.35	1,497
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	4,277 SF	1.25	5,346
5	Partition P2c - metal stud 25G,- 2"x 3 5/8", 16" o.c.	1,162 SF	12.71	14,771
-	Gypsum board 5/8" X, paint ready	1,162 SF	3.88	4,509
-	Steel studs - 25G, 2"x 3 5/8", 16" o.c.	1,162 SF	3.05	3,545
-	Gypsum board 5/8" X, paint ready	1,162 SF	3.88	4,509
-	Fire and smoke caulking, sealant	1,162 SF	0.65	755
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	1,162 SF	1.25	1,453
			Total:	60,745

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B1 PARTITIONS & DOORS		Quantity	Unit Rate	Amount
6	Partition P2d - metal stud 25G,- 2"x 3 5/8", 16" o.c., acoustic batt	3,219 SF	14.43	46,452
-	Gypsum board 5/8" X, paint ready	3,219 SF	3.88	12,490
-	Steel studs - 25G, 2"x 3 5/8", 16" o.c.	3,219 SF	3.05	9,818
-	Mineral wool, acoustic - 3"	3,219 SF	2.22	7,147
-	Gypsum board 5/8" X, paint ready	3,219 SF	3.88	12,490
-	Fire and smoke caulking, sealant	3,219 SF	0.65	2,092
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	3,219 SF	0.75	2,414
7	Partition P2e - metal stud 25G,- 2"x 3 5/8", 24" o.c., acoustic batt	1,252 SF	16.93	21,188
-	Gypsum board 5/8" X, paint ready	1,252 SF	3.88	4,856
-	Gypsum board 5/8" X, taped only	1,252 SF	2.78	3,479
-	Steel studs - 25G, 2"x 3 5/8", 24" o.c.	1,252 SF	2.77	3,467
-	Mineral wool, acoustic - 3"	1,252 SF	2.22	2,778
-	Gypsum board 5/8" X, paint ready	1,252 SF	3.88	4,856
-	Fire and smoke caulking, sealant	1,252 SF	0.65	813
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	1,252 SF	0.75	939
Total:				67,641

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B1 PARTITIONS & DOORS		Quantity	Unit Rate	Amount
8	Partition P2f, P2g - metal stud 25G,- 2"x 3 5/8", 16" o.c., acoustic batt, demising	2,661 SF	19.99	53,200
-	Gypsum board 5/8" X, paint ready	2,661 SF	3.88	10,326
-	Gypsum board 5/8" X, taped only	2,661 SF	2.78	7,398
-	Steel studs - 25G, 2"x 3 5/8", 16" o.c.	2,661 SF	3.05	8,117
-	Mineral wool, acoustic - 3"	2,661 SF	2.22	5,908
-	Gypsum board 5/8" X, taped only	2,661 SF	2.78	7,398
-	Gypsum board 5/8" X, paint ready	2,661 SF	3.88	10,326
-	Fire and smoke caulking, sealant	2,661 SF	0.65	1,730
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	2,661 SF	0.75	1,996
9	Partition P3a - metal stud 25G,- 2"x 6", 24" o.c., acoustic batt	232 SF	23.05	5,351
-	Gypsum board 5/8" X, paint ready	232 SF	3.88	901
-	Steel studs - 25G, 2"x 6", 24" o.c.	232 SF	3.48	808
-	Mineral wool, acoustic - 6"	232 SF	4.44	1,031
-	Gypsum board 5/8" X, paint ready	232 SF	3.88	901
-	Fire and smoke caulking, sealant	232 SF	0.65	151
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	232 SF	0.75	174
-	Furring, 7/8" channel	3,078 SF	0.45	1,385
Total:				58,550

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B1 PARTITIONS & DOORS				
	Quantity	Unit Rate	Amount	
10	Partition P4a, P13b - furring 25G,- 7/8", 16" o.c.	607 SF	5.93	3,600
-	Gypsum board 5/8" X, paint ready	607 SF	3.88	2,355
-	Furring, 7/8" channel	607 SF	0.45	273
-	Fire and smoke caulking, sealant, one side	607 SF	0.35	212
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	607 SF	1.25	759
11	Partition P5a - metal stud 25G - 2 1/2" CH, 24" o.c.	681 SF	12.44	8,469
-	Gypsum board 5/8" X, paint ready	681 SF	3.88	2,642
-	Gypsum board 1" shaftwall liner, friction fit	681 SF	3.66	2,492
-	Steel studs - 25G, 2 1/2" CH, 24" o.c.	681 SF	3.90	2,655
-	Fire and smoke caulking, sealant, one side	681 SF	0.35	238
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	681 SF	0.65	443
			Total:	12,069

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B1 PARTITIONS & DOORS				
	Quantity	Unit Rate	Amount	
12	Partition P6a - metal stud 20G,- 2"x 6", 12" o.c., SDM	324 SF	22.87	7,403
-	Gypsum board 5/8" X, paint ready	324 SF	3.88	1,256
-	Gypsum board 5/8" X, taped only	324 SF	2.78	900
-	Steel studs - 20G, 2"x 6", 12" o.c.	324 SF	5.99	1,939
-	Mineral wool, acoustic - 6"	324 SF	4.44	1,437
-	Gypsum board 5/8" X, paint ready	324 SF	3.88	1,256
-	Fire and smoke caulking, sealant	324 SF	0.65	210
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	324 SF	1.25	405
13	P12a, P13a, P13b, P13c, P14a, concrete counted with structure, A2	0 Nil	0.00	0
14	Partition P11a - metal stud 25G,- 2"x 2 5/8", 16" o.c., 6" CMU	213 SF	27.45	5,853
-	Gypsum board 5/8" X, paint ready	213 SF	3.88	827
-	Steel studs - 25G, 2"x 2 5/8", 16" o.c.	213 SF	2.17	463
-	6" CMU	213 SF	19.50	4,158
-	Fire and smoke caulking, sealant	213 SF	0.65	139
-	Corners, blocking, nailing back up, jacks, frame openings, bracing, brackets & connections	213 SF	1.25	267
			Total:	13,256

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B1 PARTITIONS & DOORS				
	Quantity	Unit Rate	Amount	
15	Glazed partitions	772 SF	233.71	180,413
-	Wall panels, SSG type	772 SF	185.00	142,813
-	Glazed door, single	8 Leaves	2,300.00	18,400
-	Glazed door, double	2 Pair	4,600.00	9,200
-	Hardware, allow rate	1 Sum	10,000.00	10,000
B11 Partitions			Total:	180,413

B1 PARTITIONS & DOORS		Quantity	Unit Rate	Amount
B12 Doors				
1	Interior doors	71 Leaves	1,749.01	124,180
	- Aluminum, single c/w frame, hardware ready	0 Leaves	1,800.00	0
	- Wood, single, hardware ready	18 Leaves	1,175.00	21,150
	- Hollow metal, single, hardware ready	12 Leaves	900.00	10,800
	- Unit interior, MDF, single, c/w frame, hardware ready	27 Leaves	385.00	10,395
	- Unit interior barn slider, MDF, single, c/w hardware	6 Leaves	490.00	2,940
	- Unit interior pocket slider, MDF, single, c/w hardware	8 Leaves	490.00	3,920
	- Hollow metal frame, single, hardware ready	30 No.	875.00	26,250
	- Allowance for glazing to doors	30 No.	500.00	15,000
	- Sealants, adhesives, gap insulation, keying, anchors, brackets	71 No.	475.00	33,725
			Total:	124,180

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B1 PARTITIONS & DOORS				
	Quantity	Unit Rate	Amount	
2	Interior door hardware	71 No.	2,302.75	163,495
-	Mortised hinge set - 3, HD	57 Sets	95.00	5,415
-	Exit device (panic bar), lockable, c/w opposite pull	12 No.	2,925.00	35,100
-	Mortise lockset	18 No.	1,375.00	24,750
-	Door powered operator	2 No.	4,585.00	9,170
-	Door operator actuator push pad set	2 Set	1,450.00	2,900
-	Power supply	2 No.	875.00	1,750
-	Electric strike	2 No.	695.00	1,390
-	Door closer	57 No.	1,075.00	61,275
-	Door stop	57 No.	135.00	7,695
-	Kick plate	30 No.	385.00	11,550
-	Door frame seal	2 No.	765.00	1,530
-	Door drop sweep	2 No.	485.00	970
B12 Doors			Total:	163,495

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B2 FINISHES	Quantity	Unit Rate	Amount
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B22 Ceiling Finishes

1 Ceiling finish	18,301 SF	14.63	267,711
- C1a, Gypsum board 5/8" X, paint ready	17,501 SF	3.88	67,904
- Suspended steel studs - 25G, 2"x 3 5/8", 16" o.c.	17,501 SF	4.05	70,879
- Gypsum board 5/8" X, paint ready	17,501 SF	3.88	67,904
- Paint drywall	17,501 SF	1.50	26,252
- Bulkheads, allow	18,301 SF	1.25	22,877
- Un-finished, exposed structure, allow	800 SF	0.00	0
- Fire and smoke caulking, sealant	18,301 SF	0.65	11,896

B22 Ceiling Finishes	Total:	267,711
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B2 FINISHES	Quantity	Unit Rate	Amount	
<hr/>				
B23 Wall Finishes				
1	Interior wall finishes	51,920 SF	3.29	170,647
	- Paint partitions, finish doors	29,543 SF	1.50	44,315
	- Paint perimeters and miscellaneous	17,914 SF	1.50	26,871
	- Paint column surround	4,463 SF	1.50	6,695
	- Wall base finish	31,151 FT	1.75	54,514
	- Wall trim to residential units, allow sum	9 Units	2,200.00	19,800
	- Transitions, colours	51,920 SF	0.45	23,364
	- Deduct glazing	3,274 SF	(1.50)	(4,911)
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B23 Wall Finishes		Total:	170,647	
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B3 FITTINGS & EQUIPMENT	Quantity	Unit Rate	Amount
B31 Fittings and Fixtures			
1 Fittings and fixtures - allow rate	18,301 SF	15.00	274,518

B31 Fittings and Fixtures	Total:	274,518
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B3 FITTINGS & EQUIPMENT				
	Quantity	Unit Rate	Amount	
B33 Elevators				
1	Elevator, passenger cab (1) - allow rate	6 Stops	49,800.00	298,800
B33 Elevators			Total:	298,800

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C1 MECHANICAL	Quantity	Unit Rate	Amount
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C11 Plumbing & Drainage

1 Plumbing Fixtures	18,301 SF	2.43	44,550
- Water closet	14 No.	1,000.00	14,000
- Lavatory	14 No.	1,000.00	14,000
- Kitchen sink - double	9 No.	800.00	7,200
- Kitchen sink - single	1 No.	750.00	750
- Shower	10 No.	750.00	7,500
- Janitor Sink	1 No.	1,100.00	1,100

Total:			44,550
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C1 MECHANICAL	Quantity	Unit Rate	Amount
2 Domestic water	18,301 SF	5.41	99,015
- New incoming service with BFP, 3"	1 Sum	10,000.00	10,000
- Domestic hot water heater	2 No.	10,000.00	20,000
- Recirculation pump	1 No.	3,500.00	3,500
- Expansion tank	1 No.	2,500.00	2,500
- Domestic water pipe, 3" to 2 1/2"	164 FT	44.20	7,251
- Domestic water pipe, 2" to 1 1/2"	164 FT	25.91	4,250
- Domestic water pipe, 1 1/4" to 1"	328 FT	19.81	6,499
- Domestic water pipe, 3/4" to 5/8"	658 FT	15.24	10,023
- Thermal pipe insulation	1,312 FT	9.14	11,992
- Fixture rough in	49 No.	300.00	14,700
- Dishwasher connection	10 No.	200.00	2,000
- Laundry connection	9 No.	250.00	2,250
- Floor drain primer	12 No.	275.00	3,300
- Non freeze hose bib	2 No.	375.00	750
<hr/> Total:			99,015

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C1 MECHANICAL	Quantity	Unit Rate	Amount
3 Sanitary drainage	18,301 SF	5.64	103,240
- Drain & vent below grade, 6" to 4"	246 FT	53.34	13,125
- Drain & vent below grade, 4" to 3"	492 FT	50.29	24,749
- Drain & vent below grade, 2" to 1 1/2"	738 FT	38.10	28,125
- Condensate drains	328 FT	25.91	8,501
- Vent through roof	10 No.	200.00	2,000
- Floor drain	12 No.	195.00	2,340
- Fixture rough in	49 No.	250.00	12,250
- Dishwasher connection	10 No.	150.00	1,500
- Laundry connection	9 No.	400.00	3,600
- Elevator sump pump	1 Sum	6,500.00	6,500
- Scupper / BWV	1 No.	550.00	550
4 Storm drainage	18,301 SF	1.81	33,179
- Storm below grade, 6"	213 FT	53.34	11,375
- Storm above grade, 4"	246 FT	47.24	11,624
- Roof drain	4 No.	295.00	1,180
- Weeper sump pump	1 No.	7,500.00	7,500
- Radon pit cover	1 No.	1,500.00	1,500
<hr/> Total:			136,419

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C1 MECHANICAL				
	Quantity	Unit Rate	Amount	
5	Miscellaneous	18,301 SF	0.68	12,500
	- Sleeving	1 Sum	5,000.00	5,000
	- Fire stopping	1 Sum	7,500.00	7,500

C11 Plumbing & Drainage

Total:

12,500

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C1 MECHANICAL				
	Quantity	Unit Rate	Amount	
C12 Fire Protection				
1	Fire extinguishers	18,301 SF	0.32	5,800
	- Wall mounted	10 No.	155.00	1,550
	- Cabinet mounted	10 No.	425.00	4,250
2	Sprinklers	18,301 SF	5.16	94,492
	- Incoming with backflow preventer	18,301 SF	1.10	20,131
	- Sprinkler header / siamese / alarm valve	18,301 SF	0.41	7,503
	- Sprinkler head	187 No.	235.00	43,980
	- Additional cost for heads and piping grid, in previous open areas, drywall ceiling penetrations, allow	18,301 SF	1.25	22,877
<hr/>				
C12 Fire Protection		Total:	100,292	

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C1 MECHANICAL	Quantity	Unit Rate	Amount
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C13 HVAC

1 Air distribution equipment	18,301 SF	10.15	185,800
- VRF fan coil, 0.3 ton	8 No.	3,500.00	28,000
- VRF fan coil, 0.5 ton	3 No.	4,200.00	12,600
- VRF fan coil, 1.5 ton	6 No.	4,500.00	27,000
- VRF fan coil, 2.0 ton	1 No.	5,200.00	5,200
- Outdoor condenser, 15 ton	1 No.	35,000.00	35,000
- Refrigeration pipe	18 No.	1,200.00	21,600
- HRV 1, 1000 CFM	1 No.	7,500.00	7,500
- MUA 1, 5000 CFM	1 No.	25,000.00	25,000
- Exhaust fan	5 No.	450.00	2,250
- Range hood	10 No.	500.00	5,000
- Laundry booster	9 No.	350.00	3,150
- HRV Apartment	9 No.	1,500.00	13,500

Total:			185,800
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C1 MECHANICAL		Quantity	Unit Rate	Amount
2	Air distribution ductwork	18,301 SF	25.85	473,008
-	Galvanized ductwork	16,535 Lbs	13.61	225,035
-	Thermal insulation	23,681 SF	2.79	66,069
-	Outside air louver c/w motorized damper	2 No.	3,500.00	7,000
-	Supply grill apartment	27 No.	235.00	6,345
-	Supply grill	30 No.	195.00	5,850
-	Exhaust grill	10 No.	155.00	1,550
-	Return grill	10 No.	125.00	1,250
-	Dryer lint trap, duct, wall box	9 No.	800.00	7,200
-	HRV wall box	18 No.	350.00	6,300
-	Additional cost for metal and flex ductwork, diffusers, returns, in previous open areas, drywall ceiling penetrations, allow	18,301 SF	8.00	146,410
3	Balancing and commissioning	18,301 SF	1.07	19,500
-	Air balancing	1 Sum	12,000.00	12,000
-	TAB - contractor	1 Sum	7,500.00	7,500
4	Electric heater	18,301 SF	1.48	27,000
-	Force flow heater	1 No.	1,400.00	1,400
-	Electric baseboard	49 No.	400.00	19,600
-	Electric duct heater	5 No.	1,200.00	6,000
C13 HVAC			Total:	519,508

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C1 MECHANICAL	Quantity	Unit Rate	Amount
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C14 Controls

1 Mechanical controls	18,301 SF	4.78	87,500
- MUA	1 No.	5,000.00	5,000
- Heat recovery ventilator	1 No.	3,500.00	3,500
- VRF fan coil	18 No.	1,200.00	21,600
- HRV apartment	9 No.	850.00	7,650
- Electric duct coil	4 No.	950.00	3,800
- BMS software programming	1 Sum	25,000.00	25,000
- Additional cost for controls in ductwork, allow	18,218 SF	1.15	20,950

C14 Controls	Total:	87,500
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C2 ELECTRICAL	Quantity	Unit Rate	Amount
C21 Service & Distribution			
1 Main power	18,301 SF	8.54	156,251
- Secondary duct bank	49 FT	83.82	4,125
- Telecom, fibre duct bank	49 FT	53.34	2,625
- Main switchboard - 600A, 208V	1 No.	95,000.00	95,000
- Panel - 200A, 208V	6 No.	3,500.00	21,000
- Panel - 100A, 208A	9 No.	2,500.00	22,500
- Feeders, secondary	49 FT	28.96	1,425
- Feeders, panels	246 FT	13.72	3,376
- Feeders, elevator	1 Sum	4,200.00	4,200
- Testing	1 Sum	1,000.00	1,000
- Grounding	1 Sum	1,000.00	1,000
C21 Service & Distribution			Total: 156,251

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	Quantity	Unit Rate	Amount
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C22 Lighting, Devices & Heating

			Total:
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C2 ELECTRICAL		Quantity	Unit Rate	Amount
1	Light fixtures	18,301 SF	8.21	150,249
	- Type L1A	22 No.	325.00	7,150
	- Type L1B	59 No.	400.00	23,600
	- Type L2A	24 No.	225.00	5,400
	- Type L2B	41 No.	225.00	9,225
	- Type L3A	3 No.	300.00	900
	- Type L3B	27 No.	300.00	8,100
	- Type L4	2 No.	225.00	450
	- Type L5/6	6 No.	250.00	1,500
	- Type apartment	63 No.	150.00	9,450
	- Type elevator pit	1 No.	100.00	100
	- Emergency battery	20 No.	550.00	11,000
	- Emergency double head	38 No.	225.00	8,550
	- Exit sign	24 No.	350.00	8,400
	- Dimmer	12 No.	175.00	2,100
	- Wall switch O/C	25 No.	165.00	4,125
	- Branch wiring	1 Sum	50,000.00	50,000
	- Credit for quality of non-residential lighting fixtures, for exposed versus non-exposed fixture housing, allow	213 No.	(50.00)	(10,650)
	- Credit reduced conduit requirement in exposed / open areas, allow	18,301 SF	(0.50)	(9,151)
	- Additional cost for additional branch wiring to a grid area versus open area, allow	1 Sum	20,000.00	20,000
			Total:	150,249

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C2 ELECTRICAL	Quantity	Unit Rate	Amount
2 Power outlets, devices, connections	18,301 SF	7.17	131,295
- Wall receptacle 15A	250 No.	145.00	36,250
- Wall receptacle 20A tee	25 No.	150.00	3,750
- Wall receptacle 15A GFI weather proof	12 No.	155.00	1,860
- Floor box	17 No.	375.00	6,375
- GFI 15A	30 No.	150.00	4,500
- Auto door opener and activators switches	2 No.	550.00	1,100
- Stove	10 No.	225.00	2,250
- Dishwasher	10 No.	150.00	1,500
- Dryer	9 No.	215.00	1,935
- Washer	9 No.	150.00	1,350
- Branch wiring	1 Sum	65,000.00	65,000
- Credit reduced conduit requirement in exposed / open areas, allow	18,301 SF	(0.25)	(4,575)
- Additional cost for additional branch wiring to a grid area versus open area, allow	1 Sum	10,000.00	10,000
Total:			131,295

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C2 ELECTRICAL				
	Quantity	Unit Rate	Amount	
3	Mechanical power	18,301 SF	2.98	54,601
-	Domestic hot water recirculation pump	1 No.	225.00	225
-	Make up air 1	2 No.	1,000.00	2,000
-	HRV	1 No.	1,000.00	1,000
-	Exhaust fan	14 No.	200.00	2,800
-	Duct heater	24 No.	295.00	7,080
-	Baseboard heater	48 No.	250.00	12,000
-	Fan coil	18 No.	225.00	4,050
-	Condenser	1 No.	1,000.00	1,000
-	Other controls	1 Sum	500.00	500
-	Branch wiring	1 Sum	20,000.00	20,000
-	Credit reduced conduit requirement in exposed / open areas, allow	18,218 SF	(0.25)	(4,554)
-	Additional cost for additional branch wiring to a grid area versus open area, allow	1 Sum	8,500.00	8,500
C22 Lighting, Devices & Heating			Total:	54,601

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C2 ELECTRICAL	Quantity	Unit Rate	Amount
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C23 Systems & Ancillaries

1	Fire alarm	18,301 SF	4.10	75,100
-	New fire alarm panel	1 Sum	20,000.00	20,000
-	Pull station	9 No.	225.00	2,025
-	CO detector	10 No.	425.00	4,250
-	Smoke detector	11 No.	395.00	4,345
-	Horn, strobe	29 No.	475.00	13,775
-	Sprinkler monitoring	1 Sum	950.00	950
-	Verification	1 Sum	7,500.00	7,500
-	Wiring	1 Sum	20,000.00	20,000
-	Credit reduced conduit requirement in exposed / open areas, allow	18,301 SF	(0.15)	(2,745)
-	Additional cost for branch wiring to a grid area versus open area, allow	1 Sum	5,000.00	5,000
2	Voice and data	18,301 SF	1.84	33,755
-	Data outlet	50 No.	150.00	7,500
-	Data rack	1 Sum	4,000.00	4,000
-	Wiring, J hook	1 Sum	20,000.00	20,000
-	Credit reduced conduit requirement in exposed / open areas, allow	18,301 SF	(0.15)	(2,745)
-	Additional cost for branch wiring to a grid area versus open area, allow	1 Sum	5,000.00	5,000

			Total:	108,855
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C2 ELECTRICAL	Quantity	Unit Rate	Amount
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3 Security, allowance	18,301 SF	1.38	25,256
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C23 Systems & Ancillaries

Total:

25,256

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D1 SITE WORK	Quantity	Unit Rate	Amount
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D11 Site Development

1	Concrete mat, courtyard retaining wall, 18" dp - reinforced, 25 MPa	706 SF	33.58	23,700
-	Formwork - each side	219 SF	16.00	3,507
-	25 MPa concrete - supply	39 CY	155.20	6,087
-	Place concrete - allow 5 man crew, 12 CY/Hr	39 CY	26.75	1,049
-	Concrete pump truck - rate per CY	39 CY	13.50	529
-	Concrete additives - per CY	39 CY	22.80	894
-	Rebar 20M, c/w hook 12" o.c., UUL	807 Lbs	1.75	1,412
-	Rebar 6 20M, c/w hook, LUL	595 Lbs	1.75	1,040
-	Rebar 9 20M, c/w hook, ULL	892 Lbs	1.75	1,561
-	Rebar 25M 6" o.c., LLL	4,355 Lbs	1.75	7,620

Total:			23,700
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D1 SITE WORK		Quantity	Unit Rate	Amount
2	Concrete slab on grade, courtyard, 4" deep, 28 MPa, WWM	674 SF	10.45	7,040
-	Concrete 28 MPa, 4", no air, supply	8 CY	160.56	1,323
-	Edge thickening and misc infill at columns - allow 15%	1 CY	160.56	199
-	Place concrete	9 CY	26.75	253
-	Concrete pump truck - rate per CY	9 CY	13.50	128
-	Concrete additives	9 CY	22.80	216
-	Power trowel finish	674 SF	1.50	1,011
-	Welded wire mesh	674 SF	1.50	1,011
-	Granular fill - 8" deep, compacted	16 CY	39.00	642
-	Moisture barrier c/w sealed joints	674 SF	1.85	1,247
-	Construction and expansion joints	674 SF	1.50	1,011
			Total:	7,040

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D1 SITE WORK		Quantity	Unit Rate	Amount
3	Concrete retaining wall, courtyard, 16" - 25 MPa	1,326 SF	69.05	91,566
-	Formwork - each side	2,652 SF	23.00	60,999
-	25 MPa concrete - supply	65 CY	155.20	10,138
-	Place concrete - allow	65 CY	26.75	1,747
-	Concrete pump truck - rate per CY	65 CY	13.50	882
-	Concrete additives - allow per CY	65 CY	22.80	1,489
-	Rebar 15M - 12" o.c., horizontal single row, continuous c/w 20% lap, allow 1.06 Lbs / SF	1,687 Lbs	1.75	2,952
-	Rebar 15M - 12" o.c., horizontal single row, continuous c/w 20% lap, allow 1.06 Lbs / SF	1,687 Lbs	1.75	2,952
-	Rebar 15M - 12" o.c., vertical single row, c/w 10% lap, allow 1.06 Lbs / SF	1,687 Lbs	1.75	2,952
-	Rebar 15M - 12" o.c., vertical single row, c/w 10% lap, allow 1.06 Lbs / SF	1,687 Lbs	1.75	2,952
-	Rebar dowel 15M - 12" o.c., 6'	498 Lbs	1.75	871
-	Rebar dowel 15M - 12" o.c., 6'	498 Lbs	1.75	871
-	Rebar - misc integrity reinforcement - openings, drops, shear points - allow 1.19 Lbs / SF	1,578 Lbs	1.75	2,762
Total:				91,566

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D1 SITE WORK		Quantity	Unit Rate	Amount
4	Concrete slab on grade, parking, 4" deep, 28 MPa, WWM	340 SF	10.44	3,549
-	Concrete 28 MPa, 4", no air, supply	4 CY	160.56	666
-	Edge thickening and misc infill at columns - allow 15%	1 CY	160.56	100
-	Place concrete	5 CY	26.75	128
-	Concrete pump truck - rate per CY	5 CY	13.50	65
-	Concrete additives	5 CY	22.80	109
-	Power trowel finish	340 SF	1.50	510
-	Welded wire mesh	340 SF	1.50	510
-	Granular fill - 8" deep, compacted	8 CY	39.00	324
-	Moisture barrier c/w sealed joints	340 SF	1.85	629
-	Construction and expansion joints	340 SF	1.50	510
5	W5a, Elements control, foundation	1,176 SF	5.75	6,764
-	Membrane	1,176 SF	2.50	2,941
-	Geotextile and drainage board	1,176 SF	3.25	3,823
D11 Site Development			Total:	10,313

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D1 SITE WORK				
	Quantity	Unit Rate	Amount	
D12 Mechanical Site Services				
1	Watermain	1,316 SF	6.35	8,350
	- 6" Watermain	33 FT	71.63	2,350
	- Connect to existing	1 Sum	4,500.00	4,500
	- Shut off	1 Sum	1,500.00	1,500
2	Sanitary Drainage - Cunard Study 2023 - (Wood Model)	1,316 SF	9.00	11,850
	- 8" Sanitary line	33 FT	71.63	2,350
	- Manhole	1 No.	5,000.00	5,000
	- Connect to existing	1 Sum	4,500.00	4,500
3	Storm Drainage	1,316 SF	9.16	12,050
	- 10" Storm line	33 FT	77.72	2,550
	- Manhole	1 No.	5,000.00	5,000
	- Connect to existing	1 Sum	4,500.00	4,500
<hr/>				
D12 Mechanical Site Services			Total:	32,250

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D1 SITE WORK	Quantity	Unit Rate	Amount
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D13 Electrical Site Services

1	Site Power	1,316 SF	7.73	10,175
	- Secondary duct bank	49 FT	83.82	4,125
	- Telecom, fibre duct bank	49 FT	53.34	2,625
	- Feeders, secondary	49 FT	28.96	1,425
	- Testing	1 Sum	1,000.00	1,000
	- Grounding	1 Sum	1,000.00	1,000
2	Light fixtures	1,316 SF	13.52	17,790
	- Site fixture pole	2 No.	5,000.00	10,000
	- Site fixture wall	4 No.	450.00	1,800
	- Wall switch O/C	6 No.	165.00	990
	- Site wiring	1 Sum	5,000.00	5,000

D13 Electrical Site Services	Total:	27,965
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APPENDIX G
EXCLUSIONS LIST

EXCLUSIONS LIST

If any of these excluded items are included in the body of the estimate, then their inclusion shall only be limited to the amounts allowed within the estimate for those items.

The following items if applicable to your project, are excluded from the estimate:

1. Cost of Design Exclusions, Omissions and Errors
2. Professional Fees and Expenses
3. Infection Control Allowance
4. Location Factor Allowance
5. Phasing Allowance
6. Preventative Maintenance Contracts
7. Land Acquisition and Impost Charges
8. Development Charges
9. Legal Fees and Expenses or other Insurance Related Fees
10. Value Added Tax
11. Right of Way Charges or Easement Requirements
12. Financing Fees and Carrying Costs
13. Fund Raising Requirements
14. Owner's Staff and Associated Management
15. Owner Furnished Material or Associated Labour
16. Impact of Adjacent Properties and their Conditions
17. Removal or Mitigation or Remediation of Contaminated Soils
18. Removal of Asbestos or Mitigation of any Hazardous Material
19. Removal of PCB Contaminated Electrical Equipment
20. Trucking beyond 10 kilometers Return (excavation work)
21. Mitigation of Water Conditions
22. Winter Conditions Affecting the Work
23. Salvage Costs from Woodlot Clearing or Demolition, or any other materials
24. Mitigation or Handling of any discovered Explosives or Ordinances
25. Partial Load Restrictions on Roads to Project
26. Estimates Are Not Indicators of Total Costs
 - a. Estimates are Meant for Comparative Uses, not Tender
 - b. Projections, Fittings and Equipment, are not included
 - c. Some Items Not Impacting Comparisons – are Allowances or, not included