



# EXECUTIVE SUMMARY

**\$15,072,000**  
PROJECT TOTAL

**\$430,629**  
TOTAL /UNIT

**\$4,312 /m2**  
TOTAL /m<sup>2</sup>  
**\$401 /sf**  
TOTAL /sf

**3,495 m<sup>2</sup>**  
**37,620 sf**  
PROJECT GCA

Building Component	Area (m <sup>2</sup> )	Area (SF)	Total/SF	Total	Units	Total / Unit
U/G Parking (1 Level)	2,390 m <sup>2</sup>	25,726 sf	\$170 /sf	\$4,380,000	50	\$87,600
Proposed Condo Tower (6 Levels)	3,495 m <sup>2</sup>	37,620 sf	\$246 /sf	<b>\$9,237,000</b>	35	\$263,914
Site Development	2,652 m <sup>2</sup>	28,546 sf	\$12 /sf	\$339,000	35	\$9,686
Pre-contingency Subtotal (GCA)	3,495 m <sup>2</sup>	37,620 sf	\$371 /sf	<b>\$13,956,000</b>	35	\$398,743
Design & Pricing Contingency (5%)	3,495 m <sup>2</sup>	37,620 sf	\$19 /sf	\$698,000	35	\$19,943
Design Contingency Subtotal (GCA)	3,495 m <sup>2</sup>	37,620 sf	\$390 /sf	\$14,654,000	35	\$418,686
Escalation Contingency (0.0%)	3,495 m <sup>2</sup>	37,620 sf	\$0 /sf	\$0	35	\$0
Construction Contingency (3.0%)	3,495 m <sup>2</sup>	37,620 sf	\$11 /sf	\$418,000	35	\$11,943
Total Construction Cost (GCA)	3,495 m <sup>2</sup>	37,620 sf	\$401 /sf	\$15,072,000	35	\$430,629
HST				EXCLUDED		
<b>Total Construction Cost (GCA)</b>	<b>3,495 m<sup>2</sup></b>	<b>37,620 sf</b>	<b>\$401 /sf</b>	<b>\$15,072,000</b>	<b>35</b>	<b>\$430,629</b>

Separate Price - Risk of Raft slab & Tanking

**Excluded**

**Notes (see cover letter also)**

- 1) Stats for GPA and GCA are based on the drawings provided, and measured by Altus. Counts are based on the architect stats.
- 2) Cast-in-place concrete structure and standard shallow footings.
- 3) Cladding is based on an approximate take off from the current elevations.
- 4) Parking based on 1 level as per the drawing.
- 5) General requirements detailed in the estimate, based on 20 months to final occupancy.
- 6) Construction management fees, bonding & insurance are excluded (assumed pro-forma).
- 7) Estimate **excludes** demolition or contaminated soil removal (assumed pro-forma)
- 8) Spec is based on mid-quality, with no premiums for sustainability over minimum code / municipal requirements
- 9) Site connections (Hydro etc.), Off-Site Works, FF&E - Furnishings/exercise equipment/amenity equipment are excluded (assumed on pro-forma)
- 10) Assumed to be a single phased CCDC5 type contract, premiums for phasing not included.
- 11) This estimate is order of magnitude only, the divisional detail is largely ratio based using historical data; minimal measurement was performed and the detail provided should not imply additional accuracy over a OofM level.
- 12) The COVID-19 pandemic has the potential to materially impact the project construction budget beyond the estimate provided herein and outside of "standard" project contingencies. This estimate does not include any potential COVID-19 related impact costs



**McLeod Road**  
**Order of Magnitude Estimate (Class D)**

**DIVISIONAL ESTIMATE SUMMARY & DETAIL**

Item / Description	Under Ground Parking			Residential Tower			Total			Comments
	Quantity	Rate	\$ Amount	Quantity	Rate	\$ Amount	Quantity	Rate	\$ Amount	
<b>DIVISIONAL SUMMARY</b>										
02 Existing Conditions			\$ -			\$ -				N/A, Demolition is excluded
03 Concrete & Formwork	2,390 m2	\$ 726.78	\$ 1,737,000	3,495 m2	\$ 612.59	\$ 2,141,000	3,495 m2	\$ 1,109.59	\$ 3,878,000	30%
04 Masonry	2,390 m2	\$ 38.08	\$ 91,000	3,495 m2	\$ 8.30	\$ 29,000	3,495 m2	\$ 34.33	\$ 120,000	1%
05 Metals	2,390 m2	\$ 13.39	\$ 32,000	3,495 m2	\$ 33.48	\$ 117,000	3,495 m2	\$ 42.63	\$ 149,000	1%
06 Wood & Plastic	2,390 m2	\$ 4.18	\$ 10,000	3,495 m2	\$ 132.76	\$ 464,000	3,495 m2	\$ 135.62	\$ 474,000	4%
07 Thermal & Moisture Protection	2,390 m2	\$ 159.83	\$ 382,000	3,495 m2	\$ 315.31	\$ 1,102,000	3,495 m2	\$ 424.61	\$ 1,484,000	12%
08 Doors, Entrances & Windows	2,390 m2	\$ 21.76	\$ 52,000	3,495 m2	\$ 304.43	\$ 1,064,000	3,495 m2	\$ 319.31	\$ 1,116,000	9%
09 Finishes	2,390 m2	\$ 38.08	\$ 91,000	3,495 m2	\$ 344.78	\$ 1,205,000	3,495 m2	\$ 370.82	\$ 1,296,000	10%
10 Specialties	2,390 m2	\$ 11.72	\$ 28,000	3,495 m2	\$ 15.16	\$ 53,000	3,495 m2	\$ 23.18	\$ 81,000	1%
11 Equipment	2,390 m2	\$ 6.28	\$ 15,000	3,495 m2	\$ 50.07	\$ 175,000	3,495 m2	\$ 54.36	\$ 190,000	1%
12 Furnishings				3,495 m2	\$ 2.29	\$ 8,000	3,495 m2	\$ 2.29	\$ 8,000	0%
13 Special Construction			\$ -	3,495 m2	\$ 2.00	\$ 7,000	3,495 m2	\$ 2.00	\$ 7,000	0%
14 Conveying Systems	2,390 m2	\$ 10.46	\$ 25,000	3,495 m2	\$ 47.21	\$ 165,000	3,495 m2	\$ 54.36	\$ 190,000	1%
21 Mechanical	2,390 m2	\$ 110.04	\$ 263,000	3,495 m2	\$ 390.56	\$ 1,365,000	3,495 m2	\$ 465.81	\$ 1,628,000	13%
26 Electrical	2,390 m2	\$ 71.97	\$ 172,000	3,495 m2	\$ 136.19	\$ 476,000	3,495 m2	\$ 185.41	\$ 648,000	5%
31 Earthwork	2,390 m2	\$ 457.74	\$ 1,094,000	3,495 m2	\$ 5.15	\$ 18,000	3,495 m2	\$ 318.17	\$ 1,112,000	9%
32 Site Improvements			\$ -	3,495 m2	\$ 79.83	\$ 279,000	3,495 m2	\$ 79.83	\$ 279,000	2%
33 Site Utilities				3,495 m2	\$ 17.17	\$ 60,000	3,495 m2	\$ 17.17	\$ 60,000	0%
<b>Sub-Total</b>	<b>2,390 m2 (GPA)</b>	<b>\$ 1,670.29</b>	<b>\$ 3,992,000</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 2,497.28</b>	<b>\$ 8,728,000</b>	<b>3,495 m2</b>	<b>\$ 3,639.48</b>	<b>\$ 12,720,000</b>	<b>\$338 /SF</b>

<b>CASH ALLOWANCES, GCs, INSURANCE, CONTINGENCIES, CM FEE</b>										
01 Cash Allowances			\$ -			\$ -			\$ -	Excluded
01 General Conditions	2,390 m2	\$ 162.34	\$ 388,000	3,495 m2	\$ 242.63	\$ 848,000	3,495 m2	\$ 353.65	\$ 1,236,000	See Detailed Calculation
01 Testing & Inspection and Mock-ups			\$ -			\$ -			\$ -	Excluded, assumed soft costs
01 Subguard			\$ -			\$ -			\$ -	Excluded
01 Project Insurance			\$ -			\$ -			\$ -	Excluded, assumed soft costs
01 Bonding			\$ -			\$ -			\$ -	Excluded
<b>Sub-Total Prior to Contingency and Fees</b>	<b>2,390 m2 (GPA)</b>	<b>\$ 162.34</b>	<b>\$ 388,000</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 242.63</b>	<b>\$ 848,000</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 353.65</b>	<b>\$ 1,236,000</b>	<b>\$33 /SF</b>
01 Design Development Contingency	2,390 m2	\$ 91.63	\$ 219,000	3,495 m2	\$ 137.05	\$ 479,000	3,495 m2	\$ 199.71	\$ 698,000	5%
01 Escalation Contingency			\$ -			\$ -			\$ -	Excluded
01 Post-Contract Contingency	2,390 m2	\$ 54.81	\$ 131,000	3,495 m2	\$ 82.12	\$ 287,000	3,495 m2	\$ 119.60	\$ 418,000	3%
01 Construction Management Fees			\$ -			\$ -			\$ -	Excluded
<b>Sub-Total</b>	<b>2,390 m2 (GPA)</b>	<b>\$ 308.79</b>	<b>\$ 738,000</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 461.80</b>	<b>\$ 1,614,000</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 672.96</b>	<b>\$ 2,352,000</b>	<b>\$63 /SF</b>
<b>TOTAL CONSTRUCTION COST</b>	<b>2,390 m2</b>	<b>\$ 1,979</b>	<b>\$ 4,730,000</b>	<b>3,495 m2</b>	<b>\$ 2,959</b>	<b>\$ 10,342,000</b>	<b>3,495 m2</b>	<b>\$ 4,312</b>	<b>\$ 15,072,000</b>	<b>\$401 /SF</b>

<b>DIVISIONAL DETAIL</b>										
<b>DIV 02</b>	<b>EXISTING CONDITIONS</b>									
02 01 00	Maintenance of Existing Conditions									N/A
02 41 13	Selective Site Demolition									N/A
02 41 16	Structural Demolition									N/A
02 41 19.1	Selective Renovation									N/A
<b>Sub-Total</b>	<b>2,390 m2 (GPA)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>3,495 m2 (GCA)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>3,495 m2 (GCA)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$0 /Suite</b>



**McLeod Road**  
**Order of Magnitude Estimate (Class D)**

**DIVISIONAL ESTIMATE SUMMARY & DETAIL**

Item / Description	Under Ground Parking			Residential Tower			Total			Comments
	Quantity	Rate	\$ Amount	Quantity	Rate	\$ Amount	Quantity	Rate	\$ Amount	
<b>DIV 03 CONCRETE &amp; FORMWORK</b>										
3110 Concrete Forming	5,258 m2	\$ 185.00	\$ 972,730	7,689 m2	\$ 165.00	\$ 1,268,685	12,947 m2	\$ 173.12	\$ 2,241,415	\$16.08 /SF
E.O RCS / ACS										\$0.00 /SF
E.O Speed Fans / Safety										\$0.00 /SF
E.O Slab on grade	2,390 m2	\$ 20.00	\$ 47,800	1,569 m2	\$ 20.00	\$ 31,380	3,959 m2	\$ 20.00	\$ 79,180	\$0.57 /SF
Concrete cutting and coring	1 Sum	\$ 5,000.00	\$ 5,000	1 Sum	\$ 5,000.00	\$ 5,000	1 Sum	\$ 10,000.00	\$ 10,000	\$0.07 /SF
03 21 00 Reinforcing Steel - Supply	151 MT	\$ 1,500.00	\$ 225,855	165 MT	\$ 1,500.00	\$ 247,708	316 MT	\$ 1,500.00	\$ 473,563	105 kg/m3
03 21 00 Reinforcing Steel - Install with Accessories	151 MT	\$ 860.00	\$ 129,490	165 MT	\$ 860.00	\$ 142,019	316 MT	\$ 860.00	\$ 271,510	105 kg/m3
E.O Pre-Tied										N/A
E.O Couplers / Stud Rails										N/A
03 21 00 Reinforcing Steel - Detailing	151 MT	\$ 45.00	\$ 6,776	165 MT	\$ 45.00	\$ 7,431	316 MT	\$ 45.00	\$ 14,207	105 kg/m3
03 22 00 Welded Wire Mesh	2,390 m2	\$ 8.00	\$ 19,120	1,569 m2	\$ 8.00	\$ 12,552	2,390 m2	\$ 13.25	\$ 31,672	At SOG
03 31 00 Supply of Concrete	1,434 m3	\$ 155.00	\$ 222,270	1,573 m3	\$ 150.00	\$ 235,913	3,007 m3	\$ 152.38	\$ 458,183	Excludes Escalation
03 30 03 Concrete Placing	1,434 m3	\$ 70.00	\$ 100,380	1,573 m3	\$ 70.00	\$ 110,093	3,007 m3	\$ 70.00	\$ 210,473	
E.O For Concrete Pumping				- m3	\$ 45.00	\$ -				Excluded
03 35 00 Concrete Finishing / Leveling		N/A		3,495 m2	\$ 12.00	\$ 41,940	3,495 m2	\$ 12.00	\$ 41,940	\$1.11 /SF
03 41 00 Precast Stairs (Supply)	52 treads	\$ 145.00	\$ 7,540	264 treads	\$ 145.00	\$ 38,280	316 treads	\$ 145.00	\$ 45,820	
03 45 00 Prec-cast Panels - White										\$0.00 /SF
03 45 00 Prec-cast Panels - Brick										\$0.00 /SF
E.O For Returns										5% Allowance
<b>Sub-Total</b>	<b>2,390 m2 (GPA)</b>	<b>\$ 726.76</b>	<b>\$ 1,736,961</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 612.59</b>	<b>\$ 2,141,001</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 1,109.57</b>	<b>\$ 3,877,962</b>	<b>\$110,799 /Suite</b>
<b>DIV 04 MASONRY</b>										
04 05 00 Heritage								N/A		No heritage
04 21 00 Brick Unit Masonry								N/A		N/A
E.O for returns and feature on elevations								N/A		N/A
04 22 00 Concrete Unit Masonry	478 m2	\$ 190.00	\$ 90,820	175 m2	\$ 165.00	\$ 28,834	653 m2	\$ 183.31	\$ 119,654	Ratio based
<b>Sub-Total</b>	<b>2,390 m2 (GPA)</b>	<b>\$ 38.00</b>	<b>\$ 90,820</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 8.25</b>	<b>\$ 28,834</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 34.24</b>	<b>\$ 119,654</b>	<b>\$3,419 /Suite</b>
<b>DIV 05 METALS</b>										
05 12 00 Structural Steel Framing				1 Sum	\$ 25,000.00	\$ 25,000	1 Sum	\$ 25,000.00	\$ 25,000	Allowance (Cooling Tower, Projections, Canopies, brick projections)
05 31 00 Steel Decking										
05 36 00 Composite Metal Decking										
05 41 00 Structural Metal Stud Framing										
05 50 00 Metal Fabrication	2,390 m2	\$ 10.00	\$ 23,900	35 Suite	\$ 1,500.00	\$ 52,500	35 Suite	\$ 2,182.86	\$ 76,400	\$2.03 /SF
05 51 00 Metal Stairs (handrails)	35 lm	\$ 225.00	\$ 7,839	177 lm	\$ 225.00	\$ 39,798	212 lm	\$ 225.00	\$ 47,637	Blended approach (based on ratios)
05 70 00 Decorative Metals								N/A		Allowance for lobby and amenity
<b>Sub-Total</b>	<b>2,390 m2 (GPA)</b>	<b>\$ 13.28</b>	<b>\$ 31,739</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 33.56</b>	<b>\$ 117,298</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 42.64</b>	<b>\$ 149,037</b>	<b>\$4,258 /Suite</b>
<b>DIV 06 WOOD &amp; PLASTIC</b>										
06 10 00 Rough Carpentry (Materials)	2,390 m2	\$ 4.00	\$ 9,560	35 Suite	\$ 450.00	\$ 15,750	35 Suite	\$ 723.14	\$ 25,310	\$0.67 /SF
06 16 00 Finish Carpentry				35 Suite	\$ 4,000.00	\$ 140,000	35 Suite	\$ 4,000.00	\$ 140,000	
E.O for Penthouse Units								N/A		N/A
06 16 00 Millwork				35 Suite	\$ 1,000.00	\$ 35,000	35 Suite	\$ 1,000.00	\$ 35,000	Amenity and Common area Millwork
06 40 00 Kitchen and Bath Cabinets				35 Suite	\$ 4,000.00	\$ 140,000	35 Suite	\$ 4,000.00	\$ 140,000	\$4,297 /suite total
E.O Vanities				16 Suite	\$ 650.00	\$ 10,400	16 Suite	\$ 650.00	\$ 10,400	
E.O for Penthouse Units								N/A		N/A
06 40 10 Counter Tops				35 Suite	\$ 1,800.00	\$ 63,000	35 Suite	\$ 1,800.00	\$ 63,000	\$3,606 /suite total
E.O Vanities				16 Suite	\$ 450.00	\$ 7,200	16 Suite	\$ 450.00	\$ 7,200	
E.O Window Sills				35 Suite	\$ 1,500.00	\$ 52,500	35 Suite	\$ 1,500.00	\$ 52,500	
06 40 31 Internal unit stairs (including handrails)				- No.	\$ 10,000.00	\$ -		N/A		N/A



**McLeod Road**  
**Order of Magnitude Estimate (Class D)**

**DIVISIONAL ESTIMATE SUMMARY & DETAIL**

Item / Description	Under Ground Parking			Residential Tower			Total			Comments
	Quantity	Rate	\$ Amount	Quantity	Rate	\$ Amount	Quantity	Rate	\$ Amount	
<b>Sub-Total</b>	<b>2,390 m2 (GPA)</b>	<b>\$ 4.00</b>	<b>\$ 9,560</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 132.72</b>	<b>\$ 463,850</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 135.45</b>	<b>\$ 473,410</b>	<b>\$13,526 /Suite</b>
<b>DIV 07 THERMAL &amp; MOISTURE PROTECTION</b>										
07 13 00 Sheet Waterproofing										
Waterproofing on garage deck	1,760 m2	\$ 135.00	\$ 237,600				1,760 m2	\$ 135.00	\$ 237,600	
Waterproofing to Perimeter Basement Wall (Spec TBC)	777 m2	\$ 125.00	\$ 97,125				777 m2	\$ 125.00	\$ 97,125	\$11.61 /SF
Crystalline waterproofing to pits and sumps	1 sum	\$ 15,000.00	\$ 15,000				1 sum	\$ 15,000.00	\$ 15,000	
Under slab waterproofing (tanked)										
Expansion Joints										
07 18 00 Traffic Coatings										
Sealer to slab on grade	2,390 m2	\$ 7.50	\$ 17,925							
07 19 01 Sealer to Balconies				269 m2	\$ 35.00	\$ 9,415	269 m2	\$ 35.00	\$ 9,415	\$3.25 /SF
07 21 00 Thermal Insulation										
75mm Rigid Insulation				1,247 m2	\$ 35.00	\$ 43,645	1,247 0	\$ 35.00	\$ 43,645	Assumed behind precast
Misc Insulation	1 sum	\$ 5,000.00	\$ 5,000	1 sum	\$ 10,000.00	\$ 10,000	1 sum	\$ 15,000.00	\$ 15,000	Allowance
Spray Foam Insulation										
07 32 00 Roof Tile										
07 46 00 Aluminum Siding				384 m2	\$ 650.00	\$ 249,600	384 m2	\$ 650.00	\$ 249,600	Wing Walls
Aluminum Siding				863 m2	\$ 650.00	\$ 560,957	863 m2	\$ 650.00	\$ 560,957	Cladding
Aluminum Soffit				21 m2	\$ 750.00	\$ 15,750	21 m2	\$ 750.00	\$ 15,750	
Canopy										
07 51 00 Built-up Bituminous Roofing				630 m2	\$ 200.00	\$ 126,000	630 m2	\$ 200.00	\$ 126,000	\$18.58 /SF
07 52 00 Modified Bituminous Membrane Roofing										
E.O Green Roof Assembly (60%)										\$0.00 /SF
E.O Roof Pavers				40 m2	\$ 220.00	\$ 8,800	40 m2	\$ 220.00	\$ 8,800	\$20.44 /SF
E.O Accessories and Flashing				1 sum	\$ 25,000.00	\$ 25,000	1 sum	\$ 25,000.00	\$ 25,000	
07 81 00 Applied Fireproofing										
07 84 00 Firestopping	1 sum	\$ 5,000.00	\$ 5,000	35 suite	\$ 300.00	\$ 10,500	1 sum	\$ 15,500.00	\$ 15,500	
07 92 00 Joint Sealants	2,390 m2	\$ 2.00	\$ 4,780	35 Suite	\$ 1,200.00	\$ 42,000	35 Suite	\$ 1,336.57	\$ 46,780	
<b>Sub-Total</b>	<b>2,390 m2 (GPA)</b>	<b>\$ 160.01</b>	<b>\$ 382,430</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 315.21</b>	<b>\$ 1,101,667</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 424.63</b>	<b>\$ 1,484,097</b>	<b>\$42,403 /Suite</b>
<b>DIV 08 DOORS, ENTRANCES &amp; WINDOWS</b>										
08 11 13 Hollow Metal Doors & Frames	8 No	\$ 750.00	\$ 6,000	30 No	\$ 750.00	\$ 22,500	38 No	\$ 750.00	\$ 28,500	Allowance
08 11 16 Aluminum Doors and Frames	2 No	\$ 3,000.00	\$ 6,000	2 No	\$ 8,000.00	\$ 16,000	4 No	\$ 5,500.00	\$ 22,000	Allowance
08 14 00 Wood Doors										
08 33 00 Colling Doors & Grilles	1 no	\$ 20,000.00	\$ 20,000				1 0	\$ 20,000.00	\$ 20,000	
08 42 00 Entrances (Revolving Doors)										
08 43 00 Storefronts (Vestibule Glazing)										
08 44 00 Curtain Wall & Glazed Assemblies										
08 44 00 Structural Curtain wall										
08 52 00 Window Wall (Tier B)				1,295 m2	\$ 600.00	\$ 776,709	1,295 m2	\$ 600.00	\$ 776,709	\$55.74 /SF
E.O Raised Panels										
E.O Frit				129 m2	\$ 100.00	\$ 12,945	129 m2	\$ 100.00	\$ 12,945	Allowance for 10%
Exterior Envelope Feature Allowance										
08 71 00 Door Hardware	8 No.	\$ 650.00	\$ 5,200	35 Suite	\$ 1,000.00	\$ 35,000	35 Suite	\$ 1,148.57	\$ 40,200	
08 74 00 Access Control Hardware	2 No.	\$ 3,500.00	\$ 7,000	20 No.	\$ 2,500.00	\$ 50,000	22 No.	\$ 2,590.91	\$ 57,000	



**McLeod Road**  
**Order of Magnitude Estimate (Class D)**

**DIVISIONAL ESTIMATE SUMMARY & DETAIL**

Item / Description	Under Ground Parking			Residential Tower			Total			Comments
	Quantity	Rate	\$ Amount	Quantity	Rate	\$ Amount	Quantity	Rate	\$ Amount	
08 81 00 Interior Glazing	10 m2	\$ 750.00	\$ 7,500	20 m2	\$ 500.00	\$ 10,000	30 m2	\$ 583.33	\$ 17,500	Allowance
08 86 00 Balcony Glazing										
Top mounted, top rail (1550mm set back)				132 m	\$ 480.00	\$ 63,360	132 m	\$ 480.00	\$ 63,360	
Side Mounted By-Pass with laminated glass				- m	\$ 620.00	\$ -		N/A		
Terrace Hand Rails				131 m	\$ 480.00	\$ 62,880	131 m	\$ 480.00	\$ 62,880	6th floor
Wind screen, 1.5m high				- m	\$ 2,000.00	\$ -		N/A		
Dividers				- m	\$ 900.00	\$ -		N/A		
E.O for Frit										
08 91 00 Louvres	- m2	\$ 500.00	\$ -	20 m2	\$ 750.00	\$ 15,000	20 m2	\$ 750.00	\$ 15,000	Allowance
<b>Sub-Total</b>	<b>2,390 m2 (GPA)</b>	<b>\$ 21.63</b>	<b>\$ 51,700</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 304.55</b>	<b>\$ 1,064,394</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 319.34</b>	<b>\$ 1,116,094</b>	<b>\$31,888 /Suite</b>
<b>DIV 09 FINISHES</b>										
09 21 00 Plaster & Gypsum Board Assemblies	2,390 m2	\$ 25.00	\$ 59,750	3,495 m2	\$ 160.00	\$ 559,200	3,495 m2	\$ 177.10	\$ 618,950	\$19.69 /SF
E.O Smooth Ceiling				1,678 m2	\$ 30.00	\$ 50,328	1,678 m2	\$ 30.00	\$ 50,328	Assumed specification
E.O Acoustic provisions at terrace / MPH	285 m2	\$ 75.00	\$ 21,375	285 m2	\$ 75.00	\$ 21,375	285 m2	\$ 75.00	\$ 21,375	Allowance for additional dropped ceilings, with insulation etc.
Special Ceilings				250 m2	\$ 200.00	\$ 50,000	250 m2	\$ 200.00	\$ 50,000	Upgraded ceilings to amenity and lobby
09 30 13 Ceramic Tiling										\$3.661 /suite total
Suite - Floors and Walls				630 m2	\$ 125.00	\$ 78,750	630 m2	\$ 125.00	\$ 78,750	
Kitchen Back-Splash				35 Suite	\$ 450.00	\$ 15,750	35 Suite	\$ 450.00	\$ 15,750	Porcelain tile
Thresholds				35 Suite	\$ 100.00	\$ 3,500	35 Suite	\$ 100.00	\$ 3,500	
Common - Lobby	13 m2	\$ 200.00	\$ 2,600	62 m2	\$ 400.00	\$ 24,800	75 m2	\$ 365.33	\$ 27,400	
Common - Amenity										Included below
Common - Garbage Chute				32 m2	\$ 85.00	\$ 2,720	32 m2	\$ 85.00	\$ 2,720	Allowance
E.O Stone Tiling to penthouse				- m2	\$ 250.00	\$ -		N/A		N/A
09 80 00 Special wall finishes allowance - Amenity & Lobby				1 sum	\$ 50,000.00	\$ 50,000	1 sum	\$ 50,000.00	\$ 50,000	Allowance
Wood paneling				- m2	\$ 350.00	\$ -		N/A		N/A
Back painted glass				- m2	\$ 750.00	\$ -		N/A		N/A
09 51 00 Acoustical Ceilings										Assumed minimal requirements
09 55 00 Wood Flooring										
Laminate Flooring - Suites				- m2	\$ 45.00	\$ -		N/A		N/A
Engineered Wood - Suites				2,656 m2	\$ 80.00	\$ 212,496	2,656 m2	\$ 80.00	\$ 212,496	N/A
LVT Flooring - Suites										
Wood Flooring - Amenity (or Sim.)				188 m2	\$ 150.00	\$ 28,200	188 m2	\$ 150.00	\$ 28,200	Split with tile above
09 65 00 Resilient Flooring - Gym / Yoga				m2	\$ 185.00	\$ -		N/A		N/A
09 67 00 Fluid - Applied Flooring	199 m2	\$ 48.00	\$ 9,552	163 m2	\$ 65.00	\$ 10,595	362 m2	\$ 55.65	\$ 20,147	Mechanical and Electrical Rooms (ratio)
09 68 00 Carpet - Corridors				182 m2	\$ 55.00	\$ 10,010	182 m2	\$ 55.00	\$ 10,010	Allowance for corridors (ratio)
09 69 00 Access Flooring										N/A
09 91 00 Painting	2,390 m2	\$ 8.00	\$ 19,120	35 Suite	\$ 2,500.00	\$ 87,500	35 Suite	\$ 3,046.29	\$ 106,620	\$3.046 /Suite
<b>Sub-Total</b>	<b>2,390 m2 (GPA)</b>	<b>\$ 38.08</b>	<b>\$ 91,022</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 344.84</b>	<b>\$ 1,205,224</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 370.89</b>	<b>\$ 1,296,246</b>	<b>\$37,036 /Suite</b>
<b>DIV 10 SPECIALTIES</b>										
10 14 00 Signage	1 sum	\$ 5,000.00	\$ 5,000	1 sum	\$ 5,000.00	\$ 5,000	1 sum	\$ 10,000.00	\$ 10,000	
10 21 00 Toilet Partitions / Common accessories				1 sum	\$ 2,500.00	\$ 2,500	1 sum	\$ 2,500.00	\$ 2,500	Amenity
10 22 13 Wire Mesh Partitions	35 No.	\$ 300.00	\$ 10,500				35 No.	\$ 300.00	\$ 10,500	Assumed 1 per unit
10 26 00 Fire Places				1 sum	\$ 10,000.00	\$ 10,000	1 sum	\$ 10,000.00	\$ 10,000	Allowance in Amenity
10 28 00 Washroom Accessories & Mirror				35 Suite	\$ 250.00	\$ 8,750	35 Suite	\$ 250.00	\$ 8,750	
10 80 00 Framed Shower Doors				5 Suite	\$ 850.00	\$ 4,250	5 Suite	\$ 850.00	\$ 4,250	
10 51 00 Bike Racks	34 pcs	\$ 300.00	\$ 10,200				34 pcs	\$ 300.00	\$ 10,200	Allowance
10 86 00 Security Mirrors and Domes	5 pcs	\$ 500.00	\$ 2,500				5 pcs	\$ 500.00	\$ 2,500	
10 90 00 Barn Doors, closet doors, rod and shell				35 Suite	\$ 650.00	\$ 22,750	35 Suite	\$ 650.00	\$ 22,750	Allowance pending suite layouts
<b>Sub-Total</b>	<b>2,390 m2 (GPA)</b>	<b>\$ 11.80</b>	<b>\$ 28,200</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 15.24</b>	<b>\$ 53,250</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 23.30</b>	<b>\$ 81,450</b>	<b>\$2,327 /Suite</b>



**McLeod Road**  
**Order of Magnitude Estimate (Class D)**

**DIVISIONAL ESTIMATE SUMMARY & DETAIL**

Item / Description	Under Ground Parking			Residential Tower			Total			Comments
	Quantity	Rate	\$ Amount	Quantity	Rate	\$ Amount	Quantity	Rate	\$ Amount	
<b>DIV 11 EQUIPMENT</b>										
11 12 00 Parking Control Equipment							- 0	#DIV/0!	\$ -	Access at Parking
11 17 20 Garbage Compactor / Chute	1 sum	\$ 15,000.00	\$ 15,000				1 sum	\$ 15,000.00	\$ 15,000	
11 45 10 Appliances				35 Suite	\$ 4,000.00	\$ 140,000	35 Suite	\$ 4,000.00	\$ 140,000	Regular Suite (can be broken out if required)
11 45 10 Appliances - E.O Penthouse				Suite	\$ 17,000.00	\$ -		N/A		N/A
11 45 10 Appliances - Common				1 sum	\$ 10,000.00	\$ 10,000	1 sum	\$ 10,000.00	\$ 10,000	Allowance (Scope TBC)
11 24 00 Window washing equipment				1 sum	\$ 25,000.00	\$ 25,000	1 sum	\$ 25,000.00	\$ 25,000	Allowance TBC
<b>Sub-Total</b>	<b>2,390 m2 (GPA)</b>	<b>\$ 6.28</b>	<b>\$ 15,000</b>	<b>3,495 m2</b>	<b>\$ 50.07</b>	<b>\$ 175,000</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 54.36</b>	<b>\$ 190,000</b>	<b>\$5,429 /Suite</b>
<b>DIV 12 FURNISHINGS</b>										
12 21 00 Window Blinds Common				1 sum	\$ 5,000.00	\$ 5,000	1 sum	\$ 5,000.00	\$ 5,000	Allowance
12 23 00 Window Blinds Suite										
12 48 00 Rugs and Mats				1 sum	\$ 2,500.00	\$ 2,500	1 sum	\$ 2,500.00	\$ 2,500	Allowance
12 51 00 Amenity Equipment								N/A		Excluded
12 93 00 Common Area Furniture								N/A		Excluded
<b>Sub-Total</b>	<b>2,390 m2 (GPA)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 2.15</b>	<b>\$ 7,500</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 2.15</b>	<b>\$ 7,500</b>	<b>\$214 /Suite</b>
<b>DIV 13 SPECIAL CONSTRUCTION</b>										
13 12 00 Outdoor Pool								N/A		N/A
13 48 00 Sound, Vibration, and Seismic Control				15 m2	\$ 450.00	\$ 6,750	15 m2	\$ 450.00	\$ 6,750	Allowance
<b>Sub-Total</b>	<b>2,390 m2 (GPA)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 1.93</b>	<b>\$ 6,750</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 1.93</b>	<b>\$ 6,750</b>	<b>\$193 /Suite</b>
<b>DIV 14 CONVEYING SYSTEMS</b>										
14 20 00 Elevators - Residential	1 stops	\$ 25,000.00	\$ 25,000	6 stops	\$ 25,000.00	\$ 150,000	7 stops	\$ 25,000.00	\$ 175,000	Allowance, spec TBC
14 20 00 Elevators - Retail										
14 27 00 Custom Elevator Cabs				1 Cab	\$ 15,000.00	\$ 15,000	1 Cab	\$ 15,000.00	\$ 15,000	Allowance
<b>Sub-Total</b>	<b>2,390 m2 (GPA)</b>	<b>\$ 10.46</b>	<b>\$ 25,000</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 47.21</b>	<b>\$ 165,000</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 54.36</b>	<b>\$ 190,000</b>	<b>\$5,429 /Suite</b>
<b>DIV 21-25 MECHANICAL</b>										
21 00 00 Fire Suppression	2,390 m2	\$ 27.00	\$ 64,530	3,495 m2	\$ 30.00	\$ 104,850	5,885 m2	\$ 28.78	\$ 169,380	\$4.50 /SF
22 00 00 Plumbing	2,390 m2	\$ 35.00	\$ 83,650	35 Suite	\$ 27,500.00	\$ 962,500	35 Suite	\$ 29,890.00	\$ 1,046,150	\$27.81 /SF
22 00 00 Underslab drainage	2,390 m2	\$ 30.00	\$ 71,700		N/A		2,390 m2	\$ 30.00	\$ 71,700	\$2.79 /SF
23 00 00 Ventilation	2,390 m2	\$ 18.00	\$ 43,020	35 Suite	\$ 8,500.00	\$ 297,500	35 Suite	\$ 9,729.14	\$ 340,520	\$9.05 /SF
<b>Sub-Total</b>	<b>2,390 m2 (GPA)</b>	<b>\$ 110.00</b>	<b>\$ 262,900</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 390.52</b>	<b>\$ 1,364,850</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 465.74</b>	<b>\$ 1,627,750</b>	<b>\$46,507 /Suite</b>
<b>DIV 26-28 ELECTRICAL</b>										
26 00 00 Electrical	2,390 m2	\$ 55.00	\$ 131,450	35 Suite	\$ 12,500.00	\$ 437,500	35 Suite	\$ 16,255.71	\$ 568,950	\$15.12 /SF
26 00 00 Supply of Light Fixtures	2,390 m2	\$ 12.00	\$ 28,680	35 Suite	\$ 850.00	\$ 29,750	35 Suite	\$ 1,669.43	\$ 58,430	Allowance - Spec of common space will influence
Security	2,390 m2	\$ 5.00	\$ 11,950	35 Suite	\$ 250.00	\$ 8,750	35 Suite	\$ 591.43	\$ 20,700	Assumed required
<b>Sub-Total</b>	<b>2,390 m2 (GPA)</b>	<b>\$ 72.00</b>	<b>\$ 172,080</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 136.19</b>	<b>\$ 476,000</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 185.43</b>	<b>\$ 648,080</b>	<b>\$18,517 /Suite</b>
<b>DIV 31 EARTHWORK</b>										
31 13 00 Selective Tree & Shrub Removal & Trimming				1 sum	\$ 5,000.00	\$ 5,000	1 sum	\$ 5,000.00	\$ 5,000	Allowance
31 22 00 Grading / Site Clearing				884 m2	\$ 15.00	\$ 13,260	884 m2	\$ 15.00	\$ 13,260	Allowance
31 23 00 Excavation & Cart Away - Bulk	10,397 m3	\$ 36.00	\$ 374,274				10,397 m3	\$ 36.00	\$ 374,274	Assumed as earth
31 23 00 Excavation & Cart Away - Detailed	520 m3	\$ 75.00	\$ 38,987				520 m3	\$ 75.00	\$ 38,987	
31 23 19 Dewatering	1 sum	\$ 25,000.00	\$ 25,000				1 sum	\$ 25,000.00	\$ 25,000	TBC w/ Geotech Report
31 23 23 Backfill - General	208 m3	\$ 80.00	\$ 16,634				208 m3	\$ 80.00	\$ 16,634	
31 23 23 Backfill - SOG	478 m3	\$ 100.00	\$ 47,800				478 m3	\$ 100.00	\$ 47,800	
31 25 23 Erosion & Sedimentation Controls										
31 41 00 Shoring - Caisson wall (w/whitebacks)										



**McLeod Road**  
**Order of Magnitude Estimate (Class D)**

**DIVISIONAL ESTIMATE SUMMARY & DETAIL**

Item / Description	Under Ground Parking			Residential Tower			Total			Comments
	Quantity	Rate	\$ Amount	Quantity	Rate	\$ Amount	Quantity	Rate	\$ Amount	
E.O For Toes (3m deep)	300 m	\$ 500.00	\$ 150,000				300 m	\$ 500.00	\$ 150,000	Allowance
E.O Cutting down piles / obstructions	1 Sum	\$ 25,000.00	\$ 25,000				1 Sum	\$ 25,000.00	\$ 25,000	Allowance
31 41 00 Shoring - Piles and Lagging (w/liebacks)	979 m2	\$ 425.00	\$ 416,075				979 m2	\$ 425.00	\$ 416,075	
31 48 00 Underpinning								N/A		N/A
31 64 00 Drilled Caissons								N/A		N/A
<b>Sub-Total</b>	<b>2,390 m2 (GPA)</b>	<b>\$ 457.64</b>	<b>\$ 1,093,770</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 5.22</b>	<b>\$ 18,260</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 318.18</b>	<b>\$ 1,112,030</b>	
<b>DIV 32 EXTERIOR IMPROVEMENTS</b>										
32 12 00 Pedestrian Concrete Paving				1 sum	\$ 20,000.00	\$ 20,000	1 sum	\$ 20,000.00	\$ 20,000	
32 13 00 Vehicular Asphalt Paving				1 sum	\$ 20,000.00	\$ 20,000	1 sum	\$ 20,000.00	\$ 20,000	
32 14 00 Unit Pavers				1 sum	\$ 25,000.00	\$ 25,000	1 sum	\$ 25,000.00	\$ 25,000	
Amenity Terrace Allowance				305 m2	\$ 450.00	\$ 137,250	305 m2	\$ 450.00	\$ 137,250	6th floor
32 16 00 Curbs & Gutters				1 sum	\$ 20,000.00	\$ 20,000	1 sum	\$ 20,000.00	\$ 20,000	Ball Park
32 17 00 Paving Specialties / Out Door FF&E / Features				1 sum	\$ 5,000.00	\$ 5,000	1 sum	\$ 5,000.00	\$ 5,000	Allowance - Bike Racks, Garbage, Seating, BBQ etc.
32 32 00 Planter walls				1 sum	\$ 10,000.00	\$ 10,000	1 sum	\$ 10,000.00	\$ 10,000	Allowance
32 91 00 Siva Cells										Ballpark
32 92 00 Turf and Grasses					Incid Below		1 0	\$ -	\$ -	
32 93 00 Trees				1 sum	\$ 41,960.00	\$ 41,960	1 sum	\$ 41,960.00	\$ 41,960	Allowance - Including Terrace & Large Trees on grade
32 94 00 Planting Accessories					Incid Above					
32 96 00 Transplanting										
<b>Sub-Total</b>				<b>3,495 m2 (GCA)</b>	<b>\$ 79.89</b>	<b>\$ 279,210</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 79.89</b>	<b>\$ 279,210</b>	
<b>DIV 33 UTILITIES</b>										
33 10 00 Water Utilities				1 sum	\$ 20,000.00	\$ 20,000	1 sum	\$ 20,000.00	\$ 20,000	On Site Works Only
33 30 00 Sanitary Sewerage Utilities				1 sum	\$ 20,000.00	\$ 20,000	1 sum	\$ 20,000.00	\$ 20,000	On Site Works Only
33 40 00 Storm Drainage Utilities				1 sum	\$ 20,000.00	\$ 20,000	1 sum	\$ 20,000.00	\$ 20,000	On Site Works Only
33 70 00 Electrical Utilities										Assumed on Pro-forma
33 80 00 Communications Utilities										Assumed on Pro-forma
<b>Sub-Total</b>			<b>\$ -</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 17.17</b>	<b>\$ 60,000</b>	<b>3,495 m2 (GCA)</b>	<b>\$ 17.17</b>	<b>\$ 60,000</b>	
<b>01 20 20 ALLOWANCES</b>										
Dewatering Discharge Fees to City										
Landscaping Outside Property Line										Excluded assumed included on pro-forma
Sidewalk & Road Occupancy Permit Costs										
<b>Sub-Total</b>			<b>\$ -</b>	<b>3,495 m2 (GCA)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>3,495 m2 (GCA)</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>01 50 00 GENERAL ACCOUNTS</b>										
20 mths Duration										
Preconstruction Fee										Allowance will vary depending on CM and Duration
<b>Staff Costs:</b>										
Construction Manager										Excluded assume included in fee
Sr. Project Manager				20 mths	\$ 9,000.00	\$ 180,000	20 mths	\$ 9,000.00	\$ 180,000	Part-Time
Project / Site Coordinator										Full Time
Superintendent				20 mths	\$ 14,000.00	\$ 280,000	20 mths	\$ 14,000.00	\$ 280,000	Full time
Assistant / Finishing Superintendent										Full time
Clerk / Administration				10 mths	\$ 6,400.00	\$ 64,000	10 mths	\$ 6,400.00	\$ 64,000	Part-Time
Travel				20 mths	\$ 500.00	\$ 10,000	20 mths	\$ 500.00	\$ 10,000	Allowance based on staff
<b>Site Labour:</b>										
Site Labour				20 mths	\$ 11,500.00	\$ 230,000	20 mths	\$ 11,500.00	\$ 230,000	



**McLeod Road**  
**Order of Magnitude Estimate (Class D)**

**DIVISIONAL ESTIMATE SUMMARY & DETAIL**

Item / Description	Under Ground Parking			Residential Tower			Total			Comments			
	Quantity	Rate	\$ Amount	Quantity	Rate	\$ Amount	Quantity	Rate	\$ Amount				
Handymen				4 mths	\$ 12,000.00	\$ 48,000	4 mths	\$ 12,000.00	\$ 48,000				
Hoist Operator										Hoist Operators (Assumed Local 183)			
Security Guard				2 mths	\$ 12,740.00	\$ 25,480	2 mths	\$ 12,740.00	\$ 25,480	Allowance			
Traffic Control (assumed)										Assume minimal			
<u>Temporary Facilities / Controls:</u>													
Live Patrol				20 mths	\$ 1,500.00	\$ 30,000	20 mths	\$ 1,500.00	\$ 30,000	Assumed required			
Hoarding				1 sum	\$ 20,000.00	\$ 20,000	1 sum	\$ 20,000.00	\$ 20,000	Perimeter Hoarding \$75/ft and Covered \$200/Ft + Gates			
Garbage Disposal				35 Suites	\$ 550.00	\$ 19,250	35 Suites	\$ 550.00	\$ 19,250				
Office Supplies / Courier				20 mths	\$ 200.00	\$ 4,000	20 mths	\$ 200.00	\$ 4,000				
Site Survey & Layout				1 sum	\$ 20,000.00	\$ 20,000	1 sum	\$ 20,000.00	\$ 20,000				
Winter conditions and snow removal				35 Suites	\$ 500.00	\$ 17,500	35 Suites	\$ 500.00	\$ 17,500				
Final Clean up				35 Suites	\$ 550.00	\$ 19,250	35 Suites	\$ 550.00	\$ 19,250				
Project Signage				1 sum	\$ 5,000.00	\$ 5,000	1 sum	\$ 5,000.00	\$ 5,000				
Roof Topping off Party				1 sum	\$ 2,000.00	\$ 2,000	1 sum	\$ 2,000.00	\$ 2,000				
Small tools / rentals / general construction supply				35 Suites	\$ 1,200.00	\$ 42,000	35 Suites	\$ 1,200.00	\$ 42,000				
Temporary scaffolding & stairs				1 sum	\$ 10,000.00	\$ 10,000	1 sum	\$ 10,000.00	\$ 10,000				
Temporary Sanitary Facilities				20 mths	\$ 750.00	\$ 15,000	20 mths	\$ 750.00	\$ 15,000				
Temporary Roads				1 sum	\$ 10,000.00	\$ 10,000	1 sum	\$ 10,000.00	\$ 10,000	Allowance may go into excavation tender			
Temporary Office / meeting / lunch rooms / Storage				20 mths	\$ 500.00	\$ 10,000	20 mths	\$ 500.00	\$ 10,000				
IT/Computer system													
Telephone / Communications				20 mths	\$ 250.00	\$ 5,000	20 mths	\$ 250.00	\$ 5,000				
Temporary Protection, safety barriers, enclosures				1 sum	\$ 50,000.00	\$ 50,000	1 sum	\$ 50,000.00	\$ 50,000				
Site Safety				20 mths	\$ 1,500.00	\$ 30,000	20 mths	\$ 1,500.00	\$ 30,000	Inspections and Safety manager part-time			
<u>Hoist Rental:</u>													
Hoist Set up, transportation, extension and Removal													
Double Hoist Rental										1 double hoists x 15 mths			
Extensions (every 5 floors)										Assumes platforms not required, can attach to tower slabs			
Shop drawings													
<u>Temporary Utilities</u>													
Temporary Electrical (power & lighting)				35 Suites	\$ 850.00	\$ 29,750	35 Suites	\$ 850.00	\$ 29,750				
Temporary electrical connection / substation				1 sum	\$ 25,000.00	\$ 25,000	1 sum	\$ 25,000.00	\$ 25,000	K-Line			
Temporary Heating				35 Suites	\$ 850.00	\$ 29,750	35 Suites	\$ 850.00	\$ 29,750	Allowance			
Temporary water				1 sum	\$ 5,000.00	\$ 5,000	1 sum	\$ 5,000.00	\$ 5,000				
Allocation of Costs from tower to parking :	3,991,182	\$	31.4%	\$ 387,816	8,728,087	\$	68.6%	\$ (387,816)	12,720,000	\$	9.7%		% of the total construction div 2-32
Allocation by %													
<b>Sub-Total</b>	<b>2,390 m2</b>	<b>(GPA)</b>	<b>\$ 162.27</b>	<b>\$ 387,816</b>	<b>3,495 m2</b>	<b>(GCA)</b>	<b>\$ 242.68</b>	<b>\$ 848,164</b>	<b>3,495 m2</b>	<b>(GCA)</b>	<b>\$ 353.64</b>	<b>\$ 1,235,980</b>	
<b>01 25 00 INSURANCE, BONDS AND SECURITIES</b>													
01 25 60 SDI	3,991	\$(thou)	\$ 10.80	8,728	\$(thou)	\$ 10.80	12,719	\$(thou)	\$ -	\$ -			Excluded - TBC If Required
01 25 20 Insurance	4,379	\$(thou)	\$ 4.50	8,340	\$(thou)	\$ 4.50	12,719	\$(thou)	\$ -	\$ -			Excluded - TBC If Required
<b>Sub-Total</b>	<b>2,390 m2</b>	<b>(GPA)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>3,495 m2</b>	<b>(GCA)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>3,495 m2</b>	<b>(GCA)</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>01 20 80 Contract Contingencies</b>													
Design & Pricing Contingency	4,378,998	\$	5.0%	\$ 218,950	9,576,251	\$	5.0%	\$ 478,813	13,955,250	\$	5.0%	\$ 697,762	For changes in design until tender drawings
Post Contract Contingency	4,378,998	\$	3.0%	\$ 131,370	9,576,251	\$	3.0%	\$ 287,288	13,955,250	\$	3.0%	\$ 418,657	For changes occurring during construction
Escalation Contingency	4,378,998	\$	0.0%	\$ -	9,576,251	\$	0.0%	\$ -	13,955,250	\$	0.00%	\$ -	Excluded - TBC If Required (3-4% per annum)
<b>Sub-Total</b>	<b>2,390 m2</b>	<b>(GPA)</b>	<b>\$ 146.58</b>	<b>\$ 350,320</b>	<b>3,495 m2</b>	<b>(GCA)</b>	<b>\$ 219.20</b>	<b>\$ 766,100</b>	<b>3,495 m2</b>	<b>(GCA)</b>	<b>\$ 319.43</b>	<b>\$ 1,116,420</b>	
<b>01 05 00 CONSTRUCTION MANAGEMENT FEE</b>													
Construction Management Fee	4,378,998	\$	0.00%	\$ -	9,576,251	\$	0.00%	\$ -	13,955,250	\$	-	\$ -	Excluded, assume on pro-forma
<b>Sub-Total</b>	<b>2,390 m2</b>	<b>(GPA)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>3,495 m2</b>	<b>(GCA)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>3,495 m2</b>	<b>(GCA)</b>	<b>\$ -</b>	<b>\$ -</b>	



## FLOOR DETAILS

### GPA FLOOR DETAILS

Below Grade (1-Level)	Enclosed Area (m <sup>2</sup> )	Void (m <sup>2</sup> )	GPA (m <sup>2</sup> )	GPA (sf)	Parking Stall (no)	Perimeter (m)	Height (m)	Basement Wall (m <sup>2</sup> )	Env. Eff.	Perim. Eff.
Level P1	2,390	-	2,390	25,725	50	202	3.85	777	0.325	1.032
A Sub-Total	2,390		2,390	25,725	50	202	3.85	777		

### GCA FLOOR DETAILS

6-Storey Mid-Rise	Enclosed Area (m <sup>2</sup> )	Void (m <sup>2</sup> )	GCA (m <sup>2</sup> )	GCA (sf)	Suite (no)	Perimeter (m)	Height (m)	Envelope (m <sup>2</sup> )	Balcony (m <sup>2</sup> )	Env. Eff.	Perim. Eff.
Ground Level	630	-	630	6,784	4	108	4.50	486	-	0.771	1.076
Level 2	651	-	651	7,012	8	110	3.00	330	73.0	0.507	1.078
Level 3	654	-	654	7,039	8	110	3.00	331	73.3	0.506	1.078
Level 4	654	-	654	7,039	8	110	3.00	331	73.3	0.506	1.078
Level 5	620	-	620	6,676	7	106	3.00	319	48.9	0.514	1.067
Level 6	285	-	285	3,070	-	70	3.00	210	-	0.737	1.038
B Sub-Total	3,495		3,495	37,620	35	615	19.50	2,007	269		

GROSS CONSTRUCTION AREA (GCA) **3,495 m<sup>2</sup>** **37,620 sf**

GROSS PARKING AREA (GPA) **2,390 m<sup>2</sup>** **25,725 sf**

TOTAL CONSTRUCTION AREA (TCA) **5,885 m<sup>2</sup>** **63,345 sf**

BALCONY AREA **269 m<sup>2</sup>** **2,891 sf**

SUITE TOTAL **35 suites**

TOTAL SITE AREA **2,652 m<sup>2</sup>** **28,542 sf**

PARKING STALLS **50 stalls**

SITE PARKING **4 spaces**

TOTAL PARKING **54 no**

Generated By:	Nimesh N
Checked By:	Alex F
Date:	05-March-2021

## FUNCTIONAL AREA DETAILS

### GPA FUNCTIONAL AREA DETAILS

Below Grade (1-Level)	Functional Area (m <sup>2</sup> )	Functional Area (sf)	%
Bike Storage	176	1,897	7.37%
Elevator	8	85	0.33%
Elevator Lobby	13	135	0.53%
Lockers / Storage	89	955	3.71%
Mechanical / Electrical	199	2,145	8.34%
Stairs	27	290	1.13%
Vestibules	14	153	0.60%
Parking Area	1,864	20,064	78.00%
<b>A Sub-Total</b>	<b>2,390</b>	<b>25,725</b>	<b>100.00%</b>

### GCA FUNCTIONAL AREA DETAILS

6-Storey Mid-Rise	Functional Area (m <sup>2</sup> )	Functional Area (sf)	%
Admin Offices	14	150	0.40%
Amenity	63	677	1.80%
Catering Room	18	188	0.50%
Corridor	182	1,958	5.20%
Elevator	40	426	1.13%
Garbage / Recycling	49	527	1.40%
Garbage Chute Room	16	168	0.45%
Gym / Fitness	47	506	1.35%
Lobby	62	664	1.77%
Lockers / Storage	18	193	0.51%
Mechanical / Electrical	114	1,223	3.25%
Meeting Room	15	167	0.44%
Moving Room	20	214	0.57%
Party Room	68	731	1.94%
Reception	10	112	0.30%
Shafts	31	330	0.88%
Stairs	143	1,540	4.09%
Vestibules	10	110	0.29%
Washrooms	5	49	0.13%
Residential Area	2,572	27,687	73.60%
<b>B Sub-Total</b>	<b>3,495</b>	<b>37,620</b>	<b>100.00%</b>

## SUITE DETAILS

### GPA FUNCTIONAL UNIT DETAILS

Below Grade (1-Level)	Stalls	%
Parking	50	100%
A Sub-Total	50	100%

### GCA FUNCTIONAL UNIT DETAILS

6-Storey Mid-Rise	Suites	%
1 Bedroom	19	54.3%
2 Bedrooms	15	42.9%
3 Bedrooms	1	2.9%
B Sub-Total	35	100%

### SCA FUNCTIONAL UNIT DETAILS

Site Development	Spaces	%
Surface Parking count	4	100%
Site Sub-Total	4	100%

## BUILDING SUMMARY

GROSS CONSTRUCTION AREA (GCA)	<b>3,495 m<sup>2</sup></b>	<b>37,620 sf</b>
GROSS PARKING AREA (GPA)	<b>2,390 m<sup>2</sup></b>	<b>25,725 sf</b>
<hr/>		
TOTAL CONSTRUCTION AREA (TCA)	<b>5,885 m<sup>2</sup></b>	<b>63,345 sf</b>
GPA:GCA RATIO	<b>0.41:0.59</b>	
DESIGN EFFICIENCY (GCA)	<b>0.736</b>	
DESIGN EFFICIENCY (GPA)	<b>0.780</b>	
DESIGN EFFICIENCY (TCA)	<b>0.754</b>	

## RESIDENTIAL SUMMARY

RESIDENTIAL AREA	<b>2,572 m<sup>2</sup></b>	<b>27,687 sf</b>
BALCONY AREA	<b>269 m<sup>2</sup></b>	<b>2,891 sf</b>
SUITE TOTAL	<b>35 suites</b>	
<hr/>		
GROSS AVG. SUITE	<b>99.9 m<sup>2</sup></b>	<b>1,075 sf</b>
NET AVG. SUITE	<b>73.5 m<sup>2</sup></b>	<b>791 sf</b>
BALCONY/SUITE	<b>7.7 m<sup>2</sup></b>	<b>83 sf</b>

## PARKING SUMMARY

PARKING AREA	<b>1,864 m<sup>2</sup></b>	<b>20,064 sf</b>
TOTAL SITE AREA	<b>2,652 m<sup>2</sup></b>	<b>28,542 sf</b>
PARKING STALL	<b>50 stalls</b>	
SITE PARKING	<b>4 spaces</b>	
<hr/>		
GROSS AVG. STALL	<b>515 sf</b>	
NET AVG. STALL	<b>401 sf</b>	
TOTAL PARKING	<b>54 no</b>	

## ENVELOPE SUMMARY

**2,007 m<sup>2</sup>** | **0.574**  
 ENVELOPE AREA | ENVELOPE EFF.

**615 m** | **1.073**  
 PERIMETER | PERIMETER EFF.