

GardenView Residential Development
Dartmouth, Nova Scotia

Class 'C' Construction Cost Estimate (Rev #2)

EXECUTIVE SUMMARY

The 'Hard' Construction Cost Estimate can be summarized as follows :

Component		GFA(SF)	\$/SF	\$ BUDGET	No. of Units	\$/Unit
Underground Parking		19,780	\$77	\$1,517,800	50 (parking stalls)	\$30,356
Building 1		63,510	\$112	\$7,138,320	66	\$108,200
Building 2		5,850	\$122	\$714,837	6	\$119,100
Site Development		24,000	\$23	\$556,600		
Sub Total - GCA (Excluding Contingencies Allowance)		89,140	\$111	\$9,927,557	72	\$137,883
Design and Pricing Allowance	5.0%	89,140	\$6	\$496,400	72	\$6,894
Sub Total - GCA (Including Design Allowance)		89,140	\$117	\$10,423,957	72	\$144,777
Contingencies:						
Escalation Contingency	0.0%	89,140	\$0	\$0	72	\$0
Construction Contingency	3.0%	89,140	\$3	\$297,800	72	\$4,136
TOTAL HARD CONSTRUCTION COST (Excluding HST)		89,140	\$120	\$10,722,000	72	\$148,917
HST				Excluded		
TOTAL HARD CONSTRUCTION COST (excluding HST)		89,140	\$120	\$10,722,000	72	\$148,917

Notes:

1. See Elemental Summaries for breakdown of estimated costs by component.
2. HST is excluded.
3. Construction cost escalation has been excluded.
4. Post-Contract Construction Contingency has been included at 3%.
5. FF&E are excluded
6. Quality assumed to be mid level finish.
7. Construction assumed as a single phase.
8. See Project Statistics for areas.



ELEMENTAL COST SUMMARY Underground Parking

Project: GardenView Residential Development
 Location: Dartmouth, Nova Scotia
 Owner/Client: Greenwood Lane Inc
 Architect: TEAL Architects

Project Number: 100123
 Date: 31-May-16
 Gross Floor Area: 19,780 sf

Element	Ratio to GFA	Elemental Quantity	Elemental Unit Rate	Elemental Amount	Cost/sf	Total	%	
A SHELL								
A1 SUBSTRUCTURE								
A11 Foundation	1.00	19,780 sf	\$10.52	\$208,000	\$10.52			
A12 Basement Excavation	0.15	3,000 cy	\$23.30	\$69,900	\$3.53	\$277,900	17.0%	
A2 STRUCTURE								
A21 Lowest Floor Construction	1.00	19,780 sf	\$5.08	\$100,400	\$5.08			
A22 Upper Floor Construction	0.00	0 sf	\$0.00	\$0	\$0.00			
A23 Roof Construction	1.00	19,780 sf	\$27.15	\$537,100	\$27.15	\$637,500	38.9%	
A3 EXTERIOR ENCLOSURE								
A31 Walls Below Grade	0.29	5,832 sf	\$25.79	\$150,400	\$7.60			
A32 Walls Above Grade	0.00	0 sf	\$0.00	\$0	\$0.00			
A33 Windows & Entrance	0.00	1 sf	\$8,500.00	\$8,500	\$0.43			
A34 Roof Covering	1.00	19,780 sf	\$0.00	\$0	\$0.00			
A35 Projections	0.00	1 sum	\$21,900.00	\$21,900	\$1.11	\$180,800	11.0%	
B INTERIORS								
B1 PARTITIONS & DOORS								
B11 Partitions	0.23	4,577 sf	\$11.52	\$52,700	\$2.66			
B12 Doors	0.00	11 no	\$900.00	\$9,900	\$0.50	\$62,600	3.8%	
B2 FINISHES								
B21 Floor Finishes	0.00	0 sf	\$0.00	\$7,000	\$0.35			
B22 Ceiling Finishes	0.01	250 sf	\$5.20	\$1,300	\$0.07			
B23 Wall Finishes	0.54	10,653 sf	\$0.70	\$7,500	\$0.38	\$15,800	1.0%	
B3 FITTING & EQUIPMENT								
B31 Fitting & Fixtures	1.00	19,780 sf	\$0.67	\$13,300	\$0.67			
B32 Equipment	1.00	19,780 sf	\$0.00	\$0	\$0.00			
B33 Conveying Systems	0.00	2 Stp	\$12,500.00	\$25,000	\$1.26	\$38,300	2.3%	
C SERVICES								
C1 MECHANICAL								
C11 Plumbing & Drainage	1.00	19,780 sf	\$3.44	\$68,000	\$3.44			
C21 Fire Protection	1.00	19,780 sf	\$1.92	\$37,900	\$1.92			
C13 HVAC	1.00	19,780 sf	\$0.66	\$13,000	\$0.66			
C14 Controls	1.00	19,780 sf	\$0.36	\$7,200	\$0.36	\$126,100	7.7%	
C2 ELECTRICAL								
C21 Service & distribution	1.00	19,780 sf	\$0.77	\$15,160	\$0.77			
C22 Lighting, Devices & Heating	1.00	19,780 sf	\$3.00	\$59,310	\$3.00			
C23 Systems & Ancillaries	1.00	19,780 sf	\$0.90	\$17,730	\$0.90	\$92,200	5.6%	
NET BUILDING COST (Excluding Site)					\$72.36	\$1,431,200	87.3%	
D SITE								
D1 SITE WORK								
D11 Site Development	0.00	0 sf	\$0.00	\$0	\$0.00			
D12 Mechanical Site Services	0.00	0 sf	\$0.00	\$0	\$0.00			
D13 Electrical Site Services	0.00	0 sf	\$0.00	\$0	\$0.00	\$0	0.0%	
D2 ANCILLARY WORK								
D21 Demolition	0.00	0 sf	\$0.00	\$0	\$0.00			
D22 Alterations	0.00	0 sf	\$0.00	\$0	\$0.00	\$0	0.0%	
NET BUILDING COST (Including Site)					\$72.36	\$1,431,200	87.3%	
Z MARKUPS								
Z1 GENERAL REQUIREMENTS 6.0%								
Z11 General Requirements	5.00%			\$71,600	\$3.62			
Z12 Fee	1.00%			\$15,000	\$0.76	\$86,600	5.3%	
TOTAL CONSTRUCTION ESTIMATE (Excluding Contingencies)					\$76.73	\$1,517,800	92.6%	
Z2 CONTINGENCIES 8.0%								
Z21 Design Contingency	5.0%			\$75,900	\$3.84			
Z22 Escalation Contingency	0.0%			\$0	\$0.00			
Z23 Construction Contingency	3.0%			\$45,500	\$2.30	\$121,400	7.4%	
SALES TAX (HST) 0% EXCLUDED					\$0	\$0.00	\$0	0.0%
TOTAL CONSTRUCTION ESTIMATE (Including Allowances)					\$82.87	\$1,639,200	100.0%	

GFA:	19,780 sf	per sf	\$82.87
GFA:	1,838 m2	per m2	\$892.05
Parking Stalls	50 no	per stall	\$32,784.00

GardenView Residential Development
Dartmouth, Nova Scotia

Underground Parking Gross Floor Area (sf): 19,780

Description	Trade	Quantity	Rate	Amount
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KEY STATISTICS

Number of levels	1
Lowest Floor Area	19,780 sf

19,780	sf
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A1 SUBSTRUCTURE

A11 Foundations

Concrete strip footing-external	48	cy	150.00	7,200
Formwork to strip footings - external	1,296	sf	6.75	8,748
Resteel to strip footings - external	5,259	lbs	1.80	9,466
Concrete strip footing-int	7	cy	150.00	1,111
Formwork to strip footings - int	200	sf	6.75	1,350
Resteel to strip footings - int	812	lbs	1.80	1,461
Concrete pad footings	33	cy	150.00	5,000
Formwork to pad footings	400	sf	6.75	2,700
Resteel to pad footing	3,652	lbs	1.80	6,574
Concrete stub columns	200	cy	150.00	30,000
Formwork to stub columns	400	sf	6.75	2,700
Resteel to stub columns	33,711	lbs	1.80	60,680
Granular backfill to stub columns	1,400	cy	8.00	11,200
Concrete walls - external	48	cy	150.00	7,200
Concrete walls - int	5	cy	150.00	733
Formwork to concrete walls-external	2,592	sf	6.75	17,496
Formwork to concrete walls-int	400	sf	6.75	2,700
Resteel to concrete walls	7,132	lbs	1.80	12,837
Granular backfill to walls	58	cy	8.00	463
Elevator pit (6'-0" x 6'-6" x 5' deep)	1	no	5,000.00	5,000
Crane base	1	no	5,000.00	5,000
Perimeter drainage - weeping tile & gravel	648	ft	13.00	8,424
TOTAL A11 Foundations	19,780	sf	10.52	208,000

GardenView Residential Development
Dartmouth, Nova Scotia

Underground Parking Gross Floor Area (sf): 19,780

Description	Trade	Quantity	Rate	Amount
A12 Basement Excavation				
Bulk excavation in earth & removal		3,000 cy	7.50	22,503
Extra over for Rock/pyrite slate removal		1 sum		20,000
Shoring - assume one side only		1,450 sf	12.00	17,400
Allowance for dewatering		1 sum	5,000.00	5,000
Allowance for removal of obstructions		1 sum	5,000.00	5,000
TOTAL A12 Basement Excavation		3,000 cy	23.30	69,900
TOTAL A1 SUBSTRUCTURE				277,900

A2 STRUCTURE

A21 Lowest Floor Construction

6" Concrete slab-on-grade	366 cy	140.00	51,281
Welded wire mesh to slab	19,780 sf	0.80	15,824
Screed, cure, trowel sog	19,780 sf	0.90	17,802
Formwork - edge of slab on grade	324 sf	6.75	2,187
Insulation at slab perimeter	2,268 sf	2.00	4,536
Vapour Barrier below sog	19,780 sf	0.25	4,945
Gravel base to sog	484 cy	8.00	3,868
TOTAL A21 Lowest Floor Construction	19,780 sf	5.08	100,400

A23 Roof Construction

Concrete roof slab	586 cy	150.00	87,911
Formwork to roof slab	19,780 sf	6.75	133,515
Formwork to suspended slab edges	510 sf	6.75	3,445
Resteel to roof slab	69,150 lbs	1.80	124,470
Concrete at columns	33 cy	150.00	5,000
Formwork to columns	1,800 sf	7.00	12,600
Resteel to columns	7,866 lbs	1.80	14,159
Concrete drops at columns	10 cy	150.00	1,467
Formwork to column drops	400 sf	6.75	2,700
Resteel to column drops	1,377 lbs	1.80	2,478
Firestopping			5,000
Waterproof membrane	19,780 sf	3.80	75,164
Rigid insulation	19,780 sf	2.00	39,560
Protection board	19,780 sf	1.50	29,670
TOTAL A23 Roof Construction	19,780 sf	27.15	537,100

TOTAL A2 STRUCTURE

637,500

GardenView Residential Development
Dartmouth, Nova Scotia

Underground Parking Gross Floor Area (sf): 19,780

Description	Trade	Quantity	Rate	Amount
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A3 EXTERIOR ENCLOSURE

A31 Walls Below Grade

Reinforced concrete walls - 8" tk		143	cy	150.00	21,384
Formwork to concrete wall		11,664	sf	6.75	78,732
Resteeel to concrete wall		15,619	lbs	1.80	28,114
Waterproof membrane		5,832	sf	3.80	22,162

TOTAL A31 Walls Below Grade		5,832	sf	25.79	150,400
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A33 Windows & Entrances

HM exterior unit doors (frames, hardware, painting)		1	no	1,000.00	1,000
Overhead Doors		1	no	7,500.00	7,500

TOTAL A33 Windows & Entrances		1	sum	8,500.00	8,500
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A34 Roof Covering

Insulation and protection board included in A23 Roof Structure		19,780	sf	0.00	Included
TOTAL A34 Roof Covering		19,780	sf	0.00	0

A35 Projections

Reinforced concrete walls along ramp		23	cy	150.00	3,462
Formwork to concrete wall		1,520	sf	6.75	10,260
Resteeel to concrete wall		2,918	lbs	1.80	5,252
Waterproof membrane		760	sf	3.80	2,888

TOTAL A35 Projections		1	sum	21,900.00	21,900
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TOTAL A3 EXTERIOR ENCLOSURE					180,800
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TOTAL A SHELL					1,096,200
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GardenView Residential Development
Dartmouth, Nova Scotia

Underground Parking Gross Floor Area (sf): 19,780

Description	Trade	Quantity	Rate	Amount
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B1 PARTITIONS & DOORS

B11 Partitions

8" concrete block walls		4,577	sf	10.50	48,054
Furring, insulation, vapour barrier, 5/8" drywall (block walls to elevator)		750	sf	3.90	2,925
Sealing and caulking			Allow		850
Rough carpentry			Allow		850
TOTAL B11 Partitions		4,577	sf	11.52	52,700

B12 Doors

Hollow metal doors, frames, hardware, finish - single		7	no	900.00	6,300
Hollow metal doors, frames, hardware, finish - double		2	pr	1,800.00	3,600
TOTAL B12 Doors		11	no	900.00	9,900

TOTAL B1 PARTITIONS & DOORS

62,600

B2 FINISHES

B21 Floor Finishes

Paint to concrete floor - none required					0
Carpark markings and directional arrows			Allow		7,000
TOTAL B21 Floor Finishes		0	sf	0.00	7,000

B22 Ceiling Finishes

Drywall ceiling to Lobby		250	sf	5.00	1,250
Exposed ceiling to parking slab - no finish		0	sf	5.00	0
TOTAL B22 Ceiling Finishes		250	sf	5.20	1,300

B23 Wall Finishes

Paint to walls		10,653	sf	0.70	7,457
TOTAL B23 Wall Finishes		10,653	sf	0.70	7,500

TOTAL B2 FINISHES

15,800

GardenView Residential Development
Dartmouth, Nova Scotia

Underground Parking Gross Floor Area (sf): 19,780

Description	Trade	Quantity	Rate	Amount
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B3 FITTINGS & EQUIPMENT

B31 Fittings & Fixtures

Metals

Steel wall rail - stairs		50	ft	35.00	1,750
Steel balustrade - stairs		42	ft	60.00	2,520

Specialities

Signage			Allow		2,500
Mirrors			Allow		2,500

Millwork

Storage dividers		20	no	200.00	4,000
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TOTAL B31 Fittings & Fixtures		19,780	sf	0.67	13,300
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B32 Equipment

Garbage disposal equipment - excluded Excluded

TOTAL B32 Equipment		19,780	sf	0.00	0
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B33 Conveying Systems

Elevator - 1 no x 2 stop		2	stp	12,500.00	25,000
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TOTAL B33 Conveying Systems		2	stp	12,500.00	25,000
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TOTAL B3 FITTINGS & EQUIPMENT					38,300
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TOTAL B INTERIORS					116,700
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GardenView Residential Development
Dartmouth, Nova Scotia

Underground Parking Gross Floor Area (sf): 19,780

Description	Trade	Quantity	Rate	Amount
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C1 MECHANICAL

C11 Plumbing & Drainage

Plumbing & Drainage		19,780	sf	3.44	68,000
TOTAL C11 Plumbing & Drainage		19,780	sf	3.44	68,000

C12 Fire Protection

Fire Protection		19,780	sf	1.92	37,920
TOTAL C12 Fire Protection		19,780	sf	1.92	37,900

C13 HVAC

HVAC		19,780	sf	0.66	13,000
TOTAL C13 HVAC		19,780	sf	0.66	13,000

C14 Controls

Controls		19,780	sf	1.00	7,187
TOTAL C14 Controls		19,780	sf	0.36	7,200

TOTAL C1 MECHANICAL					126,100
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GardenView Residential Development
Dartmouth, Nova Scotia

Underground Parking Gross Floor Area (sf): 19,780

Description	Trade	Quantity	Rate	Amount
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C2 ELECTRICAL

C21 Service & Distribution

Distribution		19,780	sf	0.77	15,164
TOTAL C21 Service & Distribution		19,780	sf	0.77	15,160

C22 Lighting, Devices & Heating

Lighting & Power		19,780	sf	2.42	47,775
Lighting Fixtures		19,780	sf	0.58	11,533
TOTAL C22 Lighting, Devices & Heating		19,780	sf	3.00	59,310

C23 Systems & Ancillaries

Systems		19,780	sf	0.47	9,329
Security equipment		19,780	sf	0.42	8,405
TOTAL C23 Systems & Ancillaries		19,780	sf	0.90	17,730

TOTAL C2 ELECTRICAL	92,200
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TOTAL C SERVICES	218,300
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NET BUILDING COST (EXCLUDING SITE)	1,431,200
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GardenView Residential Development
Dartmouth, Nova Scotia

Underground Parking Gross Floor Area (sf): 19,780

Description	Trade	Quantity	Rate	Amount
Z1 GENERAL REQUIREMENTS & FEE				
Z11 General Requirements				
General Requirements		1	sum	71,600
TOTAL Z11 General Requirements				71,600
Z12 Fee				
Fee		1	sum	15,000
TOTAL Z12 Fee				15,000
TOTAL Z1 GENERAL REQUIREMENTS & FEE				86,600
TOTAL CONSTRUCTION ESTIMATE EXCLUDING ALLOWANCES				1,517,800
Z2 CONTINGENCIES				
Z21 Design Contingency				
Design Contingency		1	sum	75,900
TOTAL Z21 Design Contingency				75,900
Z22 Escalation Contingency				
Escalation Contingency		1	sum	0
TOTAL Z22 Escalation Contingency				0
Z23 Construction Contingency				
Construction Contingency		1	sum	45,500
Total Z23 Construction Contingency				45,500
TOTAL Z2 CONTINGENCIES				121,400
TOTAL Z GENERAL REQUIREMENTS & CONTINGENCIES				208,000
TOTAL BUILDING COST INCLUDING ALLOWANCES				1,639,200



ELEMENTAL COST SUMMARY

Building 1

Project: GardenView Residential Development
 Location: Dartmouth, Nova Scotia
 Owner/Client: Greenwood Lane Inc
 Architect: TEAL Architects

Project Number: 100123
 Date: 31-May-16
 Gross Floor Area: 63,510 sf

Element	Ratio to GFA	Elemental Quantity	Elemental Unit Rate	Elemental Amount	Cost/sf	Total	%		
A SHELL									
A1 SUBSTRUCTURE									
A11 Foundation	0.13	8,145 sf	\$0.00	\$0	\$0.00				
A12 Basement Excavation	0.00	0 cy	\$0.00	\$0	\$0.00	\$0	0.0%		
A2 STRUCTURE									
A21 Lowest Floor Construction	0.00	0 sf	\$0.00	\$0	\$0.00				
A22 Upper Floor Construction	0.87	55,365 sf	\$15.57	\$862,300	\$13.58				
A23 Roof Construction	0.17	10,795 sf	\$13.83	\$149,300	\$2.35	\$1,011,600	13.1%		
A3 EXTERIOR ENCLOSURE									
A31 Walls Below Grade	0.00	0 sf	\$0.00	\$0	\$0.00				
A32 Walls Above Grade	0.36	23,118 sf	\$18.73	\$433,100	\$6.82				
A33 Windows & Entrance	0.13	8,290 sf	\$90.99	\$754,300	\$11.88				
A34 Roof Covering	0.37	23,702 sf	\$17.53	\$415,600	\$6.54				
A35 Projections	0.00	1 sum	\$293,800.00	\$293,800	\$4.63	\$1,896,800	24.6%		
B INTERIORS									
B1 PARTITIONS & DOORS									
B11 Partitions	1.04	66,024 sf	\$6.55	\$432,200	\$6.81				
B12 Doors	0.01	352 no	\$582.67	\$205,100	\$3.23	\$637,300	8.3%		
B2 FINISHES									
B21 Floor Finishes	0.90	57,232 sf	\$4.70	\$269,000	\$4.24				
B22 Ceiling Finishes	0.89	56,482 sf	\$1.89	\$107,000	\$1.68				
B23 Wall Finishes	0.54	34,440 sf	\$1.61	\$55,600	\$0.88	\$431,600	5.6%		
B3 FITTING & EQUIPMENT									
B31 Fitting & Fixtures	1.00	63,510 sf	\$7.83	\$497,600	\$7.83				
B32 Equipment	1.00	63,510 sf	\$4.17	\$265,000	\$4.17				
B33 Conveying Systems	0.00	9 Stp	\$17,611.11	\$158,500	\$2.50	\$921,100	11.9%		
C SERVICES									
C1 MECHANICAL									
C11 Plumbing & Drainage	1.00	63,510 sf	\$9.50	\$603,600	\$9.50				
C21 Fire Protection	1.00	63,510 sf	\$2.79	\$177,000	\$2.79				
C13 HVAC	1.00	63,510 sf	\$4.08	\$259,400	\$4.08				
C14 Controls	1.00	63,510 sf	\$0.54	\$34,300	\$0.54	\$1,074,300	13.9%		
C2 ELECTRICAL									
C21 Service & distribution	1.00	63,510 sf	\$3.76	\$238,570	\$3.76				
C22 Lighting, Devices & Heating	1.00	63,510 sf	\$5.07	\$322,100	\$5.07				
C23 Systems & Ancillaries	1.00	63,510 sf	\$3.11	\$197,650	\$3.11	\$758,320	9.8%		
NET BUILDING COST (Excluding Site)					\$105.98	\$6,731,020	87.3%		
D SITE									
D1 SITE WORK									
D11 Site Development	1.00	63,510 sf	\$0.00	\$0	\$0.00				
D12 Mechanical Site Services	1.00	63,510 sf	\$0.00	\$0	\$0.00				
D13 Electrical Site Services	1.00	63,510 sf	\$0.00	\$0	\$0.00	\$0	0.0%		
D2 ANCILLARY WORK									
D21 Demolition	0.00	0 sf	\$0.00	\$0	\$0.00				
D22 Alterations	0.00	0 sf	\$0.00	\$0	\$0.00	\$0	0.0%		
NET BUILDING COST (Including Site)					\$105.98	\$6,731,020	87.3%		
Z MARKUPS									
Z1 GENERAL REQUIREMENTS									
Z11 General Requirements	5.00%			\$336,600	\$5.30				
Z12 Fee	1.00%			\$70,700	\$1.11	\$407,300	5.3%		
TOTAL CONSTRUCTION ESTIMATE (Excluding Contingencies)					\$112.40	\$7,138,320	92.6%		
Z2 CONTINGENCIES									
Z21 Design Contingency	5.0%			\$356,900	\$5.62				
Z22 Escalation Contingency	0.0%			\$0	\$0.00				
Z23 Construction Contingency	3.0%			\$214,100	\$3.37	\$571,000	7.4%		
SALES TAX (HST)					0% EXCLUDED	\$0	\$0.00	\$0	0.0%
TOTAL CONSTRUCTION ESTIMATE (Including Allowances)					\$121.39	\$7,709,320	100.0%		

GFA:	63,510 sf	per sf	\$121.39
GFA:	5,900 m2	per m2	\$1,306.65
UNITS:	66 no	per unit	\$116,807.88

Building 1 **Gross Floor Area (sf): 63,510**

Description	Quantity	Rate	Amount
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KEY STATISTICS

Number of levels	7		
Ground Level	8,145	sf	
Level 2	10,785	sf	
Level 3	10,795	sf	
Level 4	10,795	sf	
Level 5	10,795	sf	
Level 6	10,795	sf	
Level 7 (Lofts)	1,400	sf	
	63,510	sf	

A1 SUBSTRUCTURE

A11 Foundations

N/A - Included in parking structure

TOTAL A11 Foundations	8,145	sf	0.00	0
TOTAL A1 SUBSTRUCTURE				0

A2 STRUCTURE

A21 Lowest Floor Construction

N/A Included in parking Structure N/A

TOTAL A21 Lowest Floor Construction	0	sf	0.00	0
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Building 1

Gross Floor Area (sf):

63,510

Description	Quantity	Rate	Amount
A22 Upper Floor Construction			
Concrete columns:			
- concrete at columns	21 cy	160.00	3,333
- formwork to columns	900 sf	7.00	6,300
- resteel to columns	4,916 lbs	1.80	8,849
Structural wood framing joists, posts , beams	55,365 sf	4.50	249,143
Structural wood glulam beams	950 lf	150.00	142,500
T&G OSB sheathing	55,365 sf	2.25	124,571
1 1/2" concrete topping	55,365 sf	2.00	110,730
Extra over for :			
- Batt insulation	55,365 sf	1.00	55,365
- 1/2" resilient channel	55,365 sf	0.20	11,073
- 2 layers of FR gyp board	55,365 sf	2.00	110,730
- Rough carpentry	55,365 sf	0.30	16,610
-Steel brackets and fasteners	Allow		5,000
- Caulking and sealants	Allow		2,000
Wood Framed stairs			
- landings (including in floor area above)			Incl
- Wood treads & risers	171 no	90.00	15,390
- Rough carpentry		Allow	750
TOTAL A22 Upper Floor Construction	55,365 sf	15.57	862,300

Building 1 **Gross Floor Area (sf): 63,510**

Description	Quantity	Rate	Amount
A23 Roof Construction			
<u>Steel framed roof to lofts:</u>			
Metal deck	1,400 sf	3.50	4,900
Structural steel	14,307 lbs	3.00	42,921
<u>Wood framed roof:</u>			
Structural wood framing joists, posts , beams	9,395 sf	4.50	42,278
Plywood sheating	9,395 sf	2.00	18,790
Extra over for :			
- Batt insulation	9,395 sf	1.00	9,395
- 2 layers of FR gyp board	9,395 sf	2.00	18,790
- Rough carpentry	9,395 sf	0.50	4,698
- Beams and lintels		Allow	6,500
-Steel brackets and fasteners		Allow	1,000
TOTAL A23 Roof Construction	10,795 sf	13.83	149,300
TOTAL A2 STRUCTURE			1,011,600

Building 1 Gross Floor Area (sf): 63,510

Description	Quantity	Rate	Amount
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A3 EXTERIOR ENCLOSURE

A32 Walls Above Grade

Fibre cement siding	23,118	sf	5.00	115,590
Backup to exterior walls:				
- Vertical wood furring straps	23,118	sf	0.40	9,247
- Air space	23,118	sf	0.30	6,935
- Tyvek commercial wrap	23,118	sf	2.00	46,236
- Rigid insulation	23,118	sf	2.00	46,236
- 7/16" OBS Sheathing	23,118	sf	1.90	43,924
- 2x6 Wood studs	23,118	sf	2.00	46,236
- R-20 Glass Fiber Batt Insulation	23,118	sf	1.50	34,677
- 6 mil vapour barrier	23,118	sf	0.20	4,624
- 5/8" type 'X' gypsum board	23,118	sf	1.50	34,677
- Sealing & caulking	23,118	sf	0.50	11,559
- Rough carpentry	23,118	sf	1.00	23,118
Steel angle lintels/blocking at openings/flashings	1	sum	10,000.00	10,000
TOTAL A32 Walls Above Grade	23,118	sf	18.73	433,100

A33 Windows & Entrances

Storefront glazing	3,570	sf	65.00	232,050
Prefinished aluminum windows	4,720	sf	45.00	212,400
HM exterior unit doors (frames, hardware, painting) - single	3	no	1,000.00	3,000
HM exterior unit doors (frames, hardware, painting) - double	1	no	1,900.00	1,900
Glazed doors at commercial & main lobby (frames, hardware, painting)	3	no	5,000.00	15,000
Glazed sliding doors at balconies (frames, hardware, painting)	76	pr	3,400.00	258,400
Glazed doors at balconies (frames, hardware, painting)	10	no	2,400.00	24,000
Flashing, caulking, thresholds at doors	1	sum	2,500.00	2,500
Flashing, caulking at windows & curtainwall	1	sum	5,000.00	5,000
TOTAL A33 Windows & Entrances	8,290	sf	90.99	754,300

Building 1 **Gross Floor Area (sf): 63,510**

Description	Quantity	Rate	Amount
A34 Roof Covering			
Built-up membrane roofing system	23,702 sf	15.00	355,531
Allowance for flashings	1 sum	25,000.00	25,000
Wooden patio	1,342 sf	12.00	16,104
Turf	6,474 sf	2.00	12,948
Miscellaneous landscaping	Allow		4,000
Access hatch	1 no	2,000.00	2,000
TOTAL A34 Roof Covering	23,702 sf	17.53	415,600
 A35 Projections			
Parapet	722 sf	20.00	14,440
Balconies -5 ft cantilevered balcony framing	4,481 sf	20.00	89,620
Balconies - waterproof walking surface	4,481 sf	5.00	22,405
Soffit finish of underside of 1st floor	2,650 sf	5.00	13,250
Soffit finish of underside of balconies	4,481 sf	5.00	22,405
Balustrade to balconies	1,156 ft	65.00	75,140
Tempered glass to roof	34 ft	100.00	3,400
Concrete upstands to terraces (478 ft)	1 sum	10,000.00	10,000
Cladding/finish to structural columns	1 sum	10,000.00	10,000
Building overhang at roof at ends of building	1 sum	20,000.00	20,000
Privacy screens	35 no	375.00	13,125
TOTAL A35 Projections	1 sum	293,800.00	293,800
 TOTAL A3 EXTERIOR ENCLOSURE			1,896,800
 TOTAL A SHELL			2,908,400

Building 1

Gross Floor Area (sf):

63,510

Description	Quantity	Rate	Amount
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B1 PARTITIONS & DOORS

B11 Partitions

8" concrete block walls	2,000	sf	10.50	21,000
furring, insulation, vapour barrier, 5/8" drywall (block walls)	2,000	sf	3.50	7,000
Load bearing walls to commercial space	972	sf	7.25	7,047
Corridor/stair stud partitions - load bearing	16,080	sf	6.25	100,500
Partitions to common areas	280	sf	5.00	1,400
Demising partitions between suites - load bearing	10,832	sf	6.25	67,700
Suite partitions	36,832	sf	4.90	180,477
Sealing and caulking	66	units	300.00	19,800
Rough carpentry	66	units	300.00	19,800
Misc steel	Allow			7,500
TOTAL B11 Partitions	66,024	sf	6.55	432,200

B12 Doors

Hollow metal doors, frames, hardware, finish - single	12	no	900.00	10,800
Hollow metal doors, frames, hardware, finish - double	3	pr	1,800.00	5,400
Solid wood door (Suite entry from corridor)	66	no	1,000.00	66,000
Hollow core wood doors (Suite Interior)	132	no	375.00	49,500
Bi-fold/ sliding door to suites - single	132	no	475.00	62,700
Bi-fold/ sliding door to suites - double	7	no	950.00	6,650
Extra over for:				
- Rough carpentry		Allow		2,000
- Misc door hardware		Allow		2,000
TOTAL B12 Doors	352	no	582.67	205,100

TOTAL B1 PARTITIONS & DOORS

637,300

Building 1 Gross Floor Area (sf): 63,510

Description	Quantity	Rate	Amount
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B2 FINISHES

B21 Floor Finishes

Ceramic tile to Bathrooms & laundry	5,438	sf	7.50	40,785
Ceramic tile to kitchen	2,624	sf	7.50	19,680
Laminate flooring - suites	31,919	sf	3.75	119,695
Carpet to Corridors	10,290	sf	4.25	43,734
Ceramic tile - Lobby	530	sf	10.00	5,300
Polished concrete floor to commercial space - by tenant	5,681	sf	0.00	Excluded
Paint to concrete floor (Stairs & M&E areas)	750	sf	0.65	488
Ceramic tile base	1,500	lf	15.00	22,500
Bases - Suites	66	unit	225.00	14,850
Wood base - Corridors / Lobby	1	sum	2,000.00	2,000
TOTAL B21 Floor Finishes	57,232	sf	4.70	269,000

B22 Ceiling Finishes

Tape, fill & 3 coat paint finish to gypsum board	50,801	sf	1.50	76,201
Exposed ceiling to commercial space	5,681	sf	0.00	0
Bulkheads	66	unit	300.00	19,800
Allow for feature ceiling to Lobby	1	sum	10,000.00	10,000
Access hatches		Allow		1,000
TOTAL B22 Ceiling Finishes	56,482	sf	1.89	107,000

B23 Wall Finishes

Paint to walls	34,374	sf	0.75	25,781
Allow for kitchen backsplash (ceramic)	66	unit	100.00	6,600
Ceramic tile to tub/shower surround	66	unit	200.00	13,200
Allowance for special wall finishes to Lobby	1	sum	10,000.00	10,000
TOTAL B23 Wall Finishes	34,440	sf	1.61	55,600

TOTAL B2 FINISHES

431,600

Building 1 Gross Floor Area (sf): 63,510

Description	Quantity	Rate	Amount
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B3 FITTINGS & EQUIPMENT

B31 Fittings & Fixtures

Metals

Steel wall rail - stairs	164	ft	35.00	5,740
Steel balustrade - stairs	180	ft	55.00	9,916
Allow for misc metals	66	unit	350.00	23,100

Specialities

Washroom accessories - suites	66	no	750.00	49,500
Shower enclosures	66	no	300.00	19,800

Millwork

Kitchen cabinets & vanities	66	no	4,800.00	316,800
Closet rod & shelf	66	unit	250.00	16,500
Mailboxes	66	no	75.00	4,950
Mirrors to bathrooms	66	no	450.00	29,700
Allow for miscellaneous millwork	1	sum	7,500.00	7,500
Allow for rough carpentry	66	unit	100.00	6,600
Reception desk to main lobby	1	sum	7,500.00	7,500

TOTAL B31 Fittings & Fixtures	63,510	sf	7.83	497,600
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B32 Equipment

Appliances to suites	66	no	3,300.00	217,800
Window blinds	4,720	sf	10.00	47,200

TOTAL B32 Equipment	63,510	sf	4.17	265,000
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B33 Conveying Systems

Passenger elevator - 1 no x 7 stop	7	stop	18,000.00	126,000
Dumbwaiter - 1 no x 2 stops	1	sum		20,000
Cab finishes	1	sum	12,500.00	12,500

TOTAL B33 Conveying Systems	9	stp	17,611.11	158,500
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TOTAL B3 FITTINGS & EQUIPMENT				921,100
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TOTAL B INTERIORS				1,990,000
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Building 1 Gross Floor Area (sf): 63,510

Description	Quantity	Rate	Amount
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C1 MECHANICAL

C11 Plumbing & Drainage

Plumbing & Drainage	63,510	sf	9.50	603,643
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TOTAL C11 Plumbing & Drainage	63,510	sf	9.50	603,600
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C12 Fire Protection

Fire Protection	63,510	sf	2.79	177,000
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TOTAL C12 Fire Protection	63,510	sf	2.79	177,000
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C13 HVAC

HVAC	63,510	sf	4.08	259,380
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TOTAL C13 HVAC	63,510	sf	4.08	259,400
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C14 Controls

Controls	63,510	sf	0.54	34,340
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TOTAL C14 Controls	63,510	sf	0.54	34,300
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TOTAL C1 MECHANICAL				1,074,300
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Building 1 Gross Floor Area (sf): 63,510

Description	Quantity	Rate	Amount
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C2 ELECTRICAL

C21 Service & Distribution

Distribution	63,510	sf	3.76	238,568
TOTAL C21 Service & Distribution	63,510	sf	3.76	238,570

C22 Lighting, Devices & Heating

Lighting & Power	63,510	sf	4.21	267,275
Lighting Fixtures	63,510	sf	0.86	54,820
TOTAL C22 Lighting, Devices & Heating	63,510	sf	5.07	322,100

C23 Systems & Ancillaries

Systems	63,510	sf	2.48	157,286
Security equipment	63,510	sf	0.64	40,361
TOTAL C23 Systems & Ancillaries	63,510	sf	3.11	197,650

TOTAL C2 ELECTRICAL	758,320
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TOTAL C SERVICES	1,832,620
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NET BUILDING COST (EXCLUDING SITE)	6,731,020
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Building 1 Gross Floor Area (sf): 63,510

Description	Quantity	Rate	Amount
Z1 GENERAL REQUIREMENTS & FEE			
Z11 General Requirements			
General Requirements	1	sum	336,600
TOTAL Z11 General Requirements			336,600
Z12 Fee			
Fee	1	sum	70,700
TOTAL Z12 Fee			70,700
TOTAL Z1 GENERAL REQUIREMENTS & FEE			407,300
TOTAL CONSTRUCTION ESTIMATE EXCLUDING ALLOWANCES			7,138,320

Building 1 **Gross Floor Area (sf): 63,510**

Description	Quantity	Rate	Amount
Z2 CONTINGENCIES			
Z21 Design Contingency			
Design Contingency	1	sum	356,900
TOTAL Z21 Design Contingency			356,900
Z22 Escalation Contingency			
Escalation Contingency	1	sum	0
TOTAL Z22 Escalation Contingency			0
Z23 Construction Contingency			
Construction Contingency	1	sum	214,100
Total Z23 Construction Contingency			214,100
TOTAL Z2 CONTINGENCIES			571,000
TOTAL Z GENERAL REQUIREMENTS & CONTINGENCIES			978,300
TOTAL BUILDING COST INCLUDING ALLOWANCES			7,709,320



ELEMENTAL COST SUMMARY Building 2

Project: GardenView Residential Development
 Location: Dartmouth, Nova Scotia
 Owner/Client: Greenwood Lane Inc
 Architect: TEAL Architects

Project Number: 100123
 Date: 31-May-16
 Gross Floor Area: 5,850 sf

Element	Ratio to GFA	Elemental Quantity	Elemental Unit Rate	Elemental Amount	Cost/sf	Total	%		
A SHELL									
A1 SUBSTRUCTURE					\$0.00				
A11 Foundation	0.25	1,450 sf	\$0.00	\$0	\$0.00				
A12 Basement Excavation	0.00	0 cy	\$0.00	\$0	\$0.00	\$0	0.0%		
A2 STRUCTURE					\$14.56				
A21 Lowest Floor Construction	0.00	0 sf	\$0.00	\$0	\$0.00				
A22 Upper Floor Construction	0.67	3,900 sf	\$15.44	\$60,200	\$10.29				
A23 Roof Construction	0.33	1,950 sf	\$12.82	\$25,000	\$4.27	\$85,200	11.0%		
A3 EXTERIOR ENCLOSURE					\$34.34				
A31 Walls Below Grade	0.00	0 sf	\$0.00	\$0	\$0.00				
A32 Walls Above Grade	0.86	5,048 sf	\$18.80	\$94,900	\$16.22				
A33 Windows & Entrance	0.08	487 sf	\$96.71	\$47,100	\$8.05				
A34 Roof Covering	0.33	1,950 sf	\$18.62	\$36,300	\$6.21				
A35 Projections	1.00	5,850 sf	\$3.86	\$22,600	\$3.86	\$200,900	26.0%		
B INTERIORS									
B1 PARTITIONS & DOORS					\$11.18				
B11 Partitions	1.05	6,134 sf	\$5.85	\$35,900	\$6.14				
B12 Doors	0.01	41 no	\$719.51	\$29,500	\$5.04	\$65,400	8.5%		
B2 FINISHES					\$8.78				
B21 Floor Finishes	0.90	5,277 sf	\$5.22	\$27,571	\$4.71				
B22 Ceiling Finishes	0.90	5,277 sf	\$1.84	\$9,716	\$1.66				
B23 Wall Finishes	2.66	15,586 sf	\$0.90	\$14,080	\$2.41	\$51,367	6.7%		
B3 FITTING & EQUIPMENT					\$13.43				
B31 Fitting & Fixtures	1.00	5,850 sf	\$9.21	\$53,900	\$9.21				
B32 Equipment	1.00	5,850 sf	\$4.22	\$24,670	\$4.22				
B33 Conveying Systems	0.00	1 sum	\$0.00	\$0	\$0.00	\$78,570	10.2%		
C SERVICES									
C1 MECHANICAL					\$18.74				
C11 Plumbing & Drainage	1.00	5,850 sf	\$14.15	\$82,800	\$14.15				
C21 Fire Protection	1.00	5,850 sf	\$2.79	\$16,300	\$2.79				
C13 HVAC	1.00	5,850 sf	\$1.47	\$8,600	\$1.47				
C14 Controls	1.00	5,850 sf	\$0.32	\$1,900	\$0.32	\$109,600	14.2%		
C2 ELECTRICAL					\$14.19				
C21 Service & distribution	1.00	5,850 sf	\$5.74	\$33,600	\$5.74				
C22 Lighting, Devices & Heating	1.00	5,850 sf	\$5.33	\$31,200	\$5.33				
C23 Systems & Ancillaries	1.00	5,850 sf	\$3.11	\$18,200	\$3.11	\$83,000	10.8%		
NET BUILDING COST (Excluding Site)					\$115.22	\$674,037	87.3%		
D SITE									
D1 SITE WORK					\$0.00				
D11 Site Development	0.00	0 sf	\$0.00	\$0	\$0.00				
D12 Mechanical Site Services	0.00	0 sf	\$0.00	\$0	\$0.00				
D13 Electrical Site Services	0.00	0 sf	\$0.00	\$0	\$0.00	\$0	0.0%		
D2 ANCILLARY WORK					\$0.00				
D21 Demolition	0.00	0 sf	\$0.00	\$0	\$0.00				
D22 Alterations	0.00	0 sf	\$0.00	\$0	\$0.00	\$0	0.0%		
NET BUILDING COST (Including Site)					\$115.22	\$674,037	87.3%		
Z MARKUPS									
Z1 GENERAL REQUIREMENTS	6.0%				\$6.97				
Z11 General Requirements	5.00%			\$33,700	\$5.76				
Z12 Fee	1.00%			\$7,100	\$1.21	\$40,800	5.3%		
TOTAL CONSTRUCTION ESTIMATE (Excluding Contingencies)					\$122.19	\$714,837	92.6%		
Z2 CONTINGENCIES	8.0%				\$9.76				
Z21 Design Contingency	5.0%			\$35,700	\$6.10				
Z22 Escalation Contingency	0.0%			\$0	\$0.00				
Z23 Construction Contingency	3.0%			\$21,400	\$3.66	\$57,100	7.4%		
SALES TAX (HST)					0% EXCLUDED	\$0	\$0.00	\$0	0.0%
TOTAL CONSTRUCTION ESTIMATE (Including Allowances)					\$131.95	\$771,937	100.0%		

GFA:	5,850 sf	per sf	\$131.95
GFA:	543 m2	per m2	\$1,420.40
Units	6 unit	per unit	\$128,656.11

Building 2 Gross Floor Area (sf): 5,850

Description	Quantity	Rate	Amount
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KEY STATISTICS

Number of storeys	3		
Ground Floor	1,950	sf	
Level 2	1,950	sf	
Level 3	1,950	sf	
	5,850	sf	

A1 SUBSTRUCTURE

A11 Foundations

N/A (Included in parking Structure)

TOTAL A11 Foundations	1,450	sf	0.00	0
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TOTAL A1 SUBSTRUCTURE				0
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A2 STRUCTURE

A21 Lowest Floor Construction

None required - lowest floor included in parking estimate 0

TOTAL A21 Lowest Floor Construction	0	sf	0.00	0
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Building 2 **Gross Floor Area (sf): 5,850**

Description	Quantity	Rate	Amount
A22 Upper Floor Construction			
Structural wood framing joists, posts and beams	3,900 sf	4.50	17,550
T&G OSB sheathing	3,900 sf	2.25	8,775
1 1/2" concrete topping	3,900 sf	2.00	7,800
Extra over for :			
- Batt insulation	3,900 sf	1.00	3,900
- 1/2" resilient channel	3,900 sf	0.20	780
- 2 layers of FR gyp board	3,900 sf	2.00	7,800
- Rough carpentry	3,900 sf	0.30	1,170
-Steel brackets and fasteners	Allow		6,000
- Cauling and sealants	Allow		2,500
- Wood treads & risers	32 no	100.00	3,200
- Rough carpentry		Allow	750
TOTAL A22 Upper Floor Construction	3,900 sf	15.44	60,200
A23 Roof Construction			
<u>Wood framed roof:</u>			
Structural roof trusses, posts and beams	1,950 sf	4.50	8,775
Plywood sheathing	1,950 sf	2.50	4,875
Extra over for :			
- Batt insulation	1,950 sf	1.00	1,950
- 2 layers of FR gyp board	1,950 sf	2.00	3,900
- Rough carpentry	1,950 sf	0.50	975
- Beams and lintels	Allow		3,500
-Steel brackets and fastners	Allow		1,000
TOTAL A23 Roof Construction	1,950 sf	12.82	25,000
TOTAL A2 STRUCTURE			85,200

Building 2 **Gross Floor Area (sf): 5,850**

Description	Quantity	Rate	Amount
A3 EXTERIOR ENCLOSURE			

A32 Walls Above Grade

Fibre cement siding	5,048	sf	5.00	25,240
Backup to exterior walls:				
- Vertical wood furring straps	5,048	sf	0.40	2,019
- Air space	5,048	sf	0.30	1,514
-Tyvek commercial wrap	5,048	sf	2.00	10,096
- Rigid insulation	5,048	sf	2.00	10,096
- 7/16" OBS Sheathing	5,048	sf	1.90	9,591
- 2x6 Wood studs	5,048	sf	2.00	10,096
- R-20 Glass Fiber Batt Insulation	5,048	sf	1.50	7,572
- 6 mil vapour barrier	5,048	sf	0.20	1,010
- 5/8" type 'X' gypsum board	5,048	sf	1.50	7,572
- Sealing & caulking	5,048	sf	0.50	2,524
- Rough carpentry	5,048	sf	1.00	5,048
Steel angle lintels/blocking at openings/flashings	1	sum	2,500.00	2,500
TOTAL A32 Walls Above Grade	5,048	sf	18.80	94,900

A33 Windows & Entrances

Prefinished aluminum windows	487	sf	45.00	21,915
Glazed doors at main entrance (frames, hardware, painting)	1	no	2,500.00	2,500
Glazed sliding doors at balconies (frames, hardware, painting)	6	pr	3,400.00	20,400
Flashing, caulking, thresholds at doors	1	sum	750.00	750
Flashing, caulking at windows	1	sum	1,500.00	1,500
TOTAL A33 Windows & Entrances	487	sf	96.71	47,100

Building 2 **Gross Floor Area (sf):** 5,850

Description	Quantity	Rate	Amount
A34 Roof Covering			
Built up roof (all in)	1,950 sf	15.00	29,250
Roof accessories	1 sum	3,000.00	3,000
Allowance for flashings	1 sum	4,000.00	4,000
TOTAL A34 Roof Covering	1,950 sf	18.62	36,300
A35 Projections			
Parapet	205 sf	20.00	4,100
Balconies -wood framed structure	200 sf	20.00	4,000
Balconies - waterproof walking surface	200 sf	5.00	1,000
Soffit finish to underside of balconies	200 sf	4.00	800
Balustrade to balconies	72 ft	65.00	4,680
Building overhang at roof at ends of building	1 sum	8,000.00	8,000
TOTAL A35 Projections	5,850 sf	3.86	22,600
TOTAL A3 EXTERIOR ENCLOSURE			200,900
TOTAL A SHELL			286,100

Building 2 **Gross Floor Area (sf): 5,850**

Description	Quantity	Rate	Amount
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B1 PARTITIONS & DOORS

B11 Partitions

Corridor/stair stud partitions	808	sf	5.50	4,444
Demising partitions between suites	216	sf	6.25	1,350
Suite partitions	5,104	sf	4.90	25,010
Sealing and caulking	6	units	300.00	1,800
Rough carpentry	6	units	300.00	1800
Misc steel	Allow			1500
TOTAL B11 Partitions	6,134	sf	5.85	35,900

B12 Doors

Solid wood door (Suite entry from corridor)	6	no	1,000.00	6,000
Hollow core wood doors (Suite Interior)	18	no	375.00	6,750
Bi-fold/ sliding door to suites - single	12	no	475.00	5,700
sliding door to washrooms	5	no	1,400.00	7,000
Extra over for:				
- Rough carpentry		Allow		2,000
- Misc door hardware		Allow		2,000
TOTAL B12 Doors	41	no	719.51	29,500

TOTAL B1 PARTITIONS & DOORS	65,400
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Building 2 **Gross Floor Area (sf): 5,850**

Description	Quantity	Rate	Amount
B2 FINISHES			

B21 Floor Finishes

Suites

Ceramic tile to Bathrooms & laundry	579	sf	7.50	4,343
Ceramic tile to kitchen	285	sf	7.50	2,138
Laminate flooring - suites	4,032	sf	3.75	15,120
Carpet to Corridor/stairs	381	sf	4.25	1,621
Ceramic tile base	200	lf	15.00	3,000
Bases - Suites	6	unit	225.00	1,350

TOTAL B21 Floor Finishes	5,277	sf	5.22	27,571
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B22 Ceiling Finishes

Tape, fill & 3 coat paint finish to gypsum board	5,277	sf	1.50	7,916
Bulkheads	6	unit	300.00	1,800

TOTAL B22 Ceiling Finishes	5,277	sf	1.84	9,716
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B23 Wall Finishes

Paint to walls	15,574	sf	0.75	11,680
Ceramic to tubs surround	6	unit	150.00	900
Ceramic to shower surround	6	unit	150.00	900
Allow for kitchen backsplash (ceramic)	6	unit	100.00	600

TOTAL B23 Wall Finishes	15,586	sf	0.90	14,080
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TOTAL B2 FINISHES				51,367
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Building 2 **Gross Floor Area (sf): 5,850**

Description	Quantity	Rate	Amount
B3 FITTINGS & EQUIPMENT			

B31 Fittings & Fixtures

Metals

Steel wall rail - stairs	54	ft	36.50	1,971
Steel balustrade - stairs	48	ft	61.00	2,928
Allow for misc metals	6	unit	350.00	2,100

Millwork

Mail boxes	6	units	75.00	450
Allow for rough carpentry	6	units	100.00	600
Closet rod and shelf	6	units	250.00	1,500
Kitchen cabinets and vanity units	6	units	4,800.00	28,800
Allow for rough carpentry	66	unit	100.00	6,600

Specialities

Washroom accessories - suites	6	unit	750.00	4,500
Shower enclosures	6	no	300.00	1,800
Mirrors - suites	6	no	450.00	2,700

TOTAL B31 Fittings & Fixtures	5,850	sf	9.21	53,900
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B32 Equipment

Appliances to suites	6	no	3,300.00	19,800
Window blinds	487	sf	10.00	4,870

TOTAL B32 Equipment	5,850	sf	4.22	24,670
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B33 Conveying Systems

None	1	sum	0.00	0
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TOTAL B33 Conveying Systems	1	sum	0.00	0
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TOTAL B3 FITTINGS & EQUIPMENT				78,570
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TOTAL B INTERIORS				195,337
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100123
31-May-16

Building 2 Gross Floor Area (sf): 5,850

Description	Quantity	Rate	Amount
C1 MECHANICAL			
C11 Plumbing & Drainage			
Plumbing & drainage	5,850 sf	2.00	82,827
TOTAL C11 Plumbing & Drainage	5,850 sf	14.15	82,800
C12 Fire Protection			
Fire protection	5,850 sf	3.00	16,290
TOTAL C12 Fire Protection	5,850 sf	2.79	16,300
C13 HVAC			
HVAC	5,850 sf	5.00	8,640
TOTAL C13 HVAC	5,850 sf	1.47	8,600
C14 Controls			
Controls	5,850 sf	3.00	1,860
TOTAL C14 Controls	5,850 sf	0.32	1,900
TOTAL C1 MECHANICAL			109,600

Building 2 **Gross Floor Area (sf): 5,850**

Description	Quantity	Rate	Amount
C2 ELECTRICAL			
C21 Service & Distribution			
Distribution	5,850	sf 5.75	33,642
TOTAL C21 Service & Distribution	5,850	sf 5.74	33,600
C22 Lighting, Devices & Heating			
Lighting & power	5,850	sf 4.61	26,988
Lighting fixtures	5,850	sf 0.72	4,230
TOTAL C22 Lighting, Devices & Heating	5,850	sf 5.33	31,200
C23 Systems & Ancillaries			
Systems	5,850	sf 3.00	13,845
Security equipment	5,850	sf 3.00	4,400
TOTAL C23 Systems & Ancillaries	5,850	sf 3.11	18,200
TOTAL C2 ELECTRICAL			83,000
TOTAL C SERVICES			192,600
NET BUILDING COST (EXCLUDING SITE)			674,037



100123
31-May-16

Building 2 Gross Floor Area (sf): 5,850

Description	Quantity	Rate	Amount
Z2 CONTINGENCIES			
Z21 Design Contingency			
Design Contingency	1	sum	35,700
TOTAL Z21 Design Contingency			35,700
Z22 Escalation Contingency			
Escalation Contingency	1	sum	0
TOTAL Z22 Escalation Contingency			0
Z23 Construction Contingency			
Construction Contingency	1	sum	21,400
Total Z23 Construction Contingency			21,400
TOTAL Z2 CONTINGENCIES			57,100
TOTAL Z GENERAL REQUIREMENTS & CONTINGENCIES			97,900
TOTAL BUILDING COST INCLUDING ALLOWANCES			771,937



ELEMENTAL COST SUMMARY Site Development

Project: GardenView Residential Development
 Location: Dartmouth, Nova Scotia
 Owner/Client: Greenwood Lane Inc
 Architect: TEAL Architects

Project Number: 100123
 Date: 31-May-16
 Gross Floor Area: 24,000 sf

Element	Ratio to GFA	Elemental Quantity	Elemental Unit Rate	Elemental Amount	Cost/sf	Total	%
A SHELL							
A1 SUBSTRUCTURE							
A11 Foundation	0.00	0 sf	\$0.00	\$0	\$0.00		
A12 Basement Excavation	0.00	0 cy	\$0.00	\$0	\$0.00	\$0	0.0%
A2 STRUCTURE							
A21 Lowest Floor Construction	0.00	0 sf	\$0.00	\$0	\$0.00		
A22 Upper Floor Construction	0.00	0 sf	\$0.00	\$0	\$0.00		
A23 Roof Construction	0.00	0 sf	\$0.00	\$0	\$0.00	\$0	0.0%
A3 EXTERIOR ENCLOSURE							
A31 Walls Below Grade	0.00	0 sf	\$0.00	\$0	\$0.00		
A32 Walls Above Grade	0.00	0 sf	\$0.00	\$0	\$0.00		
A33 Windows & Entrance	0.00	0 sf	\$0.00	\$0	\$0.00		
A34 Roof Covering	0.00	0 sf	\$0.00	\$0	\$0.00		
A35 Projections	0.00	0 sf	\$0.00	\$0	\$0.00	\$0	0.0%
B INTERIORS							
B1 PARTITIONS & DOORS							
B11 Partitions	0.00	0 sf	\$0.00	\$0	\$0.00		
B12 Doors	0.00	0 no	\$0.00	\$0	\$0.00	\$0	0.0%
B2 FINISHES							
B21 Floor Finishes	0.00	0 sf	\$0.00	\$0	\$0.00		
B22 Ceiling Finishes	0.00	0 sf	\$0.00	\$0	\$0.00		
B23 Wall Finishes	0.00	0 sf	\$0.00	\$0	\$0.00	\$0	0.0%
B3 FITTING & EQUIPMENT							
B31 Fitting & Fixtures	0.00	0 sf	\$0.00	\$0	\$0.00		
B32 Equipment	0.00	0 sf	\$0.00	\$0	\$0.00		
B33 Conveying Systems	0.00	0 Stp	\$0.00	\$0	\$0.00	\$0	0.0%
C SERVICES							
C1 MECHANICAL							
C11 Plumbing & Drainage	0.00	0 sf	\$0.00	\$0	\$0.00		
C21 Fire Protection	0.00	0 sf	\$0.00	\$0	\$0.00		
C13 HVAC	0.00	0 sf	\$0.00	\$0	\$0.00		
C14 Controls	0.00	0 sf	\$0.00	\$0	\$0.00	\$0	0.0%
C2 ELECTRICAL							
C21 Service & distribution	0.00	0 sf	\$0.00	\$0	\$0.00		
C22 Lighting, Devices & Heating	0.00	0 sf	\$0.00	\$0	\$0.00		
C23 Systems & Ancillaries	0.00	0 sf	\$0.00	\$0	\$0.00	\$0	0.0%
NET BUILDING COST (Excluding Site)					\$0.00	\$0	0.0%
D SITE							
D1 SITE WORK							
D11 Site Development	1.00	24,000 sf	\$6.66	\$159,800	\$6.66		
D12 Mechanical Site Services	1.00	24,000 sf	\$2.71	\$65,000	\$2.71		
D13 Electrical Site Services	1.00	24,000 sf	\$2.09	\$50,100	\$2.09	\$274,900	45.7%
D2 ANCILLARY WORK							
D21 Demolition	0.00	0 sf	\$0.00	\$250,000	\$10.42		
D22 Alterations	0.00	0 sf	\$0.00	\$0	\$0.00	\$250,000	41.6%
NET BUILDING COST (Including Site)					\$21.87	\$524,900	87.3%
Z MARKUPS							
Z1 GENERAL REQUIREMENTS 6.0%							
Z11 General Requirements	5.00%			\$26,200	\$1.09		
Z12 Fee	1.00%			\$5,500	\$0.23	\$31,700	5.3%
TOTAL CONSTRUCTION ESTIMATE (Excluding Contingencies)					\$23.19	\$556,600	92.6%
Z2 CONTINGENCIES 8.0%							
Z21 Design Contingency	5.0%			\$27,800	\$1.16		
Z22 Escalation Contingency	0.0%			\$0	\$0.00		
Z23 Construction Contingency	3.0%			\$16,700	\$0.70	\$44,500	7.4%
SALES TAX (HST) 0% EXCLUDED					\$0	\$0	0.0%
TOTAL CONSTRUCTION ESTIMATE (Including Allowances)					\$25.05	\$601,100	100.0%

Site Area: 24,000 sf per sf \$25.05
 Site Area: 2,230 m2 per m2 \$269.60

GardenView Residential Development
Dartmouth, Nova Scotia

Site Development

Site Area (sf): 24,000

Description	Trade	Quantity	Rate	Amount
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D1 SITE WORK

KEY STATISTICS

Building Footprint Area	10,095 sf
Remaining Site Area	13,905 sf
TOTAL SITE PLAN AREA	24,000 sf

D11 Site Development

Main site:

Decorative concrete unit pavers	2,667 sf	11.00	29,337
Asphalt Paving	6,053 sf	3.75	22,699
Curbs	500 ft	20.00	10,000
Concrete walkway	3,448 sf	7.50	25,860
Trees	28 no	450.00	12,600
Shrubs and planting area	Allow		6,000
Sod and topsoil	1,920 sf	1.00	1,920
Railings	Allow		10,000
Retaining walls/ planter walls	Allow		25,000
Concrete steps - 6 feet wide	9 rsrs	135.00	1,215
Concrete steps - 7 feet wide	3 rsrs	150.00	450
Concrete steps - 23 feet wide	9 rsrs	750.00	6,750
Site furnishings	Allow		8,000
TOTAL D11 Site Development	24,000 sf	6.66	159,800

GardenView Residential Development
Dartmouth, Nova Scotia

Site Development Site Area (sf): 24,000

Description	Trade	Quantity	Rate	Amount
D12 Mechanical Site Services				
Allow for mechanical site services		1 sum	65,000.00	65,000
TOTAL D12 Mechanical Site Services		24,000 sf	2.71	65,000
D13 Electrical Site Services				
Light fixtures		1 sum	15,000.00	15,000
Allow for electrical site services		1 sum	35,083.00	35,083
TOTAL D13 Electrical Site Services		24,000 sf	2.09	50,100
TOTAL D1 SITE WORK				274,900
D2 ANCILLARY WORK				
D21 Demolition				
Moving Halifax water line -Allowance		1 sum	250,000.00	250,000
TOTAL D21 Demolition		0 sf	0.00	250,000
D22 Alterations				
None				
TOTAL D22 Alterations		0 sf	0.00	0
TOTAL D2 ANCILLARY WORK				250,000
TOTAL D SITE & ANCILLARY WORK				524,900
NET BUILDING COST (INCLUDING SITE)				524,900

GardenView Residential Development
Dartmouth, Nova Scotia

Site Development Site Area (sf): 24,000

Description	Trade	Quantity	Rate	Amount
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Z1 GENERAL REQUIREMENTS & FEE
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Z11 General Requirements

General Requirements		1	sum	26,200
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TOTAL Z11 General Requirements				26,200
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Z12 Fee

Fee		1	sum	5,500
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TOTAL Z12 Fee				5,500
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TOTAL Z1 GENERAL REQUIREMENTS & FEE				31,700
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TOTAL CONSTRUCTION ESTIMATE EXCLUDING ALLOWANCES				556,600
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Z2 CONTINGENCIES

Z21 Design Contingency

Design Contingency		1	sum	27,800
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TOTAL Z21 Design Contingency				27,800
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Z22 Escalation Contingency

Escalation Contingency		1	sum	0
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TOTAL Z22 Escalation Contingency				0
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Z23 Construction Contingency

Construction Contingency		1	sum	16,700
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Total Z23 Construction Contingency				16,700
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TOTAL Z2 CONTINGENCIES				44,500
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TOTAL Z GENERAL REQUIREMENTS & CONTINGENCIES				76,200
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TOTAL BUILDING COST INCLUDING ALLOWANCES				601,100
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