



# AGENDA

## Special Council Meeting

5:30 PM - Monday, January 17, 2022  
HUB

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Page

- 1.0 CALL TO ORDER**
  - 1.1 Conflict of Interest Declaration: Pecuniary and Non-pecuniary
- 2.0 ACCEPTANCE OF THE AGENDA**
  - 2.1 Special Council Meeting Agenda - January 17, 2022
- 3.0 ADOPTION OF PREVIOUS MINUTES**
- 4.0 BUSINESS ARISING FROM THE MINUTES**
  - 4.1 Follow up - Joint High School / Multi-Use Recreation Center - Kalen Hastings, CAO  
[Follow-Up - Joint High School / Multi-Use Recreation Centre](#)
- 5.0 DELEGATION BY APPOINTMENT**
- 6.0 PUBLIC HEARING**
- 7.0 BYLAWS & POLICIES**
- 8.0 NEW BUSINESS**
- 9.0 DEPARTMENTAL REPORTS**
- 10.0 COUNCIL REPORTS**
- 11.0 CORRESPONDENCE**
- 12.0 INFORMATION ITEMS**
- 13.0 CLOSED MEETING**
- 14.0 ADJOURNMENT**

2 - 104

# AGENDA ITEM REPORT



**Title:** Follow up - Joint High School / Multi-Use Recreation Center - Kalen Hastings, CAO  
**Report Type:** Information Update  
**Report Author:** Kalen Hastings  
**Meeting:** Special Council Meeting - 17 Jan 2022  
**Department:** Admin  
**Reviewed by** Kyle Beauchamp, CFO; Spencer Croil, Director of Planning and Development;  
**Supervisor/Peer:** FWBA Architects

## TOPICS:

**Administrative:**

Reporting

**Infrastructure:**

Projects

## OBJECTIVE:

The purpose of this report is to provide Council with the most recent tender results of the Multi-Use Recreation Center. And further, to request direction on how to proceed with the project given the significant material cost escalation experienced as a result of global supply-chain issues.

## PREVIOUS COUNCIL DIRECTION:

### A. Project History:

The Multi-Use Recreation Center project finds its origins in the Regular Council Meeting of June 12, 2017, where a delegation, consisting of interested community members, made a pitch to Council to invest funds in a major community recreation facility. As a follow up to this presentation, Council passed a motion dedicating \$1 million in cash reserves for a major recreation project while also initiating a Sport and Recreation Working Group to determine the type of facility that would best serve the community with this initial seed money.

From this starting point, a number of milestones followed:

- On November 13, 2018 the Sport/Rec working group provided a formal recommendation to Council, that a multi-use (i.e. dry sport) recreation facility be pursued by Council;
- On November 26, 2018 the Multi-Use Recreation Project was formally approved by Council at the conclusion of the 2019-2021 Capital Budget deliberation process. The initial project dollars pledged by Council for the Multi-Use Recreation Center -- a joint venture with Palliser School Division -- was \$10 million dollars (in the form of debenture - serviced by the revenue received from the annual recreation levy), which was above and beyond the one (1) million set aside by

Council for an undesignated recreation project near the end of the 2013-2017 Council term (June 12, 2017).

- As part of the Sport and Rec Working Group engagement plan, members of the working group, elected officials and staff representatives from Palliser and the Town of Coaldale chartered a bus and toured a joint school / rec center in Strathmore (the recreation portion of the facility was constructed in 2018 for \$11 million).
- In July 2019, a Public Participation (P2) Plan for the design and amenities of the Multi-Use Recreation Center was presented to Council and approved.
- The Request for Proposal (RFP) to obtain architectural design consultants for the joint High School / Multi-Use Recreation Center project was posted on the Alberta Purchasing Connection (APC) by Palliser School Division on July 24, 2019. Following a joint evaluation process consisting of representatives from Palliser and the Town, FWBA Architects was selected as the highest scoring proponent. Along with FWBA, Tech Cost Consultants Ltd. was hired to provide professional cost estimations at key milestones in the design process (schematic, 60%, 90%).
- Preliminary design concepts were developed over the Fall of 2019. The Sport / Rec working group reviewed these design options over a period of 3-6 months, and a variety of stakeholder and community dialogue opportunities were held.
- On October 30th and November 5th 2019, for example, drop-in sessions were held for the community-at-large and over 40 residents attended and provided feedback. Also, in the Fall of 2019, staff met with all but one of the schools in the community and led brainstorming sessions with students, to discuss desired amenities for the facility. At the same time, a dozen community user groups (Coaldale Baseball, CMHA, Soccer representatives, etc.) dialogued with staff regarding amenities and design considerations. Following in-person engagement with a variety of stakeholder groups, a community survey was prepared and launched from December 9, 2019 to January 13, 2020 which resulted in feedback from almost 300 respondents. Following a substantial amount of community and stakeholder dialogue, results were reviewed and the preliminary designs initially prepared by FWBA were updated and refined in response to the feedback received. In January of 2020, additional community design review workshops were held, and were attended by members of the Sport and Rec. Working Group and members of the community-at-large.
- After the community design review workshops, FWBA continued to refine the preliminary designs and held a number of design review workshops with Town representatives and members of the Sport and Rec Working Group, to ensure the transition from preliminary to detailed design captured the desired amenities and facility features identified by the community feedback that had been collected in the Fall/Winter of 2019/2020.
- Based on feedback from the 500+ participants in the Fall/Winter 2019/2020 engagement and Sport and Rec Working Group sessions, a small number of design options were presented to Council at the Regular Meeting of May 12, 2020 (presentation can be found on the Town's Youtube page starting at the 8 minute, 49 second mark: <https://www.youtube.com/watch?v=fQ4GR5nfEa4>). Following this presentation and the design options presented, Council approved the revised schematic design that was presented by FWBA, directing staff to proceed to the detailed design phase. The general sense was to "get

the shell right," and grow into and phase in amenities later (if needed), as opposed to going with a smaller but more completed footprint that would be difficult to change or expand later (that is, the fear of "outgrowing something before it even opens").

- At the Regular Council Meeting of May 12, 2020 Council approved the revised Schematic Design for the project, recognizing that the conceptual design changes selected would necessitate that the capital construction budget would need to go from \$10 million to the neighborhood of \$13 million (with budget deliberations taking place later that November).
- In response to the revised schematic drawing that was approved by Council at the Regular Council Meeting of May 12 (2020), the "Class C" cost estimate from Tech Cost (attached) was completed on October 20, 2020. It initially came in at \$13,955,000. Feedback was received that this was too high. The design consultants made changes to the floor plan and reduced the size of the Multi-Use Recreation Center by 372 square meters (4000 square feet), thus bringing the total estimated cost down to \$13,263,969. It was understood that the separate add-on prices for the running track, squash court, dasher boards and the like would be covered through future fundraising (in what would later become the "Coaldale Strong" campaign).
- The capital construction budget for the Multi-Use Recreation Center was changed to \$13-million (due to the revised design) as part of the 2021 Budget Deliberation Process (starting with the Special Council Meeting of November 5, 2020). The Council meeting where the capital budget for the Multi-Use Recreation Center was changed to \$13 million took place at the Regular Council Meeting of November 23, 2020 (specifically, at the 2 hour, 9 minute and 23 second mark: <https://www.youtube.com/watch?v=aNnxs03YF7U>).
- January 26, 2021 - the Class B R1 (Design Development) cost consultant's report (attached) estimated that the base building shell of the Multi-Use Recreation Center project would cost the Town an estimated \$12,820,115 (including a design contingency of \$639,184). The nice-to-have-amenities (the deleteable line items) were enumerated separately in the form of "cash allowances," with the plan that these items be covered through fundraising efforts.
- On February 10, 2021 Tech Cost decreased its previous base cost estimate of January 26, 2021 by \$89,000 (please see attached). As an additional cost-saving measure, the decision was made to eliminate a number of skylights throughout the recreational portion of the building, which reduced the budget by \$177,000.
- In March 2021, detailed design of the Multi-Use Recreation Center was completed and the Town was ready for tender. It was around this time that funding for the high school portion of the joint school / rec center project was announced by the Province of Alberta. Town administration was advised by both the cost consultants and architects that due to economies of scale and cost sharing opportunities (like the parking lot, mechanical room, and that shared "fourth wall") that it would be far more economical to wait for Palliser School Division to "catch up" and complete the design of "their side" of the project, so both the school and rec center could be tendered at the same time using a single contractor representing both parties. Town administration was advised of the logistical risks of having two potentially different contractors working on the same site, with so many shared building elements (i.e. mechanical room, shared wall, kitchen).

- Since the Town decided to wait for Palliser to complete detailed design of the school portion of the project, the Multi-Use Recreation Center project did not go out for tender in March 2021 as previously planned.
- From March 2021 to June 2021, concerns about escalating material costs, due to supply chain issues brought on by the COVID-19 pandemic, were mounting. In order to allow the project to proceed as quickly as possible, in order to 1) beat the winter weather and 2) avoid further cost escalation in materials, the decision was made to put out an RFP for a Construction Management firm. Following a competitive RFP process (posted July 24, 2021) that was jointly evaluated by both Palliser and the Town, Ward Bros. Construction emerged as the highest scoring proponent. Having a joint Construction Manager onboard allowed the parties to tender out the project in phases while detailed design for the school portion took place. With material prices increasing by the month, this was viewed as the most cost effective and timely method of construction. It is the main reason why earthworks got completed before freeze up, and why steel was ordered in October, thereby locking in pricing and getting in the "queue" before further price increases and delays in delivery).
- On September 21, 2021 - the Class A (90% design) cost consultant's report (attached) estimated that the base building shell of the Multi-Use Recreation Center project would cost the Town an estimated \$14,139,967. With "deleateable" cash allowances, to be funded through the Coaldale Strong Campaign, the total estimated price of construction came in at \$15,973,000.
- On December 20, 2021 Council adjusted the budget of the Multi-Use Recreation Center to \$15,575,000 (of which, \$750,000 was for architectural design fees and inspections) following the conclusion of the 2022 Budget Deliberation process.
- Tender #3 - the third final construction tender - closed on December 20, 2021. The Town's share of the joint tender came in \$2,694,210 higher than the previously approved construction budget of \$15,000,000.

**ANALYSIS:**

Now that a broad overview of how we got here has been provided, we will unpack the \$2,694,210 net overage to show Council the primary sources of escalation relating to the Multi-Use Recreation Center:

\$ (854,321) - *3 bids received	Structural Steel (21% higher than estimated)
\$ (1,126,871) - *6 bids received	Mechanical (32% higher than estimated)
\$ (929,094) - *4 bids received	Electrical (26% higher than estimated)
\$ (2,910,286)	Total

*\*Please note that the tendered cost for some project items came in lower than estimated (such as doors, windows and site services), which explains why the total net overage is \$2,694,210.*

In speaking with Ward Bros. Construction, FWBA Architects and Tech Cost Ltd., cost escalation of this scale at such a pace is unprecedented, but perhaps more alarmingly, is expected to climb further. The trades who submitted bids as part of the Tender #3 package are only holding their prices for 30 days. A firm answer must therefore be provided to them by January 20, 2022 in order to lock in current prices.

Additional considerations:

- To build the Multi-Use Recreation Center alone, at a later date, due to lost economies of scale, would cost the town an estimated \$25 million dollars (per our consultants). This is largely due to lost cost-sharing opportunities with Palliser school, loss of economies of scale, additional costs associated with remobilization, and anticipation of future cost escalation.
- Due to Tenders #1 (earth works and piling) and #2 (steel framing package and foundation) being awarded, the Town is currently contractually bound to \$4 million of work to date. Should Council not proceed with the scope of work identified in Tender #3 at this time, the steel framing package would need to be stored somewhere or installed in what could become a building phasing strategy.
- If Tender #3 is not awarded by January 20, 2022 prices are expected to increase again. If the Town accepts the results of Tender #3, project pricing is locked in. However, as is the case with any project, it is prudent to carry a contingency for unforeseen circumstances or change orders. FWBA recommends that we carry a construction contingency of 3%.
- If Tender #3 is approved as presented, the building will be fully operational -- inclusive of all amenities and line items -- when the building opens in Spring, 2024.
- Given that construction of the joint facility will take place over the next three years, the additional required funding of \$2,694,210 will not be needed until late fall 2023 or winter 2024. However, by making the decision to award Tender #3 today, Council must understand that it is committing itself to funds (\$2,694,210) that will be needed in late 2023 and/or early 2024.

**KEY CONSIDERATIONS:**

Please see above.

**FINANCIAL IMPACT:**

Total revised project cost as follows:

- \$17,694,210 (construction)
- \$750,000 (consulting)
- \$435,397 (contingency)

Total: \$18,879,607

Current shortfall: \$3,129,607 (including contingency)

Should Council wish to proceed with the Multi-Use Rec Center project and award Tender #3, administration recommends the following funding strategy / action items be taken to bridge the funding gap of \$3,129,607:

**Grants and Fundraising:**

1. Hire a professional grant writer to work on a commission basis.

2. Increase the Coaldale Strong Fundraising Target of \$1 Million to \$2 Million.

3. Dedicate \$1,387,000 from unallocated 2022 MSI Capital & Canada Community Building Fund dollars (effectively reducing the current potential project deficit of \$3,129,607 to \$1,742,607).

**Borrowing:**

4. Instruct administration to prepare a \$1,742,607 million dollar borrowing bylaw, in the hopes that very little of it is actually needed. The strategy here is if grant hunting is not as successful as hoped, all proper paperwork and advertizing for the capital asset (in this case, the Rec Center) is in place before the asset is constructed. We don't, however, have to pull the loan, nor the full amount that we advertize for, until 2024 -- once the project is complete. This way, Council can see what the project cost actually comes in at and how grant hunting and fundraising actually goes before deciding if, or to what extent, loan dollars are needed. Optimistically, if grant hunting and fundraising go well, very little additional debt will actually be needed. On the other hand, by passing an additional borrowing bylaw now, a prudent fallback plan is in place.

**Yearend Surplus:**

5. In addition to having the paperwork for an additional loan in place as a fallback plan, Council has the option of directing excess year end surplus toward the project.

**STAKEHOLDER ENGAGEMENT:**

N/A

**DECISION OPTIONS:**

**Option 1:**

THAT Council direct administration and the Mayor to execute, and lock in, the bid prices contained in the Tender 3 package for the Multi-Use Recreation Center. Further, that Council amend the *total* current project budget of \$15,750,000 to \$18,879,607 (inclusive of contingency), with the understanding that the following funding strategy be deployed to bridge the current gap of \$3,129,607:

- Hire a professional grant writer to work on a commission basis;
- Increase the Coaldale Strong fundraising goal of \$1 million to \$2 million;
- Dedicate \$1,387,000 from unallocated 2022 MSI Capital & Canada Community Building Fund dollars toward the project;
- Prepare a \$1,742,607 million dollar borrowing bylaw, with the understanding that some or all of the loan only be pulled if needed in 2024.

**Option 2:**

THAT Council direct administration and the Mayor to execute, and lock in, the bid prices contained in the Tender 3 package for the Multi-Use Recreation Center, but direct administration to return to Council with a revised funding strategy.

**Option 3:**

THAT Council not award Tender #3 at this time, and direct administration to bring back a phased construction plan.

**RECOMMENDATION:**

**Option #1:**

THAT Council direct administration and the Mayor to execute, and lock in, the bid prices contained in the Tender 3 package for the Multi-Use Recreation Center. Further, that Council amend the *total* current project budget of \$15,750,000 to \$18,879,607 (inclusive of contingency), with the understanding that the following funding strategy be deployed to bridge the current gap of \$3,129,607:

- Hire a professional grant writer to work on a commission basis;
- Increase the Coaldale Strong fundraising goal of \$1 million to \$2 million;
- Dedicate \$1,387,000 from unallocated 2022 MSI Capital & Canada Community Building Fund dollars toward the project;
- Prepare a \$1,742,607 million dollar borrowing bylaw, with the understanding that some or all of the loan only be pulled if needed in 2024.

**STRATEGIC ALIGNMENT WITH COUNCIL STRATEGIC PLAN:**



1. Focus on Community Safety



2. Focus on Livability



3. Focus on Economic Health



4. Focus on Good Governance and Corporate Excellence



5. Focus on Responsible and Responsive Growth

**ATTACHMENTS:**

[TCCL COALDALE REC CENTRE SD R1 2020.10.20](#)

[TCCL COALDALE RECREATION CENTRE DD COST ESTIMATE R1 2021.01.26](#)

[TCCL COALDALE REC CENTRE 60% 2021.02.10](#)

[TCCL COALDALE REC CENTRE 90% COST ESTIMATE 2021.11.02](#)





Quantity Surveyor  
**CLASS “C” COST ESTIMATE R1**  
October 20, 2020

**COALDALE RECREATION CENTRE**  
Town of Coaldale, AB

*Client*



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## TABLE OF CONTENTS

1. Introduction
  - 1.1. Background
  - 1.2. Purpose
  - 1.3. Methodology
  - 1.4. Exclusions
2. Documentation
3. Costing
  - 3.1. Cost Base
  - 3.2. Cost Predictability
  - 3.3. Allowances / Contingencies
4. Gross Floor Area
5. Costing Summaries
6. Uniformat Elemental Cost Summary
7. Detailed Elemental Estimate

## 1. INTRODUCTION

### 1.1 Background

This project involves a two-storey new build recreation centre, with the fitness and running track on the 2<sup>nd</sup> level. The Town of Coaldale has entered a partnership with Palliser Regional School where the recreation centre will be integrated with the new Kate Andrews High School. For this estimate, it was assumed the recreation centre is proceeding without school.

The facility will comprise of a non-combustible construction. The foundation is pile and grade beam, with slab on grade and structural steel composite roof and floor. The exterior finishes will consist of insulated metal panel on steel stud backup and incorporates the use of double-glazed aluminium windows, and curtain walls.

Pricing is based on a Design-Bid-Build procurement strategy (i.e. public competitive tender process).

Costs are summarized as follows:

	Activity	Estimated Cost In Current Dollars	Area (m <sup>2</sup> )	Cost/m <sup>2</sup>
1	New Construction, exc Separate Add-on Prices below	\$11,533,023	6,009	\$1,919
2	Design Allowance	\$1,153,302	6,009	\$192
3	Location Allowance	\$1,268,632	6,009	\$211
	<b>PRE BID ESTIMATE</b>	<b>\$13,955,000</b>	<b>6,009</b>	<b>\$2,322</b>
4	Construction Allowance	\$0	6,009	\$0
	<b>TOTAL CONSTRUCTION COST</b>	<b>\$13,955,000</b>	<b>6,009</b>	<b>\$2,322</b>
	Facility Area Reduction	-\$691,131	-372	\$1,858
	<b>TOTAL CONSTRUCTION COST</b>	<b>\$13,263,869</b>	<b>5,637</b>	<b>\$2,353</b>
	<b>Separate Add-on Prices</b>			
5	Running Track	\$774,122	803	\$964
6	Chiller	\$242,158	1	\$242,158
7	Servery fit out	\$13,163	24	\$548
8	Glass Boards	\$199,146	162	\$1,229
9	Squash Court	\$129,399	63	\$2,054
10	Generator	\$105,281	1	\$105,281
	Separate Add-on Prices inc GC, Fee, Design and Location Allowances			

### 1.2 Purpose

This cost study is intended to provide a practical analysis of construction costs for the proposed building within the Town of Coaldale. All scope/cost item exceptions are listed below in section 1.4 Exclusions.

### 1.3 Methodology

Where possible, elements have been assessed or measured, then priced at rates considered competitive for a project of this type. This report is developed using standardized methods and techniques. Formatting of the report in accordance with the following documents:

Canadian Institute of Quantity Surveyors. "Elemental Cost Analysis-Method of Measurement and Pricing" (Toronto ON, Canada: Canadian Institute of Quantity Surveyors, 1990).

Construction Specifications Institute. "UniFormat™: A Uniform Classification of

Construction Systems and Assemblies" (Alexandria VA, USA: The Construction Specifications Institute, 2010 Edition).

Construction Specifications Institute. "MasterFormat 2010™" (Alexandria VA, USA: The Construction Specifications Institute, 2010 Edition).

Costing for the estimated areas of work is developed using the historical data of similar projects. Consideration is made to include for project complexity, geographic location and current market pricing.

### 1.4 Exclusions

This analysis excludes the following:

- a. GST
- b. Consultant Fees
- c. Project management costs & disbursements
- d. Independent testing (including air monitoring)
- e. Hazardous abatement
- f. Removal contaminated / organic soils
- g. Escalation beyond October 2020
- h. Premium time working
- i. Furniture, Fixtures & Equipment (included active IT)
- j. Decanting/Moving costs
- k. Super net
- l. Change order allowance

## 2. DOCUMENTATION

The documentation is based on the following information:

Prime Consultant / Architect	FWBA Architects
Structural	ISL Engineering and Land Services
Mechanical	The HIDI Group.
Electrical	SMP Engineering
Civil	FWBA Architects
Landscape	ISL Engineering and Land Services
Green Building	Integral Group

The basis for this estimate is the drawings for Class C costing dated June 23, 2020 together with discussions and correspondence related to scope reduction and cost savings, as of October 9, 2020.

### 3.1 Cost Base:

The basic capital dollars are expressed in current **October 2020** dollars, that is, as if the project were tendered in **October 2020**.

COVID 19 has brought with it many uncertainties regarding the global economy and specifically for construction project delay notices as a result of force majeure. The degree of impact to projects at the preconstruction stage is continually changing, however, the risk probability of delay or shutdown are factors that require increased consideration.

Historically, low interest rates would stimulate investment and capital ventures, however, we believe that in the near term, the current uncertain environment outweighs investment decisions, and therefore less projects will proceed to tender stage. We believe that as industry activity reduces, particularly as developers and Government defer or cancel projects, escalation and market impacts will decrease. Indicators are that as fewer projects are tendered, more will be at an increased value with lower cost.

We expect a trend in increased number of bidders, providing better investor "value" through competition. Contractors will reduce costs and take on slightly higher cost risks to secure projects and maintain work force. However, to mitigate the execution risks, pricing may reflect increased requirements for site health and safety, potentially longer durations, and allowances for project delays, shutdowns, etc. Therefore, it may be prudent to carry additional risk reserve contingency.

### 3.2 Cost Predictability

Pricing by the PQS reflects probable construction costs obtainable in the location of the project as of the date of the report and is a determination of fair market value for the construction of this project and should not be taken as a prediction of low bid.

Typically, pricing assumes competitive bidding for every portion of the construction works including all subcontractors as well as the general contractor, and assumes a minimum of three (3) bidders. If fewer bids are received, the bid results can be expected to be higher.

For an estimate / cost analysis at Schematic Design (Class "C") the industry standard level of accuracy is between 15% and 20%.

### 3.3 Contingencies:

As this project is currently at Schematic Design the following allowances have been included:

- a. Design Allowance / Contingency = 10.0 %
  - An allowance for design changes during the development of the design. The allowance is to cover unforeseen items during the design phase that do not change the project scope. The allowance, which is included in the primary stages, is ultimately absorbed into the design and quantified work as more detailed information becomes available and is therefore normally reduced to zero at tender stage.

b. Location Allowance / Contingency = 10.0%

- Location factors are applied to baseline unit costs, to allow for the higher costs of construction in locations that are further away from the main centers of operations, notably Edmonton and Calgary. Initially, these factors are calculated by assessing the extra costs of supplying skilled labour and delivering materials from either of the two main city centers to those remote locations, and incorporating the relative risks involved in doing business there.

c. Escalation Allowance / Contingency = 0.0 %

- An allowance to account for anticipated cost escalation from the time of this estimate to the midpoint of the anticipated construction schedule. The midpoint of the construction schedule is used to account for differential escalation over the total construction period. Rates used within the estimate backup represent constant dollars as the cost base. No allowance has been applied as a percentage to the estimate total.

d. Construction Allowance / Contingency = 0.0 %

- An allowance for changes to the contract price during construction. The allowance is to cover unforeseen items during the construction period which will result in change orders.

#### 4. GROSS FLOOR AREA

Building areas and volumes are measured in accordance with the latest issue of "Elemental cost Analysis - Measurement of Buildings by Area and Volume", published by the Canadian Institute of Quantity Surveyors.

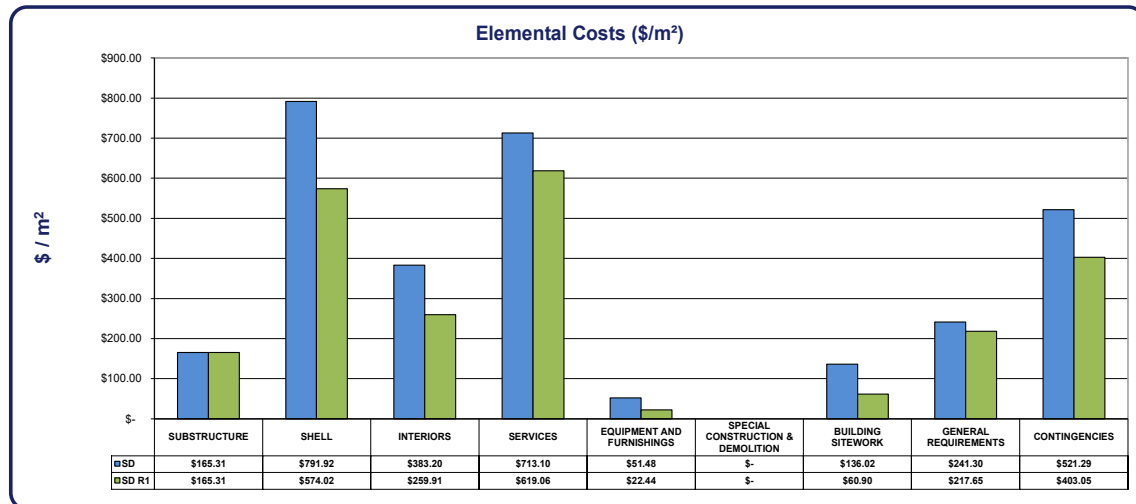
Description	SD	SD R1
	Area (m <sup>2</sup> )	Area (m <sup>2</sup> )
<b>Fieldhouse</b>		
Main Floor	4,426	4,426
2nd Floor	780	780
2nd Track	803	803
<b>Sub-total</b>	<b>6,009</b>	<b>6,009</b>
Area Reduction		-372
<b>Total</b>	<b>6,009</b>	<b>5,637</b>

## 5. COSTING SUMMARIES

### MAJOR ELEMENT \$/ELEMENT

ELEMENTAL SUMMARY OF COSTS \$		SD	SD R1
ELEMENT		TOTAL	TOTAL
A	SUBSTRUCTURE	\$ 993,326	\$ 993,326
B	SHELL	\$ 4,758,641	\$ 3,449,282
C	INTERIORS	\$ 2,302,671	\$ 1,561,817
D	SERVICES	\$ 4,285,044	\$ 3,719,918
E	EQUIPMENT AND FURNISHINGS	\$ 309,370	\$ 134,828
F	SPECIAL CONSTRUCTION & DEMOLITION	N/A	N/A
G	BUILDING SITEWORK	\$ 817,370	\$ 365,964
Z	GENERAL	\$ 1,449,978	\$ 1,307,888
	CONTINGENCIES	\$ 3,132,444	\$ 2,421,935
<b>TOTAL COST</b>		<b>\$ 18,048,845</b>	<b>\$ 13,954,957</b>
<b>AREA (m<sup>2</sup>)</b>		<b>6,009</b>	<b>6,009</b>
<b>RATE PER GFA (m<sup>2</sup>)</b>		<b>\$ 3,003.64</b>	<b>\$ 2,322.34</b>
<b>RATE PER GFA (ft<sup>2</sup>)</b>		<b>\$ 279.05</b>	<b>\$ 215.75</b>

### MAJOR ELEMENT \$/GFA (m<sup>2</sup>)



## 6. UNIFORMAT ELEMENTAL COST SUMMARY



**Elemental Cost Summary**

Project : **RECREATION CENTRE**  
 New Facility  
 Location : **Town of Coaldale, Alberta**

GFA : 6,009 m<sup>2</sup>  
 Date : October 20, 2020  
 Report Status : **Schematic Design Cost Report R1**

ELEMENT	Ratio to GFA	Elemental Costs		Elemental Amounts		Rate per GFA		% Total
		Quantity	Unit Rate	Sub-Total	Total	Sub-Total	Total	
<b>A SUBSTRUCTURE</b>					\$ 993,326		\$ 165.31	7.83
<b>A10 Foundations</b>					993,326		165.31	7.83
A1010 Standard Foundations	0.74	4,426 m <sup>2</sup>	51.13	226,309		37.66		
A1020 Special Foundations	0.74	4,426 m <sup>2</sup>	60.60	268,203		44.63		
A1030 Slab on Grade	0.74	4,426 m <sup>2</sup>	112.70	498,814		83.01		
<b>A20 Basement Construction</b>					-		-	-
A2010 Basement Excavation	-	-	-	-		-		
A2020 Basement Walls	-	-	-	-		-		
<b>B SHELL</b>					\$ 3,449,282		\$ 574.02	27.19
<b>B10 Superstructure</b>					1,516,236		252.33	11.95
B1010 Floor Construction	0.26	1,583 m <sup>2</sup>	151.77	240,253		39.98		
B1020 Roof Construction	0.74	4,426 m <sup>2</sup>	288.29	1,275,983		212.35		
<b>B20 Exterior Enclosures</b>					1,041,254		173.28	8.21
B2010 Exterior Walls	0.45	2,709 m <sup>2</sup>	259.88	704,025		117.16		
B2020 Exterior Windows	0.06	364 m <sup>2</sup>	817.20	297,459		49.50		
B2030 Exterior Doors	0.00	13 no.	3,059.23	39,770		6.62		
<b>B30 Roofing</b>					891,792		148.41	7.03
B3010 Roof Coverings	0.74	4,426 m <sup>2</sup>	198.36	877,959		146.11		
B3020 Roof Openings	-	-	-	-		-		
B3030 Balconies and Projections	0.00	22 m <sup>2</sup>	628.77	13,833		2.30		
<b>C INTERIORS</b>					\$ 1,561,817		\$ 259.91	12.31
<b>C10 Interior Construction</b>					689,820		114.80	5.44
C1010 Partitions	0.53	3,161 m <sup>2</sup>	158.60	501,345		83.43		
C1020 Interior Doors	0.01	62 no.	1,715.58	106,366		17.70		
C1030 Fittings	0.70	4,204 m <sup>2</sup>	19.53	82,109		13.66		
<b>C20 Stairs</b>					67,798		11.28	0.53
C2010 Stair Construction	0.00	3 ft	13,401.67	40,205		6.69		
C2020 Stair Finishes	0.00	3 ft	9,197.67	27,593		4.59		
<b>C30 Interior Finishes</b>					804,199		133.83	6.34
C3010 Wall Finishes	1.37	8,206 m <sup>2</sup>	20.64	169,375		28.19		
C3020 Floor Finishes	0.95	5,719 m <sup>2</sup>	80.41	459,870		76.53		
C3030 Ceiling Finishes	0.96	5,784 m <sup>2</sup>	30.25	174,954		29.12		
<b>D SERVICES</b>					\$ 3,719,918		\$ 619.06	29.32
<b>D10 Conveying</b>					97,385		16.21	0.77
D1010 Elevators and Lifts	0.00	1 ea	97,385.00	97,385		16.21		
D1020 Escalators and Moving Walks	-	-	-	-		-		
D1090 Other Conveying Systems	-	-	-	-		-		
<b>D20 Plumbing</b>					342,409		56.98	2.70
D2010 Plumbing Fixtures	1.00	6,009 m <sup>2</sup>	16.79	100,875		16.79		
D2020 Domestic Water Distribution	1.00	6,009 m <sup>2</sup>	9.29	55,813		9.29		
D2030 Sanitary Waste	1.00	6,009 m <sup>2</sup>	8.70	52,250		8.70		
D2040 Rain Water Drainage	1.00	6,009 m <sup>2</sup>	8.55	51,351		8.55		
D2090 Other Plumbing Systems	1.00	6,009 m <sup>2</sup>	13.67	82,120		13.67		
<b>D30 Heating Ventilating and Air Conditioning (HVAC)</b>					1,832,334		304.93	14.44
D3010 Energy Supply	1.00	6,009 m <sup>2</sup>	-	-		-		
D3020 Heat Generation	1.00	6,009 m <sup>2</sup>	32.97	198,099		32.97		
D3030 Refrigeration	1.00	6,009 m <sup>2</sup>	-	-		-		
D3040 HVAC Distribution (Distribution Systems)	1.00	6,009 m <sup>2</sup>	122.43	735,687		122.43		
D3050 Terminal and Packaged Units	1.00	6,009 m <sup>2</sup>	101.37	609,108		101.37		
D3060 HVAC Instrumentation and Controls	1.00	6,009 m <sup>2</sup>	34.57	207,741		34.57		
D3070 Testing, Adjusting, and Balancing	1.00	6,009 m <sup>2</sup>	7.82	46,984		7.82		
D3090 Other Special HVAC Systems & Equipment	1.00	6,009 m <sup>2</sup>	5.78	34,715		5.78		
<b>D40 Fire Protection</b>					199,069		33.13	1.57
D4010 Sprinklers	1.00	6,009 m <sup>2</sup>	33.13	199,069		33.13		
D4020 Standpipes	1.00	6,009 m <sup>2</sup>	-	-		-		
D4030 Fire Protection Specialities	1.00	6,009 m <sup>2</sup>	-	-		-		
D4090 Other Fire Protection Systems	1.00	6,009 m <sup>2</sup>	-	-		-		
<b>D50 Electrical</b>					1,248,721		207.81	9.84
D5010 Electrical Service and Distribution	1.00	6,009 m <sup>2</sup>	62.96	378,324		62.96		
D5020 Lighting and Branch Wiring	1.00	6,009 m <sup>2</sup>	79.49	477,643		79.49		
D5030 Communications and Security	1.00	6,009 m <sup>2</sup>	60.80	365,347		60.80		
D5090 Other Electrical Systems	1.00	6,009 m <sup>2</sup>	4.56	27,407		4.56		

**Elemental Cost Summary**

Project : **RECREATION CENTRE**  
 New Facility  
 Location : Town of Coaldale, Alberta

GFA : 6,009 m<sup>2</sup>  
 Date : October 20, 2020  
 Report Status : **Schematic Design Cost Report R1**

ELEMENT	Ratio to GFA	Elemental Costs		Elemental Amounts		Rate per GFA		% Total
		Quantity	Unit Rate	Sub-Total	Total	Sub-Total	Total	
<b>E EQUIPMENT AND FURNISHINGS</b>					\$ 134,828		\$ 22.44	1.06
<b>E10 Equipment</b>					61,953		10.31	0.49
E1010 Commercial Equipment	1.00	6,009 m <sup>2</sup>	-	-		-		
E1020 Institutional Equipment	1.00	6,009 m <sup>2</sup>	10.31	61,953		10.31		
E1030 Vehicular Equipment	1.00	6,009 m <sup>2</sup>	-	-		-		
E1090 Other Equipment - Seating	1.00	6,009 m <sup>2</sup>	-	-		-		
<b>E20 Furnishings</b>					72,875		12.13	0.57
E2010 Fixed Furnishings	1.00	6,009 m <sup>2</sup>	12.13	72,875		12.13		
E2020 Moveable Furnishings	-	-	-	-		-		
<b>F SPECIAL CONSTRUCTION AND DEMOLITION</b>					\$ -		\$ -	-
<b>F10 Special Construction</b>					-		-	-
<b>F20 Selective Building Demolition</b>					-		-	-
<b>G BUILDING SITEWORK</b>					\$ 365,964		\$ 60.90	2.88
<b>G10 Site Preparation</b>					-		-	-
G1010 Site Clearing	1.91	11,500 m <sup>2</sup>	-	-		-		
G1020 Site Demolition and Relocations	-	-	-	-		-		
G1030 Site Earthwork	-	-	-	-		-		
G1040 Hazardous Waste Remediation	-	-	-	-		-		
<b>G20 Site Improvements</b>					89,748		14.94	0.71
G2010 Roadways	0.11	639 m <sup>2</sup>	-	-		-		
G2020 Parking Lots	0.17	1,016 m <sup>2</sup>	-	-		-		
G2030 Pedestrian Paving	0.11	670 m <sup>2</sup>	133.95	89,748		14.94		
G2040 Site Development	0.67	4,000 m <sup>2</sup>	-	-		-		
G2050 Landscaping	0.67	4,000 m <sup>2</sup>	-	-		-		
<b>G30 Site Civil / Mechanical Utilities</b>					181,534		30.21	1.43
G3010 Water Supply	1.00	6,009 m <sup>2</sup>	6.84	41,094		6.84		
G3020 Sanitary Sewer	1.00	6,009 m <sup>2</sup>	6.66	39,991		6.66		
G3030 Storm Sewer	1.00	6,009 m <sup>2</sup>	15.45	92,849		15.45		
G3040 Heating Distribution	1.00	6,009 m <sup>2</sup>	1.26	7,600		1.26		
G3050 Cooling Distribution	1.00	6,009 m <sup>2</sup>	-	-		-		
G3060 Fuel Distribution	1.00	6,009 m <sup>2</sup>	-	-		-		
G3090 Other Site Mechanical Utilities	1.00	6,009 m <sup>2</sup>	-	-		-		
<b>G40 Site Electrical Utilities</b>					94,682		15.76	0.75
G4010 Electrical Distribution	1.00	6,009 m <sup>2</sup>	9.55	57,380		9.55		
G4020 Site Lighting	1.00	6,009 m <sup>2</sup>	2.95	17,720		2.95		
G4030 Site Communications & Security	1.00	6,009 m <sup>2</sup>	3.26	19,582		3.26		
G4090 Other Site Electrical Utilities	1.00	6,009 m <sup>2</sup>	-	-		-		
<b>G50 Other Site Construction</b>					-		-	-
G9010 Service Tunnels	1.00	6,009 m <sup>2</sup>	-	-		-		
G9090 Other Site Systems	1.00	6,009 m <sup>2</sup>	-	-		-		
<b>NET CONSTRUCTION COST</b>					\$ 10,225,135	\$ 10,225,135	\$ 1,701.64	80.60
<b>Z GENERAL REQUIREMENTS &amp; ALLOWANCES</b>					\$ 1,307,888		\$ 217.65	10.31
<b>Z10 General Requirements</b>					1,081,750		180.02	8.53
Z1010 Supervision & Labour Expenses	5.3%	12 mo	45,000.00	540,000		89.87		
Z1030 Temporary Conditions	2.6%	12 mo	22,000.00	264,000		43.93		
Z1050 Permits, Insurance & Bonds	2.5%			277,750		46.22		
<b>Z20 Fee</b>					226,138		37.63	1.78
Z2010 Fee	2.0%			226,138		37.63		
<b>ESTIMATED CONSTRUCTION COST (Excluding Allowances)</b>					\$ 11,533,023		\$ 1,919.29	90.91
<b>Z30 Allowances</b>					1,153,302		191.93	9.09
Z3010 Design Allowance	10.0%			1,153,302		191.93		
Z3020 Cash Allowance	0.0%			-		-		
Z3030 Escalation Allowance	0.0%			-		-		
<b>ESTIMATED TENDER COST (Excluding Construction Allowance)</b>					\$ 12,686,325		\$ 2,111.22	100.00
Z3030 Location Allowance	10.0%			1,268,632	\$ 1,268,632	211.12		
<b>ESTIMATED CONSTRUCTION COST (Excluding GST)</b>					\$ 13,954,957		\$ 2,322.34	
GST (if applicable)	0.00%				-	-	\$ -	
<b>ESTIMATED CONSTRUCTION COST (Including GST)</b>					\$ 13,954,957	\$ 13,955,000	\$ 2,322.35	

## 7.0 DETAILED ELEMENTAL ESTIMATE

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
<b>A</b>						<b>SUBSTRUCTURE</b>			
	A10					Foundations			
		A1010				Standard Foundations			
			* unassigned *						
			A1010.0150	31-23-19.20	----	Dewatering during construction	1.00 sum	9,500.00 /sum	9,500
						<b>R/C Pile Cap</b>			
				03-11-13.45	3000	C.I.P. concrete forms, pile cap, square or rectangular, plywood, 1 use, includes erecting, bracing, stripping and cleaning	170.00 m2ca	105.60 /m2ca	17,953
				03-21-10.60	0500	Reinforcing, footing, #10 to #25	7.12 m tn	2,187.53 /m tn	15,575
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	95.00 m3	165.10 /m3	15,685
				03-31-05.70	3750	Concrete placing to pile caps,pumped, incl vibrating	95.00 m3	65.07 /m3	6,182
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	65.00 m3	3.44 /m3	224
			A1010.0200			<b>R/C Grade Beam - 300x600</b>			
				03-11-13.50	0020	C.I.P. concrete forms, grade beam, plywood, 1 use, includes erecting, bracing, stripping and cleaning	409.00 m2ca	107.89 /m2ca	44,126
				03-21-10.60	0100	Reinforcing, beams and girders #10 to #25	7.63 m tn	2,302.11 /m tn	17,565
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	61.00 m3	165.10 /m3	10,071
				03-31-05.70	3250	Concrete placing to grade beam, pumped, incl vibrating	61.00 m3	66.35 /m3	4,047
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	61.00 m3	3.44 /m3	210
				03-11-13.65	8760	C.I.P. concrete forms, box void form for slab on grade, 100 mm x 300 mm x 1200 mm long	103.00 m2	35.11 /m2	3,616
			A1010.0200			<b>R/C Grade Beam - 1200x750</b>			
				03-11-13.50	0020	C.I.P. concrete forms, grade beam, plywood, 1 use, includes erecting, bracing, stripping and cleaning	35.00 m2ca	107.89 /m2ca	3,776
				03-21-10.60	0100	Reinforcing, beams and girders #10 to #25	2.65 m tn	2,302.11 /m tn	6,101
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	21.00 m3	165.10 /m3	3,467
				03-31-05.70	3250	Concrete placing to grade beam, pumped, incl vibrating	21.00 m3	66.35 /m3	1,393
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	21.00 m3	3.44 /m3	72
				03-11-13.65	8760	C.I.P. concrete forms, box void form for slab on grade, 100 mm x 300 mm x 1200 mm long	28.00 m2	35.11 /m2	983
			A1010.0200			<b>R/C Grade Beam - 200x1500 to elevator pit</b>			
				03-11-13.45	0020	C.I.P. concrete forms, footing, continuous wall, plywood, 1 use, includes erecting, bracing, stripping and cleaning	39.00 m2ca	107.89 /m2ca	4,208
				03-21-10.60	0100	Reinforcing, beams and girders #10 to #25	0.30 m tn	2,302.10 /m tn	691
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	4.00 m3	165.10 /m3	660
				03-31-05.70	3250	Concrete placing to grade beam, pumped, incl vibrating	4.00 m3	66.35 /m3	265
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	4.00 m3	3.45 /m3	14
				03-35-29.60	0600	Concrete finishing, walls, float finish, 1.6 mm thick	20.00 m2	18.16 /m2	363
			A1010.1000			<b>Trench Excavation</b>			
				31-23-16.13	0050	Excavating, trench or continuous footing, common earth,	808.00 bm3	20.83 /bm3	16,828
				31-23-23.13	0015	Backfill, light soil, by hand, no compaction	536.00 lm3	30.91 /lm3	16,566
				31-23-23.18	0100	Hauling borrowed material, 3km round, 2.6 loads per hr	272.00 lm3	9.55 /lm3	2,597
			A1010.1100			<b>Perimeter Drainage System</b>			
				33-46-26.10	0300	Geotextile subsurface drainage filtration, drainage material, 20 mm gravel fill in trench	208.00 m3	37.09 /m3	7,714
				33-46-16.30	2110	Subdrainage piping, plastic, perforated PVC, pipe, 150 mm diameter, excludes excavation and backfill	208.00 m	36.88 /m	7,672
			A1010.1150			<b>Perimeter Below Grade Insulation</b>			
				07-21-13.10	1943	Extrd plyst insit,rigid,for walls, 172kp cmprs strng,100mm thick,	125.00 m2	40.33 /m2	5,041
				07-11-16.20	0020	Cement parging, regular Portland cement, 13mm thick, 2 coats	63.00 m2	36.09 /m2	2,274
				07-11-13.10	0300	Bituminous asphalt foundation coating, below grade dampproofing, sprayed on, 1 coat	125.00 m2	6.96 /m2	871
		A1020				<b>Special Foundations</b>			
			A1020.0050			<b>Piles</b>			
				31-63-26.13	0050	Mobilization	1.00 ea	19,000.00 /ea	19,000
				31-63-26.13	1079	BP1	10.00 ea	1,509.58 /ea	15,096
				31-63-26.13	1090	BP2	9.00 ea	2,482.88 /ea	22,346
				31-63-26.13	1091	BP3	4.00 ea	3,510.05 /ea	14,040
				31-63-26.13	1083	BP4	12.00 ea	4,682.90 /ea	56,195
				31-63-26.13	1082	BP5	9.00 ea	4,970.04 /ea	44,730
				31-63-26.13	1082	BP6	6.00 ea	6,878.63 /ea	41,272
				31-63-26.13	1082	BP7	7.00 ea	7,258.63 /ea	50,810
				31-63-26.13	4500	Tailings removal	348.00 lm3	13.55 /lm3	4,714
		A1030				<b>Slab on Grade</b>			
			* unassigned *						
				03-35-29.60	----	Allowance for thickenings etc.	1.00 ls	19,000.00 /ls	19,000
				03-35-29.60	----	Allowance for sumps etc.	1.00 ls	9,500.00 /ls	9,500
			A1030.0100			<b>150mm Slab on Grade</b>			
				31-22-16.10	1100	Fine grading, fine grade for slab on grade, machine	4,437.00 m2	3.33 /m2	14,780
				31-23-23.17	0700	Fill, gravel fill, compacted, under floor slabs, 225 mm deep	4,437.00 m2	14.09 /m2	62,506
				07-26-10.10	1201	Membrane system, 10 mil polyolefin based resin sheet membrane, vapor barrier	4,437.00 m2	13.01 /m2	57,719
				03-21-10.60	0600	Reinforcing, SOG, #10 to #25	57.68 m tn	1,912.39 /m tn	110,307
				03-31-05.35	0300	Ready Mix Concrete, 30 Mpa, 4000 psi	666.00 m3	159.25 /m3	106,061
				03-31-05.70	4350	Concrete placing to slab on grade, pumped,incl vibrating	666.00 m3	67.47 /m3	44,937
				03-35-29.30	0250	Concrete finishing, floors, monolithic, machine trowel finish	4,437.00 m2	9.39 /m2	41,650
				03-35-29.35	0140	Control joint, concrete floor slab, sawcut green concrete, 38 mm depth	4,437.00 m2	1.95 /m2	8,649
				03-35-29.30	0020	Concrete finishing, floors, monolithic, screed finish	4,437.00 m2	4.83 /m2	21,412
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	666.00 m3	3.45 /m3	2,294
<b>B</b>						<b>SHELL</b>			
	B10					Superstructure			
		B1010				Floor Construction			
			* unassigned *						
				03-35-29.60	----	Allowance for housekeeping pads	1.00 ls	7,600.00 /ls	7,600

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			<b>B1020.0300</b>			<b>Structural Steel Composite Floor</b>			
				05-12-23.75	0050	Structural steel, C Channel Shape,a992 steel,shop fab,incl shop primer,bolted connection	200.00 kg	5.25 /kg	1,051
				05-12-23.17	0100	Columns, Structural HSS	6,000.00 kg	4.99 /kg	29,935
				05-12-23.75	0100	Structural steel, W Shape,a992 steel,shop fab,incl shop primer,bolted connection	17,500.00 kg	4.50 /kg	78,678
				05-21-19.10	0440	OWSJ K series,	7.20 m tn	3,139.41 /m tn	22,604
				05-12-23.60	0600	Girts and bracing, Structural HSS	2,100.00 kg	5.33 /kg	11,197
				05-31-13.50	5120	Metal floor decking, steel, non-cellular, composite, galvanized, 38 mm D, 18 gauge	685.00 m2	45.47 /m2	31,150
				03-21-10.60	0400	Reinforcing, elevated slabs, #10 to #25	4.45 m tn	1,997.65 /m tn	8,890
				03-31-05.35	0200	Ready Mix Concrete, 25 Mpa, 3500 psi	75.00 m3	151.42 /m3	11,356
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	75.00 m3	3.45 /m3	258
				03-31-05.70	1400	Concrete placing to elevated slab, pumpd,incl vibrating	75.00 m3	69.40 /m3	5,205
				03-35-29.30	0020	Concrete finishing, floors, monolithic, screed finish	685.00 m2	4.83 /m2	3,306
				03-35-29.30	0250	Concrete finishing, floors, monolithic, machine trowel finish	685.00 m2	7.46 /m2	5,107
				<b>07-81-16.10</b>	<b>2050</b>	<b>Sprayed fireproofing, vermiculite cement, troweled or sprayed, 13mm thick</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
				05-12-23.40	0400	Angle framing, structural steel, 100 mm and larger, field fabricated, incl cutting & welding	2,500.00 kg	9.57 /kg	23,917
			<b>B1020</b>			<b>Roof Construction</b>			
			<b>* unassigned *</b>						
				05-12-23.17	0100	Fan support	5.00 ls	2,185.00 /ls	10,925
			<b>B1020.0300</b>			<b>Structural Steel Composite Roof - Gymnasium/High Roof</b>			
				05-12-23.17	0100	Columns, Structural HSS	68,000.00 kg	4.99 /kg	339,265
				05-12-23.75	0100	Structural steel, W Shape,a992 steel,shop fab,incl shop primer,bolted connection	44,000.00 kg	5.12 /kg	225,253
				05-21-19.10	0440	OWSJ K series	45.00 m tn	3,139.41 /m tn	141,274
				05-12-23.60	0600	Girts and bracing, Structural HSS	5,000.00 kg	5.33 /kg	26,660
				05-31-23.50	3350	Metal roof decking, steel, open type N wide rib, galvanized, 465 to 4650 m2, 75 mm D, 20 gauge	3,414.00 m2	43.05 /m2	146,983
				05-31-23.50	5000	For acoustical perforations, add 25%	3,414.00 m2	8.80 /m2	30,040
				05-12-23.40	0400	Angle framing, structural steel, 100 mm and larger, field fabricated, incl cutting & welding	10,000.00 kg	9.57 /kg	95,669
			<b>B1020.0300</b>			<b>Structural Steel Composite Roof - Lower roof</b>			
				05-12-23.17	0100	Columns, Structural HSS	1,400.00 kg	4.99 /kg	6,985
				05-12-23.75	0100	Structural steel, W Shape,a992 steel,shop fab,incl shop primer,bolted connection	4,400.00 kg	5.12 /kg	22,525
				05-21-19.10	0440	OWSJ K series	3.25 m tn	3,139.41 /m tn	10,203
				05-12-23.60	0600	Girts and bracing, Structural HSS	1,200.00 kg	5.33 /kg	6,398
				05-31-23.50	2650	Metal roof decking, steel, open type B wide rib, galvanized, 465 to 4650 m2, 38 mm D, 20 gauge	286.00 m2	38.96 /m2	11,142
				05-12-23.40	0400	Angle framing, structural steel, 100 mm and larger, field fabricated, incl cutting & welding	1,000.00 kg	9.57 /kg	9,567
			<b>B1020.0300</b>			<b>Structural Steel Composite Roof - Upper Roof</b>			
				05-12-23.17	0100	Columns, Structural HSS	6,000.00 kg	4.99 /kg	29,935
				05-12-23.40	0600	Channel framing, structural steel, 200 mm and larger, field fabricated, incl cutting & welding	1,700.00 kg	8.70 /kg	14,797
				05-12-23.75	0100	Structural steel, W Shape,a992 steel,shop fab,incl shop primer,bolted connection	13,000.00 kg	5.12 /kg	66,552
				05-21-19.10	0440	OWSJ K series	4.25 m tn	3,139.41 /m tn	13,343
				05-12-23.60	0600	Girts and bracing, Structural HSS	3,800.00 kg	5.33 /kg	20,261
				05-31-23.50	2650	Metal roof decking, steel, open type B wide rib, galvanized, 465 to 4650 m2, 38 mm D, 20 gauge	759.00 m2	38.96 /m2	29,569
				05-31-23.50	5000	For acoustical perforations, add 25%	759.00 m2	8.80 /m2	6,678
				05-12-23.40	0400	Angle framing, structural steel, 100 mm and larger, field fabricated, incl cutting & welding	1,250.00 kg	9.57 /kg	11,959
			<b>B20</b>			<b>Exterior Enclosure</b>			
			<b>B2010</b>			<b>Exterior Walls</b>			
			<b>B2010.0050</b>			<b>Precast Walls</b>			
				<b>03-45-13.50</b>	<b>0755</b>	<b>Precast wall panel,w/ins.</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
			<b>B2010.0100</b>			<b>152 Metal Stud Backup w/ Composite Panel</b>			
				<b>09-29-10.30</b>	<b>2090</b>	<b>Drywall, walls, 16 thick</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
				<b>09-22-16.13</b>	<b>3250</b>	<b>Metal stud partition, non-load bearing, galvanized, 3660 mm H, 20 ga., 152 mm wide, 0.53 mm thick, 610 mm O.C., includes top &amp; bottom track</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
				<b>09-29-10.30</b>	<b>9523</b>	<b>12.5 mm thick glass fibre faced gypsum sheathing on walls</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
				<b>07-26-10.10</b>	<b>0350</b>	<b>Mod bit, Thermofusible Grade, Air/Vapour Membrane 2.5mm</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
				<b>07-21-14.10</b>	<b>0720</b>	<b>Wall insulation,semi-rigid mineral fibre 127 thick</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
				<b>09-22-16.13</b>	<b>3283</b>	<b>150mm Fibreglass thermal clips</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
				<b>07-46-33.20</b>	<b>7000</b>	<b>Fiberglass reinforced polymer composite panel, based on Steni Colour</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
			<b>B2010.0100</b>			<b>152 Metal Stud Backup w/ Metal Panel</b>			
				<b>09-29-10.30</b>	<b>2090</b>	<b>Drywall, walls, 16 thick</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
				<b>09-22-16.13</b>	<b>3250</b>	<b>Metal stud partition, non-load bearing, galvanized, 3660 mm H, 20 ga., 152 mm wide, 0.53 mm thick, 610 mm O.C., includes top &amp; bottom track</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
				<b>09-29-10.30</b>	<b>9523</b>	<b>12.5 mm thick glass fibre faced gypsum sheathing on walls</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
				<b>07-26-10.10</b>	<b>0350</b>	<b>Mod bit, Thermofusible Grade, Air/Vapour Membrane 2.5mm</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
				<b>07-21-14.10</b>	<b>0720</b>	<b>Wall insulation,semi-rigid mineral fibre 127 thick</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
				<b>09-22-16.13</b>	<b>3283</b>	<b>150mm Fibreglass thermal clips</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
				<b>09-22-13.13</b>	<b>1200</b>	<b>Furring, walls, on steel, galvanized, 22 mm channels, 400 mm O.C.</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
				<b>07-42-13.30</b>	<b>1010</b>	<b>Stl sdng,cld,cncl fstrs based on Vic West AD300</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
			<b>B2010.0100</b>			<b>152 Metal Stud Backup w/ Ins Metal Panel</b>			
				09-29-10.30	2090	Drywall, walls, 16 thick	74.00 m2	31.48 /m2	2,329
				09-22-16.13	3250	Metal stud partition, non-load bearing, galvanized, 3660 mm H, 20 ga., 152 mm wide, 0.53 mm thick, 610 mm O.C., includes top & bottom track	74.00 m2	39.31 /m2	2,909
				07-42-13.30	2120	Ins. mtl panel,100mm insl,galv,0.80 thck,incl fstr	74.00 m2	184.35 /m2	13,642
			<b>B2010.0100</b>			<b>152 Metal Stud Backup w/ Ins Metal Panel</b>			
				09-29-10.30	2090	Drywall, walls, 16 thick	345.00 m2	31.48 /m2	10,860

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			<b>B2010.0100</b>			<b>152 Metal Stud Backup w/ Ins Metal Panel</b>			
				09-22-16.13	3250	Metal stud partition, non-load bearing, galvanized, 3660 mm H, 20 ga., 152 mm wide, 0.53 mm thick, 610 mm O.C., includes top & bottom track	345.00 m2	39.31 /m2	13,561
				07-42-13.30	2120	Ins. mtl panel,100mm insl,galv,0.80 thck,incl fstnr	345.00 m2	184.35 /m2	63,602
			<b>B2010.0100</b>			<b>152 Metal Stud Backup w/ Ins Metal Panel</b>			
				09-29-10.30	2090	Drywall, walls, 16 thick	1,271.00 m2	31.48 /m2	40,011
				06-25-26.10	0510	Wood product siding, plywood, medium density fibreboard, 16 mm thick	1,019.00 m2	44.09 /m2	44,925
				09-22-16.13	3250	Metal stud partition, non-load bearing, galvanized, 3660 mm H, 20 ga., 152 mm wide, 0.53 mm thick, 610 mm O.C., includes top & bottom track	2,290.00 m2	39.31 /m2	90,015
				07-42-13.30	2120	Ins. mtl panel,100mm insl,galv,0.80 thck,incl fstnr	2,290.00 m2	184.35 /m2	422,171
		<b>B2020</b>				<b>Exterior Windows</b>			
			<b>B2020.0050</b>			<b>Curtain Wall System</b>			
				08-44-13.10	0150	Curtain wall, aluminum, stock, double glazed, including glazing, average	152.00 m2	960.57 /m2	146,007
				<b>08-44-13.10</b>	<b>0250</b>	<b>Curtain wall, aluminum, stock, triple glazed, including glazing, average</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
			<b>B2020.0100</b>			<b>Glazed Aluminum Windows</b>			
				08-51-13.20	1001	Aluminium windows, dbl glazed	212.00 m2	714.39 /m2	151,452
				<b>08-51-13.20</b>	<b>1003</b>	<b>Aluminium windows, triple glazed</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
			<b>B2020.0500</b>			<b>Miscellaneous</b>			
				<b>08-51-66.10</b>	<b>1100</b>	<b>Sunshade</b>	<b>0.00 m</b>	<b>0.00 /m</b>	<b>0</b>
		<b>B2030</b>				<b>Exterior Doors</b>			
			<b>B2030.0025</b>			<b>Anod. Alum. Dr./Frame/Hardware</b>			
				08-42-26.10	0100	Doors, glass, swing, tempered, 12.7 mm thick, 1829 mm x 2134 mm opening, incl. hardware	1.00 opng	4,954.04 /opng	4,954
			<b>B2030.0050</b>			<b>Single H.M.Insulatd Dr./Frame/Hardware</b>			
				08-13-13.13	1760	Doors, commercial, steel, insulated, full panel, 1.2 mm, 914 mm x 2134 mm x 44 mm thick	8.00 ea	520.94 /ea	4,167
				08-12-13.25	0100	Door frames, steel channels with anchors and bar stops, 150 mm channel@ 12 kg/m, 915 mm x 2135 mm door, weighs 68 kg	8.00 ea	382.58 /ea	3,061
				08-71-20.15	2250	Door hardware, school, single, exterior, incl. lever, panic device	8.00 door	1,373.59 /door	10,989
				08-71-25.10	2700	Weatherstripping, doors, metal frame, extruded sections, aluminum, for 900 mm x 2135 mm door	8.00 opng	165.19 /opng	1,322
			<b>B2030.0075</b>			<b>Double H.M.Insulatd Dr./Frame/Hardware</b>			
				08-13-13.13	1760	Doors, commercial, steel, insulated, full panel, 1.2 mm, 914 mm x 2134 mm x 44 mm thick	4.00 ea	520.94 /ea	2,084
				08-12-13.25	0200	Door frames, steel channels with anchors and bar stops, 200 mm channel@ 17 kg/m, 1830 mm x 2440 mm door, weighs 125 kg	2.00 ea	637.90 /ea	1,276
				08-71-20.15	3100	Door hardware, school, double, exterior, incl. panic device	2.00 pr	2,549.64 /pr	5,099
				08-71-25.10	3100	Weatherstripping, doors, metal frame, extruded sections, aluminum, for 1830 mm x 2135 mm door	2.00 opng	310.43 /opng	621
			<b>B2030.0150</b>			<b>Overhead Sectional Door</b>			
				08-12-13.25	0500	Door frames, steel channels with anchors and bar stops, 250 mm channel@ 22 kg/m	1.00 ea	1,274.87 /ea	1,275
				08-36-13.10	2700	Doors, overhead, commercial, stock, steel, heavy duty, sectional, manual, 0.6 mm	1.00 ea	3,404.36 /ea	3,404
				08-36-13.10	2900	Doors, overhead, commercial, stock, steel, heavy duty, sectional, for electric trolley operator, .25 kw, to 3658 mm x 3658 mm, add	1.00 ea	1,110.39 /ea	1,110
				08-71-25.10	5000	Weatherstripping, for garage door bottom, aluminum, clear	1.00 ea	408.31 /ea	408
<b>B30</b>						<b>Roofing</b>			
		<b>B3010</b>				<b>Roof Coverings</b>			
			<b>B3010.0050</b>			<b>Concrete Paver</b>			
				<b>07-52-13.10</b>	<b>2150</b>	<b>Modified bituminous membrane, smooth surface cap sheet, polyester reinforced, 4.3mm, torched</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
				<b>07-52-13.10</b>	<b>2250</b>	<b>Modified bituminous membrane, smooth surface flashing, 4mm, torched</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
				<b>07-52-16.10</b>	<b>1626</b>	<b>Factory laminated base sheet</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
				<b>07-22-16.10</b>	<b>1758</b>	<b>Roof deck insulatn,plyscynrt,127mm thick,</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
				<b>07-26-10.10</b>	<b>0350</b>	<b>Mod bit, Thermofusible Grade, Air/Vapour Membrane 2.5mm</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
				<b>09-29-10.30</b>	<b>9523</b>	<b>12.5 mm thick glass fibre faced gypsum sheathing on walls</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
				<b>07-76-16.10</b>	<b>1000</b>	<b>Roof pavers and supports, concrete blocks, natural, 50mm thick</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
				<b>07-76-16.10</b>	<b>1700</b>	<b>Roof pavers and supports, support pedestal</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
				<b>33-46-26.10</b>	<b>0186</b>	<b>Drainage geotextiles, 11 mm thick</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
				<b>07-55-10.10</b>	<b>0130</b>	<b>Protected membrane roofing components, filter fabric</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
			<b>B3010.0300</b>			<b>PVC Roofing</b>			
				07-54-19.10	8890	Polyvinyl-chloride roofing, (PVC), heat welded seams, reinforced, 1.95kg/m2, fully adhered with adhesive, 1.5mm thick	4,443.00 m2	31.32 /m2	139,170
				07-65-19.10	7900	Plastic sheet flashing, polyvinyl chloride, black or white for exposed roofs, 1.5mm thick	4,443.00 m2	32.16 /m2	142,868
				07-22-16.10	0120	Roof deck insulation, fiberboard high density, 25mm thick, 0.44m2.K/W, fastening excluded	4,443.00 m2	9.70 /m2	43,092
				07-22-16.10	1756	Roof deck insulatn,plyscynrt,100mm thick,4.4m2.k/w,32kg/m3 density	4,443.00 m2	39.75 /m2	176,608
				07-22-16.10	1745	Polyisocyanurate insulation, for roof decks, 75mm thick, 32kg/m3 density	4,443.00 m2	29.01 /m2	128,891
				07-26-10.10	0350	Mod bit, Thermofusible Grade, Air/Vapour Membrane 2.5mm	4,443.00 m2	23.28 /m2	103,411
				09-29-10.30	9523	12.5 mm thick glass fibre faced gypsum sheathing	4,443.00 m2	25.57 /m2	113,602
				07-22-16.10	1765	Roof deck insulation, polyisocyanurate, tapered for drainage, fastening excluded	89.00 m3	340.65 /m3	30,318
		<b>B3030</b>				<b>Balconies and Projections</b>			
			<b>B1020.0300</b>			<b>Structural Steel Composite Roof - Entrance Canopies and Balconies</b>			
				05-12-23.40	0600	Channel framing, structural steel, 200 mm and larger, field fabricated, incl cutting & welding	100.00 kg	8.70 /kg	870
				05-12-23.75	0100	Structural steel, W Shape,a992 steel,shop fab,incl shop primer,bolted connection	500.00 kg	5.12 /kg	2,560
				05-31-23.50	2650	Metal roof decking, steel, open type B wide rib, galvanized, 465 to 4650 m2, 38 mm D, 20 gauge	10.00 m2	38.96 /m2	390
				05-12-23.40	0400	Angle framing, structural steel, 100 mm and larger, field fabricated, incl cutting & welding	100.00 kg	9.57 /kg	957
			<b>B1020.0300</b>			<b>Structural Steel Composite Roof - Canopy framing</b>			
				05-12-23.17	0095	Structural steel, W Shape,a992 steel,shop fab,incl shop primer,bolted connection	450.00 kg	4.97 /kg	2,235
				05-31-23.50	2650	Metal roof decking, steel, open type B wide rib, galvanized, 465 to 4650 m2, 38 mm D, 20 gauge	12.00 m2	36.86 /m2	442

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			<b>B1020.0300</b>			<b>Structural Steel Composite Roof - Canopy framing</b>			
				05-12-23.40	0400	Angle framing, structural steel, 100 mm and larger, field fabricated, incl cutting & welding	75.00 kg	9.57 /kg	718
			<b>B3010.0300</b>			<b>PVC Roofing</b>			
				07-54-19.10	8890	Polyvinyl-chloride roofing, (PVC), heat welded seams, reinforced, 1.95kg/m2, fully adhered with adhesive, 1.5mm thick	12.00 m2	31.32 /m2	376
				07-65-19.10	7900	Plastic sheet flashing, polyvinyl chloride, black or white for exposed roofs, 1.5mm thick	12.00 m2	32.16 /m2	386
				07-22-16.10	0120	Roof deck insulation, fiberboard high density, 25mm thick, 0.44m2.K/W, fastening excluded	12.00 m2	9.70 /m2	116
				07-22-16.10	1756	Roof deck insulatn,plyscynrt,100mm thick,4.4m2.k/w,32kg/m3 density	12.00 m2	39.75 /m2	477
				07-22-16.10	1745	Polyisocyanurate insulation, for roof decks, 75mm thick, 32kg/m3 density	12.00 m2	29.01 /m2	348
				07-26-10.10	0350	Mod bit, Thermofusible Grade, Air/Vapour Membrane 2.5mm	12.00 m2	23.28 /m2	279
				09-29-10.30	9523	12.5 mm thick glass fibre faced gypsum sheathing	12.00 m2	25.57 /m2	307
			<b>B3030.0300</b>			<b>Soffit</b>			
				09-22-16.13	3298	25mm z-girts	12.00 m2	12.12 /m2	145
				07-46-33.20	7000	Fiberglass reinforced polymer composite panel, based on Steni Colour	12.00 m2	268.93 /m2	3,227
<b>C</b>						<b>INTERIORS</b>			
	<b>C10</b>					<b>Interior Construction</b>			
		<b>C1010</b>				<b>Partitions</b>			
			<b>B2010.0050</b>			<b>Precast Walls</b>			
				<b>03-45-13.50</b>	<b>0755</b>	<b>Precast wall panel,w/ins.</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
			<b>C1010.0050</b>			<b>190mm Concrete Block Partition</b>			
				<b>04-22-10.14</b>	<b>1150</b>	<b>Cncr blkck,back-up,nrml wt,tld jnt,17 mpa,200 x 200 x 400 mm,incl mrtr and hrzn jnt rnfr every other cours,excl d scffl,grout and grout</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
				<b>01-54-23.70</b>	<b>0200</b>	<b>Scaffolding, steel tubular, regular, labor only erect &amp; dismantle, building exterior, wall face, 1900mm x 1500mm frames, 6 12 stories, excludes planks</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
			<b>C1010.0050</b>			<b>90mm Concrete Block Partition</b>			
				<b>04-22-10.24</b>	<b>0100</b>	<b>Cncr blkck,extr,tld jnts both sids,nrml wt,17 mpa,100 x 200 x 400 mm,incl mrtr and hrzn jnt rnfr every other cours,excl d scffl,grout and vrtcl rnfrcn</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
				<b>01-54-23.70</b>	<b>0200</b>	<b>Scaffolding, steel tubular, regular, labor only erect &amp; dismantle, building exterior, wall face, 1900mm x 1500mm frames, 6 12 stories, excludes planks</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
			<b>C1010.0100</b>			<b>152 mm Metal Stud Partition</b>			
				09-29-10.30	2090	Drywall, walls, 16 thick	1,013.00 m2	31.48 /m2	31,889
				09-22-16.13	3140	Metal stud partition, non-load bearing, galvanized, 3660 mm H, 25 ga., 152 mm wide, 0.53 mm thick, 400 mm O.C., includes top & bottom track	1,013.00 m2	34.21 /m2	34,654
				07-21-16.20	1340	Blanket insulation, for walls or ceilings, mineral wool batts, 139 mm thick, 3.3 m2.K/W	1,013.00 m2	12.39 /m2	12,546
				09-29-10.30	2090	Drywall, walls, 16 thick	1,013.00 m2	31.48 /m2	31,889
			<b>C1010.0100</b>			<b>92 mm Metal Stud Partition</b>			
				09-29-10.30	2090	Drywall, walls, 16 thick	153.00 m2	31.48 /m2	4,816
				09-22-16.13	3100	Metal stud partition, non-load bearing, galvanized, 3660 mm H, 25 ga., 92 mm wide, 0.53 mm thick, 400 mm O.C., includes top & bottom track	153.00 m2	31.13 /m2	4,763
				07-21-16.20	1320	Blanket insulation, for walls or ceilings, mineral wool batts, 88 mm thick, 2.1 m2.K/W	153.00 m2	8.92 /m2	1,364
				09-29-10.30	2090	Drywall, walls, 16 thick	153.00 m2	31.48 /m2	4,816
			<b>C1010.0100</b>			<b>152 mm Metal Stud Partition</b>			
				09-29-10.30	2090	Drywall, walls, 16 thick	1,044.00 m2	31.48 /m2	32,865
				09-22-16.13	3140	Metal stud partition, non-load bearing, galvanized, 3660 mm H, 25 ga., 152 mm wide, 0.53 mm thick, 400 mm O.C., includes top & bottom track	1,044.00 m2	34.21 /m2	35,714
				07-21-16.20	1340	Blanket insulation, for walls or ceilings, mineral wool batts, 139 mm thick, 3.3 m2.K/W	1,044.00 m2	12.39 /m2	12,930
				06-25-26.10	0510	Wood product siding, plywood, medium density fibreboard, 16 mm thick	1,044.00 m2	44.09 /m2	46,027
			<b>C1010.0100</b>			<b>152 mm Metal Stud Partition</b>			
				09-29-10.30	2090	Drywall, walls, 16 thick	526.00 m2	31.48 /m2	16,558
				09-22-16.13	3140	Metal stud partition, non-load bearing, galvanized, 3660 mm H, 25 ga., 152 mm wide, 0.53 mm thick, 400 mm O.C., includes top & bottom track	526.00 m2	34.21 /m2	17,994
				07-21-16.20	1340	Blanket insulation, for walls or ceilings, mineral wool batts, 139 mm thick, 3.3 m2.K/W	526.00 m2	12.39 /m2	6,515
				09-29-10.30	2090	Drywall, walls, 16 thick	377.00 m2	31.48 /m2	11,868
				06-25-26.10	0510	Wood product siding, plywood, medium density fibreboard, 16 mm thick	149.00 m2	44.09 /m2	6,569
			<b>C1010.0100</b>			<b>152 mm Metal Stud Partition</b>			
				09-29-10.30	2090	Drywall, walls, 16 thick	207.00 m2	31.48 /m2	6,516
				09-22-16.13	3140	Metal stud partition, non-load bearing, galvanized, 3660 mm H, 25 ga., 152 mm wide, 0.53 mm thick, 400 mm O.C., includes top & bottom track	207.00 m2	34.21 /m2	7,081
				07-21-16.20	1340	Blanket insulation, for walls or ceilings, mineral wool batts, 139 mm thick, 3.3 m2.K/W	207.00 m2	12.39 /m2	2,564
				09-29-10.30	2090	Drywall, walls, 16 thick	207.00 m2	31.48 /m2	6,516
			<b>C1010.1000</b>			<b>Interior Glazing</b>			
				08-12-13.13	4002	Interior glazing w/ hollow metal frames, full height	30.00 m2	443.76 /m2	13,313
			<b>C1010.1300</b>			<b>Security Grilles</b>			
				08-11-74.10	0030	Security Grille	4.00 m	574.29 /m	2,297
				08-11-74.10	0020	Rolling Grille Supports, overhead framed	4.00 m	242.21 /m	969
			<b>C1010.1300</b>			<b>Miscellaneous</b>			
				05-73-23.50	0700	Railing, glass w/ net	44.00 m	1,073.50 /m	47,234
				<b>08-81-10.10</b>	<b>0200</b>	<b>Smoke baffle</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
				32-31-13.20	0800	Fence, chain link w/ gate	33.00 m	105.46 /m	3,480
			<b>C1010.1500</b>			<b>Rough Carpentry and Firestopping</b>			
				06-11-10.26	1401	Blocking and rough carpentry	6,009.00 m2	10.28 /m2	61,774
				07-84-13.10	0751	Firestopping	6,009.00 m2	5.96 /m2	35,823
			<b>C1010.2000</b>			<b>Operable Partitions</b>			
				<b>10-22-26.43</b>	<b>0800</b>	<b>Partitions, glazed operable sliding</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
		<b>C1020</b>				<b>Interior Doors</b>			
			<b>C1020.0005</b>			<b>Anod. Alum. Dr./Frame/Hardware</b>			
				08-42-26.10	0100	Doors, glass, swing, tempered, 12.7 mm thick, 1829 mm x 2134 mm opening, incl. hardware	1.00 opng	4,954.04 /opng	4,954

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			<b>C1020.0010</b>			<b>Single HM Dr./Frame/Hardware</b>			
				08-13-13.13	0640	Doors, commercial, steel, flush, full panel, hollow core, hollow metal, 0.9 mm, 914 mm x 2134 mm x 44 mm thick	17.00 ea	462.16 /ea	7,857
				08-12-13.25	0100	Door frames, steel channels with anchors and bar stops, 150 mm channel@ 12 kg/m, 915 mm x 2135 mm door, weighs 68 kg	17.00 ea	382.58 /ea	6,504
				08-81-10.10	0800	Float glass, tempered, clear, 6 mm thick	6.00 m2	164.07 /m2	984
				08-71-20.15	2850	Door hardware, school, single, interior	17.00 door	699.09 /door	11,885
			<b>C1020.0020</b>			<b>Double HM Dr./Frame/Hardware</b>			
				08-13-13.13	0640	Doors, commercial, steel, flush, full panel, hollow core, hollow metal, 0.9 mm, 914 mm x 2134 mm x 44 mm thick	20.00 ea	462.16 /ea	9,243
				08-12-13.25	0200	Door frames, steel channels with anchors and bar stops, 200 mm channel@ 17 kg/m, 1830 mm x 2440 mm door, weighs 125 kg	10.00 ea	637.90 /ea	6,379
				08-81-10.10	0800	Float glass, tempered, clear, 6 mm thick	10.00 m2	164.07 /m2	1,641
				08-71-20.15	3110	Door hardware, school, interior, excl. panic device	10.00 pr	1,068.19 /pr	10,682
			<b>C1020.0100</b>			<b>Single Wood Doors</b>			
				08-14-16.09	4040	Door, wood, exterior, flush, solid wood stave core birch, 914 mm x 2134 mm x 44 mm	14.00 ea	537.25 /ea	7,521
				08-12-13.25	0100	Door frames, steel channels with anchors and bar stops, 150 mm channel@ 12 kg/m, 915 mm x 2135 mm door, weighs 68 kg	14.00 ea	382.58 /ea	5,356
				08-81-10.10	0800	Float glass, tempered, clear, 6 mm thick	5.00 m2	164.07 /m2	820
				08-71-20.15	2850	Door hardware, school, single, interior	14.00 door	699.09 /door	9,787
			<b>C1020.0105</b>			<b>Double Wood Doors</b>			
				08-14-16.09	4040	Door, wood, exterior, flush, solid wood stave core birch, 914 mm x 2134 mm x 44 mm	8.00 ea	537.25 /ea	4,298
				08-12-13.25	0200	Door frames, steel channels with anchors and bar stops, 200 mm channel@ 17 kg/m, 1830 mm x 2440 mm door, weighs 125 kg	4.00 ea	637.90 /ea	2,552
				08-71-20.15	3110	Door hardware, double, school, interior	4.00 pr	1,068.20 /pr	4,273
			<b>C1020.0110</b>			<b>Washroom Doors</b>			
				08-14-16.09	4042	Door, wshrm stall, incl. hrdw	0.00 ea	0.00 /ea	0
			<b>C1020.0400</b>			<b>Miscellaneous</b>			
				08-33-13.10	2060	Doors, specialty, coiling, counter, manual, aluminum, 1219 mm roll-up, 3048 mm long, incl. frame and hardware	1.00 opng	2,456.96 /opng	2,457
				09-91-23.35	0160	Paints & coatings, interior latex, doors, flush, both sides, spray, primer, incl. frame & trim	83.00 ea	110.52 /ea	9,173
			<b>C1030</b>			<b>Fittings</b>			
			<b>C1030.0010</b>			<b>Bathroom Accessories</b>			
				10-28-13.13	0900	Toilet accessories, grab bars, straight, stainless steel	8.00 ea	121.63 /ea	973
				10-28-13.13	3100	Toilet accessories, mirror, 914 mm x 610 mm, with stainless steel	13.00 ea	273.77 /ea	3,559
				10-28-13.13	4400	Toilet accessories, robe hook, heavy duty	31.00 ea	129.92 /ea	4,027
				10-28-13.13	4600	Toilet accessories, soap dispenser, chrome, surface mounted, liquid	13.00 ea	79.21 /ea	1,030
				10-28-13.13	6200	Toilet accessories, toilet tissue dispenser, stainless steel, surface mounted	19.00 ea	44.40 /ea	844
				10-28-13.13	1110	Toilet accessories, toilet back rest	4.00 ea	139.54 /ea	558
				10-28-13.13	4201	Toilet Accessories, sanitary napkin disposal	19.00 ea	98.97 /ea	1,880
				10-28-13.13	6900	Toilet accessories, towel dispenser, plastic, touchless, battery operated	13.00 ea	204.59 /ea	2,660
				10-28-13.13	0200	Toilet accessories, curtain rod, stainless steel, 25 mm diameter x 1524 mm long	8.00 ea	59.06 /ea	472
				10-28-13.13	1710	Toilet Accessories, grab bars, fold down vertical arm	8.00 ea	184.27 /ea	1,474
			<b>C1030.0030</b>			<b>Phenolic Partitions</b>			
				10-21-13.19	1050	Toilet cubicles and shower partitions, floor & ceiling anchored, phenolic	23.00 ea	1,125.81 /ea	25,894
			<b>C1030.0050</b>			<b>Comerguards</b>			
				10-26-13.10	0200	Allowance for comerguards	1.00 ls	7,125.00 /ls	7,125
			<b>C1030.0060</b>			<b>Signage and Identifying Devices</b>			
				10-14-23.13	1050	Signs, flexible door sign, adhesive back, w/Braille, 16 mm letters, 150 mm x 150 mm	43.00 ea	56.41 /ea	2,426
			<b>C1030.0110</b>			<b>Lockers</b>			
				10-51-13.10	0500	Lockers, double tier	97.00 ea	300.90 /ea	29,187
			<b>C20</b>			<b>Stairs</b>			
			<b>C2010</b>			<b>Stair Construction</b>			
			<b>C2010.0300</b>			<b>Metal Pan Stairs</b>			
				05-51-13.50	1550	Metal pan stair and landings	44.00 m2	913.76 /m2	40,205
			<b>C2020</b>			<b>Stair Finishes</b>			
			<b>C2020.0100</b>			<b>Handrails / Guardrails</b>			
				05-52-13.50	0940	Railing, pipe, steel, wall rail, primed, 38 mm dia, shop fabricated	61.00 m	91.24 /m	5,566
				05-52-13.50	1100	Handrails, ballustrades	26.00 m	378.94 /m	9,852
			<b>C2020.0200</b>			<b>Stair Finish - Rubber</b>			
				09-65-13.23	0400	Stair treads & risers, rubber, molded tread, colors, 300 mm w, 8 mm thick	166.00 m	59.47 /m	9,872
				09-65-13.23	1300	Stair treads & risers, landings, smooth sheet rubber, 5 mm thick	19.00 m2	121.17 /m2	2,302
			<b>C30</b>			<b>Interior Finishes</b>			
			<b>C3010</b>			<b>Wall Finishes</b>			
			<b>C3010.0150</b>			<b>Wall Finishes</b>			
				09-91-23.72	1280	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, latex paint, 3 coats, smooth finish, spray	7,475.00 m2	8.22 /m2	61,429
				09-30-13.10	5800	Ceramic tile, walls, interior, thin set, 150 mm x 150 mm	785.00 m2	137.51 /m2	107,946
				09-84-13.10	0301	Allowance for acoustic finishes	0.00 ls	0.00 /ls	0
			<b>C3020</b>			<b>Floor Finishes</b>			
			<b>C3020.0100</b>			<b>Typical Multi Use</b>			
				09-65-33.10	1800	Resilient flooring, cndvt. homogeneous vinyl tile, 3 mm thick	59.00 m2	79.32 /m2	4,680
				09-65-16.10	8200	Resilient flooring, vinyl sheet goods, backed, plain pattern/colors, 3 mm thick	17.00 m2	62.56 /m2	1,064
				09-65-13.13	1100	Wall base, rubber, straight or cove, standard colors, 100 mm high, 3 mm thick	1,906.00 m	7.38 /m	14,065
				09-65-16.10	8151		25.00 m2	102.16 /m2	2,554
				09-30-13.10	1000	Ceramic tile, cove base, thin set, 150 mm h	321.00 m	30.96 /m	9,939
				09-30-13.10	3270	Ceramic tile, floors, glazed, thin set, color group 1, 300 mm x 300 mm	247.00 m2	93.97 /m2	23,211
				03-35-29.30	1900	Concrete finishing, sealer	875.00 m2	28.86 /m2	25,252
				09-68-13.10	0110	Carpet tile, tufted nylon, hard back, 737 gram, 450 mm x 450 mm	130.00 m2	57.01 /m2	7,411
				12-48-13.13	0050	Entrance floor mats, recessed, in-laid black rubber, perforated, 10 mm thick	18.00 m2	188.27 /m2	3,389
				09-65-16.10	5900	Resilient flooring, rubber, sheet goods, 900 mm w, 3 mm thick	495.00 m2	115.47 /m2	57,159
				09-65-16.10	1215	Pulastic flmg, gym floor, syn.	1,475.00 m2	115.49 /m2	170,354
				09-65-19.10	6700	Resilient flooring, synthetic turf, 10 mm thick	1,486.00 m2	94.75 /m2	140,792
			<b>C3030</b>			<b>Ceiling Finishes</b>			



U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			* unassigned *						
				09-29-10.10	0225	Allowance for bulkhead	1.00 ls	23,750.00 /ls	23,750
				<b>09-84-13.10</b>	<b>0301</b>	<b>Allowance for acoustic finishes</b>	<b>0.00 ls</b>	<b>0.00 /ls</b>	<b>0</b>
			<b>C3030.0100</b>			<b>Ceiling Finishes</b>			
				09-51-23.30	0700	Complete suspended ceilings.fiberglass ceiling board,plain faced,offices,600 x 1200 x 19 mm,include std suspension system,excl 40mm carrier channels	140.00 m2	50.73 /m2	7,102
				09-29-10.10	0450	Cng.gyps dryw,mold rstin,fnsh,scrw grid,chnnl jsts,over 8'high,16 thick	1,104.00 m2	77.01 /m2	85,018
				09-91-23.72	1280	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, latex paint, 3 coats, smooth finish, spray	1,104.00 m2	8.22 /m2	9,073
				09-91-23.72	4101	Pnts&ctng,cng,high lv,water rplln,2 coats,spray	4,516.00 m2	11.06 /m2	49,950
				09-51-23.10	1185	Suspended acoustic ceiling tiles, for plastic film face, add	8.00 m2	7.65 /m2	61
<b>D</b>						<b>SERVICES</b>			
	<b>D10</b>					<b>Conveying</b>			
		<b>D1010</b>				<b>Elevators and Lifts</b>			
			<b>D1010.0100</b>			<b>Elevators</b>			
				14-24-23.10	2050	Elevator Hydraulic passenger lift, 2 stops, 1 doors	1.00 ea	97,385.34 /ea	97,385
	<b>D20</b>					<b>Plumbing</b>			
		<b>D2010</b>				<b>Plumbing Fixtures</b>			
			<b>D2010.0025</b>			<b>Commercial Water Closets</b>			
				22-42-13.40	3100	WC hands free flush, low flow	16.00 ea	1,140.00 /ea	18,240
				22-42-13.40	3200	WC, HC, hands free flush, low flow	1.00 ea	1,235.00 /ea	1,235
			<b>D2010.0075</b>			<b>Commercial Urinals</b>			
				22-42-13.30	3120	Urinal,wall hung,vitres china,with hanger, rgh-in, supply, waste and vent	4.00 ea	1,328.98 /ea	5,316
			<b>D2010.0110</b>			<b>Commercial Lavatories</b>			
				22-42-16.40	6670	Wall hung lavatory	14.00 ea	1,156.58 /ea	16,192
			<b>D2010.0125</b>			<b>Sinks</b>			
				22-41-16.13	1900	Lavatory, servery / janitor	2.00 ea	963.77 /ea	1,928
				22-41-16.30	4980	Sink, s/s, single	5.00 ea	968.05 /ea	4,840
				22-41-16.30	5790	Sink, s/s, double	1.00 ea	1,140.00 /ea	1,140
				22-42-16.40	8982	Mech room sink	1.00 ea	1,744.18 /ea	1,744
				22-42-16.40	8981	Mop sink	1.00 ea	1,934.18 /ea	1,934
			<b>D2010.0150</b>			<b>Showers</b>			
				22-42-23.30	8100	Shower, comp, wheelchair accesible	1.00 ea	2,829.47 /ea	2,829
				22-41-23.20	3000	Shower, stall, fiberglass, one piece with three walls, square, 800 mm x 800 mm	1.00 ea	1,590.26 /ea	1,590
			<b>D2010.0175</b>			<b>Drinking Fountains</b>			
				22-47-13.10	8660	Drinking fountain, floor mounted, BF, refrigerated c/w bottle filler, dual height	5.00 ea	2,493.77 /ea	12,469
			<b>D2010.0200</b>			<b>Floor Drains</b>			
				22-13-16.50	2801	Floor Drains	15.00 ea	398.62 /ea	5,979
			<b>D2010.0225</b>			<b>Miscellaneous Plumbing</b>			
				11-31-23.13	4500	Washer/dryer connection	2.00 ea	299.24 /ea	598
				11-31-23.13	4600	Kitchen equipment hookups	10.00 ea	998.70 /ea	9,987
				22-11-19.10	2270	Non-freeze hose bibs	5.00 ea	570.00 /ea	2,850
				11-31-23.13	4501	Dishwasher hook up	1.00 ea	249.39 /ea	249
				22-11-19.10	2271	Vending machine hook-up	2.00 ea	427.52 /ea	855
				11-31-23.13	4601	Servery equipment hookups	5.00 ea	1,445.86 /ea	7,229
				22-13-29.14	0502	Trace heat	10.00 m	331.54 /m	3,315
				22-05-23.10	0520	Valves, trap primer	1.00 ea	353.43 /ea	353
		<b>D2020</b>				<b>Domestic Water Distribution</b>			
			<b>D2020.0010</b>			<b>Piping &amp; Insulation</b>			
				22-11-13.23	1200	Domestic Water hook-ups	55.00 ea	427.50 /ea	23,513
				22-07-19.10	6870	Insulation, pipe covering (price copper tube one size less than I.P.S.), fiberglass with all service jacket, 25 mm wall, 25 mm iron pipe size	1.00 ls	18,050.00 /ls	18,050
				22-11-19.42	1010	Meter Tree and Backflows - 6"	1.00 ea	14,250.00 /ea	14,250
		<b>D2030</b>				<b>Sanitary Waste</b>			
			<b>D2030.0010</b>			<b>Sanitary Waste</b>			
				22-13-16.30	21601	Sanitary / Vent hook-up	55.00 ea	950.00 /ea	52,250
		<b>D2040</b>				<b>Rain Water Drainage</b>			
			<b>D2040.0010</b>			<b>Rain Water Drainage</b>			
				22-13-16.20	2160	Drain, roof, hook-ups	30.00 ea	1,425.94 /ea	42,778
				22-14-26.13	3920	Drain, roof - 100mm	20.00 ea	428.65 /ea	8,573
		<b>D2090</b>				<b>Other Plumbing Systems</b>			
			<b>D2090.0010</b>			<b>Other Plumbing Systems</b>			
				22-34-30.13	2040	Domestic Water Heater	2.00 ea	11,929.69 /ea	23,859
				22-41-39.10	4201	Mixing valve	4.00 ea	3,800.00 /ea	15,200
				33-51-13.10	0900	Natural Gas	1.00 ls	28,500.00 /ls	28,500
				22-11-23.10	3180	Recirculation Pump	2.00 ea	570.00 /ea	1,140
				22-14-29.16	7580	Elevator sump pump	1.00 ea	363.62 /ea	364
				22-31-16.10	6100	Water softener, softener systems, 150,000 grains, 2.33 L/s continuous, 3.22 L/s peak	2.00 ea	6,528.70 /ea	13,057
	<b>D30</b>					<b>HVAC</b>			
		<b>D3020</b>				<b>Heat Generation</b>			
			<b>D3020.0010</b>			<b>Boilers</b>			
				23-52-23.20	2320	Boilers	2.00 ea	68,390.73 /ea	136,781
			<b>D3020.0020</b>			<b>Expansion/Fill Tanks</b>			
				23-21-20.46	3100	Heating Expansion Tank	2.00 ea	7,125.01 /ea	14,250
				23-21-20.46	3020	Glycol expansion tank	1.00 ea	4,579.58 /ea	4,580
				23-21-20.46	3182	Glycol fill tank packages	2.00 ea	4,143.73 /ea	8,287
				23-21-20.46	3200	Domestic Hot Water Tank	2.00 ea	5,700.00 /ea	11,400
			<b>D3020.0030</b>			<b>Heat Exchangers</b>			
				23-57-19.16	1100	Heat Exchanger	2.00 ea	11,400.00 /ea	22,800
		<b>D3040</b>				<b>HVAC Distribution</b>			
			<b>D3040.0010</b>			<b>Heating Piping &amp; Insulation</b>			
				22-07-19.10	6900	Insulation, pipe covering (price copper tube one size less than I.P.S.), fiberglass with all service jacket, 25 mm wall, 50 mm iron pipe size	1.00 ls	36,100.00 /ls	36,100
				22-11-13.48	1041	Valves	1.00 ls	24,700.00 /ls	24,700

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			<b>D3040.0010</b>			<b>Heating Piping &amp; Insulation</b>			
				22-11-13.23	1210	Heating &/or Chilled Piping	1.00 ls	118,750.00 /ls	118,750
			<b>D3040.0020</b>			<b>Pumps</b>			
				23-22-23.10	0100	Heating Pumps	2.00 ea	7,600.00 /ea	15,200
				23-22-23.10	0150	Glycol Pumps	2.00 ea	8,075.00 /ea	16,150
				23-22-23.10	0250	Boiler Pumps	2.00 ea	966.71 /ea	1,933
				23-21-23.13	1110	Chilled Water Pumps	2.00 ea	1,172.74 /ea	2,345
			<b>D3040.0030</b>			<b>Ductwork</b>			
				23-31-13.13	0501	Supply/return duct	1.00 ls	137,750.00 /ls	137,750
				23-31-13.13	0521	Exhaust duct	1.00 ls	90,250.00 /ls	90,250
				23-51-33.10	9041	Breeching / Combustion Air	1.00 ls	18,050.00 /ls	18,050
				23-31-13.19	3000	Ductwork Insulation	1.00 ls	45,600.00 /ls	45,600
			<b>D3040.0040</b>			<b>Grilles &amp; Diffusers</b>			
				23-37-13.30	1001	Grilles & diffusers	1.00 ls	76,000.00 /ls	76,000
				23-37-15.40	1150	Louvres	1.00 ls	9,500.00 /ls	9,500
			<b>D3040.0050</b>			<b>Fans</b>			
				23-34-23.10	6385	Exhaust fans	1.00 ls	7,600.00 /ls	7,600
				11-30-13.19	5000	Range hood	1.00 ea	760.00 /ea	760
				23-31-13.19	4010	VAV boxes	15.00 ea	954.70 /ea	14,320
				23-34-23.10	3040	Fans, ceiling fan, paddle blade air circulator, 3070 L/s high, 1890 L/s low, 1300 mm, includes 3 speed switch	5.00 ea	24,135.46 /ea	120,677
			<b>D3050</b>			<b>Terminal and Packaged Units</b>			
			<b>D3050.0010</b>			<b>Roof Top &amp; Make-up Air Units</b>			
				23-74-33.10	1221	AHU	2.00 ea	274,885.09 /ea	549,770
				<b>23-74-33.10</b>	<b>2201</b>	<b>HRV</b>	<b>0.00 ea</b>	<b>0.00 /ea</b>	<b>0</b>
				<b>23-84-13.10</b>	<b>0620</b>	<b>Humidifier</b>	<b>0.00 ea</b>	<b>0.00 /ea</b>	<b>0</b>
			<b>D3050.0020</b>			<b>Unit Heaters, Fan &amp; Heating Coils</b>			
				23-82-19.20	0100	Unit Heaters	2.00 ea	1,795.50 /ea	3,591
				23-82-19.20	0200	Cabinet Unit Heaters	4.00 ea	1,900.00 /ea	7,600
				23-82-39.16	4060	Terminal Boxes	35.00 ea	632.33 /ea	22,132
			<b>D3050.0050</b>			<b>Radiant Panels</b>			
				23-82-36.10	1400	Radiant panels	80.00 m	325.19 /m	26,015
			<b>D3060</b>			<b>HVAC Instrumentation and Controls</b>			
			<b>D3060.0100</b>			<b>Instrumentation &amp; Controls</b>			
				23-09-43.10	0210	Controls, points for HVAC	5,206.00 m2	39.90 /m2	207,741
			<b>D3070</b>			<b>Testing, Adjusting, and Balancing</b>			
			<b>D3070.0100</b>			<b>Testing, Adjusting &amp; Balancing</b>			
				23-05-05.15	0025	Testing, Adjusting and Balancing	5,206.00 m2	3.33 /m2	17,310
				23-21-20.46	3181	Glycol	5,206.00 m2	2.38 /m2	12,364
				23-21-20.46	3185	Water treatment	5,206.00 m2	3.33 /m2	17,310
			<b>D3090</b>			<b>Other Special HVAC Systems</b>			
			<b>D3090.0100</b>			<b>Other Special HVAC</b>			
				33-46-16.30	2100	Rough-in for Radon	4,426.00 m2	7.84 /m2	34,715
			<b>D40</b>			<b>Fire Protection</b>			
			<b>D4010</b>			<b>Sprinklers</b>			
			<b>D4010.0010</b>			<b>Fire Protection</b>			
				10-44-16.13	0120	Fire extinguishers	15.00 ea	123.50 /ea	1,853
				10-44-16.13	0130	Fire extinguishers cabinets	11.00 ea	285.00 /ea	3,135
				21-13-13.50	3000	Sprinklers to NFPA 13	6,009.00 m2	32.30 /m2	194,082
			<b>D50</b>			<b>Electrical</b>			
			<b>D5010</b>			<b>Electrical Service and Distribution</b>			
			<b>* unassigned *</b>						
				26-24-13.30	0600	Electrical distribution adjustment, per FWBA	-1.00 ls	18,900.00 /ls	-18,900
				26-24-13.30	0600	Generator distribution adjustment, per FWBA	-1.00 ls	23,100.00 /ls	-23,100
			<b>D5010.0100</b>			<b>Main Distribution</b>			
				26-24-13.10	0700	Switchboards, no main disconnect, 4 wire, 347/600V, 1600 amp, incl CT compartment, excl CT's or PT's	1.00 ea	6,314.34 /ea	6,314
				26-24-13.10	5000	Switchboards, circuit breaker, mold case, 3 pole, 4 wire, 1600 amp	1.00 ea	15,129.19 /ea	15,129
				26-24-13.30	0600	Switchboards, distribution section, aluminum bus bars, 4 W, 347/600 V, 1600 A, excl breakers	1.00 ea	4,889.34 /ea	4,889
				26-24-13.30	0402	Transient Voltage Surge Suppressor (TVSS), main distribution	1.00 ea	3,703.41 /ea	3,703
				26-24-13.40	0470	Circuit breaker, 3 pole, 600 V, 700 to 800 A	1.00 ea	6,554.02 /ea	6,554
				26-24-13.40	0460	Circuit breaker, 3 pole, 600 V, 450 to 600 A	2.00 ea	5,057.95 /ea	10,116
				26-24-13.40	0430	Circuit breaker, 3 pole, 600 V, 125 to 400 A	2.00 ea	2,565.48 /ea	5,131
				26-24-13.40	0420	Circuit breaker, 3 pole, 600 V, 70 to 225 A	6.00 ea	1,341.48 /ea	8,049
				26-27-13.10	0400	Meter socket, transformer rated c/w test switch, 600V, 20A	1.00 ea	919.58 /ea	920
				26-09-13.30	1250	Smart metering, in panel, three phase, 347/600 volt, 1600 amp	1.00 ea	850.81 /ea	851
				26-35-13.10	1450	Active Harmonic Correction, 235A	1.00 ea	8,110.45 /ea	8,110
			<b>D5010.0125</b>			<b>Main Secondary Distribution</b>			
				26-24-13.30	0500	Switchboards, distribution section, aluminum bus bars, 4 W, 120/208 or 277/480 V, 1200 A, excl breakers	1.00 ea	4,337.42 /ea	4,337
				26-24-13.30	0200	Switchboards, distribution section, aluminum bus bars, 4 W, 120/208 or 277/480 V, 400 A, excl breakers	1.00 ea	2,529.19 /ea	2,529
				26-24-13.40	0460	Circuit breaker, 3 pole, 208 V, 450 to 600 A	2.00 ea	5,057.96 /ea	10,116
				26-24-13.40	0430	Circuit breaker, 3 pole, 208 V, 125 to 400 A	12.00 ea	2,565.48 /ea	30,786
				26-24-13.40	0420	Circuit breaker, 3 pole, 208 V, 70 to 225 A	1.00 ea	1,341.47 /ea	1,341
			<b>D5010.0150</b>			<b>Secondary Distribution - Building Assets</b>			
				26-24-13.30	0200	Switchboards, distribution section, aluminum bus bars, 4 W, 347/600 V, 400 A, excl breakers	1.00 ea	2,529.20 /ea	2,529
				26-24-13.40	0420	Circuit breaker, 3 pole, 600 V, 70 to 225 A	2.00 ea	1,341.48 /ea	2,683
			<b>D5010.0150</b>			<b>Secondary Distribution - Life Safety</b>			
				26-24-13.30	0200	Switchboards, distribution section, aluminum bus bars, 4 W, 347/600 V, 400 A, excl breakers	1.00 ea	2,529.19 /ea	2,529
				26-24-13.40	0420	Circuit breaker, 3 pole, 480 V, 70 to 225 A	2.00 ea	1,341.48 /ea	2,683

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			<b>D5010.0150</b>			<b>Secondary Distribution - Emergency Power</b>			
				26-24-13.30	0200	Switchboards, distribution section, aluminum bus bars, 4 W, 347/600 V, 400 A, excl breakers	1.00 ea	2,529.19 /ea	2,529
				26-24-13.40	0420	Circuit breaker, 3 pole, 600 V, 70 to 225 A	1.00 ea	1,341.48 /ea	1,341
				26-24-13.40	0430	Circuit breaker, 3 pole, 600 V, 125 to 400 A	2.00 ea	2,565.48 /ea	5,131
				26-32-13.13	3300	Automatic Transfer Switch, 600 V, 3P, 400A	1.00 ea	4,672.89 /ea	4,673
				26-32-13.13	3300	Automatic Transfer Switch, 600 V, 3P, 100A	1.00 ea	2,165.26 /ea	2,165
			<b>D5010.0175</b>			<b>Transformers</b>			
				26-22-13.10	4300	Transformer, dry-type, 3 phase 480 V primary 120/208 V secondary, 225 kVA	1.00 ea	7,842.15 /ea	7,842
				26-22-13.10	3700	Transformer, dry-type, ventilated, 3 phase 480 V primary 120/208 V secondary, 75 kVA	1.00 ea	3,664.02 /ea	3,664
				26-22-13.10	3500	Transformer, dry-type, ventilated, 3 phase 480 V primary 120/208 V secondary, 45 kVA	1.00 ea	2,846.81 /ea	2,847
			<b>D5010.0200</b>			<b>Panelboards</b>			
				26-24-16.30	1000	Panelboards, 3 phase 4 wire, main lugs, 120/208 V, 225 A, 42 circuits, NQOD, incl 20 A 1 pole plug-in breakers	1.00 ea	3,016.69 /ea	3,017
				26-24-16.30	1100	Panelboards, 3 phase 4 wire, main lugs, 120/208 V, 225 A, 72 circuits, NQOD, incl 20 A 1 pole plug-in breakers	2.00 ea	5,076.12 /ea	10,152
				26-24-16.30	1150	Panelboards, 3 phase 4 wire, main lugs, 120/208 V, 225 A, 84 circuits, NQOD, incl 20 A 1 pole plug-in breakers	9.00 ea	5,748.37 /ea	51,735
				26-24-16.30	2300	Panelboards, 3 phase 4 wire, main circuit breaker, 120/208 V, 400 A, 72 circuits, NQOD, incl 20 A 1 pole plug-in breakers	1.00 ea	6,565.51 /ea	6,566
				26-24-16.30	1800	Panelboards, 3 phase 4 wire, main lugs, 347/600V, 225A, 72 circuits, NEHB, incl 20 A 1 pole plug-in breakers	3.00 ea	7,725.07 /ea	23,175
			<b>D5010.0400</b>			<b>Energy Metering</b>			
				26-09-13.30	1120	Smart metering, in panel, three phase, 120/208 volt, 200 amp	12.00 ea	760.56 /ea	9,127
				26-09-13.30	1130	Smart metering, in panel, three phase, 120/208 volt, 400 amp	1.00 ea	760.56 /ea	761
				26-09-13.30	2100	Smart metering, in panel, data recorder, 16 meters	1.00 ea	1,910.26 /ea	1,910
				26-09-13.30	3100	Smart metering, in panel, software package, premium	1.00 ea	579.50 /ea	580
			<b>D5010.0700</b>			<b>Conduit &amp; Wire</b>			
				26-05-33.05	5020	Elc mtl tbn (m),20 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm clmp per 30.5 m	900.00 m	15.36 /m	13,825
				26-05-33.05	5040	Elc mtl tbn (m),25 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm clmp per 30.5 m	600.00 m	19.04 /m	11,427
				26-05-33.05	5060	Elc mtl tbn (m),32 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm clmp per 30.5 m	300.00 m	24.29 /m	7,286
				26-05-33.05	5080	Elc mtl tbn (m),40 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm clmp per 30.5 m	150.00 m	28.41 /m	4,262
				26-05-33.05	5100	Elc mtl tbn (m),50 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm clmp per 30.5 m	600.00 m	33.32 /m	19,990
				26-05-33.05	5120	Elc mtl tbn (m),65 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm clmp per 30.5 m	300.00 m	54.97 /m	16,490
				26-05-33.05	5140	Elc mtl tbn (m),80 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm clmp per 30.5 m	150.00 m	65.58 /m	9,837
				26-05-33.05	5180	Elc mtl tbn (m),100 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm clmp per 30.5 m	100.00 m	85.54 /m	8,554
				26-05-19.90	0030	Wire, copper solid, 600 V, #12, type THW, in raceway	2,400.00 m	1.84 /m	4,419
				26-05-19.90	0040	Wire, copper solid, 600 V, #10, type THW, in raceway	1,200.00 m	2.20 /m	2,634
				26-05-19.90	0140	Wire, copper, stranded, 600 V, #8, type THW, in raceway	600.00 m	3.19 /m	1,913
				26-05-19.90	0160	Wire, copper, stranded, 600 V, #6, type THW, in raceway	900.00 m	4.46 /m	4,018
				26-05-19.90	0200	Wire, copper, stranded, 600 V, #3, type THW, in raceway	600.00 m	7.15 /m	4,287
				26-05-19.90	0350	Wire, copper, stranded, 600 V, 4/0, type THW, in raceway	1,200.00 m	22.98 /m	27,578
				26-05-19.90	0400	Wire, copper, stranded, 600 V, 250 kcmil, type THW, in raceway	300.00 m	26.32 /m	7,895
				26-05-19.90	0490	Wire, copper, stranded, 600 V, 500 kcmil, type THW, in raceway	150.00 m	46.22 /m	6,934
			<b>D5010.0900</b>			<b>Grounding</b>			
				26-05-26.80	0100	Grounding rod, copper clad, 3 m long, 19 mm diameter	3.00 ea	148.56 /ea	446
				26-05-26.80	0400	Ground wire, copper wire, bare stranded, #6	30.00 m	3.24 /m	97
				26-05-26.80	2000	Water pipe ground clamps, heavy duty, bronze, 13 mm to 25 mm diameter	6.00 ea	84.39 /ea	506
				26-05-26.80	2100	Water pipe ground clamps, heavy duty, bronze, 32 mm to 51 mm diameter	2.00 ea	92.94 /ea	186
				26-05-26.80	5000	Grounding, isolated ground bar	6.00 ea	204.09 /ea	1,225
			<b>D5020</b>			<b>Lighting and Branch Wiring</b>			
			<b>D5020.0050</b>			<b>Wiring Devices</b>			
				26-27-26.40	0100	Duplex receptacle, grounded, 120V, 15/20 A	148.00 ea	78.43 /ea	11,608
				26-27-26.40	0101	Duplex receptacle, grounded, 120V, 15/20 A, GFCI	60.00 ea	97.43 /ea	5,846
				26-27-26.40	0154	Duplex receptacle, grounded, 120 V, 15/20 A, W.P	12.00 ea	91.73 /ea	1,101
				26-27-26.40	0200	Fourplex receptacle, grounded, 120 V, 15/20 A	36.00 ea	107.86 /ea	3,883
				26-27-26.40	0301	Special single receptacles	12.00 ea	88.88 /ea	1,067
				26-27-26.40	0201	Fourplex receptacle, grounded, 120 V, 15/20 A, floor mounted	18.00 ea	279.18 /ea	5,025
			<b>D5020.0100</b>			<b>Lighting Controls</b>			
				26-27-26.10	3600	Lighting Controls & Relay Panels	6,009.00 m2	7.12 /m2	42,814
			<b>D5020.0150</b>			<b>Interior Lighting LED</b>			
				26-51-13.55	4050	Interior LED fixtures, high bay, surface mounted, 6 bars, 492 watt	90.00 ea	1,529.51 /ea	137,655
				26-51-13.55	0101	Interior LED fixtures, downlight, recess mounted, 9 watt, 4" / 102 mm diameter, incl lamps, mounting hardware and connections	24.00 ea	227.84 /ea	5,468
				26-51-13.55	1001	Interior LED fixtures, architectural troffer, recess mounted, 600 mm x 600 mm	40.00 ea	383.54 /ea	15,342
				26-51-13.55	1020	Interior LED fixtures, troffer, recess mounted, 600 x 1200	8.00 ea	292.94 /ea	2,343
				26-51-13.55	2020	Interior LED fixtures, strip light, suspended	24.00 ea	516.89 /ea	12,405
				26-51-13.55	2000	Interior LED fixtures, vanity	6.00 ea	342.02 /ea	2,052
				26-51-13.55	3000	Interior LED fixtures, linear, recessed	36.00 ea	258.79 /ea	9,316
			<b>D5020.0300</b>			<b>Exterior Building Lighting</b>			
				26-56-23.55	0120	Exterior LED fixture, wall mounted, indoor/outdoor, 66 watt, incl lamps	10.00 ea	524.27 /ea	5,243
			<b>D5020.0600</b>			<b>Mechanical &amp; Other Equipment Hookups</b>			
				26-27-26.50	0750	Rough in & hookup, Air Handling Unit (AHU)	2.00 ea	1,680.22 /ea	3,360
				26-27-26.50	0700	Rough in & hookup, Heat Recovery Ventilator (HRV)	1.00 ea	3,164.42 /ea	3,164
				26-27-26.50	0210	Rough in & hookup, Boiler	2.00 ea	225.23 /ea	450
				26-27-26.50	0220	Rough in & hookup, Ceiling / Circulation Fan	6.00 ea	327.27 /ea	1,964
				26-27-26.50	0230	Rough in & hookup, Exhaust Fan, 120V, 15A / Frac HP	8.00 ea	161.18 /ea	1,289
				26-27-26.50	0240	Rough in & hookup, Exhaust Fan, 3P3W	1.00 ea	430.62 /ea	431
				26-27-26.50	0250	Rough in & hookup, Gas Fired Steam Humidifier	1.00 ea	225.23 /ea	225
				26-27-26.50	0265	Rough in & hookup, Unit Heater	6.00 ea	209.83 /ea	1,259
				26-27-26.50	0495	Rough in & hookup, Pumps	8.00 ea	321.53 /ea	2,572
				26-27-26.50	0800	Rough in & hookup, Chiller	1.00 ea	5,040.67 /ea	5,041
				26-27-26.50	0101	Rough-in & hook-up to shot clock and score board	2.00 ea	607.04 /ea	1,214

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			D5020.0600			<b>Mechanical &amp; Other Equipment Hookups</b>			
				26-27-26.50	0100	Rough-in & hookup, Motorized Basketball Net w/ Keyed Switch Controller	6.00 ea	535.79 /ea	3,215
				26-27-26.50	0112	Rough in & hookup, misc. mechanical equipment	24.00 ea	234.89 /ea	5,637
				26-27-26.50	0120	Rough in & hookup, barrier-free doors	4.00 ea	211.14 /ea	845
				26-27-26.50	0121	Rough in & hookup, mechanical washroom equipment	28.00 ea	102.05 /ea	2,857
			D5020.0700			<b>Conduit &amp; Wire</b>			
				26-05-19.90	0030	Wire, copper solid, 600 V, #12, type THW, in raceway	12,000.00 m	1.84 /m	22,095
				26-05-19.90	0040	Wire, copper solid, 600 V, #10, type THW, in raceway	3,600.00 m	2.20 /m	7,902
				26-05-19.90	0140	Wire, copper, stranded, 600 V, #8, type THW, in raceway	600.00 m	3.19 /m	1,913
				26-05-19.90	0160	Wire, copper, stranded, 600 V, #6, type THW, in raceway	300.00 m	4.46 /m	1,339
				26-05-19.20	0200	Armored cable, copper, solid, 600 V, 3 conductor, #12, BX, exposed	900.00 m	10.43 /m	9,386
				26-05-19.20	0150	Armored cable, copper, solid, 600 V, 2 conductor, #12, BX, exposed	3,000.00 m	8.46 /m	25,390
				26-05-33.05	5000	Elc mtl tbn (m),15 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm clmp per 30.5 m	1,200.00 m	11.60 /m	13,919
				26-05-33.05	5020	Elc mtl tbn (m),20 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm clmp per 30.5 m	3,600.00 m	15.36 /m	55,300
				26-05-33.05	5040	Elc mtl tbn (m),25 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm clmp per 30.5 m	2,400.00 m	19.04 /m	45,706
		D5030				<b>Communications and Security</b>			
			D5030.0100			<b>Fire Alarm System</b>			
				28-31-23.50	3600	Detection system, fire alarm system	6,009.00 m2	16.62 /m2	99,900
			D5030.0200			<b>Public Address System</b>			
				27-51-16.10	0100	Public address system	6,009.00 m2	7.13 /m2	42,814
			D5030.0500			<b>Clock System</b>			
				27-53-13.50	1600	Master time clock system, master controller, clocks & bells, 20 room, excl. wires & conduits	0.00 ea	0.00 /ea	0
			D5030.0700			<b>Security System</b>			
				28-16-16.50	2200	Detection system, security / access control / cctv	6,009.00 m2	14.25 /m2	85,628
			D5030.0800			<b>Communications System</b>			
				27-13-23.13	0401	Data / Telephone distribution system, CAT6 incl. testing	6,009.00 m2	22.80 /m2	137,005
		D5090				<b>Other Electrical Systems</b>			
			D5090.0300			<b>Emergency Lighting Systems</b>			
				26-52-13.10	0500	Emergency lighting system incl. battery banks, remote heads & exit / egress lighting	6,009.00 m2	3.32 /m2	19,980
			D5090.0300			<b>Emergency Lighting Systems</b>			
				26-52-13.10	0500	Emergency lighting system adjustment, per FWBA	-1.00 ls	6,000.00 /ls	-6,000
			D5090.0500			<b>Cable Tray / Raceway System</b>			
				26-05-36.10	0110	Cable Tray, basket type, 305mm W	150.00 m	89.52 /m	13,427
E						<b>EQUIPMENT AND FURNISHINGS</b>			
	E10					<b>Equipment</b>			
		E1020				<b>Institutional Equipment</b>			
			E1090.0100			<b>Gym Equipment</b>			
				11-66-23.13	1450	School equipment, basketball backstops, ceiling suspended, fold up, with accessories, maximum	6.00 ea	7,600.34 /ea	45,602
				11-66-23.13	1600	School equipment, basketball backstops, for electrically operated, add	6.00 ea	2,725.23 /ea	16,351
				11-66-53.10	4700	Gym divider curtain, school equipment, mesh top, vinyl bottom, electric roll up	0.00 m2	0.00 /m2	0
	E20					<b>Furnishings</b>			
		E2010				<b>Fixed Furnishings</b>			
			* unassigned *						
				12-32-13.10	1201	Allowance for miscellaneous millwork	6,009.00 m2	7.60 /m2	45,668
			E2010.0050			<b>Rec Centre</b>			
				12-36-61.16	0900	Solid surface countertop, acrylic polymer, premium patterned colors, with hard seam attached 100mm backsplash, pricing for orders 30 m more, 635 wide	6.00 m	413.12 /m	2,479
				12-32-13.10	1261	Reception counters w/ solid surface countertop	1.00 ea	11,827.50 /ea	11,828
				10-51-53.10	2100	Locker, bench	55.00 m	234.54 /m	12,900
G						<b>BUILDING SITWORK</b>			
	G10					<b>Site Preparation</b>			
		G1010				<b>Site Clearing</b>			
			G1010.0150			<b>Site Clearing</b>			
				31-14-13.23	1460	Topsoil stripping and stockpiling, loam or topsoil, remove and stockpile on site, 149 kW dozer, 150 mm deep, 150 m haul per m2	0.00 m2	0.00 /m2	0
	G20					<b>Site Improvements</b>			
		G2010				<b>Roadways</b>			
			* unassigned *						
				32-12-16.14	----	Tie ins to city street	0.00 ea	0.00 /ea	0
			G2010.0100			<b>Roadways</b>			
				31-22-16.10	0012	Fine grading, finish grading, small area, to be paved with grader	0.00 m2	0.00 /m2	0
				32-11-23.23	0100	Base course drainage layers, aggregate base course for roadways and large paved areas, stone base, compacted, 20 mm stone base, to 150 mm deep	0.00 m2	0.00 /m2	0
				32-12-16.14	0600	Asphaltic concrete paving, parking lots & driveways, binder course, 100 mm, no asphalt hauling included	0.00 m2	0.00 /m2	0
				32-11-23.23	0400	Base course drainage layers, aggregate base course for roadways and large paved areas, bank run gravel, spread and compacted, 300 mm deep	0.00 m2	0.00 /m2	0
		G2020				<b>Parking Lots</b>			
			G2020.0010			<b>Parking Lots</b>			
				31-22-16.10	0012	Fine grading, finish grading, small area, to be paved with grader	0.00 m2	0.00 /m2	0
				32-11-23.23	0100	Base course drainage layers, aggregate base course for roadways and large paved areas, stone base, compacted, 20 mm stone base, to 150 mm deep	0.00 m2	0.00 /m2	0
				32-12-16.14	0600	Asphaltic concrete paving, parking lots & driveways, binder course, 100 mm, no asphalt hauling included	0.00 m2	0.00 /m2	0

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			G2020.0010			Parking Lots			
				32-16-13.13	0416	Cast-in place concrete curbs & gutters, concrete, machine formed, radius, 150 mm x 450 mm, includes concrete	0.00 m	0.00 /m	0
				32-16-13.13	0415	Cast-in place concrete curbs & gutters, concrete, machine formed, straight, 150 mm x 450 mm, includes concrete	0.00 m	0.00 /m	0
				32-17-13.19	1000	Precast concrete parking bumpers, wheel stops, precast concrete, 150 mm x 250 mm x 1800 mm, includes 2 dowels per each	0.00 ea	0.00 /ea	0
				32-17-23.13	0710	Painted pavement markings, thermoplastic, white or yellow, 100 mm wide, less than 1818 m	0.00 m	0.00 /m	0
				32-17-23.14	1200	Pavement markings, handicap symbol, painted	0.00 ea	0.00 /ea	0
		G2030				Pedestrian Paving			
			G2030.0050			Concrete Sidewalks			
				32-06-10.10	0101	Sidewalks, concrete, 125 mm thick, excludes base	670.00 m2	124.07 /m2	83,128
				32-06-10.10	0450	Sidewalks, driveways, and patios, sidewalks, concrete, excludes base, for 100 mm thick bank run gravel base, add	670.00 m2	9.88 /m2	6,620
		G2040				Site Development			
			G2040.0100			Fencing			
				32-31-13.20	0500	Fence, chain link industrial, galvanized steel, 4.9 mm wire, 50 mm posts @ 3 m O.C., 1200 mm high, includes excavation, & concrete	0.00 m	0.00 /m	0
			G2040.0200			Site Furnishings			
				11-68-13.10	0200	Playground equipment, bike rack, permanent, 3m long	0.00 ea	0.00 /ea	0
				12-46-33.13	4040	Ash/trash receivers, trash receptacle, metal, 250 mm dia, 450 mm H	0.00 ea	0.00 /ea	0
			G2040.0200			Site Furnishings			
				12-93-23.10	----	Allowance for site furnishings	0.00 ls	0.00 /ls	0
		G2050				Landscaping			
			G2050.150			Soft Landscaping			
				32-91-13.23	0100	Soil preparation, structural soil mixing, rake topsoil, site materials, ideal conditions, harley rock rake	0.00 m2	0.00 /m2	0
				32-91-19.13	0800	Topsoil placement and grading, loam or topsoil screened, 150 mm deep, furnish and place, truck dumped	0.00 m2	0.00 /m2	0
				32-92-23.10	0020	Sodding, bluegrass sod, on level ground, 25 mm deep	0.00 m2	0.00 /m2	0
			G2050.300			Shrubs and Trees			
				32-93-33.20	1004	Allowance for shrubs	0.00 ls	0.00 /ls	0
				32-93-43.30	0681	Allowance for trees	0.00 ls	0.00 /ls	0
	G30					Site Civil / Mechanical Utilities			
		G3010				Water Supply			
			G3010.0010			Water Main Supply			
				33-11-13.25	2210	Water Main	55.00 m	353.49 /m	19,442
				33-11-13.25	2300	Tie into Existing	1.00 ea	2,850.00 /ea	2,850
				33-11-13.25	2400	Valve	1.00 ea	3,800.00 /ea	3,800
				33-05-26.05	0020	Utility connection, water, sanitary, stormwater, gas, single connection	1.00 ea	15,002.62 /ea	15,003
		G3020				Sanitary Sewer			
			G3020.0010			Sanitary Sewer			
				33-31-13.13	3000	Sanitary Main	55.00 m	309.30 /m	17,012
				33-31-13.13	2000	Manhole	1.00 ea	4,860.47 /ea	4,860
				33-31-13.13	2100	Tie into Existing	1.00 ea	3,115.95 /ea	3,116
				33-05-26.05	0020	Utility connection, water, sanitary, stormwater, gas, single connection	1.00 ea	15,002.62 /ea	15,003
		G3030				Storm Sewer			
			G3030.0010			Storm Sewer			
				33-41-13.40	3000	Storm Sewer	160.00 m	332.03 /m	53,124
				33-31-13.13	2000	Manhole	4.00 ea	4,860.47 /ea	19,442
				33-44-13.13	5000	Catchbasin	3.00 ea	3,976.75 /ea	11,930
				33-49-13.10	2100	Tie into Existing	1.00 ea	2,849.95 /ea	2,850
				33-05-26.05	0020	Utility connection, water, sanitary, stormwater, gas, single connection	1.00 ea	5,502.62 /ea	5,503
		G3040				Heating Distribution			
			G3040.0100			Heating Distribution			
				33-51-33.10	1000	Natural gas metering, pressure regulator valves	1.00 ea	7,600.00 /ea	7,600
	G40					Site Electrical Utilities			
		G4010				Electrical Distribution			
			G4010.0010			Electrical Distribution			
				33-71-19.17	5800	New secondary duct bank for building service, 1600A excl. wire	75.00 m	261.09 /m	19,582
				26-05-19.90	0900	Wire, aluminum, stranded, 600 V, 750 kcmil, type THHN, in raceway	1,200.00 m	31.50 /m	37,798
				33-71-19.15	1016	Parking Pedestal / Charging Station	0.00 ea	0.00 /ea	0
		G4020				Site Lighting			
			* unassigned *						
				32-17-13.13	1300	Bollard, lighted LED	0.00 ea	0.00 /ea	0
			G4020.0010			Site Lighting			
				26-56-13.10	3000	Light poles, anchor base, aluminum, 6.1 m high	4.00 ea	1,969.92 /ea	7,880
				26-56-19.55	0190	Roadway area luminaire, LED fixture, high power, replaces high pressure sodium 250 W, incl lamp	4.00 ea	1,791.47 /ea	7,166
				33-71-19.15	1030	Electric undergr ducts and manhls,pvc,condt with cplng,25 dm,schedl 40,instll direct burial slab duct bank,excldis excavntr,backfill and cast place concrete	150.00 m	8.55 /m	1,283
				26-05-19.90	0120	Wire, copper, stranded, 600 V, #10, type THW, in raceway	600.00 m	2.32 /m	1,391
		G4030				Site Communication and Security			
			G4030.0010			Site Communication and Security			
				33-71-19.17	5600	New Telephone, Cable, Supermet & Spare Communication duct bank	75.00 m	261.09 /m	19,582
Z						GENERAL REQUIREMENTS AND ALLOWANCES			
	Z10					General Requirements			
		Z1010				Supervision and Labour Expenses			
			* unassigned *						

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			* unassigned *						
		Z1030		01-31-13.20	----	Supervision & Labour	12.00 mnth	45,000.00 /mnth	540,000
						Temporary Conditions			
			* unassigned *						
		Z1050		01-54-33.60	----	Temporary Conditions	12.00 mnth	22,000.00 /mnth	264,000
						Permits, Insurance and Bonds			
			Z1050.0100			Permits			
				00-31-43.00	0010	Building Permit, 7.25/1000	12,000.00 k	7.25 /k	87,000
			Z1050.0200			Bonding			
				00-61-13.00	0005	Bid Bond, 2/1000	12,000.00 k	2.00 /k	24,000
				00-61-13.00	0010	Performance Bond, 6/1000	12,000.00 k	6.00 /k	72,000
				00-61-13.00	0020	Labour & Material Bond, 3/1000	12,000.00 k	3.00 /k	36,000
			Z1050.0300			Insurance			
				00-73-16.00	0010	Insurance, Wrap-Up, 3/1000	12,000.00 k	3.00 /k	36,000
				00-73-16.00	0020	Insurance, Course of Construction, 4/1000	12,000.00 k	4.00 /k	48,000



Quantity Surveyor  
**DESIGN DEVELOPMENT**  
**CLASS “B” COST ESTIMATE R1**  
January 26, 2021

**COALDALE RECREATION CENTRE**  
Town of Coaldale, AB

*Client*



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## TABLE OF CONTENTS

1. Introduction
  - 1.1. Background
  - 1.2. Purpose
  - 1.3. Methodology
  - 1.4. Exclusions
2. Documentation
3. Costing
  - 3.1. Cost Base
  - 3.2. Cost Predictability
  - 3.3. Allowances / Contingencies
4. Gross Floor Area
5. Costing Summaries
6. Unifomat Elemental Cost Summary
7. Detailed Elemental Estimate



## 1. INTRODUCTION

### 1.1 Background

This project involves a two-storey new build recreation centre, with the fitness and running track on the 2<sup>nd</sup> level. The Town of Coaldale has entered a partnership with Palliser Regional School where the recreation centre will be integrated with the new Kate Andrews High School. For this estimate, it was assumed the recreation centre is proceeding without school.

The facility will comprise of a non-combustible construction. The foundation is pile and grade beam, with slab on grade and structural steel composite roof and floor. The exterior finishes will consist of insulated metal panel on steel stud backup and incorporates the use of double-glazed aluminium windows, and curtain walls.

Pricing is based on a Design-Bid-Build procurement strategy (i.e. public competitive tender process).

Costs are summarized as follows:

	Activity	Estimated Cost In Current Dollars	Area (m <sup>2</sup> )	Cost/m <sup>2</sup>
1	New Construction (excl. Separate Add-on Prices)	\$12,180,931	5,703	\$2,136
2	Design Allowance	\$639,184	5,703	\$112
	<b>Cash Allowances</b>			
3	Synthetic Field Turf	\$156,136	1,491	\$105
4	Multisport Court Flooring (Pulastic) - Gym & Track	\$207,050	1,622	\$128
5	Lockers (per unit)	\$52,547	158	\$333
6	Glass Boards (per lineal meter)	\$161,595	162	\$998
7	Squash Court (finishes & glazing)	\$25,413	63	\$403
	<b>PRE BID ESTIMATE</b>	<b>\$13,423,000</b>	<b>5,703</b>	<b>\$2,354</b>
8	Construction Allowance	\$0	5,703	\$0
	<b>TOTAL CONSTRUCTION COST</b>	<b>\$13,423,000</b>	<b>5,703</b>	<b>\$2,354</b>

### Separate Add-on Prices

9	Running Track & Access Stairs (excl. mezz. & flooring)	\$515,852	734	\$703
10	Servery fit out	\$12,814	24	\$534
11	Skylights (per unit)	\$177,709	49	\$3,627

Separate Add-on Prices inc GC, Fee, Design and Location Allowances

**School Board Funding (Pro-rated 42% Rec Centre / 58% School)**

1	Main Electrical Service	\$51,748	7,820	\$7
2	Main Incoming Utility Service	\$32,085	7,820	\$4
3	Life Safety Generator	\$66,638	7,820	\$9
4	Incoming Communications	\$15,913	7,820	\$2
5	Main Fire Alarm Panel	\$5,125	7,820	\$1
6	Chiller & Pumps	\$100,000	7,820	\$13
7	Boiler & Pumps	\$10,700	7,820	\$1
8	Piping for Future - allowance	\$25,000	7,820	\$3
9	Water Service - assuming shared	\$26,350	7,820	\$3
10	Gas Service - assuming shared	\$5,000	7,820	\$1
11	Sanitary & Storm - TBA as design progresses	\$0	7,820	\$0
12	Boiler Room (Rec Centre)	\$103,562	55	\$1,883
<b>TOTAL SCHOOL BOARD FUNDING</b>		<b>\$442,121</b>	<b>7,820</b>	<b>\$57</b>

**1.2 Purpose**

This cost study is intended to provide a practical analysis of construction costs for the proposed building within the Town of Coaldale. All scope/cost item exceptions are listed below in section 1.4 Exclusions.

**1.3 Methodology**

Where possible, elements have been assessed or measured, then priced at rates considered competitive for a project of this type. This report is developed using standardized methods and techniques. Formatting of the report in accordance with the following documents:

Canadian Institute of Quantity Surveyors. *"Elemental Cost Analysis-Method of Measurement and Pricing"* (Toronto ON, Canada: Canadian Institute of Quantity Surveyors, 1990).

Construction Specifications Institute. *"UniFormat™: A Uniform Classification of*

*Construction Systems and Assemblies"* (Alexandria VA, USA: The Construction Specifications Institute, 2010 Edition).

Construction Specifications Institute. *"MasterFormat 2010™"* (Alexandria VA, USA: The Construction Specifications Institute, 2010 Edition).

Costing for the estimated areas of work is developed using the historical data of similar projects. Consideration is made to include for project complexity, geographic location and current market pricing.

## 1.4 Exclusions

This analysis excludes the following:

- a. GST
- b. Consultant fees
- c. Project management costs & disbursements
- d. Independent testing (including air monitoring)
- e. Hazardous abatement
- f. Removal contaminated / organic soils
- g. Escalation beyond January 2021
- h. Premium time working
- i. Furniture, fixtures & equipment (included active IT)
- j. Sport field nets & perimeter safety nets
- k. Lease space tenant improvements
- l. Super net
- m. Construction change order allowance

## 2. DOCUMENTATION

The documentation is based on the following information:

Prime Consultant / Architect	FWBA Architects
Structural	ISL Engineering and Land Services
Mechanical	The HIDI Group.
Electrical	SMP Engineering
Civil	FWBA Architects
Landscape	ISL Engineering and Land Services
Green Building	Integral Group

The basis for this estimate is the Design Development Report and drawings for Class "B" costing dated December 8, 2020 together with discussions and correspondence related to scope.

### 3.1 Cost Base:

The basic capital dollars are expressed in current **January 2021** dollars, that is, as if the project were tendered in **January 2021**.

COVID 19 has brought with it many uncertainties regarding the global economy and specifically for construction project delay notices as a result of force majeure. The degree of impact to projects at the preconstruction stage is continually changing, however, the risk probability of delay or shutdown are factors that require increased consideration.

Historically, low interest rates would stimulate investment and capital ventures, however, we believe that in the near term, the current uncertain environment outweighs investment decisions, and therefore less projects will proceed to tender stage. We believe that as industry activity reduces, particularly as developers and Government defer or cancel projects, escalation and market impacts will decrease. Indicators are that as fewer projects are tendered, more will be at an increased value with lower cost.

We expect a trend in increased number of bidders, providing better investor "value" through competition. Contractors will reduce costs and take on slightly higher cost risks to secure projects and maintain work force. However, to mitigate the execution risks, pricing may reflect increased requirements for site health and safety, potentially longer durations, and allowances for project delays, shutdowns, etc. Therefore, it may be prudent to carry additional risk reserve contingency.

### 3.2 Cost Predictability

Pricing by the PQS reflects probable construction costs obtainable in the location of the project as of the date of the report and is a determination of fair market value for the construction of this project and should not be taken as a prediction of low bid.

Typically, pricing assumes competitive bidding for every portion of the construction works including all subcontractors as well as the general contractor, and assumes a minimum of three (3) bidders. If fewer bids are received, the bid results can be expected to be higher.

For an estimate / cost analysis at Design Development (Class "B") the industry standard level of accuracy is between 10% and 15%.

### 3.3 Contingencies:

As this project is currently at Design Development the following allowances have been included:

- a. Design Allowance / Contingency = 5.0 %
  - An allowance for design changes during the development of the design. The allowance is to cover unforeseen items during the design phase that do not change the project scope. The allowance, which is included in the primary stages, is ultimately absorbed into the design and quantified work as more detailed information becomes available and is therefore normally reduced to zero at tender stage.
- b. Location Allowance / Contingency = 10.0%
  - Location factors are applied to baseline unit costs, to allow for the higher costs of construction in locations that are further away from the main centers of operations, notably Edmonton and Calgary. Initially, these factors are calculated by assessing the extra costs of supplying skilled labour and delivering materials from either of the two main city centers to those remote locations, and incorporating the relative risks involved in doing business there.
- c. Escalation Allowance / Contingency = 0.0 %
  - An allowance to account for anticipated cost escalation from the time of this estimate to the midpoint of the anticipated construction schedule. The midpoint of the construction schedule is used to account for differential escalation over the total construction period. Rates used within the estimate backup represent constant dollars as the cost base. No allowance has been applied as a percentage to the estimate total.
- d. Construction Allowance / Contingency = 0.0 %
  - An allowance for changes to the contract price during construction. The allowance is to cover unforeseen items during the construction period which will result in change orders.

#### 4. GROSS FLOOR AREA

Building areas and volumes are measured in accordance with the latest issue of "Elemental cost Analysis - Measurement of Buildings by Area and Volume", published by the Canadian Institute of Quantity Surveyors.

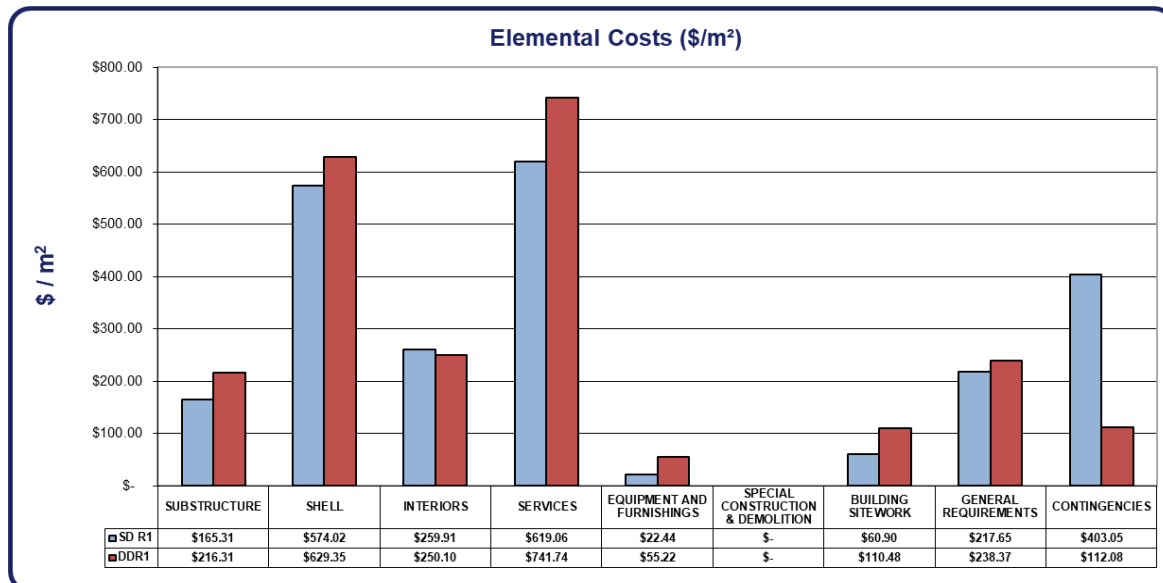
Description	SD	SD R1	DD	DDR1
	Area (m <sup>2</sup> )	Area (m <sup>2</sup> )	Area (m2)	Area (m2)
<b>Fieldhouse</b>				
Main Floor	4,426	4,426	4,148	4,148
2nd Floor	780	780	705	705
2nd Floor Running Track	803	803	850	850
<b>Sub-total</b>	<b>6,009</b>	<b>6,009</b>	<b>5,703</b>	<b>5,703</b>
Area Reduction		-372		
<b>Total</b>	<b>6,009</b>	<b>5,637</b>	<b>5,703</b>	<b>5,703</b>

## 5. COSTING SUMMARIES

### MAJOR ELEMENT \$/ELEMENT

ELEMENTAL SUMMARY OF COSTS \$		SD R1	DDR1
ELEMENT		TOTAL	TOTAL
A	SUBSTRUCTURE	\$ 993,326	\$ 1,233,632
B	SHELL	\$ 3,449,282	\$ 3,589,194
C	INTERIORS	\$ 1,561,817	\$ 1,426,307
D	SERVICES	\$ 3,719,918	\$ 4,230,116
E	EQUIPMENT AND FURNISHINGS	\$ 134,828	\$ 314,930
F	SPECIAL CONSTRUCTION & DEMOLITION	N/A	N/A
G	BUILDING SITEWORK	\$ 365,964	\$ 630,083
Z	GENERAL	\$ 1,307,888	\$ 1,359,410
	CONTINGENCIES	\$ 2,421,935	\$ 639,184
<b>TOTAL COST</b>		<b>\$ 13,954,957</b>	<b>\$ 13,422,856</b>
<b>AREA (m<sup>2</sup>)</b>		<b>6,009</b>	<b>5,703</b>
<b>RATE PER GFA (m<sup>2</sup>)</b>		<b>\$ 2,322.34</b>	<b>\$ 2,353.65</b>
<b>RATE PER GFA (ft<sup>2</sup>)</b>		<b>\$ 215.75</b>	<b>\$ 218.66</b>

### MAJOR ELEMENT \$/GFA (m<sup>2</sup>)



**6. UNIFORMAT ELEMENTAL COST SUMMARY**

**Elemental Cost Summary**

Project : **COALDALE RECREATION CENTRE**  
 New Facility  
 Location : Town of Coaldale, Alberta

GFA : 5,703 m<sup>2</sup>  
 Date : January 26, 2021  
 Report Status : Design Development Cost Report R1

ELEMENT	Ratio to GFA	Elemental Costs		Elemental Amounts		Rate per GFA		% Total
		Quantity	Unit Rate	Sub-Total	Total	Sub-Total	Total	
<b>A SUBSTRUCTURE</b>					\$ 1,233,632		\$ 216.31	9.19
<b>A10 Foundations</b>					1,233,632		216.31	9.19
A1010 Standard Foundations	0.73	4,148 m <sup>2</sup>	57.12	236,941		41.55		
A1020 Special Foundations	0.73	4,148 m <sup>2</sup>	92.59	384,080		67.35		
A1030 Slab on Grade	0.73	4,148 m <sup>2</sup>	147.69	612,611		107.42		
<b>A20 Basement Construction</b>					-		-	-
<b>B SHELL</b>					\$ 3,589,194		\$ 629.35	26.74
<b>B10 Superstructure</b>					1,504,159		263.75	11.21
B1010 Floor Construction	0.27	1,555 m <sup>2</sup>	249.17	387,461		67.94		
B1020 Roof Construction	0.73	4,157 m <sup>2</sup>	268.63	1,116,698		195.81		
<b>B20 Exterior Enclosures</b>					1,303,198		228.51	9.71
B2010 Exterior Walls	0.55	3,123 m <sup>2</sup>	299.77	936,191		164.16		
B2020 Exterior Windows	0.04	239 m <sup>2</sup>	1,401.53	334,966		58.74		
B2030 Exterior Doors	0.00	10 no.	3,204.10	32,041		5.62		
<b>B30 Roofing</b>					781,837		137.09	5.82
B3010 Roof Coverings	0.71	4,075 m <sup>2</sup>	191.86	781,837		137.09		
B3020 Roof Openings	-	-	-	-		-		
<b>C INTERIORS</b>					\$ 1,426,307		\$ 250.10	10.63
<b>C10 Interior Construction</b>					643,884		112.90	4.80
C1010 Partitions	0.35	1,993 m <sup>2</sup>	234.95	468,265		82.11		
C1020 Interior Doors	0.01	43 no.	1,875.26	80,636		14.14		
C1030 Fittings	1.00	5,703 m <sup>2</sup>	16.65	94,983		16.65		
<b>C20 Stairs</b>					22,136		3.88	0.16
C2010 Stair Construction	0.00	1 ft	12,056.00	12,056		2.11		
C2020 Stair Finishes	0.00	1 ft	10,080.00	10,080		1.77		
<b>C30 Interior Finishes</b>					760,287		133.31	5.66
C3010 Wall Finishes	1.12	6,400 m <sup>2</sup>	23.48	150,303		26.36		
C3020 Floor Finishes	0.80	4,585 m <sup>2</sup>	107.38	492,342		86.33		
C3030 Ceiling Finishes	0.81	4,625 m <sup>2</sup>	25.44	117,642		20.63		
<b>D SERVICES</b>					\$ 4,230,116		\$ 741.74	31.51
<b>D10 Conveying</b>					107,636		18.87	0.80
D1010 Elevators and Lifts	0.00	1 ea	107,636.00	107,636		18.87		
<b>D20 Plumbing</b>					301,963		52.95	2.25
D2010 Plumbing Fixtures	1.00	5,703 m <sup>2</sup>	16.61	94,741		16.61		
D2020 Domestic Water Distribution	1.00	5,703 m <sup>2</sup>	12.70	72,450		12.70		
D2030 Sanitary Waste	1.00	5,703 m <sup>2</sup>	11.55	65,893		11.55		
D2040 Rain Water Drainage	1.00	5,703 m <sup>2</sup>	4.31	24,598		4.31		
D2090 Other Plumbing Systems	1.00	5,703 m <sup>2</sup>	7.76	44,281		7.76		
<b>D30 Heating Ventilating and Air Conditioning (HVAC)</b>					2,254,101		395.25	16.79
D3020 Heat Generation	1.00	5,703 m <sup>2</sup>	21.33	121,619		21.33		
D3030 Refrigeration	1.00	5,703 m <sup>2</sup>	30.79	175,593		30.79		
D3040 HVAC Distribution (Distribution Systems)	1.00	5,703 m <sup>2</sup>	135.11	770,547		135.11		
D3050 Terminal and Packaged Units	1.00	5,703 m <sup>2</sup>	160.66	916,251		160.66		
D3060 HVAC Instrumentation and Controls	1.00	5,703 m <sup>2</sup>	31.85	181,666		31.85		
D3070 Testing, Adjusting, and Balancing	1.00	5,703 m <sup>2</sup>	9.50	54,178		9.50		
D3090 Other Special HVAC Systems & Equipment	1.00	5,703 m <sup>2</sup>	6.01	34,247		6.01		
<b>D40 Fire Protection</b>					199,483		34.98	1.49
D4010 Sprinklers	1.00	5,703 m <sup>2</sup>	34.98	199,483		34.98		
<b>D50 Electrical</b>					1,366,933		239.69	10.18
D5010 Electrical Service and Distribution	1.00	5,703 m <sup>2</sup>	83.85	478,207		83.85		
D5020 Lighting and Branch Wiring	1.00	5,703 m <sup>2</sup>	88.70	505,863		88.70		
D5030 Communications and Security	1.00	5,703 m <sup>2</sup>	60.66	345,939		60.66		
D5090 Other Electrical Systems	1.00	5,703 m <sup>2</sup>	6.47	36,924		6.47		
<b>E EQUIPMENT AND FURNISHINGS</b>					\$ 314,930		\$ 55.22	2.35
<b>E10 Equipment</b>					230,070		40.34	1.71
E1020 Institutional Equipment	1.00	5,703 m <sup>2</sup>	40.34	230,070		40.34		
<b>E20 Furnishings</b>					84,860		14.88	0.63
E2010 Fixed Furnishings	1.00	5,703 m <sup>2</sup>	14.88	84,860		14.88		



**Elemental Cost Summary**

Project : COALDALE RECREATION CENTRE  
 New Facility  
 Location : Town of Coaldale, Alberta

GFA : 5,703 m<sup>2</sup>  
 Date : January 26, 2021  
 Report Status : Design Development Cost Report R1

ELEMENT	Ratio to GFA	Elemental Costs		Elemental Amounts		Rate per GFA		% Total
		Quantity	Unit Rate	Sub-Total	Total	Sub-Total	Total	
<b>F SPECIAL CONSTRUCTION AND DEMOLITION</b>					\$ -		\$ -	-
F10 Special Construction					-		-	-
F20 Selective Building Demolition					-		-	-
<b>G BUILDING SITEMWORK</b>					\$ 630,083		\$ 110.48	4.69
<b>G10 Site Preparation</b>					98,002		17.18	0.73
G1010 Site Clearing	1.61	9,200 m <sup>2</sup>	10.65	98,002		17.18		
<b>G20 Site Improvements</b>					138,139		24.22	1.03
G2010 Roadways	-	-	-	-		-		
G2020 Parking Lots	0.37	2,082 m <sup>2</sup>	-	-		-		
G2030 Pedestrian Paving	0.07	416 m <sup>2</sup>	59.79	24,873		4.36		
G2040 Site Development	0.89	5,052 m <sup>2</sup>	7.35	37,131		6.51		
G2050 Landscaping	0.45	2,554 m <sup>2</sup>	29.81	76,135		13.35		
<b>G30 Site Civil / Mechanical Utilities</b>					200,643		35.18	1.49
G3010 Water Supply	1.00	5,703 m <sup>2</sup>	7.96	45,420		7.96		
G3020 Sanitary Sewer	1.00	5,703 m <sup>2</sup>	7.75	44,200		7.75		
G3030 Storm Sewer	1.00	5,703 m <sup>2</sup>	17.99	102,623		17.99		
G3040 Heating Distribution	1.00	5,703 m <sup>2</sup>	1.47	8,400		1.47		
<b>G40 Site Electrical Utilities</b>					193,299		33.89	1.44
G4010 Electrical Distribution	1.00	5,703 m <sup>2</sup>	9.14	52,118		9.14		
G4020 Site Lighting	1.00	5,703 m <sup>2</sup>	6.29	35,883		6.29		
G4030 Site Communications & Security	1.00	5,703 m <sup>2</sup>	4.08	23,289		4.08		
G4090 Other Site Electrical Utilities	1.00	5,703 m <sup>2</sup>	14.38	82,009		14.38		
<b>G50 Other Site Construction</b>					-		-	-
<b>NET CONSTRUCTION COST</b>				\$ 11,424,262	\$ 11,424,262		\$ 2,003.20	85.11
<b>Z GENERAL REQUIREMENTS &amp; ALLOWANCES</b>					\$ 1,359,410		\$ 238.37	10.13
<b>Z10 General Requirements</b>					1,108,750		194.42	8.26
Z1010 Supervision & Labour Expenses	4.7%	12 mo	45,000.00	540,000		94.69		
Z1030 Temporary Conditions	2.3%	12 mo	22,000.00	264,000		46.29		
Z1050 Permits, Insurance & Bonds	2.5%			304,750		53.44		
<b>Z20 Fee</b>					250,660		43.95	1.87
Z2010 Fee	2.0%			250,660		43.95		
<b>ESTIMATED CONSTRUCTION COST (Excluding Allowances)</b>					\$ 12,783,672		\$ 2,241.57	95.24
<b>Z30 Allowances</b>					639,184		112.08	4.76
Z3010 Design Allowance	5.0%			639,184		112.08		
Z3020 Cash Allowance	0.0%			-		-		
Z3030 Escalation Allowance	0.0%			-		-		
<b>ESTIMATED TENDER COST (Excluding Construction Allowance)</b>					\$ 13,422,856		\$ 2,353.65	100.00
Z3030 Construction Allowance	0.0%			-	\$ -	-		
<b>ESTIMATED CONSTRUCTION COST (Excluding GST)</b>					\$ 13,422,856		\$ 2,353.65	
GST (if applicable)	0.00%			-	\$ -	-	\$ -	
<b>ESTIMATED CONSTRUCTION COST (Including GST)</b>				\$ 13,422,856	\$ 13,423,000		\$ 2,353.67	

**7.0 DETAILED ELEMENTAL ESTIMATE**

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
<b>A</b>						<b>SUBSTRUCTURE</b>			
	<b>A10</b>					<b>Foundations</b>			
		<b>A1010</b>				<b>Standard Foundations</b>			
			<b>* unassigned *</b>						
			<b>A1010.0150</b>	31-23-19.20	----	Dewatering during construction	1.00 sum	10,500.00 /sum	<b>10,500</b>
			<b>A1010.0150</b>			<b>R/C Pile Cap PC1 600x600x600</b>			
				03-11-13.45	3000	C.I.P. concrete forms, pile cap, square or rectangular, plywood, 1 use, includes erecting, bracing, stripping and cleaning	13.00 m2ca	116.72 /m2ca	<b>1,517</b>
				03-21-10.60	0500	Reinforcing, footing, #10 to #25	0.21 m tn	2,417.86 /m tn	<b>508</b>
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	2.00 m3	190.50 /m3	<b>381</b>
				03-31-05.70	3750	Concrete placing to pile caps,pumped, incl vibrating	2.00 m3	71.92 /m3	<b>144</b>
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	2.00 m3	3.98 /m3	<b>8</b>
				03-11-13.65	8760	C.I.P. concrete forms, box void form for slab on grade, 100 mm x 300 mm x 1200 mm long	3.00 m2	38.80 /m2	<b>116</b>
			<b>A1010.0150</b>			<b>R/C Pile Cap PC2 750x750x600</b>			
				03-11-13.45	3000	C.I.P. concrete forms, pile cap, square or rectangular, plywood, 1 use, includes erecting, bracing, stripping and cleaning	9.00 m2ca	116.72 /m2ca	<b>1,050</b>
				03-21-10.60	0500	Reinforcing, footing, #10 to #25	0.15 m tn	2,417.80 /m tn	<b>363</b>
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	2.00 m3	190.50 /m3	<b>381</b>
				03-31-05.70	3750	Concrete placing to pile caps,pumped, incl vibrating	2.00 m3	71.92 /m3	<b>144</b>
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	2.00 m3	3.98 /m3	<b>8</b>
				03-11-13.65	8760	C.I.P. concrete forms, box void form for slab on grade, 100 mm x 300 mm x 1200 mm long	2.00 m2	38.81 /m2	<b>78</b>
			<b>A1010.0150</b>			<b>R/C Pile Cap PC3 900x900x600</b>			
				03-11-13.45	3000	C.I.P. concrete forms, pile cap, square or rectangular, plywood, 1 use, includes erecting, bracing, stripping and cleaning	2.00 m2ca	116.72 /m2ca	<b>233</b>
				03-21-10.60	0500	Reinforcing, footing, #10 to #25	0.06 m tn	2,417.83 /m tn	<b>145</b>
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	1.00 m3	190.50 /m3	<b>191</b>
				03-31-05.70	3750	Concrete placing to pile caps,pumped, incl vibrating	1.00 m3	71.92 /m3	<b>72</b>
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	1.00 m3	3.97 /m3	<b>4</b>
				03-11-13.65	8760	C.I.P. concrete forms, box void form for slab on grade, 100 mm x 300 mm x 1200 mm long	1.00 m2	38.79 /m2	<b>39</b>
			<b>A1010.0150</b>			<b>R/C Pile Cap PC4 1050x1050x600</b>			
				03-11-13.45	3000	C.I.P. concrete forms, pile cap, square or rectangular, plywood, 1 use, includes erecting, bracing, stripping and cleaning	66.00 m2ca	116.72 /m2ca	<b>7,704</b>
				03-21-10.60	0500	Reinforcing, footing, #10 to #25	2.21 m tn	2,417.80 /m tn	<b>5,343</b>
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	17.00 m3	190.50 /m3	<b>3,239</b>
				03-31-05.70	3750	Concrete placing to pile caps,pumped, incl vibrating	17.00 m3	71.92 /m3	<b>1,223</b>
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	17.00 m3	3.97 /m3	<b>68</b>
				03-11-13.65	8760	C.I.P. concrete forms, box void form for slab on grade, 100 mm x 300 mm x 1200 mm long	28.00 m2	38.80 /m2	<b>1,086</b>
			<b>A1010.0150</b>			<b>R/C Pile Cap PC5 1200x1200x600</b>			
				03-11-13.45	3000	C.I.P. concrete forms, pile cap, square or rectangular, plywood, 1 use, includes erecting, bracing, stripping and cleaning	63.00 m2ca	116.72 /m2ca	<b>7,353</b>
				03-21-10.60	0500	Reinforcing, footing, #10 to #25	2.49 m tn	2,417.79 /m tn	<b>6,020</b>
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	19.00 m3	190.50 /m3	<b>3,620</b>
				03-31-05.70	3750	Concrete placing to pile caps,pumped, incl vibrating	19.00 m3	71.92 /m3	<b>1,366</b>
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	19.00 m3	3.97 /m3	<b>76</b>
				03-11-13.65	8760	C.I.P. concrete forms, box void form for slab on grade, 100 mm x 300 mm x 1200 mm long	31.00 m2	38.80 /m2	<b>1,203</b>
			<b>A1010.0150</b>			<b>R/C Pile Cap PC6 2000x6000x1200</b>			
				03-11-13.45	3000	C.I.P. concrete forms, pile cap, square or rectangular, plywood, 1 use, includes erecting, bracing, stripping and cleaning	77.00 m2ca	116.72 /m2ca	<b>8,987</b>
				03-21-10.60	0500	Reinforcing, footing, #10 to #25	5.69 m tn	2,417.80 /m tn	<b>13,757</b>
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	58.00 m3	190.50 /m3	<b>11,049</b>
				03-31-05.70	3750	Concrete placing to pile caps,pumped, incl vibrating	58.00 m3	71.92 /m3	<b>4,171</b>
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	58.00 m3	3.98 /m3	<b>231</b>
				03-11-13.65	8760	C.I.P. concrete forms, box void form for slab on grade, 100 mm x 300 mm x 1200 mm long	48.00 m2	38.80 /m2	<b>1,862</b>
			<b>A1010.0150</b>			<b>R/C Pad Footing (elevator slab) F3 PC6 2700x3100x600</b>			
				03-11-13.45	3000	C.I.P. concrete forms, pile cap, square or rectangular, plywood, 1 use, includes erecting, bracing, stripping and cleaning	7.00 m2ca	116.72 /m2ca	<b>817</b>
				03-21-10.60	0500	Reinforcing, footing, #10 to #25	0.10 m tn	2,417.80 /m tn	<b>242</b>
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	5.00 m3	190.50 /m3	<b>953</b>
				03-31-05.70	3750	Concrete placing to pile caps,pumped, incl vibrating	5.00 m3	71.92 /m3	<b>360</b>
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	5.00 m3	3.97 /m3	<b>20</b>
			<b>A1010.0200</b>			<b>R/C Grade Beam GB1 - 300x600</b>			
				03-11-13.50	0020	C.I.P. concrete forms, grade beam, plywood, 1 use, includes erecting, bracing, stripping and cleaning	282.00 m2ca	119.24 /m2ca	<b>33,627</b>
				03-21-10.60	0100	Reinforcing, beams and girders #10 to #25	5.07 m tn	2,544.44 /m tn	<b>12,900</b>
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	42.00 m3	190.50 /m3	<b>8,001</b>
				03-31-05.70	3250	Concrete placing to grade beam, pumped, incl vibrating	42.00 m3	73.33 /m3	<b>3,080</b>
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	42.00 m3	3.98 /m3	<b>167</b>
				03-11-13.65	8760	C.I.P. concrete forms, box void form for slab on grade, 100 mm x 300 mm x 1200 mm long	70.00 m2	38.80 /m2	<b>2,716</b>

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			<b>A1010.0200</b>			<b>R/C Grade Beam GB5 - 600x600</b>			
				03-11-13.50	0020	C.I.P. concrete forms, grade beam, plywood, 1 use, includes erecting, bracing, stripping and cleaning	17.00 m2ca	119.24 /m2ca	2,027
				03-21-10.60	0100	Reinforcing, beams and girders #10 to #25	0.47 m tn	2,544.43 /m tn	1,196
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	5.00 m3	190.50 /m3	953
				03-31-05.70	3250	Concrete placing to grade beam, pumped, incl vibrating	5.00 m3	73.33 /m3	367
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	5.00 m3	3.97 /m3	20
				03-11-13.65	8760	C.I.P. concrete forms, box void form for slab on grade, 100 mm x 300 mm x 1200 mm long	8.00 m2	38.80 /m2	310
			<b>A1010.0200</b>			<b>R/C Concrete Wall CW2 - 300x1500 to elevator pit</b>			
				03-11-13.45	0020	C.I.P. concrete forms, footing, continuous wall, plywood, 1 use, includes erecting, bracing, stripping and cleaning	30.00 m2ca	119.24 /m2ca	3,577
				03-21-10.60	0100	Reinforcing, beams and girders #10 to #25	0.51 m tn	2,544.45 /m tn	1,298
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	5.00 m3	190.50 /m3	953
				03-31-05.70	3250	Concrete placing to grade beam, pumped, incl vibrating	5.00 m3	73.33 /m3	367
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	5.00 m3	3.98 /m3	20
				03-35-29.60	0600	Concrete finishing, walls, float finish, 1.6 mm thick	15.00 m2	20.08 /m2	301
			<b>A1010.1000</b>			<b>Trench Excavation</b>			
				31-23-16.13	0050	Excavating, trench or continuous footing, common earth,	664.00 bm3	23.02 /bm3	15,285
				31-23-23.13	0015	Backfill, light soil, by hand, no compaction	457.00 lm3	34.16 /lm3	15,611
				31-23-23.18	0100	Hauling borrowed material, 3km round, 2.6 loads per hr	207.00 lm3	10.55 /lm3	2,184
			<b>A1010.1100</b>			<b>Perimeter Drainage System</b>			
				33-46-26.10	0300	Geotextile subsurface drainage filtration, drainage material, 20 mm gravel fill in trench	284.00 m3	40.99 /m3	11,641
				33-46-16.30	2110	Subdrainage piping, plastic, perforated PVC, pipe, 150 mm diameter, excludes excavation and backfill	284.00 m	40.77 /m	11,578
			<b>A1010.1150</b>			<b>Perimeter Below Grade Insulation</b>			
				07-21-13.10	1943	Extrd plyst inslt, rigid, for walls, 172kp cmprs strng, 100mm thick,	168.00 m2	44.58 /m2	7,489
				07-11-16.20	0020	Cement parging, regular Portland cement, 13mm thick, 2 coats	84.00 m2	39.89 /m2	3,351
				07-11-13.10	0300	Bituminous asphalt foundation coating, below grade dampproofing, sprayed on, 1 coat	168.00 m2	7.70 /m2	1,293
		<b>A1020</b>				<b>Special Foundations</b>			
			<b>A1020.0050</b>			<b>Piles</b>			
				31-63-26.13	0050	Mobilization	1.00 ea	21,000.00 /ea	21,000
				31-63-26.13	1079	BP1 600 dia.1200 bell, 6m deep	9.00 ea	1,710.49 /ea	15,394
				31-63-26.13	1090	BP2 800 dia.1600 bell, 6m deep	5.00 ea	3,006.73 /ea	15,034
				31-63-26.13	1091	BP3 900 dia.2000 bell, 6m deep	1.00 ea	3,748.87 /ea	3,749
				31-63-26.13	1083	BP4 1000 dia.2400 bell, 6m deep	30.00 ea	4,963.46 /ea	148,904
				31-63-26.13	1082	BP5 1100 dia.2800 bell, 6m deep	16.00 ea	6,123.21 /ea	97,971
				31-63-26.13	1082	BP6 1200 dia.3200 bell, 6m deep	7.00 ea	7,442.82 /ea	52,100
				31-63-26.13	1082	BP7 1200 dia.3600 bell, 6m deep	3.00 ea	7,705.33 /ea	23,116
				31-63-26.13	4500	Tailings removal	455.00 lm3	14.97 /lm3	6,812
		<b>A1030</b>				<b>Slab on Grade</b>			
			<b>* unassigned *</b>						
				03-35-29.60	----	Allowance for thickenings etc.	1.00 ls	21,000.00 /ls	21,000
				03-35-29.60	----	Allowance for sumps etc.	1.00 ls	10,500.00 /ls	10,500
			<b>A1030.0100</b>			<b>150mm Slab on Grade</b>			
				31-22-16.10	1100	Fine grading, fine grade for slab on grade, machine	4,098.00 m2	3.68 /m2	15,087
				31-23-23.17	0800	Fill, gravel fill, compacted, under floor slabs, 600 mm deep	4,098.00 m2	40.93 /m2	167,711
				07-26-10.10	1201	Membrane system, 10 mil polyolefin based resin sheet membrane, vapor barrier	4,098.00 m2	14.38 /m2	58,920
				03-21-10.60	0600	Reinforcing, SOG, #10 to #25	53.28 m tn	2,113.69 /m tn	112,618
				03-31-05.35	0200	Ready Mix Concrete, 25 Mpa, 3500 psi	615.00 m3	174.71 /m3	107,448
				03-31-05.70	4350	Concrete placing to slab on grade, pumpd,incl vibrating	615.00 m3	74.57 /m3	45,863
				03-35-29.30	0250	Concrete finishing, floors, monolithic, machine trowel finish	4,098.00 m2	10.38 /m2	42,517
				03-35-29.35	0140	Control joint, concrete floor slab, sawcut green concrete, 38 mm depth	4,098.00 m2	2.15 /m2	8,829
				03-35-29.30	0020	Concrete finishing, floors, monolithic, screed finish	4,098.00 m2	5.33 /m2	21,858
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	65.00 m3	3.97 /m3	258
<b>B</b>						<b>SHELL</b>			
	<b>B10</b>					<b>Superstructure</b>			
		<b>B1010</b>				<b>Floor Construction</b>			
			<b>* unassigned *</b>						
				03-35-29.60	----	Allowance for housekeeping pads	1.00 ls	8,400.00 /ls	8,400
			<b>B1020.0300</b>			<b>Structural Steel Composite Floor</b>			
				05-12-23.17	0100	Columns, Structural HSS	11,593.00 kg	5.48 /kg	63,570
				05-12-23.75	0100	Structural steel, W Shape, a992 steel, shop fab, incl shop primer, bolted connection	9,632.00 kg	4.94 /kg	47,601
				05-21-19.10	0440	OWSJ K series,	4.53 m tn	3,442.51 /m tn	15,595
				05-12-23.60	0600	Girts and bracing, Structural HSS	1,491.00 kg	5.86 /kg	8,740
				05-31-13.50	5140	Metal floor decking, steel, non-cellular, composite, galvanized, 38 mm D, 22 gauge	521.00 m2	41.69 /m2	21,718
				03-21-10.60	0400	Reinforcing, elevated slabs, #10 to #25	3.38 m tn	2,207.93 /m tn	7,463
				03-31-05.35	0200	Ready Mix Concrete, 25 Mpa, 3500 psi	63.00 m3	174.71 /m3	11,007
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	63.00 m3	3.97 /m3	250
				03-31-05.70	1400	Concrete placing to elevated slab, pumpd,incl vibrating	63.00 m3	76.70 /m3	4,832
				03-35-29.30	0020	Concrete finishing, floors, monolithic, screed finish	521.00 m2	5.33 /m2	2,779

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			<b>B1020.0300</b>			<b>Structural Steel Composite Floor</b>			
				03-35-29.30	0250	Concrete finishing, floors, monolithic, machine trowel finish	521.00 m2	8.24 /m2	4,293
				<b>07-81-16.10</b>	<b>2050</b>	<b>Sprayed fireproofing, vermiculite cement, troweled or sprayed, 13mm thick</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
				05-12-23.40	0400	Angle framing, structural steel, 100 mm and larger, field fabricated, incl cutting & welding	1,140.00 kg	10.56 /kg	12,034
			<b>B1020.0300</b>			<b>Structural Steel Composite Floor - Fitness Mezzanine</b>			
				05-12-23.75	0050	Structural steel, C Channel Shape,a992 steel,shop fab,incl shop primer,bolted connection	1,852.00 kgs	5.78 /kgs	10,705
				05-12-23.17	0100	Columns, Structural HSS	3,182.00 kg	5.48 /kg	17,448
				05-12-23.75	0100	Structural steel, W Shape,a992 steel,shop fab,incl shop primer,bolted connection	10,695.00 kg	4.94 /kg	52,855
				05-21-19.10	0440	OWSJ K series, span to 10 to 15m, horizontal bridging, avg	1.04 m tn	3,442.51 /m tn	3,580
				05-31-13.50	5140	Metal floor decking, steel, non-cellular, composite, galvanized, 38 mm D, 22 gauge	278.00 m2	41.69 /m2	11,589
				03-21-10.60	0400	Reinforcing, elevated slabs, #10 to #25	1.81 m tn	2,207.93 /m tn	3,996
				03-31-05.35	0200	Ready Mix Concrete, 25 Mpa, 3500 psi	34.00 m3	174.71 /m3	5,940
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	34.00 m3	3.98 /m3	135
				03-31-05.70	1400	Concrete placing to elevated slab, pumpd,incl vibrating	34.00 m3	76.70 /m3	2,608
				03-35-29.30	0020	Concrete finishing, floors, monolithic, screed finish	278.00 m2	5.33 /m2	1,483
				03-35-29.30	0250	Concrete finishing, floors, monolithic, machine trowel finish	278.00 m2	8.24 /m2	2,291
				<b>07-81-16.10</b>	<b>2050</b>	<b>Sprayed fireproofing, vermiculite cement, troweled or sprayed, 13mm thick</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
				05-12-23.40	0400	Angle framing, structural steel, 100 mm and larger, field fabricated, incl cutting & welding	730.00 kg	10.56 /kg	7,706
			<b>B1020.0300</b>			<b>Structural Steel Composite Floor - Running Track</b>			
				05-12-23.17	0100	Columns, Structural HSS	10,731.00 kg	5.48 /kg	58,843
			<b>B1020</b>			<b>Roof Construction</b>			
			<b>* unassigned *</b>						
				05-12-23.17	0100	Allowance for trimming openings	54.00 ea	945.00 /ea	51,030
			<b>B1020.0300</b>			<b>Structural Steel Composite Roof - Gymnasium/High Roof</b>			
				05-12-23.17	0100	Columns, Structural HSS	25,989.00 kg	5.48 /kg	142,510
				05-12-23.17	0100	Fabricated trusses and girders	9,765.00 kg	5.93 /kg	57,908
				05-12-23.75	0100	Structural steel, W Shape,a992 steel,shop fab,incl shop primer,bolted connection	20,376.00 kg	5.63 /kg	114,643
				05-21-19.10	0440	OWSJ K series	79.55 m tn	3,442.51 /m tn	273,852
				05-12-23.60	0600	Girts and bracing, Structural HSS	5,387.00 kg	5.86 /kg	31,579
				05-31-23.50	3350	Metal roof decking, steel, open type N wide rib, galvanized, 465 to 4650 m2, 75 mm D, 20 gauge	3,403.00 m2	47.29 /m2	160,928
				05-31-23.50	5000	For acoustical perforations, add 25%	3,403.00 m2	9.64 /m2	32,795
				05-12-23.40	0400	Angle framing, structural steel, 100 mm and larger, field fabricated, incl cutting & welding	2,340.00 kg	10.56 /kg	24,701
			<b>B1020.0300</b>			<b>Structural Steel Composite Roof - Lower sloping roof</b>			
				05-12-23.17	0100	Columns, Structural HSS	504.00 kg	5.48 /kg	2,764
				05-12-23.75	0100	Structural steel, W Shape,a992 steel,shop fab,incl shop primer,bolted connection	3,805.00 kg	5.63 /kg	21,408
				05-12-23.60	0600	Girts and bracing, Structural HSS	185.00 kg	5.86 /kg	1,085
				05-31-23.50	2650	Metal roof decking, steel, open type B wide rib, galvanized, 465 to 4650 m2, 38 mm D, 20 gauge	81.00 m2	42.82 /m2	3,469
				05-12-23.40	0400	Angle framing, structural steel, 100 mm and larger, field fabricated, incl cutting & welding	360.00 kg	10.56 /kg	3,800
			<b>B1020.0300</b>			<b>Structural Steel Composite Roof - Lower Roof Concrete Topping</b>			
				05-12-23.17	0100	Columns, Structural HSS	1,197.00 kg	5.48 /kg	6,564
				05-12-23.75	0100	Structural steel, W Shape,a992 steel,shop fab,incl shop primer,bolted connection	1,965.00 kg	5.63 /kg	11,056
				05-21-19.10	0440	OWSJ K series	1.51 m tn	3,442.50 /m tn	5,198
				05-12-23.60	0600	Girts and bracing, Structural HSS	232.00 kg	5.86 /kg	1,360
				05-31-23.50	2650	Metal roof decking, steel, open type B wide rib, galvanized, 465 to 4650 m2, 38 mm D, 20 gauge	123.00 m2	42.82 /m2	5,267
				03-31-05.35	0200	Ready Mix Concrete, 25 Mpa, 3500 psi	14.00 m3	174.71 /m3	2,446
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	14.00 m3	3.98 /m3	56
				03-31-05.70	1400	Concrete placing to elevated slab, pumpd,incl vibrating	14.00 m3	76.70 /m3	1,074
				03-35-29.30	0020	Concrete finishing, floors, monolithic, screed finish	123.00 m2	5.33 /m2	656
				03-35-29.30	0250	Concrete finishing, floors, monolithic, machine trowel finish	123.00 m2	10.38 /m2	1,276
				03-21-11.60	0400	Reinforcing steel, in place, elevated slabs, #10 to #22, A615M, grade 400, incl labor for accessories, excl material for accessories	0.80 m tn	1,910.03 /m tn	1,528
				05-12-23.40	0400	Angle framing, structural steel, 100 mm and larger, field fabricated, incl cutting & welding	450.00 kg	10.56 /kg	4,750
			<b>B1020.0300</b>			<b>Structural Steel Composite Roof - Upper Roof</b>			
				05-12-23.17	0100	Columns, Structural HSS	3,773.00 kg	5.48 /kg	20,689
				05-12-23.40	0600	Channel framing, structural steel, 200 mm and larger, field fabricated, incl cutting & welding	510.00 kg	9.60 /kg	4,897
				05-12-23.75	0100	Structural steel, W Shape,a992 steel,shop fab,incl shop primer,bolted connection	9,211.00 kg	5.63 /kg	51,825
				05-21-19.10	0440	OWSJ K series	7.73 m tn	3,442.51 /m tn	26,611

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			<b>B1020.0300</b>			<b>Structural Steel Composite Roof - Upper Roof</b>			
				05-12-23.60	0600	Girts and bracing, Structural HSS	624.00 kg	5.86 /kg	<b>3,658</b>
				05-31-23.50	2650	Metal roof decking, steel, open type B wide rib, galvanized, 465 to 4650 m2, 38 mm D, 20 gauge	168.00 m2	42.82 /m2	<b>7,194</b>
				05-31-23.50	2200	Metal roof decking, steel, open type B wide rib, galvanized, 465 to 4650 m2, 38 mm D, 22 gauge	382.00 m2	24.58 /m2	<b>9,388</b>
				05-31-23.50	5000	For acoustical perforations, add 25%	550.00 m2	9.64 /m2	<b>5,300</b>
				05-12-23.40	0400	Angle framing, structural steel, 100 mm and larger, field fabricated, incl cutting & welding	2,220.00 kg	10.56 /kg	<b>23,434</b>
	<b>B20</b>					<b>Exterior Enclosure</b>			
		<b>B2010</b>				<b>Exterior Walls</b>			
			<b>* unassigned *</b>						
				05-51-33.13	0100	Ladder, shop fabricated, steel, 500 mm W, bolted to concrete, excl cage	10.00 m	230.00 /m	<b>2,300</b>
			<b>B2010.0100</b>			<b>152 Metal Stud Backup w/ Ins Metal Panel</b>			
				09-29-10.30	2090	Drywall, walls, 16 thick	2,267.00 m2	34.79 /m2	<b>78,876</b>
				06-25-16.10	4100	Plywood paneling, prefinished, stock grades, average, 20mm thick	850.00 m2	97.19 /m2	<b>82,612</b>
				09-22-16.13	3250	Metal stud partition, non-load bearing, galvanized, 3660 mm H, 20 ga., 152 mm wide, 0.53 mm thick, 610 mm O.C., includes top & bottom track	3,117.00 m2	43.45 /m2	<b>135,419</b>
			<b>B3030.0300</b>			<b>Soffit</b>			
				07-42-13.30	2120	Ins. mtl panel,100mm insl,galv,0.80 thck,incl fstnr	3,117.00 m2	203.76 /m2	<b>635,120</b>
				09-22-16.13	3298	25mm z-girts	6.00 m2	13.39 /m2	<b>80</b>
				07-46-33.20	7000	Fiberglass reinforced polymer composite panel, based on Steni Colour	6.00 m2	297.24 /m2	<b>1,783</b>
	<b>B2020</b>					<b>Exterior Windows</b>			
			<b>B2020.0050</b>			<b>Curtain Wall System</b>			
				08-44-13.10	0150	Curtain wall, aluminum, stock, double glazed, including glazing,	171.00 m2	1,061.69 /m2	<b>181,549</b>
			<b>B2020.0100</b>			<b>Glazed Aluminum Windows</b>			
				08-51-13.20	1001	Aluminium windows, dbl glazed	68.00 m2	789.59 /m2	<b>53,692</b>
			<b>B2020.0500</b>			<b>Miscellaneous</b>			
				08-51-66.10	1000	Window screens, for solar louvers	287.00 m	347.47 /m	<b>99,725</b>
	<b>B2030</b>					<b>Exterior Doors</b>			
			<b>B2030.0025</b>			<b>Anod. Alum. Dr./Frame/Hardware</b>			
				08-42-26.10	0100	Doors, glass, swing, tempered, 12.7 mm thick, 1829 mm x 2134 mm opening, incl. hardware	2.00 opng	5,475.52 /opng	<b>10,951</b>
			<b>B2030.0050</b>			<b>Single H.M.Insulatd Dr./Frame/Hardware</b>			
				08-13-13.13	1760	Doors, commercial, steel, insulated, full panel, 1.2 mm, 914 mm x 2134 mm x 44 mm thick	5.00 ea	575.77 /ea	<b>2,879</b>
				08-12-13.25	0100	Door frames, steel channels with anchors and bar stops, 150 mm channel@ 12 kg/m, 915 mm x 2135 mm door, weighs 68 kg	5.00 ea	422.85 /ea	<b>2,114</b>
				08-71-20.15	2250	Door hardware, school, single, exterior, incl. lever, panic device	5.00 door	1,518.18 /door	<b>7,591</b>
				08-71-25.10	2700	Weatherstripping, doors, metal frame, extruded sections, aluminum, for 900 mm x 2135 mm door	5.00 opng	182.58 /opng	<b>913</b>
				09-91-13.70	0360	Paints & coatings, exterior doors, panel, both sides, roll & brush, primer + 1 coat, exterior latex, incl. frame & trim	5.00 ea	148.46 /ea	<b>742</b>
			<b>B2030.0150</b>			<b>Overhead Sectional Door</b>			
				08-12-13.25	0500	Door frames, steel channels with anchors and bar stops, 250 mm channel@ 22 kg/m	1.00 ea	1,409.05 /ea	<b>1,409</b>
				08-36-13.10	2700	Doors, overhead, commercial, stock, steel, heavy duty, sectional, manual, 0.6 mm	1.00 ea	3,762.72 /ea	<b>3,763</b>
				08-36-13.10	2900	Doors, overhead, commercial, stock, steel, heavy duty, sectional, for electric trolley operator, .25 kw, to 3658 mm x 3658 mm, add	1.00 ea	1,227.27 /ea	<b>1,227</b>
				08-71-25.10	5000	Weatherstripping, for garage door bottom, aluminum, clear	1.00 ea	451.29 /ea	<b>451</b>
	<b>B30</b>					<b>Roofing</b>			
		<b>B3010</b>				<b>Roof Coverings</b>			
			<b>B3010.0300</b>			<b>PVC Roofing</b>			
				07-54-19.10	8890	Polyvinyl-chloride roofing, (PVC), heat welded seams, reinforced, 1.95kg/m2, fully adhered with adhesive, 1.5mm thick	3,952.00 m2	34.62 /m2	<b>136,820</b>
				07-65-19.10	7900	Plastic sheet flashing, polyvinyl chloride, black or white for exposed roofs, 1.5mm thick	3,952.00 m2	35.54 /m2	<b>140,457</b>
				07-22-16.10	0120	Roof deck insulation, fiberboard high density, 25mm thick, 0.44m2.K/W, fastening excluded	3,952.00 m2	10.72 /m2	<b>42,365</b>
				07-22-16.10	1756	Roof deck insulatn,plyscynrt,100mm thick,4.4m2.k/w,32kg/m3 density	3,952.00 m2	43.93 /m2	<b>173,626</b>
				07-22-16.10	1745	Polyisocyanurate insulation, for roof decks, 75mm thick, 32kg/m3 density	3,952.00 m2	32.06 /m2	<b>126,715</b>
				09-29-10.30	9523	12.5 mm thick glass fibre faced gypsum sheathing	3,952.00 m2	28.26 /m2	<b>111,684</b>
				07-22-16.10	1765	Roof deck insulation, polyisocyanurate, tapered for drainage, fastening excluded	79.00 m3	376.51 /m3	<b>29,744</b>
			<b>B3010.0300</b>			<b>PVC Roofing on Concrete Deck</b>			
				07-54-19.10	8890	Polyvinyl-chloride roofing, (PVC), heat welded seams, reinforced, 1.95kg/m2, fully adhered with adhesive, 1.5mm thick	123.00 m2	34.62 /m2	<b>4,258</b>
				07-65-19.10	7900	Plastic sheet flashing, polyvinyl chloride, black or white for exposed roofs, 1.5mm thick	123.00 m2	35.54 /m2	<b>4,371</b>
				07-22-16.10	0120	Roof deck insulation, fiberboard high density, 25mm thick, 0.44m2.K/W, fastening excluded	123.00 m2	10.72 /m2	<b>1,319</b>
				07-22-16.10	1756	Roof deck insulatn,plyscynrt,100mm thick,4.4m2.k/w,32kg/m3 density	123.00 m2	43.93 /m2	<b>5,404</b>
				07-22-16.10	1745	Polyisocyanurate insulation, for roof decks, 75mm thick, 32kg/m3 density	123.00 m2	32.06 /m2	<b>3,944</b>
				07-22-16.10	1765	Roof deck insulation, polyisocyanurate, tapered for drainage, fastening excluded	3.00 m3	376.51 /m3	<b>1,130</b>
<b>C</b>						<b>INTERIORS</b>			

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
		<b>C10</b>				<b>Interior Construction</b>			
						<b>Partitions</b>			
			<b>C1010</b>			<b>152 mm Metal Stud Partition</b>			
				09-29-10.30	2090	Drywall, walls, 16 thick	1,620.00 m2	34.79 /m2	56,365
				09-22-16.13	3140	Metal stud partition, non-load bearing, galvanized, 3660 mm H, 25 ga., 152 mm wide, 0.53 mm thick, 400 mm O.C., includes top & bottom track	1,620.00 m2	37.81 /m2	61,252
				07-21-16.20	1340	Blanket insulation, for walls or ceilings, mineral wool batts, 139 mm thick, 3.3 m2.K/W	1,620.00 m2	13.69 /m2	22,176
				09-29-10.30	2090	Drywall, walls, 16 thick	1,003.00 m2	34.79 /m2	34,898
				06-25-16.10	4100	Plywood paneling, prefinished, stock grades, average, 20mm thick	617.00 m2	97.19 /m2	59,966
			<b>C1010.0100</b>			<b>152 mm Metal Stud Partition - FR</b>			
				09-29-10.30	2090	Drywall, walls, 16 thick	227.00 m2	34.79 /m2	7,898
				09-29-10.30	2090	Drywall, walls, 16 thick	227.00 m2	34.79 /m2	7,898
				09-22-16.13	3140	Metal stud partition, non-load bearing, galvanized, 3660 mm H, 25 ga., 152 mm wide, 0.53 mm thick, 400 mm O.C., includes top & bottom track	227.00 m2	37.81 /m2	8,583
				07-21-16.20	1340	Blanket insulation, for walls or ceilings, mineral wool batts, 139 mm thick, 3.3 m2.K/W	227.00 m2	13.69 /m2	3,107
				09-29-10.30	2090	Drywall, walls, 16 thick	227.00 m2	34.79 /m2	7,898
			<b>C1010.0150</b>			<b>152mm Metal Stud Furring Partition</b>			
				09-22-16.13	3140	Metal stud partition, non-load bearing, galvanized, 3660 mm H, 25 ga., 152 mm wide, 0.53 mm thick, 400 mm O.C., includes top & bottom track	37.00 m2	37.81 /m2	1,399
				07-21-16.20	0860	Blanket insulation, for walls or ceilings, unfaced fiberglass, 150 mm thick, 3.3 m2.K/W, 380 mm wide	37.00 m2	15.72 /m2	582
				09-29-10.30	2090	Drywall, walls, 16 thick	37.00 m2	34.79 /m2	1,287
			<b>C1010.1000</b>			<b>Interior Glazing</b>			
				08-12-13.13	4002	Interior glazing w/ hollow metal frames, full height	99.00 m2	490.48 /m2	48,557
			<b>C1010.1000</b>			<b>Interior Glazing</b>			
				08-12-13.13	4002	Interior glazing w/ hollow metal frames, full height	10.00 m2	490.48 /m2	4,905
			<b>C1010.1300</b>			<b>Miscellaneous</b>			
				05-52-13.50	0640	Railing, galvanized, steel picket	65.00 m	281.22 /m	18,279
				05-73-23.50	0600	Laminated Glass Railing	18.00 m	636.06 /m	11,449
				32-31-13.20	0940	Chainlink Fence w/ Gate 4,250mmH	17.00 m	233.76 /m	3,974
				08-11-74.10	0020	Rolling Grille Supports, overhead framed	6.00 m	267.70 /m	1,606
				08-11-74.10	0030	Security Grille	6.00 m	634.74 /m	3,808
			<b>C1010.1500</b>			<b>Rough Carpentry and Firestopping</b>			
				06-11-10.26	1401	Blocking and rough carpentry	5,703.00 m2	11.36 /m2	64,800
				07-84-13.10	0751	Firestopping	5,703.00 m2	6.59 /m2	37,577
			<b>C1020</b>			<b>Interior Doors</b>			
			<b>C1020.0005</b>			<b>Anod. Alum. Dr./Frame/Hardware</b>			
				08-42-26.10	0100	Doors, glass, swing, tempered, 12.7 mm thick, 1829 mm x 2134 mm opening, incl. hardware	1.00 opng	5,475.52 /opng	5,476
			<b>C1020.0010</b>			<b>Single HM Dr./Frame/Hardware</b>			
				08-13-13.13	0640	Doors, commercial, steel, flush, full panel, hollow core, hollow metal, 0.9 mm, 914 mm x 2134 mm x 44 mm thick	34.00 ea	510.81 /ea	17,368
				08-12-13.25	0100	Door frames, steel channels with anchors and bar stops, 150 mm channel@ 12 kg/m, 915 mm x 2135 mm door, weighs 68 kg	34.00 ea	422.85 /ea	14,377
				08-81-10.10	0800	Float glass, tempered, clear, 6 mm thick	12.00 m2	181.34 /m2	2,176
				08-71-20.15	2850	Door hardware, school, single, interior	34.00 door	772.68 /door	26,271
			<b>C1020.0020</b>			<b>Double HM Dr./Frame/Hardware</b>			
				08-13-13.13	0640	Doors, commercial, steel, flush, full panel, hollow core, hollow metal, 0.9 mm, 914 mm x 2134 mm x 44 mm thick	3.00 ea	510.82 /ea	1,532
				08-12-13.25	0200	Door frames, steel channels with anchors and bar stops, 200 mm channel@ 17 kg/m, 1830 mm x 2440 mm door, weighs 125 kg	3.00 ea	705.05 /ea	2,115
				08-81-10.10	0800	Float glass, tempered, clear, 6 mm thick	3.00 m2	181.34 /m2	544
				08-71-20.15	3110	Door hardware, school, interior, excl. panic device	3.00 pr	1,180.64 /pr	3,542
			<b>C1020.0400</b>			<b>Miscellaneous</b>			
				08-33-13.10	2020	Doors, specialty, coiling, counter, manual, aluminum, 1219 mm roll-up, 1829 mm long, incl. frame and hardware	1.00 opng	2,349.53 /opng	2,350
				09-91-23.35	0160	Paints & coatings, interior latex, doors, flush, both sides, spray, primer, incl. frame & trim	40.00 ea	122.15 /ea	4,886
			<b>C1030</b>			<b>Fittings</b>			
			<b>C1030.0010</b>			<b>Bathroom Accessories</b>			
				10-28-13.13	1950	Toilet accsrs, grab bars, end tub bar, 120 degree angle, 25 dia, 610x 610	6.00 ea	152.75 /ea	916
				10-28-13.13	1900	Toilet accessories, grab bars, end tub bar, 90 degree angle, 25 mm diameter, 406 mm x 813 mm	1.00 ea	152.73 /ea	153
				10-28-13.13	0901	Toilet accessories, grab bars, horizontal, stainless steel, 300 mm long	12.00 ea	50.43 /ea	605
				10-28-13.13	3100	Toilet accessories, mirror, 914 mm x 610 mm, with stainless steel 19 mm square frame	15.00 ea	250.08 /ea	3,751
				10-28-13.13	4100	Toilet accessories, mop holder strip, stainless steel, 5 holders, 1219 mm long	1.00 ea	116.43 /ea	116
				10-28-13.13	0610	Toilet accessories, dispenser units, towel dispenser & waste receptacle, 68.1 liter capacity	8.00 ea	360.95 /ea	2,888
				10-28-13.13	4300	Toilet accessories, robe hook, regular, single	23.00 ea	32.66 /ea	751
				10-28-13.13	4201	Toilet Accessories, sanitary napkin disposal	15.00 ea	161.89 /ea	2,428
				10-28-13.13	5600	Toilet accessories, shelf, stainless steel, 127 mm wide x 610 mm long, 1.2 mm t	6.00 ea	103.67 /ea	622
				10-21-16.10	2300	Toilet accessories, fold-down shower seat	1.00 ea	122.85 /ea	123

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			<b>C1030.0010</b>			<b>Bathroom Accessories</b>			
				10-28-13.13	0200	Toilet accessories, curtain rod, stainless steel, 25 mm diameter x 1524 mm long	7.00 ea	65.27 /ea	457
				10-28-13.13	4600	Toilet accessories, soap dispenser, chrome, surface mounted, liquid	11.00 ea	71.80 /ea	790
				10-28-13.13	1110	Toilet accessories, toilet back rest	6.00 ea	154.23 /ea	925
				10-28-13.13	6240	Toilet accessories, toilet tissue dispenser, plastic, surface mounted, twin/jumbo double roll	20.00 ea	49.07 /ea	981
			<b>C1030.0030</b>			<b>Toilet Partitions</b>			
				10-21-13.13	0200	Partitions, toilet, cubicles, ceiling hung, powder coated steel	21.00 ea	781.02 /ea	16,401
				10-21-13.13	0600	Partitions, toilet, cubicles, incl. 1321mm grab bars, ceiling hung, for handicap units, add	2.00 ea	472.50 /ea	945
				10-21-13.13	4704	Entrance screens, toilet, urinal screen, ceiling braced, powder coated steel, 457 mm w	3.00 ea	370.99 /ea	1,113
			<b>C1030.0050</b>			<b>Cornerguards</b>			
				10-26-13.10	0200	Allowance for cornerguards	1.00 ls	6,037.50 /ls	6,038
			<b>C1030.0060</b>			<b>Signage and Identifying Devices</b>			
				10-14-23.13	1050	Signs, flexible door sign, adhesive back, w/Braille, 16 mm letters, 150 mm x 150 mm	39.00 ea	62.35 /ea	2,432
			<b>C1030.0110</b>			<b>Lockers</b>			
				10-51-13.10	0500	Lockers, double tier	158.00 ea	332.57 /ea	52,547
<b>C20</b>						<b>Stairs</b>			
	<b>C2010</b>					<b>Stair Construction</b>			
		<b>C2010.0300</b>				<b>Metal Pan Stairs</b>			
				05-51-13.50	1550	Metal pan stair and landings	12.00 m2	1,004.68 /m2	12,056
	<b>C2020</b>					<b>Stair Finishes</b>			
		<b>C2020.0100</b>				<b>Handrails / Guardrails</b>			
				05-52-13.50	0640	Railing, galvanized, steel picket	26.00 m	281.22 /m	7,312
		<b>C2020.0200</b>				<b>Stair Finish - Rubber</b>			
				09-65-13.23	0400	Stair treads & risers, rubber, molded tread, colors, 300 mm w, 8 mm thick	36.00 m	65.73 /m	2,366
				09-65-13.23	1300	Stair treads & risers, landings, smooth sheet rubber, 5 mm thick	3.00 m2	133.93 /m2	402
<b>C30</b>						<b>Interior Finishes</b>			
	<b>C3010</b>					<b>Wall Finishes</b>			
		<b>C3010.0150</b>				<b>Wall Finishes</b>			
				09-91-23.72	1280	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, latex paint, 3 coats, smooth finish, spray	5,755.00 m2	9.08 /m2	52,272
				09-30-13.10	5800	Ceramic tile, walls, interior, thin set, 150 mm x 150 mm	645.00 m2	151.99 /m2	98,031
				<b>09-84-13.10</b>	<b>0301</b>	<b>Allowance for acoustic finishes</b>	<b>0.00 ls</b>	<b>0.00 /ls</b>	<b>0</b>
	<b>C3020</b>					<b>Floor Finishes</b>			
		<b>C3020.0100</b>				<b>Typical Multi Use</b>			
				09-64-66.10	0900	Athletic flooring, wood strip, gym floor, in mastic, over 2 ply felt, #2 & better, 26 mm maple	63.00 m2	142.35 /m2	8,968
				09-65-33.10	1800	Resilient flooring, cndvt. homogeneous vinyl tile, 3 mm thick	19.00 m2	87.67 /m2	1,666
				09-65-16.10	8200	Resilient flooring, vinyl sheet goods, backed, plain pattern/colors, 3 mm thick	941.00 m2	69.14 /m2	65,065
				09-65-13.13	1100	Wall base, rubber, straight or cove, standard colors, 100 mm high, 3 mm thick	1,250.00 m	8.16 /m	10,195
				09-30-13.10	1000	Ceramic tile, cove base, thin set, 150 mm h	215.00 m	34.22 /m	7,358
				09-30-13.10	3270	Ceramic tile, floors, glazed, thin set, color group 1, 300 mm x 300 mm	254.00 m2	103.87 /m2	26,382
				03-35-29.30	1900	Concrete finishng, sealer	166.00 m2	31.90 /m2	5,295
				12-48-13.13	0050	Entrance floor mats, recessed, in-laid black rubber, perforated, 10 mm thick	10.00 m2	208.09 /m2	2,081
				09-65-16.10	1215	Pulastic flrng.gym floor.syn.	1,622.00 m2	127.65 /m2	207,050
				09-65-19.10	6700	Resilient flooring, synthetic turf, 10 mm thick	1,491.00 m2	104.72 /m2	156,136
				09-65-16.10	8151	Resilient Flooring, vinyl sheet goods, non-slip	19.00 m2	112.92 /m2	2,145
	<b>C3030</b>					<b>Ceiling Finishes</b>			
		<b>* unassigned *</b>							
				09-29-10.10	0225	Allowance for bulkhead	1.00 ls	7,875.00 /ls	7,875
				<b>09-84-13.10</b>	<b>0301</b>	<b>Allowance for acoustic finishes</b>	<b>0.00 ls</b>	<b>0.00 /ls</b>	<b>0</b>
		<b>C3030.0100</b>				<b>Ceiling Finishes</b>			
				09-51-23.30	0810	Complete suspended ceilings,mineral fiber,lav-in board.600 x 1200 x 16 mm,24 t bar suspension,include std suspension system,excl 40mm carrier channels	344.00 m2	39.27 /m2	13,508
				09-29-10.10	0450	Cing.gyps dryw,mold rstn,fnsh,scrw grid,chnnl jsts,over 8'gh,16 thick	342.00 m2	85.12 /m2	29,110
				09-91-23.72	1280	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, latex paint, 3 coats, smooth finish, spray	342.00 m2	9.08 /m2	3,106
				09-91-23.72	4101	Pnts&ctng,cing,high lvl,water rpln,2 coats,spray	4,195.00 m2	12.22 /m2	51,283
				09-51-23.30	0700	Complete suspended ceilings, washable	24.00 m2	50.82 /m2	1,220
				09-29-10.10	0450	Cing.gyps dryw,mold rstn,fnsh,scrw grid,chnnl jsts,over 8'gh,16 thick	62.00 m2	79.87 /m2	4,952
				09-91-23.72	1280	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, latex paint, 3 coats, smooth finish, spray	62.00 m2	9.08 /m2	563
				06-25-16.10	4100	Plywood paneling, prefinished, stock grades, average, 20mm thick	62.00 m2	97.19 /m2	6,026
<b>D</b>						<b>SERVICES</b>			
	<b>D10</b>					<b>Conveying</b>			
		<b>D1010</b>				<b>Elevators and Lifts</b>			
		<b>D1010.0100</b>				<b>Elevators</b>			
				14-24-23.10	2050	Elevator Hydraulic passenger lift, 2 stops, 1 doors	1.00 ea	107,636.42 /ea	107,636
	<b>D20</b>					<b>Plumbing</b>			
		<b>D2010</b>				<b>Plumbing Fixtures</b>			
		<b>D2010.0025</b>				<b>Commercial Water Closets</b>			
				22-42-13.40	3100	WC-1, floor mouted hardwired flush valve, low flow	16.00 ea	1,025.81 /ea	16,413



U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			<b>D2010.0025</b>			<b>Commercial Water Closets</b>			
				22-42-13.40	3200	WC-2, floor mouted hardwired flush valve, low flow, BF	2.00 ea	1,328.21 /ea	<b>2,656</b>
				22-42-13.40	3400	WC-3, child height	2.00 ea	999.75 /ea	<b>2,000</b>
			<b>D2010.0075</b>			<b>Commercial Urinals</b>			
				22-42-13.30	3120	Urinal,wall hung,vitres china,with hanger, rgh-in, supply, waste and vent	5.00 ea	1,187.47 /ea	<b>5,937</b>
			<b>D2010.0110</b>			<b>Commercial Lavatories</b>			
				22-42-16.40	6650	L-1, solid surface undermount hardwired handsfree faucet	9.00 ea	1,278.32 /ea	<b>11,505</b>
				22-42-16.40	6652	L-2, solid surface undermount hardwired handsfree faucet, BF	2.00 ea	1,383.32 /ea	<b>2,767</b>
				22-42-16.40	6661	L-3, Wall hung lavatory c/w handsfree hardwired faucet	2.00 ea	1,154.88 /ea	<b>2,310</b>
				22-42-16.40	6662	L-4, change room solid surface undermount hardwired handsfree faucet	2.00 ea	1,278.33 /ea	<b>2,557</b>
			<b>D2010.0125</b>			<b>Sinks</b>			
				22-41-16.30	5790	SK-1, Sink, s/s, double	1.00 ea	1,260.00 /ea	<b>1,260</b>
				22-42-16.40	8982	SK-2, Mech room sink, stainless steel	1.00 ea	1,329.55 /ea	<b>1,330</b>
				22-42-16.40	8981	SS-1, floor mounted janitor sink	1.00 ea	2,137.78 /ea	<b>2,138</b>
			<b>D2010.0150</b>			<b>Showers</b>			
				22-42-23.30	8000	SH-1 shower valve and head (enclosure by Arch)	5.00 ea	566.15 /ea	<b>2,831</b>
				22-42-23.30	8100	SH-2 shower valve and head, BF (enclosure by Arch)	1.00 ea	1,027.31 /ea	<b>1,027</b>
			<b>D2010.0175</b>			<b>Drinking Fountains</b>			
				22-47-13.10	8660	Drinking fountain, floor mounted, BF, refrigerated c/w bottle filler, dual height	5.00 ea	2,756.27 /ea	<b>13,781</b>
			<b>D2010.0200</b>			<b>Floor Drains</b>			
				22-13-16.50	2801	Floor Drains	13.00 ea	440.58 /ea	<b>5,728</b>
				22-13-16.50	2821	Funnel Floor Drain	5.00 ea	551.25 /ea	<b>2,756</b>
			<b>D2010.0225</b>			<b>Miscellaneous Plumbing</b>			
				11-31-23.13	4500	Washer/dryer connection	1.00 ea	330.74 /ea	<b>331</b>
				11-31-23.13	4600	Kitchen equipment hookups	4.00 ea	1,103.82 /ea	<b>4,415</b>
				22-11-19.10	2270	Non-freeze hose bibs	5.00 ea	630.00 /ea	<b>3,150</b>
				11-31-23.13	4501	Dishwasher hook up	1.00 ea	275.65 /ea	<b>276</b>
				22-11-19.10	2271	Vending machine hook-up	2.00 ea	472.53 /ea	<b>945</b>
				22-13-29.14	0502	Trace heat	10.00 m	366.44 /m	<b>3,664</b>
				22-05-23.10	0520	Valves, trap primer	1.00 ea	390.63 /ea	<b>391</b>
				22-14-29.13	2010	Weeptile sump pump	1.00 ea	4,574.37 /ea	<b>4,574</b>
		<b>D2020</b>				<b>Domestic Water Distribution</b>			
			<b>D2020.0010</b>			<b>Piping &amp; Insulation</b>			
				22-11-13.23	1200	Domestic Water hook-ups	90.00 ea	472.50 /ea	<b>42,525</b>
				22-07-19.10	6870	Insulation, pipe covering (price copper tube one size less than I.P.S.), fiberglass with all service jacket, 25 mm wall, 25 mm iron pipe size	1.00 ls	14,175.00 /ls	<b>14,175</b>
				22-11-19.42	1010	Meter Tree and Backflows - 6"	1.00 ea	15,750.00 /ea	<b>15,750</b>
		<b>D2030</b>				<b>Sanitary Waste</b>			
			<b>D2030.0010</b>			<b>Sanitary Waste</b>			
				22-13-16.30	21601	Sanitary / Vent hook-up	77.00 ea	855.75 /ea	<b>65,893</b>
		<b>D2040</b>				<b>Rain Water Drainage</b>			
			<b>D2040.0010</b>			<b>Rain Water Drainage</b>			
				22-13-16.20	2160	Drain, roof, hook-ups	12.00 ea	1,576.03 /ea	<b>18,912</b>
				22-14-26.13	3920	Drain, roof - 100mm	12.00 ea	473.77 /ea	<b>5,685</b>
		<b>D2090</b>				<b>Other Plumbing Systems</b>			
			<b>D2090.0010</b>			<b>Other Plumbing Systems</b>			
				22-34-30.13	2040	Domestic Water Heater	1.00 ea	13,185.44 /ea	<b>13,185</b>
				22-34-30.13	2100	Rough in for future DWH	1.00 ls	663.81 /ls	<b>664</b>
				22-41-39.10	4201	Mixing valve	2.00 ea	4,200.00 /ea	<b>8,400</b>
				33-51-13.10	0900	Natural Ga sc/w RI for future	1.00 ls	21,000.00 /ls	<b>21,000</b>
				22-11-23.10	3180	Recirculation Pump	1.00 ea	630.00 /ea	<b>630</b>
				22-14-29.16	7580	Elevator sump pump	1.00 ea	401.90 /ea	<b>402</b>
	<b>D30</b>					<b>HVAC</b>			
		<b>D3020</b>				<b>Heat Generation</b>			
			<b>D3020.0010</b>			<b>Boilers</b>			
				23-52-23.20	2320	Boilers, condensing, 439kW	2.00 ea	39,490.25 /ea	<b>78,980</b>
				23-52-13.10	1600	Rough in to future boilers	2.00 ea	1,004.21 /ea	<b>2,008</b>
			<b>D3020.0020</b>			<b>Expansion/Fill Tanks</b>			
				23-21-20.46	3100	Heating Expansion Tank	1.00 ea	7,500.00 /ea	<b>7,500</b>
				23-21-20.46	3000	Chilled Expansion Tank	1.00 ea	7,500.00 /ea	<b>7,500</b>
				23-21-20.46	3020	Glycol fill tank packages	1.00 ea	4,820.61 /ea	<b>4,821</b>
				23-21-20.46	3182	Domestic Hot Water Tank	1.00 ea	4,361.81 /ea	<b>4,362</b>
				23-21-20.46	3200	HRV Heating Expansion Tank	3.00 ea	2,982.44 /ea	<b>8,947</b>
				23-21-20.46	2080	Chilled Water Tank	1.00 ea	7,500.00 /ea	<b>7,500</b>
		<b>D3030</b>				<b>Refrigeration</b>			
			<b>* unassigned *</b>						
				23-82-19.10	1065	Air cooled water chiller, 180 ton	1.00 ea	159,594.47 /ea	<b>159,594</b>
			<b>D3030.0010</b>			<b>Refrigeration</b>			
				23-82-19.10	0200	Split Air Conditioning Unit	2.00 ea	7,999.10 /ea	<b>15,998</b>
		<b>D3040</b>				<b>HVAC Distribution</b>			
			<b>D3040.0010</b>			<b>Heating Piping &amp; Insulation</b>			
				22-07-19.10	6900	Insulation, pipe covering (price copper tube one size less than I.P.S.), fiberglass with all service jacket, 25 mm wall, 50 mm iron pipe size	1.00 ls	26,500.00 /ls	<b>26,500</b>
				22-11-13.48	1041	Valves	1.00 ls	20,000.00 /ls	<b>20,000</b>
				22-11-13.23	1210	Heating Piping	1.00 ls	80,000.00 /ls	<b>80,000</b>

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			D3040.0020			<b>Pumps</b>			
				23-22-23.10	0100	Heating Pumps	2.00 ea	8,000.00 /ea	16,000
				23-22-23.10	0150	Glycol Pumps	2.00 ea	8,500.00 /ea	17,000
				23-22-23.10	0250	Boiler Pumps	2.00 ea	1,017.58 /ea	2,035
				23-21-23.13	1110	Coil heating water Pumps	3.00 ea	1,234.46 /ea	3,703
			D3040.0030			<b>Ductwork</b>			
				23-31-13.13	0580	Supply and return duct	14,000.00 kg	20.01 /kg	280,162
				23-31-13.13	0570	Exhaust duct	2,500.00 kg	20.37 /kg	50,924
				23-51-33.10	9041	Breeching / Combustion Air	1.00 ls	8,000.00 /ls	8,000
				23-31-13.19	3000	Ductwork Insulation	1.00 ls	85,000.00 /ls	85,000
			D3040.0040			<b>Grilles &amp; Diffusers</b>			
				23-37-13.30	1001	Grilles & diffusers	1.00 ls	80,000.00 /ls	80,000
				23-37-15.40	1150	Louvres	1.00 ls	10,000.00 /ls	10,000
			D3040.0050			<b>Fans</b>			
				23-34-23.10	6385	General fans	1.00 ls	8,000.00 /ls	8,000
				23-34-23.10	3040	Fans, ceiling fan, paddle blade air circulator, 3070 L/s high, 1890 L/s low, 1300 mm, includes 3 speed switch	4.00 ea	20,805.75 /ea	83,223
		D3050				<b>Terminal and Packaged Units</b>			
			D3050.0010			<b>Roof Top &amp; Make-up Air Units</b>			
				23-74-33.10	1221	AHU - inc. below	0.00 ea	0.00 /ea	0
				23-74-33.10	2201	HRV-101, 7079l/s	1.00 ea	260,000.00 /ea	260,000
				23-74-33.10	2202	HRV-102 & 103, 8258l/s	2.00 ea	280,000.00 /ea	560,000
			D3050.0020			<b>Unit Heaters, Fan &amp; Heating Coils</b>			
				23-82-19.20	0100	Unit Heaters	18.00 ea	1,890.00 /ea	34,020
				23-82-19.20	0200	Cabinet Unit Heaters	2.00 ea	2,000.00 /ea	4,000
				23-82-39.16	4060	Terminal Boxes	21.00 ea	665.61 /ea	13,978
			D3050.0050			<b>Radiant Panels</b>			
				23-82-36.10	1400	RP1 - HEF2, 450 wide	53.00 m	342.31 /m	18,142
				23-82-36.10	2000	RPA - WF1B, 1 row sloped top and bottom, 350 wide	9.00 m	304.61 /m	2,742
				23-82-36.10	2100	RPB - WF1A, sloped top, 450 wide	81.00 m	288.51 /m	23,369
		D3060				<b>HVAC Instrumentation and Controls</b>			
			D3060.0100			<b>Instrumentation &amp; Controls</b>			
				23-09-43.10	0210	Controls, points for HVAC	5,703.00 m2	31.85 /m2	181,666
		D3070				<b>Testing, Adjusting, and Balancing</b>			
			D3070.0100			<b>Testing, Adjusting &amp; Balancing</b>			
				23-05-05.15	0025	Testing, Adjusting and Balancing	5,703.00 m2	3.50 /m2	19,961
				23-21-20.46	3181	Glycol	5,703.00 m2	2.50 /m2	14,258
				23-21-20.46	3185	Water treatment	5,703.00 m2	3.50 /m2	19,961
		D3090				<b>Other Special HVAC Systems</b>			
			D3090.0100			<b>Other Special HVAC</b>			
				33-46-16.30	2100	Rough-in for Radon	4,148.00 m2	8.26 /m2	34,247
	D40					<b>Fire Protection</b>			
		D4010				<b>Sprinklers</b>			
			D4010.0010			<b>Fire Protection</b>			
				10-44-16.13	0120	Fire extinguishers	13.00 ea	130.00 /ea	1,690
				10-44-16.13	0130	Fire extinguishers cabinets	13.00 ea	300.00 /ea	3,900
				21-13-13.50	3000	Sprinklers to NFPA 13	5,703.00 m2	34.00 /m2	193,893
		D50				<b>Electrical</b>			
			D5010			<b>Electrical Service and Distribution</b>			
			* unassigned *						
				26-24-13.30	0600	Electrical distribution adjustment, per FWBA	0.00 ls	0.00 /ls	0
				26-24-13.30	0600	Generator distribution adjustment, per FWBA	0.00 ls	0.00 /ls	0
			D5010.0100			<b>Main Distribution</b>			
				26-24-13.10	0700	Switchboards, no main disconnect, 4 wire, 347/600V, 1600 amp, incl CT compartment, excl CT's or PT's	1.00 ea	6,979.01 /ea	6,979
				26-24-13.10	5000	Switchboards, circuit breaker, mold case, 3 pole, 4 wire, 1600 amp	1.00 ea	16,721.73 /ea	16,722
				26-24-13.30	0600	Switchboards, distribution section, aluminum bus bars, 4 W, 347/600 V, 1600 A, excl breakers	1.00 ea	5,404.02 /ea	5,404
				26-24-13.30	0402	Transient Voltage Surge Suppressor (TVSS), main distribution	1.00 ea	4,093.23 /ea	4,093
				26-24-13.40	0470	Circuit breaker, 3 pole, 600 V, 700 to 800 A	1.00 ea	7,243.92 /ea	7,244
				26-24-13.40	0430	Circuit breaker, 3 pole, 600 V, 125 to 400 A	6.00 ea	2,835.53 /ea	17,013
				26-24-13.40	0420	Circuit breaker, 3 pole, 600 V, 70 to 225 A	6.00 ea	1,482.69 /ea	8,896
				26-27-13.10	0400	Meter socket, transformer rated c/w test switch, 600V, 20A	1.00 ea	1,016.38 /ea	1,016
				26-09-13.30	1250	Smart metering, in panel, three phase, 347/600 volt, 1600 amp	1.00 ea	940.37 /ea	940
				26-35-13.10	1450	Active Harmonic Correction, 150A	1.00 ea	7,425.08 /ea	7,425
			D5010.0125			<b>Main Secondary Distribution</b>			
				26-24-13.30	0500	Switchboards, distribution section, aluminum bus bars, 4 W, 120/208 or 277/480 V, 1200 A, excl breakers	1.00 ea	4,794.00 /ea	4,794
				26-24-13.30	0200	Switchboards, distribution section, aluminum bus bars, 4 W, 120/208 or 277/480 V, 400 A, excl breakers	1.00 ea	2,795.42 /ea	2,795
				26-24-13.40	0460	Circuit breaker, 3 pole, 208 V, 450 to 600 A	1.00 ea	5,590.36 /ea	5,590
				26-24-13.40	0430	Circuit breaker, 3 pole, 208 V, 125 to 400 A	14.00 ea	2,835.53 /ea	39,697
			D5010.0150			<b>Secondary Distribution - Building Assets</b>			
				26-24-13.30	0200	Switchboards, distribution section, aluminum bus bars, 4 W, 347/600 V, 400 A, excl breakers	1.00 ea	2,795.43 /ea	2,795

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			D5010.0150			<b>Secondary Distribution - Building Assets</b>			
				26-24-13.40	0420	Circuit breaker, 3 pole, 600 V, 70 to 225 A	2.00 ea	1,482.69 /ea	2,965
				26-24-13.40	0430	Circuit breaker, 3 pole, 480 V, 125 to 400 A, LA frame, for feeder section	1.00 ea	2,835.52 /ea	2,836
			D5010.0150			<b>Secondary Distribution - Life Safety</b>			
				26-24-13.30	0200	Switchboards, distribution section, aluminum bus bars, 4 W, 347/600 V, 225 A, excl breakers	1.00 ea	2,611.68 /ea	2,612
				26-24-13.40	0420	Circuit breaker, 3 pole, 480 V, 70 to 225 A	2.00 ea	1,482.68 /ea	2,965
				26-24-13.40	0430	Circuit breaker, 3 pole, 480 V, 125 to 400 A, LA frame, for feeder section	1.00 ea	2,835.52 /ea	2,836
			D5010.0150			<b>Secondary Distribution - Emergency Power</b>			
				26-24-13.30	0200	Switchboards, distribution section, aluminum bus bars, 4 W, 347/600 V, 400 A, excl breakers	1.00 ea	2,795.43 /ea	2,795
				26-24-13.40	0420	Circuit breaker, 3 pole, 600 V, 70 to 225 A	1.00 ea	1,482.68 /ea	1,483
				26-24-13.40	0430	Circuit breaker, 3 pole, 600 V, 125 to 400 A	2.00 ea	2,835.53 /ea	5,671
				26-32-13.13	3300	Automatic Transfer Switch, 600 V, 3P, 400A	1.00 ea	5,164.79 /ea	5,165
				26-32-13.13	3300	Automatic Transfer Switch, 600 V, 3P, 100A	1.00 ea	2,393.18 /ea	2,393
			D5010.0175			<b>Transformers</b>			
				26-22-13.10	4300	Transformer, dry-type, 3 phase 480 V primary 120/208 V secondary, 225 kVA	1.00 ea	8,667.64 /ea	8,668
				26-22-13.10	3700	Transformer, dry-type, ventilated, 3 phase 480 V primary 120/208 V secondary, 75 kVA	1.00 ea	4,049.70 /ea	4,050
				26-22-13.10	3500	Transformer, dry-type, ventilated, 3 phase 480 V primary 120/208 V secondary, 45 kVA	1.00 ea	3,146.48 /ea	3,146
			D5010.0200			<b>Panelboards</b>			
				26-24-16.30	1000	Panelboards, 3 phase 4 wire, main lugs, 120/208 V, 225 A, 42 circuits, NQOD, incl 20 A 1 pole plug-in breakers	1.00 ea	3,334.23 /ea	3,334
				26-24-16.30	1100	Panelboards, 3 phase 4 wire, main lugs, 120/208 V, 225 A, 72 circuits, NQOD, incl 20 A 1 pole plug-in breakers	2.00 ea	5,610.45 /ea	11,221
				26-24-16.30	1150	Panelboards, 3 phase 4 wire, main lugs, 120/208 V, 225 A, 84 circuits, NQOD, incl 20 A 1 pole plug-in breakers	9.00 ea	6,353.47 /ea	57,181
				26-24-16.30	2300	Panelboards, 3 phase 4 wire, main circuit breaker, 120/208 V, 400 A, 72 circuits, NQOD, incl 20 A 1 pole plug-in breakers	1.00 ea	7,256.61 /ea	7,257
				26-24-16.30	1600	Panelboards, 3 phase 4 wire, main lugs, 347/600V, 225A, 72 circuits, NEHB, incl 20 A 1 pole plug-in breakers	3.00 ea	8,538.24 /ea	25,615
				26-35-13.10	1151	Panelboards, TVSS / Surge Supression Device	9.00 ea	912.80 /ea	8,215
			D5010.0400			<b>Energy Metering</b>			
				26-09-13.30	1120	Smart metering, in panel, three phase, 120/208 volt, 200 amp	12.00 ea	840.62 /ea	10,087
				26-09-13.30	1130	Smart metering, in panel, three phase, 120/208 volt, 400 amp	1.00 ea	840.63 /ea	841
				26-09-13.30	2100	Smart metering, in panel, data recorder, 16 meters	1.00 ea	2,111.34 /ea	2,111
				26-09-13.30	3100	Smart metering, in panel, software package, premium	1.00 ea	640.50 /ea	641
			D5010.0700			<b>Conduit &amp; Wire</b>			
				26-05-33.05	5020	Elc mtl tbn (m),20 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm clmp per 30.5 m	150.00 m	16.98 /m	2,547
				26-05-33.05	5040	Elc mtl tbn (m),25 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm clmp per 30.5 m	150.00 m	21.05 /m	3,157
				26-05-33.05	5060	Elc mtl tbn (m),32 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm clmp per 30.5 m	300.00 m	26.84 /m	8,053
				26-05-33.05	5100	Elc mtl tbn (m),50 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm clmp per 30.5 m	400.00 m	36.82 /m	14,729
				26-05-33.05	5120	Elc mtl tbn (m),65 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm clmp per 30.5 m	350.00 m	60.75 /m	21,264
				26-05-33.05	5180	Elc mtl tbn (m),100 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm clmp per 30.5 m	120.00 m	94.54 /m	11,345
				26-05-19.90	0030	Wire, copper solid, 600 V, #12, type THW, in raceway	1,200.00 m	2.04 /m	2,442
				26-05-19.90	0040	Wire, copper solid, 600 V, #10, type THW, in raceway	600.00 m	2.43 /m	1,456
				26-05-19.90	0140	Wire, copper, stranded, 600 V, #8, type THW, in raceway	300.00 m	3.52 /m	1,057
				26-05-19.90	0160	Wire, copper, stranded, 600 V, #6, type THW, in raceway	150.00 m	4.93 /m	740
				26-05-19.90	0200	Wire, copper, stranded, 600 V, #3, type THW, in raceway	1,200.00 m	7.90 /m	9,477
				26-05-19.90	0260	Wire, copper, stranded, 600 V, 1/0, type THW, in raceway	1,200.00 m	14.03 /m	16,834
				26-05-19.90	0280	Wire, copper, stranded, 600 V, 2/0, type THW, in raceway	180.00 m	16.97 /m	3,054
				26-05-19.90	0300	Wire, copper, stranded, 600 V, 3/0, type THW, in raceway	225.00 m	20.71 /m	4,660
				26-05-19.90	0350	Wire, copper, stranded, 600 V, 4/0, type THW, in raceway	540.00 m	25.40 /m	13,716
				26-05-19.90	0400	Wire, copper, stranded, 600 V, 250 kcmil, type THW, in raceway	540.00 m	29.09 /m	15,708
				26-05-19.90	0420	Wire, copper, stranded, 600 V, 300 kcmil, type THW, in raceway	180.00 m	33.54 /m	6,037
				26-05-19.90	0490	Wire, copper, stranded, 600 V, 500 kcmil, type THW, in raceway	660.00 m	51.09 /m	33,719
			D5010.0900			<b>Grounding</b>			
				26-05-26.80	0100	Grounding rod, copper clad, 3 m long, 19 mm diameter	3.00 ea	164.20 /ea	493
				26-05-26.80	0400	Ground wire, copper wire, bare stranded, #6	30.00 m	3.58 /m	107
				26-05-26.80	2000	Water pipe ground clamps, heavy duty, bronze, 13 mm to 25 mm diameter	6.00 ea	93.27 /ea	560
				26-05-26.80	2100	Water pipe ground clamps, heavy duty, bronze, 32 mm to 51 mm diameter	2.00 ea	102.72 /ea	205
				26-05-26.80	5000	Grounding, isolated ground bar	6.00 ea	225.57 /ea	1,353
		D5020				<b>Lighting and Branch Wiring</b>			
			D5020.0050			<b>Wiring Devices</b>			
				26-27-26.40	0100	Duplex receptacle, grounded, 120V, 15/20 A	148.00 ea	86.69 /ea	12,830
				26-27-26.40	0101	Duplex receptacle, grounded, 120V, 15/20 A, GFCI	60.00 ea	107.69 /ea	6,461
				26-27-26.40	0154	Duplex receptacle, grounded, 120 V, 15/20 A, W.P	12.00 ea	101.39 /ea	1,217
				26-27-26.40	0200	Fourplex receptacle, grounded, 120 V, 15/20 A	36.00 ea	119.21 /ea	4,292
				26-27-26.40	0301	Special single receptacles	12.00 ea	98.24 /ea	1,179
				26-27-26.40	0201	Fourplex receptacle, grounded, 120 V, 15/20 A, floor mounted	18.00 ea	308.57 /ea	5,554
			D5020.0100			<b>Lighting Controls</b>			
				26-27-26.10	3600	Lighting Controls & Relay Panels	5,703.00 m2	5.25 /m2	29,941
			D5020.0150			<b>Interior Lighting LED</b>			
				26-51-13.55	4050	Interior LED fixtures, high bay, surface mounted, 6 bars, 492 watt	110.00 ea	1,690.51 /ea	185,956

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			D5020.0150			<b>Interior Lighting LED</b>			
				26-51-13.55	0101	Interior LED fixtures, downlight, recess mounted, 9 watt, 4" / 102 mm diameter, incl lamps, mounting hardware and connections	24.00 ea	251.82 /ea	6,044
				26-51-13.55	1001	Interior LED fixtures, architectural troffer, recess mounted, 600 mm x 600 mm	40.00 ea	423.92 /ea	16,957
				26-51-13.55	1020	Interior LED fixtures, troffer, recess mounted, 600 x 1200	8.00 ea	323.77 /ea	2,590
				26-51-13.55	2020	Interior LED fixtures, strip light, suspended	24.00 ea	571.30 /ea	13,711
				26-51-13.55	2000	Interior LED fixtures, vanity	14.00 ea	378.02 /ea	5,292
				26-51-13.55	3000	Interior LED fixtures, linear, recessed	36.00 ea	286.03 /ea	10,297
			D5020.0300			<b>Exterior Building Lighting</b>			
				26-56-23.55	0120	Exterior LED fixture, wall mounted, indoor/outdoor, 66 watt, incl lamps	10.00 ea	579.46 /ea	5,795
			D5020.0600			<b>Mechanical &amp; Other Equipment Hookups</b>			
				26-27-26.50	0750	Rough in & hookup, Air Handling Unit (AHU)	2.00 ea	1,857.09 /ea	3,714
				26-27-26.50	0700	Rough in & hookup, Heat Recovery Ventilator (HRV)	1.00 ea	3,497.52 /ea	3,498
				26-27-26.50	0210	Rough in & hookup, Boiler	2.00 ea	248.94 /ea	498
				26-27-26.50	0220	Rough in & hookup, Ceiling / Circulation Fan	6.00 ea	361.72 /ea	2,170
				26-27-26.50	0230	Rough in & hookup, Exhaust Fan, 120V, 15A / Frac HP	8.00 ea	178.15 /ea	1,425
				26-27-26.50	0240	Rough in & hookup, Exhaust Fan, 3P3W	1.00 ea	475.96 /ea	476
				26-27-26.50	0250	Rough in & hookup, Gas Fired Steam Humidifier	1.00 ea	248.92 /ea	249
				26-27-26.50	0265	Rough in & hookup, Unit Heater	6.00 ea	231.92 /ea	1,392
				26-27-26.50	0495	Rough in & hookup, Pumps	6.00 ea	355.38 /ea	2,132
				26-27-26.50	0800	Rough in & hookup, Chiller	1.00 ea	5,571.28 /ea	5,571
				26-27-26.50	0101	Rough-in & hook-up to shot clock and score board	2.00 ea	670.94 /ea	1,342
				26-27-26.50	0100	Rough-in & hookup, Motorized Basketball Net w/ Keyed Switch Controller	6.00 ea	592.19 /ea	3,553
				26-27-26.50	0112	Rough in & hookup, misc. mechanical equipment	12.00 ea	259.61 /ea	3,115
				26-27-26.50	0120	Rough in & hookup, barrier-free doors	4.00 ea	233.36 /ea	933
				26-27-26.50	0121	Rough in & hookup, mechanical washroom equipment	36.00 ea	112.79 /ea	4,060
			D5020.0700			<b>Conduit &amp; Wire</b>			
				26-05-19.90	0030	Wire, copper solid, 600 V, #12, type THW, in raceway	12,000.00 m	2.04 /m	24,421
				26-05-19.90	0040	Wire, copper solid, 600 V, #10, type THW, in raceway	3,600.00 m	2.43 /m	8,734
				26-05-19.90	0140	Wire, copper, stranded, 600 V, #8, type THW, in raceway	600.00 m	3.52 /m	2,114
				26-05-19.90	0160	Wire, copper, stranded, 600 V, #6, type THW, in raceway	300.00 m	4.93 /m	1,480
				26-05-19.20	0200	Armored cable, copper, solid, 600 V, 3 conductor, #12, BX, exposed	900.00 m	11.53 /m	10,374
				26-05-19.20	0150	Armored cable, copper, solid, 600 V, 2 conductor, #12, BX, exposed	2,400.00 m	9.35 /m	22,450
				26-05-33.05	5000	Elc mtl tbn (m),15 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm clmp per 30.5 m	900.00 m	12.82 /m	11,538
				26-05-33.05	5020	Elc mtl tbn (m),20 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm clmp per 30.5 m	3,000.00 m	16.98 /m	50,934
				26-05-33.05	5040	Elc mtl tbn (m),25 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm clmp per 30.5 m	1,500.00 m	21.05 /m	31,573
		D5030				<b>Communications and Security</b>			
			D5030.0100			<b>Fire Alarm System</b>			
				28-31-23.50	3600	Detection system, fire alarm system	5,703.00 m2	16.28 /m2	92,816
			D5030.0200			<b>Public Address System</b>			
				27-51-16.10	0100	Public address system	5,703.00 m2	7.87 /m2	44,911
			D5030.0500			<b>Clock System</b>			
				27-53-13.50	1600	Master time clock system, master controller, clocks & bells, 20 room, excl. wires & conduits	0.00 ea	0.00 /ea	0
			D5030.0700			<b>Security System</b>			
				28-16-16.50	2200	Detection system, security / access control / cctv	6,009.00 m2	15.75 /m2	94,642
			D5030.0800			<b>Communications System</b>			
				27-13-23.13	0401	Data / Telephone distribution system, CAT6 incl. testing	6,009.00 m2	18.90 /m2	113,570
		D5090				<b>Other Electrical Systems</b>			
			D5090.0300			<b>Emergency Lighting Systems</b>			
				26-52-13.10	0500	Emergency lighting system incl. battery banks, remote heads & exit / egress lighting	6,009.00 m2	3.68 /m2	22,083
			D5090.0300			<b>Emergency Lighting Systems</b>			
				26-52-13.10	0500	Emergency lighting system adjustment, per FWBA	0.00 ls	0.00 /ls	0
			D5090.0500			<b>Cable Tray / Raceway System</b>			
				26-05-36.10	0110	Cable Tray, basket type, 305mm W	150.00 m	98.94 /m	14,841
E						<b>EQUIPMENT AND FURNISHINGS</b>			
	E10					<b>Equipment</b>			
		E1020				<b>Institutional Equipment</b>			
			* unassigned *						
				13-18-16.50	1020	Sports Boards, laminated glass, 2,440mmH	162.00 m	997.50 /m	161,595
			E1090.0100			<b>Gym Equipment</b>			
				11-66-23.13	1450	School equipment, basketball backstops, ceiling suspended, fold up, with accessories, maximum	6.00 ea	8,400.38 /ea	50,402
				11-66-23.13	1600	School equipment, basketball backstops, for electrically operated, add	6.00 ea	3,012.09 /ea	18,073
	E20					<b>Furnishings</b>			
		E2010				<b>Fixed Furnishings</b>			
			* unassigned *						
				12-32-13.10	1201	Allowance for miscellaneous millwork	5,703.00 m2	4.20 /m2	23,953
			E2010.0050			<b>Kitchen</b>			
				12-32-13.10	1201	Lower cabinets	7.00 m	786.05 /m	5,502
				12-36-61.16	0900	Solid surface countertop, acrylic polymer, premium patterned colors, with hard seam attached 100mm backsplash, pricing for orders 30 m more, 635 wide	7.00 m	456.61 /m	3,196
			E2010.0050			<b>Reception</b>			

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			<b>E2010.0050</b>			<b>Reception</b>			
				12-32-13.10	1201	Lower cabinets	6.00 m	786.05 /m	4,716
				12-32-13.10	4441	Upper cabinets	13.00 m	494.34 /m	6,426
				12-36-61.16	0900	Solid surface countertop, acrylic polymer, premium patterned colors, with hard seam attached 100mm backsplash, pricing for orders 30 m more, 635 wide	3.00 m	456.61 /m	1,370
				12-32-13.10	1262	Work counters, solid surface	7.00 m	628.02 /m	4,396
				12-32-13.10	1261	Reception counters w/ solid surface countertop	2.00 ea	13,072.50 /ea	26,145
			<b>E2010.0050</b>			<b>Washrooms / Changerooms</b>			
				12-32-13.10	1262	Vanities, solid surface	7.00 m	523.03 /m	3,661
				10-51-53.10	2100	Locker benches	54.00 m	101.73 /m	5,494
<b>G</b>						<b>BUILDING SITEWORK</b>			
	<b>G10</b>					Site Preparation			
		<b>G1010</b>				Site Clearing			
			<b>G1010.0150</b>			Site Clearing			
				31-14-13.23	1460	Topsoil stripping and stockpiling, loam or topsoil, remove and stockpile on site, 149 kW dozer, 150 mm deep, 150 m haul per m2	9,200.00 m2	10.65 /m2	98,002
	<b>G20</b>					Site Improvements			
		<b>G2010</b>				Roadways			
			<b>* unassigned *</b>						
				<b>32-12-16.14</b>	<b>----</b>	<b>Tie ins to city street</b>	<b>0.00 ea</b>	<b>0.00 /ea</b>	<b>0</b>
		<b>G2020</b>				Parking Lots			
			<b>G2020.0010</b>			Gravel Parking Lot			
				<b>31-22-16.10</b>	<b>0012</b>	<b>Fine grading, finish grading, small area, to be paved with grader</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
				<b>32-11-23.23</b>	<b>0100</b>	<b>Base course drainage layers, aggregate base course for roadways and large paved areas, stone base, compacted, 20 mm stone base, to 150 mm deep</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
				<b>32-17-13.19</b>	<b>1000</b>	<b>Precast concrete parking bumpers, wheel stops, precast concrete, 150 mm x 250 mm x 1800 mm, includes 2 dowels per each</b>	<b>0.00 ea</b>	<b>0.00 /ea</b>	<b>0</b>
		<b>G2030</b>				Pedestrian Paving			
			<b>G2030.0050</b>			Concrete Sidewalks			
				32-06-10.10	0101	Sidewalks, concrete, 125 mm thick, excludes base	168.00 m2	137.13 /m2	23,038
				32-06-10.10	0450	Sidewalks, driveways, and patios, sidewalks, concrete, excludes base, for 100 mm thick bank run gravel base, add	168.00 m2	10.92 /m2	1,835
			<b>G2030.0100</b>			Outdoor Play Area - Light Duty Asphalt			
				<b>32-11-23.23</b>	<b>0100</b>	<b>Base course drainage layers, aggregate base course for roadways and large paved areas, stone base, compacted, 20 mm stone base, to 150 mm deep</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
				<b>32-12-16.14</b>	<b>0600</b>	<b>Asphaltic concrete paving, parking lots &amp; driveways, binder course, 100 mm, no asphalt hauling included</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
				<b>31-22-16.10</b>	<b>0012</b>	<b>Fine grading, finish grading, small area, to be paved with grader</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
		<b>G2040</b>				Site Development			
			<b>A1010.0150</b>			R/C Pad Footing (exterior stairs) F1 600x600x250/ F2 2800x1500x300			
				03-11-13.45	3000	C.I.P. concrete forms, pile cap, square or rectangular, plywood, 1 use, includes erecting, bracing, stripping and cleaning	4.00 m2ca	116.72 /m2ca	467
				03-21-10.60	0500	Reinforcing, footing, #10 to #25	0.20 m tn	2,417.85 /m tn	484
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	2.00 m3	190.50 /m3	381
				03-31-05.70	3750	Concrete placing to pile caps,pumped, incl vibrating	2.00 m3	71.92 /m3	144
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	2.00 m3	3.98 /m3	8
			<b>A1010.0150</b>			R/C Strip Footing (exterior wall) SF1 600x250			
				03-11-13.45	3000	C.I.P. concrete forms, pile cap, square or rectangular, plywood, 1 use, includes erecting, bracing, stripping and cleaning	16.00 m2ca	116.72 /m2ca	1,868
				03-21-10.60	0500	Reinforcing, footing, #10 to #25	0.50 m tn	2,417.80 /m tn	1,209
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	5.00 m3	190.50 /m3	953
				03-31-05.70	3750	Concrete placing to pile caps,pumped, incl vibrating	5.00 m3	71.92 /m3	360
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	5.00 m3	3.97 /m3	20
			<b>A1010.1000</b>			Trench Excavation for exterior stairs and wall			
				31-23-16.13	0050	Excavating, trench or continuous footing, common earth,	180.00 bm3	23.02 /bm3	4,144
				31-23-23.13	0015	Backfill, light soil, by hand, no compaction	162.00 lm3	34.16 /lm3	5,534
				31-23-23.18	0100	Hauling borrowed material, 3km round, 2.6 loads per hr	18.00 lm3	10.55 /lm3	190
			<b>B1020.0300</b>			Structural Steel Exterior Stair Framing			
				05-12-23.75	0050	Structural steel, C Channel Shape,a992 steel,shop fab,incl shop primer,bolted connection	818.00 kgs	5.78 /kgs	4,728
				05-12-23.17	0100	Columns, Structural HSS	258.00 kg	5.48 /kg	1,415
				05-12-23.75	0100	Structural steel, W Shape,a992 steel,shop fab,incl shop primer,bolted connection	133.00 kg	4.94 /kg	657
				05-12-23.60	0600	Girts and bracing, Structural HSS	140.00 kg	5.86 /kg	821
				05-53-16.50	0200	Floor grating plank, galvanized steel, 14 gauge x 240 mm wide, 63 mm rib, field fabricated from planks	58.00 m	70.96 /m	4,115
			<b>C2020.0100</b>			Exterior Stair - Handrails / Guardrails			
				05-52-13.50	0640	Railing, galvanized, steel picket	20.00 m	281.22 /m	5,624
			<b>G2040.0100</b>			Outdoor Play Area - Fencing			
				32-31-29.10	0500	Wood fences&gates,fence.board fence,no 1 grade cedar,3 rail,25 x 100 boards,50 x 100 rails,100 x 100 post,1800 high,includes post and post hole	40.00 m	100.30 /m	4,012

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			G2040.0100			Outdoor Play Area - Fencing			
				32-31-13.20	0500	Fence, chain link industrial, galvanized steel, 4.9 mm wire, 50 mm posts @ 3 m O.C., 1800 mm high	0.00 m	0.00 /m	0
				32-31-13.20	0500	Fence, chain link industrial, galvanized steel, 4.9 mm wire, 50 mm posts @ 3 m O.C., 600 mm high (above block wall)	0.00 m	0.00 /m	0
				04-22-10.23	6200	Concrete block, decorative, split face or scored split face, 17 Mpa, 200 mm x 200 mm x 400 mm, excludes scaffolding, grout and reinforcing	0.00 m2	0.00 /m2	0
			G2040.0200			Site Furnishings			
				12-93-23.10	----	Allowance for site furnishings	0.00 ls	0.00 /ls	0
			G2050			Landscaping			
			G2050.150			Soft Landscaping			
				32-91-13.23	0100	Soil preparation, structural soil mixing, rake topsoil, site materials, ideal conditions, harley rock rake	2,554.00 m2	6.48 /m2	16,542
				32-91-19.13	0800	Topsoil placement and grading, loam or topsoil screened, 150 mm deep, furnish and place, truck dumped	2,554.00 m2	7.06 /m2	18,024
				32-92-23.10	0020	Sodding, bluegrass sod, on level ground, 25 mm deep	2,554.00 m2	8.67 /m2	22,144
			G2050.300			Shrubs and Trees			
				32-93-33.20	1004	Allowance for shrubs	1.00 ls	6,300.00 /ls	6,300
				32-93-43.30	0681	Allowance for trees	1.00 ls	13,125.00 /ls	13,125
			G30			Site Civil / Mechanical Utilities			
			G3010			Water Supply			
			G3010.0010			Water Main Supply			
				33-11-13.25	2210	Water Main	55.00 m	390.70 /m	21,488
				33-11-13.25	2300	Tie into Existing	1.00 ea	3,150.00 /ea	3,150
				33-11-13.25	2400	Valve	1.00 ea	4,200.00 /ea	4,200
				33-05-26.05	0020	Utility connection, water, sanitary, stormwater, gas, single connection	1.00 ea	16,581.85 /ea	16,582
			G3020			Sanitary Sewer			
			G3020.0010			Sanitary Sewer			
				33-31-13.13	3000	Sanitary Main	55.00 m	341.86 /m	18,802
				33-31-13.13	2000	Manhole	1.00 ea	5,372.09 /ea	5,372
				33-31-13.13	2100	Tie into Existing	1.00 ea	3,443.95 /ea	3,444
				33-05-26.05	0020	Utility connection, water, sanitary, stormwater, gas, single connection	1.00 ea	16,581.84 /ea	16,582
			G3030			Storm Sewer			
			G3030.0010			Storm Sewer			
				33-41-13.40	3000	Storm Sewer	160.00 m	366.98 /m	58,716
				33-31-13.13	2000	Manhole	4.00 ea	5,372.10 /ea	21,488
				33-44-13.13	5000	Catchbasin	3.00 ea	4,395.36 /ea	13,186
				33-49-13.10	2100	Tie into Existing	1.00 ea	3,149.96 /ea	3,150
				33-05-26.05	0020	Utility connection, water, sanitary, stormwater, gas, single connection	1.00 ea	6,081.84 /ea	6,082
			G3040			Heating Distribution			
			G3040.0100			Heating Distribution			
				33-51-33.10	1000	Natural gas metering, pressure regulator valves	1.00 ea	8,400.00 /ea	8,400
			G40			Site Electrical Utilities			
			G4010			Electrical Distribution			
			G4010.0010			Electrical Distribution - Secondary Service Feeders			
				33-71-19.17	5800	New secondary duct bank for building service, 1600A excl. wire	60.00 m	225.57 /m	13,534
				26-05-19.90	0900	Wire, aluminum, stranded, 600 V, 750 kcmil, type THHN, in raceway	960.00 m	34.81 /m	33,422
			G4010.0010			Electrical Distribution - Generator Feeders			
				33-71-19.17	5800	New duct bank for Generator Service Feeders, 300A excl. wire	15.00 m	162.57 /m	2,439
				26-05-19.90	0900	Wire, aluminum, stranded, 600 V, 750 kcmil, type THHN, in raceway	60.00 m	34.81 /m	2,089
				26-05-19.90	0140	Wire, copper, stranded, 600 V, #8, type THW, in raceway	180.00 m	3.52 /m	634
			G4020			Site Lighting			
			G4020.0010			Site Lighting			
				26-56-13.10	3000	Light poles, anchor base, aluminum, 6.1 m high	9.00 ea	2,177.28 /ea	19,595
				26-56-19.55	0130	Roadway area luminaire, LED fixture, 252 LEDs, 120 V AC or 12 V DC, equal to 210 W, incl lamp	9.00 ea	1,481.29 /ea	13,332
				33-71-19.15	1030	Elctrc undgrg ducts and manhls,pvc,condt with cplng,25 dm,schedl 40,instll direct burial slab duct bank,excldcs excavtn,backfill and cast place concrete	150.00 m	9.46 /m	1,418
				26-05-19.90	0120	Wire, copper, stranded, 600 V, #10, type THW, in raceway	600.00 m	2.56 /m	1,538
			G4030			Site Communication and Security			
			G4030.0010			Site Communication and Security			
				33-71-19.17	5600	New Telephone, Cable, Supernet & Spare Communication duct bank	120.00 m	194.07 /m	23,289
			G4090			Other Site Electrical Utilities			
			* unassigned *						
				26-32-13.13	2700	Generator set, diesel, 3 phase 4 wire, 277/480 V, 200 kW, incl battery, charger, muffler, & day tank, excl conduit, wiring, & concrete	1.00 ea	82,009.07 /ea	82,009
			Z			GENERAL REQUIREMENTS AND ALLOWANCES			
			Z10			General Requirements			
			Z1010			Supervision and Labour Expenses			
			* unassigned *						
				01-31-13.20	----	Supervision & Labour	12.00 mnth	45,000.00 /mnth	540,000
			Z1030			Temporary Conditions			
			* unassigned *						

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			* unassigned *						
		Z1050		01-54-33.60	----	Temporary Conditions	12.00 mnth	22,000.00 /mnth	264,000
			Z1050.0100			Permits, Insurance and Bonds			
						Permits			
			Z1050.0200	00-31-43.00	0010	Building Permit, 7.25/1000	11,000.00 k	7.25 /k	79,750
						Bonding			
				00-61-13.00	0005	Bid Bond, 2/1000	12,500.00 k	2.00 /k	25,000
				00-61-13.00	0010	Performance Bond, 6/1000	12,500.00 k	6.00 /k	75,000
				00-61-13.00	0020	Labour & Material Bond, 3/1000	12,500.00 k	3.00 /k	37,500
			Z1050.0300			Insurance			
				00-73-16.00	0010	Insurance, Wrap-Up, 3/1000	12,500.00 k	3.00 /k	37,500
				00-73-16.00	0020	Insurance, Course of Construction, 4/1000	12,500.00 k	4.00 /k	50,000

Quantity Surveyor  
**60% DESIGN**  
**CLASS "B" COST ESTIMATE**  
February 10, 2021

**COALDALE RECREATION CENTRE**

Town of Coaldale, AB

*Client*



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## TABLE OF CONTENTS

1. Introduction
  - 1.1. Background
  - 1.2. Purpose
  - 1.3. Methodology
  - 1.4. Exclusions
2. Documentation
3. Costing
  - 3.1. Cost Base
  - 3.2. Cost Predictability
  - 3.3. Allowances / Contingencies
4. Gross Floor Area
5. Costing Summaries
6. Unifomat Elemental Cost Summary
7. Detailed Elemental Estimate

## 1. INTRODUCTION

### 1.1 Background

This project involves a two-storey new build recreation centre, with the fitness and running track on the 2<sup>nd</sup> level. The Town of Coaldale has entered a partnership with Palliser Regional School where the recreation centre will be integrated with the new Kate Andrews High School. For this estimate, it was assumed the recreation centre is proceeding without school.

The facility will comprise of a non-combustible construction. The foundation is pile and grade beam, with slab on grade and structural steel composite roof and floor. The exterior finishes will consist of insulated metal panel on steel stud backup and incorporates the use of double-glazed aluminium windows, and curtain walls.

Pricing is based on a Design-Bid-Build procurement strategy (i.e. public competitive tender process).

Costs are summarized as follows:

	Activity	Estimated Cost In Current Dollars	Area (m <sup>2</sup> )	Cost/m <sup>2</sup>
1	New Construction (excl. Separate Add-on Prices)	\$11,949,429	5,703	\$2,095
2	Design Allowance	\$388,651	4,121	\$94
	<b>Cash Allowances</b>			
3	Synthetic Field Turf	\$156,000	1,488	\$105
4	Multisport Court Flooring (Pulastic) - Gym	\$105,000	822	\$128
5	Multisport Court Flooring (Pulastic) - Running Track	\$103,000	809	\$127
6	Lockers (per unit)	\$53,000	158	\$335
7	Glass Boards (per lineal meter)	\$162,000	162	\$1,000
8	Squash Court (flooring & wall finishes)	\$10,000	63	\$159
9	Soft Landscaping & Fencing	\$72,000	1,953	\$37
10	Mechanical (per specification)	\$217,400	5,703	\$38
11	Electrical (per specification)	\$127,200	5,703	\$22
	<b>PRE BID ESTIMATE</b>	<b>\$13,344,000</b>	<b>5,703</b>	<b>\$2,340</b>
12	Construction Allowance	\$0	5,703	\$0
	<b>TOTAL CONSTRUCTION COST</b>	<b>\$13,344,000</b>	<b>5,703</b>	<b>\$2,340</b>

#### Separate Add-on Prices

13	Running Track & Access Stairs (excl. mezz. & flooring)	\$574,862	734	\$783
14	Servery fit out (millwork & finishes)	\$22,264	24	\$928
15	Skylights (per unit)	\$174,324	49	\$3,558

**School Board Funding (Pro-rated 42% Rec Centre / 58% School)**

1	Main Electrical Service	\$50,763	7,820	\$6
2	Main Incoming Utility Service (incl. Cash Allowances)	\$72,856	7,820	\$9
3	Life Safety Generator	\$69,976	7,820	\$9
4	Incoming Communications (incl. Cash Allowances)	\$35,719	7,820	\$5
5	Main Fire Alarm Panel	\$5,027	7,820	\$1
6	Chiller & Pumps	\$100,000	7,820	\$13
7	Boiler & Pumps	\$10,700	7,820	\$1
8	Piping for Future - allowance	\$25,000	7,820	\$3
9	Water Service - assuming shared	\$26,350	7,820	\$3
10	Gas Service - assuming shared	\$5,000	7,820	\$1
11	Sanitary & Storm - TBA as design progresses	\$0	7,820	\$0
12	Boiler Room (Rec Centre)	\$102,952	55	\$1,872
<b>TOTAL SCHOOL BOARD FUNDING</b>		<b>\$504,342</b>	<b>7,820</b>	<b>\$64</b>

## 1.2 Purpose

This cost study is intended to provide a practical analysis of construction costs for the proposed building within the Town of Coaldale. All scope/cost item exceptions are listed below in section 1.4 Exclusions.

## 1.3 Methodology

Where possible, elements have been assessed or measured, then priced at rates considered competitive for a project of this type. This report is developed using standardized methods and techniques. Formatting of the report in accordance with the following documents:

Canadian Institute of Quantity Surveyors. "Elemental Cost Analysis-Method of Measurement and Pricing" (Toronto ON, Canada: Canadian Institute of Quantity Surveyors, 1990).

Construction Specifications Institute. "UniFormat™: A Uniform Classification of

Construction Systems and Assemblies" (Alexandria VA, USA: The Construction Specifications Institute, 2010 Edition).

Construction Specifications Institute. "MasterFormat 2010™" (Alexandria VA, USA: The Construction Specifications Institute, 2010 Edition).

Costing for the estimated areas of work is developed using the historical data of similar projects. Consideration is made to include for project complexity, geographic location and current market pricing.

## 1.4 Exclusions

This analysis excludes the following:

- a. GST
- b. Consultant fees
- c. Project management costs & disbursements
- d. Independent testing (including air monitoring)
- e. Hazardous abatement
- f. Removal contaminated / organic soils
- g. Escalation beyond February 2021
- h. Premium time working
- i. Furniture, fixtures & equipment (included active IT)
- j. Sport field nets & perimeter safety nets
- k. Off-site improvements
- l. Roadways & Parking Lots
- m. Lease space tenant improvements
- n. Super net
- o. Construction change order allowance

## 2. DOCUMENTATION

The documentation is based on the following information:

Prime Consultant / Architect	FWBA Architects
Structural	ISL Engineering and Land Services
Mechanical	The HIDI Group.
Electrical	SMP Engineering
Civil	FWBA Architects
Landscape	ISL Engineering and Land Services
Green Building	Integral Group

The basis for this estimate is the 60% Design drawings and specifications for Class "B" costing dated January 22, 2021 together with discussions and correspondence related to scope.

### 3.1 Cost Base:

The basic capital dollars are expressed in current **February 2021** dollars, that is, as if the project were tendered in **February 2021**.

COVID 19 has brought with it many uncertainties regarding the global economy and specifically for construction project delay notices as a result of force majeure. The degree of impact to projects at the preconstruction stage is continually changing, however, the risk probability of delay or shutdown are factors that require increased consideration.

Historically, low interest rates would stimulate investment and capital ventures, however, we believe that in the near term, the current uncertain environment outweighs investment decisions, and therefore less projects will proceed to tender stage. We believe that as industry activity reduces, particularly as developers and Government defer or cancel projects, escalation and market impacts will decrease. Indicators are that as fewer projects are tendered, more will be at an increased value with lower cost.

We expect a trend in increased number of bidders, providing better investor "value" through competition. Contractors will reduce costs and take on slightly higher cost risks to secure projects and maintain work force. However, to mitigate the execution risks, pricing may reflect increased requirements for site health and safety, potentially longer durations, and allowances for project delays, shutdowns, etc. Therefore, it may be prudent to carry additional risk reserve contingency.

### 3.2 Cost Predictability

Pricing by the PQS reflects probable construction costs obtainable in the location of the project as of the date of the report and is a determination of fair market value for the construction of this project and should not be taken as a prediction of low bid.

Typically, pricing assumes competitive bidding for every portion of the construction works including all subcontractors as well as the general contractor, and assumes a minimum of three (3) bidders. If fewer bids are received, the bid results can be expected to be higher.

For an estimate / cost analysis at 60% design (Class "B") the industry standard level of accuracy is between 10% and 15%.

### 3.3 Contingencies:

As this project is currently at 60% Design the following allowances have been included:

- a. Design Allowance / Contingency = 3.0 %
  - An allowance for design changes during the development of the design. The allowance is to cover unforeseen items during the design phase that do not change the project scope. The allowance, which is included in the primary stages, is ultimately absorbed into the design and quantified work as more detailed information becomes available and is therefore normally reduced to zero at tender stage.
- b. Location Allowance / Contingency = 10.0%
  - Location factors are applied to baseline unit costs, to allow for the higher costs of construction in locations that are further away from the main centers of operations, notably Edmonton and Calgary. Initially, these factors are calculated by assessing the extra costs of supplying skilled labour and delivering materials from either of the two main city centers to those remote locations, and incorporating the relative risks involved in doing business there.
- c. Escalation Allowance / Contingency = 0.0 %
  - An allowance to account for anticipated cost escalation from the time of this estimate to the midpoint of the anticipated construction schedule. The midpoint of the construction schedule is used to account for differential escalation over the total construction period. Rates used within the estimate backup represent constant dollars as the cost base. No allowance has been applied as a percentage to the estimate total.
- d. Construction Allowance / Contingency = 0.0 %
  - An allowance for changes to the contract price during construction. The allowance is to cover unforeseen items during the construction period which will result in change orders.

#### 4. GROSS FLOOR AREA

Building areas and volumes are measured in accordance with the latest issue of "Elemental cost Analysis - Measurement of Buildings by Area and Volume", published by the Canadian Institute of Quantity Surveyors.

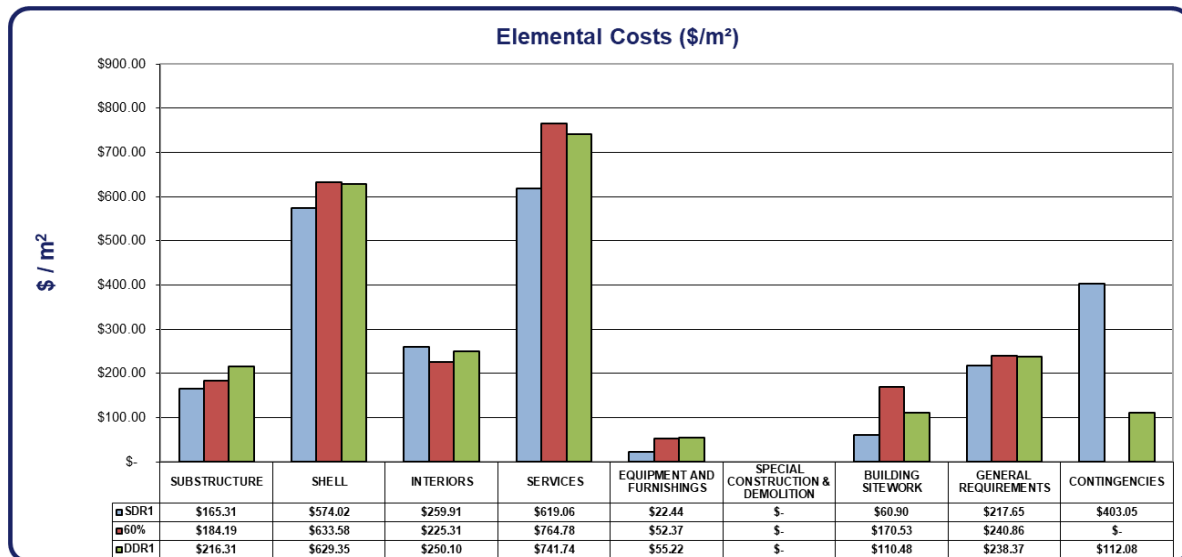
Description	SDR1	DDR1	60%
	Area (m <sup>2</sup> )	Area (m <sup>2</sup> )	Area (m <sup>2</sup> )
<b>Fieldhouse</b>			
Main Floor	4,426	4,148	4,148
2nd Floor	780	705	705
2nd Floor Running Track	803	850	850
<b>Sub-total</b>	<b>6,009</b>	<b>5,703</b>	<b>5,703</b>
Area Reduction	-372		
<b>Total</b>	<b>5,637</b>	<b>5,703</b>	<b>5,703</b>

## 5. COSTING SUMMARIES

### MAJOR ELEMENT \$/ELEMENT

ELEMENTAL SUMMARY OF COSTS \$		SDR1	DDR1	60%
ELEMENT		TOTAL	TOTAL	TOTAL
A	SUBSTRUCTURE	\$ 993,326	\$ 1,233,632	\$ 1,050,438
B	SHELL	\$ 3,449,282	\$ 3,589,194	\$ 3,613,296
C	INTERIORS	\$ 1,561,817	\$ 1,426,307	\$ 1,284,930
D	SERVICES	\$ 3,719,918	\$ 4,230,116	\$ 4,361,513
E	EQUIPMENT AND FURNISHINGS	\$ 134,828	\$ 314,930	\$ 298,687
F	SPECIAL CONSTRUCTION & DEMOLITION	N/A	N/A	N/A
G	BUILDING SITEWORK	\$ 365,964	\$ 630,083	\$ 972,520
Z	GENERAL	\$ 1,307,888	\$ 1,359,410	\$ 1,373,645
	CONTINGENCIES	\$ 2,421,935	\$ 639,184	\$ 388,651
<b>TOTAL COST</b>		<b>\$ 13,954,957</b>	<b>\$ 13,422,856</b>	<b>\$ 13,343,680</b>
<b>AREA (m<sup>2</sup>)</b>		<b>6,009</b>	<b>5,703</b>	<b>5,703</b>
<b>RATE PER GFA (m<sup>2</sup>)</b>		<b>\$ 2,322.34</b>	<b>\$ 2,353.65</b>	<b>\$ 2,339.77</b>
<b>RATE PER GFA (ft<sup>2</sup>)</b>		<b>\$ 215.75</b>	<b>\$ 218.66</b>	<b>\$ 217.37</b>

### MAJOR ELEMENT \$/GFA (m<sup>2</sup>)



**6. UNIFORMAT ELEMENTAL COST SUMMARY**



**Elemental Cost Summary**

Project : COALDALE RECREATION CENTRE  
New Facility  
 Location : Town of Coaldale, Alberta

GFA : 5,703 m<sup>2</sup>  
 Date : February 10, 2021  
 Report Status : **60% Design Cost Report**

ELEMENT	Ratio to GFA	Elemental Costs		Elemental Amounts		Rate per GFA		% Total
		Quantity	Unit Rate	Sub-Total	Total	Sub-Total	Total	
<b>A SUBSTRUCTURE</b>					\$ 1,050,438		\$ 184.19	7.87
<b>A10 Foundations</b>					1,050,438		184.19	7.87
A1010 Standard Foundations	0.73	4,148 m <sup>2</sup>	58.16	241,267		42.31		
A1020 Special Foundations	0.73	4,148 m <sup>2</sup>	63.13	261,865		45.92		
A1030 Slab on Grade	0.73	4,148 m <sup>2</sup>	131.94	547,306		95.97		
<b>A20 Basement Construction</b>					-		-	-
<b>B SHELL</b>					\$ 3,613,296		\$ 633.58	27.08
<b>B10 Superstructure</b>					1,501,967		263.36	11.26
B1010 Floor Construction	0.26	1,497 m <sup>2</sup>	259.54	388,534		68.13		
B1020 Roof Construction	0.73	4,144 m <sup>2</sup>	268.69	1,113,433		195.24		
<b>B20 Exterior Enclosures</b>					1,314,120		230.43	9.85
B2010 Exterior Walls	0.58	3,328 m <sup>2</sup>	282.08	938,747		164.61		
B2020 Exterior Windows	0.04	222 m <sup>2</sup>	1,509.96	335,212		58.78		
B2030 Exterior Doors	0.00	13 no.	3,089.31	40,161		7.04		
<b>B30 Roofing</b>					797,209		139.79	5.97
B3010 Roof Coverings	0.71	4,046 m <sup>2</sup>	197.04	797,209		139.79		
B3020 Roof Openings	-	-	-	-		-		
<b>C INTERIORS</b>					\$ 1,284,930		\$ 225.31	9.63
<b>C10 Interior Construction</b>					650,394		114.04	4.87
C1010 Partitions	0.37	2,085 m <sup>2</sup>	226.82	472,928		82.93		
C1020 Interior Doors	0.01	43 no.	1,875.26	80,636		14.14		
C1030 Fittings	1.00	5,703 m <sup>2</sup>	16.98	96,830		16.98		
<b>C20 Stairs</b>					22,121		3.88	0.17
C2010 Stair Construction	0.00	3 ft	4,018.67	12,056		2.11		
C2020 Stair Finishes	0.00	3 ft	3,355.00	10,065		1.76		
<b>C30 Interior Finishes</b>					612,415		107.38	4.59
C3010 Wall Finishes	1.11	6,355 m <sup>2</sup>	13.74	87,346		15.32		
C3020 Floor Finishes	0.81	4,609 m <sup>2</sup>	95.63	440,757		77.29		
C3030 Ceiling Finishes	0.98	5,570 m <sup>2</sup>	15.14	84,312		14.78		
<b>D SERVICES</b>					\$ 4,361,513		\$ 764.78	32.69
<b>D10 Conveying</b>					107,636		18.87	0.81
D1010 Elevators and Lifts	0.00	1 ea	107,636.00	107,636		18.87		
<b>D20 Plumbing</b>					321,462		56.37	2.41
D2010 Plumbing Fixtures	1.00	5,703 m <sup>2</sup>	18.21	103,832		18.21		
D2020 Domestic Water Distribution	1.00	5,703 m <sup>2</sup>	14.23	81,165		14.23		
D2030 Sanitary Waste	1.00	5,703 m <sup>2</sup>	12.45	71,027		12.45		
D2040 Rain Water Drainage	1.00	5,703 m <sup>2</sup>	4.31	24,598		4.31		
D2090 Other Plumbing Systems	1.00	5,703 m <sup>2</sup>	7.16	40,840		7.16		
<b>D30 Heating Ventilating and Air Conditioning (HVAC)</b>					2,459,421		431.25	18.43
D3020 Heat Generation	1.00	5,703 m <sup>2</sup>	22.39	127,700		22.39		
D3030 Refrigeration	1.00	5,703 m <sup>2</sup>	39.69	226,378		39.69		
D3040 HVAC Distribution (Distribution Systems)	1.00	5,703 m <sup>2</sup>	142.34	811,748		142.34		
D3050 Terminal and Packaged Units	1.00	5,703 m <sup>2</sup>	169.80	968,384		169.80		
D3060 HVAC Instrumentation and Controls	1.00	5,703 m <sup>2</sup>	34.98	199,500		34.98		
D3070 Testing, Adjusting, and Balancing	1.00	5,703 m <sup>2</sup>	9.97	56,887		9.97		
D3090 Other Special HVAC Systems & Equipment	1.00	5,703 m <sup>2</sup>	12.07	68,824		12.07		
<b>D40 Fire Protection</b>					209,457		36.73	1.57
D4010 Sprinklers	1.00	5,703 m <sup>2</sup>	36.73	209,457		36.73		
<b>D50 Electrical</b>					1,263,537		221.56	9.47
D5010 Electrical Service and Distribution	1.00	5,703 m <sup>2</sup>	87.52	499,112		87.52		
D5020 Lighting and Branch Wiring	1.00	5,703 m <sup>2</sup>	82.39	469,859		82.39		
D5030 Communications and Security	1.00	5,703 m <sup>2</sup>	45.37	258,767		45.37		
D5090 Other Electrical Systems	1.00	5,703 m <sup>2</sup>	6.28	35,799		6.28		
<b>E EQUIPMENT AND FURNISHINGS</b>					\$ 298,687		\$ 52.37	2.24
<b>E10 Equipment</b>					230,070		40.34	1.72
E1020 Institutional Equipment	1.00	5,703 m <sup>2</sup>	40.34	230,070		40.34		
<b>E20 Furnishings</b>					68,617		12.03	0.51
E2010 Fixed Furnishings	1.00	5,703 m <sup>2</sup>	12.03	68,617		12.03		

**Elemental Cost Summary**

Project : COALDALE RECREATION CENTRE  
New Facility  
 Location : Town of Coaldale, Alberta

GFA : 5,703 m<sup>2</sup>  
 Date : February 10, 2021  
 Report Status : **60% Design Cost Report**

ELEMENT	Ratio to GFA	Elemental Costs		Elemental Amounts		Rate per GFA		% Total
		Quantity	Unit Rate	Sub-Total	Total	Sub-Total	Total	
<b>F SPECIAL CONSTRUCTION AND DEMOLITION</b>					\$ -		\$ -	-
F10 Special Construction					-		-	-
F20 Selective Building Demolition					-		-	-
<b>G BUILDING SITEWORK</b>					\$ 972,520		\$ 170.53	7.29
G10 Site Preparation					149,133		26.15	1.12
G1010 Site Clearing	2.45	14,000 m <sup>2</sup>	10.65	149,133		26.15		
G20 Site Improvements					193,648		33.96	1.45
G2010 Roadways	-	-	-	-		-		
G2020 Parking Lots	-	-	-	-		-		
G2030 Pedestrian Paving	0.11	655 m <sup>2</sup>	148.05	96,974		17.00		
G2040 Site Development	1.00	5,703 m <sup>2</sup>	5.43	30,946		5.43		
G2050 Landscaping	0.32	1,853 m <sup>2</sup>	35.47	65,728		11.53		
G30 Site Civil / Mechanical Utilities					337,665		59.21	2.53
G3010 Water Supply	1.00	5,703 m <sup>2</sup>	14.34	81,755		14.34		
G3020 Sanitary Sewer	1.00	5,703 m <sup>2</sup>	12.41	70,768		12.41		
G3030 Storm Sewer	1.00	5,703 m <sup>2</sup>	30.25	172,542		30.25		
G3040 Heating Distribution	1.00	5,703 m <sup>2</sup>	2.21	12,600		2.21		
G40 Site Electrical Utilities					292,074		51.21	2.19
G4010 Electrical Distribution	1.00	5,703 m <sup>2</sup>	19.92	113,576		19.92		
G4020 Site Lighting	1.00	5,703 m <sup>2</sup>	7.57	43,200		7.57		
G4030 Site Communications & Security	1.00	5,703 m <sup>2</sup>	9.34	53,289		9.34		
G4090 Other Site Electrical Utilities	1.00	5,703 m <sup>2</sup>	14.38	82,009		14.38		
G50 Other Site Construction					-		-	-
<b>NET CONSTRUCTION COST</b>				\$ 11,581,384	\$ 11,581,384		\$ 2,030.75	86.79
<b>Z GENERAL REQUIREMENTS &amp; ALLOWANCES</b>					\$ 1,373,645		\$ 240.86	10.29
Z10 General Requirements					1,119,625		196.32	8.39
Z1010 Supervision & Labour Expenses	4.7%	12 mo	24,000.00	540,000		94.69		
Z1030 Temporary Conditions	2.3%	12 mo	18,000.00	264,000		46.29		
Z1050 Permits, Insurance & Bonds	2.5%		25.25	315,625		55.34		
Z20 Fee					254,020		44.54	1.90
Z2010 Fee	2.0%			254,020		44.54		
<b>ESTIMATED CONSTRUCTION COST (Excluding Allowances)</b>					\$ 12,955,029		\$ 2,271.62	97.09
Z30 Allowances					388,651		68.15	2.91
Z3010 Design Allowance	3.0%			388,651		68.15		
<b>ESTIMATED TENDER COST (Excluding Construction Allowance)</b>					\$ 13,343,680		\$ 2,339.77	100.00
Z3030 Construction Allowance	0.0%			-	\$ -	-	-	
<b>ESTIMATED CONSTRUCTION COST (Excluding GST)</b>					\$ 13,343,680		\$ 2,339.77	
GST (if applicable)	0.00%			-	\$ -	-	\$ -	
<b>ESTIMATED CONSTRUCTION COST (Including GST)</b>				\$ 13,343,680	\$ 13,344,000		\$ 2,339.82	

**7.0 DETAILED ELEMENTAL ESTIMATE**



U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
<b>A</b>						<b>SUBSTRUCTURE</b>			
	<b>A10</b>					<b>Foundations</b>			
		<b>A1010</b>				<b>Standard Foundations</b>			
			<b>* unassigned *</b>						
			<b>A1010.0150</b>	31-23-19.20	----	Dewatering during construction	1.00 sum	10,500.00 /sum	<b>10,500</b>
						<b>R/C Pile Cap PC1 750x750x750</b>			
				03-11-13.45	3000	C.I.P. concrete forms, pile cap, square or rectangular, plywood, 1 use, includes erecting, bracing, stripping and cleaning	20.00 m2ca	116.72 /m2ca	<b>2,334</b>
				03-21-10.60	0500	Reinforcing, footing, #10 to #25	0.34 m tn	2,417.79 /m tn	<b>822</b>
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	4.00 m3	190.50 /m3	<b>762</b>
				03-31-05.70	3750	Concrete placing to pile caps,pumped, incl vibrating	4.00 m3	71.92 /m3	<b>288</b>
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	4.00 m3	3.98 /m3	<b>16</b>
			<b>A1010.0150</b>	03-11-13.65	8760	C.I.P. concrete forms, box void form for slab on grade, 100 mm x 300 mm x 1200 mm long	5.00 m2	38.80 /m2	<b>194</b>
						<b>R/C Pile Cap PC2 600x600x750</b>			
				03-11-13.45	3000	C.I.P. concrete forms, pile cap, square or rectangular, plywood, 1 use, includes erecting, bracing, stripping and cleaning	22.00 m2ca	116.72 /m2ca	<b>2,568</b>
				03-21-10.60	0500	Reinforcing, footing, #10 to #25	0.49 m tn	2,417.78 /m tn	<b>1,185</b>
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	4.00 m3	190.50 /m3	<b>762</b>
				03-31-05.70	3750	Concrete placing to pile caps,pumped, incl vibrating	4.00 m3	71.92 /m3	<b>288</b>
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	4.00 m3	3.98 /m3	<b>16</b>
			<b>A1010.0150</b>	03-11-13.65	8760	C.I.P. concrete forms, box void form for slab on grade, 100 mm x 300 mm x 1200 mm long	4.00 m2	38.80 /m2	<b>155</b>
						<b>R/C Pile Cap PC3 750x750x750</b>			
				03-11-13.45	3000	C.I.P. concrete forms, pile cap, square or rectangular, plywood, 1 use, includes erecting, bracing, stripping and cleaning	67.00 m2ca	116.72 /m2ca	<b>7,820</b>
				03-21-10.60	0500	Reinforcing, footing, #10 to #25	1.70 m tn	2,417.79 /m tn	<b>4,110</b>
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	13.00 m3	190.50 /m3	<b>2,477</b>
				03-31-05.70	3750	Concrete placing to pile caps,pumped, incl vibrating	13.00 m3	71.92 /m3	<b>935</b>
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	13.00 m3	3.98 /m3	<b>52</b>
			<b>A1010.0150</b>	03-11-13.65	8760	C.I.P. concrete forms, box void form for slab on grade, 100 mm x 300 mm x 1200 mm long	16.00 m2	38.80 /m2	<b>621</b>
						<b>R/C Pile Cap PC4 900x900x750</b>			
				03-11-13.45	3000	C.I.P. concrete forms, pile cap, square or rectangular, plywood, 1 use, includes erecting, bracing, stripping and cleaning	16.00 m2ca	116.72 /m2ca	<b>1,868</b>
				03-21-10.60	0500	Reinforcing, footing, #10 to #25	0.39 m tn	2,417.77 /m tn	<b>943</b>
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	4.00 m3	190.50 /m3	<b>762</b>
				03-31-05.70	3750	Concrete placing to pile caps,pumped, incl vibrating	4.00 m3	71.92 /m3	<b>288</b>
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	4.00 m3	3.98 /m3	<b>16</b>
			<b>A1010.0150</b>	03-11-13.65	8760	C.I.P. concrete forms, box void form for slab on grade, 100 mm x 300 mm x 1200 mm long	4.00 m2	38.80 /m2	<b>155</b>
						<b>R/C Pile Cap PC5 1050x1050x750</b>			
				03-11-13.45	3000	C.I.P. concrete forms, pile cap, square or rectangular, plywood, 1 use, includes erecting, bracing, stripping and cleaning	16.00 m2ca	116.72 /m2ca	<b>1,868</b>
				03-21-10.60	0500	Reinforcing, footing, #10 to #25	0.42 m tn	2,417.79 /m tn	<b>1,015</b>
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	4.00 m3	190.50 /m3	<b>762</b>
				03-31-05.70	3750	Concrete placing to pile caps,pumped, incl vibrating	4.00 m3	71.92 /m3	<b>288</b>
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	4.00 m3	3.98 /m3	<b>16</b>
			<b>A1010.0150</b>	03-11-13.65	8760	C.I.P. concrete forms, box void form for slab on grade, 100 mm x 300 mm x 1200 mm long	5.00 m2	38.80 /m2	<b>194</b>
						<b>R/C Pile Cap PC6 1200x1200x750</b>			
				03-11-13.45	3000	C.I.P. concrete forms, pile cap, square or rectangular, plywood, 1 use, includes erecting, bracing, stripping and cleaning	4.00 m2ca	116.72 /m2ca	<b>467</b>
				03-21-10.60	0500	Reinforcing, footing, #10 to #25	0.11 m tn	2,417.82 /m tn	<b>266</b>
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	1.00 m3	190.50 /m3	<b>191</b>
				03-31-05.70	3750	Concrete placing to pile caps,pumped, incl vibrating	1.00 m3	71.91 /m3	<b>72</b>
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	1.00 m3	3.98 /m3	<b>4</b>
			<b>A1010.0150</b>	03-11-13.65	8760	C.I.P. concrete forms, box void form for slab on grade, 100 mm x 300 mm x 1200 mm long	1.00 m2	38.79 /m2	<b>39</b>
						<b>R/C Pile Cap PCX 2000x6000x1200</b>			
				03-11-13.45	3000	C.I.P. concrete forms, pile cap, square or rectangular, plywood, 1 use, includes erecting, bracing, stripping and cleaning	19.00 m2ca	116.72 /m2ca	<b>2,218</b>
				03-21-10.60	0500	Reinforcing, footing, #10 to #25	1.42 m tn	2,417.80 /m tn	<b>3,433</b>
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	14.00 m3	190.50 /m3	<b>2,667</b>
				03-31-05.70	3750	Concrete placing to pile caps,pumped, incl vibrating	14.00 m3	71.92 /m3	<b>1,007</b>
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	14.00 m3	3.98 /m3	<b>56</b>
			<b>A1010.0150</b>	03-11-13.65	8760	C.I.P. concrete forms, box void form for slab on grade, 100 mm x 300 mm x 1200 mm long	12.00 m2	38.80 /m2	<b>466</b>
						<b>R/C Pad Footing F1 750x750x300</b>			
				03-11-13.45	3000	C.I.P. concrete forms, pile cap, square or rectangular, plywood, 1 use, includes erecting, bracing, stripping and cleaning	2.00 m2ca	116.72 /m2ca	<b>233</b>
				03-21-10.60	0500	Reinforcing, footing, #10 to #25	0.05 m tn	2,418.00 /m tn	<b>121</b>
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	0.50 m3	190.50 /m3	<b>95</b>
				03-31-05.70	3750	Concrete placing to pile caps,pumped, incl vibrating	0.50 m3	71.90 /m3	<b>36</b>
			<b>A1010.0150</b>	03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	0.50 m3	3.98 /m3	<b>2</b>
						<b>R/C Pad Footing (elevator slab) 2700x3100x300</b>			
				03-11-13.45	3000	C.I.P. concrete forms, pile cap, square or rectangular, plywood, 1 use, includes erecting, bracing, stripping and cleaning	4.00 m2ca	116.72 /m2ca	<b>467</b>
				03-21-10.60	0500	Reinforcing, footing, #10 to #25	0.30 m tn	2,417.80 /m tn	<b>725</b>
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	3.00 m3	190.50 /m3	<b>572</b>
				03-31-05.70	3750	Concrete placing to pile caps,pumped, incl vibrating	3.00 m3	71.92 /m3	<b>216</b>
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	3.00 m3	3.98 /m3	<b>12</b>
			<b>A1010.0175</b>	03-11-13.65	8760	C.I.P. concrete forms, box void form for slab on grade, 100 mm x 300 mm x 1200 mm long	8.00 m2	38.80 /m2	<b>310</b>
						<b>R/C Pier C1 400x400x1400</b>			
				03-11-13.25	7500	Cip conct forms,col,square,steel framed plywd,200 x 200 mm,based 50 us prchsd forms,4 us bracing lumber,incls erecting,bracing,stripping and cleaning	5.00 m2ca	121.37 /m2ca	<b>607</b>

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			A1010.0175			<b>R/C Pier C1 400x400x1400</b>			
				03-21-10.60	0250	Reinforcing, columns, #25 to #55	0.05 m tn	2,113.80 /m tn	106
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	0.50 m3	190.50 /m3	95
				03-31-05.70	0400	Concrete placing to column,square, pumpd,incl vibrating	0.50 m3	86.40 /m3	43
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	0.50 m3	4.00 /m3	2
			A1010.0200			<b>R/C Grade Beam GB1 - 250x750</b>			
				03-11-13.50	0020	C.I.P. concrete forms, grade beam, plywood, 1 use, includes erecting, bracing, stripping and cleaning	366.00 m2ca	119.24 /m2ca	43,643
				03-21-10.60	0100	Reinforcing, beams and girders #10 to #25	5.87 m tn	2,544.44 /m tn	14,936
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	46.00 m3	190.50 /m3	8,763
				03-31-05.70	3250	Concrete placing to grade beam, pumped, incl vibrating	46.00 m3	73.33 /m3	3,373
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	46.00 m3	3.98 /m3	183
				03-11-13.65	8760	C.I.P. concrete forms, box void form for slab on grade, 100 mm x 300 mm x 1200 mm long	61.00 m2	38.80 /m2	2,367
			A1010.0200			<b>R/C Concrete Wall CW1 - 200x1500 to elevator pit</b>			
				03-11-13.45	0020	C.I.P. concrete forms, footing, continuous wall, plywood, 1 use, includes erecting, bracing, stripping and cleaning	29.00 m2ca	119.24 /m2ca	3,458
				03-21-10.60	0100	Reinforcing, beams and girders #10 to #25	0.26 m tn	2,544.38 /m tn	662
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	3.00 m3	190.50 /m3	572
				03-31-05.70	3250	Concrete placing to grade beam, pumped, incl vibrating	3.00 m3	73.33 /m3	220
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	3.00 m3	3.97 /m3	12
				03-35-29.60	0600	Concrete finishing, walls, float finish, 1.6 mm thick	15.00 m2	20.08 /m2	301
				03-35-29.60	0020	Concrete finishing, walls, includes breaking ties and patching voids	29.00 m2	9.34 /m2	271
				03-35-29.30	1900	Concrete finishing, sealer	29.00 m2	31.90 /m2	925
			A1010.1000			<b>Trench Excavation</b>			
				31-23-16.13	0050	Excavating, trench or continuous footing, common earth,	715.00 bm3	23.02 /bm3	16,459
				31-23-23.13	0015	Backfill, light soil, by hand, no compaction	610.00 lm3	34.16 /lm3	20,838
				31-23-23.18	0100	Hauling borrowed material, 3km round, 2.6 loads per hr	105.00 lm3	10.55 /lm3	1,108
			A1010.1100			<b>Perimeter Drainage System</b>			
				33-46-26.10	0300	Geotextile subsurface drainage filtration, drainage material, 20 mm gravel fill in trench	284.00 m3	40.99 /m3	11,641
				33-46-16.30	2110	Subdrainage piping, plastic, perforated PVC, pipe, 150 mm diameter, excludes excavation and backfill	284.00 m	40.77 /m	11,578
			A1010.1150			<b>Perimeter Below Grade Insulation</b>			
				07-21-13.10	1963	Concr. faced insulation panel, 100mm thick, inc clips, based on Tech-Crete CFI	210.00 m2	189.23 /m2	39,738
				07-11-13.10	0300	Bituminous asphalt foundation coating, below grade dampproofing, sprayed on, 1 coat	210.00 m2	7.70 /m2	1,617
		A1020	A1020.0050			<b>Special Foundations</b>			
						<b>Piles</b>			
				31-63-26.13	0050	Mobilization	1.00 ea	21,000.00 /ea	21,000
				31-63-26.13	1079	BP1 400 dia.1200 bell, 6m deep	7.00 ea	843.80 /ea	5,907
				31-63-26.13	1090	BP2 600 dia.1500 bell, 6m deep	6.00 ea	1,835.54 /ea	11,013
				31-63-26.13	1091	BP3 600 dia.1800 bell, 6m deep	18.00 ea	2,004.49 /ea	36,081
				31-63-26.13	1083	BP4 750 dia.2250 bell, 6m deep	20.00 ea	3,216.73 /ea	64,335
				31-63-26.13	1082	BP5 900 dia.2700 bell, 6m deep	7.00 ea	4,848.97 /ea	33,943
				31-63-26.13	1082	BP6 1050 dia.3050 bell, 6m deep	12.00 ea	6,428.72 /ea	77,145
				31-63-26.13	1082	BP7 1200 dia.3400 bell, 6m deep	1.00 ea	7,800.84 /ea	7,801
				31-63-26.13	4500	Tailings removal	310.00 lm3	14.97 /lm3	4,641
		A1030				<b>Slab on Grade</b>			
			* unassigned *						
				03-35-29.60	----	Allowance for thickenings etc.	1.00 ls	10,500.00 /ls	10,500
				03-35-29.60	----	Allowance for sumps etc.	1.00 ls	10,500.00 /ls	10,500
			A1030.0100			<b>150mm Slab on Grade</b>			
				31-22-16.10	1100	Fine grading, fine grade for slab on grade, machine	4,058.00 m2	3.68 /m2	14,940
				31-23-23.17	0800	Fill, gravel fill, compacted, under floor slabs, 600 mm deep	4,058.00 m2	40.93 /m2	166,074
				07-26-10.10	1201	Membrane system, 10 mil polyolefin based resin sheet membrane, vapor barrier	4,058.00 m2	14.38 /m2	58,345
				03-21-10.60	0600	Reinforcing, SOG, #10 to #25	28.49 m tn	2,113.69 /m tn	60,219
				03-31-05.35	0200	Ready Mix Concrete, 25 Mpa, 3500 psi	609.00 m3	174.71 /m3	106,400
				03-31-05.70	4350	Concrete placing to slab on grade, pumpd,incl vibrating	609.00 m3	74.57 /m3	45,416
				03-35-29.30	0250	Concrete finishing, floors, monolithic, machine trowel finish	4,058.00 m2	10.38 /m2	42,102
				03-35-29.35	0140	Control joint, concrete floor slab, sawcut green concrete, 38 mm depth	4,058.00 m2	2.15 /m2	8,743
				03-35-29.30	0020	Concrete finishing, floors, monolithic, screed finish	4,058.00 m2	5.33 /m2	21,645
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	609.00 m3	3.98 /m3	2,421
			B			<b>SHELL</b>			
			B10			<b>Superstructure</b>			
			B1010			<b>Floor Construction</b>			
			* unassigned *						
				03-35-29.60	----	Allowance for housekeeping pads	1.00 ls	8,400.00 /ls	8,400
			B1020.0300			<b>Structural Steel Composite Floor</b>			
				05-12-23.75	0050	Structural steel, C Channel Shape,a992 steel,shop fab,incl shop primer,bolted connection	174.00 kgs	5.78 /kgs	1,006
				05-12-23.17	0100	Columns, Structural HSS	8,611.00 kg	5.48 /kg	47,218
				05-12-23.75	0100	Structural steel, W Shape,a992 steel,shop fab,incl shop primer,bolted connection	12,827.00 kg	4.94 /kg	63,391
				05-21-19.10	0440	OWSJ K series,	4.60 m tn	3,442.51 /m tn	15,836
				05-12-23.60	0600	Girts and bracing, Structural HSS	2,912.00 kg	5.86 /kg	17,071
				05-31-13.50	5140	Metal floor decking, steel, non-cellular, composite, galvanized, 38 mm D, 22 gauge	523.00 m2	41.69 /m2	21,802
				03-22-11.10	0100	Welded wire fabric,plain,sheets,150 x 150 - w1.4 x w1.4 (10 x 10) 1.025 kg/m2,astm a185m,incl labor for accessories,excl material for accessories	523.00 m2	4.80 /m2	2,511
				03-31-05.35	0200	Ready Mix Concrete, 25 Mpa, 3500 psi	63.00 m3	174.71 /m3	11,007
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	63.00 m3	3.97 /m3	250
				03-31-05.70	1400	Concrete placing to elevated slab, pumpd,incl vibrating	63.00 m3	76.70 /m3	4,832
				03-35-29.30	0020	Concrete finishing, floors, monolithic, screed finish	523.00 m2	5.33 /m2	2,790
				03-35-29.30	0250	Concrete finishing, floors, monolithic, machine trowel finish	523.00 m2	8.24 /m2	4,310
				07-81-16.10	2050	<b>Sprayed fireproofing, vermiculite cement, troweled or sprayed, 13mm thick</b>	0.00 m2	0.00 /m2	0
				05-12-23.40	0400	Angle framing, structural steel, 100 mm and larger, field fabricated, incl cutting & welding	1,521.00 kg	10.56 /kg	16,056
			B1020.0300			<b>Structural Steel Composite Floor - Fitness Mezzanine</b>			

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			<b>B1020.0300</b>			<b>Structural Steel Composite Floor - Fitness Mezzanine</b>			
				05-12-23.75	0050	Structural steel, C Channel Shape,a992 steel,shop fab,incl shop primer,bolted connection	1,835.00 kgs	5.78 /kgs	10,606
				05-12-23.17	0100	Columns, Structural HSS	3,182.00 kg	5.48 /kg	17,448
				05-12-23.75	0100	Structural steel, W Shape,a992 steel,shop fab,incl shop primer,bolted connection	11,639.00 kg	4.94 /kg	57,520
				05-21-19.10	0440	OWSJ K series, span to 10 to 15m, horizontal bridging, avg	1.45 m tn	3,442.51 /m tn	4,992
				05-12-23.60	0600	Girts and bracing, Structural HSS	1,299.00 kg	5.86 /kg	7,615
				05-31-13.50	5140	Metal floor decking, steel, non-cellular, composite, galvanized, 38 mm D, 22 gauge	292.00 m2	41.69 /m2	12,172
				03-22-11.10	0100	Welded wire fabric,plain,sheets,150 x 150 - w1.4 x w1.4 (10 x 10) 1.025 kg/m2,astm a185m,incl labor for accessories,excl material for accessories	292.00 m2	4.80 /m2	1,402
				03-31-05.35	0200	Ready Mix Concrete, 25 Mpa, 3500 psi	35.00 m3	174.71 /m3	6,115
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	35.00 m3	3.97 /m3	139
				03-31-05.70	1400	Concrete placing to elevated slab, pumpd,incl vibrating	35.00 m3	76.70 /m3	2,685
				03-35-29.30	0020	Concrete finishing, floors, monolithic, screed finish	292.00 m2	5.33 /m2	1,557
				03-35-29.30	0250	Concrete finishing, floors, monolithic, machine trowel finish	292.00 m2	8.24 /m2	2,406
				<b>07-81-16.10</b>	<b>2050</b>	<b>Sprayed fireproofing, vermiculite cement, troweled or sprayed, 13mm thick</b>	<b>0.00 m2</b>	<b>0.00 /m2</b>	<b>0</b>
				05-12-23.40	0400	Angle framing, structural steel, 100 mm and larger, field fabricated, incl cutting & welding	1,470.00 kg	10.56 /kg	15,517
			<b>B1020.0300</b>			<b>Structural Steel Composite Floor - Running Track</b>			
				05-12-23.17	0100	Columns, Structural HSS	5,814.00 kg	5.48 /kg	31,881
	<b>B1020</b>		<b>B1020.0300</b>			<b>Structural Steel Composite Roof - Gymnasium/High Roof</b>			
				05-12-23.17	0100	Columns, Structural HSS	20,358.00 kg	5.48 /kg	111,632
				05-12-23.17	0100	Fabricated trusses and girders	9,765.00 kg	5.93 /kg	57,908
				05-12-23.75	0100	Structural steel, W Shape,a992 steel,shop fab,incl shop primer,bolted connection	21,572.00 kg	5.63 /kg	121,373
				05-21-19.10	0440	OWSJ K series	70.62 m tn	3,442.51 /m tn	243,110
				05-12-23.60	0600	Girts and bracing, Structural HSS	5,199.00 kg	5.86 /kg	30,477
				05-31-23.50	3350	Metal roof decking, steel, open type N wide rib, galvanized, 465 to 4650 m2, 75 mm D, 20 gauge	3,403.00 m2	47.29 /m2	160,928
				05-31-23.50	5000	For acoustical perforations, add 25%	3,403.00 m2	9.64 /m2	32,795
				05-12-23.40	0400	Angle framing, structural steel, 100 mm and larger, field fabricated, incl cutting & welding	4,986.00 kg	10.56 /kg	52,632
				05-12-23.40	0650	Channel framing, structural steel, less than 200 mm and larger, field fabricated, incl cutting & welding	4,024.00 kg	11.84 /kg	47,627
			<b>B1020.0300</b>			<b>Structural Steel Composite Roof - Lower sloping roof</b>			
				05-12-23.17	0100	Columns, Structural HSS	1,125.00 kg	5.48 /kg	6,169
				05-12-23.75	0100	Structural steel, W Shape,a992 steel,shop fab,incl shop primer,bolted connection	4,542.00 kg	5.63 /kg	25,555
				05-12-23.60	0600	Girts and bracing, Structural HSS	425.00 kg	5.86 /kg	2,491
				05-31-23.50	2200	Metal roof decking, steel, open type B wide rib, galvanized, 465 to 4650 m2, 38 mm D, 22 gauge	80.00 m2	35.75 /m2	2,860
				05-12-23.40	0400	Angle framing, structural steel, 100 mm and larger, field fabricated, incl cutting & welding	352.00 kg	10.56 /kg	3,716
			<b>B1020.0300</b>			<b>Structural Steel Composite Roof - Lower Flat Roof</b>			
				05-12-23.17	0100	Columns, Structural HSS	416.00 kg	5.48 /kg	2,281
				05-12-23.75	0100	Structural steel, W Shape,a992 steel,shop fab,incl shop primer,bolted connection	1,392.00 kg	5.63 /kg	7,832
				05-21-19.10	0440	OWSJ K series	1.08 m tn	3,442.51 /m tn	3,718
				05-12-23.60	0600	Girts and bracing, Structural HSS	861.00 kg	5.86 /kg	5,047
				05-31-23.50	2200	Metal roof decking, steel, open type B wide rib, galvanized, 465 to 4650 m2, 38 mm D, 22 gauge	123.00 m2	35.75 /m2	4,397
				05-12-23.40	0400	Angle framing, structural steel, 100 mm and larger, field fabricated, incl cutting & welding	452.00 kg	10.56 /kg	4,771
			<b>B1020.0300</b>			<b>Structural Steel Composite Roof - Upper Roof</b>			
				05-12-23.17	0100	Columns, Structural HSS	3,450.00 kg	5.48 /kg	18,918
				05-12-23.40	0600	Channel framing, structural steel, 200 mm and larger, field fabricated, incl cutting & welding	124.00 kg	9.60 /kg	1,191
				05-12-23.75	0100	Structural steel, W Shape,a992 steel,shop fab,incl shop primer,bolted connection	12,173.00 kg	5.63 /kg	68,490
				05-21-19.10	0440	OWSJ K series	7.45 m tn	3,442.51 /m tn	25,647
				05-12-23.60	0600	Girts and bracing, Structural HSS	931.00 kg	5.86 /kg	5,458
				05-31-23.50	2200	Metal roof decking, steel, open type B wide rib, galvanized, 465 to 4650 m2, 38 mm D, 22 gauge	538.00 m2	35.75 /m2	19,233
				05-31-23.50	5000	For acoustical perforations, add 25%	538.00 m2	9.64 /m2	5,185
				05-12-23.40	0400	Angle framing, structural steel, 100 mm and larger, field fabricated, incl cutting & welding	3,978.00 kg	10.56 /kg	41,992
	<b>B20</b>					<b>Exterior Enclosure</b>			
		<b>B2010</b>				<b>Exterior Walls</b>			
			<b>* unassigned *</b>						
				05-51-33.13	0100	Ladder, shop fabricated, steel, 500 mm W, bolted to concrete, excl cage	14.00 m	230.00 /m	3,220
			<b>B2010.0100</b>			<b>152 Metal Stud Backup w/ Ins Metal Panel</b>			
				09-29-10.30	2090	Drywall, walls, 16 thick	3,127.00 m2	34.79 /m2	108,798
				09-22-16.13	3250	Metal stud partition, non-load bearing, galvanized, 3660 mm H, 20 ga., 152 mm wide, 0.53 mm thick, 610 mm O.C., includes top & bottom track	3,127.00 m2	43.45 /m2	135,854
				07-42-13.30	2120	Ins. mtl panel,100mm insl,galv.0.80 thck,incl fstnr	3,127.00 m2	203.76 /m2	637,158
			<b>B2010.0100</b>			<b>Insulated Metal Panel Parapet</b>			
				07-42-13.30	2120	Ins. mtl panel,100mm insl,galv.0.80 thck,incl fstnr	149.00 m2	203.76 /m2	30,360
			<b>B2010.0100</b>			<b>Perforated Metal Panel Screen</b>			
				09-22-13.13	0300	Furring, ceilings, on steel, galvanized, 22 mm channel, 400 mm O.C.	40.00 m2	19.47 /m2	779
				07-42-13.30	3010	Perforated standing seam metal cladding	40.00 m2	471.28 /m2	18,851
			<b>B3030.0300</b>			<b>Soffit</b>			
				09-22-16.13	3298	25mm z-girts	12.00 m2	13.40 /m2	161
				07-46-33.20	7000	Fiberglass reinforced polymer composite panel, based on Steni Colour	12.00 m2	297.24 /m2	3,567
	<b>B2020</b>					<b>Exterior Windows</b>			
			<b>B2020.0050</b>			<b>Curtain Wall System</b>			
				08-44-13.10	0150	Curtain wall, aluminum, stock, double glazed, including glazing,	151.00 m2	1,061.69 /m2	160,315
			<b>B2020.0100</b>			<b>Glazed Aluminum Windows</b>			
				08-51-13.20	1001	Aluminium windows, dbl glazed	71.00 m2	789.59 /m2	56,061
			<b>B2020.0500</b>			<b>Miscellaneous</b>			
				08-51-66.10	1000	Window screens, for solar louvers	342.00 m	347.47 /m	118,836
	<b>B2030</b>					<b>Exterior Doors</b>			
			<b>B2030.0025</b>			<b>Anod. Alum. Dr./Frame/Hardware</b>			
				08-42-26.10	0100	Doors, glass, swing, tempered, 12.7 mm thick, 1829 mm x 2134 mm opening, incl. hardware	2.00 opng	5,475.53 /opng	10,951
			<b>B2030.0050</b>			<b>Single H.M.Insulatd Dr./Frame/Hardware</b>			
				08-13-13.13	1760	Doors, commercial, steel, insulated, full panel, 1.2 mm, 914 mm x 2134 mm x 44 mm thick	6.00 ea	575.77 /ea	3,455

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			<b>B2030.0050</b>			<b>Single H.M.Insulatd Dr./Frame/Hardware</b>			
				08-12-13.25	0100	Door frames, steel channels with anchors and bar stops, 150 mm channel@ 12 kg/m, 915 mm x 2135 mm door, weighs 68 kg	6.00 ea	422.85 /ea	2,537
				08-71-20.15	2250	Door hardware, school, single, exterior, incl. lever, panic device	6.00 door	1,518.18 /door	9,109
				08-71-25.10	2700	Weatherstripping, doors, metal frame, extruded sections, aluminum, for 900 mm x 2135 mm door	6.00 opng	182.58 /opng	1,095
				09-91-13.70	0360	Paints & coatings, exterior doors, panel, both sides, roll & brush, primer + 1 coat, exterior latex, incl. frame & trim	6.00 ea	148.46 /ea	891
			<b>B2030.0075</b>			<b>Double H.M.Insulatd Dr./Frame/Hardware</b>			
				08-13-13.13	1760	Doors, commercial, steel, insulated, full panel, 1.2 mm, 914 mm x 2134 mm x 44 mm thick	2.00 ea	575.77 /ea	1,152
				08-12-13.25	0200	Door frames, steel channels with anchors and bar stops, 200 mm channel@ 17 kg/m, 1830 mm x 2440 mm door, weighs 125 kg	1.00 ea	705.06 /ea	705
				08-71-20.15	3100	Door hardware, school, double, exterior, incl. panic device	1.00 pr	2,776.02 /pr	2,776
				08-71-25.10	3100	Weatherstripping, doors, metal frame, extruded sections, aluminum, for 1830 mm x 2135 mm door	1.00 opng	343.11 /opng	343
				09-91-13.70	0360	Paints & coatings, exterior doors, panel, both sides, roll & brush, primer + 1 coat, exterior latex, incl. frame & trim	2.00 ea	148.46 /ea	297
			<b>B2030.0150</b>			<b>Overhead Sectional Door</b>			
				08-12-13.25	0500	Door frames, steel channels with anchors and bar stops, 250 mm channel@ 22 kg/m	1.00 ea	1,409.06 /ea	1,409
				08-36-13.10	2700	Doors, overhead, commercial, stock, steel, heavy duty, sectional, manual, 0.6 mm	1.00 ea	3,762.72 /ea	3,763
				08-36-13.10	2900	Doors, overhead, commercial, stock, steel, heavy duty, sectional, for electric trolley operator, .25 kw, to 3658 mm x 3658 mm, add	1.00 ea	1,227.26 /ea	1,227
				08-71-25.10	5000	Weatherstripping, for garage door bottom, aluminum, clear	1.00 ea	451.29 /ea	451
<b>B30</b>						<b>Roofing</b>			
	<b>B3010</b>					<b>Roof Coverings</b>			
			<b>B3010.0300</b>			<b>PVC Roofing</b>			
				07-54-19.10	8890	Polyvinyl-chloride roofing, (PVC), heat welded seams, reinforced, 1.95kg/m2, fully adhered with adhesive, 1.5mm thick	3,952.00 m2	34.62 /m2	136,820
				07-65-19.10	7900	Plastic sheet flashing, polyvinyl chloride, black or white for exposed roofs, 1.5mm thick	3,952.00 m2	35.54 /m2	140,457
				07-26-10.10	2100	Building Paper, roof deck vapor barrier, class 1 metal decks	3,952.00 m2	3.64 /m2	14,367
				07-22-16.10	0120	Roof deck insulation, fiberboard high density, 25mm thick, 0.44m2.K/W, fastening excluded	3,952.00 m2	10.72 /m2	42,365
				07-22-16.10	1756	Roof deck insulatr,plyscynrt,100mm thick,4.4m2.k/w,32kg/m3 density	3,952.00 m2	43.93 /m2	173,626
				07-22-16.10	1745	Polyisocyanurate insulation, for roof decks, 75mm thick, 32kg/m3 density	3,952.00 m2	32.06 /m2	126,715
				09-29-10.30	9523	12.5 mm thick glass fibre faced gypsum sheathing	3,952.00 m2	28.26 /m2	111,684
				07-22-16.10	1765	Roof deck insulation, polyisocyanurate, tapered for drainage, fastening excluded	65.00 m3	376.51 /m3	24,473
			<b>B3010.0500</b>			<b>Standing Seam Metal Roof</b>			
				07-41-13.20	0886	Stl rfn,sti frm,38mm	94.00 m2	184.05 /m2	17,301
				09-22-16.13	3295	175mm z-girts,	94.00 m2	23.54 /m2	2,213
				07-22-16.10	1745	Polyisocyanurate insulation, for roof decks, 75mm thick, 32kg/m3 density	94.00 m2	32.06 /m2	3,014
				07-22-16.10	1756	Roof deck insulatr,plyscynrt,100mm thick,4.4m2.k/w,32kg/m3 density	94.00 m2	43.93 /m2	4,130
				09-29-10.30	9523	12.5 mm thick glass fibre faced gypsum sheathing on walls	1.00 m2	28.26 /m2	28
				07-26-10.10	2100	Building Paper, roof deck vapor barrier, class 1 metal decks	1.00 m2	3.63 /m2	4
				06-16-36.10	0065	Sheathing, plywood on roof, CDX, 13mm thick, pneumatic nailed	1.00 m2	12.08 /m2	12
<b>C</b>						<b>INTERIORS</b>			
	<b>C10</b>					<b>Interior Construction</b>			
		<b>C1010</b>				<b>Partitions</b>			
			<b>C1010.0100</b>			<b>152mm Metal Stud Partition</b>			
				09-29-10.30	2090	Drywall, walls, 16 thick	531.00 m2	34.79 /m2	18,475
				09-22-16.13	3140	Metal stud partition, non-load bearing, galvanized, 3660 mm H, 25 ga., 152 mm wide, 0.53 mm thick, 400 mm O.C., includes top & bottom track	531.00 m2	37.81 /m2	20,077
				09-29-10.30	2090	Drywall, walls, 16 thick	531.00 m2	34.79 /m2	18,475
			<b>C1010.0100</b>			<b>152mm Metal Stud Partition - FR</b>			
				09-29-10.30	2090	Drywall, walls, 16 thick	221.00 m2	34.79 /m2	7,689
				09-29-10.30	2090	Drywall, walls, 16 thick	221.00 m2	34.79 /m2	7,689
				09-22-16.13	3140	Metal stud partition, non-load bearing, galvanized, 3660 mm H, 25 ga., 152 mm wide, 0.53 mm thick, 400 mm O.C., includes top & bottom track	221.00 m2	37.81 /m2	8,356
				07-21-16.20	1340	Blanket insulation, for walls or ceilings, mineral wool batts, 139 mm thick, 3.3 m2.K/W	221.00 m2	13.69 /m2	3,025
				09-29-10.30	2090	Drywall, walls, 16 thick	221.00 m2	34.79 /m2	7,689
				09-29-10.30	2090	Drywall, walls, 16 thick	221.00 m2	34.79 /m2	7,689
			<b>C1010.0100</b>			<b>152mm Metal Stud Partition - Acoustic</b>			
				09-29-10.30	2090	Drywall, walls, 16 thick	1,218.00 m2	34.79 /m2	42,378
				09-29-10.30	2090	Drywall, walls, 16 thick	1,218.00 m2	34.79 /m2	42,378
				09-22-16.13	3140	Metal stud partition, non-load bearing, galvanized, 3660 mm H, 25 ga., 152 mm wide, 0.53 mm thick, 400 mm O.C., includes top & bottom track	1,218.00 m2	37.81 /m2	46,052
				07-21-16.20	1340	Blanket insulation, for walls or ceilings, mineral wool batts, 139 mm thick, 3.3 m2.K/W	1,218.00 m2	13.69 /m2	16,673
				09-29-10.30	2090	Drywall, walls, 16 thick	1,218.00 m2	34.79 /m2	42,378
			<b>C1010.0125</b>			<b>92mm Metal Stud Partition</b>			
				09-29-10.30	2090	Drywall, walls, 16 thick	3.00 m2	34.79 /m2	104
				09-22-16.13	3100	Metal stud partition, non-load bearing, galvanized, 3660 mm H, 25 ga., 92 mm wide, 0.53 mm thick, 400 mm O.C., includes top & bottom track	3.00 m2	34.41 /m2	103
				09-29-10.30	2090	Drywall, walls, 16 thick	3.00 m2	34.80 /m2	104
			<b>C1010.0125</b>			<b>92mm Metal Stud Partition - Acoustic</b>			
				09-29-10.30	2090	Drywall, walls, 16 thick	22.00 m2	34.79 /m2	765
				09-22-16.13	3100	Metal stud partition, non-load bearing, galvanized, 3660 mm H, 25 ga., 92 mm wide, 0.53 mm thick, 400 mm O.C., includes top & bottom track	22.00 m2	34.41 /m2	757
				07-21-16.20	0820	Blanket insulation, for walls or ceilings, unfaced fiberglass, 88 mm thick, 2.3 m2.K/W, 380 mm wide	22.00 m2	10.33 /m2	227
				09-29-10.30	2090	Drywall, walls, 16 thick	22.00 m2	34.79 /m2	765
				09-29-10.30	2090	Drywall, walls, 16 thick	22.00 m2	34.79 /m2	765
			<b>C1010.1000</b>			<b>Interior Glazing</b>			
				08-12-13.13	4002	Interior glazing w/ hollow metal frames (squash)	0.00 m2	0.00 /m2	0
				08-12-13.13	4002	Interior glazing w/ hollow metal frames	90.00 m2	490.48 /m2	44,143
			<b>C1010.1300</b>			<b>Miscellaneous</b>			

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			<b>C1010.1300</b>			<b>Miscellaneous</b>			
				05-52-13.50	0640	Railing, galvanized, steel picket (fitness & mezzanine)	57.00 m	281.22 /m	16,029
				05-73-23.50	0600	Laminated Glass Railing (indoor playground)	15.00 m	636.06 /m	9,541
				32-31-13.20	0940	Chainlink Fence w/ Gate 4,250mmH	12.00 m	233.76 /m	2,805
				08-11-74.10	0020	Rolling Grille Supports, overhead framed	6.00 m	267.70 /m	1,606
				08-11-74.10	0030	Security Grille	6.00 m	634.74 /m	3,808
			<b>C1010.1500</b>			<b>Rough Carpentry and Firestopping</b>			
				06-11-10.26	1401	Blocking and rough carpentry	5,703.00 m2	11.36 /m2	64,800
				07-84-13.10	0751	Firestopping	5,703.00 m2	6.59 /m2	37,577
		<b>C1020</b>				<b>Interior Doors</b>			
			<b>C1020.0005</b>			<b>Anod. Alum. Dr./Frame/Hardware</b>			
				08-42-26.10	0100	Doors, glass, swing, tempered, 12.7 mm thick, 1829 mm x 2134 mm opening, incl. hardware	1.00 opng	5,475.52 /opng	5,476
			<b>C1020.0010</b>			<b>Single HM Dr./Frame/Hardware</b>			
				08-13-13.13	0640	Doors, commercial, steel, flush, full panel, hollow core, hollow metal, 0.9 mm, 914 mm x 2134 mm x 44 mm thick	34.00 ea	510.81 /ea	17,368
				08-12-13.25	0100	Door frames, steel channels with anchors and bar stops, 150 mm channel@ 12 kg/m, 915 mm x 2135 mm door, weighs 68 kg	34.00 ea	422.85 /ea	14,377
				08-81-10.10	0800	Float glass, tempered, clear, 6 mm thick	12.00 m2	181.34 /m2	2,176
				08-71-20.15	2850	Door hardware, school, single, interior	34.00 door	772.68 /door	26,271
			<b>C1020.0020</b>			<b>Double HM Dr./Frame/Hardware</b>			
				08-13-13.13	0640	Doors, commercial, steel, flush, full panel, hollow core, hollow metal, 0.9 mm, 914 mm x 2134 mm x 44 mm thick	3.00 ea	510.81 /ea	1,532
				08-12-13.25	0200	Door frames, steel channels with anchors and bar stops, 200 mm channel@ 17 kg/m, 1830 mm x 2440 mm door, weighs 125 kg	3.00 ea	705.05 /ea	2,115
				08-81-10.10	0800	Float glass, tempered, clear, 6 mm thick	3.00 m2	181.35 /m2	544
				08-71-20.15	3110	Door hardware, school, interior, excl. panic device	3.00 pr	1,180.63 /pr	3,542
			<b>C1020.0400</b>			<b>Miscellaneous</b>			
				08-33-13.10	2020	Doors, specialty, coiling, counter, manual, aluminum, 1219 mm roll-up, 1829 mm long, incl. frame and hardware	1.00 opng	2,349.55 /opng	2,350
				09-91-23.35	0160	Paints & coatings, interior latex, doors, flush, both sides, spray, primer, incl. frame & trim	40.00 ea	122.15 /ea	4,886
		<b>C1030</b>				<b>Fittings</b>			
			<b>C1030.0010</b>			<b>Bathroom Accessories</b>			
				10-28-13.13	1950	Toilet accessr.grab bars,end tub bar,120 degree angle,25 dia,610x 610	6.00 ea	152.75 /ea	916
				10-28-13.13	1900	Toilet accessories, grab bars, end tub bar, 90 degree angle, 25 mm diameter, 406 mm x 813 mm	1.00 ea	152.74 /ea	153
				10-28-13.13	0901	Toilet accessories, grab bars, horizontal, stainless steel, 300 mm long	12.00 ea	50.43 /ea	605
				10-28-13.13	3100	Toilet accessories, mirror, 914 mm x 610 mm, with stainless steel 19 mm square frame	15.00 ea	250.09 /ea	3,751
				10-28-13.13	4100	Toilet accessories, mop holder strip, stainless steel, 5 holders, 1219 mm long	2.00 ea	116.43 /ea	233
				10-28-13.13	0610	Toilet accessories, dispenser units, towel dispenser & waste receptacle, 68.1 liter capacity	8.00 ea	360.95 /ea	2,888
				10-28-13.13	4300	Toilet accessories, robe hook, regular, single	25.00 ea	32.66 /ea	817
				10-28-13.13	4201	Toilet Accessories, sanitary napkin disposal	15.00 ea	161.89 /ea	2,428
				10-28-13.13	5600	Toilet accessories, shelf, stainless steel, 127 mm wide x 610 mm long, 1.2 mm t	6.00 ea	103.67 /ea	622
				10-21-16.10	2300	Toilet accessories, fold-down shower seat	1.00 ea	647.85 /ea	648
				10-28-13.13	0200	Toilet accessories, curtain rod, stainless steel, 25 mm diameter x 1524 mm long	6.00 ea	65.27 /ea	392
				10-28-13.13	4600	Toilet accessories, soap dispenser, chrome, surface mounted, liquid	11.00 ea	71.80 /ea	790
				10-28-13.13	1110	Toilet accessories, toilet back rest	6.00 ea	154.23 /ea	925
				10-28-13.13	6240	Toilet accessories, toilet tissue dispenser, plastic, surface mounted, twin/jumbo double roll	19.00 ea	49.07 /ea	932
			<b>C1030.0030</b>			<b>Toilet Partitions</b>			
				10-21-13.13	5300	Urinal screen, floor mounted, powder coated steel	4.00 ea	356.39 /ea	1,426
				10-21-13.13	4200	Entrance screens, floor mounted, powder coated steel	2.00 ea	746.38 /ea	1,493
				10-21-13.13	1000	Partitions, toilet / shower, cubicles, floor & ceiling anchored, powder coated steel	19.00 ea	803.32 /ea	15,263
				10-21-13.13	1400	Partitions, toilet, cubicles, floor & ceiling anchored, incl. 1321mm grab bars, for handicap units, add	2.00 ea	330.75 /ea	662
			<b>C1030.0050</b>			<b>Cornerguards</b>			
				10-26-13.20	1100	Corner protection, vinyl cover	26.00 m	116.94 /m	3,040
			<b>C1030.0060</b>			<b>Signage and Identifying Devices</b>			
				10-14-23.13	1350	Signage / Wayfinding Allowance	1.00 ls	6,300.00 /ls	6,300
			<b>C1030.0110</b>			<b>Lockers</b>			
				10-51-13.10	0500	Lockers, double tier	158.00 ea	332.57 /ea	52,547
		<b>C20</b>				<b>Stairs</b>			
			<b>C2010</b>			<b>Stair Construction</b>			
			<b>C2010.0300</b>			<b>Metal Pan Stairs</b>			
				05-51-13.50	1550	Metal pan stair and landings	12.00 m2	1,004.68 /m2	12,056
		<b>C2020</b>				<b>Stair Finishes</b>			
			<b>C2020.0100</b>			<b>Handrails / Guardrails</b>			
				05-52-13.50	0640	Railing, galvanized, steel picket	25.00 m	281.22 /m	7,030
			<b>C2020.0200</b>			<b>Stair Finish</b>			
				03-15-05.85	0150	Stair tread nosing insert, extruded aluminum, black abrasive strips, 75 mm wide x 1200 mm long, continuous anchor	36.00 m	65.18 /m	2,347
				09-65-13.23	1300	Stair treads & risers, landings, tactile warning studs	2.00 m2	343.93 /m2	688
		<b>C30</b>				<b>Interior Finishes</b>			
			<b>C3010</b>			<b>Wall Finishes</b>			
			<b>C3010.0150</b>			<b>Wall Finishes</b>			
				09-91-23.72	1280	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, latex paint, 3 coats, smooth finish, spray	5,998.00 m2	9.08 /m2	54,479
				06-25-16.10	4300	Plywood Wall Panelling, prefinished, architectural grade	244.00 m2	102.97 /m2	25,123
				09-77-33.10	0161	PVC Wall Covering	69.00 m2	76.74 /m2	5,295
				09-72-23.10	3400	Vinyl Wall Covering	8.00 m2	67.75 /m2	542
				09-30-29.10	0200	Stainless Steel Wall Panel	4.00 m2	334.32 /m2	1,337
				09-30-29.10	0400	Tin Base (squash)	3.00 m2	189.42 /m2	568
		<b>C3020</b>				<b>Floor Finishes</b>			
			<b>C3020.0100</b>			<b>Typical Multi Use</b>			
				09-64-66.10	0900	Athletic flooring, wood strip, gym floor, in mastic, over 2 ply felt, #2 & better, 26 mm maple	63.00 m2	142.35 /m2	8,968
				09-65-19.23	7601	Resilient flooring, luxury vinyl tile	183.00 m2	111.65 /m2	20,431



U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			C3020.0100			<b>Typical Multi Use</b>			
				09-65-13.13	0700	Wall base, vinyl, straight or cove, standard colors, 100 mm high, 3 mm thick	1,600.00 m	9.19 /m	14,696
				03-35-43.10	0800	Concrete finishing, Polished concrete floors, 4-stage	620.00 m2	33.66 /m2	20,872
				03-35-29.30	1950	Concrete finishing, floor, sealer, nonslip	326.00 m2	21.93 /m2	7,148
				03-35-29.30	1900	Concrete finishing, floor, sealer	150.00 m2	11.74 /m2	1,761
				12-48-13.13	0050	Entrance floor mats, recessed, in-laid black rubber, perforated, 10 mm thick	9.00 m2	208.09 /m2	1,873
				09-68-16.10	1100	Carpet, commercial grades, textile flocced flooring	12.00 m2	82.18 /m2	986
				09-65-19.10	6700	Resilient flooring, synthetic turf, 10 mm thick	1,488.00 m2	104.72 /m2	155,822
				09-65-16.10	1215	Pulastic flmg, gym floor, sports flooring (Gym)	822.00 m2	127.65 /m2	104,929
				09-65-16.10	1215	Pulastic flmg, gym floor, sports flooring (Running Track)	809.00 m2	127.65 /m2	103,270
		C3030	* unassigned *			<b>Ceiling Finishes</b>			
			C3030.0100	09-84-13.10	0301	<b>Allowance for acoustic finishes</b>	0.00 ls	0.00 /ls	0
						<b>Ceiling Finishes</b>			
				09-91-23.72	4101	Pnts&ctng, clng, high vl, water rplln, 2 coats, spray	4,425.00 m2	12.22 /m2	54,095
				09-51-23.30	0830	Complete suspended ceilings, mineral fiber, 600 x 1200 x 19 mm, 19 mm grid, include standard suspension system, excl. 40mm carrier channels	323.00 m2	47.39 /m2	15,306
				09-51-23.30	0700	Complete suspended ceilings, washable (kitchen)	16.00 m2	50.82 /m2	813
				09-29-10.10	0450	Cing, gyps dryw, mold rstn, fsh, scrw grid, chnml jsts, over 8'gh, 16 thick	116.00 m2	79.87 /m2	9,264
				09-91-23.72	1280	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, latex paint, 3 coats, smooth finish, spray	116.00 m2	9.08 /m2	1,054
				09-29-10.10	0225	Drywall Bulkheads	30.00 m	126.00 /m	3,780
D						<b>SERVICES</b>			
	D10					<b>Conveying</b>			
		D1010				<b>Elevators and Lifts</b>			
			D1010.0100			<b>Elevators</b>			
				14-24-23.10	2050	Elevator Hydraulic passenger lift, 2 stops, 1 doors	1.00 ea	107,636.41 /ea	107,636
	D20					<b>Plumbing</b>			
		D2010				<b>Plumbing Fixtures</b>			
			D2010.0025			<b>Commercial Water Closets</b>			
				22-42-13.40	3100	WC-1, floor mouted hardwired flush valve, low flow	16.00 ea	1,025.81 /ea	16,413
				22-42-13.40	3200	WC-2, floor mouted hardwired flush valve, low flow, BF	4.00 ea	1,328.21 /ea	5,313
				22-42-13.40	3400	WC-3, child height	2.00 ea	999.75 /ea	2,000
			D2010.0075			<b>Commercial Urinals</b>			
				22-42-13.30	3120	Urinal, wall hung, vitres china, with hanger, rgh-in, supply, waste and vent	5.00 ea	1,187.47 /ea	5,937
			D2010.0110			<b>Commercial Lavatories</b>			
				22-42-16.40	6650	L-1, solid surface undermount hardwired handsfree faucet	8.00 ea	1,278.32 /ea	10,227
				22-42-16.40	6652	L-2, solid surface undermount hardwired handsfree faucet, BF	2.00 ea	1,383.32 /ea	2,767
				22-42-16.40	6661	L-3, Wall hung lavatory clw handsfree hardwired faucet	4.00 ea	1,154.88 /ea	4,620
				22-42-16.40	6662	L-4, change room solid surface undermount hardwired handsfree faucet	4.00 ea	1,278.32 /ea	5,113
			D2010.0125			<b>Sinks</b>			
				22-41-16.30	4980	SK-3, Sink, s/s, single	1.00 ea	1,102.50 /ea	1,103
				22-41-16.30	5790	SK-1, Sink, s/s, double	2.00 ea	1,260.00 /ea	2,520
				22-42-16.40	8982	SK-2, Mech room sink, stainless steel	1.00 ea	1,329.54 /ea	1,330
				22-42-16.40	8981	SS-1, floor mounted janitor sink	2.00 ea	2,137.79 /ea	4,276
			D2010.0150			<b>Showers</b>			
				22-42-23.30	8000	SH-1 shower valve and head (enclosure by Arch)	5.00 ea	566.15 /ea	2,831
				22-42-23.30	8100	SH-2 shower valve and head, BF (enclosure by Arch)	1.00 ea	1,027.31 /ea	1,027
			D2010.0175			<b>Drinking Fountains</b>			
				22-47-13.10	8660	Drinking fountain, floor mounted, BF, refrigerated clw bottle filler, dual height	4.00 ea	2,756.27 /ea	11,025
			D2010.0200			<b>Floor Drains</b>			
				22-13-16.50	2801	Floor Drains	13.00 ea	440.58 /ea	5,728
				22-13-16.50	2821	Funnel Floor Drain	5.00 ea	551.25 /ea	2,756
				22-13-16.50	2830	Hub Drain	2.00 ea	551.26 /ea	1,103
			D2010.0225			<b>Miscellaneous Plumbing</b>			
				11-31-23.13	4500	Washer/dryer connection	1.00 ea	330.74 /ea	331
				11-31-23.13	4600	Kitchen equipment hookups	4.00 ea	1,103.83 /ea	4,415
				22-11-19.10	2270	Non-freeze hose bibs	5.00 ea	630.00 /ea	3,150
				11-31-23.13	4501	Dishwasher hook up	1.00 ea	275.65 /ea	276
				22-11-19.10	2271	Vending machine hook-up	2.00 ea	472.52 /ea	945
				22-13-29.14	0502	Trace heat	10.00 m	366.44 /m	3,664
				22-05-23.10	0520	Valves, trap primer	1.00 ea	390.63 /ea	391
				22-14-29.13	2010	Weeptle sump pump	1.00 ea	4,574.36 /ea	4,574
	D2020					<b>Domestic Water Distribution</b>			
			D2020.0010			<b>Piping &amp; Insulation</b>			
				22-11-13.23	1200	Domestic Water hook-ups	104.00 ea	472.50 /ea	49,140
				22-07-19.10	6870	Insulation, pipe covering (price copper tube one size less than I.P.S.), fiberglass with all service jacket, 25 mm wall, 25 mm iron pipe size	1.00 ls	16,275.00 /ls	16,275
				22-11-19.42	1010	Meter Tree and Backflows - 6"	1.00 ea	15,750.00 /ea	15,750
	D2030					<b>Sanitary Waste</b>			
			D2030.0010			<b>Sanitary Waste</b>			
				22-13-16.30	21601	Sanitary / Vent hook-up	83.00 ea	855.75 /ea	71,027
	D2040					<b>Rain Water Drainage</b>			
			D2040.0010			<b>Rain Water Drainage</b>			
				22-13-16.20	2160	Drain, roof, hook-ups	12.00 ea	1,576.04 /ea	18,912
				22-14-26.13	3920	Drain, roof - 100mm	12.00 ea	473.77 /ea	5,685
	D2090					<b>Other Plumbing Systems</b>			
			D2090.0010			<b>Other Plumbing Systems</b>			
				22-31-13.10	7350	Water softener r/r for future	2.00 ea	379.60 /ea	759
				22-34-30.13	2040	Domestic Water Heater	1.00 ea	13,185.44 /ea	13,185
				22-34-30.13	2100	Rough in for future DWH	1.00 ls	663.81 /ls	664
				22-41-39.10	4201	Mixing valve	1.00 ea	4,200.00 /ea	4,200

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			D2090.0010			<b>Other Plumbing Systems</b>			
				33-51-13.10	0900	Natural Ga c/w RI for future	1.00 ls	21,000.00 /ls	21,000
				22-11-23.10	3180	Recirculation Pump	1.00 ea	630.00 /ea	630
				22-14-29.16	7580	Elevator sump pump	1.00 ea	401.91 /ea	402
D30						<b>HVAC</b>			
	D3020					<b>Heat Generation</b>			
		D3020.0010				<b>Boilers</b>			
				23-52-23.20	2320	Boilers, condensing, 439kW	2.00 ea	41,464.75 /ea	82,930
				23-52-13.10	1600	Rough in to future boilers (878kW)	2.00 ea	1,054.42 /ea	2,109
		D3020.0020				<b>Expansion/Fill Tanks</b>			
				23-21-20.46	3100	Heating Expansion Tank	1.00 ea	7,875.00 /ea	7,875
				23-21-20.46	3000	Chilled Expansion Tank	1.00 ea	7,875.00 /ea	7,875
				23-21-20.46	3020	Glycol fill tank packages	1.00 ea	5,061.64 /ea	5,062
				23-21-20.46	3182	Domestic Hot Water Tank	1.00 ea	4,579.92 /ea	4,580
				23-21-20.46	3200	HRV Heating Expansion Tank	3.00 ea	3,131.56 /ea	9,395
				23-21-20.46	2080	Chilled Water Tank	1.00 ea	7,875.00 /ea	7,875
	D3030					<b>Refrigeration</b>			
		D3030.0010				<b>Refrigeration</b>			
				23-82-19.10	0200	Split Air Conditioning Unit	2.00 ea	8,399.05 /ea	16,798
				23-82-19.10	1065	Air cooled water chiller, 180 ton	1.00 ea	167,580.00 /ea	167,580
				22-11-13.23	1210	Chilled Piping	1.00 ls	42,000.00 /ls	42,000
	D3040					<b>HVAC Distribution</b>			
		D3040.0010				<b>Heating Piping &amp; Insulation</b>			
				22-07-19.10	6900	Insulation, pipe covering (price copper tube one size less than I.P.S.), fiberglass with all service jacket, 25 mm wall, 50 mm iron pipe size	1.00 ls	27,825.00 /ls	27,825
				22-11-13.48	1041	Valves	1.00 ls	21,000.00 /ls	21,000
				22-11-13.23	1210	Heating Piping	1.00 ls	84,000.00 /ls	84,000
		D3040.0020				<b>Pumps</b>			
				23-22-23.10	0100	Heating Pumps	2.00 ea	8,400.00 /ea	16,800
				23-22-23.10	0150	Glycol Pumps	2.00 ea	8,925.00 /ea	17,850
				<b>23-22-23.10</b>	<b>0250</b>	<b>Boiler Pumps</b>	<b>0.00 ea</b>	<b>0.00 /ea</b>	<b>0</b>
				23-22-23.10	0110	Future pump - heating water r/i	1.00 ea	525.00 /ea	525
				23-21-23.13	1110	Future pump - chilled glycol r/i	2.00 ea	525.00 /ea	1,050
		D3040.0030				<b>Ductwork</b>			
				23-31-13.13	0580	Supply and return duct	14,000.00 kg	21.01 /kg	294,170
				23-31-13.13	0570	Exhaust duct	2,500.00 kg	21.39 /kg	53,470
				23-51-33.10	9041	Breeching / Combustion Air	1.00 ls	8,400.00 /ls	8,400
				23-31-13.19	3000	Ductwork Insulation	1.00 ls	89,250.00 /ls	89,250
		D3040.0040				<b>Grilles &amp; Diffusers</b>			
				23-37-13.30	1001	Grilles & diffusers	1.00 ls	84,000.00 /ls	84,000
				23-37-15.40	1150	Louvers	1.00 ls	10,500.00 /ls	10,500
		D3040.0050				<b>Fans</b>			
				23-34-23.10	3040	Fans, ceiling fan, paddle blade air circulator, 3070 L/s high, 1890 L/s low, 1300 mm, includes 3 speed switch	4.00 ea	21,846.04 /ea	87,384
				23-34-16.10	0240	Supply Fan	1.00 ea	1,781.78 /ea	1,782
				23-34-16.10	7260	Relief Fans	4.00 ea	3,356.78 /ea	13,427
				11-31-13.53	4650	Future exhaust fan (rangehood) r/i	1.00 ea	315.00 /ea	315
	D3050					<b>Terminal and Packaged Units</b>			
		D3050.0010				<b>Roof Top &amp; Make-up Air Units</b>			
				<b>23-74-33.10</b>	<b>1221</b>	<b>AHU - inc. below</b>	<b>0.00 ea</b>	<b>0.00 /ea</b>	<b>0</b>
				23-74-33.10	2201	HRV-101, 7079l/s	1.00 ea	273,000.00 /ea	273,000
				23-74-33.10	2202	HRV-102 & 103, 8258l/s	2.00 ea	294,000.00 /ea	588,000
		D3050.0020				<b>Unit Heaters, Fan &amp; Heating Coils</b>			
				23-82-19.20	0100	Unit Heaters	19.00 ea	1,984.50 /ea	37,706
				23-82-19.20	0200	Cabinet Unit Heaters	2.00 ea	2,100.00 /ea	4,200
				23-82-39.16	4060	Terminal Boxes	23.00 ea	698.89 /ea	16,074
		D3050.0050				<b>Radiant Panels</b>			
				23-82-36.10	1400	RP1 - HEF2, 450 wide	63.00 m	359.42 /m	22,644
				23-82-36.10	2000	RPA - WF1B, 1 row sloped top and bottom, 350 wide	6.00 m	319.84 /m	1,919
				23-82-36.10	2100	RPB - WF1A, sloped top, 450 wide	82.00 m	302.94 /m	24,841
	D3060					<b>HVAC Instrumentation and Controls</b>			
		D3060.0100				<b>Instrumentation &amp; Controls</b>			
				23-09-43.10	****	Controls, points for HVAC - CASH ALLOWANCE	1.00 CA	199,500.00 /CA	199,500
	D3070					<b>Testing, Adjusting, and Balancing</b>			
		D3070.0100				<b>Testing, Adjusting &amp; Balancing</b>			
				23-05-05.15	0025	Testing, Adjusting and Balancing	5,703.00 m2	3.67 /m2	20,959
				23-21-20.46	3181	Glycol	5,703.00 m2	2.63 /m2	14,970
				23-21-20.46	3185	Water treatment	5,703.00 m2	3.67 /m2	20,959
	D3090					<b>Other Special HVAC Systems</b>			
		D3090.0100				<b>Other Special HVAC</b>			
				33-46-16.30	2100	Rough-in for Radon	4,148.00 m2	8.67 /m2	35,959
				22-11-13.14	****	Central Plants, EMCS and Custom AHU Commissioning	1.00 CA	20,895.00 /CA	20,895
				22-11-13.14	****	Post Construction Contractor Co-ordination	1.00 CA	7,875.00 /CA	7,875
				22-11-13.14	****	Electronic Drawings for Record Purposes from Mechanical Contractor As-Builts	1.00 CA	4,095.00 /CA	4,095
	D40					<b>Fire Protection</b>			
		D4010				<b>Sprinklers</b>			
						<b>Fire Protection</b>			
				10-44-16.13	0120	Fire extinguishers	13.00 ea	136.50 /ea	1,775
				10-44-16.13	0130	Fire extinguishers cabinets	13.00 ea	315.00 /ea	4,095
				21-13-13.50	3000	Sprinklers to NFPA 13	5,703.00 m2	35.70 /m2	203,588

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
	D50					<b>Electrical</b>			
		D5010				Electrical Service and Distribution			
			D5010.0100			<b>Main Distribution</b>			
				26-24-13.10	0700	Switchboards, no main disconnect, 4 wire, 347/600V, 1600 amp, incl CT compartment, excl CT's or PT's	1.00 ea	6,979.01 /ea	6,979
				26-24-13.10	5000	Switchboards, circuit breaker, mold case, 3 pole, 4 wire, 1600 amp	1.00 ea	16,721.73 /ea	16,722
				26-24-13.30	0600	Switchboards, distribution section, aluminum bus bars, 4 W, 347/600 V, 1600 A, excl breakers	1.00 ea	5,404.02 /ea	5,404
				26-24-13.30	0402	Transient Voltage Surge Suppressor (TVSS), main distribution	1.00 ea	4,093.23 /ea	4,093
				26-24-13.40	0470	Circuit breaker, 3 pole, 600 V, 700 to 800 A	1.00 ea	7,243.92 /ea	7,244
				26-24-13.40	0430	Circuit breaker, 3 pole, 600 V, 125 to 400 A	6.00 ea	2,835.53 /ea	17,013
				26-24-13.40	0420	Circuit breaker, 3 pole, 600 V, 70 to 225 A	6.00 ea	1,482.69 /ea	8,896
				26-27-13.10	0400	Meter socket, transformer rated c/w test switch, 600V, 20A	1.00 ea	1,016.38 /ea	1,016
				26-09-13.30	1250	Smart metering, in panel, three phase, 347/600 volt, 1600 amp	1.00 ea	940.37 /ea	940
				26-35-13.10	1450	Active Harmonic Correction, 150A	1.00 ea	7,425.08 /ea	7,425
			D5010.0125			<b>Main Secondary Distribution</b>			
				26-24-13.30	0500	Switchboards, distribution section, aluminum bus bars, 4 W, 120/208 or 277/480 V, 1200 A, excl breakers	1.00 ea	4,794.00 /ea	4,794
				26-24-13.30	0200	Switchboards, distribution section, aluminum bus bars, 4 W, 120/208 or 277/480 V, 400 A, excl breakers	1.00 ea	2,795.42 /ea	2,795
				26-24-13.40	0460	Circuit breaker, 3 pole, 208 V, 450 to 600 A	1.00 ea	5,590.36 /ea	5,590
				26-24-13.40	0430	Circuit breaker, 3 pole, 208 V, 125 to 400 A	14.00 ea	2,835.53 /ea	39,697
			D5010.0150			<b>Secondary Distribution - Building Assets</b>			
				26-24-13.30	0200	Switchboards, distribution section, aluminum bus bars, 4 W, 347/600 V, 400 A, excl breakers	1.00 ea	2,795.43 /ea	2,795
				26-24-13.40	0420	Circuit breaker, 3 pole, 600 V, 70 to 225 A	2.00 ea	1,482.69 /ea	2,965
				26-24-13.40	0430	Circuit breaker, 3 pole, 480 V, 125 to 400 A, LA frame, for feeder section	1.00 ea	2,835.52 /ea	2,836
			D5010.0150			<b>Secondary Distribution - Life Safety</b>			
				26-24-13.30	0200	Switchboards, distribution section, aluminum bus bars, 4 W, 347/600 V, 225 A, excl breakers	1.00 ea	2,611.68 /ea	2,612
				26-24-13.40	0420	Circuit breaker, 3 pole, 480 V, 70 to 225 A	2.00 ea	1,482.68 /ea	2,965
				26-24-13.40	0430	Circuit breaker, 3 pole, 480 V, 125 to 400 A, LA frame, for feeder section	1.00 ea	2,835.52 /ea	2,836
			D5010.0150			<b>Secondary Distribution - Emergency Power</b>			
				26-24-13.30	0200	Switchboards, distribution section, aluminum bus bars, 4 W, 347/600 V, 400 A, excl breakers	1.00 ea	2,795.43 /ea	2,795
				26-24-13.40	0420	Circuit breaker, 3 pole, 600 V, 70 to 225 A	1.00 ea	1,482.68 /ea	1,483
				26-24-13.40	0430	Circuit breaker, 3 pole, 600 V, 125 to 400 A	2.00 ea	2,835.53 /ea	5,671
				26-32-13.13	3300	Automatic Transfer Switch, 600 V, 3P, 400A	1.00 ea	5,164.79 /ea	5,165
				26-32-13.13	3300	Automatic Transfer Switch, 600 V, 3P, 100A	1.00 ea	2,393.18 /ea	2,393
			D5010.0150			<b>Secondary Distribution - Future Solar</b>			
				26-24-13.30	0200	Switchboards, distribution section, aluminum bus bars, 4 W, 120/208 or 277/480 V, 600 A, excl breakers	1.00 ea	3,740.43 /ea	3,740
			D5010.0175			<b>Transformers</b>			
				26-22-13.10	4300	Transformer, dry-type, 3 phase 480 V primary 120/208 V secondary, 225 kVA	1.00 ea	8,667.63 /ea	8,668
				26-22-13.10	3700	Transformer, dry-type, ventilated, 3 phase 480 V primary 120/208 V secondary, 75 kVA	1.00 ea	4,049.72 /ea	4,050
				26-22-13.10	3500	Transformer, dry-type, ventilated, 3 phase 480 V primary 120/208 V secondary, 45 kVA	1.00 ea	3,146.47 /ea	3,146
			D5010.0200			<b>Panelboards</b>			
				26-24-16.30	1000	Panelboards, 3 phase 4 wire, main lugs, 120/208 V, 225 A, 42 circuits, NQOD, incl 20 A 1 pole plug-in breakers	1.00 ea	3,334.23 /ea	3,334
				26-24-16.30	1100	Panelboards, 3 phase 4 wire, main lugs, 120/208 V, 225 A, 72 circuits, NQOD, incl 20 A 1 pole plug-in breakers	2.00 ea	5,610.44 /ea	11,221
				26-24-16.30	1150	Panelboards, 3 phase 4 wire, main lugs, 120/208 V, 225 A, 84 circuits, NQOD, incl 20 A 1 pole plug-in breakers	9.00 ea	6,353.47 /ea	57,181
				26-24-16.30	2300	Panelboards, 3 phase 4 wire, main circuit breaker, 120/208 V, 400 A, 72 circuits, NQOD, incl 20 A 1 pole plug-in breakers	1.00 ea	7,256.63 /ea	7,257
				26-24-16.30	1600	Panelboards, 3 phase 4 wire, main lugs, 347/600V, 225A, 72 circuits, NEHB, incl 20 A 1 pole plug-in breakers	3.00 ea	8,538.23 /ea	25,615
				26-35-13.10	1151	Panelboards, TVSS / Surge Suppression Device	9.00 ea	912.79 /ea	8,215
			D5010.0400			<b>Energy Metering</b>			
				26-09-13.30	1100	Smart metering, in panel, three phase, 120/208 volt, 100 amp	3.00 ea	840.61 /ea	2,522
				26-09-13.30	1120	Smart metering, in panel, three phase, 120/208 volt, 200 amp	17.00 ea	840.62 /ea	14,290
				26-09-13.30	1130	Smart metering, in panel, three phase, 120/208 volt, 400 amp	4.00 ea	840.62 /ea	3,362
				26-09-13.30	1240	Smart metering, in panel, three phase, 277/480 volt, 800 amp	1.00 ea	929.87 /ea	930
				26-09-13.30	2100	Smart metering, in panel, data recorder	1.00 ea	2,898.84 /ea	2,899
				26-09-13.30	3100	Smart metering, in panel, software package, premium	1.00 ea	640.50 /ea	641
				26-09-13.30	****	Incident Energy Analysis & Selective Coordination Study - CASH ALLOWANCE	1.00 CA	6,199.99 /CA	6,200
			D5010.0700			<b>Conduit &amp; Wire</b>			
				26-05-33.05	5020	Elc mtl tbn (m),20 dm,4.6 m high,inc 2 trm,2 elb&11 bm clmp per 30.5 m	150.00 m	16.98 /m	2,547
				26-05-33.05	5040	Elc mtl tbn (m),25 dm,4.6 m high,inc 2 trm,2 elb&11 bm clmp per 30.5 m	150.00 m	21.05 /m	3,157
				26-05-33.05	5060	Elc mtl tbn (m),32 dm,4.6 m high,inc 2 trm,2 elb&11 bm clmp per 30.5 m	300.00 m	26.84 /m	8,053
				26-05-33.05	5100	Elc mtl tbn (m),50 dm,4.6 m high,inc 2 trm,2 elb&11 bm clmp per 30.5 m	400.00 m	36.82 /m	14,729
				26-05-33.05	5120	Elc mtl tbn (m),65 dm,4.6 m high,inc 2 trm,2 elb&11 bm clmp per 30.5 m	350.00 m	60.75 /m	21,264
				26-05-33.05	5180	Elc mtl tbn (m),100 dm,4.6 m high,inc 2 trm,2 elb&11 bm clmp per 30.5 m	120.00 m	94.54 /m	11,345
				26-05-19.90	0030	Wire, copper solid, 600 V, #12, type THW, in raceway	1,200.00 m	2.04 /m	2,442
				26-05-19.90	0040	Wire, copper solid, 600 V, #10, type THW, in raceway	600.00 m	2.43 /m	1,456
				26-05-19.90	0140	Wire, copper, stranded, 600 V, #8, type THW, in raceway	300.00 m	3.52 /m	1,057
				26-05-19.90	0160	Wire, copper, stranded, 600 V, #6, type THW, in raceway	150.00 m	4.93 /m	740
				26-05-19.90	0200	Wire, copper, stranded, 600 V, #3, type THW, in raceway	1,200.00 m	7.90 /m	9,477
				26-05-19.90	0260	Wire, copper, stranded, 600 V, 1/0, type THW, in raceway	1,200.00 m	14.03 /m	16,834
				26-05-19.90	0280	Wire, copper, stranded, 600 V, 2/0, type THW, in raceway	180.00 m	16.97 /m	3,054
				26-05-19.90	0300	Wire, copper, stranded, 600 V, 3/0, type THW, in raceway	225.00 m	20.71 /m	4,660
				26-05-19.90	0350	Wire, copper, stranded, 600 V, 4/0, type THW, in raceway	540.00 m	25.40 /m	13,716
				26-05-19.90	0400	Wire, copper, stranded, 600 V, 250 kcmil, type THW, in raceway	540.00 m	29.09 /m	15,708

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			D5010.0700			<b>Conduit &amp; Wire</b>			
				26-05-19.90	0420	Wire, copper, stranded, 600 V, 300 kcmil, type THW, in raceway	180.00 m	33.54 /m	6,037
				26-05-19.90	0490	Wire, copper, stranded, 600 V, 500 kcmil, type THW, in raceway	660.00 m	51.09 /m	33,719
			D5010.0900			<b>Grounding</b>			
				26-05-26.80	0100	Grounding rod, copper clad, 3 m long, 19 mm diameter	3.00 ea	164.20 /ea	493
				26-05-26.80	0400	Ground wire, copper wire, bare stranded, #6	30.00 m	3.58 /m	107
				26-05-26.80	2000	Water pipe ground clamps, heavy duty, bronze, 13 mm to 25 mm diameter	6.00 ea	93.27 /ea	560
				26-05-26.80	2100	Water pipe ground clamps, heavy duty, bronze, 32 mm to 51 mm diameter	2.00 ea	102.73 /ea	205
				26-05-26.80	5000	Grounding, isolated ground bar	6.00 ea	225.57 /ea	1,353
		D5020				<b>Lighting and Branch Wiring</b>			
			D5020.0050			<b>Wiring Devices</b>			
				26-27-26.40	0100	Duplex receptacle, grounded, 120V, 15/20 A	60.00 ea	86.69 /ea	5,201
				26-27-26.40	0101	Duplex receptacle, grounded, 120V, 15/20 A, GFCI	12.00 ea	107.69 /ea	1,292
				26-27-26.40	0154	Duplex receptacle, grounded, 120 V, 15/20 A, W.P	6.00 ea	123.44 /ea	741
				26-27-26.40	0200	Fourplex receptacle, grounded, 120 V, 15/20 A	6.00 ea	119.21 /ea	715
				26-27-26.40	0301	Special single receptacles, treadmill	7.00 ea	129.74 /ea	908
				26-27-26.40	0154	Duplex receptacle, grounded, 120 V, 15 A, W.P Rooftop Service	7.00 ea	363.89 /ea	2,547
				26-27-26.40	0302	Receptacle, dryer, 30 A	1.00 ea	107.68 /ea	108
				26-27-26.40	0304	Receptacle, range, 50 A	1.00 ea	118.20 /ea	118
			D5020.0100			<b>Lighting Controls</b>			
				26-27-26.10	3600	Lighting Controls & Relay Panels	5,703.00 m2	4.72 /m2	26,947
				26-27-26.30	0101	Switch, single pole, 120V	6.00 ea	86.61 /ea	520
				26-27-26.30	0107	Switch, 1 pole, 120 V, LED 0-10V Dimming	2.00 ea	213.66 /ea	427
				26-09-23.10	0150	Switch, 1 pole, 120V, motion sensor	7.00 ea	195.41 /ea	1,368
				26-27-26.10	3800	Low voltage switching, flush switch, standard	2.00 ea	88.69 /ea	177
			D5020.0150			<b>Interior Lighting LED</b>			
				26-51-13.55	1000	Interior LED fixtures, troffer, recess recessed flat panel 600 x 600	43.00 ea	212.97 /ea	9,158
				26-51-13.55	1001	Interior LED fixtures, architectural recessed, 600 x 600	89.00 ea	356.82 /ea	31,757
				26-51-13.55	3000	Interior LED fixtures, linear, surface linear, 1,200mm	4.00 ea	278.07 /ea	1,112
				26-51-13.55	3010	Interior LED fixtures, linear, surface linear, 2,400mm	5.00 ea	556.15 /ea	2,781
				26-51-13.55	3020	Interior LED fixtures, suspended linear direct / indirect, 1,200mm	53.00 ea	477.57 /ea	25,311
				26-51-13.55	3013	Interior LED fixtures, suspended linear direct / indirect, 1,830mm	17.00 ea	750.40 /ea	12,757
				26-51-13.55	2020	Interior LED fixtures, industrial strip	31.00 ea	199.32 /ea	6,179
				26-51-13.55	4070	Interior LED fixtures, high bay	73.00 ea	1,353.44 /ea	98,801
				26-51-13.55	0102	Interior LED fixtures, downlight, recess mounted, 150mm	27.00 ea	251.82 /ea	6,799
				26-51-13.55	0101	Interior LED fixtures, downlight, recess mounted, 100mm	19.00 ea	225.57 /ea	4,286
				26-51-13.55	3016	Interior LED fixtures, wall mounted linear, vanity, 3,660mm	1.00 ea	976.15 /ea	976
				26-51-13.55	3020	Interior LED fixtures, wall mounted linear, vanity, 1,200mm	4.00 ea	383.08 /ea	1,532
				26-51-13.55	3013	Interior LED fixtures, wall mounted linear, vanity, 1,830mm	1.00 ea	608.64 /ea	609
				26-51-13.55	3016	Interior LED fixtures, wall mounted linear, 3,660mm	2.00 ea	766.15 /ea	1,532
			D5020.0300			<b>Exterior Building Lighting</b>			
				26-56-23.55	0120	Exterior LED fixture, wall mounted, indoor/outdoor, 66 watt, incl lamps	10.00 ea	579.46 /ea	5,795
			D5020.0600			<b>Mechanical &amp; Other Equipment Hookups</b>			
				26-27-26.50	0750	Rough in & hookup, Air Handling Unit (AHU)	4.00 ea	1,857.09 /ea	7,428
				26-27-26.50	0700	Rough in & hookup, Heat Recovery Ventilator (HRV)	3.00 ea	2,401.68 /ea	7,205
				26-27-26.50	0210	Rough in & hookup, Boiler	2.00 ea	248.94 /ea	498
				26-27-26.50	0220	Rough in & hookup, Ceiling / Circulation Fan	4.00 ea	571.72 /ea	2,287
				26-27-26.50	0230	Rough in & hookup, Exhaust Fan, 120V	8.00 ea	110.07 /ea	881
				26-27-26.50	0240	Rough in & hookup, Exhaust Fan, 3P3W	1.00 ea	397.21 /ea	397
				26-27-26.50	0260	Rough in & hookup, Cabinet Unit Heater	2.00 ea	110.08 /ea	220
				26-27-26.50	0265	Rough in & hookup, Unit Heater	17.00 ea	231.92 /ea	3,943
				26-27-26.50	0495	Rough in & hookup, Pumps	4.00 ea	355.38 /ea	1,422
				26-27-26.50	0800	Rough in & hookup, Chiller	2.00 ea	5,571.27 /ea	11,143
				26-27-26.50	0245	Rough in & hookup, MUA	1.00 ea	1,069.60 /ea	1,070
				26-27-26.50	0112	Rough in & hookup, Dishwasher	1.00 ea	98.78 /ea	99
				26-27-26.50	0205	Rough in & hookup, Domestic Water Heater	1.00 ea	248.94 /ea	249
				26-27-26.50	0120	Rough in & hookup, Barrier-free doors	2.00 ea	233.36 /ea	467
				26-27-26.50	0121	Rough in & hookup, Mechanical Washroom Equipment	40.00 ea	86.54 /ea	3,461
				26-13-16.10	6000	Rough-in & hookup, Elevator	1.00 ea	3,714.17 /ea	3,714
				26-27-26.50	0100	Rough-in & hookup, Motorized Basketball Net w/ Keyed Switch Controller, 120V, 15A	6.00 ea	670.94 /ea	4,026
			D5020.0700			<b>Conduit &amp; Wire</b>			
				26-05-19.90	0030	Wire, copper solid, 600 V, #12, type THW, in raceway	12,000.00 m	2.04 /m	24,421
				26-05-19.90	0040	Wire, copper solid, 600 V, #10, type THW, in raceway	3,600.00 m	2.43 /m	8,734
				26-05-19.90	0140	Wire, copper, stranded, 600 V, #8, type THW, in raceway	1,200.00 m	3.52 /m	4,228
				26-05-19.90	0160	Wire, copper, stranded, 600 V, #6, type THW, in raceway	600.00 m	4.93 /m	2,961
				26-05-19.20	0200	Armored cable, copper, solid, 600 V, 3 conductor, #12, BX, exposed	900.00 m	11.53 /m	10,374
				26-05-19.20	0150	Armored cable, copper, solid, 600 V, 2 conductor, #12, BX, exposed	2,400.00 m	9.35 /m	22,450
				26-05-33.05	5000	Elc mlt tbn (m),15 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm cimp per 30.5 m	900.00 m	12.82 /m	11,538
				26-05-33.05	5020	Elc mlt tbn (m),20 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm cimp per 30.5 m	3,000.00 m	16.98 /m	50,934
				26-05-33.05	5040	Elc mlt tbn (m),25 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm cimp per 30.5 m	1,500.00 m	21.05 /m	31,573
				26-05-33.05	5100	Elc mlt tbn (m),50 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm cimp per 30.5 m	100.00 m	36.82 /m	3,682
		D5030				<b>Communications and Security</b>			
			D5030.0100			<b>Fire Alarm System</b>			
				28-31-23.50	8000	Detection system, remote annunciator	1.00 ea	1,206.41 /ea	1,206
				28-31-23.50	4000	Detection system, fire alarm control panel	1.00 ea	7,500.01 /ea	7,500
				28-31-23.50	7008	Detection Systems, fire alarm speakers	32.00 ea	225.57 /ea	7,218
				28-31-23.50	7028	Detection Systems, fire alarm speakers c/w visual strobe	34.00 ea	251.82 /ea	8,562
				28-31-23.50	5800	Detection system, fire alarm strobe	6.00 ea	194.08 /ea	1,164
				28-31-23.50	7000	Detection system, break manual pullstation, excluding wires & conduits	11.00 ea	278.07 /ea	3,059

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			D5030.0100			<b>Fire Alarm System</b>			
				28-31-23.50	7001	Detection Systems, smoke detectors, excl. wires & conduit	8.00 ea	304.32 /ea	2,435
				28-31-23.50	7025	Detection Systems, monitoring modules, excl. wires & conduit	5.00 ea	216.34 /ea	1,082
				28-31-23.50	7005	Detection Systems, control modules, excl. wires & conduit	9.00 ea	259.61 /ea	2,336
				28-31-23.50	7006	Detection Systems, duct smoke detectors, excl. wires & conduit	4.00 ea	259.61 /ea	1,038
				28-31-23.50	7015	Detection Systems, isolation modules, excl. wires & conduit	4.00 ea	126.35 /ea	505
				26-05-19.90	0050	Wire, copper, stranded, 600 V, #14, type THW, in raceway	1,500.00 m	1.70 /m	2,551
				26-05-23.10	0030	Control cable, copper, THHN wire with PVC jacket, 600 V, 3 wires, #14	750.00 m	3.69 /m	2,769
				26-05-33.05	5020	Elc mtl tbn (m),20 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm clmp per 30.5 m	1,500.00 m	16.98 /m	25,467
				26-05-33.05	----	Fire Alarm System Monitoring Contract - CASH ALLOWANCE	1.00 CA	2,500.01 /CA	2,500
				26-05-33.05	----	Fire Alarm System Verification - CASH ALLOWANCE	1.00 CA	3,500.00 /CA	3,500
			D5030.0200			<b>Public Address System</b>			
				27-51-16.10	0100	Public address system	5,703.00 m2	6.82 /m2	38,923
			D5030.0500			<b>Clock System</b>			
				27-53-13.50	1600	Master time clock system, master controller, clocks & bells, 20 room, excl. wires & conduits	0.00 ea	0.00 /ea	0
			D5030.0700			<b>Security System</b>			
				28-16-16.50	2200	Detection system, Intrusion Detection & CCTV / Access Control Rough-ins	5,703.00 m2	8.40 /m2	47,905
				26-05-33.05	----	Access Control System Components - CASH ALLOWANCE	1.00 CA	25,000.01 /CA	25,000
				26-05-33.05	----	Closed Circuite Television (Camera System) - CASH ALLOWANCE	1.00 CA	20,000.01 /CA	20,000
			D5030.0800			<b>Communications System</b>			
				27-13-23.13	0402	Data Outled, 2D	48.00 ea	241.15 /ea	11,575
				27-13-23.13	0407	Data racks incl. Patch Panels & Wire management	3.00 ea	2,382.09 /ea	7,146
				27-13-23.13	0416	Wireless access points	24.00 ea	509.07 /ea	12,218
				27-13-23.13	0100	Fiber optic cable, 12 strand, single mode	600.00 m	5.78 /m	3,468
				27-13-23.13	0050	Data Cable, Cat 6	6,000.00 m	2.84 /m	17,013
				27-13-23.13	1001	Data system testing and documentation	1.00 ea	2,625.00 /ea	2,625
			D5090			<b>Other Electrical Systems</b>			
						<b>Emergency Lighting Systems</b>			
				26-52-13.10	0500	Emergency lighting system incl. battery banks, VSR's, etc.	5,703.00 m2	3.68 /m2	20,959
			D5090.0500			<b>Cable Tray / Raceway System</b>			
				26-05-36.10	0110	Cable Tray, basket type, 305mm W	150.00 m	98.94 /m	14,841
						<b>EQUIPMENT AND FURNISHINGS</b>			
						<b>Equipment</b>			
						<b>Institutional Equipment</b>			
						<b>* unassigned *</b>			
				13-18-16.50	1020	Sports Boards, laminated glass, 2.440mmH	162.00 m	997.50 /m	161,595
						<b>Gym Equipment</b>			
				11-66-23.13	1450	School equipment, basketball backstops, ceiling suspended, fold up, with accessories, maximum	6.00 ea	8,400.38 /ea	50,402
				11-66-23.13	1600	School equipment, basketball backstops, for electrically operated, add	6.00 ea	3,012.09 /ea	18,073
						<b>Furnishings</b>			
						<b>Fixed Furnishings</b>			
						<b>* unassigned *</b>			
				12-32-13.10	1201	Allowance for miscellaneous millwork	5,703.00 m2	4.20 /m2	23,953
						<b>Kitchen</b>			
				12-32-13.10	1201	Lower cabinets	6.00 m	786.05 /m	4,716
				12-32-13.10	4441	Upper cabinets	1.00 m	494.34 /m	494
				12-36-61.16	0900	Solid surface countertop, acrylic polymer, premium patterned colors, with hard seam attached 100mm backsplash, pricing for orders 30 m more, 635 wide	6.00 m	456.61 /m	2,740
						<b>Reception</b>			
				12-32-13.10	1201	Lower cabinets	6.00 m	786.05 /m	4,716
				12-36-23.10	0750	Counter tops,custom plastic,32 thick,with splash	6.00 m	199.80 /m	1,199
				12-32-13.10	1202	Custom Shelving	13.00 m	241.28 /m	3,137
				12-32-13.10	1262	Work counters	2.00 m	523.03 /m	1,046
				12-32-13.10	1261	Reception counters w/ plastic laminate countertop	3.00 m	1,575.00 /m	4,725
				09-77-43.20	0120	Slatwall / pegboard	5.00 m2	78.14 /m2	391
						<b>Party Room</b>			
				12-32-13.10	1201	Lower cabinets	1.00 m	786.05 /m	786
				12-36-61.16	0900	Solid surface countertop, acrylic polymer, premium patterned colors, with hard seam attached 100mm backsplash, pricing for orders 30 m more, 635 wide	1.00 m	456.62 /m	457
						<b>Upper Reception</b>			
				12-32-13.10	1201	Lower cabinets	4.00 m	786.04 /m	3,144
				12-36-23.10	0750	Counter tops,custom plastic,32 thick,with splash	4.00 m	199.80 /m	799
				12-32-13.10	4451	Millwork Screen	3.00 m2	344.99 /m2	1,035
						<b>Changerooms</b>			
				10-51-53.10	2210	Locker, bench, pedestals, steel pipe, laminated maple top	55.00 m	277.82 /m	15,280
						<b>BUILDING SITEWORK</b>			
						<b>Site Preparation</b>			
						<b>Site Clearing</b>			
						<b>Site Clearing</b>			
				31-14-13.23	1480	Topsoil stripping and stockpiling, loam or topsoil, remove and stockpile on site, 149 kW dozer, 150 mm deep, 150 m haul per m2	14,000.00 m2	10.65 /m2	149,133
						<b>Site Improvements</b>			
						<b>Roadways</b>			
						<b>* unassigned *</b>			
				32-12-16.14	----	16 Avenue Extension incl. regional pathways, sidewalks, etc.	0.00 ea	0.00 /ea	0
				32-12-16.14	----	26 Street Extension incl. regional pathways, sidewalks, etc.	0.00 ea	0.00 /ea	0
				32-12-16.14	----	Asphalt Parking Lot Access Road & Curbs	0.00 ea	0.00 /ea	0
						<b>Parking Lots</b>			
						<b>Gravel Parking Lot</b>			
				31-22-16.10	0012	Fine grading, finish grading, small area, to be paved with grader	0.00 m2	0.00 /m2	0
				32-11-23.23	0100	Base course drainage layers, aggregate base course for roadways and large paved areas, stone base, compacted, 20 mm stone base, to 150 mm deep	0.00 m2	0.00 /m2	0
				31-22-16.10	0200	Fine grading, grade subgrade for base course, roadways	0.00 m2	0.00 /m2	0

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			G2020.0010			Gravel Parking Lot			
				32-16-13.13	0415	Cast-in place concrete curbs & gutters, concrete, machine formed, straight, 150 mm x 450 mm, includes concrete	0.00 m	0.00 /m	0
		G2030				Pedestrian Paving			
			G2030.0050			Concrete Sidewalks & Islands			
				32-06-10.10	0101	Sidewalks, concrete, 125 mm thick, excludes base	655.00 m2	137.13 /m2	89,821
				32-06-10.10	0450	Sidewalks, driveways, and patios, sidewalks, concrete, excludes base, for 100 mm thick bank run gravel base, add	655.00 m2	10.92 /m2	7,154
		G2040				Site Development			
			A1010.0150			R/C Foundations to exterior stairs			
				03-11-13.45	3000	C.I.P. concrete forms, pile cap, square or rectangular, plywood, 1 use, includes erecting, bracing, stripping and cleaning	12.00 m2ca	116.72 /m2ca	1,401
				03-21-10.60	0500	Reinforcing, footing, #10 to #25	0.20 m tn	2,417.80 /m tn	484
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	2.00 m3	190.50 /m3	381
				03-31-05.70	3750	Concrete placing to pile caps,pumped, incl vibrating	2.00 m3	71.92 /m3	144
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	2.00 m3	3.98 /m3	8
			A1010.1000			Trench Excavation for exterior stairs			
				31-23-16.13	0050	Excavating, trench or continuous footing, common earth,	12.00 bm3	23.02 /bm3	276
				31-23-23.13	0015	Backfill, light soil, by hand, no compaction	10.00 lm3	34.16 /lm3	342
				31-23-23.18	0100	Hauling borrowed material, 3km round, 2.6 loads per hr	2.00 lm3	10.56 /lm3	21
			A1020.0050			Piles to exterior stair foundations			
				31-63-26.13	1079	BP6 400 dia.1200 bell, 6m deep	4.00 ea	843.79 /ea	3,375
				31-63-26.13	4500	Tailings removal	4.00 lm3	14.98 /lm3	60
			B1020.0300			Structural Steel Exterior Stair Framing			
				05-12-23.75	0050	Structural steel, C Channel Shape,a992 steel,shop fab,incl shop primer,bolted connection	818.00 kgs	5.78 /kgs	4,728
				05-12-23.17	0100	Columns, Structural HSS	343.00 kg	5.48 /kg	1,881
				05-12-23.75	0100	Structural steel, W Shape,a992 steel,shop fab,incl shop primer,bolted connection	145.00 kg	4.94 /kg	717
				05-53-16.50	0200	Floor grating plank, galvanized steel, 14 gauge x 240 mm wide, 63 mm rib, field fabricated from planks	58.00 m	70.96 /m	4,115
				05-12-23.40	0450	Angle framing, structural steel, less than 100 mm, field fabricated, incl cutting & welding	40.00 kg	16.36 /kg	654
			C2020.0100			Exterior Stair - Handrails / Guardrails			
				05-52-13.50	0640	Railing, galvanized, steel picket	23.00 m	281.21 /m	6,468
			G2040.0100			Outdoor Play Area - Fencing			
				32-31-29.20	3900	Wood fences & gates, 1,800mmH	33.00 m	144.46 /m	4,767
				32-31-13.20	0900	Fence, chain link, black powder coated, 1,800mmH	9.00 m	124.96 /m	1,125
			G2040.0200			Site Furnishings			
				12-93-23.10	----	Allowance for site furnishings	0.00 /s	0.00 /s	0
		G2050				Landscaping			
			G2050.150			Soft Landscaping			
				32-91-13.23	0100	Soil preparation, structural soil mixing, rake topsoil, site materials, ideal conditions, harley rock rake	1,853.00 m2	6.48 /m2	12,002
				32-91-19.13	0800	Topsoil placement and grading, loam or topsoil screened, 150 mm deep, furnish and place, truck dumped	1,853.00 m2	7.06 /m2	13,077
				32-92-23.10	0020	Sodding, bluegrass sod, on level ground, 25 mm deep	1,248.00 m2	8.67 /m2	10,821
				32-92-19.13	0100	Seeding, mechanical seeding, 0.024 kg/m2	988.00 m2	1.51 /m2	1,488
			G2050.150			Compacted Crushed Limestone			
				32-94-13.20	0050	Landscape edging, aluminum alloy, mill finish, 3 mm x 100 mm, including stakes	280.00 m	21.28 /m	5,959
				32-06-10.10	1020	Crushed stone, limestone, 150 mm thick	100.00 m2	26.11 /m2	2,611
				32-91-13.16	1050	Soil preparation, mulching, filter fabric weed barrier	100.00 m2	3.45 /m2	345
			G2050.300			Shrubs and Trees			
				32-93-33.20	1004	Allowance for shrubs	1.00 ls	6,300.00 /ls	6,300
				32-93-43.30	0681	Allowance for trees	1.00 ls	13,125.00 /ls	13,125
		G30				Site Civil / Mechanical Utilities			
			G3010			Water Supply			
			G3010.0010			Water Main Supply			
				33-11-13.25	2210	Water Main	148.00 m	390.70 /m	57,823
				33-11-13.25	2300	Tie into Existing	1.00 ea	3,150.00 /ea	3,150
				33-11-13.25	2400	Valve	1.00 ea	4,200.00 /ea	4,200
				33-05-26.05	0020	Utility connection, water, sanitary, stormwater, gas, single connection - CA no value provided	1.00 CA	16,581.84 /CA	16,582
			G3020			Sanitary Sewer			
			G3020.0010			Sanitary Sewer			
				33-31-13.13	3000	Sanitary Main	117.00 m	341.86 /m	39,998
				33-31-13.13	2000	Manhole	2.00 ea	5,372.09 /ea	10,744
				33-31-13.13	2100	Tie into Existing	1.00 ea	3,443.96 /ea	3,444
				33-05-26.05	0020	Utility connection, water, sanitary, stormwater, gas, single connection - CA no value provided	1.00 CA	16,581.83 /CA	16,582
			G3030			Storm Sewer			
			G3030.0010			Storm Sewer			
				33-41-13.40	3000	Storm Sewer	278.00 m	366.98 /m	102,020
				33-31-13.13	2000	Manhole	7.00 ea	5,372.10 /ea	37,605
				33-44-13.13	5000	Catchbasin	3.00 ea	4,395.35 /ea	13,186
				33-49-13.10	2100	Tie into Existing	1.00 ea	3,149.96 /ea	3,150
				33-05-26.05	0020	Utility connection, water, sanitary, stormwater, gas, single connection - CA no value provided	1.00 CA	16,581.83 /CA	16,582
			G3040			Heating Distribution			
			G3040.0100			Heating Distribution			
				33-51-33.10	1000	Natural gas metering, pressure regulator valves - CA no value provided	1.00 CA	12,600.00 /CA	12,600
		G40				Site Electrical Utilities			
			G4010			Electrical Distribution			
			G4010.0010			Electrical Distribution - Secondary Service Feeders			
				33-71-19.17	5800	New secondary duct bank for building service, 1600A excl. wire	75.00 m	225.57 /m	16,918
				26-05-19.90	0900	Wire, aluminum, stranded, 600 V, 750 kcmil, type THHN, in raceway	1,200.00 m	34.81 /m	41,777
				26-24-16.30	----	Utility Work (Fortis) - CASH ALLOWANCE	1.00 CA	50,000.01 /CA	50,000
			G4010.0010			Electrical Distribution - Generator Feeders			
				33-71-19.17	5800	New duct bank for Generator Service Feeders, 300A excl. wire	15.00 m	162.57 /m	2,439
				26-05-19.90	0900	Wire, aluminum, stranded, 600 V, 750 kcmil, type THHN, in raceway	60.00 m	34.81 /m	2,089

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			<b>G4010.0010</b>			<b>Electrical Distribution - Generator Feeders</b>			
				33-71-19.15	1030	Elctrc undrgr ducts and manhls,pvc,condt with cplng,25 dm,schedl 40,instll direct burial slab duct bank,excldds excavtn,backfill and cast place concrete	15.00 m	9.46 /m	142
				26-05-19.90	0140	Wire, copper, stranded, 600 V, #8, type THW, in raceway	60.00 m	3.52 /m	211
		G4020				Site Lighting			
			<b>G4020.0010</b>			<b>Site Lighting</b>			
				26-56-13.10	3000	Light poles, anchor base, aluminum, 6,1 m high	11.00 ea	2,177.28 /ea	23,950
				26-56-19.55	0130	Roadway area luminaire, LED fixture, 252 LEDs, 120 V AC or 12 V DC, equal to 210 W, incl lamp	11.00 ea	1,481.29 /ea	16,294
				33-71-19.15	1030	Elctrc undrgr ducts and manhls,pvc,condt with cplng,25 dm,schedl 40,instll direct burial slab duct bank,excldds excavtn,backfill and cast place concrete	150.00 m	9.46 /m	1,418
				26-05-19.90	0120	Wire, copper, stranded, 600 V, #10, type THW, in raceway	600.00 m	2.56 /m	1,538
		G4030				Site Communication and Security			
			<b>G4030.0010</b>			<b>Site Communication and Security</b>			
				33-71-19.17	5600	New Telephone, Cable, Supernet & Spare Communication duct bank	120.00 m	194.07 /m	23,289
				33-71-19.17	****	Shaw Communications TV Utility - CASH ALLOWANCE	1.00 CA	9,999.99 /CA	10,000
				33-71-19.17	****	Telus Communications Telephone Utility - CASH ALLOWANCE	1.00 CA	10,000.01 /CA	10,000
				33-71-19.17	****	Axia Supernet Fibre Service - CA no value provided	1.00 CA	10,000.00 /CA	10,000
		G4090				Other Site Electrical Utilities			
			<b>* unassigned *</b>						
				26-32-13.13	2700	Generator set, diesel, 3 phase 4 wire, 277/480 V, 200 kW, incl battery, charger, muffler, & day tank, excl conduit, wiring, & concrete	1.00 ea	82,009.07 /ea	82,009
<b>Z</b>						<b>GENERAL REQUIREMENTS AND ALLOWANCES</b>			
	Z10					General Requirements			
		Z1010				Supervision and Labour Expenses			
			<b>* unassigned *</b>						
				01-31-13.20	****	Supervision & Labour	12.00 mnth	45,000.00 /mnth	540,000
		Z1030				Temporary Conditions			
			<b>* unassigned *</b>						
				01-54-33.60	****	Temporary Conditions	12.00 mnth	22,000.00 /mnth	264,000
		Z1050				Permits, Insurance and Bonds			
			<b>Z1050.0100</b>			<b>Permits</b>			
				00-31-43.00	0010	Building Permit, 7.25/1000	12,500.00 k	7.25 /k	90,625
			<b>Z1050.0200</b>			<b>Bonding</b>			
				00-61-13.00	0005	Bid Bond, 2/1000	12,500.00 k	2.00 /k	25,000
				00-61-13.00	0010	Performance Bond, 6/1000	12,500.00 k	6.00 /k	75,000
				00-61-13.00	0020	Labour & Material Bond, 3/1000	12,500.00 k	3.00 /k	37,500
			<b>Z1050.0300</b>			<b>Insurance</b>			
				00-73-16.00	0010	Insurance, Wrap-Up, 3/1000	12,500.00 k	3.00 /k	37,500
				00-73-16.00	0020	Insurance, Course of Construction, 4/1000	12,500.00 k	4.00 /k	50,000

Quantity Surveyor  
**90% DESIGN**  
**CLASS "A" COST ESTIMATE**  
September 21, 2021

**COALDALE RECREATION CENTRE**

Town of Coaldale, AB

*Client*



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## TABLE OF CONTENTS

1. Introduction
  - 1.1. Background
  - 1.2. Purpose
  - 1.3. Methodology
  - 1.4. Exclusions
2. Documentation
3. Costing
  - 3.1. Cost Base
  - 3.2. Cost Predictability
  - 3.3. Allowances / Contingencies
4. Gross Floor Area
5. Costing Summaries
6. Unifomat Elemental Cost Summary
7. Detailed Elemental Estimate

## 1. INTRODUCTION

### 1.1 Background

This project involves a two-storey new build recreation centre, with the fitness and running track on the 2<sup>nd</sup> level. The Town of Coaldale has entered a partnership with Palliser Regional School where the recreation centre will be integrated with the new Kate Andrews High School. For this estimate, it was assumed the recreation centre is proceeding in conjunction with the school.

The facility will comprise of a non-combustible construction. The foundation is pile and grade beam, with slab on grade and structural steel composite roof and floor. The exterior finishes will consist of insulated metal panel on steel stud backup and incorporates the use of double-glazed aluminium windows, and curtain walls.

Pricing is based on a Design-Bid-Build procurement strategy (i.e. public competitive tender process).

Costs are summarized as follows:

	Activity	Estimated Cost In Current Dollars	Area (m <sup>2</sup> )	Cost/m <sup>2</sup>
1	New Construction (excl. Separate Add-on Prices)	\$14,139,967	5,703	\$2,479
2	Design Allowance	\$0	5,703	\$0
	<b><u>Cash Allowances</u></b>			
3	Synthetic Field Turf	\$166,711	1,488	\$112
4	Multisport Court Flooring (Pulastic) - Gym and Track	\$224,767	822	\$273
5	Lockers	\$44,089	158	\$279
6	Glass Boards	\$172,655	162	\$1,066
7	Squash Court (flooring & wall finishes)	\$83,108	63	\$1,319
8	Mechanical (per specification)	\$211,050	5,703	\$37
9	Electrical (included in base estimate)	\$0	5,703	\$0
10	Running Track & Access Stairs (excl. mezz. & flooring)	\$752,644	734	\$1,025
11	Servery fit out (millwork & finishes)	\$17,051	24	\$710
12	Skylights	\$161,168	49	\$3,289
	<b>PRE BID ESTIMATE</b>	<b>\$15,973,000</b>	<b>5,703</b>	<b>\$2,801</b>
13	Construction Allowance	\$0	5,703	\$0
	<b>TOTAL CONSTRUCTION COST</b>	<b>\$15,973,000</b>	<b>5,703</b>	<b>\$2,801</b>

#### Separate Add-on Prices

14	COVID Market Risk Allowance	\$1,277,840	5,703	\$224
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## 1.2 Purpose

This cost study is intended to provide a practical analysis of construction costs for the proposed building within the Town of Coaldale. All scope/cost item exceptions are listed below in section 1.4 Exclusions.

## 1.3 Methodology

Where possible, elements have been assessed or measured, then priced at rates considered competitive for a project of this type. This report is developed using standardized methods and techniques. Formatting of the report in accordance with the following documents:

Canadian Institute of Quantity Surveyors. "Elemental Cost Analysis-Method of Measurement and Pricing" (Toronto ON, Canada: Canadian Institute of Quantity Surveyors, 1990).

Construction Specifications Institute. "UniFormat™: A Uniform Classification of

Construction Systems and Assemblies" (Alexandria VA, USA: The Construction Specifications Institute, 2010 Edition).

Construction Specifications Institute. "MasterFormat 2010™" (Alexandria VA, USA: The Construction Specifications Institute, 2010 Edition).

Costing for the estimated areas of work is developed using the historical data of similar projects. Consideration is made to include for project complexity, geographic location and current market pricing.

## 1.4 Exclusions

This analysis excludes the following:

- a. GST
- b. Consultant fees
- c. Project management costs & disbursements
- d. Independent testing (including air monitoring)
- e. Hazardous abatement
- f. Removal contaminated / organic soils
- g. Escalation beyond September 2021
- h. Premium time working
- i. Furniture, fixtures & equipment (included active IT)
- j. Sport field nets & perimeter safety nets
- k. Off-site improvements
- l. Roadways & Parking Lots
- m. Lease space tenant improvements
- n. Super net
- o. Construction change order allowance

## 2. DOCUMENTATION

The documentation is based on the following information:

Prime Consultant / Architect	FWBA Architects
Structural	ISL Engineering and Land Services
Mechanical	The HIDI Group.
Electrical	SMP Engineering
Civil	FWBA Architects
Landscape	ISL Engineering and Land Services
Green Building	Integral Group

The basis for this estimate is the 90% Review Set drawings and specifications for Class "A" costing dated August, 2021 together with discussions and correspondence related to scope.

### 3.1 Cost Base:

The basic capital dollars are expressed in current **September 2021** dollars, that is, as if the project were tendered in **September 2021**.

COVID 19 has brought with it many uncertainties regarding the global economy and specifically for construction project delay notices as a result of force majeure. The degree of impact to projects at the preconstruction stage is continually changing, however, the risk probability of delay or shutdown are factors that require increased consideration.

Historically, low interest rates would stimulate investment and capital ventures, however, we believe that in the near term, the current uncertain environment outweighs investment decisions, and therefore less projects will proceed to tender stage. We believe that as industry activity reduces, particularly as developers and Government defer or cancel projects, escalation and market impacts will decrease. Indicators are that as fewer projects are tendered, more will be at an increased value with lower cost.

We expect a trend in increased number of bidders, providing better investor "value" through competition. Contractors will reduce costs and take on slightly higher cost risks to secure projects and maintain work force. However, to mitigate the execution risks, pricing may reflect increased requirements for site health and safety, potentially longer durations, and allowances for project delays, shutdowns, etc. Therefore, it may be prudent to carry additional risk reserve contingency.

### 3.2 Cost Predictability

Pricing by the PQS reflects probable construction costs obtainable in the location of the project as of the date of the report and is a determination of fair market value for the construction of this project and should not be taken as a prediction of low bid.

Typically, pricing assumes competitive bidding for every portion of the construction works including all subcontractors as well as the general contractor, and assumes a minimum of three (3) bidders. If fewer bids are received, the bid results can be expected to be higher.

For an estimate / cost analysis at 90% design (Class "A") the industry standard level of accuracy is between 5% and 10%.

### 3.3 Contingencies:

As this project is currently at 90% Design the following allowances have been included:

- a. Design Allowance / Contingency = 0.0 %
  - An allowance for design changes during the development of the design. The allowance is to cover unforeseen items during the design phase that do not change the project scope. The allowance, which is included in the primary stages, is ultimately absorbed into the design and quantified work as more detailed information becomes available and is therefore normally reduced to zero at tender stage.
- b. Location Allowance / Contingency = 10.0%
  - Location factors are applied to baseline unit costs, to allow for the higher costs of construction in locations that are further away from the main centers of operations, notably Edmonton and Calgary. Initially, these factors are calculated by assessing the extra costs of supplying skilled labour and delivering materials from either of the two main city centers to those remote locations, and incorporating the relative risks involved in doing business there.
- c. Escalation Allowance / Contingency = 0.0 %
  - An allowance to account for anticipated cost escalation from the time of this estimate to the midpoint of the anticipated construction schedule. The midpoint of the construction schedule is used to account for differential escalation over the total construction period. Rates used within the estimate backup represent constant dollars as the cost base. No allowance has been applied as a percentage to the estimate total.
- d. Construction Allowance / Contingency = 0.0 %
  - An allowance for changes to the contract price during construction. The allowance is to cover unforeseen items during the construction period which will result in change orders
- e. COVID Market Volatility Risk Reserve Allowance / Contingency = 8.0 %
  - COVID market volatility risk reserve escalation allowance. To mitigate the notice of material distribution increases, pricing pressure reflects possible increased requirements for site health and safety, potentially longer durations, availability and allowances for project delays, shutdowns, etc. The appetite of the industry to absorb or transfer the cost pressures is unknown however the cost impact is highly probably.

#### 4. GROSS FLOOR AREA

Building areas and volumes are measured in accordance with the latest issue of "Elemental cost Analysis - Measurement of Buildings by Area and Volume", published by the Canadian Institute of Quantity Surveyors.

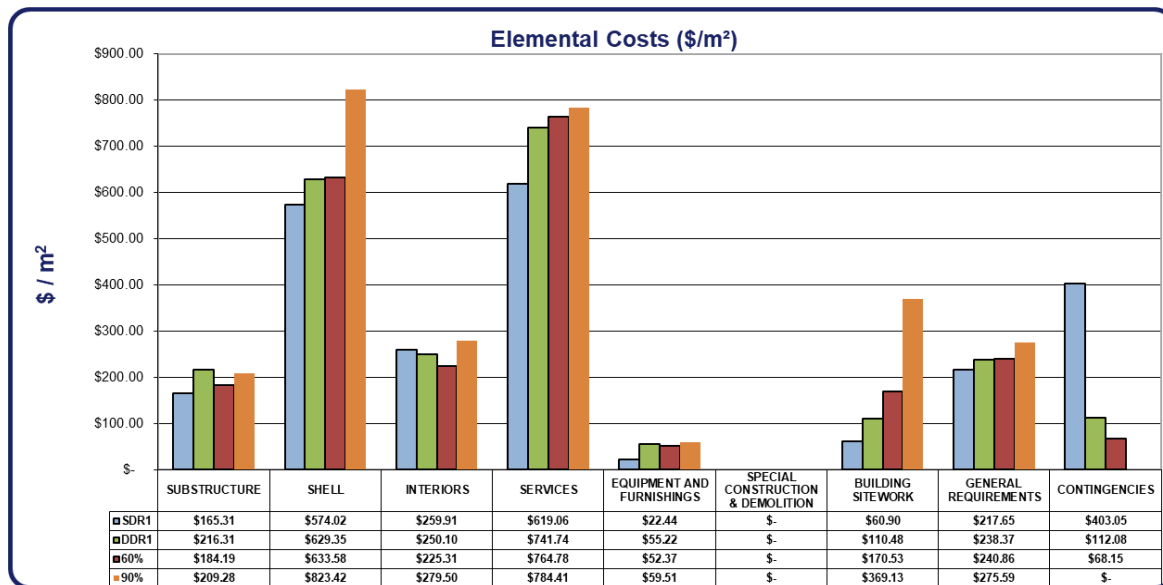
Description	SDR1	DDR1	60%	90%
	Area (m <sup>2</sup> )	Area (m2)	Area (m2)	Area (m2)
<b>Fieldhouse</b>				
Main Floor	4,426	4,148	4,148	4,148
2nd Floor	780	705	705	705
2nd Floor Running Track	803	850	850	850
<b>Sub-total</b>	<b>6,009</b>	<b>5,703</b>	<b>5,703</b>	<b>5,703</b>
Area Reduction	-372			
<b>Total</b>	<b>5,637</b>	<b>5,703</b>	<b>5,703</b>	<b>5,703</b>

## 5. COSTING SUMMARIES

### MAJOR ELEMENT \$/ELEMENT

ELEMENTAL SUMMARY OF COSTS \$		SDR1	DDR1	60%	90%
ELEMENT	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
A SUBSTRUCTURE	\$ 993,326	\$ 1,233,632	\$ 1,050,438	\$ 1,193,533	
B SHELL	\$ 3,449,282	\$ 3,589,194	\$ 3,613,296	\$ 4,695,936	
C INTERIORS	\$ 1,561,817	\$ 1,426,307	\$ 1,284,930	\$ 1,593,969	
D SERVICES	\$ 3,719,918	\$ 4,230,116	\$ 4,361,513	\$ 4,473,518	
E EQUIPMENT AND FURNISHINGS	\$ 134,828	\$ 314,930	\$ 298,687	\$ 339,386	
F SPECIAL CONSTRUCTION & DEMOLITION	N/A	N/A	N/A	N/A	
G BUILDING SITEWORK	\$ 365,964	\$ 630,083	\$ 972,520	\$ 2,105,168	
Z GENERAL	\$ 1,307,888	\$ 1,359,410	\$ 1,373,645	\$ 1,571,700	
CONTINGENCIES	\$ 2,421,935	\$ 639,184	\$ 388,651	\$ -	
<b>TOTAL COST</b>	<b>\$ 13,954,957</b>	<b>\$ 13,422,856</b>	<b>\$ 13,343,680</b>	<b>\$ 15,973,210</b>	
<b>AREA (m<sup>2</sup>)</b>	<b>6,009</b>	<b>5,703</b>	<b>5,703</b>	<b>5,703</b>	
<b>RATE PER GFA (m<sup>2</sup>)</b>	<b>\$ 2,322.34</b>	<b>\$ 2,353.65</b>	<b>\$ 2,339.77</b>	<b>\$ 2,800.84</b>	
<b>RATE PER GFA (ft<sup>2</sup>)</b>	<b>\$ 215.75</b>	<b>\$ 218.66</b>	<b>\$ 217.37</b>	<b>\$ 260.21</b>	

### MAJOR ELEMENT \$/GFA (m<sup>2</sup>)



**6. UNIFORMAT ELEMENTAL COST SUMMARY**



**Elemental Cost Summary**

Project : COALDALE RECREATION CENTRE  
 New Facility  
 Location : Town of Coaldale, Alberta

GFA : 5,703 m<sup>2</sup>  
 Date : September 21, 2021  
 Report Status : **90% Design Cost Report**

ELEMENT	Ratio to GFA	Elemental Costs		Elemental Amounts		Rate per GFA		% Total
		Quantity	Unit Rate	Sub-Total	Total	Sub-Total	Total	
<b>A SUBSTRUCTURE</b>					\$ 1,193,533		\$ 209.28	7.47
<b>A10 Foundations</b>					1,193,533		209.28	7.47
A1010 Standard Foundations	0.73	4,148 m <sup>2</sup>	63.53	263,511		46.21		
A1020 Special Foundations	0.01	74 ea	4,848.55	358,793		62.91		
A1030 Slab on Grade	0.71	4,059 m <sup>2</sup>	140.73	571,229		100.16		
<b>A20 Basement Construction</b>					-		-	-
<b>B SHELL</b>					\$ 4,695,936		\$ 823.42	29.40
<b>B10 Superstructure</b>					2,222,574		389.72	13.91
B1010 Floor Construction	0.26	1,497 m <sup>2</sup>	683.41	1,023,069		179.39		
B1020 Roof Construction	0.73	4,160 m <sup>2</sup>	288.34	1,199,505		210.33		
<b>B20 Exterior Enclosures</b>					1,375,646		241.21	8.61
B2010 Exterior Walls	0.49	2,803 m <sup>2</sup>	319.78	896,344		157.17		
B2020 Exterior Windows	0.04	224 m <sup>2</sup>	1,939.00	434,335		76.16		
B2030 Exterior Doors	0.00	14 no.	3,211.93	44,967		7.88		
<b>B30 Roofing</b>					1,097,716		192.48	6.87
B3010 Roof Coverings	0.71	4,046 m <sup>2</sup>	204.50	827,405		145.08		
B3020 Roof Openings	0.01	49 ea	3,225.04	158,027		27.71		
B3030 Balconies and Projections	0.04	201 m <sup>2</sup>	558.63	112,284		19.69		
<b>C INTERIORS</b>					\$ 1,593,969		\$ 279.50	9.98
<b>C10 Interior Construction</b>					813,254		142.60	5.09
C1010 Partitions	0.41	2,359 m <sup>2</sup>	252.01	594,501		104.24		
C1020 Interior Doors	0.01	48 no.	2,206.40	105,907		18.57		
C1030 Fittings	1.00	5,703 m <sup>2</sup>	19.79	112,846		19.79		
<b>C20 Stairs</b>					49,224		8.63	0.31
C2010 Stair Construction	0.00	3 ft	10,851.33	32,554		5.71		
C2020 Stair Finishes	0.00	3 ft	5,556.67	16,670		2.92		
<b>C30 Interior Finishes</b>					731,491		128.26	4.58
C3010 Wall Finishes	1.12	6,380 m <sup>2</sup>	24.35	155,355		27.24		
C3020 Floor Finishes	0.79	4,515 m <sup>2</sup>	103.67	468,053		82.07		
C3030 Ceiling Finishes	0.98	5,613 m <sup>2</sup>	19.26	108,083		18.95		
<b>D SERVICES</b>					\$ 4,473,518		\$ 784.41	28.01
<b>D10 Conveying</b>					112,762		19.77	0.71
D1010 Elevators and Lifts	0.00	1 ea	112,762.00	112,762				
<b>D20 Plumbing</b>					310,472		54.44	1.94
D2010 Plumbing Fixtures	1.00	5,703 m <sup>2</sup>	18.79	107,183		18.79		
D2020 Domestic Water Distribution	1.00	5,703 m <sup>2</sup>	12.16	69,328		12.16		
D2030 Sanitary Waste	1.00	5,703 m <sup>2</sup>	8.38	47,795		8.38		
D2040 Rain Water Drainage	1.00	5,703 m <sup>2</sup>	6.97	39,737		6.97		
D2090 Other Plumbing Systems	1.00	5,703 m <sup>2</sup>	8.14	46,429		8.14		
<b>D30 Heating Ventilating and Air Conditioning (HVAC)</b>					2,435,476		427.05	15.25
D3020 Heat Generation	1.00	5,703 m <sup>2</sup>	19.62	111,879		19.62		
D3030 Refrigeration	1.00	5,703 m <sup>2</sup>	41.51	236,715		41.51		
D3040 HVAC Distribution (Distribution Systems)	1.00	5,703 m <sup>2</sup>	152.86	871,743		152.86		
D3050 Terminal and Packaged Units	1.00	5,703 m <sup>2</sup>	153.38	874,721		153.38		
D3060 HVAC Instrumentation and Controls	1.00	5,703 m <sup>2</sup>	40.10	228,690		40.10		
D3070 Testing, Adjusting, and Balancing	1.00	5,703 m <sup>2</sup>	10.45	59,596		10.45		
D3090 Other Special HVAC Systems & Equipment	1.00	5,703 m <sup>2</sup>	9.14	52,132		9.14		
<b>D40 Fire Protection</b>					221,818		38.89	1.39
D4010 Sprinklers	1.00	5,703 m <sup>2</sup>	38.89	221,818		38.89		
<b>D50 Electrical</b>					1,392,990		244.26	8.72
D5010 Electrical Service and Distribution	1.00	5,703 m <sup>2</sup>	91.68	522,879		91.68		
D5020 Lighting and Branch Wiring	1.00	5,703 m <sup>2</sup>	98.46	561,518		98.46		
D5030 Communications and Security	1.00	5,703 m <sup>2</sup>	47.53	271,089		47.53		
D5090 Other Electrical Systems	1.00	5,703 m <sup>2</sup>	6.58	37,504		6.58		
<b>E EQUIPMENT AND FURNISHINGS</b>					\$ 339,386		\$ 59.51	2.12
<b>E10 Equipment</b>					241,026		42.26	1.51
E1020 Institutional Equipment	1.00	5,703 m <sup>2</sup>	42.26	241,026		42.26		
<b>E20 Furnishings</b>					98,360		17.25	0.62
E2010 Fixed Furnishings	1.00	5,703 m <sup>2</sup>	17.25	98,360		17.25		
<b>F SPECIAL CONSTRUCTION AND DEMOLITION</b>					\$ -		\$ -	-
<b>F10 Special Construction</b>					-		-	-
<b>F20 Selective Building Demolition</b>					-		-	-

**Elemental Cost Summary**

Project : COALDALE RECREATION CENTRE  
 New Facility \_\_\_\_\_  
 Location : Town of Coaldale, Alberta

GFA : 5,703 m<sup>2</sup>  
 Date : September 21, 2021  
 Report Status : **90% Design Cost Report**

ELEMENT	Ratio to GFA	Elemental Costs		Elemental Amounts		Rate per GFA		% Total
		Quantity	Unit Rate	Sub-Total	Total	Sub-Total	Total	
<b>G BUILDING SITEWORK</b>					\$ 2,105,168		\$ 369.13	13.18
<b>G10 Site Preparation</b>					323,584		56.74	2.03
G1010 Site Clearing	1.00	5,703 m <sup>2</sup>	56.74	323,584		56.74		
<b>G20 Site Improvements</b>					1,155,822		202.67	7.24
G2010 Roadways	1.00	5,703 m <sup>2</sup>	65.67	374,506		65.67		
G2020 Parking Lots	1.00	5,703 m <sup>2</sup>	62.28	355,175		62.28		
G2030 Pedestrian Paving	1.00	5,703 m <sup>2</sup>	23.69	135,118		23.69		
G2040 Site Development	1.00	5,703 m <sup>2</sup>	5.46	31,127		5.46		
G2050 Landscaping	1.00	5,703 m <sup>2</sup>	45.57	259,896		45.57		
<b>G30 Site Civil / Mechanical Utilities</b>					319,781	-	56.07	2.00
G3010 Water Supply	1.00	5,703 m <sup>2</sup>	12.76	72,744		12.76		
G3020 Sanitary Sewer	1.00	5,703 m <sup>2</sup>	7.77	44,339		7.77		
G3030 Storm Sewer	1.00	5,703 m <sup>2</sup>	34.57	197,154		34.57		
G3040 Heating Distribution	1.00	5,703 m <sup>2</sup>	0.97	5,544		0.97		
<b>G40 Site Electrical Utilities</b>					305,981		53.65	1.92
G4010 Electrical Distribution	1.00	5,703 m <sup>2</sup>	20.86	118,984		20.86		
G4020 Site Lighting	1.00	5,703 m <sup>2</sup>	7.94	45,257		7.94		
G4030 Site Communications & Security	1.00	5,703 m <sup>2</sup>	9.79	55,826		9.79		
G4090 Other Site Electrical Utilities	1.00	5,703 m <sup>2</sup>	15.06	85,914		15.06		
<b>G50 Other Site Construction</b>					-		-	-
<b>NET CONSTRUCTION COST</b>				\$ 14,401,510	\$ 14,401,510		\$ 2,525.25	90.16
<b>Z GENERAL REQUIREMENTS &amp; ALLOWANCES</b>					\$ 1,571,700		\$ 275.59	9.84
<b>Z10 General Requirements</b>					1,258,500		220.67	7.88
Z1010 Supervision & Labour Expenses				540,000		94.69		
Z1030 Temporary Conditions				264,000		46.29		
Z1050 Permits, Insurance & Bonds				454,500		79.69		
<b>Z20 Fee</b>					313,200		54.92	1.96
Z2010 Fee	2.0%			313,200		54.92		
<b>ESTIMATED CONSTRUCTION COST (Excluding Allowances)</b>					\$ 15,973,210		\$ 2,800.84	100.00
<b>Z30 Allowances</b>					-		-	-
Z3010 Design Allowance	0.0%			-		-		
Z3020 Cash Allowance	0.0%			-		-		
Z3030 Escalation Allowance	0.0%			-		-		
<b>ESTIMATED TENDER COST (Excluding Construction Allowance)</b>					\$ 15,973,210		\$ 2,800.84	100.00
Z3030 Construction Allowance	0.0%			-	\$ -	-		
<b>ESTIMATED CONSTRUCTION COST (Excluding GST)</b>					\$ 15,973,210		\$ 2,800.84	
GST (if applicable)	0.00%				\$ -		\$ -	
<b>ESTIMATED CONSTRUCTION COST (Including GST)</b>				\$ 15,973,210	\$ 15,973,000		\$ 2,800.81	
COVID Market Impact Risk Allowance	8.0%			1,277,840	\$ 1,277,840	224.06		

**7.0 DETAILED ELEMENTAL ESTIMATE**



U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
A						<b>SUBSTRUCTURE</b>			
	A10					Foundations			
		A1010				<b>Standard Foundations</b>			
			* unassigned *						
				31-23-19.20	----	Dewatering during construction	1.00 sum	11,000.00 /sum	11,000
			A1010.0150			<b>R/C Pile Cap PC1 750x750x750</b>			
				03-11-13.45	3000	C.I.P. concrete forms, pile cap, square or rectangular, plywood, 1 use, includes erecting, bracing, stripping and cleaning	70.00 m2ca	122.28 /m2ca	8,559
				03-21-10.60	0500	Reinforcing, footing, #10 to #25	1.16 m tn	2,532.93 /m tn	2,938
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	13.00 m3	203.20 /m3	2,642
				03-31-05.70	3750	Concrete placing to pile caps,pumped, incl vibrating	13.00 m3	75.34 /m3	979
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	13.00 m3	4.24 /m3	55
				03-11-13.65	8760	C.I.P. concrete forms, box void form for slab on grade, 100 mm x 300 mm x 1200 mm long	17.00 m2	40.65 /m2	691
			A1010.0150			<b>R/C Pile Cap PC4 900x900x750</b>			
				03-11-13.45	3000	C.I.P. concrete forms, pile cap, square or rectangular, plywood, 1 use, includes erecting, bracing, stripping and cleaning	8.00 m2ca	122.28 /m2ca	978
				03-21-10.60	0500	Reinforcing, footing, #10 to #25	0.12 m tn	2,532.92 /m tn	304
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	2.00 m3	203.20 /m3	406
				03-31-05.70	3750	Concrete placing to pile caps,pumped, incl vibrating	2.00 m3	75.35 /m3	151
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	2.00 m3	4.24 /m3	8
				03-11-13.65	8760	C.I.P. concrete forms, box void form for slab on grade, 100 mm x 300 mm x 1200 mm long	2.00 m2	40.65 /m2	81
			A1010.0150			<b>R/C Pile Cap PC5 1050x1050x750</b>			
				03-11-13.45	3000	C.I.P. concrete forms, pile cap, square or rectangular, plywood, 1 use, includes erecting, bracing, stripping and cleaning	13.00 m2ca	122.28 /m2ca	1,590
				03-21-10.60	0500	Reinforcing, footing, #10 to #25	0.22 m tn	2,532.95 /m tn	557
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	3.00 m3	203.20 /m3	610
				03-31-05.70	3750	Concrete placing to pile caps,pumped, incl vibrating	3.00 m3	75.34 /m3	226
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	3.00 m3	4.24 /m3	13
				03-11-13.65	8760	C.I.P. concrete forms, box void form for slab on grade, 100 mm x 300 mm x 1200 mm long	4.00 m2	40.65 /m2	163
			A1010.0150			<b>R/C Pile Cap PC3 750x750x750</b>			
				03-11-13.45	3000	C.I.P. concrete forms, pile cap, square or rectangular, plywood, 1 use, includes erecting, bracing, stripping and cleaning	22.00 m2ca	122.28 /m2ca	2,690
				03-21-10.60	0500	Reinforcing, footing, #10 to #25	0.38 m tn	2,532.92 /m tn	963
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	4.00 m3	203.20 /m3	813
				03-31-05.70	3750	Concrete placing to pile caps,pumped, incl vibrating	4.00 m3	75.34 /m3	301
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	4.00 m3	4.24 /m3	17
				03-11-13.65	8760	C.I.P. concrete forms, box void form for slab on grade, 100 mm x 300 mm x 1200 mm long	5.00 m2	40.65 /m2	203
			A1010.0150			<b>R/C Pad Footing (elevator slab) 2700x3100x300</b>			
				03-11-13.45	3000	C.I.P. concrete forms, pile cap, square or rectangular, plywood, 1 use, includes erecting, bracing, stripping and cleaning	4.00 m2ca	122.28 /m2ca	489
				03-21-10.60	0500	Reinforcing, footing, #10 to #25	0.30 m tn	2,532.93 /m tn	760
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	3.00 m3	203.20 /m3	610
				03-31-05.70	3750	Concrete placing to pile caps,pumped, incl vibrating	3.00 m3	75.34 /m3	226
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	3.00 m3	4.24 /m3	13
				03-11-13.65	8760	C.I.P. concrete forms, box void form for slab on grade, 100 mm x 300 mm x 1200 mm long	8.00 m2	40.65 /m2	325
			A1010.0150			<b>R/C Pile Cap PC6 1200x1200x750</b>			
				03-11-13.45	3000	C.I.P. concrete forms, pile cap, square or rectangular, plywood, 1 use, includes erecting, bracing, stripping and cleaning	11.00 m2ca	122.28 /m2ca	1,345
				03-21-10.60	0500	Reinforcing, footing, #10 to #25	0.18 m tn	2,532.94 /m tn	456
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	3.00 m3	203.20 /m3	610
				03-31-05.70	3750	Concrete placing to pile caps,pumped, incl vibrating	3.00 m3	75.34 /m3	226
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	3.00 m3	4.24 /m3	13
				03-11-13.65	8760	C.I.P. concrete forms, box void form for slab on grade, 100 mm x 300 mm x 1200 mm long	4.00 m2	40.65 /m2	163
			A1010.0150			<b>R/C Pile Cap PC8 1200x600x1200</b>			
				03-11-13.45	3000	C.I.P. concrete forms, pile cap, square or rectangular, plywood, 1 use, includes erecting, bracing, stripping and cleaning	35.00 m2ca	122.28 /m2ca	4,280
				03-21-10.60	0500	Reinforcing, footing, #10 to #25	2.01 m tn	2,532.93 /m tn	5,091
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	17.00 m3	203.20 /m3	3,454
				03-31-05.70	3750	Concrete placing to pile caps,pumped, incl vibrating	17.00 m3	75.34 /m3	1,281
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	17.00 m3	4.24 /m3	72
				03-11-13.65	8760	C.I.P. concrete forms, box void form for slab on grade, 100 mm x 300 mm x 1200 mm long	14.00 m2	40.65 /m2	569
			A1010.0150			<b>R/C Pile Cap PC2 600x600x750</b>			
				03-11-13.45	3000	C.I.P. concrete forms, pile cap, square or rectangular, plywood, 1 use, includes erecting, bracing, stripping and cleaning	23.00 m2ca	122.28 /m2ca	2,812
				03-21-10.60	0500	Reinforcing, footing, #10 to #25	0.33 m tn	2,532.94 /m tn	836
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	4.00 m3	203.20 /m3	813
				03-31-05.70	3750	Concrete placing to pile caps,pumped, incl vibrating	4.00 m3	75.34 /m3	301
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	4.00 m3	4.24 /m3	17
				03-11-13.65	8760	C.I.P. concrete forms, box void form for slab on grade, 100 mm x 300 mm x 1200 mm long	4.00 m2	40.65 /m2	163
			A1010.0200			<b>R/C Concrete Wall CW1 - 200x1500 to elevator pit</b>			
				03-11-13.45	0020	C.I.P. concrete forms, footing, continuous wall, plywood, 1 use, includes erecting, bracing, stripping and cleaning	29.00 m2ca	124.92 /m2ca	3,623
				03-21-10.60	0100	Reinforcing, beams and girders #10 to #25	0.26 m tn	2,665.62 /m tn	693
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	3.00 m3	203.20 /m3	610
				03-31-05.70	3250	Concrete placing to grade beam, pumped, incl vibrating	3.00 m3	76.82 /m3	230
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	3.00 m3	4.24 /m3	13
				03-35-29.60	0600	Concrete finishing, walls, float finish, 1.6 mm thick	15.00 m2	21.03 /m2	315
				03-35-29.60	0020	Concrete finishing, walls, includes breaking ties and patching voids	29.00 m2	9.79 /m2	284
				03-35-29.30	1900	Concrete finishing, sealer	29.00 m2	33.42 /m2	969
			A1010.0200			<b>R/C Grade Beam GB1 - 250x750</b>			
				03-11-13.50	0020	C.I.P. concrete forms, grade beam, plywood, 1 use, includes erecting, bracing, stripping and cleaning	391.00 m2ca	124.92 /m2ca	48,844
				03-21-10.60	0100	Reinforcing, beams and girders #10 to #25	8.15 m tn	2,665.60 /m tn	21,725
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	49.00 m3	203.20 /m3	9,957
				03-31-05.70	3250	Concrete placing to grade beam, pumped, incl vibrating	49.00 m3	76.82 /m3	3,764
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	49.00 m3	4.24 /m3	208

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			A1010.0200	03-11-13.65	8760	R/C Grade Beam GB1 - 250x750 C.I.P. concrete forms, box void form for slab on grade, 100 mm x 300 mm x 1200 mm long	65.00 m2	40.65 /m2	2,642
			A1010.1000			Trench Excavation			
				31-23-16.13	0050	Excavating, trench or continuous footing, common earth,	954.00 bm3	24.12 /bm3	23,006
				31-23-23.13	0015	Backfill, light soil, by hand, no compaction	812.00 lm3	35.79 /lm3	29,059
				31-23-23.18	0100	Hauling borrowed material, 3km round, 2.6 loads per hr	142.00 lm3	11.06 /lm3	1,570
			A1010.1100			Perimeter Drainage System			
				33-46-26.10	0300	Geotextile subsurface drainage filtration, drainage material, 20 mm gravel fill in trench	225.00 m3	42.94 /m3	9,662
				33-46-16.30	2110	Subdrainage piping, plastic, perforated PVC, pipe, 150 mm diameter, excludes excavation and backfill	225.00 m	42.71 /m	9,609
			A1010.1150			Perimeter Below Grade Insulation			
				07-21-13.10	1963	Concr. faced insulation panel, 100mm thick, inc clips, based on Tech-Crete CFI	169.00 m2	198.24 /m2	33,503
				07-11-13.10	0300	Bituminous asphalt foundation coating, below grade dampproofing, sprayed on, 1 coat	169.00 m2	8.06 /m2	1,363
		A1020				Special Foundations			
			A1020.0050			Piles			
				31-63-26.13	0050	Mobilization	0.50 ea	22,000.00 /ea	11,000
				31-63-26.13	1079	BP1 400 dia.1200 bell, 6m deep	5.00 ea	994.97 /ea	4,975
				31-63-26.13	1090	BP2 600 dia.1500 bell, 6m deep	5.00 ea	1,957.93 /ea	9,790
				31-63-26.13	1091	BP3 600 dia.1800 bell, 6m deep	12.00 ea	2,386.44 /ea	28,637
				31-63-26.13	1083	BP4 750 dia.2250 bell, 6m deep	20.00 ea	3,711.41 /ea	74,228
				31-63-26.13	1082	BP5 900 dia.2700 bell, 6m deep	10.00 ea	5,432.87 /ea	54,329
				31-63-26.13	1082	BP6 1050 dia.3050 bell, 6m deep	13.00 ea	7,440.84 /ea	96,731
				31-63-26.13	1082	BP7 1200 dia.3400 bell, 6m deep	7.00 ea	9,586.76 /ea	67,107
				31-63-26.13	1079	BP8 400 dia.600 bell, 6m deep	2.00 ea	994.97 /ea	1,990
				31-63-26.13	4500	Tailings removal	638.00 lm3	15.68 /lm3	10,007
		A1030				Slab on Grade			
			* unassigned *						
				03-35-29.60	----	Allowance for thickenings etc.	1.00 ls	11,000.00 /ls	11,000
				03-35-29.60	----	Allowance for sumps etc.	1.00 ls	11,000.00 /ls	11,000
			A1030.0100			150mm Slab on Grade			
				31-22-16.10	1100	Fine grading, fine grade for slab on grade, machine	4,059.00 m2	3.86 /m2	15,655
				31-23-23.17	0800	Fill, gravel fill, compacted, under floor slabs, 600 mm deep	4,059.00 m2	42.87 /m2	174,025
				07-26-10.10	1201	Membrane system, 10 mil polyolefin based resin sheet membrane, vapor barrier	4,059.00 m2	15.06 /m2	61,139
				03-21-10.60	0600	Reinforcing, SOG, #10 to #25	26.56 m tn	2,214.35 /m tn	58,813
				03-31-05.35	0200	Ready Mix Concrete, 25 Mpa, 3500 psi	609.00 m3	186.36 /m3	113,493
				03-31-05.70	4350	Concrete placing to slab on grade, pumpd,incl vibrating	609.00 m3	78.13 /m3	47,679
				03-35-29.30	0250	Concrete finishing, floors, monolithic, machine trowel finish	4,058.00 m2	10.87 /m2	44,107
				03-35-29.35	0140	Control joint, concrete floor slab, sawcut green concrete, 38 mm depth	4,058.00 m2	2.26 /m2	9,160
				03-35-29.30	0020	Concrete finishing, floors, monolithic, screed finish	4,058.00 m2	5.59 /m2	22,675
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	609.00 m3	4.24 /m3	2,582
B						SHELL			
	B10					Superstructure			
		B1010				Floor Construction			
			* unassigned *						
				03-35-29.60	----	Allowance for housekeeping pads	1.00 ls	8,800.00 /ls	8,800
			B1020.0300			Structural Steel Composite Floor - Fitness Mezzanine			
				05-12-23.75	0050	Structural steel, C Channel Shape,a992 steel,shop fab,incl shop primer,bolted connection	2,595.00 kgs	6.04 /kgs	15,681
				05-12-23.17	0100	Columns, Structural HSS	1,971.00 kg	5.73 /kg	11,295
				05-12-23.75	0100	Structural steel, W Shape,a992 steel,shop fab,incl shop primer,bolted connection	10,996.00 kg	5.17 /kg	56,795
				05-21-19.10	0440	OWSJ K series, span to 10 to 15m, horizontal bridging, avg	1.45 m tn	3,594.06 /m tn	5,211
				05-12-23.60	0600	Girts and bracing, Structural HSS	3,253.00 kg	6.13 /kg	19,932
				05-31-13.50	5140	Metal floor decking, steel, non-cellular, composite, galvanized, 38 mm D, 22 gauge	292.00 m2	43.57 /m2	12,721
				03-22-11.10	0300	Welded wire fabric,plain,sheets,150 x 150 - w2.9 x w2.9 (150 x 150) 2.05 k2,astm a185m,incl labor for accessories,excl material for accessories	292.00 m2	12.66 /m2	3,696
				03-31-05.35	0200	Ready Mix Concrete, 25 Mpa, 3500 psi	35.00 m3	186.36 /m3	6,523
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	35.00 m3	4.24 /m3	148
				03-31-05.70	1400	Concrete placing to elevated slab, pumpd,incl vibrating	35.00 m3	80.35 /m3	2,812
				03-35-29.30	0020	Concrete finishing, floors, monolithic, screed finish	292.00 m2	5.59 /m2	1,632
				03-35-29.30	0250	Concrete finishing, floors, monolithic, machine trowel finish	292.00 m2	8.63 /m2	2,521
				07-81-16.10	2050	Sprayed fireproofing, vermiculite cement, troweled or sprayed, 13mm thick	292.00 m2	39.74 /m2	11,603
				05-12-23.40	0400	Angle framing, structural steel, 100 mm and larger, field fabricated, incl cutting & welding	1,606.00 kg	11.05 /kg	17,747
			B1020.0300			Structural Steel Composite Floor			
				05-12-23.75	0050	Structural steel, C Channel Shape,a992 steel,shop fab,incl shop primer,bolted connection	425.00 kgs	6.04 /kgs	2,568
				05-12-23.17	0100	Columns, Structural HSS	8,533.00 kg	5.73 /kg	48,899
				05-12-23.75	0100	Structural steel, W Shape,a992 steel,shop fab,incl shop primer,bolted connection	11,764.00 kg	5.17 /kg	60,762
				05-21-19.10	0440	OWSJ K series,	4.50 m tn	3,594.06 /m tn	16,173
				05-12-23.60	0600	Girts and bracing, Structural HSS	7,154.00 kg	6.13 /kg	43,834
				05-31-13.50	5140	Metal floor decking, steel, non-cellular, composite, galvanized, 38 mm D, 22 gauge	523.00 m2	43.57 /m2	22,785
				03-22-05.50	0300	WWF sht,150 x 150 - w2.9 x w2.9 (150 x 150) 2.05 k2,ast a185m	523.00 m2	6.66 /m2	3,486
				03-31-05.35	0200	Ready Mix Concrete, 25 Mpa, 3500 psi	63.00 m3	186.36 /m3	11,741
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	63.00 m3	4.24 /m3	267
				03-31-05.70	1400	Concrete placing to elevated slab, pumpd,incl vibrating	63.00 m3	80.35 /m3	5,062
				03-35-29.30	0020	Concrete finishing, floors, monolithic, screed finish	523.00 m2	5.59 /m2	2,922
				03-35-29.30	0250	Concrete finishing, floors, monolithic, machine trowel finish	523.00 m2	8.63 /m2	4,515
				07-81-16.10	2050	Sprayed fireproofing, vermiculite cement, troweled or sprayed, 13mm thick	523.00 m2	39.74 /m2	20,782
				05-12-23.40	0400	Angle framing, structural steel, 100 mm and larger, field fabricated, incl cutting & welding	1,703.00 kg	11.05 /kg	18,819
			B1020.0300			Structural Steel Composite Floor - Running Track			
				05-12-23.75	0050	Structural steel, C Channel Shape,a992 steel,shop fab,incl shop primer,bolted connection	8,229.00 kgs	6.04 /kgs	49,727
				05-12-23.17	0100	Columns, Structural HSS	6,222.00 kg	5.73 /kg	35,656
				05-12-23.75	0100	Structural steel, W Shape,a992 steel,shop fab,incl shop primer,bolted connection	36,181.00 kg	5.17 /kg	186,877
				05-12-23.60	0600	Girts and bracing, Structural HSS	4,418.00 kg	6.13 /kg	27,070
				05-31-13.50	5140	Metal floor decking, steel, non-cellular, composite, galvanized, 38 mm D, 22 gauge	682.00 m2	43.57 /m2	29,712
				03-22-05.50	0300	WWF sht,150 x 150 - w2.9 x w2.9 (150 x 150) 2.05 k2,ast a185m	682.00 m2	6.66 /m2	4,545
				03-31-05.35	0200	Ready Mix Concrete, 25 Mpa, 3500 psi	82.00 m3	186.36 /m3	15,282
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct.1 to April 30)	82.00 m3	4.24 /m3	348
				03-31-05.70	1400	Concrete placing to elevated slab, pumpd,incl vibrating	82.00 m3	80.35 /m3	6,589
				03-35-29.30	0020	Concrete finishing, floors, monolithic, screed finish	682.00 m2	5.59 /m2	3,811
				03-35-29.30	0250	Concrete finishing, floors, monolithic, machine trowel finish	682.00 m2	8.63 /m2	5,887
				05-12-23.60	0400	Hangers, Structural HSS	1,992.00 kg	6.21 /kg	12,379
				09-96-46.10	0200	Intumescent coatings, on structural steel, 1 hr fire rating	1,264.00 m2	120.19 /m2	151,924
				05-12-23.40	0400	Angle framing, structural steel, 100 mm and larger, field fabricated, incl cutting & welding	4,844.00 kg	11.05 /kg	53,529

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
		<b>B1020</b>				<b>Roof Construction</b>			
			<b>B1020.0300</b>			<b>Structural Steel Composite Roof - Upper Roof</b>			
				05-12-23.17	0100	Columns, Structural HSS	3,573.00 kg	5.73 /kg	20,475
				05-12-23.40	0600	Channel framing, structural steel, 200 mm and larger, field fabricated, incl cutting & welding	492.00 kg	10.05 /kg	4,945
				05-12-23.75	0100	Structural steel, W Shape,a992 steel,shop fab,incl shop primer,bolted connection	8,878.00 kg	5.88 /kg	52,202
				05-21-19.10	0440	OWSJ K series	7.18 m tn	3,594.06 /m tn	25,805
				05-12-23.60	0600	Girts and bracing, Structural HSS	4,360.00 kg	6.13 /kg	26,715
				05-31-23.50	2650	Metal roof decking, steel, open type B wide rib, galvanized, 465 to 4650 m2, 38 mm D, 20 gauge	538.00 m2	42.35 /m2	22,787
				05-12-23.40	0400	Angle framing, structural steel, 100 mm and larger, field fabricated, incl cutting & welding	3,790.00 kg	11.05 /kg	41,882
			<b>B1020.0300</b>			<b>Structural Steel Composite Roof - Gymnasium/High Roof</b>			
				05-12-23.17	0100	Columns, Structural HSS	21,321.00 kg	5.73 /kg	122,182
				05-12-23.17	0100	Fabricated trusses and girders	9,765.00 kg	6.20 /kg	60,529
				05-12-23.75	0100	Structural steel, W Shape,a992 steel,shop fab,incl shop primer,bolted connection	28,404.00 kg	5.88 /kg	167,013
				05-21-19.10	0440	OWSJ K series	68.48 m tn	3,594.06 /m tn	246,121
				05-12-23.60	0600	Girts and bracing, Structural HSS	10,262.00 kg	6.13 /kg	62,878
				05-31-23.50	3250	Metal roof decking, steel, open type N wide rib, galvanized, 465 to 4650 m2, 75 mm D, 22 gauge	3,403.00 m2	42.63 /m2	145,074
				05-12-23.40	0400	Angle framing, structural steel, 100 mm and larger, field fabricated, incl cutting & welding	3,762.00 kg	11.05 /kg	41,572
				05-12-23.40	0650	Channel framing, structural steel, less than 200 mm, field fabricated, incl cutting & welding	5,041.00 kg	12.39 /kg	62,462
			<b>B1020.0300</b>			<b>Structural Steel Composite Roof - Lower Flat Roof</b>			
				05-12-23.17	0100	Columns, Structural HSS	569.00 kg	5.73 /kg	3,261
				05-12-23.75	0100	Structural steel, W Shape,a992 steel,shop fab,incl shop primer,bolted connection	2,692.00 kg	5.88 /kg	15,829
				05-21-19.10	0440	OWSJ K series	1.07 m tn	3,594.06 /m tn	3,846
				05-12-23.60	0600	Girts and bracing, Structural HSS	1,235.00 kg	6.13 /kg	7,567
				05-31-23.50	2650	Metal roof decking, steel, open type B wide rib, galvanized, 465 to 4650 m2, 38 mm D, 20 gauge	123.00 m2	42.35 /m2	5,210
				05-12-23.40	0400	Angle framing, structural steel, 100 mm and larger, field fabricated, incl cutting & welding	452.00 kg	11.05 /kg	4,995
			<b>B1020.0300</b>			<b>Structural Steel Composite Roof - Lower sloping roof</b>			
				05-12-23.17	0100	Columns, Structural HSS	981.00 kg	5.73 /kg	5,622
				05-12-23.40	0650	Channel framing, structural steel, less than 200 mm, field fabricated, incl cutting & welding	683.00 kg	13.97 /kg	9,540
				05-12-23.75	0100	Structural steel, W Shape,a992 steel,shop fab,incl shop primer,bolted connection	4,936.00 kg	5.88 /kg	29,023
				05-12-23.60	0600	Girts and bracing, Structural HSS	558.00 kg	6.13 /kg	3,419
				05-31-23.50	2650	Metal roof decking, steel, open type B wide rib, galvanized, 465 to 4650 m2, 38 mm D, 20 gauge	96.00 m2	42.35 /m2	4,066
				05-12-23.40	0400	Angle framing, structural steel, 100 mm and larger, field fabricated, incl cutting & welding	406.00 kg	11.05 /kg	4,487
<b>B20</b>						<b>Exterior Enclosure</b>			
			<b>B2010</b>			<b>Exterior Walls</b>			
			* unassigned *						
			<b>B2010.0100</b>			<b>152 Metal Stud Backup w/ Ins Metal Panel</b>			
				05-51-33.13	0100	Ladder, shop fabricated, steel, 500 mm W, bolted to concrete, excl cage	16.00 m	240.36 /m	3,846
				09-29-10.30	2150	Gypsum wallboard, on walls, fire resistant, taped & finished (level 4 finish), 16 mm thick	2,161.00 m2	39.21 /m2	84,737
				09-22-16.13	3250	Metal stud partition, non-load bearing, galvanized, 3660 mm H, 20 ga., 152 mm wide, 0.53 mm thick, 610 mm O.C., includes top & bottom track	2,161.00 m2	45.51 /m2	98,356
				07-42-13.30	2120	Ins. mtl panel,100mm inst,galv,0.80 thck,incl fstnr	2,161.00 m2	213.46 /m2	461,293
			<b>B2010.0100</b>			<b>152 and 92 Metal Stud Backup w/ Ins Metal Panel</b>			
				09-29-10.30	2150	Gypsum wallboard, on walls, fire resistant, taped & finished (level 4 finish), 16 mm thick	120.00 m2	39.21 /m2	4,705
				09-22-16.13	3250	Metal stud partition, non-load bearing, galvanized, 3660 mm H, 20 ga., 152 mm wide, 0.53 mm thick, 610 mm O.C., includes top & bottom track	120.00 m2	45.51 /m2	5,462
				09-22-16.13	3200	Metal stud partition, non-load bearing, galvanized, 3660 mm H, 20 ga., 92 mm wide, 0.53 mm thick, 400 mm O.C., includes top & bottom track	120.00 m2	40.37 /m2	4,844
				07-42-13.30	2120	Ins. mtl panel,100mm inst,galv,0.80 thck,incl fstnr	120.00 m2	213.46 /m2	25,616
			<b>B2010.0100</b>			<b>152 Metal Stud Backup w/ girts insulation and 50mm Ins Metal Panel</b>			
				09-29-10.30	2150	Gypsum wallboard, on walls, fire resistant, taped & finished (level 4 finish), 16 mm thick	522.00 m2	39.21 /m2	20,469
				09-22-16.13	3250	Metal stud partition, non-load bearing, galvanized, 3660 mm H, 20 ga., 152 mm wide, 0.53 mm thick, 610 mm O.C., includes top & bottom track	522.00 m2	45.51 /m2	23,758
				09-29-10.30	9523	12.5 mm thick glass fibre faced gypsum sheathing on walls	522.00 m2	29.61 /m2	15,454
				09-22-16.13	3278	125mm z-girts, 400mm oc	522.00 m2	33.28 /m2	17,373
				07-26-10.10	0350	Mod bit, Thermofusible Grade, Air/Vapour Membrane 2.5mm	522.00 m2	26.95 /m2	14,068
				09-22-16.13	3281	Thermal spacers	522.00 m2	12.83 /m2	6,697
				09-22-13.13	1200	Furring, walls, on steel, galvanized, 22 mm channels, 400 mm O.C.	522.00 m2	21.95 /m2	11,459
				07-42-13.30	2160	Ins. mtl panel,50mm inst,galv,0.80 thck,incl fstnr	522.00 m2	179.97 /m2	93,943
			<b>B3030.0300</b>			<b>Soffit</b>			
				09-22-16.13	3298	25mm z-girts	32.00 m2	14.03 /m2	449
				07-46-73.10	0100	Soffit, baked enamel on steel, 1.5mm or 1.2mm thick	32.00 m2	119.20 /m2	3,814
			<b>B2020</b>			<b>Exterior Windows</b>			
			<b>B2020.0050</b>			<b>Curtain Wall System</b>			
				08-44-13.10	0250	Curtain wall, aluminum, stock, triple glazed, including glazing, average	155.00 m2	1,607.24 /m2	249,123
			<b>B2020.0100</b>			<b>Glazed Aluminum Windows</b>			
				08-51-13.20	1001	Aluminium windows, dbl glazed	69.00 m2	827.19 /m2	57,076
			<b>B2020.0500</b>			<b>Miscellaneous</b>			
				08-51-66.10	1000	Window screens, for solar louvers	352.00 m	364.02 /m	128,135
			<b>B2030</b>			<b>Exterior Doors</b>			
			<b>B2030.0025</b>			<b>Anod. Alum. Dr./Frame/Hardware</b>			
				08-42-26.10	0020	Doors, glass, swing, tempered, 12.7 mm thick, 914 mm x 2134 mm opening, incl. hardware	1.00 opng	2,893.38 /opng	2,893
				08-42-26.10	0100	Doors, glass, swing, tempered, 12.7 mm thick, 1829 mm x 2134 mm opening, incl. hardware	2.00 opng	5,736.27 /opng	11,473
			<b>B2030.0050</b>			<b>Single H.M.Insulatd Dr./Frame/Hardware</b>			
				08-13-13.13	1760	Doors, commercial, steel, insulated, full panel, 1.2 mm, 914 mm x 2134 mm x 44 mm thick	6.00 ea	603.19 /ea	3,619
				08-12-13.25	0100	Door frames, steel channels with anchors and bar stops, 150 mm channel@ 12 kg/m, 915 mm x 2135 mm door, weighs 68 kg	6.00 ea	442.98 /ea	2,658
				08-71-20.15	2250	Door hardware, school, single, exterior, incl. lever, panic device	6.00 door	1,590.47 /door	9,543
				08-71-25.10	2700	Weatherstripping, doors, metal frame, extruded sections, aluminum, for 900 mm x 2135 mm door	6.00 opng	191.27 /opng	1,148
				09-91-13.70	0360	Paints & coatings, exterior doors, panel, both sides, roll & brush, primer + 1 coat, exterior latex, incl. frame & trim	6.00 ea	155.53 /ea	933
			<b>B2030.0075</b>			<b>Double H.M.Insulatd Dr./Frame/Hardware</b>			
				08-13-13.13	1760	Doors, commercial, steel, insulated, full panel, 1.2 mm, 914 mm x 2134 mm x 44 mm thick	2.00 ea	603.19 /ea	1,206
				08-12-13.25	0200	Door frames, steel channels with anchors and bar stops, 200 mm channel@ 17 kg/m, 1830 mm x 2440 mm door, weighs 125 kg	1.00 ea	738.63 /ea	739

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			<b>B2030.0075</b>			<b>Double H.M. Insulatd Dr./Frame/Hardware</b>			
				08-71-20.15	3100	Door hardware, school, double, exterior, incl. panic device	1.00 pr	2,908.21 /pr	2,908
				08-71-25.10	3100	Weatherstripping, doors, metal frame, extruded sections, aluminum, for 1830 mm x 2135 mm door	1.00 opng	359.45 /opng	359
				09-91-13.70	0360	Paints & coatings, exterior doors, panel, both sides, roll & brush, primer + 1 coat, exterior latex, incl. frame & trim	2.00 ea	155.53 /ea	311
			<b>B2030.0150</b>			<b>Overhead Sectional Door</b>			
				08-12-13.25	0500	Door frames, steel channels with anchors and bar stops, 250 mm channel@ 22 kg/m	1.00 ea	1,476.15 /ea	1,476
				08-36-13.10	2700	Doors, overhead, commercial, stock, steel, heavy duty, sectional, manual, 0.6 mm	1.00 ea	3,941.90 /ea	3,942
				08-36-13.10	2900	Doors, overhead, commercial, stock, steel, heavy duty, sectional, for electric trolley operator, .25 kw, to 3658 mm x 3658 mm, add	1.00 ea	1,285.71 /ea	1,286
				08-71-25.10	5000	Weatherstripping, for garage door bottom, aluminum, clear	1.00 ea	472.78 /ea	473
<b>B30</b>						<b>Roofing</b>			
	<b>B3010</b>					<b>Roof Coverings</b>			
			<b>B3010.0300</b>			<b>PVC Roofing</b>			
				07-54-19.10	8890	Polyvinyl-chloride roofing, (PVC), heat welded seams, reinforced, 1.95kg/m2, fully adhered with adhesive, 1.5mm thick	3,952.00 m2	36.27 /m2	143,336
				07-65-19.10	7900	Plastic sheet flashing, polyvinyl chloride, black or white for exposed roofs, 1.5mm thick	3,952.00 m2	37.23 /m2	147,145
				07-26-10.10	2100	Building Paper, roof deck vapor barrier, class 1 metal decks	3,952.00 m2	3.81 /m2	15,051
				07-22-16.10	0110	Roof deck insulation, fiberboard high density, 13mm thick, 0.23m2.K/W, fastening excluded	3,952.00 m2	7.14 /m2	28,205
				07-22-16.10	1756	Roof deck insulatn,plyscynrt,100mm thick,4.4m2.k/w,32kg/m3 density	3,952.00 m2	46.03 /m2	181,894
				07-22-16.10	1745	Polyisocyanurate insulation, for roof decks, 75mm thick, 32kg/m3 density	3,952.00 m2	33.59 /m2	132,749
				09-29-10.30	9523	12.5 mm thick glass fibre faced gypsum sheathing	3,952.00 m2	29.61 /m2	117,002
				07-22-16.10	1765	Roof deck insulation, polyisocyanurate, tapered for drainage, fastening excluded	65.00 m3	394.44 /m3	25,638
			<b>B3010.0500</b>			<b>Standing Seam Metal Roof</b>			
				07-41-13.20	0886	Stl rfn,slt frm,38mm	94.00 m2	192.82 /m2	18,125
				09-22-16.13	3295	175mm z-girts,	94.00 m2	24.66 /m2	2,318
				07-22-16.10	1745	Polyisocyanurate insulation, for roof decks, 75mm thick, 32kg/m3 density	94.00 m2	33.59 /m2	3,158
				07-22-16.10	1756	Roof deck insulatn,plyscynrt,100mm thick,4.4m2.k/w,32kg/m3 density	94.00 m2	46.03 /m2	4,326
				09-29-10.30	9523	12.5 mm thick glass fibre faced gypsum sheathing on walls	94.00 m2	29.61 /m2	2,783
				07-26-10.10	2100	Building Paper, roof deck vapor barrier, class 1 metal decks	94.00 m2	3.81 /m2	358
				09-29-10.30	9523	12.5 mm thick glass fibre faced gypsum sheathing on walls	94.00 m2	29.61 /m2	2,783
				07-26-10.10	0350	Mod bit, Thermofusible Grade, Air/Vapour Membrane 2.5mm	94.00 m2	26.95 /m2	2,533
	<b>B3020</b>					<b>Roof Openings</b>			
			<b>B3020.0100</b>			<b>Roof Openings</b>			
				08-62-13.20	2300	Skylights, insulated safety glass with aluminum frame	49.00 no	3,225.04 /no	158,027
	<b>B3030</b>					<b>Balconies and Projections</b>			
			<b>B1020.0300</b>			<b>Structural Steel Parapet/Screen wall framing</b>			
				05-12-23.17	0100	Columns, Structural HSS	2,155.00 kg	5.73 /kg	12,349
				05-12-23.40	0600	Channel framing, structural steel, 200 mm and larger, field fabricated, incl cutting & welding	819.00 kg	10.05 /kg	8,231
			<b>B2010.0100</b>			<b>Parapet Screen Insulated Metal Panel both sides of steel framing (steel framing -msd elsewhere)</b>			
				07-42-13.30	2120	Ins. mtl panel,100mm insf,galv,0.80 thck,incl fstr	149.00 m2	213.46 /m2	31,806
				07-21-16.20	0882	Blanket insulation, for walls or ceilings, unfaced fiberglass, 150 mm thick, 3.7 m2.K/W, 275 mm wide	50.00 m2	10.88 /m2	544
				07-42-13.30	2120	Ins. mtl panel,100mm insf,galv,0.80 thck,incl fstr	149.00 m2	213.46 /m2	31,806
			<b>B2010.0100</b>			<b>Perforated Metal Panel Screen</b>			
				09-22-16.13	3100	Metal stud partition, non-load bearing, galvanized, 3660 mm H, 25 ga., 92 mm wide, 0.53 mm thick, 400 mm O.C., includes top & bottom track	52.00 m2	36.05 /m2	1,874
				07-42-13.30	3010	Perforated standing seam metal cladding	52.00 m2	493.72 /m2	25,673
<b>C</b>						<b>INTERIORS</b>			
	<b>C10</b>					<b>Interior Construction</b>			
			<b>C1010</b>			<b>Partitions</b>			
			<b>C1010.0100</b>			<b>92mm Steel Stud Partition w/ 16mm Type Gypsum</b>			
				09-29-10.30	2150	Gypsum wallboard, on walls, 16 thick, Type X	14.00 m2	38.33 /m2	537
				09-22-16.13	3100	Metal stud partition, non-load bearing, galvanized, 3660 mm H, 25 ga., 92 mm wide, 0.53 mm thick, 400 mm O.C., includes top & bottom track	14.00 m2	36.05 /m2	505
				09-29-10.30	2150	Gypsum wallboard, on walls, 16 thick, Type X	14.00 m2	38.33 /m2	537
			<b>C1010.0100</b>			<b>152mm Steel Stud Partition w/ 16mm Type Gypsum</b>			
				09-29-10.30	2150	Gypsum wallboard, on walls, 16 thick, Type X	653.00 m2	38.33 /m2	25,031
				09-22-16.13	3140	Metal stud partition, non-load bearing, galvanized, 3660 mm H, 25 ga., 152 mm wide, 0.53 mm thick, 400 mm O.C., includes top & bottom track	653.00 m2	39.61 /m2	25,866
				09-29-10.30	2150	Gypsum wallboard, on walls, 16 thick, Type X	653.00 m2	38.33 /m2	25,031
			<b>C1010.0100</b>			<b>92mm Steel Stud Partition w/ 3-Layer 16mm Gypsum &amp; Insul.</b>			
				09-29-10.30	2150	Gypsum wallboard, on walls, 16 thick, Type X	44.00 m2	38.33 /m2	1,687
				09-29-10.30	2150	Gypsum wallboard, on walls, 16 thick, Type X	44.00 m2	38.33 /m2	1,687
				09-22-16.13	3100	Metal stud partition, non-load bearing, galvanized, 3660 mm H, 25 ga., 92 mm wide, 0.53 mm thick, 400 mm O.C., includes top & bottom track	44.00 m2	36.05 /m2	1,586
				07-21-16.20	1320	Blanket insulation, for walls or ceilings, mineral wool batts, 88 mm thick, 2.1 m2.K/W	44.00 m2	10.33 /m2	454
				09-29-10.30	2150	Gypsum wallboard, on walls, 16 thick, Type X	44.00 m2	38.33 /m2	1,687
			<b>C1010.0100</b>			<b>152mm Steel Stud Partition w/ 3-Layer 16mm Gypsum &amp; Insul.</b>			
				09-29-10.30	2150	Gypsum wallboard, on walls, 16 thick, Type X	1,175.00 m2	38.33 /m2	45,040
				09-29-10.30	2150	Gypsum wallboard, on walls, 16 thick, Type X	1,175.00 m2	38.33 /m2	45,040
				09-22-16.13	3140	Metal stud partition, non-load bearing, galvanized, 3660 mm H, 25 ga., 152 mm wide, 0.53 mm thick, 400 mm O.C., includes top & bottom track	1,175.00 m2	39.61 /m2	46,542
				07-21-16.20	1380	Blanket insulation, for walls or ceilings, mineral wool batts, 150 mm thick, 5.3 m2.K/W	1,175.00 m2	18.54 /m2	21,780
				09-29-10.30	2150	Gypsum wallboard, on walls, 16 thick, Type X	1,175.00 m2	38.33 /m2	45,040
			<b>C1010.0100</b>			<b>152mm Steel Stud Partition w/ 16mm Gypsum &amp; Insul. (SQUASH COURT)</b>			
				09-29-10.30	2150	Gypsum wallboard, on walls, 16 thick, Type X	154.00 m2	38.33 /m2	5,903
				09-22-16.13	3240	Metal stud partition, non-load bearing, galvanized, 3660 mm H, 20 ga., 152 mm wide, 0.53 mm thick, 400 mm O.C., includes top & bottom track	154.00 m2	45.65 /m2	7,030
				07-21-16.20	1380	Blanket insulation, for walls or ceilings, mineral wool batts, 150 mm thick, 5.3 m2.K/W	154.00 m2	18.54 /m2	2,855
				09-29-10.30	2150	Gypsum wallboard, on walls, 16 thick, Type X	154.00 m2	38.33 /m2	5,903
			<b>C1010.0100</b>			<b>Double 92mm Steel Stud Partition w/ 4-Layer 16mm Gypsum &amp; Insul.</b>			
				09-29-10.30	2150	Gypsum wallboard, on walls, 16 thick, Type X	71.00 m2	38.33 /m2	2,722
				09-29-10.30	2150	Gypsum wallboard, on walls, 16 thick, Type X	71.00 m2	38.33 /m2	2,722
				09-22-16.13	3100	Metal stud partition, non-load bearing, galvanized, 3660 mm H, 25 ga., 92 mm wide, 0.53 mm thick, 400 mm O.C., includes top & bottom track	71.00 m2	36.05 /m2	2,559
				07-21-16.20	1320	Blanket insulation, for walls or ceilings, mineral wool batts, 88 mm thick, 2.1 m2.K/W	71.00 m2	10.33 /m2	733
				07-21-16.20	1320	Blanket insulation, for walls or ceilings, mineral wool batts, 88 mm thick, 2.1 m2.K/W	71.00 m2	10.33 /m2	733
				09-22-16.13	3100	Metal stud partition, non-load bearing, galvanized, 3660 mm H, 25 ga., 92 mm wide, 0.53 mm thick, 400 mm O.C., includes top & bottom track	71.00 m2	36.05 /m2	2,559
				09-29-10.30	2150	Gypsum wallboard, on walls, 16 thick, Type X	71.00 m2	38.33 /m2	2,722
				09-29-10.30	2150	Gypsum wallboard, on walls, 16 thick, Type X	71.00 m2	39.21 /m2	2,784

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			<b>C1010.0100</b>			<b>152mm Steel Stud Partition w/ 4-Layer 16mm Gypsum &amp; Insul.</b>			
				09-29-10.30	2150	Gypsum wallboard, on walls, 16 thick, Type X	30.00 m2	38.33 /m2	1,150
				09-29-10.30	2150	Gypsum wallboard, on walls, 16 thick, Type X	30.00 m2	38.33 /m2	1,150
				09-22-16.13	3140	Metal stud partition, non-load bearing, galvanized, 3660 mm H, 25 ga., 152 mm wide, 0.53 mm thick, 400 mm O.C., includes top & bottom track	30.00 m2	39.61 /m2	1,188
				07-21-16.20	1380	Blanket insulation, for walls or ceilings, mineral wool batts, 150 mm thick, 5.3 m2/K/W	30.00 m2	18.54 /m2	556
				09-29-10.30	2150	Gypsum wallboard, on walls, 16 thick, Type X	30.00 m2	39.21 /m2	1,176
				09-29-10.30	2150	Gypsum wallboard, on walls, 16 thick, Type X	30.00 m2	38.33 /m2	1,150
			<b>C1010.0100</b>			<b>152mm Steel Stud Partition w/ 4-Layer 16mm Gypsum</b>			
				09-29-10.30	2150	Gypsum wallboard, on walls, 16 thick, Type X	30.00 m2	38.33 /m2	1,150
				09-29-10.30	2150	Gypsum wallboard, on walls, 16 thick, Type X	30.00 m2	38.33 /m2	1,150
				09-22-16.13	3140	Metal stud partition, non-load bearing, galvanized, 3660 mm H, 25 ga., 152 mm wide, 0.53 mm thick, 400 mm O.C., includes top & bottom track	30.00 m2	39.61 /m2	1,188
				09-29-10.30	2150	Gypsum wallboard, on walls, 16 thick, Type X	30.00 m2	39.21 /m2	1,176
				09-29-10.30	2150	Gypsum wallboard, on walls, 16 thick, Type X	30.00 m2	38.33 /m2	1,150
			<b>C1010.0150</b>			<b>92mm Steel Stud Furring Partition w/ 16mm Gypsum</b>			
				09-22-16.13	3100	Metal stud partition, non-load bearing, galvanized, 3660 mm H, 25 ga., 92 mm wide, 0.53 mm thick, 400 mm O.C., includes top & bottom track	55.00 m2	36.05 /m2	1,983
				09-29-10.30	2150	Gypsum wallboard, on walls, 16 thick, Type X	55.00 m2	39.21 /m2	2,157
			<b>C1010.1000</b>			<b>Interior Glazing</b>			
				08-12-13.13	4003	Interior glazing, butt jointed frameless w/ aluminum channel frame	27.00 m2	541.33 /m2	14,616
				08-12-13.13	4002	Interior glazing w/ hollow metal frames	70.00 m2	513.83 /m2	35,969
				13-18-16.50	1100	Interior glazing, dasher board, butt-jointed laminated glazing	36.00 m2	546.31 /m2	19,667
			<b>C1010.1300</b>			<b>Miscellaneous</b>			
				05-52-13.50	0640	Railing, galvanized, steel picket (running track)	171.00 m	293.66 /m	50,216
				05-52-13.50	0640	Railing, galvanized, steel picket (fitness & mezzanine)	35.00 m	293.66 /m	10,278
				05-73-23.50	0600	Laminated Glass Railing (indoor playground)	15.00 m	664.49 /m	9,967
				32-31-13.20	0940	Chainlink Fence w/ Gate 4,250mmH	12.00 m	244.89 /m	2,939
				<b>08-11-74.10</b>	<b>0020</b>	<b>Rolling Grille Supports, overhead framed</b>	<b>0.00 m</b>	<b>0.00 /m</b>	<b>0</b>
				<b>08-11-74.10</b>	<b>0030</b>	<b>Security Grille</b>	<b>0.00 m</b>	<b>0.00 /m</b>	<b>0</b>
			<b>C1010.1500</b>			<b>Rough Carpentry and Firestopping</b>			
				06-11-10.26	1401	Blocking and rough carpentry	5,703.00 m2	11.90 /m2	67,885
				07-84-13.10	0751	Firestopping	5,703.00 m2	6.90 /m2	39,367
			<b>C1020</b>			<b>Interior Doors</b>			
						<b>Anod. Alum. Dr./Frame/Hardware</b>			
			<b>C1020.0005</b>			<b>Doors, glass, swing, tempered, 12.7 mm thick, 914 mm x 2134 mm opening, incl. hardware</b>			
				08-42-26.10	0020	Doors, glass, swing, tempered, 12.7 mm thick, 914 mm x 2134 mm opening, incl. hardware	2.00 opng	2,893.39 /opng	5,787
				08-43-13.10	0500	Aluminum, door, entrance, clear finish, storefront, 1829 mm x 2134 mm opening	1.00 opng	5,516.47 /opng	5,516
			<b>C1020.0010</b>			<b>Single HM Dr./Frame/Hardware</b>			
				08-13-13.13	0640	Doors, commercial, steel, flush, full panel, hollow core, hollow metal, 0.9 mm, 914 mm x 2134 mm x 44 mm thick	39.00 ea	535.14 /ea	20,870
				08-12-13.25	0100	Door frames, steel channels with anchors and bar stops, 150 mm channel@ 12 kg/m, 915 mm x 2135 mm door, weighs 68 kg	39.00 ea	442.98 /ea	17,276
				08-81-10.10	0800	Float glass, tempered, clear, 6 mm thick	13.00 m2	189.98 /m2	2,470
				08-71-20.15	2850	Door hardware, school, single, interior	39.00 door	809.47 /door	31,570
			<b>C1020.0020</b>			<b>Double HM Dr./Frame/Hardware</b>			
				08-13-13.13	0640	Doors, commercial, steel, flush, full panel, hollow core, hollow metal, 0.9 mm, 914 mm x 2134 mm x 44 mm thick	4.00 ea	535.14 /ea	2,141
				08-12-13.25	0200	Door frames, steel channels with anchors and bar stops, 200 mm channel@ 17 kg/m, 1830 mm x 2440 mm door, weighs 125 kg	2.00 ea	738.63 /ea	1,477
				08-81-10.10	0800	Float glass, tempered, clear, 6 mm thick	2.00 m2	189.98 /m2	380
				08-71-20.15	3110	Door hardware, school, interior, exd. panic device	2.00 pr	1,236.86 /pr	2,474
			<b>C1020.0400</b>			<b>Miscellaneous</b>			
				08-33-13.10	2140	Doors, specialty, coiling, counter, manual, aluminum, 1829 mm high, 5990 mm long, incl. frame and hardware	1.00 opng	6,043.56 /opng	6,044
				09-91-23.35	0160	Paints & coatings, interior latex, doors, flush, both sides, spray, primer, incl. frame & trim	43.00 ea	127.97 /ea	5,503
				08-71-13.10	2000	Door operator, electric 120V, barrier-free incl. 2 push-buttons, single door	2.00 ea	2,200.00 /ea	4,400
			<b>C1030</b>			<b>Fittings</b>			
						<b>Bathroom Accessories</b>			
				10-28-13.13	3100	Toilet accessories, mirror, 914 mm x 610 mm, with stainless steel 19 mm square frame	15.00 ea	261.99 /ea	3,930
				10-28-13.13	4600	Toilet accessories, soap dispenser, surface mounted, liquid	16.00 ea	75.22 /ea	1,204
				10-28-13.13	6900	Toilet accessories, towel dispenser, plastic, touchless, battery operated	1.00 ea	126.89 /ea	127
				10-28-13.13	2400	Toilet accessories, hand dryer, surface mounted, electric	10.00 ea	939.86 /ea	9,399
				10-28-13.13	6240	Toilet accessories, toilet tissue dispenser, plastic, surface mounted, twin/jumbo double roll	19.00 ea	51.41 /ea	977
				10-28-13.13	4201	Toilet Accessories, sanitary napkin disposal	13.00 ea	169.59 /ea	2,205
				10-28-13.13	0800	Toilet accessories, grab bars, straight, stainless steel, 310 mm long	8.00 ea	51.96 /ea	416
				10-28-13.13	0900	Toilet accessories, grab bars, straight, stainless steel, 610 mm long	2.00 ea	63.83 /ea	128
				10-28-13.13	1105	Toilet accessories, grab bars, straight, stainless steel, 1220 mm long	1.00 ea	74.67 /ea	75
				10-28-13.13	1900	Toilet accessories, grab bars, 90 degree	5.00 ea	160.02 /ea	800
				10-28-13.13	4400	Toilet accessories, robe hook, heavy duty, double	21.00 ea	34.93 /ea	734
				10-28-13.13	5600	Toilet accessories, utility shelf, stainless steel, 457 mm long	8.00 ea	108.61 /ea	869
				10-28-13.13	4100	Toilet accessories, mop holder strip, stainless steel	2.00 ea	121.97 /ea	244
				10-21-16.10	2300	Toilet accessories, reversible folding shower seat	1.00 ea	412.50 /ea	413
				10-28-13.13	0300	Toilet accessories, shower curtain rod & curtain	5.00 ea	229.53 /ea	1,148
				10-28-13.13	0400	Toilet accessories, diaper changing station, plastic, wall mounted, horizontal	4.00 ea	850.04 /ea	3,400
				10-28-13.13	0400	Toilet accessories, adult change table	1.00 ea	1,950.05 /ea	1,950
			<b>C1030.0030</b>			<b>Toilet Partitions</b>			
				10-21-13.19	2600	Urinal screen, phenolic	4.00 ea	560.36 /ea	2,241
				10-21-13.19	1750	Toilet cubicles, entrance screen, floor mounted, phenolic	2.00 ea	962.55 /ea	1,925
				10-21-13.19	1750	Toilet cubicles, floor mounted, phenolic	12.00 ea	1,182.55 /ea	14,191
				10-21-13.19	1050	Toilet cubicles, floor & ceiling anchored, phenolic	6.00 ea	1,413.57 /ea	8,481
			<b>C1030.0050</b>			<b>Cornerguards</b>			
				10-26-13.20	0500	Corner protection, vinyl, adhesive mount, 75 mm leg	55.00 m	45.89 /m	2,524
			<b>C1030.0060</b>			<b>Signage and Identifying Devices</b>			
				10-14-23.13	1600	Signs, graphic symbols	12.00 ea	164.87 /ea	1,978
				10-14-23.13	1150	Signs, flexible door sign, adhesive back, w/Braille, 16 mm letters, 200 mm x 100 mm	45.00 ea	59.82 /ea	2,692
			<b>C1030.0110</b>			<b>Lockers</b>			
				10-51-13.10	0110	Lockers, steel, baked enamel, single tier box, 305 mm x 254mm x 1524mm	158.00 ea	273.61 /ea	43,230
				10-51-53.10	2210	Locker, bench, pedestals, steel pipe, laminated maple top	26.00 m	291.05 /m	7,567
			<b>C20</b>			<b>Stairs</b>			
			<b>C2010</b>			<b>Stair Construction</b>			
			<b>C2010.0300</b>			<b>Metal Pan Stairs</b>			
				05-51-13.50	1550	Metal pan stair and landings	12.00 m2	1,050.14 /m2	12,602



U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			<b>C2010.0300</b>			<b>Metal Pan Stairs</b>			
				05-51-13.50	1550	Metal pan stair and landings to running track	19.00 m2	1,050.14 /m2	19,953
		<b>C2020</b>				<b>Stair Finishes</b>			
			<b>C2020.0100</b>			<b>Handrails / Guardrails</b>			
				05-52-13.50	0640	Railing, galvanized, steel picket	22.00 m	293.66 /m	6,461
			<b>C2020.0100</b>			<b>Handrails / Guardrails</b>			
				05-52-13.50	0945	Railing, pipe, steel, wall rail, galvanized, 38 mm dia, shop fabricated	18.00 m	121.86 /m	2,193
			<b>C2020.0200</b>			<b>Stair Finish</b>			
				03-15-05.85	0150	Stair tread nosing insert, extruded aluminum, black abrasive strips, 75 mm wide x 1200 mm long, continuous anchor	59.00 m	68.29 /m	4,029
				09-65-13.23	1300	Stair treads & risers, landings, tactile warning studs	3.00 m2	360.30 /m2	1,081
			<b>C2020.0200</b>			<b>Stair Finish</b>			
				03-15-05.85	0150	Stair tread nosing insert, extruded aluminum, black abrasive strips, 75 mm wide x 1200 mm long, continuous anchor	32.00 m	68.29 /m	2,185
				09-65-13.23	1300	Stair treads & risers, landings, tactile warning studs	2.00 m2	360.31 /m2	721
	<b>C30</b>					<b>Interior Finishes</b>			
			<b>C3010</b>			<b>Wall Finishes</b>			
			<b>C3010.0150</b>			<b>Wall Finishes</b>			
				09-91-23.72	1280	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, latex paint, 3 coats, smooth finish, spray	5,998.00 m2	9.52 /m2	57,074
				06-25-16.10	4300	Plywood Wall Panelling, prefinished, architectural grade	146.00 m2	107.87 /m2	15,749
				09-77-33.10	0161	PVC Wall Covering	70.00 m2	80.40 /m2	5,628
				09-72-23.10	3400	Vinyl Wall Covering	8.00 m2	70.98 /m2	568
				09-77-30.10	0030	Fibreglass Reinforced Panels	28.00 m2	101.53 /m2	2,843
				09-30-29.10	0200	Stainless Steel Wall Panel	4.00 m2	350.24 /m2	1,401
				09-30-29.10	0400	Tin Base (squash) Tell Tale	3.00 m2	363.44 /m2	1,090
				07-46-73.10	0600	Resin play wall, similar to Fibresin	123.00 m2	577.25 /m2	71,002
			<b>C3020</b>			<b>Floor Finishes</b>			
			<b>C3020.0100</b>			<b>Typical Multi Use</b>			
				09-64-66.10	0900	Athletic flooring, wood strip, gym floor, in mastic, over 2 ply felt, #2 & better, 26 mm maple	63.00 m2	149.13 /m2	9,395
				09-65-16.10	5500	Resilient flooring, linoleum sheet goods	183.00 m2	67.30 /m2	12,316
				09-65-13.13	0700	Wall base, vinyl, straight or cove, standard colors, 100 mm high, 3 mm thick	1,600.00 m	9.62 /m	15,396
				03-35-43.10	0800	Concrete finishing, Polished concrete floors, 4-stage	562.00 m2	40.77 /m2	22,911
				03-35-43.10	0800	Concrete finishing, Polished concrete floors, 4-stage, non-slip	356.00 m2	46.27 /m2	16,471
				09-67-20.26	0700	Composition Flooring, epoxy, with colored quartz chips, broadcast, max	16.00 m2	102.24 /m2	1,636
				03-35-43.10	0800	Concrete finishing, Polished concrete floors, 4-stage, non-slip	21.00 m2	46.27 /m2	972
				03-35-29.30	1900	Concrete finishing, floor sealer	154.00 m2	12.30 /m2	1,894
				12-48-13.13	0050	Entrance floor mats, recessed, in-laid black rubber, perforated, 10 mm thick	10.00 m2	218.00 /m2	2,180
				09-68-16.10	1100	Carpet, commercial grades, textile flocked flooring	12.00 m2	86.09 /m2	1,033
				09-65-19.10	6700	Resilient flooring, synthetic turf, 10 mm thick	1,490.00 m2	109.71 /m2	163,462
				09-65-16.10	1215	Pulastic flrmg,gym floor, sports flooring (Gym)	835.00 m2	133.73 /m2	111,665
				09-65-16.10	1215	Pulastic flrmg,gym floor, sports flooring (Running Track)	813.00 m2	133.73 /m2	108,722
			<b>C3030</b>			<b>Ceiling Finishes</b>			
			<b>C3030.0100</b>			<b>Exposed Structure Ceiling Finishes</b>			
				09-91-23.72	4101	Pnts&ctng,clng,high lv,water rplln,2 coats,spray	4,479.00 m2	12.81 /m2	57,363
				09-91-23.72	4101	Pnts&ctng,clng,high lv,water rplln,2 coats,spray	640.00 m2	12.81 /m2	8,196
			<b>C3030.0100</b>			<b>Gypsum Board Ceiling Finishes</b>			
				09-29-10.10	0900	Clngs,grid sspsns systm,dirct hung,92 crc,w/22 hat furn chnrl,400 oc.	85.00 m2	48.24 /m2	4,100
				09-29-10.30	2090	Drywall, walls, 16 thick	85.00 m2	36.45 /m2	3,098
				09-91-23.72	1280	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, latex paint, 3 coats, smooth finish, spray	85.00 m2	9.52 /m2	809
				09-29-10.10	0225	Drywall Bulkheads Allowance	73.00 m	137.50 /m	10,038
			<b>C3030.0100</b>			<b>Acoustic Ceiling Finishes</b>			
				09-51-23.30	0830	Complete suspended ceilings, mineral fiber, tegular, 600 x 1200 x 19 mm, 19 mm grid, include standard suspension system, excl. 40mm carrier channels	338.00 m2	49.64 /m2	16,780
				09-51-23.30	0833	Complete suspended ceilings, washable, 600 x 1200 x 19 mm, 19 mm grid, include standard suspension system, excl. 40mm carrier channels	13.00 m2	52.45 /m2	682
				09-53-23.30	0050	Ceiling suspension system, 24 mm T bar, 600 mm x 600 mm grid	58.00 m2	26.11 /m2	1,515
				09-53-23.30	0370	Acoustic ceiling grid, for colored grid, add	58.00 m2	7.99 /m2	463
				09-53-23.30	0600	Carrier channels, 38 mm, for 1200mm O.C., add	409.00 m2	12.32 /m2	5,040
				<b>09-84-13.10</b>	<b>0301</b>	<b>Allowance for acoustic finishes</b>	<b>0.00 ls</b>	<b>0.00 /ls</b>	<b>0</b>
	<b>D</b>					<b>SERVICES</b>			
		<b>D10</b>				<b>Conveying</b>			
		<b>D1010</b>				<b>Elevators and Lifts</b>			
			<b>D1010.0100</b>			<b>Elevators</b>			
				14-24-23.10	2050	Elevator Hydraulic passenger lift, 2 stops, 1 doors	1.00 ea	112,761.97 /ea	112,762
		<b>D20</b>				<b>Plumbing</b>			
		<b>D2010</b>				<b>Plumbing Fixtures</b>			
			<b>D2010.0025</b>			<b>Commercial Water Closets</b>			
				22-42-13.40	3100	WC-1, floor mouted hardwired flush valve, low flow	16.00 ea	1,074.66 /ea	17,195
				22-42-13.40	3200	WC-2, floor mouted hardwired flush valve, low flow, BF	6.00 ea	1,391.46 /ea	8,349
			<b>D2010.0075</b>			<b>Commercial Urinals</b>			
				22-42-13.30	3120	Urinal,wall hung,vitres china,with hanger, rgh-in, supply, waste and vent	5.00 ea	1,244.02 /ea	6,220
			<b>D2010.0110</b>			<b>Commercial Lavatories</b>			
				22-42-16.40	6650	L-1, solid surface undermount hardwired handsfree faucet	5.00 ea	1,339.19 /ea	6,696
				22-42-16.40	6652	L-2, solid surface undermount hardwired handsfree faucet, BF	3.00 ea	1,449.20 /ea	4,348
				22-42-16.40	6661	L-3, Wall hung lavatory c/w handsfree hardwired faucet	4.00 ea	1,209.87 /ea	4,839
				22-42-16.40	6662	L-4, change room solid surface undermount hardwired handsfree faucet	4.00 ea	1,339.20 /ea	5,357
			<b>D2010.0125</b>			<b>Sinks</b>			
				22-41-16.30	4980	SK-3, Sink, s/s, single	1.00 ea	1,155.00 /ea	1,155
				22-41-16.30	5790	SK-1, Sink, s/s, double	1.00 ea	1,320.00 /ea	1,320
				22-42-16.40	8982	SK-2, Mech room sink, stainless steel	1.00 ea	1,392.87 /ea	1,393
				22-42-16.40	8981	SS-1, floor mounted janitor sink	2.00 ea	2,239.58 /ea	4,479
			<b>D2010.0150</b>			<b>Showers</b>			
				22-42-23.30	8000	SH-1 shower valve and head (enclosure by Arch)	4.00 ea	593.12 /ea	2,372
				22-42-23.30	8100	SH-2 shower valve and head, BF (enclosure by Arch)	2.00 ea	1,076.23 /ea	2,152
			<b>D2010.0175</b>			<b>Drinking Fountains</b>			
				22-47-13.10	8660	Drinking fountain, floor mounted, BF, refrigerated c/w bottle filler, dual height	5.00 ea	2,887.52 /ea	14,438
			<b>D2010.0200</b>			<b>Floor Drains</b>			
				22-13-16.50	2801	Floor Drains - 100mm	9.00 ea	461.56 /ea	4,154
				22-13-16.50	2821	Funnel Floor Drain - 100mm	4.00 ea	577.50 /ea	2,310
				22-13-16.50	2830	Hub Drain - 100mm	1.00 ea	577.50 /ea	578
				22-13-16.50	2821	Funnel Floor Drain - 150mm	1.00 ea	495.00 /ea	495
				22-13-19.13	2460	FD C/w backwater valve	1.00 ea	742.50 /ea	743

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			<b>D2010.0225</b>			<b>Miscellaneous Plumbing</b>			
				11-31-23.13	4500	Washer/dryer connection	1.00 ea	346.49 /ea	346
				11-31-23.13	4600	Kitchen equipment hookups	4.00 ea	1,156.39 /ea	4,626
				22-11-19.10	2270	Non-freeze hose bibs	5.00 ea	660.00 /ea	3,300
				11-31-23.13	4501	Dishwasher hook up	1.00 ea	288.77 /ea	289
				22-11-19.10	2271	Vending machine hook-up	2.00 ea	495.03 /ea	990
				22-13-29.14	0502	Trace heat	10.00 m	383.89 /m	3,839
				22-05-23.10	0520	Valves, trap primer	1.00 ea	409.23 /ea	409
				22-14-29.13	2010	Weep tile sump pump	1.00 ea	4,792.20 /ea	4,792
			<b>D2020</b>			<b>Domestic Water Distribution</b>			
			<b>D2020.0010</b>			<b>Piping &amp; Insulation</b>			
				22-11-13.23	1200	Domestic Water hook-ups	97.00 ea	467.50 /ea	45,348
				22-07-19.10	6870	Insulation, pipe covering (price copper tube one size less than I.P.S.), fiberglass with all service jacket, 25 mm wall, 25 mm iron pipe size	1.00 ls	17,050.00 /ls	17,050
				22-11-19.42	1010	Meter Tree and Backflows - 6" - Proportioned with School	0.42 ea	16,500.00 /ea	6,930
			<b>D2030</b>			<b>Sanitary Waste</b>			
			<b>D2030.0010</b>			<b>Sanitary Waste</b>			
				22-13-16.30	21601	Sanitary / Vent hook-up	79.00 ea	605.00 /ea	47,795
			<b>D2040</b>			<b>Rain Water Drainage</b>			
			<b>D2040.0010</b>			<b>Rain Water Drainage</b>			
				22-13-16.20	2160	Drain, roof, hook-ups	25.00 ea	1,057.97 /ea	26,449
				22-14-26.13	3920	Drain, roof - 100mm	17.00 ea	496.33 /ea	8,438
				22-14-26.13	3930	Drain, roof - 150mm	8.00 ea	606.33 /ea	4,851
			<b>D2090</b>			<b>Other Plumbing Systems</b>			
			<b>D2090.0010</b>			<b>Other Plumbing Systems</b>			
				22-31-13.10	7350	Water softener - proportioned with School	0.84 ea	7,559.54 /ea	6,350
				22-34-30.13	2040	Domestic Water Heater - proportioned with School	0.84 ea	13,813.32 /ea	11,603
				<b>22-34-30.13</b>	<b>2100</b>	<b>Rough in for future DWH</b>	<b>0.00 ls</b>	<b>0.00 /ls</b>	<b>0</b>
				22-41-39.10	4201	Mixing valve	1.00 ea	4,400.00 /ea	4,400
				33-51-13.10	0900	Natural Gas	1.00 ls	23,100.00 /ls	23,100
				22-11-23.10	3180	Recirculation Pump	0.84 ea	660.00 /ea	554
				22-14-29.16	7580	Elevator sump pump	1.00 ea	421.04 /ea	421
			<b>D30</b>			<b>HVAC</b>			
			<b>D3020</b>			<b>Heat Generation</b>			
			<b>D3020.0010</b>			<b>Boilers</b>			
				23-52-23.20	2320	Boiler; 568KW - proportioned with Rec Centre	1.26 ea	58,013.99 /ea	73,098
				<b>23-52-13.10</b>	<b>1600</b>	<b>Rough in to future boilers (878kW)</b>	<b>0.00 ea</b>	<b>0.00 /ea</b>	<b>0</b>
			<b>D3020.0020</b>			<b>Expansion/Fill Tanks</b>			
				23-21-20.46	3100	Heating Expansion Tank - proportioned with School	0.42 ea	8,250.00 /ea	3,465
				23-21-20.46	3000	Glycol expansion tank (heating and cooling) - proportioned with School	0.84 ea	5,302.67 /ea	4,454
				23-21-20.46	3020	Glycol fill tank packages - proportioned with School	0.84 ea	5,302.67 /ea	4,454
				23-21-20.46	3182	Domestic Hot Water Tank - proportioned with School	0.42 ea	6,599.98 /ea	2,772
				23-21-20.46	3200	HRV Heating Expansion Tank	3.00 ea	3,280.68 /ea	9,842
				23-21-20.46	2080	Chilled Water Tank	1.00 ea	8,250.00 /ea	8,250
			<b>D3020.0030</b>			<b>Heat Exchangers</b>			
				23-57-19.16	1100	Heat Exchanger - proportioned with School	0.42 ea	13,200.00 /ea	5,544
			<b>D3030</b>			<b>Refrigeration</b>			
			<b>D3030.0010</b>			<b>Refrigeration</b>			
				23-82-19.10	0200	Split Air Conditioning Unit	3.00 ea	8,799.00 /ea	26,397
				23-82-19.10	1065	Air cooled water chiller, 183 ton	0.84 ea	205,854.23 /ea	172,918
				22-11-13.23	1210	Chilled Piping	1.00 ls	37,400.00 /ls	37,400
			<b>D3040</b>			<b>HVAC Distribution</b>			
			<b>D3040.0010</b>			<b>Heating Piping &amp; Insulation</b>			
				22-07-19.10	6900	Insulation, pipe covering (price copper tube one size less than I.P.S.), fiberglass with all service jacket, 25 mm wall, 50 mm iron pipe size	1.00 ls	29,150.00 /ls	29,150
				22-11-13.48	1041	Valves	1.00 ls	22,000.00 /ls	22,000
				22-11-13.23	1210	Heating Piping	1.00 ls	88,000.00 /ls	88,000
			<b>D3040.0020</b>			<b>Pumps</b>			
				23-22-23.10	0100	Heating Water Pumps - proportioned with School	1.26 ea	8,800.00 /ea	11,088
				23-22-23.10	0150	Glycol Pumps - proportioned with School	1.68 ea	9,350.00 /ea	15,708
				23-22-23.10	0250	Dom HW recirc pumps - proportioned with School	0.42 ea	1,724.33 /ea	724
				23-22-23.10	0250	High Temp Dom HW recirc pumps - proportioned with School	0.42 ea	2,274.33 /ea	955
			<b>D3040.0030</b>			<b>Ductwork</b>			
				23-31-13.13	0580	Supply and return duct	14,000.00 kg	22.01 /kg	308,178
				23-31-13.13	0570	Exhaust duct	2,500.00 kg	22.41 /kg	56,016
				23-51-33.10	9041	Breeching / Combustion Air	1.00 ls	8,800.00 /ls	8,800
				23-31-13.19	3000	Ductwork Insulation	1.00 ls	93,500.00 /ls	93,500
			<b>D3040.0040</b>			<b>Grilles &amp; Diffusers</b>			
				23-37-13.30	1001	Grilles & diffusers	1.00 ls	71,500.00 /ls	71,500
				<b>23-37-15.40</b>	<b>1150</b>	<b>Louvres</b>	<b>0.00 ls</b>	<b>0.00 /ls</b>	<b>0</b>
			<b>D3040.0050</b>			<b>Fans</b>			
				23-34-23.10	6360	Gravity ventilator	2.00 ea	1,941.08 /ea	3,882
				23-34-23.10	3040	Fans, ceiling fan, paddle blade air circulator, 3070 L/s high, 1890 L/s low, 1300 mm, includes 3 speed switch	6.00 ea	24,384.69 /ea	146,308
				23-34-16.10	0240	Supply Fan	1.00 ea	1,866.63 /ea	1,867
				23-34-16.10	7260	Transfer Fans	4.00 ea	3,516.62 /ea	14,066
				<b>11-31-13.53</b>	<b>4650</b>	<b>Future exhaust fan (rangehood) r/i</b>	<b>0.00 ea</b>	<b>0.00 /ea</b>	<b>0</b>
			<b>D3050</b>			<b>Terminal and Packaged Units</b>			
			<b>D3050.0010</b>			<b>Roof Top &amp; Make-up Air Units</b>			
				23-74-33.10	2201	HRV-101, 7079/s	1.00 ea	229,350.00 /ea	229,350
				23-74-33.10	2202	HRV-102 & 103, 8258/s	2.00 ea	267,630.00 /ea	535,260
			<b>D3050.0020</b>			<b>Unit Heaters, Fan &amp; Heating Coils</b>			
				23-82-19.20	0100	Unit Heaters	20.00 ea	2,079.00 /ea	41,580
				23-82-19.20	0200	Cabinet Unit Heaters	2.00 ea	2,200.00 /ea	4,400
				23-82-19.10	0120	Fan powered terminal box	1.00 ea	1,221.89 /ea	1,222
				23-82-39.16	4060	Terminal Boxes	23.00 ea	732.17 /ea	16,840
			<b>D3050.0050</b>			<b>Radiant Panels</b>			
				23-82-36.10	1400	RP1 - HEF-2, 450 wide 4 tubes	40.00 m	333.64 /m	13,346
				23-82-36.10	2000	RPA - WF1B, 1 row sloped top and bottom, 350 wide	4.00 m	246.74 /m	987
				23-82-36.10	2100	RPB/C - WF1A, sloped top, 450 wide	100.00 m	317.36 /m	31,736

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
		<b>D3060</b>				<b>HVAC Instrumentation and Controls</b>			
			<b>D3060.0100</b>			<b>Instrumentation &amp; Controls</b>			
				23-09-43.10	----	Controls, points for HVAC - PRO RATA CASH ALLOWANCE	0.42 CA	544,500.00 /CA	228,690
		<b>D3070</b>				<b>Testing, Adjusting, and Balancing</b>			
			<b>D3070.0100</b>			<b>Testing, Adjusting &amp; Balancing</b>			
				23-05-05.15	0025	Testing, Adjusting and Balancing	5,703.00 m2	3.85 /m2	21,957
				23-21-20.46	3181	Glycol	5,703.00 m2	2.75 /m2	15,683
				23-21-20.46	3185	Water treatment	5,703.00 m2	3.85 /m2	21,957
		<b>D3090</b>				<b>Other Special HVAC Systems</b>			
			<b>D3090.0100</b>			<b>Other Special HVAC</b>			
				33-46-16.30	2100	Rough-in for Radon	4,148.00 m2	9.08 /m2	37,671
				22-11-13.14	----	Central Plants, EMCS and Custom AHU Commissioning	0.42 ls	21,890.00 /ls	9,194
				22-11-13.14	----	Post Construction Contractor Co-ordination	0.42 CA	8,250.00 /CA	3,465
				22-11-13.14	----	Electronic Drawings for Record Purposes from Mechanical Contractor As-Builts	0.42 ls	4,290.00 /ls	1,802
	<b>D40</b>					<b>Fire Protection</b>			
		<b>D4010</b>				<b>Sprinklers</b>			
			<b>D4010.0010</b>			<b>Fire Protection</b>			
				10-44-16.13	0120	Fire extinguishers	2.00 ea	143.00 /ea	286
				10-44-16.13	0130	Fire extinguishers cabinets	25.00 ea	330.00 /ea	8,250
				21-13-13.50	3000	Sprinklers to NFPA 13	5,703.00 m2	37.40 /m2	213,282
	<b>D50</b>					<b>Electrical</b>			
		<b>D5010</b>				<b>Electrical Service and Distribution</b>			
			<b>D5010.0100</b>			<b>Main Distribution</b>			
				26-24-13.10	0700	Switchboards, no main disconnect, 4 wire, 347/600V, 1600 amp, incl CT compartment, excl CT's or PTT's	1.00 ea	7,311.35 /ea	7,311
				26-24-13.10	5000	Switchboards, circuit breaker, mold case, 3 pole, 4 wire, 1600 amp	1.00 ea	17,518.01 /ea	17,518
				26-24-13.30	0600	Switchboards, distribution section, aluminum bus bars, 4 W, 347/600 V, 1600 A, excl breakers	1.00 ea	5,661.34 /ea	5,661
				26-24-13.30	0402	Transient Voltage Surge Suppressor (TVSS), main distribution	1.00 ea	4,288.16 /ea	4,288
				26-24-13.40	0470	Circuit breaker, 3 pole, 600 V, 700 to 800 A	1.00 ea	7,588.86 /ea	7,589
				26-24-13.40	0430	Circuit breaker, 3 pole, 600 V, 125 to 400 A	6.00 ea	2,970.56 /ea	17,823
				26-24-13.40	0420	Circuit breaker, 3 pole, 600 V, 70 to 225 A	6.00 ea	1,553.29 /ea	9,320
				26-27-13.10	0400	Meter socket, transformer rated c/w test switch, 600V, 20A	1.00 ea	1,064.78 /ea	1,065
				26-09-13.30	1250	Smart metering, in panel, three phase, 347/600 volt, 1600 amp	1.00 ea	985.15 /ea	985
				26-35-13.10	1450	Active Harmonic Correction, 150A	1.00 ea	7,778.66 /ea	7,779
			<b>D5010.0125</b>			<b>Main Secondary Distribution</b>			
				26-24-13.30	0500	Switchboards, distribution section, aluminum bus bars, 4 W, 120/208 or 277/480 V, 1200 A, excl breakers	1.00 ea	5,022.28 /ea	5,022
				26-24-13.30	0200	Switchboards, distribution section, aluminum bus bars, 4 W, 120/208 or 277/480 V, 400 A, excl breakers	1.00 ea	2,928.54 /ea	2,929
				26-24-13.40	0460	Circuit breaker, 3 pole, 208 V, 450 to 600 A	1.00 ea	5,856.58 /ea	5,857
				26-24-13.40	0430	Circuit breaker, 3 pole, 208 V, 125 to 400 A	14.00 ea	2,970.55 /ea	41,588
			<b>D5010.0150</b>			<b>Secondary Distribution - Emergency Power</b>			
				26-24-13.30	0200	Switchboards, distribution section, aluminum bus bars, 4 W, 347/600 V, 400 A, excl breakers	1.00 ea	2,928.54 /ea	2,929
				26-24-13.40	0420	Circuit breaker, 3 pole, 600 V, 70 to 225 A	1.00 ea	1,553.29 /ea	1,553
				26-24-13.40	0430	Circuit breaker, 3 pole, 600 V, 125 to 400 A	2.00 ea	2,970.56 /ea	5,941
				26-32-13.13	3300	Automatic Transfer Switch, 600 V, 3P, 400A	1.00 ea	5,410.73 /ea	5,411
				26-32-13.13	3300	Automatic Transfer Switch, 600 V, 3P, 100A	1.00 ea	2,507.14 /ea	2,507
			<b>D5010.0150</b>			<b>Secondary Distribution - Future Solar</b>			
				26-24-13.30	0200	Switchboards, distribution section, aluminum bus bars, 4 W, 120/208 or 277/480 V, 600 A, excl breakers	1.00 ea	3,918.54 /ea	3,919
			<b>D5010.0150</b>			<b>Secondary Distribution - Life Safety</b>			
				26-24-13.30	0200	Switchboards, distribution section, aluminum bus bars, 4 W, 347/600 V, 225 A, excl breakers	1.00 ea	2,736.04 /ea	2,736
				26-24-13.40	0420	Circuit breaker, 3 pole, 480 V, 70 to 225 A	2.00 ea	1,553.29 /ea	3,107
				26-24-13.40	0430	Circuit breaker, 3 pole, 480 V, 125 to 400 A, LA frame, for feeder section	1.00 ea	2,970.55 /ea	2,971
			<b>D5010.0150</b>			<b>Secondary Distribution - Building Assets</b>			
				26-24-13.30	0200	Switchboards, distribution section, aluminum bus bars, 4 W, 347/600 V, 400 A, excl breakers	1.00 ea	2,928.54 /ea	2,929
				26-24-13.40	0420	Circuit breaker, 3 pole, 600 V, 70 to 225 A	2.00 ea	1,553.29 /ea	3,107
				26-24-13.40	0430	Circuit breaker, 3 pole, 480 V, 125 to 400 A, LA frame, for feeder section	1.00 ea	2,970.55 /ea	2,971
			<b>D5010.0175</b>			<b>Transformers</b>			
				26-22-13.10	4300	Transformer, dry-type, 3 phase 480 V primary 120/208 V secondary, 225 kVA	1.00 ea	9,080.38 /ea	9,080
				26-22-13.10	3700	Transformer, dry-type, ventilated, 3 phase 480 V primary 120/208 V secondary, 75 kVA	1.00 ea	4,242.56 /ea	4,243
				26-22-13.10	3500	Transformer, dry-type, ventilated, 3 phase 480 V primary 120/208 V secondary, 45 kVA	1.00 ea	3,296.30 /ea	3,296
			<b>D5010.0200</b>			<b>Panelboards</b>			
				26-24-16.30	1000	Panelboards, 3 phase 4 wire, main lugs, 120/208 V, 225 A, 42 circuits, NQOD, incl 20 A 1 pole plug-in breakers	1.00 ea	3,493.01 /ea	3,493
				26-24-16.30	1100	Panelboards, 3 phase 4 wire, main lugs, 120/208 V, 225 A, 72 circuits, NQOD, incl 20 A 1 pole plug-in breakers	2.00 ea	5,877.61 /ea	11,755
				26-24-16.30	1150	Panelboards, 3 phase 4 wire, main lugs, 120/208 V, 225 A, 84 circuits, NQOD, incl 20 A 1 pole plug-in breakers	9.00 ea	6,656.01 /ea	59,904
				26-24-16.30	2300	Panelboards, 3 phase 4 wire, main circuit breaker, 120/208 V, 400 A, 72 circuits, NQOD, incl 20 A 1 pole plug-in breakers	1.00 ea	7,602.18 /ea	7,602
				26-24-16.30	1600	Panelboards, 3 phase 4 wire, main lugs, 347/600V, 225A, 72 circuits, NEHB, incl 20 A 1 pole plug-in breakers	3.00 ea	8,944.82 /ea	26,834
				26-35-13.10	1151	Panelboards, TVSS / Surge Suppression Device	9.00 ea	956.26 /ea	8,606
			<b>D5010.0400</b>			<b>Energy Metering</b>			
				26-09-13.30	1100	Smart metering, in panel, three phase, 120/208 volt, 100 amp	3.00 ea	880.65 /ea	2,642
				26-09-13.30	1120	Smart metering, in panel, three phase, 120/208 volt, 200 amp	17.00 ea	880.65 /ea	14,971
				26-09-13.30	1130	Smart metering, in panel, three phase, 120/208 volt, 400 amp	4.00 ea	880.65 /ea	3,523
				26-09-13.30	1240	Smart metering, in panel, three phase, 277/480 volt, 800 amp	1.00 ea	974.15 /ea	974
				26-09-13.30	2100	Smart metering, in panel, data recorder	1.00 ea	3,036.88 /ea	3,037
				26-09-13.30	3100	Smart metering, in panel, software package, premium	1.00 ea	671.00 /ea	671
				26-09-13.30	----	Incident Energy Analysis & Selective Coordination Study - CASH ALLOWANCE	1.00 CA	6,495.24 /CA	6,495
			<b>D5010.0700</b>			<b>Conduit &amp; Wire</b>			
				26-05-33.05	5020	Etc mtl tbn (m),20 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm clmp per 30.5 m	150.00 m	17.79 /m	2,668
				26-05-33.05	5040	Etc mtl tbn (m),25 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm clmp per 30.5 m	150.00 m	22.05 /m	3,308
				26-05-33.05	5060	Etc mtl tbn (m),32 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm clmp per 30.5 m	300.00 m	28.12 /m	8,437
				26-05-33.05	5100	Etc mtl tbn (m),50 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm clmp per 30.5 m	400.00 m	38.58 /m	15,431
				26-05-33.05	5120	Etc mtl tbn (m),65 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm clmp per 30.5 m	350.00 m	63.65 /m	22,276
				26-05-33.05	5180	Etc mtl tbn (m),100 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm clmp per 30.5 m	120.00 m	99.04 /m	11,885
				26-05-19.90	0030	Wire, copper solid, 600 V, #12, type THW, in r	1,200.00 m	2.13 /m	2,558

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			<b>D5010.0700</b>			<b>Conduit &amp; Wire</b>			
				26-05-19.90	0040	Wire, copper solid, 600 V, #10, type THW, in raceway	600.00 m	2.54 /m	1,525
				26-05-19.90	0140	Wire, copper, stranded, 600 V, #8, type THW, in raceway	300.00 m	3.69 /m	1,107
				26-05-19.90	0160	Wire, copper, stranded, 600 V, #6, type THW, in raceway	150.00 m	5.17 /m	775
				26-05-19.90	0200	Wire, copper, stranded, 600 V, #3, type THW, in raceway	1,200.00 m	8.27 /m	9,928
				26-05-19.90	0260	Wire, copper, stranded, 600 V, 1/0, type THW, in raceway	1,200.00 m	14.70 /m	17,636
				26-05-19.90	0280	Wire, copper, stranded, 600 V, 2/0, type THW, in raceway	180.00 m	17.78 /m	3,200
				26-05-19.90	0300	Wire, copper, stranded, 600 V, 3/0, type THW, in raceway	225.00 m	21.70 /m	4,882
				26-05-19.90	0350	Wire, copper, stranded, 600 V, 4/0, type THW, in raceway	540.00 m	26.61 /m	14,369
				26-05-19.90	0400	Wire, copper, stranded, 600 V, 250 kcmil, type THW, in raceway	540.00 m	30.47 /m	16,456
				26-05-19.90	0420	Wire, copper, stranded, 600 V, 300 kcmil, type THW, in raceway	180.00 m	35.14 /m	6,325
				26-05-19.90	0490	Wire, copper, stranded, 600 V, 500 kcmil, type THW, in raceway	660.00 m	53.52 /m	35,325
			<b>D5010.0900</b>			<b>Grounding</b>			
				26-05-26.80	0100	Grounding rod, copper clad, 3 m long, 19 mm diameter	3.00 ea	172.01 /ea	516
				26-05-26.80	0400	Ground wire, copper wire, bare stranded, #6	30.00 m	3.75 /m	113
				26-05-26.80	2000	Water pipe ground clamps, heavy duty, bronze, 13 mm to 25 mm diameter	6.00 ea	97.71 /ea	586
				26-05-26.80	2100	Water pipe ground clamps, heavy duty, bronze, 32 mm to 51 mm diameter	2.00 ea	107.62 /ea	215
				26-05-26.80	5000	Grounding, isolated ground bar	6.00 ea	236.32 /ea	1,418
			<b>D5020</b>			<b>Lighting and Branch Wiring</b>			
			<b>D5020.0050</b>			<b>Wiring Devices</b>			
				26-27-26.40	0100	Duplex receptacle, grounded, 120V, 15/20 A	60.00 ea	90.82 /ea	5,449
				26-27-26.40	0101	Duplex receptacle, grounded, 120V, 15/20 A, GFCI	12.00 ea	112.82 /ea	1,354
				26-27-26.40	0154	Duplex receptacle, grounded, 120 V, 15/20 A, W.P	8.00 ea	129.32 /ea	776
				26-27-26.40	0200	Fourplex receptacle, grounded, 120 V, 15/20 A	6.00 ea	124.89 /ea	749
				26-27-26.40	0301	Special single receptacles, treadmill	7.00 ea	135.92 /ea	951
				26-27-26.40	0154	Duplex receptacle, grounded, 120 V, 15 A, W.P Rooftop Service	7.00 ea	381.22 /ea	2,669
				26-27-26.40	0302	Receptacle, dryer, 30 A	1.00 ea	112.82 /ea	113
				26-27-26.40	0304	Receptacle, range, 50 A	1.00 ea	123.81 /ea	124
			<b>D5020.0100</b>			<b>Lighting Controls</b>			
				26-27-26.10	3600	Lighting Controls & Relay Panels	5,703.00 m2	4.95 /m2	28,230
				26-27-26.30	0101	Switch, single pole, 120V	6.00 ea	90.73 /ea	544
				26-27-26.30	0107	Switch, 1 pole, 120 V, LED 0-10V Dimming	2.00 ea	223.84 /ea	448
				26-09-23.10	0150	Switch, 1 pole, 120V, motion sensor	7.00 ea	204.72 /ea	1,433
				26-27-26.10	3800	Low voltage switching, flush switch, standard	2.00 ea	92.91 /ea	186
			<b>D5020.0150</b>			<b>Interior Lighting LED</b>			
				26-51-13.55	1000	Interior LED fixtures, troffer, recess recessed flat panel 600 x 600	43.00 ea	223.12 /ea	9,594
				26-51-13.55	1001	Interior LED fixtures, architectural recessed, 600 x 600	89.00 ea	373.82 /ea	33,270
				26-51-13.55	3000	Interior LED fixtures, linear, surface linear, 1,200mm	4.00 ea	291.32 /ea	1,165
				26-51-13.55	3010	Interior LED fixtures, linear, surface linear, 2,400mm	5.00 ea	582.63 /ea	2,913
				26-51-13.55	3010	Interior LED fixtures, linear, surface linear, 2,400mm (underside of running track)	46.00 ea	582.63 /ea	26,801
				26-51-13.55	3020	Interior LED fixtures, suspended linear direct / indirect, 1,200mm	53.00 ea	500.32 /ea	26,517
				26-51-13.55	3013	Interior LED fixtures, suspended linear direct / indirect, 1,830mm	17.00 ea	786.13 /ea	13,364
				26-51-13.55	3013	Interior LED fixtures, suspended linear direct / indirect, 1,830mm (second level track)	52.00 ea	786.13 /ea	40,879
				26-51-13.55	2020	Interior LED fixtures, industrial strip	31.00 ea	208.82 /ea	6,473
				26-51-13.55	4070	Interior LED fixtures, high bay	73.00 ea	1,417.89 /ea	103,506
				26-51-13.55	0102	Interior LED fixtures, downlight, recess mounted, 150mm	27.00 ea	263.81 /ea	7,123
				26-51-13.55	0101	Interior LED fixtures, downlight, recess mounted, 100mm	19.00 ea	236.32 /ea	4,490
				26-51-13.55	3016	Interior LED fixtures, wall mounted linear, vanity, 3,660mm	1.00 ea	1,022.63 /ea	1,023
				26-51-13.55	3020	Interior LED fixtures, wall mounted linear, vanity, 1,200mm	4.00 ea	401.32 /ea	1,605
				26-51-13.55	3013	Interior LED fixtures, wall mounted linear, vanity, 1,830mm	1.00 ea	637.63 /ea	638
				26-51-13.55	3016	Interior LED fixtures, wall mounted linear, 3,660mm	2.00 ea	802.63 /ea	1,605
				26-51-13.55	3016	Interior LED fixtures, wall mounted linear, 3,660mm (track stairs)	2.00 ea	802.63 /ea	1,605
			<b>D5020.0300</b>			<b>Exterior Building Lighting</b>			
				26-56-23.55	0120	Exterior LED fixture, wall mounted, indoor/outdoor, 66 watt, incl lamps	10.00 ea	607.05 /ea	6,071
			<b>D5020.0600</b>			<b>Mechanical &amp; Other Equipment Hookups</b>			
				26-27-26.50	0750	Rough in & hookup, Air Handling Unit (AHU)	4.00 ea	1,945.52 /ea	7,782
				26-27-26.50	0700	Rough in & hookup, Heat Recovery Ventilator (HRV)	3.00 ea	2,516.05 /ea	7,548
				26-27-26.50	0210	Rough in & hookup, Boiler	2.00 ea	260.79 /ea	522
				26-27-26.50	0220	Rough in & hookup, Ceiling / Circulation Fan	4.00 ea	598.95 /ea	2,396
				26-27-26.50	0230	Rough in & hookup, Exhaust Fan, 120V	8.00 ea	115.32 /ea	923
				26-27-26.50	0240	Rough in & hookup, Exhaust Fan, 3P3W	1.00 ea	416.11 /ea	416
				26-27-26.50	0260	Rough in & hookup, Cabinet Unit Heater	2.00 ea	115.32 /ea	231
				26-27-26.50	0265	Rough in & hookup, Unit Heater	17.00 ea	242.96 /ea	4,130
				26-27-26.50	0495	Rough in & hookup, Pumps	4.00 ea	372.30 /ea	1,489
				26-27-26.50	0800	Rough in & hookup, Chiller	2.00 ea	5,836.57 /ea	11,673
				26-27-26.50	0245	Rough in & hookup, MUA	1.00 ea	1,120.52 /ea	1,121
				26-27-26.50	0112	Rough in & hookup, Dishwasher	1.00 ea	103.49 /ea	103
				26-27-26.50	0205	Rough in & hookup, Domestic Water Heater	1.00 ea	260.79 /ea	261
				26-27-26.50	0120	Rough in & hookup, Barrier-free doors	2.00 ea	244.48 /ea	489
				26-27-26.50	0121	Rough in & hookup, Mechanical Washroom Equipment	40.00 ea	90.66 /ea	3,626
				26-13-16.10	6000	Rough-in & hookup, Elevator	1.00 ea	3,891.05 /ea	3,891
				26-27-26.50	0100	Rough-in & hookup, Motorized Basketball Net w/ Keyed Switch Controller, 120V, 15A	6.00 ea	702.89 /ea	4,217
			<b>D5020.0700</b>			<b>Conduit &amp; Wire</b>			
				26-05-19.90	0030	Wire, copper solid, 600 V, #12, type THW, in raceway	12,000.00 m	2.13 /m	25,584
				26-05-19.90	0040	Wire, copper solid, 600 V, #10, type THW, in raceway	3,600.00 m	2.54 /m	9,150
				26-05-19.90	0140	Wire, copper, stranded, 600 V, #8, type THW, in raceway	1,200.00 m	3.69 /m	4,430
				26-05-19.90	0160	Wire, copper, stranded, 600 V, #6, type THW, in raceway	600.00 m	5.17 /m	3,101
				26-05-19.20	0200	Armored cable, copper, solid, 600 V, 3 conductor, #12, BX, exposed	900.00 m	12.08 /m	10,868
				26-05-19.20	0150	Armored cable, copper, solid, 600 V, 2 conductor, #12, BX, exposed	2,400.00 m	9.80 /m	23,519
				26-05-33.05	5000	Etc mtl tbn (m),15 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm clmp per 30.5 m	900.00 m	13.43 /m	12,087
				26-05-33.05	5020	Etc mtl tbn (m),20 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm clmp per 30.5 m	3,000.00 m	17.79 /m	53,360
				26-05-33.05	5040	Etc mtl tbn (m),25 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm clmp per 30.5 m	1,500.00 m	22.05 /m	33,077
				26-05-33.05	5100	Etc mtl tbn (m),50 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm clmp per 30.5 m	100.00 m	38.58 /m	3,858
			<b>D5030</b>			<b>Communications and Security</b>			
			<b>D5030.0100</b>			<b>Fire Alarm System</b>			
				28-31-23.50	8000	Detection system, remote annunciator	1.00 ea	1,263.87 /ea	1,264
				28-31-23.50	4000	Detection system, fire alarm control panel	1.00 ea	7,857.15 /ea	7,857
				28-31-23.50	7008	Detection Systems, fire alarm speakers	32.00 ea	236.32 /ea	7,562
				28-31-23.50	7028	Detection Systems, fire alarm speakers c/w visual strobe	34.00 ea	263.82 /ea	8,970
				28-31-23.50	5800	Detection system, fire alarm strobe	6.00 ea	203.32 /ea	1,220
				28-31-23.50	7000	Detection system, break manual pullstation, excluding wires & conduits	11.00 ea	291.31 /ea	3,204
				28-31-23.50	7001	Detection Systems, smoke detectors, excl. wires & conduit	8.00 ea	318.82 /ea	2,551
				28-31-23.50	7025	Detection Systems, monitoring modules, excl. wires & conduit	5.00 ea	226.64 /ea	1,133
				28-31-23.50	7005	Detection Systems, control modules, excl. wires & conduit	9.00 ea	271.97 /ea	2,448
				28-31-23.50	7006	Detection Systems, duct smoke detectors, excl. wires & conduit	4.00 ea	271.97 /ea	1,088
				28-31-23.50	7015	Detection Systems, isolation modules, excl. wires & conduit	4.00 ea	132.37 /ea	529
				26-05-19.90	0050	Wire, copper, stranded, 600 V, #14, type THW, in raceway	1,500.00 m	1.78 /m	2,672
				26-05-23.10	0030	Control cable, copper, THHN wire with PVC jacket, 19 or 23 wires, #14	750.00 m	3.87 /m	2,901

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			D5030.0100			<b>Fire Alarm System</b>			
				26-05-33.05	5020	Eic mtl tbn (m),20 dm,4.6 m hgh,inc 2 trm,2 elb&11 bm clmp per 30.5 m	1,500.00 m	17.79 /m	26,680
				26-05-33.05	----	Fire Alarm System Monitoring Contract - CASH ALLOWANCE	1.00 CA	2,619.04 /CA	2,619
				26-05-33.05	----	Fire Alarm System Verification - CASH ALLOWANCE	1.00 CA	3,666.68 /CA	3,667
			D5030.0200			<b>Public Address System</b>			
				27-51-16.10	0100	Public address system	5,703.00 m2	7.15 /m2	40,776
			D5030.0500			<b>Clock System</b>			
				27-53-13.50	1600	<b>Master time clock system, master controller, clocks &amp; bells, 20 room, excl. wires &amp; conduits</b>	0.00 ea	0.00 /ea	0
			D5030.0700			<b>Security System</b>			
				28-16-16.50	2200	Detection system, intrusion Detection & CCTV / Access Control Rough-ins	5,703.00 m2	8.80 /m2	50,186
				26-05-33.05	----	Access Control System Components - CASH ALLOWANCE	1.00 CA	26,190.48 /CA	26,190
				26-05-33.05	----	Closed Circuite Television (Camera System) - CASH ALLOWANCE	1.00 CA	20,952.38 /CA	20,952
			D5030.0800			<b>Communications System</b>			
				27-13-23.13	0402	Data Outled, 2D	48.00 ea	252.63 /ea	12,126
				27-13-23.13	0407	Data racks incl. Patch Panels & Wire management	3.00 ea	2,495.52 /ea	7,487
				27-13-23.13	0416	Wireless access points	24.00 ea	533.32 /ea	12,800
				27-13-23.13	0100	Fiber optic cable, 12 strand, single mode	600.00 m	6.06 /m	3,633
				27-13-23.13	0050	Data Cable, Cat 6	6,000.00 m	2.97 /m	17,824
				27-13-23.13	1001	Data system testing and documentation	1.00 ea	2,750.00 /ea	2,750
			D5090			<b>Other Electrical Systems</b>			
						<b>Emergency Lighting Systems</b>			
			D5090.0300			<b>Emergency Lighting Systems</b>			
				26-52-13.10	0500	Emergency lighting system incl. battery banks, VSR's, etc.	5,703.00 m2	3.85 /m2	21,957
			D5090.0500			<b>Cable Tray / Raceway System</b>			
				26-05-36.10	0110	Cable Tray, basket type, 305mm W	150.00 m	103.65 /m	15,548
E						<b>EQUIPMENT AND FURNISHINGS</b>			
	E10					<b>Equipment</b>			
		E1020				<b>Institutional Equipment</b>			
			* unassigned *						
				13-18-16.50	1020	Sports Boards, laminated glass, 2,440mmH	162.00 m	1,045.00 /m	169,290
			E1090.0100			<b>Gym Equipment</b>			
				11-66-23.13	1450	School equipment, basketball backstops, ceiling suspended, fold up, with accessories, maximum	6.00 ea	8,800.40 /ea	52,802
				11-66-23.13	1600	School equipment, basketball backstops, for electrically operated, add	6.00 ea	3,155.52 /ea	18,933
	E20					<b>Furnishings</b>			
		E2010				<b>Fixed Furnishings</b>			
			* unassigned *						
				12-32-13.10	1201	Allowance for miscellaneous millwork	5,703.00 m2	4.40 /m2	25,093
				12-36-61.16	2300	Solid surface countertop, railing cap	20.00 m	377.95 /m	7,559
			E2010.0050			<b>Party Room</b>			
				12-32-13.10	1201	Lower cabinets	1.00 m	823.48 /m	823
				12-36-61.16	0800	Solid surface countertop, acrylic polymer, patterned colors, with hard seam attached 100mm backsplash, pricing for orders of 30 m or more, 635 mm wide	1.00 m	411.26 /m	411
			E2010.0050			<b>Kitchen</b>			
				12-32-13.10	1201	Lower cabinets	8.00 m	823.48 /m	6,588
				12-32-13.10	4441	Upper cabinets	1.00 m	517.88 /m	518
				12-36-61.16	0800	Solid surface countertop, acrylic polymer, patterned colors, with hard seam attached 100mm backsplash, pricing for orders of 30 m or more, 635 mm wide	8.00 m	411.25 /m	3,290
			E2010.0050			<b>Reception</b>			
				12-32-13.10	1201	Lower cabinets	9.00 m	823.48 /m	7,411
				12-36-23.10	0750	Counter tops,custom plastic,32 thick,with splash	9.00 m	209.31 /m	1,884
				12-32-13.10	1202	Custom Shelving	13.00 m	252.77 /m	3,286
				12-32-13.10	1261	Reception counters w/ plastic laminate countertop	3.00 m	1,650.00 /m	4,950
				09-77-43.20	0120	Slatwall / pegboard	10.00 m2	81.87 /m2	819
			E2010.0050			<b>Upper Reception</b>			
				12-32-13.10	1261	Reception counters w/ plastic laminate countertop	3.00 m	1,650.00 /m	4,950
				12-32-13.15	0110	Storage units, media / display cabinet	1.00 ea	1,411.39 /ea	1,411
			E2010.0050			<b>Servery</b>			
				12-32-13.10	1201	Lower cabinets / Serving Counter	7.00 m	823.48 /m	5,764
				12-32-13.10	4441	Upper cabinets	1.00 m	517.88 /m	518
				12-36-61.16	0800	Solid surface countertop, acrylic polymer, patterned colors, with hard seam attached 100mm backsplash, pricing for orders of 30 m or more, 635 mm wide	7.00 m	411.25 /m	2,879
			E2010.0200			<b>Washroom Vanities</b>			
				12-36-23.10	0750	Servery Surround, HPL w/ wood slats	10.00 m2	374.31 /m2	3,743
				12-36-61.17	0111	Vanity Tops, solid surface	9.00 m	802.68 /m	7,224
				10-51-53.10	2210	Locker, bench	29.00 m	318.55 /m	9,238
G						<b>BUILDING SITWORK</b>			
	G10					<b>Site Preparation</b>			
		G1010				<b>Site Clearing</b>			
			G1010.0150			<b>Site Clearing</b>			
				31-14-13.23	1460	Topsoil stripping and stockpiling, loam or topsoil, remove and stockpile on site, 149 kW dozer, 150 mm deep, 150 m haul per m2	28,996.00 m2	11.16 /m2	323,584
			G1010.0150			<b>Site Clearing - Future Field Area</b>			
				31-14-13.23	1460	<b>Topsoil stripping and stockpiling, loam or topsoil, remove and stockpile on site, 149 kW dozer, 150 mm deep, 150 m haul per m2</b>	0.00 m2	0.00 /m2	0
	G20					<b>Site Improvements</b>			
		G2010				<b>Roadways</b>			
			* unassigned *						
				32-12-16.14	----	<b>16 Avenue Extension incl. regional pathways, sidewalks, etc.</b>	0.00 ea	/ea	
				32-12-16.14	----	<b>26 Street Extension incl. regional pathways, sidewalks, etc.</b>	0.00 ea	/ea	
			G2010.0100			<b>Roadways - Gravel access road to east side</b>			
				31-22-16.10	0012	Fine grading, finish grading, small area, to be paved with grader	507.00 m2	5.08 /m2	2,573
				32-11-23.23	0100	Base course drainage layers, aggregate base course for roadways and large paved areas, stone base, compacted, 20 mm stone base, to 150 mm deep	507.00 m2	23.10 /m2	11,712
				32-11-23.23	0400	Base course drainage layers, aggregate base course for roadways and large paved areas, bank run gravel, spread and compacted, 300 mm deep	507.00 m2	31.36 /m2	15,901
			G2020.0010			<b>Parking Access Road</b>			
				31-22-16.10	0012	Fine grading, finish grading, small area, to be paved with grader	3,638.00 m2	5.08 /m2	18,465

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			<b>G2020.0010</b>			<b>Parking Access Road</b>			
				32-11-23.23	0100	Base course drainage layers, aggregate base course for roadways and large paved areas, stone base, compacted, 20 mm stone base, to 150 mm deep	3,638.00 m2	23.10 /m2	84,042
				32-11-23.23	0400	Base course drainage layers, aggregate base course for roadways and large paved areas, bank run gravel, spread and compacted, 300 mm deep	3,638.00 m2	31.36 /m2	114,101
				32-16-13.13	0416	Cast-in place concrete curbs & gutters, concrete, machine formed, radius, 150 mm x 450 mm, includes concrete	134.00 m	92.86 /m	12,443
				32-16-13.13	0415	Cast-in place concrete curbs & gutters, concrete, machine formed, straight, 150 mm x 450 mm, includes concrete	331.00 m	79.96 /m	26,467
				32-12-16.13	0480	Plant-mix asphalt paving, for highways and large paved areas, wearing course, 100 mm thick, no hauling included	3,638.00 m2	24.41 /m2	88,801
		<b>G2020</b>				<b>Parking Lots</b>			
			<b>G2020.0010</b>			<b>Future Gravel Parking Lot</b>			
				31-22-16.10	0012	Fine grading, finish grading, small area, to be paved with grader	0.00 m2	0.00 /m2	0
				32-11-23.23	0100	Base course drainage layers, aggregate base course for roadways and large paved areas, stone base, compacted, 20 mm stone base, to 150 mm deep	0.00 m2	0.00 /m2	0
				31-22-16.10	0200	Fine grading, grade subgrade for base course, roadways	0.00 m2	0.00 /m2	0
				32-16-13.13	0416	Cast-in place concrete curbs & gutters, concrete, machine formed, radius, 150 mm x 450 mm, includes concrete	m	/m	
				32-16-13.13	0415	Cast-in place concrete curbs & gutters, concrete, machine formed, straight, 150 mm x 450 mm, includes concrete	0.00 m	0.00 /m	0
				32-17-13.19	1000	Precast concrete parking bumpers, wheel stops, precast concrete, 150 mm x 250 mm x 1800 mm, includes 2 dowels per each	ea	/ea	
				32-17-23.13	0710	Painted pavement markings, thermoplastic, white or yellow, 100 mm wide, less than 1818 m	m	/m	
				32-17-23.13	0770	Painted pavement markings, thermoplastic, white or yellow, gore lines	m2	/m2	
				32-17-23.14	1200	Pavement markings, handicap symbol, painted	ea	/ea	
			<b>G2020.0010</b>			<b>Parking Lots</b>			
				31-22-16.10	0012	Fine grading, finish grading, small area, to be paved with grader	3,746.00 m2	5.08 /m2	19,013
				32-11-23.23	0100	Base course drainage layers, aggregate base course for roadways and large paved areas, stone base, compacted, 20 mm stone base, to 150 mm deep	3,746.00 m2	23.10 /m2	86,537
				32-12-16.14	0600	Asphaltic concrete paving, parking lots & driveways, binder course, 100 mm, no asphalt hauling included	3,746.00 m2	24.95 /m2	93,480
				32-16-13.13	0416	Cast-in place concrete curbs & gutters, concrete, machine formed, radius, 150 mm x 450 mm, includes concrete	46.00 m	92.86 /m	4,272
				32-16-13.13	0415	Cast-in place concrete curbs & gutters, concrete, machine formed, straight, 150 mm x 450 mm, includes concrete	368.00 m	79.96 /m	29,425
				32-17-13.19	1000	Precast concrete parking bumpers, wheel stops, precast concrete, 150 mm x 250 mm x 1800 mm, includes 2 dowels per each	17.00 ea	92.62 /ea	1,575
				32-17-23.13	0710	Painted pavement markings, thermoplastic, white or yellow, 100 mm wide, less than 1818 m	489.00 m	3.82 /m	1,866
				32-17-23.13	0770	Painted pavement markings, thermoplastic, white or yellow, gore lines	45.00 m2	22.56 /m2	1,015
				32-17-23.14	1200	Pavement markings, handicap symbol, painted	4.00 ea	126.10 /ea	504
				32-11-23.23	0400	Base course drainage layers, aggregate base course for roadways and large paved areas, bank run gravel, spread and compacted, 300 mm deep	3,746.00 m2	31.36 /m2	117,488
		<b>G2030</b>				<b>Pedestrian Paving</b>			
			<b>G2030.0050</b>			<b>Concrete Sidewalks</b>			
				32-06-10.10	0101	Sidewalks, concrete, 125 mm thick, excludes base	785.00 m2	143.66 /m2	112,774
				32-06-10.10	0450	Sidewalks, driveways, and patios, sidewalks, concrete, excludes base, for 100 mm thick bank run gravel base, add	785.00 m2	11.44 /m2	8,982
			<b>G2030.0050</b>			<b>Concrete Sidewalks - Future Field Area</b>			
				32-06-10.10	0101	Sidewalks, concrete, 125 mm thick, excludes base	0.00 m2	0.00 /m2	0
				32-06-10.10	0450	Sidewalks, driveways, and patios, sidewalks, concrete, excludes base, for 100 mm thick bank run gravel base, add	0.00 m2	0.00 /m2	0
			<b>G2030.0100</b>			<b>Asphalt Basketball Court - Future</b>			
				32-11-23.23	0100	Base course drainage layers, aggregate base course for roadways and large paved areas, stone base, compacted, 20 mm stone base, to 150 mm deep	0.00 m2	0.00 /m2	0
				32-12-16.14	0500	Asphaltic concrete paving, parking lots & driveways, binder course, 75 mm thick, no asphalt hauling included	0.00 m2	0.00 /m2	0
			<b>G2050.150</b>			<b>Compacted Crushed Limestone Walkway</b>			
				32-94-13.20	0050	Landscape edging, aluminum alloy, mill finish, 3 mm x 100 mm, including stakes	127.00 m	22.30 /m	2,832
				32-06-10.10	1020	Crushed stone, limestone, 150 mm thick	340.00 m2	27.36 /m2	9,302
				32-91-13.16	1050	Soil preparation, mulching, filter fabric weed barrier	340.00 m2	3.61 /m2	1,229
		<b>G2040</b>				<b>Site Development</b>			
			<b>A1010.0150</b>			<b>R/C Grade beam/Pile caps to exterior stairs</b>			
				03-11-13.45	3000	C.I.P. concrete forms, pile cap, square or rectangular, plywood, 1 use, includes erecting, bracing, stripping and cleaning	4.00 m2ca	122.28 /m2ca	489
				03-21-10.60	0500	Reinforcing, footing, #10 to #25	0.10 m tn	2,533.00 /m tn	253
				03-31-05.35	0350	Ready Mix Concrete, 32 Mpa, 4500 psi	1.00 m3	203.20 /m3	203
				03-31-05.70	3750	Concrete placing to pile caps, pumped, incl vibrating	1.00 m3	75.34 /m3	75
				03-31-05.35	1300	Structural concrete, ready mix, winter mix, add (Oct. 1 to April 30)	1.00 m3	4.24 /m3	4
				03-11-13.65	8760	C.I.P. concrete forms, box void form for slab on grade, 100 mm x 300 mm x 1200 mm long	1.00 m2	40.64 /m2	41
			<b>A1010.1000</b>			<b>Trench Excavation for exterior stairs</b>			
				31-23-16.13	0050	Excavating, trench or continuous footing, common earth,	5.00 bm3	24.11 /bm3	121
				31-23-23.13	0015	Backfill, light soil, by hand, no compaction	4.00 lm3	35.79 /lm3	143
				31-23-23.18	0100	Hauling borrowed material, 3km round, 2.6 loads per hr	1.00 lm3	11.05 /lm3	11
			<b>A1020.0050</b>			<b>Piles to exterior stair foundations</b>			
				31-63-26.13	1079	BP8 400 dia, 6m deep	4.00 ea	994.97 /ea	3,980
				31-63-26.13	4500	Tailings removal	4.00 lm3	15.69 /lm3	63
			<b>A1020.0050</b>			<b>Piles to play area</b>			
				31-63-26.13	1079	BP9 200 dia, 3m deep	7.00 ea	274.44 /ea	1,921
				31-63-26.13	4500	Tailings removal	1.00 lm3	15.68 /lm3	16

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			<b>B1020.0300</b>			<b>Structural Steel Exterior Stair Framing</b>			
				05-12-23.75	0050	Structural steel, C Channel Shape,a992 steel,shop fab,incl shop primer,bolted connection	852.00 kgs	6.04 /kgs	5,149
				05-12-23.17	0100	Columns, Structural HSS	343.00 kg	5.73 /kg	1,966
				05-12-23.75	0100	Structural steel, W Shape,a992 steel,shop fab,incl shop primer,bolted connection	145.00 kg	5.17 /kg	749
				05-53-16.50	0200	Floor grating plank, galvanized steel, 14 gauge x 240 mm wide, 63 mm rib, field fabricated from planks	58.00 m	74.07 /m	4,296
				05-12-23.40	0450	Angle framing, structural steel, less than 100 mm, field fabricated, incl cutting & welding	40.00 kg	17.13 /kg	685
			<b>C2020.0100</b>			<b>Exterior Stair - Handrails / Guardrails</b>			
				05-52-13.50	0640	Railing, galvanized, steel picket	23.00 m	293.66 /m	6,754
			<b>G2040.0100</b>			<b>Fencing - Garbage enclosure</b>			
				32-31-13.20	0920	Fence, chain link industrial, galvanized steel, 4.9 wire, 60 mm posts @ 3 m o.c., 1800 mm high, includes horizontal rails, excavation, concrete, excludes barbed wire	10.00 m	138.19 /m	1,382
			<b>G2040.0200</b>			<b>Site Furnishings</b>			
				11-68-13.10	0201	Playground equipment, bike rack, sing.	5.00 ea	565.33 /ea	2,827
		<b>G2050</b>				<b>Landscaping</b>			
			<b>G2050.150</b>			<b>Soft Landscaping - Sod</b>			
				32-91-13.23	0100	Soil preparation, structural soil mixing, rake topsoil, site materials, ideal conditions, harley rock rake	3,688.00 m2	6.79 /m2	25,025
				32-91-19.13	0800	Topsoil placement and grading, loam or topsoil screened, 150 mm deep, furnish and place, truck dumped	3,688.00 m2	7.39 /m2	27,266
				32-92-23.10	0020	Sodding, bluegrass sod, on level ground, 25 mm deep	3,688.00 m2	9.08 /m2	33,499
			<b>G2050.150</b>			<b>Soft Landscaping - Seed</b>			
				32-91-13.23	0100	Soil preparation, structural soil mixing, rake topsoil, site materials, ideal conditions, harley rock rake	8,216.00 m2	6.79 /m2	55,749
				32-91-19.13	0800	Topsoil placement and grading, loam or topsoil screened, 150 mm deep, furnish and place, truck dumped	8,216.00 m2	7.39 /m2	60,742
				32-92-19.13	0100	Seeding, mechanical seeding, 0.024 kg/m2	8,216.00 m2	1.58 /m2	12,965
			<b>G2050.150</b>			<b>Soft Landscaping - Miscellaneous</b>			
				32-01-30.10	0900	Site maintenance, 12 months	12,078.00 m2	1.64 /m2	19,773
			<b>G2050.150</b>			<b>Soft Landscaping - Planting beds</b>			
				32-91-13.16	0100	Soil preparation, mulching, aged barks, 100 mm deep, hand spread	174.00 m2	10.36 /m2	1,802
				32-91-13.23	0100	Soil preparation, structural soil mixing, rake topsoil, site materials, ideal conditions, harley rock rake	174.00 m2	6.79 /m2	1,181
				32-91-19.13	0700	Topsoil placement and grading, loam or topsoil, screened, 600 mm deep, furnish and place, truck dumped	174.00 m2	30.20 /m2	5,254
			<b>G2050.150</b>			<b>Compacted Crushed Limestone Mowing Strip</b>			
				32-94-13.20	0050	Landscape edging, aluminum alloy, mill finish, 3 mm x 100 mm, including stakes	191.00 m	22.30 /m	4,258
				32-06-10.10	1020	Crushed stone, limestone, 150 mm thick	57.00 m2	27.36 /m2	1,559
				32-91-13.16	1050	Soil preparation, mulching, filter fabric weed barrier	57.00 m2	3.61 /m2	206
			<b>G2050.300</b>			<b>Shrubs and Trees</b>			
				32-93-33.20	1004	Allowance for shrubs	1.00 ls	6,600.00 /ls	6,600
				32-93-43.30	0681	Trees	10.00 ea	401.50 /ea	4,015
		<b>G30</b>				<b>Site Civil / Mechanical Utilities</b>			
			<b>G3010</b>			<b>Water Supply</b>			
			<b>G3010.0010</b>			<b>Water Main Supply</b>			
				33-11-13.25	2210	Water Main - proportioned with School	152.00 m	409.30 /m	62,214
				33-11-13.25	2300	Tie into Existing - proportioned with School	0.42 ea	3,300.00 /ea	1,386
				33-11-13.25	2400	Valve - proportioned with School	0.42 ea	4,400.00 /ea	1,848
				33-05-26.05	0020	Utility connection, water, sanitary, stormwater, gas, single connection - proportioned with School	0.42 CA	17,371.43 /CA	7,296
			<b>G3020</b>			<b>Sanitary Sewer</b>			
			<b>G3020.0010</b>			<b>Sanitary Sewer</b>			
				33-31-13.13	3000	Sanitary Main - proportioned with School	86.00 m	358.14 /m	30,800
				33-31-13.13	2000	Manhole - proportioned with School	0.84 ea	5,627.92 /ea	4,727
				33-31-13.13	2100	Tie into Existing - proportioned with School	0.42 ea	3,607.93 /ea	1,515
				33-05-26.05	0020	Utility connection, water, sanitary, stormwater, gas, single connection - proportioned with School	0.42 CA	17,371.43 /CA	7,296
			<b>G3030</b>			<b>Storm Sewer</b>			
			<b>G3030.0010</b>			<b>Storm Sewer</b>			
				33-41-13.40	3000	Storm Sewer - proportioned with School	341.00 m	384.45 /m	131,098
				33-31-13.13	2000	Manhole - proportioned with School	5.04 ea	5,627.91 /ea	28,365
				33-44-13.13	5000	Catchbasin - proportioned with School	6.30 ea	4,604.66 /ea	29,009
				33-49-13.10	2100	Tie into Existing - proportioned with School	0.42 ea	3,299.95 /ea	1,386
				33-05-26.05	0020	Utility connection, water, sanitary, stormwater, gas, single connection - proportioned with School	0.42 CA	17,371.43 /CA	7,296
			<b>G3040</b>			<b>Heating Distribution</b>			
			<b>G3040.0100</b>			<b>Heating Distribution</b>			
				33-51-33.10	1000	Natural gas metering, pressure regulator valves - proportioned with School	0.42 ls	13,200.00 /ls	5,544
		<b>G40</b>				<b>Site Electrical Utilities</b>			
			<b>G4010</b>			<b>Electrical Distribution</b>			
			<b>G4010.0010</b>			<b>Electrical Distribution - Generator Feeders</b>			
				33-71-19.17	5800	New duct bank for Generator Service Feeders, 300A excl. wire	15.00 m	170.32 /m	2,555
				26-05-19.90	0900	Wire, aluminum, stranded, 600 V, 750 kcmil, type THHN, in raceway	60.00 m	36.47 /m	2,188
				33-71-19.15	1030	Electr undgr ducts and manhls,pvc,condt with cplng,25 dm,schedl 40,instll direct burial slab duct bank,exclds excavn,backfill and cast place concrete	15.00 m	9.90 /m	149
				26-05-19.90	0140	Wire, copper, stranded, 600 V, #8, type THW, in raceway	60.00 m	3.69 /m	221
			<b>G4010.0010</b>			<b>Electrical Distribution - Secondary Service Feeders</b>			
				33-71-19.17	5800	New secondary duct bank for building service, 1600A excl. wire	75.00 m	236.32 /m	17,724
				26-05-19.90	0900	Wire, aluminum, stranded, 600 V, 750 kcmil, type THHN, in raceway	1,200.00 m	36.47 /m	43,766
				26-24-16.30	----	Utility Work (Fortis) - CASH ALLOWANCE	1.00 CA	52,380.96 /CA	52,381
			<b>G4020</b>			<b>Site Lighting</b>			
			<b>G4020.0010</b>			<b>Site Lighting</b>			
				26-56-13.10	3000	Light poles, anchor base, aluminum, 6.1 m high	11.00 ea	2,280.96 /ea	25,091
				26-56-19.55	0130	Roadway area luminaire, LED fixture, 252 LEDS, 120 V AC or 12 V DC, equal to 210 W, incl lamp	11.00 ea	1,551.83 /ea	17,070
				33-71-19.15	1030	Electr undgr ducts and manhls,pvc,condt with cplng,25 dm,schedl 40,instll direct burial slab duct bank,exclds excavn,backfill and cast place concrete	150.00 m	9.91 /m	1,486
				26-05-19.90	0120	Wire, copper, stranded, 600 V, #10, type THW, in raceway	600.00 m	2.68 /m	1,611
			<b>G4030</b>			<b>Site Communication and Security</b>			
			<b>G4030.0010</b>			<b>Site Communication and Security</b>			
				33-71-19.17	5600	New Telephone, Cable, Supernet & Spare Communication duct bank	120.00 m	203.32 /m	24,398
				33-71-19.17	----	Shaw Communications TV Utility - CASH ALLOWANCE	1.00 CA	10,476.19 /CA	10,476
				33-71-19.17	----	Telus Communications Telephone Utility - CASH ALLOWANCE	1.00 CA	10,476.20 /CA	10,476
				33-71-19.17	----	Axia Supernet Fibre Service - CA no value provided	1.00 CA	10,476.19 /CA	10,476
			<b>G4090</b>			<b>Other Site Electrical Utilities</b>			

U1	U2	U3	Assembly	Phase	Item	Description	Takeoff Quantity	Grand Total Price	Grand Total Amount
			* unassigned *						
				26-32-13.13	2700	Generator set, diesel, 3 phase 4 wire, 277/480 V, 200 kW, incl battery, charger, muffler, & day tank, excl conduit, wiring, & concrete	1.00 ea	85,914.26 /ea	85,914