

Class C Estimate Portland Municipal Hub

Portland Municipal Hub		August 11, 2022		
24 Water Street, Portland, ON				
<u>Project Summary:</u>		<u>Estimate Total</u>	<u>\$/SF</u>	
Trade Summary		\$5,154,124.00	\$440.26	
Contractor General Conditions & Fee	10.00%	\$515,412.00	\$44.03	
Winter Heat & Protection	1.00%	\$51,541.00	\$4.40	
Subtotal		\$5,721,077.00	\$488.69	
Design Contingency	5.00%	\$286,054.00	\$24.43	
Post Tender Contingency	10.00%	\$572,108.00	\$48.87	
BUDGET TOTAL		\$6,579,239.00	\$561.99	/sf
		+HST		
<u>SEPARATE PRICE (NOT INCLUDE IN AMOUNT ABOVE):</u>				
1) Building Demolition / Site Removals / Abatement - Add		\$74,408.00		
2) Fire Place - Add		\$13,100.00		
3) Exterior Signage - Add		\$32,750.00		
4) Flag Poles #3 - Add		\$17,030.00		
5) Clear & Grub (tree removals) - Add		\$7,074.00		
<u>NOT INCLUDED:</u>				
-HST				
-design fees				
-pricing / escalation contingencies				
-inspection & testing allowance				
-all items noted NIC				
-any item not included above				
-additional soil borings				
-special foundations (piles, caissons)				
-removal or replacement of contaminated soils				
-development, education, park fees or levies				
-site plan approval fees / costs				
-site plan approval / building permit fees / costs				
-rock blasting, excavation, removal				
-building demoltion, site removals, abatement				
-fire plac				
-exterior signage				
-flag poles				
-clear & grub (tree removals)				
<u>NOTE:</u>				
<i>This cost estimate is based on current market pricing. The current marketplace is continuing to experience significant price increases on a variety of materials on a monthly basis. The contingency included in this estimate is for the building unknowns and not meant as a contingency to cover the fluctuating market conditions.</i>				

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Portland Municipal Hub 24 Water Street, Portland, ON				August 11, 2022				
Section	Item	Quantity		\$/Unit	Totals	Remarks	Section Total	\$/SF
07 41 43	METAL ROOFING							
	snow guards	69.00	m	\$150.00	\$10,350.00			
	standing seam metal roof	623.00	m2	\$325.00	\$202,475.00			
	ice / water shield	623.00	m2	\$40.00	\$24,920.00			
	13mm protection board	623.00	m2	\$40.00	\$24,920.00			
	rigid insulation - 2 layers of 76mm	623.00	m2	\$100.00	\$62,300.00			
	16mm exterior grade plywood	623.00	m2	\$90.00	\$56,070.00			
	150mm sprayed insulation	623.00	m2	\$200.00	\$124,600.00			
	engineered steel trusses	0.00	m2	\$0.00	\$0.00	See 051223		
	furring channels	0.00	m2	\$0.00	\$0.00	See 092300		
	drywall finish	0.00	m2	\$0.00	\$0.00	See 092300	\$505,635.00	\$43.19
07 46 13	METAL SIDING							
	metal cladding finish	17.00	m2	\$500.00	\$8,500.00			
	insulation	17.00	m2	\$60.00	\$1,020.00			
	air vapour barrier	17.00	m2	\$40.00	\$680.00			
	metal soffit	41.00	m2	\$350.00	\$14,350.00			
	miscellaneous flashings	1.00	sum	\$2,500.00	\$2,500.00		\$27,050.00	\$2.31
07 46 23	WOOD SIDING:							
	wood siding	406.00	m2	\$200.00	\$81,200.00			
	insulation	406.00	m2	\$60.00	\$24,360.00			
	air vapour barrier	406.00	m2	\$40.00	\$16,240.00		\$121,800.00	\$10.40
07 53 24	MEMBRANE ROOFING							
	membrane roofing (low)	52.00	m2	\$350.00	\$18,200.00			
	membrane roofing (high)	45.00	m2	\$350.00	\$15,750.00			
	membrane roofing (canopy)	38.00	m2	\$350.00	\$13,300.00			
	roof pavers	30.00	m	\$160.00	\$4,800.00		\$52,050.00	\$4.45
07 61 00	METAL FLASHING							
	parapet cap flashing	184.00	m	\$45.00	\$8,280.00			
	high-low roof flashing	80.00	m	\$45.00	\$3,600.00			
	inside face of raised parapets	28.00	m2	\$150.00	\$4,200.00			
	miscellaneous flashings at openings	1.00	sum	\$2,500.00	\$2,500.00		\$18,580.00	\$1.59
07 81 00	SPRAYED FIREPROOFING							
	sprayed fireproofing	1,088.00	m2	\$40.00	\$43,520.00		\$43,520.00	\$3.72
07 84 00	FIRESTOPPING							
	fire stopping / smoke seal	1,088.00	m2	\$5.00	\$5,440.00		\$5,440.00	\$0.46
07 92 10	SEALANTS							
	sealants	1,088.00	m2	\$5.00	\$5,440.00		\$5,440.00	\$0.46
08 11 14	HOLLOW METAL DOORS & FRAMES							
	single door frames	4.00	ea	\$210.00	\$840.00			
	single frames for wood doors	48.00	ea	\$210.00	\$10,080.00			
	double door frames	0.00	ea	\$0.00	\$0.00	n/a		
	doors	4.00	ea	\$250.00	\$1,000.00			
	windows or screens	0.00	ea	\$0.00	\$0.00	n/a	\$11,920.00	\$1.02
08 11 15	INSTALL METAL DOORS & FRAMES							
	single door frames	52.00	ea	\$65.00	\$3,380.00			
	double door frames	0.00	ea	\$0.00	\$0.00			
	doors	4.00	ea	\$250.00	\$1,000.00			
	windows or screens	0.00	ea	\$0.00	\$0.00			
	handle doors, frames & screens	56.00	ea	\$35.00	\$1,960.00		\$6,340.00	\$0.54
08 11 16	ALUMINUM WINDOWS & DOORS							
	aluminum entrances & storefronts	0.00	m2	\$0.00	\$0.00			
	doors to above	3.00	ea	\$3,250.00	\$9,750.00			
	vestibules	24.00	m2	\$850.00	\$20,400.00			
	doors to above	4.00	ea	\$3,250.00	\$13,000.00			
	automatic operators	2.00	ea	\$3,500.00	\$7,000.00			
	aluminum windows	79.00	m2	\$850.00	\$67,150.00			
	aluminum strip windows	0.00	m2	\$0.00	\$0.00	n/a		
	interior aluminum partition	21.00	m2	\$850.00	\$17,850.00			
	doors to above	2.00	ea	\$3,250.00	\$6,500.00			
	revolving doors	0.00	ea	\$0.00	\$0.00	n/a		
	glass balustrades	4.00	m	\$2,500.00	\$10,000.00		\$151,650.00	\$12.95
08 14 10	WOOD DOORS & FRAMES							
	single door frames	0.00	ea	\$0.00	\$0.00	n/a		
	double door frames	0.00	ea	\$0.00	\$0.00	n/a		
	doors	48.00	ea	\$575.00	\$27,600.00			
	windows or screens	0.00	ea	\$0.00	\$0.00	n/a		
	install wood doors & frames	48.00	ea	\$250.00	\$12,000.00		\$39,600.00	\$3.38

Portland Municipal Hub 24 Water Street, Portland, ON							August 11, 2022				
Section	Item	Quantity			\$/Unit		Totals	Remarks	Section Total	\$/SF	
08 44 13	CURTAIN WALL										
	curtain wall	190.00	m2		\$1,700.00	m2	\$323,000.00				
	doors to above	4.00	ea		\$3,500.00	ea	\$14,000.00				
	automatic operators	2.00	ea		\$3,250.00	ea	\$6,500.00		\$343,500.00	\$29.34	
08 71 10	FINISH HARDWARE										
	hollow metal doors	4.00	ea		\$750.00	ea	\$3,000.00				
	wood doors	48.00	ea		\$750.00	ea	\$36,000.00		\$39,000.00	\$3.33	
08 80 50	MISCELLANEOUS GLASS & GLAZING										
	miscellaneous glazing	1.00	sum		\$5,000.00	sum	\$5,000.00		\$5,000.00	\$0.43	
08 90 00	LOUVRES										
	architectural building louvres	0.00	m2		\$0.00	m2	\$0.00	n/a			
	roof equipment screening louvres	0.00	m2		\$0.00	m2	\$0.00	n/a	\$0.00	\$0.00	
09 23 00	GYP SUM BOARD										
	drywall to perimeter walls	948.00	m2		\$150.00	m2	\$142,200.00				
	drywall partitions	1,087.00	m2		\$110.00	m2	\$119,570.00				
	drywall furred to masonry	261.00	m2		\$75.00	m2	\$19,575.00				
	drywall ceilings	50.00	m2		\$110.00	m2	\$5,500.00		\$286,845.00	\$24.50	
09 30 13	CERAMIC TILE										
	ceramic tile flooring	50.00	m2		\$225.00	m2	\$11,250.00				
	ceramic tile to walls	170.00	m2		\$225.00	m2	\$38,250.00				
	tile base	71.00	m		\$45.00	m	\$3,195.00		\$52,695.00	\$4.50	
09 30 15	PORCELAIN TILE										
	tile flooring	136.00	m2		\$225.00	m2	\$30,600.00				
	tile to walls	0.00	m2		\$0.00	m2	\$0.00	n/a			
	tile base	138.00	m		\$45.00	m	\$6,210.00		\$36,810.00	\$3.14	
09 51 13	ACOUSTIC CEILINGS										
	acoustic tile ceilings	836.00	m2		\$75.00	m2	\$62,700.00		\$62,700.00	\$5.36	
09 64 29	WOOD FLOORING										
	wood flooring	122.00	m2		\$200.00	m2	\$24,400.00				
	rubber base	50.00	m		\$15.00	m	\$750.00		\$25,150.00	\$2.15	
09 65 19	RESILIENT FLOORING										
	vct flooring	68.00	m2		\$70.00	m2	\$4,760.00				
	static disapative flooring	8.00	m2		\$150.00	m2	\$1,200.00				
	rubber base	81.00	m		\$15.00	m	\$1,215.00		\$7,175.00	\$0.61	
09 67 00	FLUID APPLIED FLOORING										
	clear sealer	90.00	m2		\$20.00	m2	\$1,800.00				
	rubber base	119.00	m		\$15.00	m	\$1,785.00		\$3,585.00	\$0.31	
09 68 00	CARPET										
	carpet	495.00	m2		\$85.00	m2	\$42,075.00				
	rubber base	472.00	m		\$15.00	m	\$7,080.00		\$49,155.00	\$4.20	
09 91 00	PAINTING										
	masonry partitions	642.00	m2		\$15.00	m2	\$9,630.00				
	drywall partitions	3,383.00	m2		\$15.00	m2	\$50,745.00				
	drywall ceilings	50.00	m2		\$15.00	m2	\$750.00				
	exposed structure ceilings	84.00	m2		\$20.00	m2	\$1,680.00				
	hollow metal doors, frames & screens	56.00	ea		\$95.00	ea	\$5,320.00				
	bollards	23.00	ea		\$65.00	ea	\$1,495.00				
	miscellaneous items	1.00	sum		\$2,500.00	sum	\$2,500.00		\$72,120.00	\$6.16	
10 11 13	CHALK, TACK & WHITE BOARDS										
	chalk, tack & white boards	0.00	sum		\$0.00	sum	\$0.00	nic	\$0.00	\$0.00	
10 13 00	DIRECTORIES										
	lobby directory	0.00	ea		\$0.00	ea	\$0.00	nic	\$0.00	\$0.00	
10 21 13	TOILET COMPARTMENTS										
	toilet partitions	5.00	ea		\$2,800.00	ea	\$14,000.00				
	urinal screens	0.00	ea		\$0.00	ea	\$0.00	n/a	\$14,000.00	\$1.20	
10 22 39	OPERABLE PARTITIONS										
	operable partition	8.00	m		\$2,500.00	m	\$20,000.00		\$20,000.00	\$1.71	
10 26 13	WALL & CORNER GUARDS										
	wall guards	0.00	m		\$0.00	m	\$0.00	n/a			
	corner guards	0.00	ea		\$0.00	ea	\$0.00	n/a	\$0.00	\$0.00	



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Portland Municipal Hub				August 11, 2022					
24 Water Street, Portland, ON									
Section	Item	Quantity		\$/Unit		Totals	Remarks	Section Total	\$/SF
26 05 01	ELECTRICAL								
	service & distribution	1,088.00	m2	\$115.00	m2	\$125,120.00			
	diesel generator w/ tank	1.00	sum	\$75,000.00	sum	\$75,000.00			
	lighting, devices & heating	1,088.00	m2	\$125.00	m2	\$136,000.00			
	power outlets, devices & connections	1,088.00	m2	\$90.00	m2	\$97,920.00			
	mechanical power	1,088.00	m2	\$20.00	m2	\$21,760.00			
	fire alarm including devices	1,088.00	m2	\$65.00	m2	\$70,720.00			
	voice & data, including devices	1,088.00	m2	\$30.00	m2	\$32,640.00			
	security, including devices - allowance	1,088.00	m2	\$30.00	m2	\$32,640.00		\$591,800.00	\$50.55
31 11 00	CLEAR & GRUB								
	remove trees	18.00	ea	\$300.00	ea	\$5,400.00			
	separate price - by others	-1.00	sum	\$5,400.00	sum	-\$5,400.00		\$0.00	\$0.00
31 14 13	SITE EXCAVATION								
	strip topsoil	0.00	m3	\$0.00	m3	\$0.00	n/a		
	cut high spot behind building to grade	623.00	m3	\$30.00	m3	\$18,690.00			
	disposal off site	623.00	m3	\$10.00	m3	\$6,230.00			
	cut swales	0.00	hrs	\$0.00	hrs	\$0.00	n/a		
	storm water control	1.00	sum	\$2,500.00	sum	\$2,500.00			
	site silt fencing	330.00	m	\$15.00	m	\$4,950.00			
	regrade site	0.00	m2	\$0.00	m2	\$0.00	n/a	\$32,370.00	\$2.77
31 14 13	SITE BACKFILL								
	fill site to new contours at landscape areas	0.00	m3	\$0.00	m3	\$0.00	n/a		
	raise grade at u/s paved surfaces	0.00	mt	\$0.00	mt	\$0.00	n/a	\$0.00	\$0.00
31 23 10	BUILDING EXCAVATION								
	column footings	120.00	m3	\$75.00	m3	\$9,000.00			
	foundation walls	145.00	m3	\$75.00	m3	\$10,875.00			
	loading dock pits	0.00	m3	\$0.00	m3	\$0.00			
	pits	0.00	m3	\$0.00	m3	\$0.00			
	hand excavation	16.00	hrs	\$75.00	hrs	\$1,200.00			
	fence protection at excavations	1.00	sum	\$1,500.00	sum	\$1,500.00			
	disposal off site	265.00	m3	\$15.00	m3	\$3,975.00		\$26,550.00	\$2.27
31 23 10	BUILDING BACKFILL								
	column footings	264.00	mt	\$32.00	mt	\$8,448.00			
	foundation walls -granular 'B'	319.00	mt	\$32.00	mt	\$10,208.00			
	foundation walls -site material	0.00	mt	\$0.00	mt	\$0.00	n/a		
	elevator pits	0.00	mt	\$0.00	mt	\$0.00	n/a		
	pits	0.00	mt	\$0.00	mt	\$0.00	n/a		
	raise grade to u/s slab on grade	0.00	mt	\$0.00	mt	\$0.00	n/a		
	A' to u/s slab on grade	250.00	mt	\$36.00	mt	\$9,000.00		\$27,656.00	\$2.36
31 23 19	DEWATERING								
	dewatering	3.00	mth	\$2,500.00	mth	\$7,500.00			
	wellpoint system	0.00	mth	\$0.00	mth	\$0.00	n/a	\$7,500.00	\$0.64
31 66 15	HELICAL PILES:								
	helical piles	0.00	ea	\$0.00	ea	\$0.00	n/a		
	mobilization	0.00	sum	\$0.00	sum	\$0.00	n/a	\$0.00	\$0.00
32 12 16	ASPHALT PAVING								
	light duty asphalt pavement	891.00	m2	\$45.00	m2	\$40,095.00			
	medium duty asphalt pavement	0.00	m2	\$0.00	m2	\$0.00	n/a		
	heavy duty asphalt pavement	0.00	m2	\$0.00	m2	\$0.00	n/a		
	patching along existing road	148.00	m2	\$80.00	m2	\$11,840.00			
	excavation to pavement	356.00	m3	\$25.00	m3	\$8,900.00			
	disposal of excavated material	356.00	m3	\$15.00	m3	\$5,340.00		\$66,175.00	\$5.65
32 13 13	CONCRETE PAVEMENT								
	concrete pad - generator	40.00	m2	\$140.00	m2	\$5,600.00			
	concrete pad - garbage enclosure	22.00	m2	\$140.00	m2	\$3,080.00			
	granular 'A' to u/s concrete pavement	41.00	mt	\$32.00	mt	\$1,312.00			
	excavation	25.00	m3	\$25.00	m3	\$625.00			
	disposal of excavated material	25.00	m3	\$15.00	m3	\$375.00		\$10,992.00	\$0.94
32 16 13	CONCRETE CURBS								
	concrete curbs	172.00	m	\$85.00	m	\$14,620.00			
	planter curbs	65.00	m	\$120.00	m	\$7,800.00		\$22,420.00	\$1.92
32 16 23	CONCRETE SIDEWALKS								
	concrete sidewalks	411.00	m2	\$85.00	m2	\$34,935.00			
	concrete stairs (4 steps)	22.00	m2	\$400.00	m2	\$8,800.00			
	stamped concrete sidewalk at public square	170.00	m2	\$125.00	m2	\$21,250.00			
	excavation to subgrade	181.00	m3	\$25.00	m3	\$4,525.00			
	dispose of excavated material	181.00	m3	\$15.00	m3	\$2,715.00		\$72,225.00	\$6.17
32 14 00	UNIT PAVING:								
	unit pavers	0.00	m2	\$0.00	m2	\$0.00	n/a	\$0.00	\$0.00

Portland Municipal Hub 24 Water Street, Portland, ON					August 11, 2022				
Section	Item	Quantity		\$/Unit		Totals	Remarks	Section Total	\$/SF
32 15 00	AGGREGATE SURFACING:								
	gravel parking lot (ready for future paving)	600.00	m2	\$30.00	m2	\$18,000.00			
	excavate to subbase	270.00	m3	\$25.00	m3	\$6,750.00			
	dispose of excavated material	270.00	m3	\$15.00	m3	\$4,050.00		\$28,800.00	\$2.46
32 31 13	FENCING & GATES								
	wood fencing	40.00	m	\$250.00	m	\$10,000.00			
	gates	0.00	ea	\$0.00	ea	\$0.00			
	garbage enclosure	1.00	sum	\$35,000.00	sum	\$35,000.00		\$45,000.00	\$3.84
32 32 34	RETAINING WALLS								
	retaining walls	0.00	m2	\$0.00	m2	\$0.00	n/a	\$0.00	\$0.00
32 37 00	SITE FURNISHINGS								
	site signs on galv post	2.00	ea	\$350.00	ea	\$700.00		\$700.00	\$0.06
32 80 00	IRRIGATION SYSTEMS								
	underground lawn/landscaping irrigation	0.00	sum	\$0.00	sum	\$0.00	nic	\$0.00	\$0.00
32 92 23	LANDSCAPING								
	imported topsoil for seeded areas	0.00	m3	\$0.00	m3	\$0.00	n/a		
	seed disturbed areas	0.00	m2	\$0.00	m2	\$0.00	n/a		
	imported topsoil for sod	184.00	m3	\$65.00	m3	\$11,960.00			
	sod	1,064.00	m2	\$8.00	m2	\$8,512.00			
	imported topsoil to gardens	31.00	m3	\$85.00	m3	\$2,635.00			
	garden mulch	179.00	m2	\$25.00	m2	\$4,475.00			
	playground surface	80.00	m2	\$250.00	m2	\$20,000.00			
	reinstall existing playground	1.00	sum	\$5,000.00	sum	\$5,000.00			
	cip / precast curved seating	14.00	m	\$2,500.00	m	\$35,000.00			
	trees	36.00	ea	\$750.00	ea	\$27,000.00			
	shrubs	127.00	ea	\$40.00	ea	\$5,080.00			
	perennials / grasses	363.00	sum	\$30.00	sum	\$10,890.00		\$130,552.00	\$11.15
33 44 00	MECHANICAL SITE SERVICES								
	sanitary drainage to septic	40.00	m	\$225.00	m	\$9,000.00			
	septic system	1.00	sum	\$40,000.00	sum	\$40,000.00			
	storm drainage at parking lots	200.00	m	\$210.00	m	\$42,000.00			
	catch basins	6.00	ea	\$3,250.00	ea	\$19,500.00			
	manholes	2.00	ea	\$10,000.00	ea	\$20,000.00			
	u/g water storage / cisterns	0.00	sum	\$0.00	sum	\$0.00			
	decommission existing well	1.00	sum	\$2,000.00	sum	\$2,000.00			
	new well	1.00	sum	\$15,000.00	sum	\$15,000.00	nic	\$147,500.00	\$12.60
33 46 20	FOUNDATION DRAINAGE								
	underslab weeping tile system	0.00	m	\$0.00	m	\$0.00	n/a		
	perimeter foundation drainage	122.00	m	\$45.00	m	\$5,490.00		\$5,490.00	\$0.47
33 71 75	ELECTRICAL SITE SERVICES								
	hydro service	1.00	sum	\$30,000.00	sum	\$30,000.00			
	primary u/g ductbank	10.00	m	\$250.00	m	\$2,500.00			
	primary cabling	0.00	sum	\$0.00	sum	\$0.00	by hydro		
	secondary u/g ductbank	5.00	m	\$250.00	m	\$1,250.00			
	secondary cabling	5.00	m	\$150.00	m	\$750.00			
	transformer	0.00	sum	\$0.00	sum	\$0.00	by hydro		
	transformer pad	1.00	sum	\$3,500.00	sum	\$3,500.00			
	u/g ducbank from building to generator	40.00	m	\$250.00	m	\$10,000.00			
	cabling from building to generator	40.00	m	\$150.00	m	\$6,000.00			
	light standards at parking	4.00	ea	\$7,500.00	ea	\$30,000.00			
	u/g conduit / wiring for lighting above	200.00	m	\$35.00	m	\$7,000.00		\$91,000.00	\$7.77
	Total Base Cost					\$5,154,124.00		\$5,154,124.00	\$440.26
	Total Projected Construction Costs			\$440.26	/sf	\$5,154,124.00	+HST		\$440.26
	Building Areas:								
	-ground floor	6,026.00	sf	560.00	m2				
	-2nd floor	5,681.00	sf	528.00	m2				
	-3rd floor	0.00	sf		m2				
	Total Building Area	11,707.00	sf	1,088.00	m2				