



October 4, 2017

TOWNSHIP OF SOUTH STORMONT  
2 Mille Roches Road  
Long Sault, Ontario  
K0C 1P0

**Attention: Mr. Kevin Amelotte, Director of Parks and Recreation**

Dear Sir:

**Subject: Raisin River Heritage Centre Building - Budget Costing**

Further to your request please find attached the budget costing associated with the Building Conditions Report of July 20, 2017.

Please note that the intended occupancy of the building could have impacts on life safety aspects of spaces and could incur related expenditures.

In addition the costing would have to be updated once design concepts are finalized.

We trust that this information satisfies your request.

Please contact our office should there be any questions or concerns.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Geoff Smith', written over a light blue horizontal line.

Geoff Smith, C.E.T.  
Structural Designer


GS/gs  
Encl.

WSP ref.: 171-08900-00

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<b>Construction Cost Estimate</b>	<b>Proj No:</b>	171-08900-00	
Raisin River Heritage Centre		Geoff Smith/Mathieu Bourbonnais	
Proposed Renovations	<b>Date:</b>	October 4, 2017	
Reference: Buliding Conditions Report (July 20, 2017)			

The Class D estimate is based on the understanding of the project at the concept stage including all of the anticipated work with consideration of the site information and existing conditions.

Component Description	Quantity	Unit	Unit Cost	Cost	Total Cost
<b>GENERAL REQUIREMENTS</b>					
Insurance	470	thousand	\$ 6	\$ 2,820	
Bonding	470	thousand	\$ 7	\$ 3,290	
Sub bonding	470	thousand	\$ 3	\$ 1,180	
Health & safety plan	1	lump sum	\$ 500	\$ 500	
Allowances				\$ -	
Mobilization	1	lump sum	\$ 500	\$ 500	
Superintendent	16	week	\$ 2,000	\$ 32,000	
Assistant superintendent				\$ -	
Watchman/security				\$ -	
Casual labour	16	week	\$ 800	\$ 12,800	
Site office/connections	4	month	\$ 250	\$ 1,000	
Telephone		lump sum		\$ -	
Signage	1	lump sum	\$ 250	\$ 250	
Temporary barriers & enclosures	4	month	\$ 500	\$ 2,000	
Temporary washroom facilities	4	month	\$ 400	\$ 1,600	
Temporary water				\$ -	
Temporary lighting & power				\$ -	
Temporary winter heating				\$ -	
Temporary safety devices				\$ -	
Project meetings	8	each	\$ 200	\$ 1,600	
Daily clean-up	16	week	\$ 200	\$ 3,200	
Disposal bins	2	bin	\$ 600	\$ 1,200	
Dumping fees	2	lump sum	\$ 500	\$ 1,000	
Miscellaneous rentals	1	lump sum	\$ 1,500	\$ 1,500	
Final cleaning	1	lump sum	\$ 500	\$ 500	
Scaffolding/access	1	lump sum	\$ 3,000	\$ 3,000	
Building permit	470	thousand	\$ 9	\$ 4,230	
Manuals & record drawings	1	lump sum	\$ 250	\$ 250	
<b>Total - General Requirements</b>					<b>\$ 74,420</b>
<b>RENOVATION ITEMS</b>					
Roofing: fasteners, flashings, snow guards	1	lump sum	\$ 15,000	\$ 15,000	
Brick masonry: localized repointing/brick replacment including access	1	lump sum	\$ 25,000	\$ 25,000	
Stone masonry: localized repointing	1	lump sum	\$ 3,000	\$ 3,000	
Exterior wood finishes: preparation and painting (doors, windows, siding, soffit, facia)	1	lump sum	\$ 20,000	\$ 20,000	
Chimneys: repointing/repair including access	1	lump sum	\$ 5,000	\$ 5,000	
Interior Chimney: install structural support	1	lump sum	\$ 1,500	\$ 1,500	
Statues: prepare and paint	2	each	\$ 1,000	\$ 2,000	
Exterior doors: install weatherstripping and threshold	1	lump sum	\$ 250	\$ 250	
South exterior upper windows: install protective mesh	6	each	\$ 1,000	\$ 6,000	
South entrance: prepare and paint landing/replace stairs/remove extended landing/install railings	1	lump sum	\$ 5,000	\$ 5,000	
Exterior north-west siding: remove deteriorated and replace	1	lump sum	\$ 500	\$ 500	
Exterior north-east downspout drain pipe: install cap and secure	1	lump sum	\$ 100	\$ 100	
Exterior vent piping: prepare and paint	1	lump sum	\$ 500	\$ 500	
South concrete walkway: remove and replace	1	lump sum	\$ 7,500	\$ 7,500	
West planter: remove and landscape	1	lump sum	\$ 5,000	\$ 5,000	
Eavestroughs and downspouts: remove and replace	1	lump sum	\$ 7,500	\$ 7,500	
Facia and soffit: reinstate	1	lump sum	\$ 750	\$ 750	

Component Description	Quantity	Unit	Unit Cost	Cost	Total Cost
Interior walls: repair, prepare, and paint	1	lump sum	\$ 18,000	\$ 18,000	
Interior ceilings: repair, prepare, and paint	1	lump sum	\$ 8,900	\$ 8,900	
Flooring: replace tiles/refinish hardwood	1	lump sum	\$ 20,000	\$ 20,000	
Interior doors and windows: prepare and paint/replace and repair door hardware	1	lump sum	\$ 15,000	\$ 15,000	
Interior stairs: prepare and refinish	1	lump sum	\$ 10,000	\$ 10,000	
Third floor & north-east vestibule: batt/bird guano abatement	1	lump sum	\$ 10,000	\$ 10,000	
Ductwork enclosures: install bulkheads at all ground and second exposed ductwork	1	lump sum	\$ 12,000	\$ 12,000	
Electrical service entrance pole: anchor to building + support of wiring on pole	1	lump sum	\$ 1,500	\$ 1,500	
Electrical room: replace disconnect and breaker panels	1	lump sum	\$ 5,000	\$ 5,000	
Electrical System grounding: bond to the gas piping	1	lump sum	\$ 500	\$ 500	
Boiler room: replace light socket, support lighting circuit conduits, remove abandoned wiring, add lighting	1	lump sum	\$ 2,500	\$ 2,500	
Light switches: replace push button switches	1	lump sum	\$ 500	\$ 500	
Receptacles: replace 2 prong with grounded receptacles/install GFI receptacles local to sinks	1	lump sum	\$ 2,000	\$ 2,000	
Lighting: replace wall mounted fixtures that are missing globes	1	lump sum	\$ 750	\$ 750	
Knob and tube conductors: replace	1	lump sum	\$ 10,000	\$ 15,000	
Building life safety: install emergency lighting/maintain smoke detectors/install exit signs	1	lump sum	\$ 10,000	\$ 10,000	
Miscellaneous electrical: junction box covers/junction box support/etc.	1	lump sum	\$ 2,500	\$ 2,500	
Barrier free access	1	lump sum	\$ 30,000	\$ 30,000	
Interior washroom upgrades	1	lump sum	\$ 20,000	\$ 20,000	
Second floor exiting: construct 2nd enclosed stairwell	1	lump sum	\$ 50,000	\$ 50,000	
Asbestos abatement: floor tiles, etc.	1	lump sum	\$ 15,000	\$ 15,000	
<b>Total - Renovation Items</b>					<b>\$ 353,750</b>
<b>Total</b>					<b>\$ 428,170</b>
Contractor overhead & profit	10%		\$ 42,817	\$ 42,800	
<b>Sub-Total</b>					<b>\$ 470,970</b>
Testing & inspection services				\$ -	
Design services	10%		\$ 47,097	\$ 47,097	
Construction Contingency	5%		\$ 23,549	\$ 23,549	
<b>Total Construction Costs</b>					<b>\$ 541,616</b>

**Notes:**

1. Assumed that the project will be procured on a lump sum bases with a minimum of three general contractors.
2. Assumed that the project will be completed in a reasonable time period and have not included any premiums for expediting the project or schedule acceleration.
3. Costing reflects a preliminary Class D estimate.
4. Adverse local and global market conditions, proprietary specifications, single-sourcing of materials and equipment, or lack of bidders may cause bids to vary from reasonable estimates based on normal competitive conditions.
5. Not included: inflation, specific interior tenant upgrades, second floor and basement washrooms, kitchen upgrades, heritage considerations, heat supply to third floor, general building exiting, fire protection and fire alarm system, fire separations, implications of multiple occupancies, parking, security system, protection of building perimeter from the school yard, furnishings, lightning protection system, Owner costs, taxes.
6. Lead paint abatement included.