GTR - High Level Estimates

Quote - Quotation issued by the supplier, Estimate - Average of the range provided by a supplier

Updated: April 23, 2026

		Trade	Contact	Cost per unit M		Cost per unit Imp		Unit Rate ($)	Item Cost	Total Cost		Shared Cost		Concourse / Entry		Parking		Library		Daycare		Clinic	
				Unit	Qty	Unit	Qty		Accum. Cost	Each Phase	$/GBA	$	PSF	$	PSF	$	PSF	$	PSF	$	PSF	$	PSF
Step 1 - Dry, Dark Box, Existing Building GBA =	**167,785**	**SF**																					
Rehabilitate Structure	As per RJC Report, Option No.2, dated June 25, 2012	RJC Budget	Mike	M2	15,587.74	SF	167,785.03	27.66		4,640,095	27.66												
	Deduct roof removal (completed previously)			M2	16,193.00	SF	174,299.99	-10.00		-1,743,000	-10.39												
	Deduct Repair of Mezzanine to areas being demolished			M2	1,021.82	SF	10,998.78	-10.00		-109,988	-0.66												
	New roof deck & purlins/secondary framing	incl. in RJC																					
	New roof membrane	incl. in RJC	duplicated cost below																				
	Escalation of RJC report			$	2,787,107.29	$	2,787,107.29	1.74		4,857,928	28.95												
	Exterior Glazing Support Steel, allow 20KG/M2 of glazing			MT	80.34	TN	79.07	12,648.59		1,000,147	5.96												
	Miscellaneous Secondary Steel repair/replacement			Allow	1.00	Allow	1.00	100,000.00		100,000	0.60												
	Remove obstructions above SOG	Schouten	Brant	M2	15,587.74	SF	167,785.03	1.75		293,624	1.75												
	Make good damaged 1st Storey SOG	Nicholson	Elaine	Allow	1.00	Allow	1.00	200,000.00		200,000	1.22												
	Allowance for OBC upgrades			Allow	1.00	Allow	1.00	100,000.00		100,000	0.61												
Hazardous Material Abatement	Abate existing hazardous materials, including in buried ducts			Allow	1.00	Allow	1.00	150,000.00		150,000	0.92												
New Envelope	Insulated Mod Bit Roof System with snow guards, gutters, fascia, eaves and RWL	Smith Peat	Matt	M2	16,193.00	SF	174,299.99	17.21		3,000,052	17.88												
	New EIFS overclad to all exterior walls, Brick/Limestone finish	see EIFS tab		LS	1.00	LS	1.00	2,415,136.94		2,415,137	14.39												
	Allowance to insulate and parge perimeter foundation wall			Allow	1.00	Allow	1.00	100,000.00		100,000	0.60												
	New glazing to all elevations	see windows & doors tab		M2	4,017.05	SF	43,239.13	70.00		3,026,739	18.04												
	Over/Extra to unit rate - match PCL market data			M2	4,017.05	SF	43,239.13	55.00		2,378,152	14.17												
	Doors Allowance			EA	20.00	EA	20.00	1,900.00		38,000	0.23												
Interiors	Rough Carpentry			M2	15,587.74	SF	167,785.03	0.25		41,946	0.25												
	Misc. Insulation			M2	15,587.74	SF	167,785.03	0.25		41,946	0.25												
	Misc. Caulking			M2	15,587.74	SF	167,785.03	0.10		16,779	0.10												
	Misc. drywall partitions for M&E rooms			M2	15,587.74	SF	167,785.03	0.50		83,893	0.50												
	Misc. Painting			M2	15,587.74	SF	167,785.03	0.15		25,168	0.15												
	Wayfinding Signage			M2	15,587.74	SF	167,785.03	0.25		41,946	0.25												
	Misc. Floor treatments/sealers			M2	15,587.74	SF	167,785.03	0.10		16,779	0.10												
Building Systems	Main Mechanical Room	TBD		LS	1.00	LS	1.00	50,000.00		50,000	0.30												
	Minor Distribution			M2	15,587.74	SF	167,785.03	1.00		167,785	1.00												
	Fire Protection			M2	15,587.74	SF	167,785.03	4.50		755,033	4.50												
	Over/Extra for Standpipe System			M2	15,587.74	SF	167,785.03	0.50		83,893	0.50												
	BAS Allowance - Backbone			Allow	1.00	Allow	1.00	75,000.00		75,000	0.45												
	Incoming Power Allowance	confirm with utility		LS	1.00	LS	1.00	50,000.00		50,000	0.30												
	Main Electrical Room	TBD		LS	1.00	LS	1.00	50,000.00		50,000	0.30												
	Minor Distribution			M2	15,587.74	SF	167,785.03	1.00		167,785	1.00												
	Fire Alarm - Backbone			Allow	1.00	Allow	1.00	75,000.00		75,000	0.45												
Siteworks	Incoming Water, Fire, Sani & Storm Services			LS	1.00	LS	1.00	250,000.00		250,000	1.49												
	Over/Extra for soils remediation for utilities			LS	1.00	LS	1.00	200,000.00		200,000	1.19												
Subtotal:										*22,639,837*	*134.93*												
Contingencies	Design						3.00%	22,639,837.25		679,195	4.05												
	Construction						5.00%	23,319,032.37		1,165,952	6.95												
	Escalation (2026 to 2027)						1.00%	24,484,983.98		244,850	1.46												
Total Direct Construction Costs:										**24,729,834**	**147.39**												
	General Contractor OH&P / General Conditions						15.00%	24,729,833.82		3,709,475	22.11												
	Bonding						1.50%	28,439,308.90		426,590	2.54												
	Building Permit - $0.80/SF (Feb. 1, 2024)	City of Stratford		M2	15,587.74	SF	167,785.03	0.80		134,228	0.80												
Total Construction Costs:										**29,000,127**	**172.84**												
	Design Fees - 10% of Total Direct Construction Cost						10.00%	24,729,833.82		2,472,983	14.74												
	Project Management Fees - 3.5% of Total Direct Construction Cost						3.50%	24,729,833.82		865,544	5.16												
	FFE Allowance			Allow	1.00	Allow	1.00	0.00		0	0.00												
	Legal fees			Allow	1.00	Allow	1.00	50,000.00		50,000	0.30												
	Relator Fees			Allow	1.00	Allow	1.00	0.00		0	0.00												
	Other Soft Costs			Allow	1.00	Allow	1.00	0.00		0	0.00												
Total Soft Costs:										**3,388,528**	**20.20**												
Step 1 - Dry, Dark Box, Existing Building - TOTAL COST										**32,388,654**	**193.04**												
Accumulated Cost - Rehabilitate existing									$ 32,388,654		193.04												

		Trade	Contact	Unit	Qty	Unit	Qty	Unit Rate ($)	Accum. Cost	Each Phase	$/GBA	$	PSF	$	PSF	$	PSF	$	PSF	$	PSF	$	PSF
Step 2 - Parking Facility GBA =	**189,528**	**SF**																					
Structure										0	0.00												
Mezzanine	Demolish 9 Bays & Remove Cantilevered Mezzanine	HRI Group	Clay	LS	1.00	LS	1.00	384,150.00		384,150	2.03												
Annex Modifications	Lower Roof & Mid-span Stl Bm & Col's	Enable Inc.	Allan	LS	1.00	LS	1.00	1,500,000.00		1,500,000	7.91												
	Demolish Struct. Stl	incl. above	Allan								0.00												
	Demolish 9.5 Bays of Ext Masonry & Flr Slab	Schouten	Chad	LS	1.00	LS	1.00	204,275.00		204,275	1.08												
	Intermediate Steel to support remaining annex & mezzanine			Allow	1.00	Allow	1.00	50,000.00		50,000	0.30												
Parking Garage & Concourse Floors	Helical Piers 127	EBS Geo	Chad	LS	1.00	LS	1.00	485,000.00		485,000	2.56												
	Helical Piers Cast-in-place pier caps 127	EBS Geo	Chad	LS	1.00	LS	1.00	180,000.00		180,000	0.95												
	Removed Soil Environmental	Budget		LS	1.00	LS	1.00	63,500.00		63,500	0.34												
	Cast in place ramp upper	EECF	Darrin	LS	1.00	LS	1.00	155,245.00		155,245	0.82												
	Cast in place ramp lower	EECF	Darrin	LS	1.00	LS	1.00	351,211.00		351,211	1.85												
	Precast Columns, Beams and Hollow Core - 2nd storey Parking	Stubbes	Lucas	LS	1.00	LS	1.00	3,036,524.00		3,036,524	16.02												
	Beams & cleats to exist. stl. columns - 2nd storey Parking	Enable Inc.	Allan	LS	1.00	LS	1.00	468,000.00		468,000	2.47												
	Remove 1st Storey SOG at Streets - Argyle 7,915sf	Schouten	Brant	LS	1.00	LS	1.00	40,000.00		40,000	0.21												
	Patch 1st Storey SOG at Streets - Argyle 7,915sf	Nicholson	Elaine	LS	1.00	LS	1.00	55,405.00		55,405	0.29												
	Remove 1st Storey SOG at Streets - Stratford 15,800sf	Schouten	Brant	LS	1.00	LS	1.00	80,000.00		80,000	0.42												
	Patch 1st Storey SOG at Streets - Stratford 15,800sf	Nicholson	Elaine	LS	1.00	LS	1.00	110,600.00		110,600	0.58												
	Parking garage equipment adjustments - loops for connecting doors	Parking Boxx	Susy	LS	1.00	LS	1.00	780.00		780	0.00												
	Concrete curbs at steel columns 2nd storey garage	Nicholson	Elaine	LS	1.00	LS	1	16493		16,493	0.09												
	Concrete topping on SOG	Nicholson	Elaine	M2	15,587.74	SF	167,785.03	6.00		1,006,710	5.31												
	Concrete topping on 2nd Storey parking ($6 Sq.Ft.)	Nicholson	Elaine	M2	7,899.77	SF	85,032.41	6.00		510,194	2.69												

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		Trade	Contact	Cost per unit M		Cost per unit Imp		Unit Rate ($)	Item Cost	Total Cost		Shared Cost		Concourse / Entry		Parking		Library		Daycare		Clinic	
				Unit	Qty	Unit	Qty		Accum. Cost	Each Phase	$/GBA	$	PSF	$	PSF	$	PSF	$	PSF	$	PSF	$	PSF
	Crash rails @ parking perimeter	PCL	Ryan	LM	1,025.00	LF	3,744.60	312.50		1,170,188	6.17												
	Precast Exit Stairs and shafts	Stubbes	Lucas	LS	1.00	LS	1.00	10,972.00		10,972	0.06												
Modify Envelope	Overhead Doors			EA	4.00	EA	4.00	10,000.00		40,000	0.21												
Enlarge Openings	Stratford, Argyle & McKenzie Remove High & Low Spandrel Panels	HRI Group	Clay	LS	1.00	LS	1.00	58,370.00		58,370	0.31												
Interiors	Steel Handrails and Guards	SBS Metal	Dennis	LS	1.00	LS	1.00	10,000.00		10,000	0.05												
	Traffic coating Puma on 2nd Storey parking aisles and ramp	Tremco	Matthew	LS	1.00	LS	1.00	600,600.00		600,600	3.17												
	Traffic coating Vulekm on 2nd Storey parking spaces and walkways	Tremco	Matthew	LS	1.00	LS	1.00	669,750.00		669,750	3.53												
	Apply intumescent coating to stl. supporting - 2nd storey Parking	Expert	Casey	LS	1.00	LS	1.00	220,000.00		220,000	1.16												
	Paint Remaining Stl. Structure - Provide protection & finish coating	Expert	Casey	LS	1.00	LS	248,000.00	1.00		248,000	1.31												
	Pavement markings - 1st Storey - (287 with NS Aisle) 317 with NS aisle as parking	Mobil	Leila	LS	1.00	LS	1.00	5,250.71		5,251	0.03												
	Pavement markings - 1st Storey - Traffic Lines & Markings	incl. above	Leila	LS	1.00	LS	1.00			0	0.00												
	Pavement markings - 1st Storey - Parking 240 Spaces x 30 LF per Space	Mobil	Leila	LS	1.00	LS	1.00	5,373.00		5,373	0.03												
	Pavement markings - 1st Storey - Traffic Lines & Markings	incl. above	Leila	LS	1.00	LS	1.00				0.00												
	Pavement markings - 2nd Storey - Parking 138 Spaces x 30 LF per Space	Mobil	Leila	LS	1.00	LS	1.00				0.00												
	Pavement markings - 2nd Storey - Traffic Lines & Markings	incl. above	Leila	LS	1.00	LS	1.00				0.00												
	Firestop & Smoke Seals										0.00												
	Rough Carpentry			M2	17,607.74	SF	189,528.13	0.25		47,382	0.25												
	Misc. Insulation			M2	17,607.74	SF	189,528.13	0.25		47,382	0.25												
	Misc. Caulking			M2	17,607.74	SF	189,528.13	0.10		18,953	0.10												
	Connecting Garage Doors -Stratford South to Stratford Upper 4- 10'w x 8'h	Car-wall	Steve	EA	4.00	EA	4.00	27,525.00		110,100	0.58												
	Entry doors HM - 6'x7' Install	Dakon	James	EA	4.00	EA	4.00	500.00		2,000	0.01												
	Entry Doors Paint	Expert	Casey	EA	4.00	EA	4.00	180.00		720	0.00												
	Perimeter Exit doors HM 3'x7' - Supply	Lock door	Neil	EA	8.00	EA	8.00	1,519.81		12,158	0.06												
	Perimeter Exit doors - HM 3'x7' Install	Dakon	James	EA	8.00	EA	8.00	500.00		4,000	0.02												
	Perimeter Exit doors paint	Expert	Casey	EA	8.00	EA	8.00	180.00		1,440	0.01												
	Entrance Garage Doors - 4- 10'w x 8'h	Car-wall	Steve	EA	4.00	EA	4.00	27,525.00		110,100	0.58												
	Misc. concrete block partitions			M2	17,607.74	SF	189,528.13	0.50		94,764	0.50												
	Misc. Painting			M2	17,607.74	SF	189,528.13	0.15		28,429	0.15												
	Wayfinding Signage			M2	17,607.74	SF	189,528.13	0.25		47,382	0.25												
	Misc. Floor treatments/sealers			M2	17,607.74	SF	189,528.13	0.10		18,953	0.10												
	Parking garage equipment	Parking Boxx	Susy	LS	1.00	LS	1.00	121,235		121,235	0.64												
		entry boxes		LS	1.00	LS	2.00	10,900.00		21,800	0.12												
		card reads		LS	1.00	LS	2.00	495.00		990	0.01												
		call for assistance		LS	1.00	LS	2.00	1,195.00		2,390	0.01												
		exit boxes		LS	1.00	LS	2.00	16,900.00		33,800	0.18												
		card reads		LS	1.00	LS	2.00	495.00		990	0.01												
		call for assistance		LS	1.00	LS	2.00	1,195.00		2,390	0.01												
		walk up payment		LS	1.00	LS	2.00	16,900.00		33,800	0.18												
		controller router		LS	1.00	LS	1.00	3,500.00		3,500	0.02												
		folding gates		LS	1.00	LS	4.00	3,995.00		15,980	0.08												
		vehicle loops		LS	1.00	LS	4.00	400.00		1,600	0.01												
		barrier gate arm folding		LS	1.00	LS	4.00	675.00		2,700	0.01												
		software		LS	1.00	LS	1.00	1,000.00		1,000	0.01												
		payment app		LS	1.00	LS	1.00	295.00		295	0.00												
Building Systems	Parking Ventilation - not heated	Callidus	Matthew	M2	17,607.74	SF	189,528.13	0.86		162,994	0.86												
	Drainage, including SOG through duct shaft	Callidus	Matthew	M2	17,607.74	SF	189,528.13	0.86		162,994	0.86												
	Fire Protection, Dry System	Classic	Tyler	M2	17,607.74	SF	189,528.13	5.00		947,641	5.00												
	Over/Extra for Standpipe System Modifications			M2	17,607.74	SF	189,528.13	0.25		47,382	0.25												
	BAS Allowance - parking			Allow	1.00	Allow	1.00	25,000.00		25,000	0.13												
	Lighting	Callidus	Matthew	M2	17,607.74	SF	189,528.13	3.50		663,348	3.50												
	Electrical Distribution	incl. above		M2	17,607.74	SF	189,528.13	0.00		0	0.00												
	O/E for electric Vehicle Charging			EA	20.00	EA	20.00	2,500.00		50,000	0.26												
	Fire Alarm - Parking			M2	17,607.74	SF	189,528.13	1.00		189,528	1.00												
Siteworks	Walks	Steve Smith Constru	Kody	SM	105.00	SF	9.75	144.00		1,405	0.01												
	Excavate 21"	Steve Smith Constru	Kody	CM	43.75	SF	1.24	3,871.96		4,797	0.03												
	12" Gran B	Steve Smith Constru	Kody	CM	50.00	CF	1.42	3,871.96		5,482	0.03												
	6" Gran A	Steve Smith Constru	Kody	CM	62.00	CF	1.76	3,871.96		6,798	0.04												
	Asphalt - Driveways	Steve Smith Constru	Kody	SM	70.00	SF	6.50	3,871.96		25,180	0.13												
	Over/Extra for soils remediation for utilities			LS	1.00	LS	1.00	50,000.00		50,000	0.26												
Subtotal:										*14,865,374*	*78.43*												
Contingencies	Design						3.00%	14,865,373.56		445,961	2.35												
	Construction						5.00%	15,311,334.77		765,567	4.04												
	Escalation (2026 to 2027)						1.00%	16,076,901.51		160,769	0.85												
Total Direct Construction Costs:										**16,237,671**	**85.67**												
	General Contractor OH&P / General Conditions						15.00%	16,237,670.52		2,435,651	12.85												
	Bonding						1.50%	18,673,321.10		280,100	1.48												
	Building Permit - $1.58/SF (Feb. 1, 2024)	City of Stratford		M2	17,607.74	SF	189,528.13	1.58		299,454	1.58												
Total Construction Costs:										**19,252,875**	**101.58**												
	Design Fees - 10% of Total Direct Construction Cost						0.10	16,237,670.52		1,623,767	8.57												
	Project Management Fees - 3.5% of Total Direct Construction Cost						0.04	16,237,670.52		568,318	3.00												
	FFE Allowance - Bike Racks			Allow	1.00	Allow	1.00	10,000.00		10,000	0.05												
	Legal fees			Allow	1.00	Allow	1.00	10,000.00		10,000	0.05												
	Relator Fees			Allow	1.00	Allow	1.00	0.00		0	0.00												
	Other Soft Costs			Allow	1.00	Allow	1.00	0.00		0	0.00												
Total Soft Costs:										**2,212,086**	**11.67**												
Step 2 - Parking Facility - TOTAL COST										**21,464,961**	**113.25**												
Accumulated Cost									$ 53,853,615		150.72												
- Rehabilitate existing, Parking																							

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					Unit	Qty	Unit	Qty		Accum. Cost	Each Phase	$/GBA	$	PSF	$	PSF	$	PSF	$	PSF	$	PSF	$	PSF
Step 3 - Concourse Shell Space	**GBA =**	**83,074**	**SF**																					
Structure		Cast-in-place locomotive floor and east cantilever	EECF	Darrin	LS	1.00	LS	1.00	823,975.00		823,975	9.92												
		Beams & cleats to exist. stl. Columns - 3rd storey Concourse	Enable Inc.	Allan	LS	1.00	LS	1.00	562,000.00		562,000	6.77												
		Precast Columns, Beams and Hollow Core - 3rd Storey Concourse	Stubbes	Lucas	LS	1.00	LS	1.00	3,646,425.00		3,646,425	43.89												
		Precast Exit Stairs and shafts	Stubbes	Lucas	LS	1.00	LS	1.00	12,371.75		12,372	0.15												
		McKenzie Vestibule Elevator Structure	GA Masonry	Bill	LS	1.00	LS	1.00	214,000.00		214,000	2.58												
		East Annex Block walls	GA Masonry	Bill	LS	1.00	LS	1.00	87,000.00		87,000	1.05												
	Parking Garage	Cast in place floor to elevator and stairs 2nd storey $40,635 / 160 =	EECF	Darrin	M2	23.59	SF	253.97	375.00		95,238	6.32												
	Concourse	Cast in place floor to elevator and stairs 3rd storey $40,635 / 160 =	EECF	Darrin	M2	23.59	SF	253.97	1,100.00		279,366	18.55												
Modify Envelope		Skylights on entire building	Artistic	Marco	LS	1.00	LS	1.00	6,804,644.00		6,804,644	81.91												
Interiors		Apply intumescent coating to stl. supporting - 3rd storey Concourse	Expert	Casey	LS	1.00	LS	1.00	220,000.00		220,000	2.65												
		Firestop & Smoke Seals			M2	7,717.81	SF	83,073.81	0.25		20,768	0.25												
		Rough Carpentry			M2	7,717.81	SF	83,073.81	0.25		20,768	0.25												
		Misc. Insulation			M2	7,717.81	SF	83,073.81	0.25		20,768	0.25												
		Misc. Caulking			M2	7,717.81	SF	83,073.81	0.10		8,307	0.10												
		Perimeter Exit doors HM 3'x7' - Supply	Lock door	Neil	EA	8.00	EA	8.00	1,519.81		12,158	0.15												
		Perimeter Exit doors - HM 3'x7' Install	Dakon	James	EA	8.00	EA	8.00	500.00		4,000	0.05												
		Misc. Drywall Partitions			M2	7,717.81	SF	83,073.81	0.50		41,537	0.50												
		Misc. Painting			M2	7,717.81	SF	83,073.81	0.15		12,461	0.15												
		Wayfinding Signage			M2	7,717.81	SF	83,073.81	0.25		20,768	0.25												
		Misc. Floor treatments/sealers			M2	7,717.81	SF	83,073.81	0.10		8,307	0.10												
		Prime Paint Core & Shell			M2	7,717.81	SF	83,073.81	1.25		103,842	1.25												
Conveying	Concourse	Lift Elevator Equipment - Loading Dock	Otis	Drake	LS	1.00	LS	1.00	358,362.62		358,363	6.19												
Building Systems		HVAC Allowance			M2	7,717.81	LS	83,073.81	5.00		415,369	5.00												
		Plumbing Allowance			M2	7,717.81	SF	83,073.81	2.00		166,148	2.00												
		Fire Protection to U/S of Concourse slab, wet system			M2	7,717.81	SF	83,073.81	5.00		415,369	5.00												
		Over/Extra for Standpipe System			M2	7,717.81	SF	83,073.81	1.50		124,611	1.50												
		BAS Allowance - Concourse Backbone			Allow	1.00	Allow	1.00	50,000.00		50,000	0.60												
		Lighting			M2	7,717.81	LS	83,073.81	5.00		415,369	5.00												
		Electrical Distribution			M2	7,717.81	LS	83,073.81	3.00		249,221	3.00												
		O/E for Emergency Power			M2	7,717.81	LS	83,073.81	2.00		166,148	2.00												
		O/E for Solar			M2	7,717.81	LS	83,073.81	1.00		83,074	1.00												
		Fire Alarm - Concourse Shell			M2	7,717.81	LS	83,073.81	5.00		415,369	5.00												
Siteworks		N/A									0	0.00												
	Subtotal:										*15,877,747*	*191.13*												
Contingencies		Design						3.00%	15,877,747.04		476,332	5.73												
		Construction						5.00%	16,354,079.45		817,704	9.84												
		Escalation (2026 to 2027)						1.00%	17,171,783.42		171,718	2.07												
	Total Direct Construction Costs:										**17,343,501**	**208.77**												
		General Contractor OH&P / General Conditions						15.00%	17,343,501.25		2,601,525	31.32												
		Bonding						1.50%	19,945,026.44		299,175	3.60												
		Building Permit - $1.80/SF (Feb. 1, 2024)	City of Stratford		M2	7,717.81	SF	83,073.81	1.80		149,533	1.80												
	Total Construction Costs:										**20,393,735**	**245.49**												
		Design Fees - 10% of Total Direct Construction Cost						10.00%	17,343,501.25		1,734,350	20.88												
		Project Management Fees - 3.5% of Total Direct Construction Cost						3.50%	17,343,501.25		607,023	7.31												
		FFE Allowance			Allow	1.00	Allow	1.00	5,000.00		5,000	0.06												
		Legal fees			Allow	1.00	Allow	1.00	10,000.00		10,000	0.12												
		Relator Fees			Allow	1.00	Allow	1.00	0.00		0	0.00												
		Other Soft Costs			Allow	1.00	Allow	1.00	0.00		0	0.00												
	Total Soft Costs:										**2,356,373**	**28.36**												
Step 3 - Concourse Shell - TOTAL COST											**22,750,107**	**273.85**												
Accumulated Cost										$ 76,603,722		173.95												
- Rehabilitate existing, Parking, Concourse Shell																								
Step 4 - McKenzie Entrance	**GBA =**	**15,059**	**SF**																					
Structure	Vestibule	Vestibule Excavation - 4' Depth	Steve Smith Constru	Kody	CM	2.83	CF	25.00	275.00		6,875	0.46												
	Vestibule	Vestibule Foundation - Quote $44,244 / 474 LF (5' Wall x3)	EECF	Darrin	LS	1.00	LS	1.00	8,961.00		8,961	0.60												
	Vestibule	Concrete curbs at steel columns - Entry & 3rd Flr.	Nicholson	Elaine	LS	1.00	LS	1.00	2,766.00		2,766	0.18												
	Vestibule	Vestibule Canopy Framing	PCL	Ryan	Allow	1.00	Allow	1.00	100,000.00		100,000	6.64												
	Entry & Vestibule	Pour over vented slab with thickened edge for vestibule and parking garage	Nicholson	Elaine	LS	1.00	LS	1.00	21,845.00		21,845	1.45												
	Entry & Vestibule	Tapered slab w/swirl finished	Nicholson	Elaine	LS	1.00	LS	1.00	17,710.00		17,710	1.18												
	Entry & Vestibule	Foundation curb - Quote $44,244 / 474 LF	EECF	Darrin	LS	1.00	LS	1.00	11,201.00		11,201	0.74												
	Entry & Vestibule	Steel stairs, Guards and Handrails - Fabricate and Install without Concrete	SBS Metal	Dennis	LS	1.00	LS	1.00	35,000.00		35,000	2.32												
	West Annex	Concrete foundation - Quote $44,244 / 474 LF	EECF	Darrin	LS	1.00	LS	1.00	42,000.00		42,000	2.79												
	West Annex	Block walls	GA Masonry	Bill	LS	1.00	LS	1.00	28,000.00		28,000	1.86												
	East Annex	Concrete foundation	EECF	Darrin	LS	1.00	LS	1.00	23,335.00		23,335	1.55												
	Engine Shed	Remove the existing 65 ft bay roof structure	Enable	Allan	LS	1.00	LS	1.00	1,500,000.00		1,500,000	99.61												
	Engine Shed	Remove column	incl. above								0	0.00												
	Engine Shed	Place 44' long E-W truss	incl. above								0	0.00												
	Engine Shed	Extend height of wall between 65' & 40' bays	incl. above								0	0.00												
	Engine Shed	Place N-S OWSJ over 65' bay	incl. above								0	0.00												
	Exit M	Precast Exit Stairs and shafts - 3 Storeys - 3 Doors w Lid	Stubbes	Lucas	EA	3.00	EA	3.00	23,343.75		70,031	4.65												
	Exit M	Handrails & Guards	SBS Metal	Dennis	EA	3.00	EA	3.00	3,300.00		9,900	0.66												
	Exit M	Handrails & Guards - Paint	Expert	Casey	EA	3.00	EA	3.00	500.00		1,500	0.10												
Modify Envelope											0	0.00												
	Engine Shed	EIFS Outsulite - Patch allowance			Allow	1.00	Allow	1.00	40,000.00		40,000	2.66												
	Engine Shed	Swing Doors (Above Annex/Concourse level)	Glass Canada	Rob Damstra	LS	1.00	LS	1.00	2,000.00		2,000	0.13												

GTR - High Level Estimates
Quote - Quotation issued by the supplier, Estimate - Average of the range provided by a supplier
Updated: April 23, 2026

			Trade	Contact	Cost per unit M		Cost per unit Imp		Unit Rate ($)	Item Cost	Total Cost		Shared Cost		Concourse / Entry		Parking		Library		Daycare		Clinic	
					Unit	Qty	Unit	Qty		Accum. Cost	Each Phase	$/GBA	$	PSF	$	PSF	$	PSF	$	PSF	$	PSF	$	PSF
	Vestibule	Vestibule Automatic doors	Glass Canada	Rob Damstra	EA	2.00	EA	2.00	12,000.00		24,000	1.59												
	Vestibule	Vestibule Curtain wall glazing	Glass Canada	Rob Damstra	M2	14.86	SF	160.00	130.00		20,800	1.38												
	Vestibule	Vestibule Architectural Hangers			LS	1.00	LS	1.00	2,000.00		2,000	0.13												
	East Annex	Garage Doors - (Quote for 2-14'x14' thuds noted in Quantity as 1)	Car-Wal	Steve	LS	1.00	LS	1.00	15,506.36		15,506	1.03												
	Garage	Window - Punched/Storefront	Glass Canada	Rob Damstra	M2	15.46	SF	166.44	70.00		11,651	0.77												
		Sectional Door -10'w x 10'h (Use 2 - 14'x14' Quote thus 0.5 to equal 1)	Car-wall	Steve	Allow	1.00	Allow	1.00	7,753.00		7,753	0.51												
Interiors	Entry & Vestibule	Polish concrete	Nicholson	Elaine	M2	109.35	SF	1,177.00	8.75		10,299	0.68												
	Entry & Vestibule	Relocate Parking Equipment	Parking Boxx	Susy	LS	1.00	LS	1.00	2,000.00		2,000	0.13												
	Entry & Vestibule	Steel stairs, Guards and Handrails - Paint	Expert	Casey	LS	1.00	LS	1.00	4,200.00		4,200	0.28												
	Entry & Vestibule	Polished Conc. Steps	Nicholson	Elaine	M2	36.42	SF	392.00	50.00		19,600	1.30												
	Entry & Vestibule	HM Doors & Hardware	Lockdoor	Neil	EA	5.00	SF	5.00	1,717.39		8,587	0.57												
	Entry & Vestibule	HM Doors Frames and Hardware Install	Dakon	James	EA	5.00	SF	5.00	500.00		2,500	0.17												
	Entry & Vestibule	HM Doors Paint	Expert	Casey	EA	5.00	SF	5.00	180.00		900	0.06												
	Engine Shed	Gypsum Board	Grassing	Randy	LS	1.00	LS	1.00	10,000.00		10,000	0.66												
	Engine Shed	Tile base Concourse	ICI Marble & Tile	Gerry	M2	32.70	SF	352.00	11.50		4,048	0.27												
	Engine Shed	Tile base Entry	ICI Marble & Tile	Gerry	M2	8.55	SF	92.00	11.50		1,058	0.07												
	Event & Lobby	Polished concrete topping - Polished $8.75 & Conc. Topping $6.00	Nicholson	Elaine	M2	536.89	SF	5,779.00	14.75		85,240	5.66												
	Event & Lobby	Gypsum Board & Steel Studs	Grassing	Randy	LS	1.00	LS	1.00	160,000.00		160,000	10.63												
	Event & Lobby	Gypsum Board & Steel Studs - Paint			LS	1.00	LS	1.00	25,000.00		25,000	1.66												
	Event & Lobby	Tile base	ICI Marble & Tile	Gerry	M2	37.16	SF	400.00	11.50		4,600	0.31												
	Event & Lobby	Paint gypsum	Expert	Casey	M2	1,240.26	SF	13,350.00	1.80		24,030	1.60												
	Event & Lobby	Doors Frames and Hardware Supply - metal	LookDoor	Neil	EA	16.00	EA	16.00	1,717.39		27,478	1.82												
	Event & Lobby	Doors Frames and Hardware Install	Dakon	James	EA	16.00	EA	16.00	500.00		8,000	0.53												
	Event & Lobby	Lobby doors paint	Expert	Casey	EA	16.00	EA	16.00	180.00		2,880	0.19												
	Event & Lobby	Tile base	ICI Marble & Tile	Gerry	M2	15.33	SF	165.00	11.50		1,898	0.13												
	Washrooms	Tile work washrooms	ICI Marble & Tile	Gerry	M2	278.71	SF	3,000.00	13.50		40,500	2.69												
	Washrooms	Washroom Partition Supply	LookDoor	Neil	LS	1.00	LS	1.00	68,316.48		68,316	4.54												
	Washrooms	Washroom Partition Install	LookDoor	Neil	LS	1.00	LS	1.00	15,000.00		15,000	1.00												
	Exit M	Doors Frames and Hardware Supply	LookDoor	Neil	EA	3.00	EA	3.00	1,717.39		5,152	0.34												
	Exit M	Doors Frames and Hardware Install	Dakon	James	EA	3.00	EA	3.00	500.00		1,500	0.10												
	Misc.	Firestop & Smoke Seals			M2	1,399.00	SF	15,058.71	1.25		18,823	1.25												
	Misc.	Rough Carpentry			M2	1,399.00	SF	15,058.71	0.75		11,294	0.75												
	Misc.	Misc. Insulation			M2	1,399.00	SF	15,058.71	0.50		7,529	0.50												
	Misc.	Misc. Caulking			M2	1,399.00	SF	15,058.71	0.75		11,294	0.75												
	Misc.	Building Signage			M2	1,399.00	SF	15,058.71	3.50		52,705	3.50												
	Misc.	Wayfinding Signage			M2	1,399.00	SF	15,058.71	0.25		3,765	0.25												
Conveying		Escalator Equipment - McKenzie Entrance	Otis	Drake	LS	1.00	LS	1.00	347,248.00		347,248	23.06												
		Lift Elevator Equipment	Otis	Drake	LS	1.00	LS	1.00	358,362.62		358,363	6.19												
Building Systems	Entry & Vestibule	HVAC & Plumbing	Callidus	Matthew	M2	575.07	SF	6,190.00	50.00		309,500	20.55												
	Washrooms	HVAC & Plumbing	Callidus	Matthew	M2	157.01	SF	1,690.00	65.00		109,850	7.29												
	Engine Shed	HVAC & Plumbing	Callidus	Matthew	M2	705.13	SF	7,590.00	65.00		493,350	32.76												
	Event Space	HVAC & Plumbing	Callidus	Matthew	M2	398.55	SF	4,290.00	50.00		214,500	14.24												
	Transformer	3-phase pad mount w connection to an existing pole	Festival Hydro	Goran	M2	0.09	SF	1.00	65,000.00		65,000	4.32												
	Generator	750 kW Nat Gas Indoor	Sommers	Nick	LS	1.00	LS	1.00	540,100.00		540,100	35.87												
		Modifications to existing Fire Protection			M2	1,399.00	SF	15,058.71	3.00		45,176	3.00												
		Over/Extra for Standpipe System			M2	1,399.00	SF	15,058.71	1.00		15,059	1.00												
		BAS Allowance - Concourse Backbone			Allow	1.00	Allow	1.00	75,000.00		75,000	4.98												
		Lighting			M2	1,399.00	LS	15,058.71	5.00		75,294	5.00												
		Electrical Distribution			M2	1,399.00	LS	15,058.71	3.00		45,176	3.00												
		Fire Alarm - Concourse Shell			M2	1,399.00	LS	15,058.71	5.00		75,294	5.00												
Siteworks		Walks	Steve Smith Constru	Cody	SM	105.00	SF	9.75	10,491.00		102,338	6.80												
		Curbs & Gutter - Street	Steve Smith Constru	Cody	LM	105.00	LF	32.00	620.00		19,842	1.32												
		Curbs - Parking	Steve Smith Constru	Cody	LM	85.00	LF	25.91	628.00		16,270	1.08												
		Asphalt	Steve Smith Constru	Cody	SM	70.00	SF	6.50	30,616.00		199,102	13.22												
		Excavate 21"	Steve Smith Constru	Kody	CM	43.75	SF	1.24	30,616.00		37,929	2.52												
		12" Gran B	Steve Smith Constru	Kody	CM	50.00	CF	1.42	30,616.00		43,347	2.88												
		6" Gran A	Steve Smith Constru	Kody	CM	62.00	CF	1.76	30,616.00		53,751	3.57												
		Pavement markings	Mobil	Leila	LS	1.00	LS	1.00	3,865.50		3,866	0.26												
		Landscape Prep - Remove Existing Soil	Steve Smith Constru	Cody	CM	26.18	CY	34.22	561.00		19,197	1.27												
		Landscaping Prep - Supply Topsoil	A Touch of Dutch	Matt	CM	26.18	CY	34.22	561.00		19,197	1.27												
		Landscaping Prep - Place Topsoil (Budget)	A Touch of Dutch	Matt	CM	26.18	CY	34.22	561.00		19,197	1.27												
		Landscaping Plants (Island) - Mulch & Low Level Planting	A Touch of Dutch	Matt	CM	2.30	CY	3.00	456.00		1,368	0.09												
		Landscaping Grass - sodding	A Touch of Dutch	Matt	M2	0.85	SF	9.12	1,751.10		15,970	1.06												
		2 - 35' Flag Poles	Flags Unlimited		EA	2.00	EA	2.00	3,645.95		7,292	0.48												
		2 - Flag Pole Base	Flags Unlimited		EA	2.00	EA	2.00	2,500.00		5,000	0.33												
		Soils Remediation Allowance			LS	1.00	LS	1.00	20,000.00		20,000	1.33												
	Subtotal:										*5,993,608*	*398.02*												
Contingencies		Design						3.00%	5,993,608.22		179,808	11.94												
		Construction						5.00%	6,173,416.47		308,671	20.50												
		Escalation (2026 to 2027)						1.00%	6,482,087.29		64,821	4.30												
	Total Direct Construction Costs:										**6,546,908**	**434.76**												
		General Contractor OH&P / General Conditions						15.00%	6,546,908.16		982,036	65.21												
		Bonding						1.50%	7,528,944.39		112,934	7.50												
		Building Permit - $1.80/SF (Feb. 1, 2024)	City of Stratford		M2	1,399.00	SF	15,058.71	1.80		27,106	1.80												
	Total Construction Costs:										**7,668,984**	**509.27**												
		Design Fees - 10% of Total Direct Construction Cost						10.00%	6,546,908.16		654,691	43.48												
		Project Management Fees - 3.5% of Total Direct Construction Cost						3.50%	6,546,908.16		229,142	15.22												
		FFE Allowance			Allow	1.00	Allow	1.00	25,000.00		25,000	1.66												
		Legal fees			Allow	1.00	Allow	1.00	10,000.00		10,000	0.66												
		Relator Fees			Allow	1.00	Allow	1.00	0.00		0	0.00												
		Other Soft Costs			Allow	1.00	Allow	1.00	0.00		0	0.00												

GTR - High Level Estimates

Quote - Quotation issued by the supplier, Estimate - Average of the range provided by a supplier

Updated: April 23, 2026

			Trade	Contact	Cost per unit M		Cost per unit Imp		Unit Rate ($)	Item Cost	Total Cost		Shared Cost		Concourse / Entry		Parking		Library		Daycare		Clinic	
					Unit	Qty	Unit	Qty		Accum. Cost	Each Phase	$/GBA	$	PSF	$	PSF	$	PSF	$	PSF	$	PSF	$	PSF
	Total Soft Costs:										**918,833**	**61.02**												
Step 4 - McKenzie Entrance - TOTAL COST											**8,587,817**	**570.29**												
Accumulated Cost										$ 85,191,539		187.05												
- Rehabilitate existing, Parking, Concourse Shell, McKenzie Entrance																								
Step 5 - Argyle Entrance	**GBA =**	**57,849**	**SF**																					
Structure	Vestibule	Remediation Excavation $1m/43,560sf	Allowance					22.96	275.00		6,313	0.11												
	Vestibule	Excavation - 4' Depth	Steve Smith Constru	Kody	CM	25.00	CF	2.83	275.00		779	0.01												
	Vestibule	Foundation - Quote $44,244 / 474 LF (5' Wall x3)	EECF	Darrin	LS	1.00	LS	1.00	8,961.00		8,961	0.15												
	Entry & Vestibule	Pour over vented slab with thickened edge for vestibule and parking garage	Nicholson	Elaine	LS	1.00	LS	1.00	22,185.00		22,185	0.38												
	Entry & Vestibule	Foundation curb - Quote $44,244 / 474 LF	EECF	Darrin	LS	1.00	LS	1.00	16,241.47		16,241	0.28												
	Entry & Vestibule	Elevator Structure	GA Masonry	Bill	LS	1.00	LS	1.00	264,000.00		264,000	4.56												
	Entry & Vestibule	Tapered slab w/swirl finished	Nicholson	Elaine	LS	1.00	LS	1.00	29,785.00		29,785	0.51												
	Entry & Vestibule	Polish concrete	Nicholson	Elaine	LS	1.00	LS	1.00	8,023.75		8,024	0.14												
	Entry & Vestibule	Steel stairs, Guards and Handrails - Fabricate and Install without Concrete	SBS Metal	Denis	LS	1.00	LS	1.00	35,000.00		35,000	0.61												
	Entry & Vestibule	Polished Conc. Steps	Nicholson	Elaine	LS	1.00	LS	1.00	15,250.00		15,250	0.26												
	Parking Garage	Cast in place floor to elevator and stairs 2nd storey $40,635 / 160 =	EECF	Darrin	LS	1.00	LS	1.00	40,635.00		40,635	0.70												
	Concourse	Cast in place floor to elevator and stairs 3rd storey $40,635 / 160 =	EECF	Darrin	LS	1.00	LS	1.00	46,730.25		46,730	0.81												
	Concourse	Concrete curbs at steel columns - Entry & 3rd Flr.	Nicholson	Elaine	M2	42.36	SF	456.00	35.00		15,960	0.28												
	Concourse	Polished concrete topping - Polished $8.75 & Conc. Topping $6.00	Nicholson	Elaine	M2	362.79	SF	3,905.00	14.75		57,599	1.00												
	Concourse	Lift Elevator Structure	GA Masonry	Bill	LS	1.00	LS	1.00	150,000.00		150,000	2.59												
	East Annex	Foundation curb - Quote $44,244 / 474 LF (5' Wall x3)	EECF	Darrin	LM	86.28	LF	283.00	280.03		79,248	1.37												
	Exit A	Precast Exit Stairs and shafts - 3 Storeys - 3 Doors w Lid	Stubbes	Lucas	EA	3.00	EA	3.00	23,343.75		70,031	1.21												
	Exit A	Handrails & Guards	SBS Metal	Dennis	EA	3.00	EA	3.00	10,000.00		30,000	0.52												
Modify Envelope	Vestibule	Automatic doors	Glass Canada	Rob Damstra	EA	2.00	EA	2.00	12,000.00		24,000	0.41												
	Vestibule	Architectural Hangers			LS	1.00	LS	1.00	2,000.00		2,000	0.03												
	Entry & Vestibule	HM Doors & Hardware	Lockdoor	Neil	EA	5.00	EA	5.00	1,717.39		8,587	0.15												
	Entry & Vestibule	HM Doors Frames and Hardware Install	Dakon	James	EA	5.00	EA	5.00	500.00		2,500	0.04												
	Entry & Vestibule	Curtain Wall - Walkway	Glass Canada	Rob Damstra	M2	76.83	SF	827.00	100.00		82,700	1.43												
	Entry & Vestibule	Over/Extra for glass Unit Rate - Triple Glazed	PCL	Ryan	M2	86.83	SF	827.00	30.00		24,810	0.43												
	Entry & Vestibule	Outsulite/Trusscore -Walkway	Tremco	Brooke	M2	48.40	SF	521.00	66.99		34,902	0.60												
	Pedestrian Bridge	Curtain Wall Glass	Glass Canada	Rob Damstra	M2	147.16	SF	1,584.00	100.00		158,400	2.74												
	Pedestrian Bridge	Over/Extra for glass Unit Rate - Triple Glazed	PCL	Ryan	M2	147.16	SF	1,584.00	30.00		47,520	0.82												
		Swing Doors (Above Annex/Concourse level)	Glass Canada	Rob Damstra	EA	2.00	EA	2.00	2,000.00		4,000	0.07												
	East Annex	Sectional Door 14'x14' Quote $15,965 / 2 = $7,978/196 x 100= 10' x 10'(Budget)	Car-Wal		EA	1.00	EA	1.00	5,000.00		5,000	0.09												
		EIFS - Modifications Allowance			Allow	1.00	Allow	1.00	40,000.00		40,000	0.69												
	Arts & Culture	Swing Doors	Glass Canada	Rob Damstra	EA	2.00	EA	2.00	2,000.00		4,000	0.07												
	Community Hall	Swing Doors	Glass Canada	Rob Damstra	EA	1.00	EA	1.00	2,000.00		2,000	0.03												
Interiors	Entry & Vestibule	Add Parking Equipment	Parking Boxx	Susy	LS	1.00	LS	1.00	16,900.00		16,900	0.29												
	Entry & Vestibule	Steel stairs, Guards and Handrails - Paint	Expert	Casey	LS	1.00	LS	1.00	4,200.00		4,200	0.07												
	Concourse	Gypsum Board & Steel Studs	Grassing	Randy	LS	1.00	LS	1.00	182,000.00		182,000	3.15												
	Concourse	Tile base Concourse	ICI Marble & Tile	Gerry	M2	16.35	SF	176.00	11.50		2,024	0.03												
	Concourse	Tile base Entry	ICI Marble & Tile	Gerry	M2	7.25	SF	78.00	11.50		897	0.02												
	Concourse	Column Base - All Floors	Nicholson	Elaine	LM	336.62	LF	1,104.12	35.00		38,644	0.67												
	Concourse	Wood Doors Frames and Hardware Supply - Quote 30971.13/5=	LookDoor	Neil	EA	7.00	EA	7.00	6,194.23		43,360	0.75												
	Concourse	Wood Doors Frames and Hardware Install	Dakon	James	EA	7.00	EA	7.00	500.00		3,500	0.06												
	Murals	One on each side of the 24'h MW between 6218 & Concourse Mall & Stair			Allow	2.00	Allow	2.00	30,000.00		60,000	1.04												
	Murals	One on each side of the 30'h MW between 6218 & Event Space			Allow	2.00	Allow	2.00	30,000.00		60,000	1.04												
	Murals	Event Space side only of the 30'h MW			Allow	1.00	Allow	1.00	30,000.00		30,000	0.52												
	East Annex	Waste Management	EarthBin	Josh	LS	1.00	LS	1.00	28,040.00		28,040	0.48												
	East Annex	Dock Leveler (Budget)	Vestil RR-68	Google	LS	1.00	LS	1.00	7,500.00		7,500	0.13												
	Exit A	Doors Frames and Hardware Supply	LookDoor	Neil	EA	3.00	EA	3.00	1,717.39		5,152	0.09												
	Exit A	Doors Frames and Hardware Install	Dakon	James	EA	3.00	EA	3.00	500.00		1,500	0.03												
	Misc.	Painting Allowance - Throughout			M2	5,374.38	SF	57,849.34	1.25		72,312	1.25												
	Misc.	Firestop & Smoke Seals			M2	5,374.38	SF	57,849.34	1.25		72,312	1.25												
	Misc.	Rough Carpentry			M2	5,374.38	SF	57,849.34	0.75		43,387	0.75												
	Misc.	Misc. Insulation			M2	5,374.38	SF	57,849.34	0.50		28,925	0.50												
	Misc.	Misc. Caulking			M2	5,374.38	SF	57,849.34	0.75		43,387	0.75												
	Misc.	Building Signage			M2	5,374.38	SF	57,849.34	1.25		72,312	1.25												
	Misc.	Wayfinding Signage			M2	5,374.38	SF	57,849.34	0.25		14,462	0.25												
Conveying	Entry & Vestibule	Escalator Equipment - Argyle Entrance	Otis	Drake	LS	1.00	LS	1.00	347,248.00		347,248	6.00												
	Concourse	Lift Elevator Equipment	Otis	Drake	LS	1.00	LS	1.00	358,362.62		358,363	6.19												
Building Systems		HVAC & Plumbing - Concourse, Bridge & Entry	Callidus	Matthew	LS	1.00	LS	1.00	234,850.00		234,850	4.06												
		Modifications to existing Fire Protection			M2	5,374.38	SF	57,849.34	3.00		173,548	3.00												
		Over/Extra for Standpipe System			M2	5,374.38	SF	57,849.34	1.00		57,849	1.00												
		BAS Allowance - Theatre, tenant			Allow	1.00	Allow	1.00	40,000.00		40,000	0.69												
		Lighting			M2	5,374.38	LS	57,849.34	5.00		289,247	5.00												
		Electrical Distribution			M2	5,374.38	LS	57,849.34	3.00		173,548	3.00												
		Fire Alarm - Theatre, Tenant			M2	5,374.38	LS	57,849.34	5.00		289,247	5.00												
											0	0.00												
Site work		Walks	Steve Smith Constru	Cody	SM	105.00	SF	9.75	1,128.00		11,003	0.19												
		Curbs & Gutter - Street	Steve Smith Constru	Cody	LM	105.00	LF	32.00	349.00		11,169	0.19												
		Curbs - Parking	Steve Smith Constru	Cody	LM	85.00	LF	25.91	180.00		4,663	0.08												
		Asphalt	Steve Smith Constru	Cody	SM	70.00	SF	6.50	5,404.00		35,143	0.61												
		Excavate 21"	Steve Smith Constru	Kody	CM	43.75	SF	1.24	5,404.00		6,695	0.12												
		12" Gran B	Steve Smith Constru	Kody	CM	50.00	CF	1.42	5,404.00		7,651	0.13												
		6" Gran A	Steve Smith Constru	Kody	CM	62.00	CF	1.76	5,404.00		9,488	0.16												
		Pavement markings	Mobil	Leila	LS	1.00	LS	1.00	3,865.50		3,866	0.07												
		Landscape Prep - Remove Existing Soil	Steve Smith Constru	Cody	SM	8.00	SF	0.74	5,464.00		4,061	0.07												

GTR - High Level Estimates

Quote - Quotation issued by the supplier, Estimate - Average of the range provided by a supplier

Updated: April 23, 2026

			Trade	Contact	Cost per unit M		Cost per unit Imp		Unit Rate ($)	Item Cost	Total Cost		Shared Cost		Concourse / Entry		Parking		Library		Daycare		Clinic	
					Unit	Qty	Unit	Qty		Accum. Cost	Each Phase	$/GBA	$	PSF	$	PSF	$	PSF	$	PSF	$	PSF	$	PSF
		Landscaping Prep - Supply Topsoil	A Touch of Dutch	Matt	CY	34.22	Half CF	0.63	5,464.00		3,463	0.06												
		Landscaping Prep - Place Topsoil (Budget)	A Touch of Dutch	Matt	SM	0.30	SF	0.03	5,464.00		152	0.00												
		Landscaping Grass - sodding	A Touch of Dutch	Matt	SM	9.12	SF	0.85	5,464.00		4,630	0.08												
	Subtotal:										*4,233,857*	*73.19*												
Contingencies		Design						3.00%	4,233,857.02		127,016	2.20												
		Construction						5.00%	4,360,872.73		218,044	3.77												
		Escalation (2026 to 2027)						1.00%	4,578,916.37		45,789	0.79												
	Total Direct Construction Costs:										**4,624,706**	**79.94**												
		General Contractor OH&P / General Conditions						15.00%	4,624,705.53		693,706	11.99												
		Bonding						1.50%	5,318,411.36		79,776	1.38												
		Building Permit - $1.80/SF (Feb. 1, 2024)	City of Stratford		M2	5,374.38	SF	57,849.34	1.80		104,129	1.80												
	Total Construction Costs:										**5,502,316**	**95.11**												
		Design Fees - 10% of Total Direct Construction Cost						10.00%	4,624,705.53		462,471	7.99												
		Project Management Fees - 3.5% of Total Direct Construction Cost						3.50%	4,624,705.53		161,865	2.80												
		FFE Allowance			Allow	1.00	Allow	1.00	25,000.00		25,000	0.43												
		Legal fees			Allow	1.00	Allow	1.00	10,000.00		10,000	0.17												
		Relator Fees			Allow	1.00	Allow	1.00	0.00		0	0.00												
		Other Soft Costs			Allow	1.00	Allow	1.00	0.00		0	0.00												
	Total Soft Costs:										**659,335**	**11.40**												
Step 5 - Argyle Entrance - TOTAL COST											**6,161,652**	**106.51**												
Accumulated Cost										$ 91,353,191		177.97												
- Rehabilitate existing, Parking, Concourse Shell, McKenzie Entrance, Argyle Entrance																								

Step 6 - Stratford Entrance	**GBA =**	**66,504**	**SF**																					
Structure	Vestibule	Vestibule Canopy Framing	PCL	Ryan	Allow	1.00	Allow	1.00	100,000.00		100,000	1.50												
	Vestibule	Remediation Excavation $1m/43,560sf	Allowance		LS	1.00	LS	1.00	6,500.00		6,500	0.11												
	Vestibule	Excavation - 4' Depth	Steve Smith Constru	Kody	CM	25.00	CF	2.83	275.00		779	0.01												
	Vestibule	Foundation - Quote $44,244 / 474 LF (5' Wall x3)	EECF	Darrin	M2	2.97	SF	32.00	280.03		8,961	0.15												
	Entry & Vestibule	Pour over vented slab with thickened edge for vestibule and parking garage	Nicholson	Elaine	M2	274.99	SF	2,960.00	8.50		25,160	0.41												
	Entry & Vestibule	Tapered slab w/swirl finished	Nicholson	Elaine	M2	274.99	SF	2,960.00	7.00		20,720	0.34												
	Entry & Vestibule	Polish concrete	Nicholson	Elaine	M2	84.73	SF	912.00	8.75		7,980	0.13												
	Entry & Vestibule	Foundation curb	EECF	Darrin	M2	16.35	SF	176.00	93.34		16,428	0.27												
	Entry & Vestibule	Elevator Structure	GA Masonry	Bill	LS	1.00	LS	1.00	249,000.00		249,000	4.04												
	Entry & Vestibule	Steel stairs, Guards and Handrails - Fabricate and Install without Concrete	SBS Metal	Denis	LS	1.00	LS	1.00	35,000.00		35,000	0.57												
	Entry & Vestibule	Polished Conc. Steps	Nicholson	Elaine	M2	28.34	SF	305.00	50.00		15,250	0.25												
	Stratford Parking	Remove tapered slabs & slab patch	Nicholson	Elaine	M2	160.26	SF	1,725.00	1.50		2,588	0.04												
	Stratford Parking	Cast Argyle foundation curbs	EECF	Darrin	M2	20.81	SF	224.00	93.34		20,909	0.34												
	Stratford Parking	Pour over slab to create slope	Nicholson	Elaine	M2	160.26	SF	1,725.00	7.00		12,075	0.20												
	Stratford Parking	Concrete curbs at steel columns 1st floor garage	Nicholson	Elaine	M2	29.40	SF	316.50	35.00		11,078	0.18												
	Parking Garage	Cast in place floor to elevator and stairs 2nd storey $40,635 / 160 =	EECF	Darrin	M2	14.86	SF	160.00	253.97		40,635	0.66												
	Concourse	Cast in place floor to elevator and stairs 3rd storey $40,635 / 160 =	EECF	Darrin	M2	17.09	SF	184.00	253.97		46,730	0.76												
	Concourse	Concrete curbs at steel columns - Entry 3rd & 4th floor	Nicholson	Elaine	M2	48.48	SF	521.81	35.00		18,263	0.30												
	Concourse	Polished concrete topping - Polished $8.75 & Conc. Topping $6.00	Nicholson	Elaine	M2	427.35	SF	4,600.00	14.75		67,850	1.10												
	Library Fourth St	Floor - concrete filled steel deck on OWSJ, sectional steel columns & beams	Online		LS	1.00	LS	1.00	943,800.00		943,800	15.31												
	Library Fourth St	Elevator Structure	GA Masonry	Bill	LS	1.00	LS	1.00	264,000.00		264,000	4.28												
	Exit SE	Precast Exit Stairs and shafts - 3 Storeys - 4 Doors w Lid	Stubbes	Lucas	EA	3.00	EA	3.00	23,343.75		70,031	1.14												
	Exit SE	Handrails & Guards	SBS Metal	Dennis	EA	3.00	EA	3.00	10,000.00		30,000	0.49												
	Exit SW	Precast Exit Stairs and shafts - 4 Storeys - 4 Doors w Lid	Stubbes	Lucas	EA	4.00	EA	4.00	23,343.75		93,375	1.51												
	Exit SW	Handrails & Guards	SBS Metal	Dennis	EA	4.00	EA	4.00	13,300.00		53,200	0.86												
Modify Envelope	Vestibule	Automatic doors	Glass Canada	Rob Damstra	EA	2.00	EA	2.00	12,000.00		24,000	0.39												
	Vestibule	Architectural Hangers			LS	1.00	LS	1.00	2,000.00		2,000	0.03												
	Vestibule	Signage			LS	1.00	LS	1.00	10,000.00		10,000	0.16												
	Entry & Vestibule	HM Doors & Hardware	Lockdoor	Neil			Quote	1,717.39	5.00		8,587	0.14												
	Entry & Vestibule	HM Doors Frames and Hardware Install	Dakon	James			Quote	500.00	5.00		2,500	0.04												
	Entry & Vestibule	Curtain Wall - Walkway	Glass Canada	Rob Damstra	M2	104.52	SF	1,125.09	100.00		112,509	1.82												
	Entry & Vestibule	Over/Extra for glass Unit Rate - Triple Glazed	PCL	Ryan	M2	104.52	SF	1,125.09	30.00		33,753	0.58												
	Entry & Vestibule	EIFS - Outsulite trusscore	Tremco	Brooke	M2	47.27	SF	508.83	66.99		34,087	0.55												
		Swing Doors (Above Annex/Concourse level)	Glass Canada	Rob Damstra	EA	5.00	EA	5.00	2,000.00			0.00												
	Medical Clinic	Swing Doors (Above Annex/Concourse level)	Glass Canada	Rob Damstra	EA	4.00	EA	4.00	2,000.00		8,000	0.13												
	Daycare	Swing Doors (Above Annex/Concourse level)	Glass Canada	Rob Damstra	EA	1.00	EA	1.00	2,000.00		2,000	0.03												
	Exit SE	Doors Frames and Hardware Supply	LookDoor	Neil			Quote	1,717.39	4.00		6,870	0.11												
	Exit SE	Doors Frames and Hardware Install	Dakon	James			Quote	500.00	4.00		2,000	0.03												
	Exit SW	Doors Frames and Hardware Supply	LookDoor	Neil			Quote	1,717.39	4.00		6,870	0.11												
	Exit SW	Doors Frames and Hardware Install	Dakon	James			Quote	500.00	4.00		2,000	0.03												
Interiors	Entry & Vestibule	Add Parking Equipment	Parking Boxx	Susy			Quote	2,000.00	1.00		2,000	0.03												
	Stratford Parking	Pavement markings - Parking 43 Spaces x 30 LF per Space	Mobil	Leila	LS	1.00	LS	1.00	1,290.00		1,290	0.02												
	Stratford Parking	Pavement markings - Accessible Parking 4 Spaces = 190 LF	Mobil	Leila	LS	1.00	LS	1.00	190.00		190	0.00												
	Stratford Parking	Pavement markings - Traffic Lines	Mobil	Leila	LS	1.00	LS	1.00	4,547.00		4,547	0.07												
	Stratford Parking	Relocate Parking Equipment	Parking Boxx	Susy	LS	1.00	LS	1.00	2,000.00		2,000	0.03												
	Concourse	Gypsum Board & Steel Studs	Grassing	Randy	LS	1.00	LS	1.00	206,000.00		206,000	3.34												
	Concourse	Tile base Concourse	ICI Marble & Tile	Gerry	M2	43.20	SF	465.00	11.00		5,115	0.08												
	Concourse	Tile base Entry	ICI Marble & Tile	Gerry	M2	6.13	SF	66.00	11.00		726	0.01												
	Concourse	Column Base - All Floors	Nicholson	Elaine	LM	458.74	LF	1,504.68	35.00		52,664	0.85												
	Library Fourth St	Floor - Fire-rated GB Ceiling	Grassing	Randy	M2	1,753.64	SF	18,876.00	10.00		188,760	3.06												
	Vestibule	Gypsum on Outsulite Adjustment	Grassing	Randy	M2	59.08	SF	635.96	10.00		6,360	0.10												
	Misc.	Painting Allowance - Throughout			M2	6,178.38	SF	66,503.53	1.25		83,129	1.25												
	Misc.	Firestop & Smoke Seals			M2	6,178.38	SF	66,503.53	1.25		83,129	1.25												
	Misc.	Rough Carpentry			M2	6,178.38	SF	66,503.53	0.75		49,878	0.75												
	Misc.	Misc. Insulation			M2	6,178.38	SF	66,503.53	0.50		33,252	0.50												

GTR - High Level Estimates

Quote - Quotation issued by the supplier, Estimate - Average of the range provided by a supplier

Updated: April 23, 2026

			Trade	Contact	Cost per unit M		Cost per unit Imp		Unit Rate ($)	Item Cost	Total Cost		Shared Cost		Concourse / Entry		Parking		Library		Daycare		Clinic	
					Unit	Qty	Unit	Qty		Accum. Cost	Each Phase	$/GBA	$	PSF	$	PSF	$	PSF	$	PSF	$	PSF	$	PSF
	Misc.	Misc. Caulking			M2	6,178.38	SF	66,503.53	0.75		49,878	0.75												
	Misc.	Building Signage			M2	6,178.38	SF	66,503.53	1.25		83,129	1.25												
	Misc.	Wayfinding Signage			M2	6,178.38	SF	66,503.53	0.25		16,626	0.25												
Conveying	Entry & Vestibule	Escalator Equipment - Stratford Entrance	Otis	Drake	LS	1.00	LS	1.00	241,458.73		241,459	3.63												
	Entry & Vestibule	Lift Elevator Equipment	Otis	Drake	LS	1.00	LS	1.00	347,248.00		347,248	5.22												
	Library Fourth St	Elevator	Otis		LS	1.00	LS	1.00	182,184.00		182,184	2.95												
Building Systems		HVAC & Plumbing - Concourse, Bridge & Entry	Callidus	Matthew	M2	6,178.38	SF	66,503.53	5.00		332,518	5.00												
		Modifications to existing Fire Protection			M2	6,178.38	SF	66,503.53	3.00		199,511	3.00												
		Over/Extra for Standpipe System			M2	6,178.38	SF	66,503.53	1.00		66,504	1.00												
		BAS Allowance - Library, Tenant			Allow	1.00	Allow	1.00	40,000.00		40,000	0.60												
		Lighting			M2	6,178.38	SF	66,503.53	5.00		332,518	5.00												
		Electrical Distribution			M2	6,178.38	SF	66,503.53	3.00		199,511	3.00												
		Fire Alarm - Library, Tenant			M2	6,178.38	SF	66,503.53	5.00		332,518	5.00												
Site Work		Walks	Steve Smith Constru	Cody	SM	105.00	SF	9.75	6,833.00		66,655	1.08												
		Stamped Concrete	Steve Smith Constru	Cody	SM	145.00	SF	13.47	278.00		3,745	0.06												
		Curbs - Parking	Steve Smith Constru	Cody	LM	85.00	LF	25.91	985.00		25,519	0.41												
		Asphalt	Steve Smith Constru	Cody	SM	70.00	SF	6.50	45,655.00		296,904	4.82												
		Excavate 21"	Steve Smith Constru	Kody	CM	43.75	SF	1.24	45,655.00		56,560	0.92												
		12" Gran B	Steve Smith Constru	Kody	CM	50.00	CF	1.42	45,655.00		64,640	1.05												
		6" Gran A	Steve Smith Constru	Kody	CM	62.00	CF	1.76	45,655.00		80,154	1.30												
		Pavement markings	Mobil	Leila			Quote	5,449.50	1.00		5,450	0.09												
		Landscape Prep - Remove Existing Soil	Steve Smith Constru	Cody	SM	8.00	SF	0.74	11,093.00		8,245	0.13												
		Landscaping Prep - Supply Topsoil	A Touch of Dutch	Matt	CY	34.22	Half CF	0.63	11,093.00		7,030	0.11												
		Landscaping Prep - Place Topsoil (Budget)	A Touch of Dutch	Matt	SM	0.30	SF	0.03	11,093.00		309	0.01												
`		Landscaping Plants (Island) - Mulch & Low Level Planting	A Touch of Dutch	Matt	YD2	34.22	SF	3.80	990.00		3,764	0.06												
		Landscaping Grass -Sodding	A Touch of Dutch	Matt	SM	9.12	SF	0.85	10,103.00		8,560	0.14												
	Subtotal:										*6,185,661*	*93.01*												
Contingencies		Design						3.00%	6,185,661.04		185,570	2.79												
		Construction						5.00%	6,371,230.87		318,562	4.79												
		Escalation (2026 to 2027)						1.00%	6,689,792.41		66,898	1.01												
	Total Direct Construction Costs:										**6,756,690**	**101.60**												
		General Contractor OH&P / General Conditions						15.00%	6,756,690.34		1,013,504	15.24												
		Bonding						1.50%	7,770,193.89		116,553	1.75												
		Building Permit - $1.80/SF (Feb. 1, 2024)	City of Stratford		M2	6,178.38	SF	66,503.53	1.80		119,706	1.80												
	Total Construction Costs:										**8,006,453**	**120.39**												
		Design Fees - 10% of Total Direct Construction Cost						10.00%	6,756,690.34		675,669	10.16												
		Project Management Fees - 3.5% of Total Direct Construction Cost						3.50%	6,756,690.34		236,484	3.56												
		FFE Allowance			Allow	1.00	Allow	1.00	25,000.00		25,000	0.38												
		Legal fees			Allow	1.00	Allow	1.00	10,000.00		10,000	0.15												
		Relator Fees			Allow	1.00	Allow	1.00	0.00		0	0.00												
		Other Soft Costs			Allow	1.00	Allow	1.00	0.00		0	0.00												
	Total Soft Costs:										**947,153**	**14.24**												
Step 6 - Stratford Entrance - TOTAL COST											**8,953,606**	**134.63**												
Accumulated Cost										$ 100,306,797		173.00												
- Rehabilitate existing, Parking, Concourse Shell, McKenzie Entrance, Argyle Entrance, Stratford Entrance																								
Step 7 - YMCA	**GBA =**	**143,163**	**SF**																					
Historical Data		New Construction			M2	9,075.00	SF	97,682.48	700.00		68,377,738	477.62												
		Renovate Existing			M2	4,897.52	SF	52,716.46	525.00		27,676,144	193.32												
		Soils Remediation			Allow	1.00	Allow	1.00	1,200,000.00		1,200,000	8.38												
	Subtotal:										*97,253,882*	*679.32*												
Contingencies		Design						3.00%	97,253,882.14		2,917,616	20.38												
		Construction						5.00%	100,171,498.60		5,008,575	34.99												
		Escalation (2026 to 2027)						1.00%	105,180,073.53		1,051,801	7.35												
	Total Direct Construction Costs:										**106,231,874**	**742.03**												
		General Contractor OH&P / General Conditions						15.00%	106,231,874.27		15,934,781	111.30												
		Bonding						1.50%	122,166,655.41		1,832,500	12.80												
		Building Permit - $1.80/SF (Feb. 1, 2024)	City of Stratford		M2	6,178.38	SF	66,503.53	1.80		119,706	0.84												
	Total Construction Costs:										**124,118,862**	**866.97**												
		Design Fees - 10% of Total Direct Construction Cost						10.00%	106,231,874.27		10,623,187	74.20												
		Project Management Fees - 3.5% of Total Direct Construction Cost						3.50%	106,231,874.27		3,718,116	25.97												
		FFE Allowance			Allow	1.00	Allow	1.00	75,000.00		75,000	0.52												
		Legal fees			Allow	1.00	Allow	1.00	10,000.00		10,000	0.07												
		Relator Fees			Allow	1.00	Allow	1.00	0.00		0	0.00												
		Other Soft Costs			Allow	1.00	Allow	1.00	0.00		0	0.00												
	Total Soft Costs:										**14,426,303**	**100.77**												
Step 7 - YMCA - TOTAL COST											**138,545,165**	**967.74**												
Accumulated Cost										$ 238,851,962		330.38												
- Rehabilitate existing, Parking, Concourse Shell, McKenzie Entrance, Argyle Entrance, Stratford Entrance, YMCA																								
Step 8 - Residential	**GBA =**	**58,994**	**SF**																					
Historical Data		New Construction			M2	5,480.75	SF	58,994.30	375.00		22,122,862	375.00												
		Transfer Slab Allowance			Allow	1.00	Allow	1.00	150,000.00		150,000	2.54												
	Subtotal:										*22,272,862*	*377.54*												
Contingencies		Design						3.00%	22,272,862.40		668,186	11.33												
		Construction						3.00%	22,941,048.27		688,231	11.67												
		Escalation (2026 to 2027)						1.00%	23,629,279.72		236,293	4.01												

GTR - High Level Estimates
Quote - Quotation issued by the supplier, Estimate - Average of the range provided by a supplier
Updated: April 23, 2026

		Trade	Contact	Cost per unit M		Cost per unit Imp		Unit Rate ($)	Item Cost	Total Cost		Shared Cost		Concourse / Entry		Parking		Library		Daycare		Clinic	
				Unit	Qty	Unit	Qty		Accum. Cost	Each Phase	$/GBA	$	PSF	$	PSF	$	PSF	$	PSF	$	PSF	$	PSF
Total Direct Construction Costs:										**23,865,573**	**404.54**												
	General Contractor OH&P / General Conditions						12.00%	23,865,572.52		2,863,869	48.54												
	Bonding						1.50%	26,729,441.22		400,942	6.80												
	Building Permit - $1.80/SF (Feb. 1, 2024)	City of Stratford		M2	6,178.38	SF	66,503.53	1.80		119,706	2.03												
Total Construction Costs:										**27,250,089**	**461.91**												
	Design Fees - 10% of Total Direct Construction Cost						10.00%	23,865,572.52		2,386,557	40.45												
	Project Management Fees - 3.5% of Total Direct Construction Cost						3.50%	23,865,572.52		835,295	14.16												
	FFE Allowance			Allow	1.00	Allow	1.00	75,000.00		75,000	1.27												
	Legal fees			Allow	1.00	Allow	1.00	10,000.00		10,000	0.17												
	Relator Fees			Allow	1.00	Allow	1.00	0.00		0	0.00												
	Other Soft Costs			Allow	1.00	Allow	1.00	0.00		0	0.00												
Total Soft Costs:										**3,306,852**	**56.05**												
Step 8 - Residential - TOTAL COST										**30,556,941**	**517.96**												
Accumulated Cost									$ 269,408,903		344.53												

- Rehabilitate existing, Parking, Concourse Shell, McKenzie Entrance, Argyle Entrance, Stratford Entrance, YMCA, Residential

Step 9 - Sitework	**145,219**																						
Site Work	Demo existing street asphalt	Steve Smith Constru	Kody	SM	8.00	SF	74.32%	6,644.00		4,938	0.03												
	Demo existing street curbs	Steve Smith Constru	Kody	LM	25.00	LF	762.00%	3,406.00		25,954	0.18												
	Demo existing walks	Steve Smith Constru	Kody	NA						0	0.00												
	Remove soil	Steve Smith Constru	Kody	CM	25.00	CF	70.79%	6,328.00		4,480	0.03												
	Walks	Steve Smith Constru	Kody	SM	105.00	SF	975.48%			0	0.00												
	Stamped Concrete	Steve Smith Constru	Kody	SM	145.00	SF	1347.09%	537.00		7,234	0.05												
	Curbs & Gutter - Street	Steve Smith Constru	Kody	LM	105.00	LF	975.48%	1,597.00		15,578	0.11												
	Curbs - Parking	Steve Smith Constru	Kody	LM	85.00	LF	789.68%	1,638.00		12,935	0.09												
	Asphalt	Steve Smith Constru	Kody	SM	70.00	SF	650.32%	132,846.00		863,926	5.95												
	Excavate 21"	Steve Smith Constru	Kody	CM	43.75	SF	123.89%	132,846.00		164,578	1.13												
	12" Gran B	Steve Smith Constru	Kody	CM	50.00	CF	141.58%	132,846.00		188,089	1.30												
	6" Gran A	Steve Smith Constru	Kody	CM	62.00	CF	175.56%	132,846.00		233,230	1.61												
	Line painting - Quote (5,449.5-4,993.50)/(1,805-1,565) = 456/240 = $1.90plf	Mobil	Leila			LF	190.00%	6,300.00		11,970	0.08												
	Landscape Prep - Remove Existing Soil	Steve Smith Constru	Cody	SM	8.00	SF	74.32%	59,470.00		44,200	0.30												
	Landscaping Prep - Supply Topsoil	A Touch of Dutch	Matt	CY	34.22	Half CF	63.37%	59,470.00		37,686	0.26												
	Landscaping Prep - Place Topsoil (Budget)	A Touch of Dutch	Matt	CY	55.00	Half CF	101.85%	59,470.00		60,571	0.42												
	Landscaping Plants (Island)	A Touch of Dutch	Matt	SM	34.22	SF	317.91%	849.00		2,699	0.02												
	Landscaping Grass	A Touch of Dutch	Matt	SM	9.12	SF	84.73%	58,621.00		49,668	0.34												
	1- 35' Flag Poles	Flags Unlimited				Quote	364595.00%	1.00		3,646	0.03												
	1 - Flag Pole Base	Flags Unlimited				Quote	250000.00%	1.00		2,500	0.02												
Subtotal:										*1,733,882*	*11.94*												
Contingencies	Design						3.00%	1,733,882.07		52,016	0.36												
	Construction						5.00%	1,785,898.53		89,295	0.61												
	Escalation (2026 to 2027)						1.00%	1,875,193.46		18,752	0.13												
Total Direct Construction Costs:										**1,893,945**	**13.04**												
	General Contractor OH&P / General Conditions						15.00%	1,893,945.39		284,092	1.96												
	Bonding						1.50%	2,178,037.20		32,671	0.22												
	Building Permit - $1.80/SF (Feb. 1, 2024)	City of Stratford		M2	6,178.38	SF	66,503.53	1.80		119,706	0.82												
Total Construction Costs:										**2,330,414**	**16.05**												
	Design Fees - 10% of Total Direct Construction Cost						10.00%	1,893,945.39		189,395	1.30												
	Project Management Fees - 3.5% of Total Direct Construction Cost						3.50%	1,893,945.39		66,288	0.46												
	FFE Allowance			Allow	1.00	Allow	1.00	75,000.00		75,000	0.52												
	Legal fees			Allow	1.00	Allow	1.00	10,000.00		10,000	0.07												
	Relator Fees			Allow	1.00	Allow	1.00	0.00		0	0.00												
	Other Soft Costs			Allow	1.00	Allow	1.00	0.00		0	0.00												
Total Soft Costs:										**340,683**	**2.35**												
Step 9 - Sitework - TOTAL COST										**2,671,097**	**18.39**												
Accumulated Cost									$ 272,080,000		347.95												

- Rehabilitate existing, Parking, Concourse Shell, McKenzie Entrance, Argyle Entrance, Stratford Entrance, YMCA, Sitework