

# Opinion of Probable Construction Cost

Renovations to 919 Gravier

Construction of New Council Chambers on top of 919 Gravier

<b>New Council Chambers Architectural / Structural</b>		
reinforced structure	\$600,000.00	\$400,000.00
New structural framing for council chambers	\$800,000.00	\$700,000.00
Floor structure	\$53,900.00	\$53,900.00
Façade enclosure - glass curtain wall	\$99,000.00	\$99,000.00
Side walls enclosure	\$86,000.00	\$86,000.00
Rear wall enclosure	\$30,000.00	\$30,000.00
Roof	\$35,000.00	\$35,000.00
Partitions	\$90,000.00	\$90,000.00
Flooring	\$29,750.00	\$29,750.00
Doors	\$18,000.00	\$18,000.00
Stairs	\$36,000.00	\$36,000.00
Ceilings	\$68,250.00	\$68,250.00
Elevators	\$225,000.00	\$225,000.00
Plumbing	\$60,000.00	\$60,000.00
HVAC	\$147,000.00	\$147,000.00
Sprinklers	\$21,000.00	\$21,000.00
Power	\$42,000.00	\$42,000.00
Lighting	\$77,000.00	\$77,000.00
Communications and security	\$35,000.00	\$35,000.00
Emergency generator	\$65,000.00	\$65,000.00
Stadium seating	\$125,000.00	\$125,000.00
Media equipment	\$20,000.00	\$20,000.00
Millwork (platform, council seating, security)	\$300,000.00	\$225,000.00
<b>Sub-Total</b>	<b>\$3,062,900.00</b>	<b>\$2,687,900.00</b>

<b>Build out and renovation of first and second floor</b>		
Removal of existing façade	\$6,000.00	\$6,000.00
New façade included above	\$0.00	\$0.00
New elevators included above	\$0.00	\$0.00
New stairs included above	\$0.00	\$0.00
Generator included above	\$0.00	\$0.00
General office buildout	\$1,950,000.00	\$1,125,000.00
Rework first floor roof	\$9,600.00	\$9,600.00
<b>Sub-Total</b>	<b>\$1,965,600.00</b>	<b>\$1,140,600.00</b>

<b>General Conditions (15%)</b>	<b>\$754,275.00</b>	<b>\$574,275.00</b>
<b>Construction Total</b>	<b>\$5,028,500.00</b>	<b>\$3,828,500.00</b>
<b>Contingency (10%)</b>	<b>\$502,850.00</b>	<b>-</b>

<b>Total Project Cost Estimate</b>	<b>\$6,285,625.00</b>	<b>\$4,402,775.00</b>
------------------------------------	-----------------------	-----------------------

Pricing represented in the green column represent a possible high end of costs associated with construction including the conservative end of the range for the pricing of the structural elements, high grade interior finishes, a contingency and the high end of the market pricing for execution of office build-out.

Pricing represented in the blue column represent a possible low end of costs associated with construction. Savings include the low end of the range for the pricing of the structural elements, a reduction in the grade of interior finishes, the removal of contingency and the self-execution of office build-out by facilities personnel.

This cost opinion is general and purely conceptual; it is not based upon any specific design specifications and is likely to not have covered all requirements. The cost given is not based upon any specified material, but on standard generic material pricing. Design fees, fixtures, furnishing and equipment costs (such as cubicles, desks, chairs and kitchen equipment), permits or other "soft costs" are not included in this cost opinion.