

Appendix U – yongeTOmorrow Class 5 Estimate of Costing



CLASS 5 ESTIMATE

**YONGE TOMORROW
YONGE STREET REVITALIZATION
TORONTO, ONTARIO**

**Prepared for:
Steer (Leeds Office)**

June 30, 2020

Hanscomb
Quantity Surveyors - Since 1957

June 30, 2020

Ref # T5301

Steer (Leeds Office)
67 Albion Street
Leeds, UK
LS1 5AA
T: +44 113 389 6322
E: Andy.Barker@steergroup.com

Hanscomb
Quantity Surveyors - Since 1957



Attn: Andy Barker, Principal Consultant

Re: Yonge Tomorrow, Yonge Street Revitalization, Toronto, Ontario

Dear Mr. Barker:

Please find attached our Class 5 Estimate for the Yonge Tomorrow, Yonge Street Revitalization in Toronto, Ontario.

This Class 5 Estimate is intended to provide a realistic allocation of direct construction costs and is a determination of fair market value. Pricing shown reflects probable construction costs obtainable in the Toronto, Ontario area on the effective date of this report and is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the work.

Hanscomb has prepared this estimate(s) in accordance with generally accepted principles and practices. Our general assumptions are included in Section 3 of this report and any exclusions are identified in Section 1.6. For quality assurance, this estimate has been reviewed by the designated Team Lead as signed below and Hanscomb staff are available and pleased to discuss the contents of this report with any interested party.

Requests for modifications of any apparent errors or omissions to this document must be made to Hanscomb within ten (10) days of receipt of this estimate. Otherwise, it will be understood that the contents have been concurred with and accepted.

We trust our estimate is complete and comprehensive and provides the necessary information to allow for informed capital decisions for moving this project forward. Please do not hesitate to contact us if you have any questions or require additional information.

Yours truly,

Hanscomb Limited
Team Lead

A handwritten signature in blue ink, appearing to read 'Paraneetharan'.

Paraneetharan Pasupathy
BSc. (Hons) QS
Cost Consultant

Hanscomb Limited
Principal / Estimate Reviewer

A handwritten signature in blue ink, appearing to read 'T. Nathan'.

Nathan Thinagarippillai
BSc.(QS) Hons., PQS, MRICS
Manager

Hanscomb Limited
900 - 40 Holly Street
Toronto, Ontario M4S 3C3
T: (416) 487-3811
F: (416) 487-5043
toronto@hanscomb.com
www.hanscomb.com

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- AA - Documents and Drawings List
- AB - Representative Drawings

1. INTRODUCTION

1.1 PURPOSE

This Class 5 Estimate is intended to provide a realistic allocation of direct construction costs for the Yonge Tomorrow, Yonge Street Revitalization, located in Toronto, Ontario, with the exception of the items listed in 1.6 Exclusions.

1.2 DESCRIPTION

The Yonge Tomorrow, Yonge Street Revitalization located in Toronto, Ontario is comprised of the following key elements:

The project includes, from College Intersection to Queen Intersection, approximately 1,105 m of Yonge Street Revitalization. The scope of work includes but is not limited to complete rebuild of Yonge Street from frontage to frontage, renewing all sidewalks and roadways down to sub-grade level with high quality surfacing materials, street landscaping, replacement of street furniture, lighting, intersection signals and related M&E works including certain service relocations.

1.3 METHODOLOGY

Hanscomb has prepared this estimate(s) in accordance with generally accepted principles and practices. Hanscomb staff are available to discuss its contents with any interested party.

From the documentation and information provided, quantities of all major elements were assessed or measured where possible and priced at rates considered competitive for a project of this type under a unit rate form of contract in Toronto, Ontario.

Pricing shown reflects probable construction costs obtainable in the Toronto, Ontario area on the effective date of this report. This estimate is a determination of fair market value for the construction of this project. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the work.

1.4 SPECIFICATIONS

For building components and systems where specifications and design details are not available, quality standards have been established based on discussions with the design team.

1. INTRODUCTION

1.5 ESTIMATE CLASSIFICATION AND COST PREDICTABILITY

Estimates are defined and classified based on the stage of a project's development and the level of information available at the time of the milestone estimate.

*This Class 5 Estimate is considered to have an expected degree of accuracy of +/- 30%.
In other words, bid results might vary by this amount if the construction budget were set at this milestone estimate.*

At the initial stages of a contemplated project, the cost accuracy of the estimate is low as there may be little or no information available to inform a first high-level concept estimate or order of magnitude estimate. As a project nears design completion and is ready to be released to market for tender, the level of accuracy of the estimate is high as the detail is generally extensive and typically represents the information on which contractors will bid.

Milestone cost estimates or "checks" are recommended as the project design develops to keep track of scope and budget. Early detection of potential budget overruns will allow for remedial action before design and scope are locked in. The number of milestone estimates will depend on a project's size and schedule and cost predictability will improve as the design advances.

According to the Canadian Joint Federal Government/Industry Cost Predictability Taskforce, industry standards for estimate classification and cost estimate accuracy may be summarized as follows:

COST ESTIMATE CLASSIFICATION SYSTEM						
AACE	Class 5	Class 4	Class 3		Class 2	Class 1
DND			Indicative		Substantive	
RAIC	OME	Sketch Design	Design Develop		Contract Documents	Tender Documents
GOC	OME	D	C	← B →		A
	↓	↓	↓		↓	↓
Design Documentation % Complete		12.5%	25.0%		95.0%	100.0%
Cost Estimate Accuracy (+/-%)	+/- 30%	+/- 20-30%	+/- 15-20%		+/- 10-15%	+/- 5-10%

Legend

AACE Association for the Advancement of Cost Engineering
DND Department of National Defence
GOC Government of Canada
RAIC Royal Architectural Institute of Canada
OME Order of Magnitude Estimate

While the classification categories differ from one authority to the next, the overarching principle for cost predictability remains the same – as the level of detail and design development increases, so does the level of accuracy of the estimate.

1. INTRODUCTION

1.6 EXCLUSIONS

This Class 5 Estimate does not provide for the following, if required:

- Cost of contaminated soil removal
- Escalation contingency
- Financing costs
- Premiums associated with Public-Private Partnership procurement model
- Road closures
- Premium for off hours and week ends
- Premium for accelerated working hours
- Protection/ relocation of overhead services
- Re-instatement of any work due to offsite storage
- High end quality of public space such as granite pavement to sidewalk
- Soft Costs
 - Building permit
 - Development charges
 - Easement costs
 - Fund raising costs
 - Land acquisition costs and impost charges
 - Legal fees and expenses
 - Owner's staff and associated management
 - Preventative maintenance contracts
 - Professional fees and expenses
 - Right of way charges
 - Harmonized Sales Tax

2. DOCUMENTATION

This Class 5 Estimate has been prepared from the documentation included in Appendix AA of this report.

All of the above documentation was received from Steer Group and was supplemented with information gathered in meeting(s) and telephone conversations with the design team, as applicable.

Design changes and/or additions made subsequent to this issuance of the documentation noted above have not been incorporated in this report.

3. COST CONSIDERATIONS

3.1 COST BASE

All costs are estimated on the basis of competitive bids (a minimum of 4 general contractor bids and at least 4 subcontractor bids for each trade) being received in April 2020 from general contractors and all major subcontractors and suppliers based on a unit rate form of contract. If these conditions are not met, bids received could be expected to exceed this estimate.

3.2 UNIT RATES

The unit rates in the preparation of this Class 5 Estimate include labour and material, equipment, subcontractor's overheads and profit. Union contractors are assumed to perform the work with the fair wage policy in effect.

3.3 GENERAL REQUIREMENTS AND FEE

General Requirements and Fee cover the General Contractor's indirect costs which may include but not be limited to supervision, site set up, temporary utilities, equipment, utilities, clean up, etc. as covered in Division 1 General Conditions of the Contract Documents. It also includes the contractor's fees and should not be confused with Design or Consultant fees which are excluded from the Construction Costs and carried separately in the Owner's Total Project Costs.

3.4 DESIGN AND PRICING ALLOWANCE

An allowance of 20.0% has been included to cover design and pricing unknowns. This allowance is not intended to cover any program space modifications but rather to provide some flexibility for the designers and cost planners during the remaining contract document stages.

It is expected that this allowance amount will be absorbed into the base construction costs as the design advances. The amount by which this allowance is reduced corresponds to an increase in accuracy and detailed design information. Hanscomb recommends that careful consideration be made at each milestone estimate to maintain adequate contingency for this allowance.

As a project nears completion of design, Hanscomb recommends retaining some contingency for this allowance for the final coordination of documents.

3.5 ESCALATION ALLOWANCE

All costs are based on April 2020 dollars. An allowance of 0% per annum has been made for construction cost escalation that may occur between April 2020 and the anticipated bid date for the project. Escalation during construction is included in the unit rates.

For escalation, the budgeted amount will typically decline as the time to award nears. Forecasting escalation requires careful assessment of a continually changing construction market which at best is difficult to predict. The escalation rate should be monitored.

3. COST CONSIDERATIONS

3.6 CONSTRUCTION ALLOWANCE

An allowance of 5.0% has been made to cover construction (post contract) unknowns. This allowance, also known as the Post Contract Contingency (PCC), is intended to cover costs for change orders during construction that are not foreseeable. It is not intended to cover scope changes to the contract. The amount carried in a budget for this allowance is typically set at the initial planning stage and should be based on the complexity of the project and the probability of unknowns and retained risks.

3.7 CASH ALLOWANCE

Cash allowances are intended to allow the contractor to include in the bid price the cost for work that is difficult to fully scope at the time of tendering based on factors that are beyond the Owner and Prime Consultant's control. Cash allowances attempt to reduce the risks by dedicating a set amount for use against a certain cost that cannot yet be detailed. The Contractor is obligated to work as best as possible within the limitations of the Cash Allowance.

Examples of Cash Allowances include hardware, inspection and testing, site conditions, replacement of existing elements during demolition for renovation, hazardous materials abatement, signage, etc.

Any Cash Allowances if applicable are included either in the details of this estimate under the appropriate discipline or at the summary level.

3.8 TAXES

No provision has been made for the Harmonized Sales Tax. It is recommended that the owner make separate provision for HST in the project budget.

3.9 SCHEDULE

Pricing assumes a standard schedule of work appropriate to the size and scope of this project. Premiums for off-hour work, working in an operational facility, accelerated schedule, etc., if applicable, are identified separately in the body of the estimate.

3.10 STATEMENT OF PROBABLE COSTS

Hanscomb has no control over the cost of labour and materials, the contractor's method of determining prices, or competitive bidding and market conditions. This opinion of probable cost of construction is made on the basis of experience, qualifications and best judgment of the professional consultant familiar with the construction industry. Hanscomb cannot and does not guarantee that proposals, bids or actual construction costs will not vary from this or subsequent cost estimates.

3. COST CONSIDERATIONS

3.11 ONGOING COST CONTROL

Hanscomb recommends that the Owner and design team carefully review this document, including line item description, unit prices, clarifications, exclusions, inclusions and assumptions, contingencies, escalation, and mark-ups. If the project is over budget, or if there are unresolved budgeting issues, alternative systems/schemes should be evaluated before proceeding into the next design phase.

It is recommended that a final updated estimate at the end of the design stage be produced by Hanscomb using Bid Documents to determine overall cost changes which may have occurred since the preparation of this estimate. The final updated estimate will address changes and additions to the documents, as well as addenda issued during the bidding process. Hanscomb cannot reconcile bid results to any estimate not produced from bid documents including all addenda.

This estimate does not constitute an offer to undertake the work, nor is any guarantee given that an offer, to undertake the work at the estimate(s) price, will subsequently be submitted by a construction contractor. Unless explicitly stated otherwise, it is assumed that competitive bids will be sought when tender documents have been completed. Any significant deviation between bids received and a pre-tender estimate prepared by Hanscomb from the same tender documents, should be evaluated to establish the possible cause(s).

4. GROSS FLOOR AND SITE DEVELOPED AREAS

Site Area

S. No.	Description	Chainage (approx)	Length (m)	Area (m2)	Remarks
Yonge Str Revitalization					
1	- College to Gerrard	from 330m to 70m	260	7,018	
2	- Gerrard to Dundas	from 650m to 330m	380	6,923	Includes 60m Gould str
3	- Dundas to Shuter	from 910m to 650m	260	5,934	
4	- Shuter to Queen	from 1115m to 910m	205	4,200	
Total Area			1,105	24,075	

Site Developed Area is the area of the site less the foot-print area of the building.

The above areas have been measured in accordance with the Canadian Institute of Quantity Surveyors' Method of Buildings by Area and Volume.

5. CONSTRUCTION COST ESTIMATE SUMMARY

		College to Gerrard	Gerrard to Dundas	Dundas to Shuter	Shuter to Queen	Total
Yonge Street Revitalization		\$ 10,901,100	\$ 12,857,900	\$ 9,480,000	\$ 8,134,300	\$ 41,373,300
Allowance for Public Art - 1% of above net construction cost		\$ 109,000	\$ 128,600	\$ 94,800	\$ 81,300	\$ 413,700
NET CONSTRUCTION COST		\$11,010,100	\$12,986,500	\$9,574,800	\$8,215,600	\$41,787,000
General Requirements	10.0%	\$1,101,000	\$1,298,700	\$957,500	\$821,600	\$4,178,800
Fee	3.0%	\$363,300	\$428,600	\$316,000	\$271,100	\$1,379,000
NET CONSTRUCTION COST - EXCL. CONTINGENCY		\$12,474,400	\$14,713,800	\$10,848,300	\$9,308,300	\$47,344,800
Design & Pricing Contingency	20.0%	\$2,494,900	\$2,942,800	\$2,169,700	\$1,861,700	\$9,469,100
Location factor	10.0%	\$1,496,900	\$1,765,700	\$1,301,800	\$1,117,000	\$5,681,400
Phasing / Staging Allowance	7.5%	\$1,235,000	\$1,456,700	\$1,074,000	\$921,500	\$4,687,200
Escalation - Excluded	0.0%	\$0	\$0	\$0	\$0	\$0
TOTAL CONSTRUCTION COST - COMPARABLE TO TENDER		\$17,701,200	\$20,879,000	\$15,393,800	\$13,208,500	\$67,182,500
Construction Contingency	5.0%	\$885,100	\$1,044,000	\$769,700	\$660,400	\$3,359,200
TOTAL PROJECT COST - EXCLUDING HST		\$18,586,300	\$21,923,000	\$16,163,500	\$13,868,900	\$70,541,700
HST - Excluded	0.0%	\$0	\$0	\$0	\$0	\$0
TOTAL CONSTRUCTION COST		\$18,586,300	\$21,923,000	\$16,163,500	\$13,868,900	\$70,541,700
<i>Gross Site Length (m)</i>		<i>260</i>	<i>260</i>	<i>260</i>	<i>260</i>	<i>1,105</i>
<i>Cost per linear meter</i>		<i>71,486</i>	<i>84,319</i>	<i>62,167</i>	<i>53,342</i>	<i>63,839</i>

6. UNDERSTANDING THE ELEMENTAL COST SUMMARY

The cost information prepared and presented by Quantity Surveyors is organized in a form referred to by Quantity Surveyors as an 'Elemental Cost Summary'. In this format, the more 'intuitive' elements (e.g. foundations, exterior cladding, plumbing, etc.) of a building are evaluated rather than materials or trades. Quantity Surveyors track this information consistently from project to project to benchmark not just the overall unit rate of a building type but also rates and ratios for key elements. Below are some of the key features on the Elementary Cost Summary you will find on **page A-1** of this estimate:

Building components are summarized as elements 'A2 Structure' and then sub-elements 'A23 Roof Construction'. This allows review of Roof Construction costs whether it is steel, concrete or wood - something difficult with a trade summary.

Ratio to GFA evaluates design efficiency and highlights outliers. It is arrived at by dividing the parametric quantity of a sub-element (i.e. overall exterior wall area) by the building gross floor area (GFA). A ratio greater than 0.600 for 'A32 Walls Above Grade' is considered high and may be due to articulation, courtyard design or high floor to floor heights.

The 'Unit Rate' is the blended rate of a sub-element's costs divided by its parametric quantity and allows a review of its reasonableness relative to bench-marks. A rate of \$559/m² indicates a good quality exterior wall cladding.

The last column expresses the cost of each element as a percentage of total construction cost. At 18.7% of total construction costs, mechanical and electrical systems are considered basic.

The 'Rate per SF' (m²) column converts costs for each element or sub-element to a \$/SF (m²) of GFA for comparison to benchmark rates. A rate of \$217/m² indicates basic electrical design.

General Requirements & Fee cover General Contractor's overheads (site set up, supervision, etc.) and contractor's expenses. Fee is not for Consultants.

Allowances are critical for estimates. Design & pricing compensates for a lack of detail early in design; escalation considers changes to labour & material; construction allowance is for unforeseen conditions; and, cash allowances offer flexibility for items difficult to detail at bid.

Project :				Report date : 19 Jul 2017			
Location :				Page No. : A - 1			
Owner :				Bldg Type : 420			
Consultant :				C.T. Index : 0.0			
				GFA : 1,582 m2			
SAMPLE ELEMENTAL SUMMARY							
Element	Ratio to GFA	Elemental Cost		Elemental Amount		Rate per m2	
		Quantity	Unit Rate	Sub-Total	Total	Total	%
A SHELL		1,582 m2			1,829,900	1,156.70	35.6
A1 SUBSTRUCTURE					250,000	158.03	4.9
A11 Foundations	1.000	1,582 m2	158.03	250,000			
A12 Basement Excavation	0.001	1 Nil	0.00	0		0.00	
A13 Special Conditions	0.001	1 Sum	0.00	0		0.00	
A2 STRUCTURE					468,800	296.33	9.1
A21 Lowest Floor Construction	1.000	1,582 m2	64.92	102,700		64.92	
A23 Roof Construction	1.013	1,602 m2	228.53	366,100		231.42	
A3 EXTERIOR ENCLOSURE					1,111,100	702.34	21.6
A31 Walls Below Grade	0.001	1 Nil	0.00	0		0.00	
A32 Walls Above Grade		1,096 m2	559.22	612,900		387.42	
A33 Windows & Entrances	0.003	4 Lvs	3,275.00	13,100		8.28	
A34 Roof Coverings	1.013	1,602 m2	220.22	352,800		223.01	
A35 Projections	1.000	1,582 m2	83.63	132,300		83.63	
B INTERIORS		1,582 m2			1,033,400	653.22	20.1
B1 PARTITIONS & DOORS					382,900	242.04	7.4
B11 Partitions	1.504	2,380 m2	105.29	250,600		158.41	
B12 Doors	0.038	60 Lvs	2,205.00	132,300		83.63	
B2 FINISHES					398,400	251.83	7.7
B21 Floor Finishes	1.000	1,582 m2	75.35	119,200		75.35	
B22 Ceiling Finishes	1.000	1,582 m2	91.28	144,400		91.28	
B23 Wall Finishes	2.314	3,660 m2	36.83	134,800		85.21	
B3 FITTINGS & EQUIPMENT					252,100	159.36	4.9
B31 Fittings & Fixtures	1.000	1,582 m2	159.36	252,100		159.36	
B32 Equipment	1.000	1,582 m2	0.00	0		0.00	
B33 Elevators	0.001	1 Nil	0.00	0		0.00	
B34 Escalators	0.001	1 Nil	0.00	0		0.00	
C SERVICES		1,582 m2			964,400	609.61	18.7
C1 MECHANICAL					621,100	392.60	12.1
C11 Plumbing & Drainage	1.000	1,582 m2	145.26	229,800		145.26	
C12 Fire Protection	1.000	1,582 m2	31.04	49,100		31.04	
C13 HVAC	1.000	1,582 m2	170.35	269,500		170.35	
C14 Controls	1.000	1,582 m2	45.95	72,700		45.95	
C2 ELECTRICAL					343,300	217.00	6.7
C21 Service & Distribution	1.000	1,582 m2	42.54	67,300		42.54	
C22 Lighting, Devices & Heating	1.000	1,582 m2	116.81	184,800		116.81	
C23 Systems & Ancillaries	1.000	1,582 m2	57.65	91,200		57.65	
NET BUILDING COST - EXCLUDING SITE				\$	3,827,700	2,419.53	74.4
D SITE & ANCILLARY WORK		1,582 m2			799,800	505.56	15.5
D1 SITE WORK					799,800	505.56	15.5
D11 Site Development	6.541	10,348 m2	48.71	504,100		318.85	
D12 Mechanical Site Services	0.001	1 Sum	167,400.00	167,400		105.82	
D13 Electrical Site Services	0.001	1 Sum	128,300.00	128,300		81.10	
D2 ANCILLARY WORK					0	0.00	0.0
D21 Demolitions	0.001	1 Nil	0.00	0		0.00	
D22 Alterations	0.001	1 Nil	0.00	0		0.00	
NET BUILDING COST - INCLUDING SITE				\$	4,627,500	2,925.09	89.9
Z1 GENERAL REQUIREMENTS & FEE		8.0%			520,100	328.76	10.1
Z11 General Requirements		8.0%		370,200		234.01	
Z12 Fee		3.0%		149,900		94.75	
TOTAL CONSTRUCTION ESTIMATE - EXCLUDING ALLOWANCES				\$	5,147,600	3,253.86	100.0
Z2 ALLOWANCES		10.0%			930,500	588.18	
Z21 Design & Pricing Allowance		2.5%		514,800		325.41	
Z22 Escalation Allowance		3.0%		141,600		89.51	
Z23 Construction Allowance		3.0%		174,100		110.05	
Z24 Cash Allowances		1 Sum	100,000.00	100,000		63.21	
TOTAL CONSTRUCTION ESTIMATE - INCLUDING ALLOWANCES				\$	6,078,100	3,842.04	
VALUE ADDED TAX (GST/HST)					0	0.00	
- Value Added Tax (GST/HST)		0.0 %		0		0.00	
TOTAL CONSTRUCTION ESTIMATE				\$	6,078,100	3,842.04	

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CLASS C ESTIMATE

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CLASS C ESTIMATE

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The power of the Elemental Cost Summary lies in the ability to compare costs with similar building types as well as alternatives without losing sight of the cost associated with that element of the building. By using this format consistently across all projects, Quantity Surveyors can better understand why the 'roof covering' element may be more on this project, if it's fulfilling the same function as a similar project.

**Appendix
A - Detailed Elemental Estimate**

Project	: Yonge Tomorrow	Report date	: 30 Jun 2020
	: Yonge Street Revitalization	Page No.	: A - 1
Location	: Toronto, Ontario	Bldg Type	: 120
Owner	: Steer Group	C.T. Index	: 0.0
Consultant	: Steer Group	GFA	: 24,075 m2

ELEMENTAL COST SUMMARY

Element	Ratio to GFA	Elemental Cost		Elemental Amount		Rate per m2		%
		Quantity	Unit rate	Sub-Total	Total	Sub-Total	Total	
A SHELL		24,075 m2			0		0.00	0.0
A1 SUBSTRUCTURE					0		0.00	0.0
A11 Foundations				0		0.00		
A12 Basement Excavation				0		0.00		
A13 Special Conditions				0		0.00		
A2 STRUCTURE					0		0.00	0.0
A21 Lowest Floor Construction				0		0.00		
A22 Upper Floor Construction				0		0.00		
A23 Roof Construction				0		0.00		
A3 EXTERIOR ENCLOSURE					0		0.00	0.0
A31 Walls Below Grade				0		0.00		
A32 Walls Above Grade				0		0.00		
A33 Windows & Entrances				0		0.00		
A34 Roof Coverings				0		0.00		
A35 Projections				0		0.00		
B INTERIORS		24,075 m2			0		0.00	0.0
B1 PARTITIONS & DOORS					0		0.00	0.0
B11 Partitions				0		0.00		
B12 Doors				0		0.00		
B2 FINISHES					0		0.00	0.0
B21 Floor Finishes				0		0.00		
B22 Ceiling Finishes				0		0.00		
B23 Wall Finishes				0		0.00		
B3 FITTINGS & EQUIPMENT					0		0.00	0.0
B31 Fittings & Fixtures	1.000	24,075 m2	0.00	0		0.00		
B32 Equipment	1.000	24,075 m2	0.00	0		0.00		
B33 Elevators				0		0.00		
B34 Escalators				0		0.00		
C SERVICES		24,075 m2			0		0.00	0.0
C1 MECHANICAL					0		0.00	0.0
C11 Plumbing & Drainage	1.000	24,075 m2	0.00	0		0.00		
C12 Fire Protection	1.000	24,075 m2	0.00	0		0.00		
C13 HVAC	1.000	24,075 m2	0.00	0		0.00		
C14 Controls	1.000	24,075 m2	0.00	0		0.00		
C2 ELECTRICAL					0		0.00	0.0
C21 Service & Distribution	1.000	24,075 m2	0.00	0		0.00		
C22 Lighting, Devices & Heating	1.000	24,075 m2	0.00	0		0.00		
C23 Systems & Ancillaries	1.000	24,075 m2	0.00	0		0.00		
NET BUILDING COST - EXCLUDING SITE				\$ 0			0.00	0.0
D SITE & ANCILLARY WORK		24,075 m2			41,373,300		1,718.52	100.0
D1 SITE WORK					41,373,300		1,718.52	100.0
D11 Site Development	1.000	24,075 m2	801.12	19,286,900		801.12		
D12 Mechanical Site Services	0.000	1 Sum	11,576,000.00	11,576,000		480.83		
D13 Electrical Site Services	0.000	1 Sum	10,510,400.00	10,510,400		436.57		
D2 ANCILLARY WORK					0		0.00	0.0
D21 Demolitions				0		0.00		
D22 Alterations				0		0.00		
NET BUILDING COST - INCLUDING SITE				\$ 41,373,300			1,718.52	100.0
Z1 GENERAL REQUIREMENTS & FEE					0		0.00	0.0
Z11 General Requirements		0.0 %		0		0.00		
Z12 Fee		0.0 %		0		0.00		
TOTAL CONSTRUCTION ESTIMATE - EXCLUDING ALLOWANCES				\$ 41,373,300			1,718.52	100.0
Z2 ALLOWANCES					0		0.00	
Z21 Design & Pricing Allowance		0.0 %		0		0.00		
Z22 Escalation Allowance		0.0 %		0		0.00		
Z23 Construction Allowance		0.0 %		0		0.00		
TOTAL CONSTRUCTION ESTIMATE - INCLUDING ALLOWANCES				\$ 41,373,300			1,718.52	
VALUE ADDED TAX (GST/HST)					0		0.00	
Value Added Tax (GST/HST)		0.0 %		0		0.00		
TOTAL CONSTRUCTION ESTIMATE				\$ 41,373,300		\$	1,718.52	

D1 SITE WORK	Quantity	Unit rate	Amount	Location
D11 Site Development				
<u>Preparation</u>				
<u>College to Gerrard (chainage 70 to 330)</u>				
1 Site preparation, College to Gerrard segment	7,018 m2	41.10	288,200	
- Demolish existing asphalt road, full depth removal upto sub grade	3,883 m2	25.00	97,100	College to Gerrar
- Demolish existing concrete sidewalk, full depth removal upto sub grade	2,510 m2	35.00	87,900	College to Gerrar
- Demolish existing median, brick and concrete paving - excluded (removed by College station works)	142 m2	0.00	0	College to Gerrar
- Demolish existing concrete planter box (median) - excluded (removed by College station works)	206 m2	0.00	0	College to Gerrar
- Demolish existing planter box divider (median) - excluded (by College station works)	34 m	0.00	0	College to Gerrar
- Demolish existing concrete curb (sidewalk)	525 m	45.00	23,600	College to Gerrar
- Demolish existing concrete curb (median) - excluded (removed by College station works)	319 m	0.00	0	College to Gerrar
- Demolish existing metal tactile indicator	3 m2	100.00	300	College to Gerrar
- Demolish existing metal grating	34 m2	40.00	1,400	College to Gerrar
- Remove bicycle stand	31 No.	50.00	1,600	College to Gerrar
- Allowance for co-ordinating removal of paid bicycle station (removal by TPA)	1 No.	1,000.00	1,000	College to Gerrar
- Remove existing planter bed	108 m2	45.00	4,900	College to Gerrar
- Remove existing tree including below ground soil cell elements	36 No.	900.00	32,400	College to Gerrar
- Protect heritage monument, (brick masonry entrance arch 5m width ,1m depth)	1 No.	8,000.00	8,000	College to Gerrar
- Allow for co-ordinating removal of waste bins, benches, sign boards, etc. by third party owners	1 Sum	10,000.00	10,000	College to Gerrar
- Allow for miscellaneous demolitions	1 Sum	20,000.00	20,000	College to Gerrar
- Allow for removal of contamination (pending phase 2 ESA report per the Architect)	0 Nil	0.00	0	College to Gerrar
2 Allowance for additional constraint due to subway box below	1 Sum	30,000.00	30,000	College to Gerrar
Carried Forward :			318,200	

D1 SITE WORK		Quantity	Unit rate	Amount	Location
D11	Site Development (Continued)		Brought Forward :	318,200	
	<u>Gerrard to Dundas (chainage 330 to 650)</u>				
3	Site preparation, Gerrard to Dundas segment	8,034 m2	37.50	301,600	
	- Demolish existing asphalt road, full depth removal upto sub grade	5,061 m2	25.00	126,500	Gerrard to Dundas
	- Demolish existing concrete sidewalk, full depth removal upto sub grade	2,766 m2	35.00	96,800	Gerrard to Dundas
	- Demolish existing concrete curb (sidewalk)	760 m	45.00	34,200	Gerrard to Dundas
	- Demolish existing metal tacktile indicator	14 m2	100.00	1,400	Gerrard to Dundas
	- Demolish existing metal grating	55 m2	40.00	2,200	Gerrard to Dundas
	- Remove bicycle stand	10 No.	50.00	500	Gerrard to Dundas
	- Allow for co-ordinating removal of waste bins, benches, sign boards, etc. by third party owners	1 Sum	10,000.00	10,000	Gerrard to Dundas
	- Allow for miscellaneous demolitions	1 Sum	30,000.00	30,000	Gerrard to Dundas
	- Allow for removal of contamination (pending phase 2 ESA report per the Architect)	0 Nil	0.00	0	Gerrard to Dundas
	<u>Dundas to Shuter (chainage 650 to 910)</u>				
4	Site preparation, Dundas to Shuter segment	5,935 m2	37.80	224,400	
	- Demolish existing asphalt road, full depth removal upto sub grade	3,475 m2	25.00	86,900	Dundas to Shuter
	- Demolish existing concrete sidewalk, full depth removal upto sub grade	2,297 m2	35.00	80,400	Dundas to Shuter
	- Demolish existing concrete curb (sidewalk)	522 m	45.00	23,500	Dundas to Shuter
	- Demolish existing metal tacktile indicator	12 m2	100.00	1,200	Dundas to Shuter
	- Demolish existing metal grating	59 m2	40.00	2,400	Dundas to Shuter
	- Allow for co-ordinating removal of waste bins, benches, sign boards, etc. by third party owners	1 Sum	10,000.00	10,000	Dundas to Shuter
	- Allow for miscellaneous demolitions	1 Sum	20,000.00	20,000	Dundas to Shuter
	- Allow for removal of contamination (pending phase 2 ESA report per the Architect)	0 Nil	0.00	0	Dundas to Shuter
Carried Forward :				844,200	

D1 SITE WORK		Quantity	Unit rate	Amount	Location
D11	Site Development (Continued)		Brought Forward :	844,200	
	<u>Shuter to Queen (chainage 910 to 1120)</u>				
5	Site preparation, Shuter to Queen segment	4,200 m2	36.70	154,200	
	- Demolish existing asphalt road, full depth removal upto sub grade	2,814 m2	25.00	70,400	Shuter to Queen
	- Demolish existing concrete sidewalk, full depth removal upto sub grade	1,279 m2	35.00	44,800	Shuter to Queen
	- Demolish existing concrete curb (sidewalk)	398 m	45.00	17,900	Shuter to Queen
	- Demolish existing metal grating	27 m2	40.00	1,100	Shuter to Queen
	- Allow for co-ordinating removal of waste bins, benches, sign boards, etc. by third party owners	1 Sum	5,000.00	5,000	Shuter to Queen
	- Allow for miscellaneous demolitions	1 Sum	15,000.00	15,000	Shuter to Queen
	- Allow for removal of contamination (pending phase 2 ESA report per the Architect)	0 Nil	0.00	0	Shuter to Queen
	<u>Hard Surfaces</u>				
	<u>College to Gerrard (chainage 70 to 330)</u>				
6	Road paving, allow high quality concrete unit pavers c/w bedding course, base, subbase layers	3,204 m2	501.20	1,606,000	
	- 100 mm block	3,204 m2	275.00	881,100	College to Gerrard
	- 25 mm sand bedding course	3,204 m2	5.00	16,000	College to Gerrard
	- 250 mm concrete base	3,204 m2	210.00	672,800	College to Gerrard
	- 150 mm granular A sub-base	481 m3	75.00	36,100	College to Gerrard
7	Allowance block paving maintenance	3,204 m2	55.00	176,200	College to Gerrard
8	Sidewalk, allow high quality concrete unit pavers c/w bedding course, base, subbase layers	2,964 m2	381.30	1,130,100	
	- 80 mm block	2,964 m2	250.00	741,000	College to Gerrard
	- 25 mm sand bedding course	2,964 m2	5.00	14,800	College to Gerrard
	- 100mm concrete base	2,964 m2	100.00	296,400	College to Gerrard
	- 150 mm granular A sub-base	445 m3	75.00	33,400	College to Gerrard
	- Allow for drainage pipe to bedding sand	2,964 m2	15.00	44,500	College to Gerrard
9	Allowance block paving maintenance	2,964 m2	55.00	163,000	College to Gerrard
Carried Forward :				4,073,700	

D1 SITE WORK		Quantity	Unit rate	Amount	Location
D11	Site Development (Continued)		Brought Forward :	4,073,700	
10	Concrete curb and gutter	544 m	100.00	54,400	College to Gerrar
11	Road marking and lane painting	3,204 m2	15.00	48,100	College to Gerrar
12	Road marking and lane painting at intersections	896 m2	25.00	22,400	College to Gerrar
13	Road marking and lane painting to the intersection roads	2,624 m2	15.00	39,400	College to Gerrar
14	Allow for replacement of tactile at North of College intersection <u>Gerrard to Dundas (chainage 330 to 650)</u>	1 Sum	1,000.00	1,000	College to Gerrar
15	Road paving, allow high quality concrete unit pavers c/w bedding course, base, subbase layers	3,119 m2	501.30	1,563,400	
	- 100 mm block	3,119 m2	275.00	857,700	Gerrard to Dundas
	- 25 mm sand bedding course	3,119 m2	5.00	15,600	Gerrard to Dundas
	- 250 mm concrete base	3,119 m2	210.00	655,000	Gerrard to Dundas
	- 150 mm granular A sub-base	468 m3	75.00	35,100	Gerrard to Dundas
16	Allowance block paving maintenance	3,119 m2	55.00	171,500	Gerrard to Dundas
17	Sidewalk, allow high quality concrete unit pavers c/w bedding course, base, subbase layers	4,115 m2	381.30	1,568,900	
	- 80 mm block	4,115 m2	250.00	1,028,800	Gerrard to Dundas
	- 25 mm sand bedding course	4,115 m2	5.00	20,600	Gerrard to Dundas
	- 100 mm concrete base	4,115 m2	100.00	411,500	Gerrard to Dundas
	- 150 mm granular A sub-base	617 m3	75.00	46,300	Gerrard to Dundas
	- Allow for drainage pipe to bedding sand	4,115 m2	15.00	61,700	Gerrard to Dundas
18	Allowance block paving maintenance	4,115 m2	55.00	226,300	Gerrard to Dundas
19	Concrete curb and gutter	803 m	100.00	80,300	Gerrard to Dundas
20	Road marking and lane painting	3,119 m2	15.00	46,800	Gerrard to Dundas
21	Road marking and lane painting at intersections	685 m2	25.00	17,100	Gerrard to Dundas
Carried Forward :				7,913,300	

D1 SITE WORK		Quantity	Unit rate	Amount	Location
D11	Site Development (Continued)		Brought Forward :	7,913,300	
22	Road marking and lane painting to the intersection roads <u>Dundas to Shuter (chainage 650 to 910)</u>	1,880 m2	15.00	28,200	Gerrard to Dundas
23	Road paving, allow high quality concrete unit pavers c/w bedding course, base, subbase layers	1,949 m2	501.20	976,900	
	- 100 mm block	1,949 m2	275.00	536,000	Dundas to Shuter
	- 25 mm sand bedding course	1,949 m2	5.00	9,700	Dundas to Shuter
	- 250 mm concrete base	1,949 m2	210.00	409,300	Dundas to Shuter
	- 150 mm granular A sub-base	292 m3	75.00	21,900	Dundas to Shuter
24	Allowance block paving maintenance	1,949 m2	55.00	107,200	Dundas to Shuter
25	Sidewalk, allow high quality concrete unit pavers c/w bedding course, base, subbase layers	3,389 m2	381.20	1,292,000	
	- 80 mm block	3,389 m2	250.00	847,300	Dundas to Shuter
	- 25 mm sand bedding course	3,389 m2	5.00	16,900	Dundas to Shuter
	- 100 mm concrete base	3,389 m2	100.00	338,900	Dundas to Shuter
	- 150 mm granular A sub-base	508 m3	75.00	38,100	Dundas to Shuter
	- Allow for drainage pipe to bedding sand	3,389 m2	15.00	50,800	Dundas to Shuter
26	Allowance block paving maintenance	3,389 m2	55.00	186,400	Dundas to Shuter
27	Concrete curb and gutter	542 m	100.00	54,200	Dundas to Shuter
28	Road marking and lane painting	1,949 m2	15.00	29,200	Dundas to Shuter
29	Road marking and lane painting at intersections	459 m2	25.00	11,500	Dundas to Shuter
30	Road marking and lane painting to the intersection roads <u>Shuter to Queen (chainage 910 to 1120)</u>	1,541 m2	15.00	23,100	Dundas to Shuter
31	Road paving, allow high quality concrete unit pavers c/w bedding course, base, subbase layers	1,624 m2	501.20	814,000	
	- 100 mm block	1,624 m2	275.00	446,600	Shuter to Queen
	(Continued)				
Carried Forward :				11,436,000	

D1 SITE WORK	Quantity	Unit rate	Amount	Location
D11 Site Development (Continued)		Brought Forward :	11,436,000	
31 Road paving, allow high quality concrete unit pavers c/w bedding course, base, subbase layers (Continued)				
- 25 mm sand bedding course	1,624 m2	5.00	8,100	Shuter to Queen
- 250 mm concrete base	1,624 m2	210.00	341,000	Shuter to Queen
- 150 mm granular A sub-base	244 m3	75.00	18,300	Shuter to Queen
32 Allowance block paving maintenance	1,624 m2	55.00	89,300	Shuter to Queen
33 Sidewalk, allow high quality concrete unit pavers c/w bedding course, base, subbase layers	1,858 m2	381.30	708,400	
- 80 mm block	1,858 m2	250.00	464,500	Shuter to Queen
- 25 mm sand bedding course	1,858 m2	5.00	9,300	Shuter to Queen
- 100 mm concrete base	1,858 m2	100.00	185,800	Shuter to Queen
- 150 mm granular A sub-base	279 m3	75.00	20,900	Shuter to Queen
- Allow for drainage pipe to bedding sand	1,858 m2	15.00	27,900	Shuter to Queen
34 Allowance block paving maintenance	1,858 m2	55.00	102,200	Shuter to Queen
35 Concrete curb and gutter	421 m	100.00	42,100	Shuter to Queen
36 Road marking and lane painting	1,624 m2	15.00	24,400	Shuter to Queen
37 Road marking and lane painting at intersections	562 m2	25.00	14,100	Shuter to Queen
38 Road marking and lane painting to the intersection roads	938 m2	15.00	14,100	Shuter to Queen
<u>Improvements</u>				
<u>College to Gerrard (chainage 70 to 330)</u>				
39 Subway vent metal grating, galvanized	34 m2	450.00	15,300	College to Gerrar
40 Light pole (refer D13 Electrical Site Services)	22 No.	0.00	0	College to Gerrar
41 Allow for street furniture	1 Sum	250,000.00	250,000	College to Gerrar
Carried Forward :			12,695,900	

D1 SITE WORK		Quantity	Unit rate	Amount	Location
D11	Site Development (Continued)		Brought Forward :	12,695,900	
42	Allow for traffic, regulatory and other signs (traffic lights & signals covered under D13 Electrical Site Services)	1 Sum	50,000.00	50,000	College to Gerrar
43	Allow for gates with swing open and locked in place feature	1 Sum	80,000.00	80,000	College to Gerrar
44	Allow for miscellaneous improvements	1 Sum	100,000.00	100,000	College to Gerrar
45	Allow for replacement of traffic signs at North of College intersection <u>Gerrard to Dundas (chainage 330 to 650)</u>	1 Sum	5,000.00	5,000	College to Gerrar
46	Subway vent metal grating, galvanized	54 m2	450.00	24,300	Gerrard to Dundas
47	One way traffic gate	4 No.	2,500.00	10,000	Gerrard to Dundas
48	Light pole (refer D13 Electrical Site Services)	29 No.	0.00	0	Gerrard to Dundas
49	Allow for street furniture	1 Sum	350,000.00	350,000	Gerrard to Dundas
50	Allow for traffic, regulatory and other signs	1 Sum	50,000.00	50,000	Gerrard to Dundas
51	Allow for gates with swing open and locked in place feature	1 Sum	110,000.00	110,000	Gerrard to Dundas
52	Allow for miscellaneous improvements <u>Dundas to Shuter (chainage 650 to 910)</u>	1 Sum	100,000.00	100,000	Gerrard to Dundas
53	Subway vent metal grating, galvanized	56 m2	450.00	25,200	Dundas to Shuter
54	One way traffic gate	2 No.	2,500.00	5,000	Dundas to Shuter
55	Light pole (refer D13 Electrical Site Services)	24 No.	0.00	0	Dundas to Shuter
56	Allow for street furniture	1 Sum	250,000.00	250,000	Dundas to Shuter
Carried Forward :				13,855,400	

D1 SITE WORK		Quantity	Unit rate	Amount	Location
D11	Site Development (Continued)		Brought Forward :	13,855,400	
57	Allow for traffic, regulatory and other signs	1 Sum	35,000.00	35,000	Dundas to Shuter
58	Allow for gates with swing open and locked in place feature	1 Sum	80,000.00	80,000	Dundas to Shuter
59	Allow for miscellaneous improvements <u>Shuter to Queen (chainage 910 to 1120)</u>	1 Sum	80,000.00	80,000	Dundas to Shuter
60	Subway vent metal grating, galvanized	27 m2	450.00	12,200	Shuter to Queen
61	Light pole (refer D13 Electrical Site Services)	16 No.	0.00	0	Shuter to Queen
62	Allow for street furniture	1 Sum	200,000.00	200,000	Shuter to Queen
63	Allow for traffic, regulatory and other signs	1 Sum	35,000.00	35,000	Shuter to Queen
64	Allow for gates with swing open and locked in place feature	1 Sum	60,000.00	60,000	Shuter to Queen
65	Allow for miscellaneous improvements <u>Landscaping</u> <u>College to Gerrard (chainage 70 to 330)</u>	1 Sum	80,000.00	80,000	Shuter to Queen
66	New tree planting in underground soil cells, (soil cells measured separately)	27 No.	750.00	20,300	College to Gerrar
67	New planter bed c/w planting, soil, 3 layers of soil cells , etc.	726 m2	1,500.00	1,089,000	College to Gerrar
68	Tree grating	27 No.	1,750.00	47,300	College to Gerrar
Carried Forward :				15,594,200	

D1 SITE WORK	Quantity	Unit rate	Amount	Location
D11 Site Development (Continued)		Brought Forward :	15,594,200	
<u>Gerrard to Dundas (chainage 330 to 650)</u>				
69 New tree planting in underground soil cells, (soil cells measured separately)	30 No.	750.00	22,500	Gerrard to Dundas
70 New planter bed c/w planting, soil, 3 layers of soil cells , etc.	585 m2	1,500.00	877,500	Gerrard to Dundas
71 Tree grating	30 No.	1,750.00	52,500	Gerrard to Dundas
<u>Dundas to Shuter (chainage 650 to 910)</u>				
72 New tree planting in underground soil cells, (soil cells measured separately)	25 No.	750.00	18,800	Dundas to Shuter
73 New planter bed c/w planting, soil, 3 layers of soil cells , etc.	433 m2	1,500.00	649,500	Dundas to Shuter
74 Tree grating	25 No.	1,750.00	43,800	Dundas to Shuter
<u>Shuter to Queen (chainage 910 to 1120)</u>				
75 New tree planting in underground soil cells, (soil cells measured separately)	31 No.	750.00	23,300	Shuter to Queen
76 New planter bed c/w planting, soil, 3 layers of soil cells , etc.	607 m2	1,500.00	910,500	Shuter to Queen
77 Tree grating	31 No.	1,750.00	54,300	Shuter to Queen
<u>Traffic Management</u>				
<u>College to Gerrard (chainage 70 to 330)</u>				
78 Allow for traffic detours	1 Sum	50,000.00	50,000	College to Gerrard
79 Allowance for temporary bus stops, information boards, suitable height curbs etc.	1 Sum	65,000.00	65,000	College to Gerrard
Carried Forward :			18,361,900	

D1 SITE WORK		Quantity	Unit rate	Amount	Location
D11	Site Development (Continued)		Brought Forward :	18,361,900	
80	Allow for maintaining 2 lanes of traffic and maintaining access to shops/residents etc. <u>Gerrard to Dundas (chainage 330 to 650)</u>	1 Sum	130,000.00	130,000	College to Gerrard
81	Allow for traffic detours	1 Sum	75,000.00	75,000	Gerrard to Dundas
82	Allowance for temporary bus stops, information boards, suitable height curbs etc.	1 Sum	95,000.00	95,000	Gerrard to Dundas
83	Allow for maintaining 2 lanes of traffic and maintaining access to shops/residents etc. <u>Dundas to Shuter (chainage 650 to 910)</u>	1 Sum	190,000.00	190,000	Gerrard to Dundas
84	Allow for traffic detours	1 Sum	50,000.00	50,000	Dundas to Shuter
85	Allowance for temporary bus stops, information boards, suitable height curbs etc.	1 Sum	65,000.00	65,000	Dundas to Shuter
86	Allow for maintaining 2 lanes of traffic and maintaining access to shops/residents etc. <u>Shuter to Queen (chainage 910 to 1120)</u>	1 Sum	130,000.00	130,000	Dundas to Shuter
87	Allow for traffic detours	1 Sum	40,000.00	40,000	Shuter to Queen
88	Allowance for temporary bus stops, information boards, suitable height curbs etc.	1 Sum	50,000.00	50,000	Shuter to Queen
89	Allow for maintaining 2 lanes of traffic and maintaining access to shops/residents etc.	1 Sum	100,000.00	100,000	Shuter to Queen
D11	Site Development	TOTAL : \$	24,075 m2	801.12	19,286,900

D1 SITE WORK	Quantity	Unit rate	Amount	Location
D12 Mechanical Site Services				
<u>College to Gerrard (chainage 70 to 330)</u>				
1 Surface utilites/ monuments modification				College to Gerrar
2 Fire hydrants	1 Sum	175,000.00	175,000	
- Relocate/ add fire hydrants incl. pipe lead (Allow for both sides of Yonge street)	10 No.	17,500.00	175,000	College to Gerrar
3 Storm drainage	1 Sum	168,000.00	168,000	
- Relocate/ add catch basins incl. pipe lead (Allow for both sides of Yonge street)	14 No.	12,000.00	168,000	College to Gerrar
4 Irrigation system	1 Sum	0.00	0	
- Allow for water piping, hose bibb & irrigation to suit - Not required	1 Nil	0.00	0	College to Gerrar
5 Utilites relocation/ replacement				College to Gerrar
6 water main renewal	1 Sum	2,188,000.00	2,188,000	
- 300mm dia. water main - replace with new (260+30m extra X 2)	580 m	3,600.00	2,088,000	College to Gerrar
- Valve chambers, allow	2 No.	50,000.00	100,000	College to Gerrar
7 Other below grade utilities such sanitary main, storm, gas, Enwave etc. - to remain as is, no works required	1 Nil	0.00	0	College to Gerrar
8 Allow to relocate/ raise surface valve chambers, manholes etc. to suit	1 Sum	500,000.00	500,000	College to Gerrar
<u>Gerrard to Dundas (chainage 330 to 650)</u>				
9 Surface utilites/ monuments modification				Gerrard to Dundas
10 Fire hydrants	1 Sum	210,000.00	210,000	
- Relocate/ add fire hydrants incl. pipe lead (Allow for both sides of Yonge street)	12 No.	17,500.00	210,000	Gerrard to Dundas
Carried Forward :			3,241,000	

D1 SITE WORK		Quantity	Unit rate	Amount	Location
D12	Mechanical Site Services (Continued)		Brought Forward :	3,241,000	
11	Storm drainage	1 Sum	240,000.00	240,000	
	- Relocate/ add catch basins incl. pipe lead (Allow for both sides of Yonge street)	20 No.	12,000.00	240,000	Gerrard to Dundas
12	Irrigation system	1 Sum	0.00	0	
	- Allow for water piping, hose bibb & irrigation to suit - Not required	1 Nil	0.00	0	Gerrard to Dundas
13	Utilites relocation/ replacement				Gerrard to Dundas
14	water main renewal	1 Sum	2,404,000.00	2,404,000	
	- 300mm dia. water main - replace with new (320 X 2)	640 m	3,600.00	2,304,000	Gerrard to Dundas
	- Valve chambers, allow	2 No.	50,000.00	100,000	Gerrard to Dundas
15	Other below grade utilities such sanitary main, storm, gas, Enwave etc. - to remain as is, no works required	1 Nil	0.00	0	Gerrard to Dundas
16	Allow to relocate/ raise surface valve chambers, manholes etc. to suit <u>Dundas to Shuter (chainage 650 to 910)</u>	1 Sum	500,000.00	500,000	Gerrard to Dundas
17	Surface utilites/ monuments modification				Dundas to Shuter
18	Fire hydrants	1 Sum	175,000.00	175,000	
	- Relocate/ add fire hydrants incl. pipe lead (Allow for both sides of Yonge street)	10 No.	17,500.00	175,000	Dundas to Shuter
19	Storm drainage	1 Sum	168,000.00	168,000	
	- Relocate/ add catch basins incl. pipe lead (Allow for both sides of Yonge street)	14 No.	12,000.00	168,000	Dundas to Shuter
20	Irrigation system	1 Sum	0.00	0	
	- Allow for water piping, hose bibb & irrigation to suit - Not required	1 Nil	0.00	0	Dundas to Shuter
21	Utilites relocation/ replacement				Dundas to Shuter
Carried Forward :				6,728,000	

D1 SITE WORK		Quantity	Unit rate	Amount	Location
D12	Mechanical Site Services (Continued)		Brought Forward :	6,728,000	
22	water main renewal	1 Sum	1,972,000.00	1,972,000	
	- 300mm dia. water main - replace with new (260 X 2)	520 m	3,600.00	1,872,000	Dundas to Shuter
	- Valve chambers, allow	2 No.	50,000.00	100,000	Dundas to Shuter
23	Other below grade utilities such sanitary main, storm, gas, Enwave etc. - to remain as is, no works required	1 Nil	0.00	0	Dundas to Shuter
24	Allow to relocate/ raise surface valve chambers, manholes etc. to suit <u>Shuter to Queen (chainage 910 to 1120)</u>	1 Sum	400,000.00	400,000	Dundas to Shuter
25	Surface utilites/ monuments modification				Shuter to Queen
26	Fire hydrants	1 Sum	140,000.00	140,000	
	- Relocate/ add fire hydrants incl. pipe lead (Allow for both sides of Yonge street)	8 No.	17,500.00	140,000	Shuter to Queen
27	Storm drainage	1 Sum	144,000.00	144,000	
	- Relocate/ add catch basins incl. pipe lead (Allow for both sides of Yonge street)	12 No.	12,000.00	144,000	Shuter to Queen
28	Irrigation system	1 Sum	0.00	0	
	- Allow for water piping, hose bibb & irrigation to suit - Not required	1 Nil	0.00	0	Shuter to Queen
29	Utilites relocation/ replacement				Shuter to Queen
30	water main renewal	1 Sum	1,792,000.00	1,792,000	
	- 300mm dia. water main - replace with new (205+30m extra X 2)	470 m	3,600.00	1,692,000	Shuter to Queen
	- Valve chambers, allow	2 No.	50,000.00	100,000	Shuter to Queen
31	Other below grade utilities such sanitary main, storm, gas, Enwave etc. - to remain as is, no works required	1 Nil	0.00	0	Shuter to Queen
32	Allow to relocate/ raise surface valve chambers, manholes etc. to suit	1 Sum	400,000.00	400,000	Shuter to Queen
D12	Mechanical Site Services	TOTAL : \$	1 Sum	11,576,000.00	11,576,000

D1 SITE WORK		Quantity	Unit rate	Amount	Location
D13 Electrical Site Services					
<u>College to Gerrard (chainage 70 to 330)</u>					
1	Site Lighting	1 Sum	659,400.00	659,400	
	- Light standard c/w 2-LED fixtures, 10m pole and base	22 No.	24,000.00	528,000	College to Gerrard
	- Underground conduit & wiring	510 m	85.00	43,400	College to Gerrard
	- Power supply and lighting control	1 Sum	62,000.00	62,000	College to Gerrard
	- Remove existing light standards, handwells, conduit & wiring	1 Sum	26,000.00	26,000	College to Gerrard
2	Traffic Signaling	1 Sum	880,000.00	880,000	
	- Replace Traffic Signaling at College St. - 4 way intersection	1 No.	450,000.00	450,000	College to Gerrard
	- Replace Traffic Signaling at Mid-block PXO at Granby	1 No.	310,000.00	310,000	College to Gerrard
	- Allowance for Temporary Traffic signaling	1 Sum	120,000.00	120,000	College to Gerrard
3	CCTV / Traffic Control	1 Sum	90,000.00	90,000	
	- Traffic CCTV cameras c/w pole, base, underground cabling for power & data	2 No.	32,000.00	64,000	College to Gerrard
	- Upgrade power supply and CCTV equipment	1 Sum	26,000.00	26,000	College to Gerrard
4	Relocation of existing Utilities	1 Sum	780,000.00	780,000	
	- Relocated THES conduits/ducts - scope to be confirmed	260 m	1,900.00	494,000	College to Gerrard
	- Relocated Telecom conduits/ducts (Bell, Cogeco, AllStream, Telus,) - scope to be confirmed	260 m	1,100.00	286,000	College to Gerrard
<u>Gerrard to Dundas (chainage 330 to 650)</u>					
5	Site Lighting	1 Sum	869,000.00	869,000	
	- Light standard c/w 2-LED fixtures, 10m pole and base	29 No.	24,000.00	696,000	Gerrard to Dundas
	- Underground conduit & wiring	670 m	85.00	57,000	Gerrard to Dundas
	- Power supply and lighting control	1 Sum	82,000.00	82,000	Gerrard to Dundas
	- Remove existing light standards, handwells, conduit & wiring	1 Sum	34,000.00	34,000	Gerrard to Dundas
6	Traffic Signaling	1 Sum	950,000.00	950,000	
	- Replace Traffic Signaling at Gerrard St. - 4 way intersection	1 No.	450,000.00	450,000	Gerrard to Dundas

(Continued)

Carried Forward : 4,228,400

D1 SITE WORK	Quantity	Unit rate	Amount	Location
D13 Electrical Site Services (Continued)		Brought Forward :	4,228,400	
6 Traffic Signaling (Continued)				
- Replace Traffic Signaling at Gould St. - 3 way intersection	1 No.	380,000.00	380,000	Gerrard to Dundas
- Allowance for Temporary Traffic signaling	1 Sum	120,000.00	120,000	Gerrard to Dundas
7 CCTV / Traffic Control	1 Sum	90,000.00	90,000	
- Traffic CCTV cameras c/w pole, base, underground cabling for power & data	2 No.	32,000.00	64,000	Gerrard to Dundas
- Upgrade power supply and CCTV equipment	1 Sum	26,000.00	26,000	Gerrard to Dundas
8 Relocation of existing Utilities	1 Sum	1,634,000.00	1,634,000	
- Relocated THES conduits/ducts - scope to be confirmed	380 m	2,600.00	988,000	Gerrard to Dundas
- Relocated Telecom conduits/ducts (Bell, Cogeco, AllStream, Telus,) - scope to be confirmed	380 m	1,700.00	646,000	Gerrard to Dundas
<u>Dundas to Shuter (chainage 650 to 910)</u>				
9 Site Lighting	1 Sum	717,800.00	717,800	
- Light standard c/w 2-LED fixtures, 10m pole and base	24 No.	24,000.00	576,000	Dundas to Shuter
- Underground conduit & wiring	550 m	85.00	46,800	Dundas to Shuter
- Power supply and lighting control	1 Sum	67,000.00	67,000	Dundas to Shuter
- Remove existing light standards, handwells, conduit & wiring	1 Sum	28,000.00	28,000	Dundas to Shuter
10 Traffic Signaling	1 Sum	880,000.00	880,000	
- Replace Traffic Signaling at Dundas St. - 4 way intersection	1 No.	450,000.00	450,000	Dundas to Shuter
- Replace Traffic Signaling at Mid-block PXO near Shuter	1 No.	310,000.00	310,000	Dundas to Shuter
- Allowance for Temporary Traffic signaling	1 Sum	120,000.00	120,000	Dundas to Shuter
11 CCTV / Traffic Control	1 Sum	50,000.00	50,000	
- Traffic CCTV cameras c/w pole, base, underground cabling for power & data	1 No.	32,000.00	32,000	Dundas to Shuter
- Upgrade power supply and CCTV equipment	1 Sum	18,000.00	18,000	Dundas to Shuter
12 Relocation of existing Utilities	1 Sum	780,000.00	780,000	
- Relocated THES conduits/ducts - scope to be confirmed	260 m	1,900.00	494,000	Dundas to Shuter
(Continued)				
Carried Forward :			8,380,200	

D1 SITE WORK	Quantity	Unit rate	Amount	Location
D13 Electrical Site Services (Continued)		Brought Forward :	8,380,200	
12 Relocation of existing Utilities (Continued)				
- Relocated Telecom conduits/ducts (Bell, Cogeco, AllStream, Telus,) - scope to be confirmed	260 m	1,100.00	286,000	Dundas to Shuter
<u>Shuter to Queen (chainage 910 to 1120)</u>				
13 Site Lighting	1 Sum	485,200.00	485,200	
- Light standard c/w 2-LED fixtures, 10m pole and base	16 No.	24,000.00	384,000	Shuter to Queen
- Underground conduit & wiring	390 m	85.00	33,200	Shuter to Queen
- Power supply and lighting control	1 Sum	48,000.00	48,000	Shuter to Queen
- Remove existing light standards, handwells, conduit & wiring	1 Sum	20,000.00	20,000	Shuter to Queen
14 Traffic Signaling	1 Sum	980,000.00	980,000	
- Replace Traffic Signaling at Shuter St.	1 No.	410,000.00	410,000	Shuter to Queen
- Replace Traffic Signaling at Queen St. - 4 way intersection	1 No.	450,000.00	450,000	Shuter to Queen
- Allowance for Temporary Traffic signaling	1 Sum	120,000.00	120,000	Shuter to Queen
15 CCTV / Traffic Control	1 Sum	50,000.00	50,000	
- Traffic CCTV cameras c/w pole, base, underground cabling for power & data	1 No.	32,000.00	32,000	Shuter to Queen
- Upgrade power supply and CCTV equipment	1 Sum	18,000.00	18,000	Shuter to Queen
16 Relocation of existing Utilities	1 Sum	615,000.00	615,000	
- Relocated THES conduits/ducts - scope to be confirmed	205 m	1,900.00	389,500	Shuter to Queen
- Relocated Telecom conduits/ducts (Bell, Cogeco, AllStream, Telus,) - scope to be confirmed	205 m	1,100.00	225,500	Shuter to Queen
D13 Electrical Site Services TOTAL : \$	1 Sum	10,510,400.00	10,510,400	

**Appendix AA
Documents and Drawings List**

DOCUMENTS AND DRAWING LIST

DOCUMENTS

Number	Title	Dated	Received
N/A	Existing Conditions Report - Utilities Summary v20200204	N/A	Mar. 06/20
N/A	Preliminary Design Concept C- 2020 03 03 (4 sheets)	Feb 2020	Mar. 06/20

ARCHITECTURAL DRAWINGS

Number	Title	Dated	Received
N/A	Not Applicable	N/A	N/A

STRUCTURAL DRAWINGS

Number	Title	Dated	Received
N/A	Not Applicable	N/A	N/A

MECHANICAL DRAWINGS

Number	Title	Dated	Received
N/A	Not Applicable	N/A	N/A

ELECTRICAL DRAWINGS

Number	Title	Dated	Received
N/A	Not Applicable	N/A	N/A

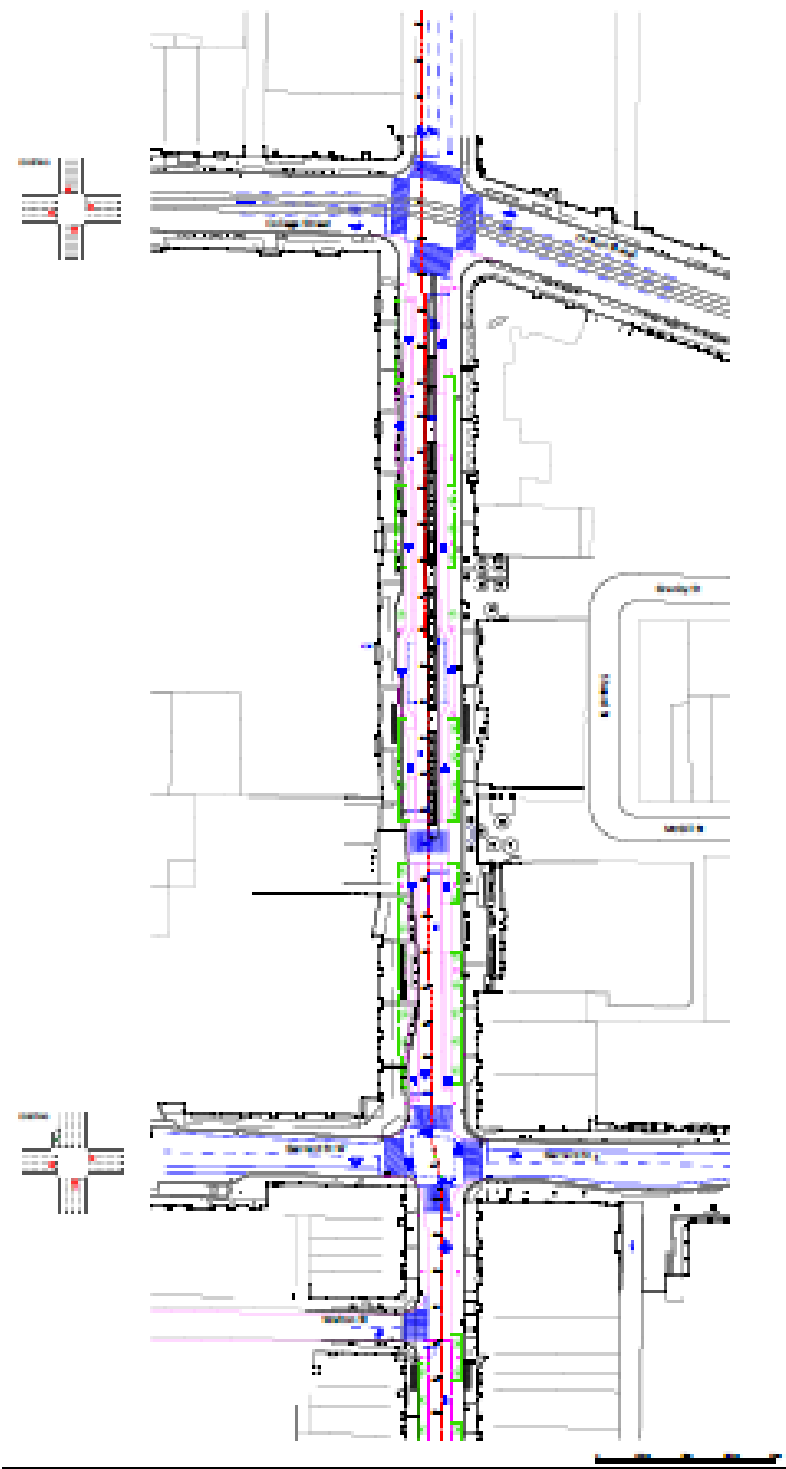
CIVIL DRAWINGS

Number	Title	Dated	Received
N/A	Not Applicable	N/A	N/A

LANDSCAPE DRAWINGS

Number	Title	Dated	Received
N/A	Not Applicable	N/A	N/A

**Appendix AB
Representative Drawings**



Hanscomb: Celebrating More than 60 Years of Excellence in the Construction Industry

Hanscomb Limited, a leading independent organization of project control specialists, has been privileged to serve both Canadian and international clients on a wide variety of construction projects for over 60 years. By planning, monitoring and controlling cost in an unbiased independent professional manner, Hanscomb has become an internationally recognized leader in the coordinated management of capital projects.

Our growing team of trusted professionals and experts consists of quantity surveyors, cost consultants, project monitors, schedulers and value specialists, skilled in a remarkable variety of project sectors including but not limited to transportation, civil infrastructure, education, healthcare, residential, and commercial. Hanscomb takes pride in the multi-disciplinary character of the company and the ability of its people to bring together, in a team, the professional and practical skills of the very diverse field of quantity surveying.

Our nationwide network of offices and worldwide associates allows for the easy exchange of information, skills and resources ensuring we stay abreast of the latest in design, construction practices and trends. With offices located coast to coast, Hanscomb has the local experience and worldwide presence to keep your projects on track.

Cost Planning & Control

- Master plan costing
- Construction cost estimates
- Replacement cost estimates

Scheduling

Value Management

Financial Analysis

- Life cycle costing
- Operations and maintenance
- Cost / benefit analysis
- Feasibility studies

Applied Research

- Construction price indexing
- Risk and gap analysis
- Cost publications

Project Loan Monitoring

Project Management

Litigation Support

From east to west, our leadership team is here to serve you. We collaborate on many projects nationally and internationally and are available to assist you. For information please contact us:

Raymond Murray, Vice President	halifax@hanscomb.com	(902) 422-3620
Art Maw, President	ottawa@hanscomb.com	(613) 234-8089
Brian McBurney, Director	ottawa@hanscomb.com	(613) 234-8089
Susan Neil, Executive Vice President	toronto@hanscomb.com	(416) 487-3811
Dale Panday, Director	toronto@hanscomb.com	(416) 487-3811
Nathan Thinagaripillai, Manager	toronto@hanscomb.com	(416) 487-3811
Murugan Thambiayah, Manager M&E Toronto	toronto@hanscomb.com	(416) 487-3811
Craig Bye, Director	hamilton@hanscomb.com	(905) 525-5777
Isaac Gwendo, Director	winnipeg@hanscomb.com	(204) 775-3389
Mike Swick, Director	edmonton@hanscomb.com	(780) 426-7980
Ken King, Manager	vancouver@hanscomb.com	(604) 685-1241

