

Addenda C
Cost Estimate

**BROCK UNIVERSITY & CITY OF ST.
CATHARINES
SCHOOL OF FINE & PERFORMING ARTS &
PERFORMING ARTS CENTRE
ST. CATHARINES, ONTARIO**

ORDER OF MAGNITUDE ESTIMATE

October 23, 2008

Hanscomb

**BROCK UNIVERSITY & CITY OF ST. CATHARINES
SCHOOL OF FINE & PERFORMING ARTS & PERFORMING
ARTS CENTRE
ST. CATHARINES, ONTARIO**

ORDER OF MAGNITUDE ESTIMATE

Prepared For:

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October 23, 2008

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1. INTRODUCTION

- 1.1 Purpose: This [Order of Magnitude Estimate](#) is intended to provide a realistic allocation of direct and indirect construction costs for the [Brock University & City of St. Catharines, School of Fine & Performing Arts & Performing Arts Centre](#), located in [St. Catharines, Ontario](#), with exceptions of items listed in 1.4 below.
- 1.2 Methodology: 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 [stipulated sum](#) form of contract in [St. Catharines, Ontario](#).
- Pricing shown reflects probable construction costs obtainable in the [St. Catharines, 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.
- 1.3 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.
- 1.4 Exclusions: This [Order Of Magnitude Estimate](#) does not provide for the following, if required:
- Land acquisition costs and impost charges
 - Development charges
 - Legal fees and expenses
 - Right of way charges
 - Easement costs
 - Financing costs
 - Fund raising costs
 - Owner's staff and associated management
 - Relocation of existing facilities, including furniture and equipment
 - Professional fees and expenses
 - Cost of contaminated soil removal
 - Costs of asbestos or other hazardous material removal
 - Costs of PCB contaminated electrical equipment removal
 - Kitchen equipment
 - Recycling fees or salvage costs and revenues

1. INTRODUCTION

1.4 Exclusions: (continued)

- Window washing equipment
- Maintenance equipment
- Special audio, visual, security equipment or installation other than provision of empty conduit systems carried in electrical division
- Loose furniture, furnishings and equipment
- Window treatments
- Rock removal in excavations
- Existing equipment removal
- Phased construction premiums
- Preventative maintenance contracts
- Building permit
- Goods and Services Tax
- Construction Allowance

2. DOCUMENTATION

- This [Order Of Magnitude Estimate](#) has been prepared from the documentation included in Appendix Z of this report

All of the above documentation was received from [Levitt Goodman Architects Limited](#) 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 5 general contractor bids and at least 3 subcontractor bids for each trade) being received in **October, 2008** from general contractors and all major subcontractors and suppliers based on a **stipulated sum** form of contract.
- 3.2 Escalation: An allowance **17.0 %** of has been made for construction cost escalation that may occur between **October, 2008** and the anticipated bid date of for the project. The anticipated project start up date is late fall 2010.
- 3.3 Contingencies: An allowance of **10.0%** 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.
- An allowance of **0.0 %** has been made to cover construction (post contract) unknowns.
Please note that this allowance is intended to cover for reasonable change orders during construction. It is understood that the University will be carrying it's own allowance for this work.
For a project of this size and nature, Hanscomb would recommend 5.0 to 7.5% of construction value
- 3.4 Unit Rates: The unit rates in the preparation of this **Order Of Magnitude Estimate** include labour and material, equipment, subcontractor's overheads and profits.
- 3.5 Taxes: Provincial Sales Tax is included where applicable. No provision has been made for the Goods and Services Tax. It is recommended that the owner make separate provision for GST in the project budget.
- 3.6 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 (cont'd)

3.6 Statement of
Probable Costs:
(continued)

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

3.7 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.

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.

It is recommended that a final update estimate be produced by Hanscomb using Bid Documents to determine overall cost changes that 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.

4. GROSS FLOOR AND SITE DEVELOPED AREAS

GROSS FLOOR AREA:

Description	Renovation + Theatre SF	Arts Centre SF	Recital (Break out) SF
Ground	35,560	70,550	6,600
2 nd Floor	27,950	56,940	2,090
3 rd Floor	19,515	28,190	0
4 th Floor	19,095	2,380	0
5 th Floor	2,185	0	0
TOTAL	104,305	158,060	8,690

*Note: Total Area = 104,305 + 158,060, + 8,690 = 271,055 SF

SITE DEVELOPED AREA:

Description	SF	SF	SF
Area of Site	N/A	N/A	N/A
Building Foot Print Area	0	0	0
Site Developed Area	0	0	0

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 Measurement of Buildings by Area and Volume.

5. CONSTRUCTION COST ESTIMATE SUMMARY

COST SUMMARY:

	Renovation + Theatre	Arts Centre	Recital (Break out)	Total
A- Shell				
Substructure	204,000	876,800	81,900	1,162,700
Structure	1,224,800	4,492,600	249,300	5,966,700
Exterior Enclosure	3,616,900	3,998,000	228,000	7,842,900
B- Interiors				
Partitions and Doors	1,405,600	2,216,600	191,500	3,813,700
Finishes	1,756,000	2,321,300	147,700	4,225,000
Fittings and Fixtures	2,517,900	4,964,900	624,100	8,106,900
C- Services				
Mechanical	4,126,900	6,790,100	373,600	11,290,600
Electrical	3,330,700	4,588,900	372,500	8,292,100
Net Building Cost	18,182,800	30,249,200	2,268,600	50,700,600
D- Site and Ancillaries				
Site	716,800	480,300	0	1,197,100
Ancillaries	806,900	169,100	0	976,000
Net Building Cost + Site	19,706,500	30,898,600	2,268,600	50,700,600
Z- General Requirements				
General Requirements	1,576,500	2,471,900	181,500	4,229,900
Fee	425,700	667,500	49,000	1,142,200
Design and Pricing	2,170,900	3,403,800	249,900	5,824,600
Escalation	4,059,500	6,365,100	467,300	10,891,900
Construction Allowance	0	0	0	0
GST	0	0	0	0
Total Estimate + Contingency	27,939,100	43,806,900	3,216,300	72,789,200
LEED Silver (add 5%)	985,325	1,544,930	113,430	2,643,685
Total Construction + LEED	28,924,425	45,351,830	3,329,730	75,432,885

**Appendix
A - Renovation Of Existing Buildings And New Theatre**

Project	: BROCK UNIVERSITY FINE & PERFORMING ARTS	Report date	: 23 Oct 2008
	: Renovation of Existing & New Theatre	Page No.	: A - 1
Location	: St. Catharines, Ontario	Bldg Type	: 720
		C.T. Index	: 0.0
Owner	: Brock University	GFA	: 104,305 SF
Consultant	: Levitt Goodman Architects Ltd.		

ELEMENTAL COST SUMMARY

Element	Ratio to GFA	Elemental Cost		Elemental Amount		Rate per SF		%
		Quantity	Unit rate	Sub-Total	Total	Sub-Total	Total	
A SHELL		104,305 SF			5,045,700		48.37	23.2
A1 SUBSTRUCTURE					204,000		1.96	0.9
A11 Foundations	0.124	12,925 SF	14.13	182,600		1.75		
A12 Basement Excavation	0.001	85 cy	16.47	1,400		0.01		
A13 Special Conditions	0.341	35,560 SF	0.56	20,000		0.19		
A2 STRUCTURE					1,224,800		11.74	5.6
A21 Lowest Floor Construction	0.124	12,925 SF	7.22	93,300		0.89		
A22 Upper Floor Construction	0.219	22,805 SF	33.44	762,500		7.31		
A23 Roof Construction	0.192	20,030 SF	18.42	369,000		3.54		
A3 EXTERIOR ENCLOSURE					3,616,900		34.68	16.7
A31 Walls Below Grade	0.003	325 SF	184.62	60,000		0.58		
A32 Walls Above Grade	0.509	53,090 SF	48.33	2,565,600		24.60		
A33 Entrances	0.000	25 Lvs	4,576.00	114,400		1.10		
A34 Roof Coverings	0.341	35,560 SF	18.01	640,300		6.14		
A35 Projections	0.822	85,760 SF	2.76	236,600		2.27		
B INTERIORS		104,305 SF			5,679,500		54.45	26.2
B1 PARTITIONS & DOORS					1,405,600		13.48	6.5
B11 Partitions	0.730	76,104 SF	11.52	876,600		8.40		
B12 Doors	0.002	240 Lvs	2,204.17	529,000		5.07		
B2 FINISHES					1,756,000		16.84	8.1
B21 Floor Finishes	1.000	104,305 SF	8.45	881,800		8.45		
B22 Ceiling Finishes	1.000	104,305 SF	4.62	481,600		4.62		
B23 Wall Finishes	1.856	193,565 SF	2.03	392,600		3.76		
B3 FITTINGS & EQUIPMENT					2,517,900		24.14	11.6
B31 Fittings & Fixtures	1.000	104,305 SF	5.81	606,400		5.81		
B32 Equipment	1.000	104,305 SF	16.17	1,686,500		16.17		
B33 Elevators	0.000	2 No	112,500.00	225,000		2.16		
B34 Escalators				0		0.00		
C SERVICES		104,305 SF			7,457,600		71.50	34.4
C1 MECHANICAL					4,126,900		39.57	19.0
C11 Plumbing & Drainage	1.000	104,305 SF	7.20	750,900		7.20		
C12 Fire Protection	1.000	104,305 SF	3.68	384,000		3.68		
C13 HVAC	1.000	104,305 SF	25.02	2,609,300		25.02		
C14 Controls	1.000	104,305 SF	3.67	382,700		3.67		
C2 ELECTRICAL					3,330,700		31.93	15.3
C21 Service & Distribution	1.000	104,305 SF	4.61	480,900		4.61		
C22 Lighting, Devices & Heating	1.000	104,305 SF	19.10	1,991,900		19.10		
C23 Systems & Ancillaries	1.000	104,305 SF	8.22	857,900		8.22		
NET BUILDING COST - EXCLUDING SITE					\$ 18,182,800		174.32	83.8
D SITE & ANCILLARY WORK		104,305 SF			1,523,700		14.61	7.0
D1 SITE WORK					716,800		6.87	3.3
D11 Site Development	0.000	1 Sum	390,000.00	390,000		3.74		
D12 Mechanical Site Services	0.000	1 Sum	175,000.00	175,000		1.68		
D13 Electrical Site Services	0.000	1 Sum	151,800.00	151,800		1.46		
D2 ANCILLARY WORK					806,900		7.74	3.7
D21 Demolitions	0.821	85,590 SF	3.08	263,400		2.53		
D22 Alterations	0.821	85,590 SF	6.35	543,500		5.21		
NET BUILDING COST - INCLUDING SITE					\$ 19,706,500		188.93	90.8
Z1 GENERAL REQUIREMENTS & FEE					2,002,200		19.20	9.2
Z11 General Requirements		8.0 %		1,576,500		15.11		
Z12 Fee		2.0 %		425,700		4.08		
TOTAL CONSTRUCTION ESTIMATE - EXCLUDING CONTINGENCIES					\$ 21,708,700		208.13	100.0
Z2 ALLOWANCES					6,230,400		59.73	
Z21 Design & Pricing Allowance		10.0 %		2,170,900		20.81		
Z22 Escalation Allowance		17.0 %		4,059,500		38.92		
Z23 Construction Allowance		0.0 %		0		0.00		
TOTAL CONSTRUCTION ESTIMATE - INCLUDING CONTINGENCIES					\$ 27,939,100		267.86	
- GOODS & SERVICES TAX					0		0.00	
Goods & Service Tax		0.0 %		0		0.00		
TOTAL CONSTRUCTION ESTIMATE					\$ 27,939,100		\$ 267.86	

**BROCK UNIVERSITY FINE & PERFORMING ARTS
Renovation of Existing & New Theatre
St. Catharines, Ontario**

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A1 SUBSTRUCTURE	Quantity	Unit rate	Amount
A11 Foundations			
<u>Hair Cloth Building Renovation</u>			
1 Strip footing for frost foundation below dart loading / receiving area (allow 2'6" wide x 10" deep, reinforced)	42 LF	33.50	1,400
2 Frost depth concrete wall, along DART loading / receiving wall (allow wall 10" thick, reinforced)	168 SF	35.00	5,900
3 Allow pad and pier at frost depth along wall at DART loading and receiving (Other wall along bank will be retaining)	3 No.	1,166.70	3,500
- Allow pad 6'6" x 6'6" x 1'0" reinforced	3 No.	425.00	1,300
- Allow pier to support structural steel at grade level, 2'x 2' x 4'	3 No.	650.00	2,000
- Anchor bolts and levelling plates, set in place	3 No.	75.00	200
4 Strip footing for retaining wall along bank, (allow returned 2' at each end for lateral bracing), rigid reinforcing, thicker, width extended into bank	68 LF	158.80	10,800
- Main retaining wall footing	64 LF	165.00	10,600
- Returned strip footing (allowed) (lesser scope)	4 LF	50.00	200
5 Retaining wall along bank, extra thickening, reinforcing, depth below slab to u/s slab granular base only (allow 6" thick base) (frost conditions not applicable)	68 SF	75.00	5,100
- Retaining wall along bank (portion below slab on grade)	64 SF	77.00	4,900
- Return of retaining wall, allowed, (lesser scope than main wall)	4 SF	55.00	200
6 Mat foundation to u/s freight elevator in receiving bay, allow 24'x 15' x 1'4", reinforced	360 SF	14.70	5,300
- Concrete	18 CY	130.00	2,300
- Formwork to edges	105 SF	10.50	1,100
- Rebar, allow about 85 lbs/cy	1,510 lbs	1.25	1,900
Carried Forward :			32,000

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A1 SUBSTRUCTURE		Quantity	Unit rate	Amount
A11	Foundations (Continued)		Brought Forward :	32,000
7	Masonry wall below lowest floor, allow 2 coursings (below elevator pit)	85 SF	10.50	900
8	Strip footing for masonry stairwell wall (allowed)	24 LF	33.50	800
9	Masonry wall below lowest floor, allow 2 coursings (at stairwell)	32 SF	10.50	300
10	Excavation	285 cy	10.50	3,000
	- At retaining wall - allow 7' wide trench	230 cy	10.50	2,400
	- At wall along loading dock (allow 42' x 4' deep + pads)	35 cy	10.50	400
	- Miscellaneous grading	20 cy	10.50	200
11	Fill	195 cy	30.00	5,900
	<u>New Theatre</u>			
12	Strip footing to perimeter	460 LF	33.50	15,400
13	Frost wall to perimeter (allow 4' deep)	1,840 SF	35.00	64,400
14	Strip footing within foundation perimeter (support for masonry partition)	255 LF	33.50	8,500
15	Masonry foundation wall, allow 2 coursings below lowest floor (washroom masonry partition)	340 SF	10.50	3,600
16	Anchor bolts and levelling plates, set in place (allow 20' spacing along perimeter)	23 No.	75.00	1,700
17	Allow pads and piers (single row at 20' spacing)	8 No.	2,000.00	16,000
18	Allowance for miscellaneous foundations in theatre pit / lower area	1 Sum	12,000.00	12,000
Carried Forward :				164,500

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A1 SUBSTRUCTURE		Quantity	Unit rate	Amount
A11	Foundations (Continued)		Brought Forward :	164,500
19	Excavation	1,235 cy	10.50	13,000
20	Fill (working space of foundation wall)	170 cy	30.00	5,100
A11 Foundations		TOTAL : \$	12,925 SF	14.13
A12 Basement Excavation <u>Hair Cloth Building Renovation</u>				
1	Excavation (Service elevator pit)	85 cy	10.50	900
2	Fill (at service elevator pit working space)	18 cy	30.00	500
A12 Basement Excavation		TOTAL : \$	85 cy	16.47
A13 Special Conditions <u>Hair Cloth Building Renovation</u>				
1	Allow for surface water removal and pumping	1 Sum	2,500.00	2,500
2	Allowance for joint expansion to existing	1 Sum	15,000.00	15,000
<u>New Theatre</u>				
3	Allow for surface water removal and pumping	1 Sum	2,500.00	2,500
A13 Special Conditions		TOTAL : \$	35,560 SF	0.56

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A2 STRUCTURE	Quantity	Unit rate	Amount
A21 Lowest Floor Construction			
<u>Hair Cloth Building Renovation</u>			
1 Slab on grade at DART loading and receiving area, allow 6" thick c/w WWM, 6" granular base, cut, power trowel finish	1,375 SF	6.50	9,000
- Slab	1,375 SF	5.50	7,600
- Hardener	1,375 SF	0.75	1,000
- Rigid insulation along wall (42'x 4')	168 SF	2.25	400
<u>New Theatre</u>			
2 Slab on grade, allow 6" thick, c/w WWM, 6" granular base, cut, power trowel finish, hardener, edge insulation	11,550 SF	7.30	84,300
A21 Lowest Floor Construction	TOTAL : \$	12,925 SF	7.22
			93,300

A22 Upper Floor Construction			
<u>Hair Cloth Building Renovation</u>			
1 Structural steel framing (loading dock and adjoining theatre areas only) (allow 8 lbs / sf c/w hor & vert members)	15,640 SF	23.60	369,400
- Loading dock area, 2nd, 3rd, 4th, 5,570 SF	44,560 lbs	2.15	95,800
- Renovated theatre floors (bldg with additional floors work) 10,070 SF	80,560 lbs	2.15	173,200
- Allowance for miscellaneous metals and connections	1 Sum	15,000.00	15,000
- Metal deck (VicWest type) (comflor type option @ \$6.50 / sf)	15,640 SF	4.00	62,600
- Concrete topping	175 cy	130.00	22,800
2 New stairs to upper floors	14 Flight	12,500.00	175,000
- Flight 1 (near sculpture studios)	5 Flight	12,500.00	62,500
- Flight 2 (near gallery prep)	5 Flight	12,500.00	62,500
- Flight 3 (near DART loading area)	4 Flight	12,500.00	50,000

Carried Forward : 544,400

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A2 STRUCTURE		Quantity	Unit rate	Amount
A22	Upper Floor Construction <u>New Theatre</u>	(Continued)	Brought Forward :	544,400
3	Structural steel framing	7,165 SF	23.60	169,100
4	Stairs to upper levels	4 Flight	12,250.00	49,000
A22 Upper Floor Construction		TOTAL : \$	22,805 SF	33.44
A23 Roof Construction <u>Hair Cloth Building Renovation</u>				
1	Structural steel framing (loading dock and adjoining theatre areas only) (allow 6.5 lbs/sf o/w hor & vert members)	8,090 SF	18.90	153,000
	- Loading dock area roof 2,260 SF	14,690 lbs	2.15	31,600
	- Renovated theatre roof (bldg with additional floors work) 5,830 SF	37,895 lbs	2.15	81,500
	- Allowance for miscellaneous metals and connections	1 Sum	7,500.00	7,500
	- Metal deck (VicWest type)	8,090 SF	4.00	32,400
<u>New Theatre</u>				
2	Structural steel framing	11,550 SF	18.70	216,000
A23 Roof Construction		TOTAL : \$	20,030 SF	18.42

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A3 EXTERIOR ENCLOSURE		Quantity	Unit rate	Amount
A31 Walls Below Grade				
<u>Hair Cloth Building Renovation</u>				
1	Masonry to elevator pit, allow 8 coursings	325 SF	10.50	3,400
2	Retaining wall along bank, extra thickening, reinforcing, height to 2nd floor level c/w anchor bolts and levelling plates to match other side (3 No.) (11' height per floor)	748 SF	75.70	56,600
	- Retaining wall along bank (portion above slab on grade to 2nd floor level)	704 SF	77.00	54,200
	- Return of retaining wall, allowed, (lesser scope than main wall)	44 SF	55.00	2,400
A31 Walls Below Grade		TOTAL : \$	184.62	60,000
A32 Walls Above Grade				
<u>Hair Cloth Building Renovation</u>				
1	Repointing to existing brick masonry new Arts Centre bldg.	20,820 SF	4.00	83,300
	- West side 4 floor section - allow 50% of wall surface	4,324 SF	8.00	34,600
	- East side 4 floor section - allow 50% of wall surface	4,369 SF	8.00	35,000
	- Centre 5 floor section - allow 50% of wall surface	1,717 SF	8.00	13,700
2	Repointing to existing brick masonry to new Rehearsal building	3,830 SF	4.00	15,300
	- 2 floor brick surface - allow 50% of wall surface	1,915 SF	8.00	15,300
3	New stairwell enclosure to Hair Cloth bldg.	3,530 SF	50.00	176,500
	- Glazing to stairwells	1,765 SF	65.00	114,700
	- XL brick c/w concrete block back up	1,765 SF	35.00	61,800
Carried Forward :				275,100

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A3 EXTERIOR ENCLOSURE		Quantity	Unit rate	Amount	
A32	Walls Above Grade	(Continued)	Brought Forward :	275,100	
4	Renovated building area includes 3 storey addition and adjacent stair and circulation space	14,260 SF	68.60	977,800	
	- Prodema finish c/w steel stud insulated back up, allow 40% of surface area	5,700 SF	45.00	256,500	
	- Prodema cladding to existing two storey structure, allowance to re-insulate and board	4,300 SF	45.00	193,500	
	- Corten cladding c/w steel stud back up (remainder)	2,860 SF	55.00	157,300	
	- Glazing, allow 40% of surface area	5,700 SF	65.00	370,500	
5	Thermally broken anodized aluminum windows c/w vents - replacements to Hair Cloth bldg	196 No.	2,313.80	453,500	
	- West lower section of main building	2,715 SF	55.00	149,300	
	- Central taller section of main building	2,300 SF	55.00	126,500	
	- East lower section of main building	3,230 SF	55.00	177,700	
6	Thermally broken anodized aluminum windows c/w vents - replacements to 2 storey bldg	33 No.	1,951.50	64,400	
	- Windows to wall surface	1,170 SF	55.00	64,400	
7	Extruded aluminum window sills in Hair cloth building	1,029 LF	45.00	46,300	
8	Extruded aluminum window sills to 2 storey building	161 LF	45.00	7,200	
9	Allowance for insulation, vapour barrier, and drywall on metal furring to perimeter walls of existing buildings	39,500 SF	6.00	237,000	
	<u>New Theatre</u>				
10	Curtain wall	1,800 SF	75.00	135,000	
11	Brick c/w steel stud back up	3,660 SF	30.00	109,800	
12	Specialty finish c/w steel stud back up	5,190 SF	50.00	259,500	
A32	Walls Above Grade	TOTAL : \$	53,090 SF	48.33	2,565,600

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A3 EXTERIOR ENCLOSURE		Quantity	Unit rate	Amount
A33 Entrances				
<u>Hair Cloth Building Renovation</u>				
1	Thermally broken, clear anodized aluminum entrances c/w frames and hardware	11 Lvs	5,318.20	58,500
	- Double	4 Pair	10,000.00	40,000
	- Single	3 Lvs	5,000.00	15,000
	- Allowance for barrier free options	1 Sum	3,500.00	3,500
2	Thermally broken hollow metal doors - single, c/w frame and hardware to stair exits of Arts Centre and Rehearsal building	6 Lvs	1,800.00	10,800
3	Loading dock overhead doors	1 No.	10,000.00	10,000
<u>New Theatre</u>				
4	Aluminum framed, fully glazed entrance, double doors, c/w hardware, barrier free options	2 Pair	10,750.00	21,500
5	Hollow metal doors, c/w frame and hardware, single	2 Lvs	1,800.00	3,600
6	Loading dock overhead door	1 No.	10,000.00	10,000
A33 Entrances		TOTAL : \$	25 Lvs	4,576.00
				114,400
A34 Roof Coverings				
<u>Hair Cloth Building Renovation</u>				
1	Hair cloth building - 2 ply mod bit roofing	10,900 SF	14.50	158,100
2	Renovated section - 2 ply mod bit roofing	8,585 SF	14.50	124,500
3	2 storey building roof (sloped)	4,525 SF	18.20	82,400
	- Pitched roof sloped area - sheet metal, insulated	4,848 SF	17.00	82,400
				Carried Forward :
				365,000

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A3 EXTERIOR ENCLOSURE		Quantity	Unit rate	Amount
A34	Roof Coverings (Continued)		Brought Forward :	365,000
4	Extra over roof deck adjacent to student lounge - allow 4,085 SF	4,085 SF	9.50	38,800
5	Painted metal cap flashing <u>New Theatre</u>	1,200 LF	15.00	18,000
6	2 ply mod bit roofing	6,530 SF	14.50	94,700
7	Green roof area c/w low level planting	4,300 SF	22.00	94,600
8	Terrace roof	720 SF	24.00	17,300
9	Painted metal cap flashing	790 LF	15.00	11,900
A34 Roof Coverings		TOTAL : \$	35,560 SF	18.01
				640,300
A35 Projections				
<u>Hair Cloth Building Renovation</u>				
1	L.E.D. Signage to Arts Centre building-allow	1 Sum	70,000.00	70,000
2	Cedar garbage enclosure - allow	1 Sum	7,500.00	7,500
3	Stainless steel framed glazed balustrades in Arts Centre building	35 LF	125.00	4,400
4	Stayed canopies to school entrances c/w standard roof finish, metal clad, soffit	3 No.	9,500.00	28,500
5	Rain water eavestrough and downspouts	565 LF	12.00	6,800
	- Theatre	315 LF	12.00	3,800
	- Rehearsal building	250 LF	12.00	3,000
6	Roof anchors for window washing	50 No.	300.00	15,000
				Carried Forward :
				132,200

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A3 EXTERIOR ENCLOSURE		Quantity	Unit rate	Amount
A35	Projections (Continued)		Brought Forward :	132,200
7	Air handler support and screening - allow 40'L x 7'W and structural steel framing on top of roof (Measure from ext. wall to column line)	560 SF	140.90	78,900
	- Structural steel beams @ 6 Lbs / SF for HVAC unit support	5,280 Lbs	2.15	11,400
	- Screen to HVAC Units	1,500 SF	45.00	67,500
	<u>New Theatre</u>			
8	Stayed canopy at front entrance	170 SF	150.00	25,500

A35 Projections	TOTAL : \$	85,760 SF	2.76	236,600
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B1 PARTITIONS & DOORS		Quantity	Unit rate	Amount	
B11 Partitions					
<u>Hair Cloth Building Renovation</u>					
1	Masonry partitions	5,000 SF	10.50	52,500	
	- Elevator shaft	2,730 SF	10.50	28,700	
	- Stairwells	925 SF	10.50	9,700	
	- Miscellaneous	1,345 SF	10.50	14,100	
2	Glazed partitions c/w hollow metal frames, tempered glazing	7,000 SF	35.00	245,000	
	- Partitions on plan	4,500 SF	35.00	157,500	
	- Allowance for miscellaneous glazing	2,500 SF	35.00	87,500	
3	Gypsum partitions	49,205 SF	7.40	365,500	
	- Steel stud gypsum partition, sound attenuated (allow 55%)	27,505 SF	6.75	185,700	
	- Fire seperation type gypsum partition (allow 25%)	12,300 SF	8.50	104,600	
	- Wet area partitions c/w cement board back up for ceramic tile (measured floor to ceiling)	9,400 SF	8.00	75,200	
4	Allowance for double wall construction	7,500 SF	9.00	67,500	
<u>New Theatre</u>					
5	Masonry partitions	2,805 SF	10.50	29,500	
6	Aluminum framed glazed partitions	220 SF	50.00	11,000	
7	Glazed partitions c/w hollow metal frames, tempered	600 SF	35.00	21,000	
8	Gypsum partitions	11,275 SF	7.50	84,600	
B11 Partitions		TOTAL : \$	76,104 SF	11.52	876,600

B12 Doors

Carried Forward : 0

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B1 PARTITIONS & DOORS		Quantity	Unit rate	Amount
B12	Doors (Continued)		Brought Forward :	0
	<u>Hair Cloth Building Renovation</u>			
1	Aluminum framed, fully glazed doorway, c/w hardware package	1 Pair	9,500.00	9,500
2	Solid core wood doors, double, c/w frame and hardware package	15 Pair	3,700.00	55,500
3	Solid core wood doors, single, c/w frame and hardware package	90 Lvs	1,850.00	166,500
4	Hollow metal, double, c/w frame and hardware package	12 Pair	3,550.00	42,600
5	Hollow metal, single, c/w frame and hardware package	36 Lvs	1,775.00	63,900
6	Allowance for wired glazing (2 SF per door)	365 SF	20.00	7,300
7	Allowance for barrier free options	1 Sum	10,000.00	10,000
8	Overhead doors c/w manual operation	3 No.	8,500.00	25,500
	<u>New Theatre</u>			
9	Aluminum framed, fully glazed, c/w hardware	2 Pair	9,500.00	19,000
10	Solid core wood doors, double, c/w frame and hardware	5 Pair	3,700.00	18,500
11	Solid core wood doors, single, c/w frame and hardware	15 Lvs	1,850.00	27,800
12	Hollow metal, double, c/w frame, hardware	3 Pair	3,550.00	10,700
13	Hollow metal, single, c/w frame and hardware	15 Lvs	1,775.00	26,600
14	Allowance for wired glazing	80 SF	20.00	1,600
15	Allowance for barrier free options	1 Sum	1,500.00	1,500
			Carried Forward :	486,500

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B2 FINISHES		Quantity	Unit rate	Amount
B21 Floor Finishes				
<u>Hair Cloth Building Renovation</u>				
1	Sand and refinish existing wood floor in Hair cloth building	31,355 SF	7.60	239,100
	- Sand floor	31,355 SF	3.50	109,700
	- Allow to repair existing - 25% of surface area	7,839 SF	6.50	51,000
	- Finish to wood floor	31,355 SF	2.50	78,400
2	Sand and refinish existing wood floor in 2 storey building	4,085 SF	7.60	31,200
	- Sand floor	4,085 SF	3.50	14,300
	- Allow to repair existing - 25% of surface area	1,025 SF	6.50	6,700
	- Finish to wood floor	4,085 SF	2.50	10,200
3	Sprung flooring (Allow)	8,000 SF	24.00	192,000
4	Porcelain tile in wet areas	2,200 SF	11.00	24,200
5	Finish to existing concrete floors (less 500 SF for ceramic finish)	23,510 SF	9.30	217,900
	- Ground floor existing concrete	23,510 SF	6.00	141,100
	- Allowance to match existing floor at ground floor level	24,010 SF	0.75	18,000
	- Polish finish	23,510 SF	2.50	58,800
6	Miscellaneous flooring to remainder	5,560 SF	10.00	55,600
7	Allowance for patterning	85,590 SF	0.30	25,700
<u>New Theatre</u>				
8	Carpet	3,800 SF	5.00	19,000
9	Porcelain	2,400 SF	11.00	26,400
10	Special finish to stage surface (allowance)	1,600 SF	12.00	19,200
11	VCT	7,500 SF	3.00	22,500
12	Remainder floor surface sealed concrete	3,415 SF	1.00	3,400
Carried Forward :				876,200

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B2 FINISHES		Quantity	Unit rate	Amount
B21	Floor Finishes (Continued)		Brought Forward :	876,200
13	Allowance for patterning	18,715 SF	0.30	5,600
B21	Floor Finishes TOTAL : \$	104,305 SF	8.45	881,800
B22 Ceiling Finishes				
<u>Hair Cloth Building Renovation</u>				
1	Gypsum board finish, suspended, painted (allow 35%)	29,950 SF	7.00	209,700
2	Acoustic tile finish (allow 35%)	29,950 SF	4.00	119,800
3	Remaining ceiling exposed, allow paint	25,690 SF	1.00	25,700
4	Extra over for wet ceilings (moisture resistant gypsum board)	2,200 SF	0.50	1,100
5	Allowance for patterning	1 Sum	10,000.00	10,000
6	Allowance for bulkheads	85,590 SF	0.30	25,700
<u>New Theatre</u>				
7	Gypsum, painted	7,800 SF	6.10	47,600
8	Acoustic tile	7,500 SF	4.00	30,000
9	Exposed, allow painted	3,415 SF	1.00	3,400
10	Allowance for patterning	1 Sum	3,000.00	3,000
11	Allowance for bulkheads	18,715 SF	0.30	5,600
B22	Ceiling Finishes TOTAL : \$	104,305 SF	4.62	481,600

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B2 FINISHES		Quantity	Unit rate	Amount	
B23 Wall Finishes					
<u>Hair Cloth Building Renovation</u>					
1	Ceramic tile (c/w base)	9,400 SF	11.00	103,400	
2	Paint remainder	144,475 SF	1.00	144,500	
3	SDF baseboard	14,625 LF	3.00	43,900	
4	Extra over for specialty finishes	5,000 SF	6.00	30,000	
<u>New Theatre</u>					
5	Ceramic tile	2,115 SF	11.00	23,300	
6	Paint remainder	37,575 SF	1.00	37,600	
7	Baseboard	3,300 LF	3.00	9,900	
B23 Wall Finishes		TOTAL : \$	193,565 SF	2.03	392,600

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B3 FITTINGS & EQUIPMENT		Quantity	Unit rate	Amount
B31 Fittings & Fixtures				
<u>Hair Cloth Building Renovation</u>				
1	Millwork	85,590 Sum	1.20	100,900
	- Student lounge servery upper cabinets - allow	20 LF	150.00	3,000
	- Student lounge servery lower cabinets c/w corian counter	20 LF	400.00	8,000
	- Staff lounge servery upper cabinets	30 LF	150.00	4,500
	- Staff lounge servery lower cabinets c/w corian counter	30 LF	400.00	12,000
	- Closet hanging rod and shelf - allow	1 Sum	3,500.00	3,500
	- Display cabinets level 3 Hair cloth building	4 No.	3,500.00	14,000
	- Washroom vanity counters c/w corian counter at Hair cloth bldg	48 LF	200.00	9,600
	- Wood veneer cladding to walls and projection booth counter	2,500 SF	12.00	30,000
	- Bench	90 LF	45.00	4,100
	- Storage cabinets	27 No.	450.00	12,200
2	Washroom accessories	24 No.	470.80	11,300
	- Toilet paper dispenser	24 No.	60.00	1,400
	- Sanitary napkin dispenser	8 No.	400.00	3,200
	- Sanitary napkin disposal	12 No.	75.00	900
	- Barrier free grab bars set	11 Set	450.00	5,000
	- Coat hooks	24 No.	35.00	800
3	Washroom fittings	20 No.	2,915.00	58,300
	- Recessed waste container	10 No.	850.00	8,500
	- Paper towel disposal	10 No.	250.00	2,500
	- Electric hand dryers	21 No.	650.00	13,700
	- Mirrors at each vanity sink c/w stainless steel shelf	26 No.	450.00	11,700
	- Baby change table	3 No.	900.00	2,700
	- Stainless steel toilet partitions	12 Stall	1,600.00	19,200
4	Window coverings - rolling sunshade blinds to south elevation	4,400 SF	12.00	52,800
	- Hair cloth building	4,000 SF	12.00	48,000
	- 2 storey building	400 SF	12.00	4,800
5	Specialties	1 Sum	87,100.00	87,100
	- Lockers	110 No.	300.00	33,000
	- Mail slots	1 Sum	3,500.00	3,500
(Continued)				

Carried Forward : 310,400

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B3 FITTINGS & EQUIPMENT		Quantity	Unit rate	Amount
B31	Fittings & Fixtures (Continued)		Brought Forward :	310,400
5	Specialties (Continued)			
	- Janitor specialties	1 Sum	4,500.00	4,500
	- Work to interior window sills - 2 storey bldg, allow Corian capping	161 LF	35.00	5,600
	- Roof hatch c/w ladder & safety rail	1 No.	4,500.00	4,500
	- Work to interior window sills - Hair cloth bldg, allow Corian capping	1,029 LF	35.00	36,000
6	Furniture, fixtures, equipment that is not included		NIC	
	- Computer equipment		NIC	
	- Security equipment and installation		NIC	
	- Smart classroom A/V equipment		NIC	
	- Tables and chairs		NIC	
	- Workstation furniture		NIC	
	- Office and furniture equipment		NIC	
	- Tackboard and whiteboards		NIC	
	- Workshop bench and tools		NIC	
	- Cafe and kitchen equipment and appliances		NIC	
	- Coffee machines		NIC	
	- Water coolers		NIC	
	- Dishwashers		NIC	
	- Vending machines		NIC	
7	Interior way finding allowance	1 Sum	20,000.00	20,000
8	Public Art		NIC	
9	Allowance for rough carpentry	85,590 SF	0.50	42,800
10	Allowance for miscellaneous specialties	85,590 SF	0.50	42,800
11	Allowance for miscellaneous metals	85,590 SF	0.20	17,100
12	Curtain in scene shop	1,080 SF	25.00	27,000
Carried Forward :				460,100

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B3 FITTINGS & EQUIPMENT		Quantity	Unit rate	Amount
B31	Fittings & Fixtures <u>New Theatre</u>	(Continued)	Brought Forward :	460,100
13	Stage construction	1,600 SF	16.00	25,600
14	Millwork	18,715 SF	1.80	33,700
15	Washroom accessories	24 No.	470.80	11,300
16	Washroom fittings	12 No.	2,833.30	34,000
17	Window coverings	240 SF	12.00	2,900
18	Janitor specialties	1 Sum	4,500.00	4,500
19	Furniture		NIC	
20	Wayfinding	1 Sum	2,500.00	2,500
21	Public art		NIC	
22	Allowance for rough carpentry	18,715 SF	0.50	9,400
23	Allowance for miscellaneous metals	18,715 SF	0.20	3,700
24	Allowance for miscellaneous specialties	18,715 SF	1.00	18,700
B31 Fittings & Fixtures		TOTAL : \$	104,305 SF	5.81
B32 Equipment				
<u>Hair Cloth Building Renovation</u>				
1	Theatre studios	1 Sum	622,000.00	622,000
	- Stage lighting system	1 Sum	190,000.00	190,000
	- Stage rigging system	1 Sum	100,000.00	100,000
	- Sound system	1 Sum	220,000.00	220,000
	- Stage drapery	1 Sum	30,000.00	30,000
	- Portable platforms	1 Sum	28,000.00	28,000
	- Theatre seating	1 Sum	42,000.00	42,000
	- Personel lift "genie" type	1 Sum	12,000.00	12,000
			Carried Forward :	622,000

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B3 FITTINGS & EQUIPMENT		Quantity	Unit rate	Amount
B32	Equipment	(Continued)	Brought Forward :	622,000
2	Scenery shop	1 Sum	58,000.00	58,000
	- Tools and accessories	1 Sum	32,000.00	32,000
	- Paint spray booth	1 Sum	6,000.00	6,000
	- Portable dust collectors	1 Sum	6,000.00	6,000
	- Tool storage cabinets	1 Sum	4,000.00	4,000
	- Shop furniture	1 Sum	6,000.00	6,000
	- Paint storage cabinets	1 Sum	2,000.00	2,000
	- Miscellaneous	1 Sum	2,000.00	2,000
3	Costume shop	1 Sum	21,600.00	21,600
	- Sewing machines, 8 #	1 Sum	7,200.00	7,200
	- Irons, steamers, presser	1 Sum	1,600.00	1,600
	- Portable cutting tables	1 Sum	1,200.00	1,200
	- Storage bins	1 Sum	2,000.00	2,000
	- Z base storage racks, 20#	1 Sum	3,000.00	3,000
	- Built in racks	1 Sum	4,000.00	4,000
	- Glue guns and tools	1 Sum	600.00	600
	- Spray booth	1 Sum	1,000.00	1,000
	- Miscellaneous	1 Sum	1,000.00	1,000
4	Music instrument storage lockers, Wenger type <u>New Theatre</u>	1 Sum	8,000.00	8,000
5	Main theatre	18,715 SF	52.20	976,900
B32 Equipment		TOTAL : \$	104,305 SF	16.17
B32 Equipment				1,686,500
B33 Elevators				
1	Service elevator, 4 stop	1 No.	130,000.00	130,000
2	New 5 stop passenger elevator in main building	1 No.	95,000.00	95,000
B33 Elevators		TOTAL : \$	2 No	112,500.00
B33 Elevators				225,000

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C1 MECHANICAL		Quantity	Unit rate	Amount
C11 Plumbing & Drainage				
<u>Hair Cloth Building Renovation</u>				
1	Fixtures & fittings	1 Sum	143,300.00	143,300
	- Water closet, flush valve	24 No.	1,100.00	26,400
	- Urinal, electronic flush valve	6 No.	1,500.00	9,000
	- Lavatory, electronic faucet	26 No.	1,700.00	44,200
	- Kitchen sink	3 No.	800.00	2,400
	- S.S. sink, utility type	3 No.	1,200.00	3,600
	- Sink, painting	2 No.	1,000.00	2,000
	- Janitor sink	5 No.	850.00	4,300
	- Shower heads	4 No.	600.00	2,400
	- Drinking fountain	6 No.	2,000.00	12,000
	- Fixture rough-in	79 No.	430.00	34,000
	- Kitchen rough-in	1 Sum	3,000.00	3,000
2	Domestic water	1 Sum	126,500.00	126,500
	- Water meter & backflow preventer assembly - Existing	1 Nil	0.00	0
	- 2 - gas fired water heater c/w vent	1 Sum	15,000.00	15,000
	- DHW recirc. pump	1 No.	1,800.00	1,800
	- Piping	2,800 LF	28.00	78,400
	- Insulation	2,800 LF	6.00	16,800
	- NFHB	10 No.	600.00	6,000
	- Allow for isolation, balancing valves, etc.	1 Sum	8,500.00	8,500
3	Sanitary drainage & vent - Allow	1 Sum	110,000.00	110,000
4	Storm drainage - Replace with new roof drains & piping	85,590 SF	1.20	102,700
5	Gas distribution	1 Sum	25,500.00	25,500
	- Gas meter & PRV - Existing	1 Nil	0.00	0
	- Piping	750 LF	30.00	22,500
	- Hook-up to boiler	2 No.	500.00	1,000
	- Hook-up to DHWT	2 No.	250.00	500
	- Hook-up to RTU	5 No.	300.00	1,500
6	Demolition - Complete removal of existing plumbing & drainage	85,590 SF	0.30	25,700
7	Miscellaneous	1 Sum	19,000.00	19,000
	- Cutting, coring & patching	1 Sum	15,000.00	15,000
	- Setting out & sleeving	1 Sum	1,000.00	1,000
(Continued)				
Carried Forward :				552,700

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C1 MECHANICAL		Quantity	Unit rate	Amount
C11 Plumbing & Drainage	(Continued)		Brought Forward :	552,700
7 Miscellaneous	(Continued)			
- Tagging & idetification		1 Sum	1,500.00	1,500
- Testing & disinfecting		1 Sum	1,500.00	1,500
<u>New Theatre</u>				
8 Fixtures and rough in		1 Sum	69,800.00	69,800
9 Domestic water - extend from existing		1 Sum	51,600.00	51,600
10 Sanitary and drainage and vent		1 Sum	40,000.00	40,000
11 Storm drainage		1 Sum	26,200.00	26,200
12 Natural gas		1 Sum	5,000.00	5,000
13 Miscellaneous		1 Sum	5,600.00	5,600
C11 Plumbing & Drainage	TOTAL : \$	104,305 SF	7.20	750,900
C12 Fire Protection				
<u>Hair Cloth Building Renovation</u>				
1 Fire stand pipe		85,590 SF	0.90	77,000
2 Sprinkler system, wet pipe		85,590 SF	2.50	214,000
3 Fire extinguishers		85,590 SF	0.20	17,100
4 Demolition		85,590 SF	0.10	8,600
<u>New Theatre</u>				
5 Fire protection		1 Sum	16,800.00	16,800
6 Sprinkler system		1 Sum	46,800.00	46,800
7 Fire extinguishers		1 Sum	3,700.00	3,700
C12 Fire Protection	TOTAL : \$	104,305 SF	3.68	384,000

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C1 MECHANICAL	Quantity	Unit rate	Amount
C13 HVAC			
<u>Hair Cloth Building Renovation</u>			
1 Heat generation	1 Sum	140,000.00	140,000
- 2 - 1,600MBH gas fired high eff. condensing boilers c/w primary piping, pump, vent stack	1 Sum	140,000.00	140,000
2 Liquid heat transfer - heating	85,590 SF	4.90	416,900
- Pumps	2 No.	7,500.00	15,000
- Piping	8,750 LF	26.50	231,900
- Insulation	8,750 LF	6.00	52,500
- Radiation under window	76 No.	400.00	30,400
- Radiant zones	76 No.	430.00	32,700
- Unit heaters/ force flow heaters	10 No.	2,000.00	20,000
- Hook-up to UH/ FF	10 No.	430.00	4,300
- Hook-up to RHC on VAV	70 No.	430.00	30,100
3 Air distribution equipment	85,590 SF	5.10	440,000
- 50 ton RTU, electric cooling/ gas heating	4 No.	100,000.00	400,000
- 20 ton RTU, electric cooling/ gas heating	1 No.	40,000.00	40,000
4 Air distribution ductwork & devices	85,590 SF	10.00	855,900
5 Exhaust & ventilation	1 Sum	55,000.00	55,000
- Wash room exhaust	1 Sum	25,000.00	25,000
- General exhaust	1 Sum	30,000.00	30,000
6 Dust collector system for carpentry	1 Sum	40,000.00	40,000
7 Humdification	1 Sum	36,000.00	36,000
- Electric humidifiers, duct mt'd	6 No.	6,000.00	36,000
8 24/ 7 cooling	1 Sum	20,000.00	20,000
9 Testing, adjusting & balancing	1 Sum	32,500.00	32,500
10 Demolition - complete removal of exsting HVAC system	85,590 SF	0.30	25,700
11 Miscellaneous	1 Sum	21,200.00	21,200
- Cutting, coring & patching	1 Sum	10,000.00	10,000
- Setting out & sleeving	1 Sum	1,200.00	1,200
(Continued)			
Carried Forward :			2,083,200

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C1 MECHANICAL		Quantity	Unit rate	Amount
C13 HVAC	(Continued)		Brought Forward :	2,083,200
11	Miscellaneous (Continued)			
	- Tagging & identification	1 Sum	2,000.00	2,000
	- Cranage	1 Sum	8,000.00	8,000
	<u>New Theatre</u>			
12	Heat generation	1 Sum	30,000.00	30,000
13	Liquid heat transfer - heating	1 Sum	89,800.00	89,800
14	Air distribution equipment	1 Sum	91,700.00	91,700
15	Air distribution ductwork and devices	1 Sum	262,000.00	262,000
16	Exhaust and ventilation	1 Sum	15,000.00	15,000
17	Humidification	1 Sum	15,000.00	15,000
18	24 / 7	1 Sum	10,000.00	10,000
19	Testing and balancing	1 Sum	7,000.00	7,000
20	Miscellaneous	1 Sum	5,600.00	5,600
C13 HVAC	TOTAL : \$	104,305 SF	25.02	2,609,300
C14	Controls <u>Hair Cloth Building Renovation</u>			
1	DDC controls	1 Sum	282,800.00	282,800
	- Boiler plant	1 Sum	7,500.00	7,500
	- RTU	5 No.	7,500.00	37,500
	- Pumps	4 No.	1,800.00	7,200
	- Radiant zones	76 No.	800.00	60,800
	- VAV c/w RHC	70 No.	1,600.00	112,000
	- VAV to offices (per 3)	30 No.	1,200.00	36,000
	- Humidifiers	6 No.	1,800.00	10,800
	- Exhaust system	1 Sum	6,000.00	6,000
	- Miscellaneous	1 Sum	5,000.00	5,000
			Carried Forward :	282,800

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C1 MECHANICAL		Quantity	Unit rate	Amount
C14 Controls	(Continued)		Brought Forward :	282,800
2	Workstation & software <u>New Theatre</u>	1 Sum	25,000.00	25,000
3	DDC controls	1 Sum	74,900.00	74,900

C14 Controls	TOTAL : \$	104,305 SF	3.67	382,700
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C2 ELECTRICAL	Quantity	Unit rate	Amount	
C21 Service & Distribution				
<u>Hair Cloth Building Renovation</u>				
1	1000A 347/600V 3ph/4w main switchboard c/w CT's & PT's, TVSS, main & branch breakers as required	1 No.	37,500.00	37,500
2	300kVA 600V-120/208V 3ph/4w dry type transformer	1 No.	20,000.00	20,000
3	100A 347/600V 42 cct. lighting panel, (allow)	6 No.	3,250.00	19,500
4	200A 120/208V 84 cct. power panel, (allow)	8 No.	4,000.00	32,000
5	Dedicated panel to designated areas (Theatre Studio, Performance Room, Auditorium, Lecture Theatre, Rehearsal Space, Stage and Auditorium)	7 No.	3,500.00	24,500
6	1000A 120/208V 3ph/4w distribution panel c/w branch breakers as required	1 No.	25,000.00	25,000
7	Motor control centre	1 Sum	30,000.00	30,000
	- Allow for main MCC	1 No.	20,000.00	20,000
	- Allow for MCC in sub mechanical room	1 No.	10,000.00	10,000
8	Feeders	1 Sum	195,000.00	195,000
	- 200A 4 wire panel feeder (allow)	2,000 LF	70.00	140,000
	- 100A 4 wire panel feeder (allow)	1,000 LF	37.50	37,500
	- MCC feeders (allow)	1 Sum	17,500.00	17,500
9	Allow for miscellaneous distribution	1 Sum	22,500.00	22,500
10	Emergency generator & distribution	1 Sum	0.00	0
	- Not indicated or allowed for	0 Nil	0.00	0
<u>New Theatre</u>				
11	Allow for service & distribution c/w panels, feeders, mechanical panel etc. as required	1 Sum	74,900.00	74,900
<hr/>				
C21 Service & Distribution	TOTAL : \$	104,305 SF	4.61	480,900

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C2 ELECTRICAL		Quantity	Unit rate	Amount
C22 Lighting, Devices & Heating				
<u>Hair Cloth Building Renovation</u>				
1	Lighting fixtures supplied, wired & installed	89,905 SF	11.40	1,028,900
	- Provide direct/indirect floor. fixtures c/w 2 No. ballasts, T5 lamps to class/offices/lecture	36,000 SF	8.00	288,000
	- Provide indirect cove floor. fixtures to corridor & classrooms	1,400 LF	75.00	105,000
	- Provide track luminaires with dimmable compact floor. fixtures in seminar rooms	2,100 SF	8.00	16,800
	- Provide direct/indirect floor., dimmable incandescent in studios, auditoriums & rehearsal areas	18,500 SF	15.00	277,500
	- Provide lighting to lounge	1,500 SF	6.00	9,000
	- Provide lighting to support areas	16,000 SF	6.00	96,000
	- Provide lighting to DART areas	14,600 SF	9.50	138,700
	- Allow for lighting not included above	1 Sum	35,000.00	35,000
	- Branch wiring main runs	89,905 SF	0.70	62,900
2	Lighting control	89,905 SF	1.90	175,300
	- Allow for combination of line volt multi-level switching, dimming & occupancy/photocell control	89,905 SF	1.95	175,300
3	Exit & emergency lighting	89,905 SF	0.60	57,000
	- Allow for decorative type LED exit light	80 No.	375.00	30,000
	- Allow for dual head remote emergency light	80 No.	150.00	12,000
	- Allow for emergency battery unit	20 No.	750.00	15,000
4	Power outlets, devices & connections	89,905 SF	2.40	213,700
	- 15A 120V duplex receptacle (1 per 50 LF in corridors, 3 per office, 5 per seminar/meeting room)	350 No.	150.00	52,500
	- 15A 120V duplex receptacle to other areas (allow)	165 No.	150.00	24,800
	- Allow for floor box c/w outlet	30 No.	650.00	19,500
	- Allow for connections to miscellaneous equipment	89,905 SF	0.50	45,000
	- Branch wiring	89,905 SF	0.80	71,900
5	Mechanical motor connections (allow)	89,905 SF	0.90	80,900
Carried Forward :				1,555,800

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C2 ELECTRICAL		Quantity	Unit rate	Amount
C22	Lighting, Devices & Heating <u>New Theatre</u>	(Continued)	Brought Forward :	1,555,800
6	Lighting fixtures supplied, wired & installed c/w daylight colour fluorescents, LED's, compact fluorescent, track lighting, etc.	1 Sum	327,500.00	327,500
7	Lighting control	1 Sum	37,400.00	37,400
8	Exit and emergency lighting	1 Sum	9,400.00	9,400
9	Power outlets devices & connections	1 Sum	46,800.00	46,800
10	Mechanical motor connections	1 Sum	15,000.00	15,000
C22 Lighting, Devices & Heating		TOTAL : \$	104,305 SF	19.10
				1,991,900
C23 Systems & Ancillaries				
<u>Hair Cloth Building Renovation</u>				
1	Fire alarm system	89,905 SF	2.00	184,300
	- Main FA control panel	1 No.	10,000.00	10,000
	- FA remote annunciator	1 No.	2,500.00	2,500
	- Allow for FA initiating & audible devices	89,905 SF	1.25	112,400
	- Conduit & wiring	89,905 SF	0.55	49,400
	- Allow for connection to University systems	1 Sum	6,000.00	6,000
	- Verification / testing	40 Hrs	100.00	4,000
2	Communications empty conduit system	89,905 SF	1.00	89,900
	- Allow for voice/data rough-in c/w box & conduit stubs, cable tray, sleeves etc.	89,905 SF	1.00	89,900
3	Communication cabling	89,905 SF	2.30	202,300
	- Allow for horizontal cabling	89,905 SF	1.75	157,300
	- Allow for wireless access location wiring	50 No.	400.00	20,000
	- Allow for racks, patch panel / cords, BIX blocks etc.	1 Sum	25,000.00	25,000
				Carried Forward :
				476,500

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C2 ELECTRICAL		Quantity	Unit rate	Amount	
C23	Systems & Ancillaries (Continued)		Brought Forward :	476,500	
4	Security / CCTV system, provide empty conduit rough-in to locations. Supply & installation of systems by others	89,905 SF	0.20	18,000	
5	Audio / visual systems, provide empty conduit infrastructure for use by others	89,905 SF	0.90	77,000	
	- Allow for audio/visual conduit rough-in in seminar room	4 No.	2,750.00	11,000	
	- Allow for audio/visual conduit rough-in in studio room	15 No.	3,000.00	45,000	
	- Allow for audio/visual conduit rough-in in VISA rooms	7 No.	3,000.00	21,000	
6	Demolition	89,905 SF	0.50	45,000	
	- Allow for removal of all not required electrical devices & wiring	89,905 SF	0.50	45,000	
7	Miscellaneous	89,905 SF	1.00	89,900	
	- Allow for miscellaneous systems	89,905 SF	1.00	89,900	
<u>New Theatre</u>					
8	Fire alarm system c/w devices, wiring, verification	1 Sum	37,400.00	37,400	
9	Communications empty conduit system	1 SF	18,700.00	18,700	
10	Communications cabling	1 Sum.	43,000.00	43,000	
11	Security / CCTV system empty conduit system	1 Sum	5,600.00	5,600	
12	Audio / visual empty conduit system	1 Sum	28,100.00	28,100	
13	Miscellaneous systems	1 Sum	18,700.00	18,700	
C23	Systems & Ancillaries	TOTAL : \$	104,305 SF	8.22	857,900

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D1 SITE WORK	Quantity	Unit rate	Amount
D11 Site Development			
<u>Hair Cloth Building Renovation</u>			
1 New 60 car parking area on south side of Hair cloth building	60 Space	1,700.00	102,000
2 Landscape allowance	48,000 SF	6.00	288,000
D11 Site Development TOTAL : \$			1 Sum 390,000.00 390,000
D12 Mechanical Site Services			
<u>Hair Cloth Building Renovation</u>			
1 Water main - Required as per City instruction (allowance)	1 Sum	75,000.00	75,000
2 Sanitary drainage - Existing (separate study needs to be done to evaluate condition of existing)	1 Nil	0.00	0
3 Storm drainage - Modify	1 Sum	75,000.00	75,000
4 Gas main - Existing	1 Nil	0.00	0
5 Allowance for rock removal in plumbing trench	1 Sum	25,000.00	25,000
D12 Mechanical Site Services TOTAL : \$			1 Sum 175,000.00 175,000
D13 Electrical Site Services			
<u>Hair Cloth Building Renovation</u>			
1 Duct banks	1 Sum	20,800.00	20,800
- Primary duct bank, allow 2 x 4"	100 LF	80.00	8,000
- Secondary power duct bank, allow 4 x 4"	30 LF	160.00	4,800
- Communications duct bank, allow 2 x 4"	100 LF	80.00	8,000
			Carried Forward : 20,800

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D1 SITE WORK		Quantity	Unit rate	Amount
D13	Electrical Site Services (Continued)		Brought Forward :	20,800
2	Primary transformer & pad	1 Sum	69,500.00	69,500
	- Pre-cast concrete transformer pad c/w grounding to suit local utility	1 No.	4,500.00	4,500
	- Primary 750kVA pad mount transformer	1 No.	65,000.00	65,000
3	Site lighting & power	1 Sum	61,500.00	61,500
	- Allow for site lighting	1 Sum	45,000.00	45,000
	- Allow for landscape lighting	1 Sum	16,500.00	16,500
D13 Electrical Site Services		TOTAL : \$	1 Sum	151,800.00
				151,800

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D2 ANCILLARY WORK		Quantity	Unit rate	Amount
D21 Demolitions				
<u>Hair Cloth Building Renovation</u>				
1	Building demolition to main hair cloth building	45,305 SF	3.00	135,800
	- Cut floor openings in existing Hair cloth bldg floor	465 SF	12.00	5,600
	- Demolish and remove section for new west stair	650 SF	10.00	6,500
	- Remove and dispose existing windows in Hair cloth bldg	196 No.	300.00	58,800
	- Demolish and dispose existing roof coverings at Hair cloth bldg	10,490 SF	4.00	42,000
	- Remove brick from bricked in windows	40 SF	15.00	600
	- Remove existing canopies at entrances of ground and level 1	2 No.	1,500.00	3,000
	- Remove eavestrough and downpipe	1,400 LF	0.75	1,100
	- Demolish and excavate lowest floor to trench in water leaders from roof - allow 2' wide	300 LF	22.00	6,600
	- Demolish and excavate lowest floor to trench in new services from building - allow 2' wide	300 LF	22.00	6,600
	- Demolish existing partitions in Hair cloth bldg - allow	2,500 SF	2.00	5,000
2	Building demolition to metal clad building	12,960 SF	6.20	80,700
	- Demolish and dispose existing roof coverings	5,715 SF	4.00	22,900
	- Cut and remove existing OWSJ, horizontal & vertical members (allow 7 lbs/SF)	40,000 lbs	1.00	40,000
	- Allowance for temporary bracing to remaining structure	5,715 SF	1.50	8,600
	- Remove metal cladding	4,480 SF	1.00	4,500
	- Remove eavestrough and downpipe	415 LF	0.75	300
	- Demolish and excavate lowest floor to trench in water leaders from roof - allow 2' wide	100 LF	22.00	2,200
	- Demolish and excavate lowest floor to trench in services from building - allow 2' wide	100 LF	22.00	2,200
	- Salvage earnings or tipping fees		NIC	
3	Remove existing single storey building	3,450 SF	3.50	12,100
Carried Forward :				228,600

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D2 ANCILLARY WORK		Quantity	Unit rate	Amount
D21	Demolitions (Continued)		Brought Forward :	228,600
4	Building demolition to 2 storey building	8,755 SF	4.00	34,800
	- Remove eavestrough and downpipe	250 LF	1.50	400
	- Remove and dispose existing windows in Rehearsal	33 No.	300.00	9,900
	- Demolish and dispose existing roof coverings	4,848 SF	2.00	9,700
	- Cut opening in second floor to create scene shop double height	1,475 SF	10.00	14,800
5	Existing equipment inside plant and all mechanical plant items to be removed by others and is not included in the scope of this estimate		NIC	
D21	Demolitions	TOTAL : \$	85,590 SF	3.08
				263,400
D22 Alterations				
<u>Hair Cloth Building Renovation</u>				
1	Alterations to hair cloth building	46,035 SF	1.90	86,800
	- Allow for existing elevator shaft repairs - five stops	3,740 SF	4.00	15,000
	- Allow for repair to existing main stairwell and paint wall - 5 flights	6,380 SF	6.00	38,300
	- Ceiling, beams, and walls to be cleaned of existing debris, nails removed, make good	46,035 SF	0.25	11,500
	- Allowance to fill lower floor equipment pits	1 Sum	2,500.00	2,500
	- Allowance for repair to exposed roof surface (expected to be wood decking on wood beam) - allow 10%	1,049 SF	10.00	10,500
	- Allowance to patch lowest floor as a result of water leader install to sump pit - allow 2' wide	300 LF	20.00	6,000
	- Allowance to install sump pits	2 No.	1,500.00	3,000
2	Excavate and expose foundation to allow foundation inspection, repair, waterproofing, drain tile	1,060 LF	116.40	123,400
	- Excavation - remove from site and dispose	1,345 CY	10.50	14,100
				(Continued)
				Carried Forward :
				210,200

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D2 ANCILLARY WORK		Quantity	Unit rate	Amount
D22 Alterations	(Continued)		Brought Forward :	210,200
2	Excavate and expose foundation to allow foundation inspection, repair, waterproofing, draitile (Continued)			
	- Fill trench with granular	1,345 CY	30.00	40,400
	- Allow for repair to 10% of foundation surface area	880 SF	30.00	26,400
	- Allow for cleaning of foundation surface c/w tar, protection board, drainage layer	7,720 SF	4.00	30,900
	- Socked drainage tile with allowance to run to sump pits c/w clear stone cover, geotextile	1,660 LF	7.00	11,600
3	Alterations to metal clad building	12,915 SF	0.40	5,000
	- Allowance to patch lowest floor as a result of water leader install to sump pit - allow 2' wide	100 LF	20.00	2,000
	- Allowance to install sump pits	2 No.	1,500.00	3,000
4	Excavate and expose foundation along north elevation to allow foundation inspection, repair, waterproofing, draitile - Black Box building	268 LF	148.50	39,800
	- Excavation - allow 12 ft deep, remove from site and dispose	286 CY	12.00	3,400
	- Fill 12 ft trench with granular	286 CY	27.00	7,700
	- Excavation - allow 5 ft deep, along north elevation, remove from site and dispose	72 CY	12.00	900
	- Fill 5 ft trench with granular	72 CY	27.00	1,900
	- Allow for repair to 10% of foundation surface area	231 SF	30.00	6,900
	- Allow for cleaning of foundation surface c/w tar, protection board, drainage layer	2,038 SF	7.50	15,300
	- Socked drainage tile with allowance to run to sump pits c/w clear stone cover, geotextile	468 LF	8.00	3,700
5	Alterations to 2 storey building	8,755 SF	1.40	12,200
	- Ceilings, beams, and walls to be cleaned, existing debris and nails removed, make good	8,755 SF	0.25	2,200
	- Make good floor opening	1 Sum	10,000.00	10,000
Carried Forward :				267,200

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D2 ANCILLARY WORK		Quantity	Unit rate	Amount
D22 Alterations	(Continued)		Brought Forward :	267,200
6	Allowance to repair and repoint existing stack	1 Sum	100,000.00	100,000
7	Excavate and expose foundation along north elevation to allow foundation inspection, repair, waterproofing, draitile - 2 storey gable ended building	230 LF	136.50	31,400
	- Excavation - allow 12 ft deep, remove from site and dispose	197 CY	12.00	2,400
	- Fill 12 ft trench with granular	197 CY	27.00	5,300
	- Excavation - allow 5 ft deep, along north elevation, remove from site and dispose	75 CY	12.00	900
	- Fill 5 ft trench with granular	75 CY	27.00	2,000
	- Allow for repair to 10% of foundation surface area	182 SF	30.00	5,500
	- Allow for cleaning of foundation surface c/w tar, protection board, drainage layer	1,585 SF	7.50	11,900
	- Socked drainage tile with allowance to run to sump pits c/w clear stone cover, geotextile	430 LF	8.00	3,400
8	Allowance to make good incidental damage	85,590 SF	1.00	85,600
9	Allowance for sub surface conditions remediation		NIC	
10	Allowance to protect existing	85,590 SF	0.40	34,200
11	Allowance for refuse management		NIC	
12	Hazardous material removal and remediation of any type is excluded from the scope of this estimate		NIC	
	<u>New Theatre</u>			
13	Allowance to tie in to existing building	1 Sum	25,100.00	25,100
D22 Alterations	TOTAL : \$	85,590 SF	6.35	543,500

**Appendix
B - Performing Arts Centre**

Project	: BROCK UNIVERSITY FINE & PERFORMING ARTS	Plan date	: 27 Aug 2008
	: Performing Arts Centre	Page No.	: B - 1
Location	: St. Catharines, Ontario	Bldg Type	: 720
Owner	: City of St. Catharines	C.T. Index	: 0.0
Consultant	: Levitt Goodman Architects Ltd.	GFA	: 166,750 SF

ELEMENTAL COST SUMMARY

Element	Ratio to GFA	Elemental Cost		Elemental Amount		Rate per SF		%
		Quantity	Unit rate	Sub-Total	Total	Sub-Total	Total	
A SHELL		166,750 SF			9,926,600		59.53	27.2
A1 SUBSTRUCTURE					958,700		5.75	2.6
A11 Foundations	0.463	77,150 SF	12.20	941,500		5.65		
A12 Basement Excavation	0.001	143 cy	15.38	2,200		0.01		
A13 Special Conditions	0.463	77,150 SF	0.19	15,000		0.09		
A2 STRUCTURE					4,741,900		28.44	13.0
A21 Lowest Floor Construction	0.463	77,150 SF	7.30	563,200		3.38		
A22 Upper Floor Construction	0.537	89,600 SF	28.06	2,514,600		15.08		
A23 Roof Construction	0.463	77,150 SF	21.57	1,664,100		9.98		
A3 EXTERIOR ENCLOSURE					4,226,000		25.34	11.6
A31 Walls Below Grade	0.003	560 SF	35.00	19,600		0.12		
A32 Walls Above Grade	0.282	46,960 SF	58.13	2,729,600		16.37		
A33 Entrances	0.000	28 Lvs	4,778.57	133,800		0.80		
A34 Roof Coverings	0.463	77,150 SF	15.60	1,203,800		7.22		
A35 Projections	0.006	965 SF	144.25	139,200		0.83		
B INTERIORS		166,750 SF			10,466,100		62.77	28.7
B1 PARTITIONS & DOORS					2,408,100		14.44	6.6
B11 Partitions	0.657	109,500 SF	16.16	1,769,200		10.61		
B12 Doors	0.002	291 Lvs	2,195.53	638,900		3.83		
B2 FINISHES					2,469,000		14.81	6.8
B21 Floor Finishes	1.000	166,750 SF	5.14	857,900		5.14		
B22 Ceiling Finishes	1.000	166,750 SF	5.82	969,900		5.82		
B23 Wall Finishes	1.473	245,650 SF	2.61	641,200		3.85		
B3 FITTINGS & EQUIPMENT					5,589,000		33.52	15.3
B31 Fittings & Fixtures	1.000	166,750 SF	8.43	1,406,500		8.43		
B32 Equipment	1.000	166,750 SF	24.40	4,069,500		24.40		
B33 Elevators	0.000	2 No	56,500.00	113,000		0.68		
B34 Escalators				0		0.00		
C SERVICES		166,750 SF			12,125,100		72.71	33.2
C1 MECHANICAL					7,163,700		42.96	19.6
C11 Plumbing & Drainage	1.000	166,750 SF	7.63	1,271,800		7.63		
C12 Fire Protection	1.000	166,750 SF	2.88	479,900		2.88		
C13 HVAC	1.000	166,750 SF	28.03	4,674,500		28.03		
C14 Controls	1.000	166,750 SF	4.42	737,500		4.42		
C2 ELECTRICAL					4,961,400		29.75	13.6
C21 Service & Distribution	1.000	166,750 SF	5.01	835,800		5.01		
C22 Lighting, Devices & Heating	1.000	166,750 SF	18.23	3,039,200		18.23		
C23 Systems & Ancillaries	1.000	166,750 SF	6.52	1,086,400		6.52		
NET BUILDING COST - EXCLUDING SITE					\$ 32,517,800		195.01	89.0
D SITE & ANCILLARY WORK		166,750 SF			649,400		3.89	1.8
D1 SITE WORK					480,300		2.88	1.3
D11 Site Development	0.020	3,400 SF	27.44	93,300		0.56		
D12 Mechanical Site Services	0.000	1 Sum	170,000.00	170,000		1.02		
D13 Electrical Site Services	0.000	1 Sum	217,000.00	217,000		1.30		
D2 ANCILLARY WORK					169,100		1.01	0.5
D21 Demolitions	0.441	73,500 SF	2.30	169,100		1.01		
D22 Alterations				0		0.00		
NET BUILDING COST - INCLUDING SITE					\$ 33,167,200		198.90	90.8
Z1 GENERAL REQUIREMENTS & FEE					3,369,800		20.21	9.2
Z11 General Requirements		8.0 %		2,653,400		15.91		
Z12 Fee		2.0 %		716,400		4.30		
TOTAL CONSTRUCTION ESTIMATE - EXCLUDING CONTINGENCIES					\$ 36,537,000		219.11	100.0
Z2 ALLOWANCES					10,486,100		62.89	
Z21 Design & Pricing Allowance		10.0 %		3,653,700		21.91		
Z22 Escalation Allowance		17.0 %		6,832,400		40.97		
Z23 Construction Allowance		0.0 %		0		0.00		
TOTAL CONSTRUCTION ESTIMATE - INCLUDING CONTINGENCIES					\$ 47,023,100		282.00	
- GOODS & SERVICES TAX					0		0.00	
Goods & Service Tax		0.0 %		0		0.00		
TOTAL CONSTRUCTION ESTIMATE					\$ 47,023,100		\$ 282.00	

A1 SUBSTRUCTURE		Quantity	Unit rate	Amount
A11 Foundations				
1	Strip footing to perimeter	1,200 LF	33.50	40,200
2	Frost wall to perimeter (allow 4' deep)	4,800 SF	35.00	168,000
3	Allowance for miscellaneous foundations at pit / lower theatre areas	1 Sum	30,000.00	30,000
4	Allow pads and piers along perimeter wall (based on 30' x 30' grid)	40 No.	2,000.00	80,000
	- Allow pad 9'x 9' x 18" thick, reinforced	40 No.	1,275.00	51,000
	- Allow pier 2' x 2' x 4'	40 No.	650.00	26,000
	- Anchor bolts and levelling plates, set in place	40 No.	75.00	3,000
5	Strip footing within foundation perimeter	1,830 LF	33.60	61,400
	- Elevators and misc rooms	700 LF	33.50	23,500
	- Recital hall	350 LF	33.50	11,700
	- Concert hall	300 LF	33.50	10,100
	- Dance hall	260 LF	33.50	8,700
	- Film	220 LF	33.50	7,400
6	Masonry foundation walls, allow 2 coursings below lowest floor (except at elevator pits, allow 8 coursings)	3,050 SF	10.50	32,000
	- Elevator pits	795 SF	10.50	8,300
	- Miscellaneous	735 SF	10.50	7,700
	- Recital	470 SF	10.50	4,900
	- Concert	400 SF	10.50	4,200
	- Dance	350 SF	10.50	3,700
	- Film	300 SF	10.50	3,200
7	Anchor bolts and levelling plates, set in place (allow 20' spacing along perimeter)	60 No.	75.00	4,500
8	Allow pads and piers within perimeter walls (based on 30' x 30' grid)	185 No.	2,000.50	370,100
	- Allow pad 9'x 9' x 18" thick, reinforced	185 No.	1,275.00	235,900
(Continued)				
Carried Forward :				786,200

A1 SUBSTRUCTURE		Quantity	Unit rate	Amount
A11	Foundations (Continued)		Brought Forward :	786,200
8	Allow pads and piers within perimeter walls (Continued)			
	- Allow pier 2' x 2' x 4'	185 No.	650.00	120,300
	- Anchor bolts and levelling plates, set in place	185 No.	75.00	13,900
9	Excavation ()	5,958 cy	10.50	62,600
10	Fill	3,091 cy	30.00	92,700
A11 Foundations		TOTAL : \$	77,150 SF	12.20
A12 Basement Excavation				
1	Excavate elevator pits	108 cy	10.50	1,100
2	Fill working space	35 cy	30.00	1,100
A12 Basement Excavation		TOTAL : \$	143 cy	15.38
A13 Special Conditions				
1	Allow for surface water removal and pumping	1 Sum	15,000.00	15,000
A13 Special Conditions		TOTAL : \$	77,150 SF	0.19

A2 STRUCTURE		Quantity	Unit rate	Amount	
A21 Lowest Floor Construction					
1	Slab on grade, allow 6" thick, c/w WWM, 6" granular base, cut, power trowel finish, hardenee, edge insulation	77,150 SF	7.30	563,200	
	- Slab on grade	77,150 SF	6.55	505,300	
	- Extra over for tiering or sloped construction and miscellaneous thickenings	77,150 SF	0.75	57,900	
A21 Lowest Floor Construction		TOTAL : \$	77,150 SF	7.30	563,200
A22 Upper Floor Construction					
1	Structural steel framing (allow 8 lbs/sf, c/w hor & vert members)	89,600 SF	25.40	2,274,600	
	- Steel framing	716,800 lbs	2.15	1,541,100	
	- Allowance for miscellaneous metals and connections	35,874 lbs	2.25	80,700	
	- Metal deck (Vic West type)	89,600 SF	4.00	358,400	
	- Concrete topping	996 cy	130.00	129,500	
	- Fireproof spray to structural steel (allow \$0.20 / lbs)	752,675 lbs	0.10	75,300	
	- Fireproof spray to deck	89,600 SF	1.00	89,600	
2	Stairs to upper levels	18 Flight	13,333.30	240,000	
	- Public stairwell	2 Flight	20,000.00	40,000	
	- Standard metal pan type	16 Flight	12,500.00	200,000	
A22 Upper Floor Construction		TOTAL : \$	89,600 SF	28.06	2,514,600
A23 Roof Construction					
1	Structural steel framing (allow 7.5 lbs/sf, c/w hor & vert members)	77,150 SF	21.00	1,617,700	
	- Steel framing	578,625 lbs	2.15	1,244,000	
	- Allowance for miscellaneous metals and connections	28,930 lbs	2.25	65,100	
	- Metal deck (Vic West type)	77,150 SF	4.00	308,600	
				Carried Forward :	1,617,700

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A2 STRUCTURE	Quantity	Unit rate	Amount
A23 Roof Construction (Continued)		Brought Forward :	1,617,700
2 Allowance for concrete topping to metal deck on roof over concert and recital hall, placed and trowel finish (sound control specification)	344 cy	135.00	46,400

A23 Roof Construction	TOTAL : \$	77,150 SF	21.57	1,664,100
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A3 EXTERIOR ENCLOSURE		Quantity	Unit rate	Amount	
A31 Walls Below Grade					
1	Elevator pit walls	560 SF	35.00	19,600	
A31 Walls Below Grade		TOTAL : \$	560 SF	35.00	19,600
A32 Walls Above Grade					
1	Glazing, curtain wall type (allow 50% wall surface)	23,480 SF	75.00	1,761,000	
2	Brick cladding c/w steel stud back up system (allow about 35% wall surf)	8,215 SF	35.00	287,500	
3	Brick cladding c/w masonry back up (ground to roof)	8,220 SF	40.00	328,800	
	- Concert hall (extra over steel stud, acoustic, gypsum one side finish inside)	6,720 SF	40.00	268,800	
	- Miscellaneous Same as above	1,500 SF	40.00	60,000	
4	Specialty finish cladding c/w steel stud back up (allow about 15% wall surface)	7,045 SF	50.00	352,300	
A32 Walls Above Grade		TOTAL : \$	46,960 SF	58.13	2,729,600
A33 Entrances					
1	Aluminum framed, fully glazed entrance, double doors	9 Pair	10,333.30	93,000	
	- Aluminum entrances, double	9 Pair	10,000.00	90,000	
	- Allowance for barrier free options	1 Sum	3,000.00	3,000	
2	Aluminum framed, fully glazed entrance, single doors	2 Lvs	5,000.00	10,000	
	- Aluminum entrances, single	2 Lvs	5,000.00	10,000	
3	Hollow metal doors, c/w frame and hardware package, single type	6 Lvs	1,800.00	10,800	
4	Overhead doors	2 No.	10,000.00	20,000	
A33 Entrances		TOTAL : \$	28 Lvs	4,778.57	133,800

A3 EXTERIOR ENCLOSURE		Quantity	Unit rate	Amount	
A34 Roof Coverings					
1	2 ply mod bit roofing	72,500 SF	14.50	1,051,300	
2	Terrace roof (allowed at level 3 center area)	4,650 SF	24.00	111,600	
3	Painted metal cap flashing	2,725 LF	15.00	40,900	
A34 Roof Coverings		TOTAL : \$	77,150 SF	15.60	1,203,800

A35 Projections

1	Stayed canopies at loading dock entrances	565 SF	25.00	14,100
2	Bridge to school	400 SF	312.80	125,100
	- Structural steel frame (clear span, 40')	6,000 lbs	2.15	12,900
	- Allowance for miscellaneous metals and connections	600 lbs	2.15	1,300
	- Expansion joint covers	2 No.	500.00	1,000
	- Metal deck	400 SF	4.00	1,600
	- Concrete topping	4 cy	130.00	500
	- VCT	400 SF	3.00	1,200
	- Extra over for non slip effect to floor	400 SF	2.50	1,000
	- Roof deck	400 SF	4.00	1,600
	- Roof covering, insulated	400 SF	12.50	5,000
	- Rain drainage, allow	1 Sum	2,000.00	2,000
	- Walls, allow glazed	800 SF	65.00	52,000
	- Exterior catwalk to allow maintenance, cleaning	80 LF	65.00	5,200
	- Allowance for insulated soffit	400 SF	12.00	4,800
	- Allowance for miscellaneous unforeseen	1 Sum	35,000.00	35,000

A35 Projections		TOTAL : \$	965 SF	144.25	139,200
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B1 PARTITIONS & DOORS		Quantity	Unit rate	Amount
B11 Partitions				
1	Masonry partitions c/w air space and steel stud, acoustic, gypsum one side partition	56,910 SF	19.00	1,081,400
	- Concert hall	13,620 SF	19.00	258,800
	- Recital hall	9,100 SF	19.00	172,900
	- Dance hall	5,720 SF	19.00	108,700
	- Film	5,720 SF	19.00	108,700
	- Remaining miscellaneous	22,750 SF	19.00	432,300
2	Aluminum framed glazed partitions (foyer)	550 SF	50.00	27,500
3	Glazed partitions c/w hollow metal frames, tempered glazing (allowed quantity)	9,600 SF	35.00	336,000
4	Gypsum partitions (Remainder)	38,440 SF	7.50	288,300
5	Allow partitions to commercial	4,000 SF	9.00	36,000
B11 Partitions		TOTAL : \$	109,500 SF	16.16
				1,769,200
B12 Doors				
1	Aluminum framed, fully glazed, c/w hardware package	7 Pair	9,500.00	66,500
2	Solid core wood doors, double, c/w frame and hardware package	17 Pair	3,700.00	62,900
	- Concert	9 Pair	3,700.00	33,300
	- Film	1 Pair	3,700.00	3,700
	- Dance	4 Pair	3,700.00	14,800
	- Recital	1 Pair	3,700.00	3,700
	- Miscellaneous	2 Pair	3,700.00	7,400
3	Solid core wood doors, single, c/w frame and hardware package	207 Lvs	1,850.70	383,100
	- Concert	28 Lvs	1,850.00	51,800
	- Film	9 Lvs	1,850.00	16,700
	- Dance	15 Lvs	1,850.00	27,800
(Continued)				
Carried Forward :				512,500

B1 PARTITIONS & DOORS		Quantity	Unit rate	Amount
B12 Doors	(Continued)		Brought Forward :	512,500
3	Solid core wood doors, single, c/w frame and hardware package			
	(Continued)			
	- Recital	22 Lvs	1,850.00	40,700
	- Miscellaneous	23 Lvs	1,850.00	42,600
	- Residential (allow ratio)	110 Lvs	1,850.00	203,500
4	Hollow metal, double, c/w frame and hardware package	4 Pair	3,550.00	14,200
	- Concert	0 Pair	3,550.00	0
	- Film	0 Pair	3,550.00	0
	- Dance	0 Pair	3,550.00	0
	- Recital	0 Pair	3,550.00	0
	- Miscellaneous	4 Pair	3,550.00	14,200
5	Hollow metal, double, c/w frame and hardware package, fully glazed, passage type	6 Pair	4,000.00	24,000
	- Concert	0 Pair	4,000.00	0
	- Film	0 Pair	4,000.00	0
	- Dance	0 Pair	4,000.00	0
	- Recital	0 Pair	4,000.00	0
	- Miscellaneous	6 Pair	4,000.00	24,000
6	Hollow metal, single, c/w frame and hardware package	16 Lvs	1,775.00	28,400
7	Allowance for wired glazing	290 SF	20.00	5,800
8	Allowance for barrier free options	1 Sum	20,000.00	20,000
9	Overhead doors, manual operation	4 No.	8,500.00	34,000
	- Concert	1 No.	8,500.00	8,500
	- Film	0 No.	8,500.00	0
	- Dance	3 No.	8,500.00	25,500
	- Recital	0 No.	8,500.00	0
	- Miscellaneous	0 No.	8,500.00	0
B12 Doors	TOTAL : \$	291 Lvs	2,195.53	638,900

B2 FINISHES		Quantity	Unit rate	Amount
B21 Floor Finishes				
1	Carpet	13,460 SF	5.00	67,400
	- Concert	8,330 SF	5.00	41,700
	- Film	2,910 SF	5.00	14,600
	- Dance	0 SF	5.00	0
	- Recital	2,220 SF	5.00	11,100
	- Miscellaneous	0 SF	5.00	0
2	Hardwood flooring c/w neoprene padding below fixed seating	5,825 SF	12.00	69,900
	- Concert	5,040 SF	12.00	60,500
	- Film	0 SF	12.00	0
	- Dance	0 SF	12.00	0
	- Recital	785 SF	12.00	9,400
3	Porcelain tile to floors	16,165 SF	11.00	177,800
4	Special finish to stage surface and dance floor (allowance)	8,485 SF	16.90	143,500
	- Concert	2,385 SF	12.00	28,600
	- Film	220 SF	12.00	2,600
	- Dance stage (extra over, foldable)	975 SF	12.00	11,700
	- Dance floor	3,485 SF	24.00	83,600
	- Recital	1,420 SF	12.00	17,000
5	VCT	111,790 SF	3.00	338,300
	- Concert	2,155 SF	3.00	6,500
	- Film	465 SF	3.00	1,400
	- Dance	7,175 SF	3.00	21,500
	- Recital	2,995 SF	3.00	9,000
	- Miscellaneous	99,975 SF	3.00	299,900
6	Floor surface sealed concrete	11,025 SF	1.00	11,000
7	Allowance for patterning	166,750 SF	0.30	50,000
B21 Floor Finishes		TOTAL : \$	5.14	857,900

B2 FINISHES		Quantity	Unit rate	Amount
B22 Ceiling Finishes				
1	Gypsum, single layer, painted	50,500 SF	6.00	304,800
	- Ceiling finish, gypsum	50,500 SF	6.00	303,000
	- Extra over for moisture resistant board	3,500 SF	0.50	1,800
2	Suspended gypsum on isolation hangers, double layer	29,450 SF	7.50	220,900
	- Concert	11,980 SF	7.50	89,900
	- Film	2,910 SF	7.50	21,800
	- Dance	7,960 SF	7.50	59,700
	- Recital	6,600 SF	7.50	49,500
3	Acoustic tile	75,775 SF	4.00	303,100
4	Exposed, allow painted	11,025 SF	1.00	11,000
5	Allowance for patterning	1 Sum	30,000.00	30,000
6	Allowance for bulkheads	166,750 SF	0.60	100,100
B22 Ceiling Finishes		TOTAL : \$	5.82	969,900
B23 Wall Finishes				
1	Ceramic tile to walls in washrooms (c/w base)	6,430 SF	11.00	70,700
2	Allowance for specialty finishes (wood, mosaics, attenuation, etc.)	8,500 SF	20.00	170,000
	- Concert, stage back drop attenuation	1,500 SF	20.00	30,000
	- Film, side wall attenuation	900 SF	20.00	18,000
	- Dance, side walls attenuation	1,000 SF	20.00	20,000
	- Recital, stage back drop attenuation	1,100 SF	20.00	22,000
	- Miscellaneous, allow	4,000 SF	20.00	80,000
3	Paint remainder	230,720 SF	1.00	230,700
	- Concert	45,025 SF	1.00	45,000
	- Film	6,315 SF	1.00	6,300
	- Dance	26,530 SF	1.00	26,500
	- Recital	25,500 SF	1.00	25,500
	- Miscellaneous	127,350 SF	1.00	127,400
Carried Forward :				471,400

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B2 FINISHES		Quantity	Unit rate	Amount
B23	Wall Finishes	(Continued)	Brought Forward :	471,400
4	Baseboard	56,600 LF	3.00	169,800

B23	Wall Finishes	TOTAL : \$	245,650 SF	2.61	641,200
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B3 FITTINGS & EQUIPMENT		Quantity	Unit rate	Amount
B31 Fittings & Fixtures				
1	Stage construction	5,000 SF	10.90	54,300
	- Dance	975 SF	50.00	48,800
	- Film	220 SF	25.00	5,500
2	Millwork	166,750 SF	1.00	167,300
	- Closet hanging rod and shelf - allow	1 Sum	20,000.00	20,000
	- Washroom vanity counters c/w corian counter	110 LF	200.00	22,000
	- Bench seating in lobby, allow	30 LF	45.00	1,400
	- Control booth counters, bracket mounted	160 LF	150.00	24,000
	- Dressing room tables c/w lighted mirror	22 No.	800.00	17,600
	- Information kiosk	1 Sum	6,500.00	6,500
	- Allowance for cafe fixtures	1 Sum	20,000.00	20,000
	- Allowance for kitchen fixtures	1 Sum	20,000.00	20,000
	- Concession cabinets, allow upper and lower	65 LF	550.00	35,800
	- Retail fixtures		NIC	
3	Washroom accessories	40 No.	230.00	9,200
	- Toilet paper dispenser	40 No.	60.00	2,400
	- Sanitary napkin dispenser	4 No.	400.00	1,600
	- Sanitary napkin disposal	26 No.	75.00	2,000
	- Barrier free grab bars set	4 Set	450.00	1,800
	- Coat hooks	40 No.	35.00	1,400
4	Washroom fittings	40 No.	2,407.50	96,300
	- Recessed waste container	4 No.	850.00	3,400
	- Paper towel dispenser	8 No.	165.00	1,300
	- Electric hand dryers	12 No.	650.00	7,800
	- Mirrors at each vanity sink c/w stainless steel shelf	40 No.	450.00	18,000
	- Baby change table	2 No.	900.00	1,800
	- Stainless steel toilet partitions	40 Stall	1,600.00	64,000
5	Window coverings blinds, allow	5,000 SF	12.00	60,000
6	Specialties	166,750 SF	1.60	271,000
	- Janitor specialties	1 Sum	7,500.00	7,500
	- Concert balcony railings, allow 3' high, c/w metal frame, wood panel, painted	2,715 LF	30.00	81,500
	- Recital balcony railings , same as concert hall	785 LF	30.00	23,600
	- Dance hall gallery railings, tubular metal only	260 LF	30.00	7,800
(Continued)				
			Carried Forward :	658,100

B3 FITTINGS & EQUIPMENT		Quantity	Unit rate	Amount
B31	Fittings & Fixtures (Continued)		Brought Forward :	658,100
6	Specialties (Continued)			
	- Glazed railings at circulation openings, allow 3' high, c/w metal frame	535 LF	65.00	34,800
	- Miscellaneous railings at catwalks, plain tubular metal in concert hall	540 LF	30.00	16,200
	- Railings in circulation areas, ground floor ramps, wall mounted	180 LF	20.00	3,600
	- Curtains in dance hall, allow full height, manual track system	7,000 SF	10.00	70,000
	- Concession counters	65 LF	400.00	26,000
7	Furniture, fixtures, equipment that is not included		NIC	
	- Computer equipment		NIC	
	- Security equipment and installation		NIC	
	- Smart classroom A/V equipment		NIC	
	- Tables and chairs		NIC	
	- Workstation furniture		NIC	
	- Office and furniture equipment		NIC	
	- Tackboard and whiteboards		NIC	
	- Workshop bench and tools		NIC	
	- Cafe and kitchen equipment and appliances		NIC	
	- Coffee machines		NIC	
	- Water coolers		NIC	
	- Dishwashers		NIC	
	- Vending machines		NIC	
8	Interior way finding allowance	1 Sum	2,500.00	2,500
9	Public Art (allow 1% of \$46,226,000)	1 Sum	462,260.00	462,300
10	Allowance for rough carpentry	166,750 SF	0.50	83,400
11	Allowance for miscellaneous specialties	166,750 SF	1.00	166,800
12	Allowance for miscellaneous metals	166,750 SF	0.20	33,400
B31 Fittings & Fixtures		TOTAL : \$	8.43	1,406,500

B3 FITTINGS & EQUIPMENT		Quantity	Unit rate	Amount
B32 Equipment				
1	Concert hall (As per consultant proposal)	22,845 SF	72.40	1,655,000
	- Theatre dimming system	1 Sum	115,000.00	115,000
	- Theatrical wiring devices	1 Sum	8,000.00	8,000
	- Stage lighting fixtures, accessories	1 Sum	300,000.00	300,000
	- Stage rigging system (structural requirements included)	1 Sum	200,000.00	200,000
	- Sound system	1 Sum	375,000.00	375,000
	- Stage drapery	1 Sum	85,000.00	85,000
	- Stage portable platforms	1 Sum	40,000.00	40,000
	- Theatre seating c/w 900 units	1 Sum	340,000.00	340,000
	- Acoustical reflectors	1 Sum	180,000.00	180,000
	- Personnel lift "genie" type	1 Sum	12,000.00	12,000
2	Recital hall	8,690 SF	65.80	572,000
	- Stage lighting system	1 Sum	200,000.00	200,000
	- Stage rigging system	1 Sum	45,000.00	45,000
	- Sound system	1 Sum	220,000.00	220,000
	- Stage drapery	1 Sum	30,000.00	30,000
	- Stage portable platforms	1 Sum	35,000.00	35,000
	- Theatre seating c/w 300 fixed seats	1 Sum	42,000.00	42,000
3	Dance performance space	10,660 SF	53.80	574,000
	- Theatre dimming system	1 Sum	150,000.00	150,000
	- Theatrical wiring devices	1 Sum	12,000.00	12,000
	- Stage lighting fixtures and accessories	1 Sum	70,000.00	70,000
	- Stage rigging system (structural requirements included)	1 Sum	45,000.00	45,000
	- Sound systems	1 Sum	150,000.00	150,000
	- Stage drapery	1 Sum	32,000.00	32,000
	- Stage portable platforms	1 Sum	40,000.00	40,000
	- Theatre seating	1 Sum	65,000.00	65,000
	- Miscellaneous	1 Sum	10,000.00	10,000
4	Film theatre	3,375 SF	187.00	631,000
	- Theatre dimming system	1 Sum	10,000.00	10,000
	- Theatrical wiring devices	1 Sum	1,000.00	1,000
	- Stage lighting and fixtures and accessories	1 Sum	8,000.00	8,000
	- Sound system	1 Sum	200,000.00	200,000
	- Film and video system	1 Sum	300,000.00	300,000
	- Stage drapery	1 Sum	35,000.00	35,000
	- Theatre seating c/w 200 seats	1 Sum	65,000.00	65,000
(Continued)				
Carried Forward :				3,432,000

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B3 FITTINGS & EQUIPMENT		Quantity	Unit rate	Amount
B32	Equipment (Continued)		Brought Forward :	3,432,000
4	Film theatre (Continued)			
	- Miscellaneous c/w smart podium c/w playback equipment, laptop interface, etc.	1 Sum	12,000.00	12,000
5	Lobby and cafe equipment	1 Sum	155,000.00	155,000
	- Sound and lighting equipment	1 Sum	85,000.00	85,000
	- Platforms and miscellaneous	1 Sum	70,000.00	70,000
6	Stayed marquee at front entrance, allow glazed finish c/w steel frame and vertical sign	1,150 SF	419.60	482,500
	- Marquee (construction)	550 SF	150.00	82,500
	- Marquee signage and vertical blade c/w programmable system with exposed lamps in letters	1 Sum	400,000.00	400,000
B32 Equipment		TOTAL : \$	166,750 SF	24.40
4,069,500				
B33 Elevators				
1	3 stop passenger elevator, glazed cab	1 No.	95,000.00	95,000
2	2 stop wheelchair lift	1 No.	18,000.00	18,000
B33 Elevators		TOTAL : \$	2 No	56,500.00
113,000				

C1 MECHANICAL		Quantity	Unit rate	Amount
C11 Plumbing & Drainage				
1	Plumbing & drainage for	1 Sum	1,271,800.00	1,271,800
	- Performing arts portion incl. circulation, M & E space	114,155 SF	7.50	856,200
	- Residential	37,875 SF	10.00	378,800
	- Retail	14,720 SF	2.50	36,800
C11 Plumbing & Drainage		TOTAL : \$	166,750 SF	7.63
C12 Fire Protection				
1	Fire protection system for; (Assumed fire stand pipe not required)	1 Sum	479,900.00	479,900
	- Performing arts portion incl. circulation, M & E space	114,155 SF	3.20	365,300
	- Residential (Assumed sprinklered)	37,875 SF	2.25	85,200
	- Retail	14,720 SF	2.00	29,400
C12 Fire Protection		TOTAL : \$	166,750 SF	2.88
C13 HVAC				
1	HVAC for;	1 Sum	4,674,500.00	4,674,500
	- Performing arts portion incl. circulation, M & E space	114,155 SF	36.00	4,109,600
	- Residential	37,875 SF	12.00	454,500
	- Retail (shell in)	14,720 SF	7.50	110,400
C13 HVAC		TOTAL : \$	166,750 SF	28.03
C14 Controls				
1	Controls for;	1 Sum	737,500.00	737,500
	- Performing arts portion incl. circulation, M & E space	114,155 SF	6.00	684,900
	- Residential	37,875 SF	1.00	37,900
	- Retail (shell in)	14,720 SF	1.00	14,700
C14 Controls		TOTAL : \$	166,750 SF	4.42

C2 ELECTRICAL	Quantity	Unit rate	Amount
C21 Service & Distribution			
1 Allow for service & distribution c/w main panel, distribution panels, transformers, feeders etc as required	166,750 SF	5.00	833,800
2 Emergency generator (assumed not required)	0 Nil	0.00	0
3 Allow for service & distribution to feed bridge area	400 SF	5.00	2,000
C21 Service & Distribution	TOTAL : \$	166,750 SF	5.01
			835,800

C22 Lighting, Devices & Heating

1 Lighting fixtures supplied, wired & installed	166,750 SF	10.30	1,725,500
- to Concert Hall c/w low voltage LED, multiple zoned downlights, jelly jar lights etc.	20,955 SF	22.50	471,500
- to Recital Hall c/w low voltage LED, multiple zoned downlights, jelly jar lights etc.	8,790 SF	20.00	175,800
- to Dance/Community c/w low voltage LED, multiple zoned downlights, jelly jar lights etc.	10,660 SF	20.00	213,200
- to Film Theatre c/w modest lighting to illuminate speakers, panel discussions & classroom use	3,375 SF	8.00	27,000
- to Retail/Residential areas	31,680 SF	7.00	221,800
- to remaining areas c/w fluorescent, compact fluorescent & other lighting to suit	91,290 SF	6.75	616,200
2 Lighting control	166,750 SF	0.80	139,700
- to Concert Hall	20,955 SF	0.50	10,500
- to Recital Hall	8,790 SF	0.50	4,400
- to Dance/Community	10,660 SF	0.75	8,000
- to Film Theatre	3,375 SF	0.50	1,700
- to Retail/Residential areas	31,680 SF	0.75	23,800
- to remaining areas	91,290 SF	1.00	91,300

Carried Forward : 1,865,200

C2 ELECTRICAL		Quantity	Unit rate	Amount
C22	Lighting, Devices & Heating (Continued)		Brought Forward :	1,865,200
3	Exit & emergency lighting c/w exit lights, battery units & remote emergency lights to meet OBC standards	166,750 SF	1.00	166,800
4	Power outlets, devices & connections	166,750 SF	2.50	424,800
	- to Concert Hall	20,955 SF	2.50	52,400
	- to Recital Hall	8,790 SF	2.50	22,000
	- to Dance/Community	10,660 SF	2.50	26,700
	- to Film Theatre	3,375 SF	2.50	8,400
	- to Retail/Residential areas	31,680 SF	2.75	87,100
	- to remaining areas	91,290 SF	2.50	228,200
5	Mechanical motor connections	166,750 SF	1.00	166,800
6	Wiring / installation of equipment supplied by others	1 Sum	410,800.00	410,800
	- Installation, conduit & wiring for Theatre Dimming System to Concert Hall	1 Sum	50,000.00	50,000
	- Conduit & wiring for Stage Lighting (installation by Centre Personnel) to Concert Hall	1 Sum	40,000.00	40,000
	- Installation, conduit & wiring for Theatrical wiring devices in Concert Hall	192 No.	150.00	28,800
	- Install conduit & wiring for Sound System to Concert Hall	1 Sum	35,000.00	35,000
	- Install conduit & wiring for Sound System to Recital Hall	1 Sum	20,000.00	20,000
	- Conduit & wiring for Stage Lighting (installation by Centre Personnel) to Recital Hall	1 Sum	20,000.00	20,000
	- Installation, conduit & wiring for Theatrical wiring devices in Dance Performance spaces	288 No.	150.00	43,200
	- Installation, conduit & wiring for Theatre Dimming System to Dance Performance spaces	1 Sum	80,000.00	80,000
	- Conduit & wiring for Stage Lighting (installation by Centre Personnel) to Dance spaces	1 Sum	10,000.00	10,000
	- Install conduit & wiring for Sound System to Recital Hall	1 Sum	15,000.00	15,000
	- Installation, conduit & wiring for Theatre Dimming System to Film Theatre	1 Sum	10,000.00	10,000
	(Continued)			
			Carried Forward :	3,034,400

C2 ELECTRICAL		Quantity	Unit rate	Amount
C22	Lighting, Devices & Heating (Continued)		Brought Forward :	3,034,400
6	Wiring / installation of equipment supplied by others (Continued)			
	- Installation, conduit & wiring for Theatrical wiring devices in Film Theatre	12 No.	150.00	1,800
	- Conduit & wiring for Stage Lighting (installation by Centre Personnel) to Film Theatre	1 Sum	2,000.00	2,000
	- Install conduit & wiring for Sound System to Film Theatre	1 Sum	20,000.00	20,000
	- Install conduit & wiring for Film & Video System to Film Theatre	1 Sum	25,000.00	25,000
	- Conduit & wiring for Sound & Lighting equipment to Lobby and Cafe	1 Sum	10,000.00	10,000
7	Allow for lighting, devices & heating to bridge area	400 SF	12.00	4,800
C22	Lighting, Devices & Heating TOTAL : \$	166,750 SF	18.23	3,039,200
C23	Systems & Ancillaries			
1	Fire alarm system c/w panel, devices, wiring & verification	166,750 SF	2.50	416,900
2	Communications empty conduit system	166,750 SF	0.80	125,100
	- Allow for empty conduit system c/w boxes, conduit stubs, cable tray, sleeves & firestopping	166,750 SF	0.75	125,100
3	Communication cabling	166,750 SF	2.50	416,900
	- Allow for horizontal drops, back bone cabling, racks patch panel/cords, BIX blocks etc.	166,750 SF	2.50	416,900
4	Security / CCTV systems	166,750 SF	0.30	41,700
	- Allow for Security / CCTV empty conduit, system devices & installation by others	166,750 SF	0.25	41,700
5	Allow for miscellaneous systems (P/A, CATV, intercom etc.)	166,750 SF	0.50	83,400
			Carried Forward :	1,084,000

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C2 ELECTRICAL	Quantity	Unit rate	Amount
C23 Systems & Ancillaries (Continued)		Brought Forward :	1,084,000
6 Allow for systems & ancillaries to bridge area	400 SF	6.00	2,400

C23 Systems & Ancillaries	TOTAL : \$	166,750 SF	6.52	1,086,400
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D1 SITE WORK		Quantity	Unit rate	Amount
D11 Site Development				
1	Loading dock area structural slab	3,135 SF	11.00	34,500
2	Retaining wall	60 LF	980.00	58,800
	- Strip footing	60 LF	55.00	3,300
	- Retaining wall, allow 8'high	480 SF	75.00	36,000
	- Loading docks	2 No.	7,500.00	15,000
	- Stairs	1 Flight	4,500.00	4,500
D11 Site Development		TOTAL : \$	3,400 SF	27.44
D12 Mechanical Site Services				
1	Water main	1 Sum	40,000.00	40,000
2	Sanitary drainage	1 Sum	30,000.00	30,000
3	Storm drainage	1 Sum	100,000.00	100,000
D12 Mechanical Site Services		TOTAL : \$	1 Sum	170,000.00
D13 Electrical Site Services				
1	Ductbanks	1 Sum	42,500.00	42,500
	- Allow for primary power ductbank	1 Sum	25,000.00	25,000
	- Allow for secondary power ductbank	1 Sum	5,000.00	5,000
	- Allow for communication ductbank	1 Sum	12,500.00	12,500
2	Primary transformer & pad	1 Sum	104,500.00	104,500
	- Primary transformer	1 Sum	100,000.00	100,000
	- Precast transformer pad c/w grounding	1 Sum	4,500.00	4,500
3	Site lighting	1 Sum	70,000.00	70,000
	- Allow for site lighting	1 Sum	60,000.00	60,000
	- Allow for landscape lighting	1 Sum	10,000.00	10,000
D13 Electrical Site Services		TOTAL : \$	1 Sum	217,000.00

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D2 ANCILLARY WORK	Quantity	Unit rate	Amount	
<hr/>				
D21 Demolitions				
1 Demolition of existing buildings on site	73,500 SF	2.30	169,100	
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D21 Demolitions	TOTAL : \$	73,500 SF	2.30	169,100

**Appendix Z
Drawing List**

APPENDIX Z- DRAWING LIST

ARCHITECTURAL

Number	Title	Dated	Received
N/A	Exist Ground	July, 07	Aug.10, 07
N/A	Exist First	July, 07	Aug.10, 07
N/A	Exist 2 nd & 3 rd	July, 07	Aug.10, 07
N/A	Exist 4 th	July, 07	Aug.10, 07
N/A	Exist Elev. North	July, 07	Aug.10, 07
N/A	Exist Elev. South	July, 07	Aug.10, 07
N/A	Ground	July, 07	Aug.10, 07
N/A	First	July, 07	Aug.10, 07
N/A	2 ND & 3 RD	July, 07	Aug.10, 07
N/A	4 TH	July, 07	Aug.10, 07
N/A	First Floor Plan	N/A	Aug. 5, 08
N/A	Second Floor Plan	N/A	Aug. 5, 08
N/A	Third Floor Plan	N/A	Aug. 5, 08
N/A	Fourth Floor Plan	N/A	Aug. 5, 08
N/A	Fifth Floor Plan	N/A	Aug. 5, 08
MVPA	Level 1 Performing Arts Centre	Aug 14, 2008	Aug 19, 2008
MVPA	Level 2 Performing Arts Centre	Aug 14, 2008	Aug 19, 2008
MVPA	Level 3 Performing Arts Centre	Aug 14, 2008	Aug 19, 2008

STRUCTURAL

Number	Title	Dated	Received
N/A	Sketch 3 Storey Option Framing	JUL. /07	AUG.10/ 07

MECHANICAL

Number	Title	Dated	Received
N/A			

APPENDIX Z- DRAWING LIST (Continued)

ELECTRICAL

Number	Title	Dated	Received
N/A			

LANDSCAPE

Number	Title	Dated	Received
N/A			

CIVIL

Number	Title	Dated	Received
N/A			

DOCUMENTS

Number	Title	Dated	Received
N/A	Scope of Work – Outline Spec, CD		
N/A	Planning for The Arts	N/A	Aug 8, 2008
N/A	Concept Design Notes – Brock U	Aug 8, 2008	Aug 8, 2008
N/A	Concept Design Notes – N P A C	Aug 19, 2008	Aug 19, 2008