



PRELIMINARY COST ESTIMATE SUMMARY BASED ON PRELIMINARY SCHEMATIC DESIGN

DATE: June 2, 2008
 PROJECT: TOWN OF MARKHAM
 PROJECT NO.: 07-094

| | PHASE I | PHASE II | PHASE III | |
|-------|---------|----------|-----------|--------|
| | 3rd FL | 2nd FL | 1st FL | |
| Area: | 8900 | 6900 | 6200 | 22,000 |

Address: 8100 Warden Avenue
 Markham, ON

| CONSTRUCTION | Phase I | Phase II | Phase III | TOTAL |
|--|---------------------|---------------------|---------------------|---------------------|
| Demolition | \$18,600.00 | \$10,650.00 | \$15,000.00 | \$44,250.00 |
| Millwork | \$4,950.00 | \$19,050.00 | \$1,000.00 | \$25,000.00 |
| Wood Doors and Frames | \$12,600.00 | \$4,400.00 | \$5,500.00 | \$22,500.00 |
| Hardware | \$2,800.00 | \$1,200.00 | \$1,500.00 | \$5,500.00 |
| Glazing | \$12,480.00 | \$3,520.00 | \$8,000.00 | \$24,000.00 |
| Drywall and Acoustics | \$28,882.00 | \$14,118.00 | \$16,000.00 | \$59,000.00 |
| Floor Finishes | \$58,096.00 | \$44,904.00 | \$42,000.00 | \$145,000.00 |
| Wall Finishes | \$5,820.00 | \$5,180.00 | \$8,000.00 | \$19,000.00 |
| Specialties | 0.00 | \$0.00 | \$0.00 | \$0.00 |
| Mechanical Work | 28,200.00 | \$32,800.00 | \$28,000.00 | \$89,000.00 |
| Electrical/Communication Work | 63,800.00 | \$59,200.00 | \$42,000.00 | \$165,000.00 |
| | | | | |
| Sub Total: | \$236,228.00 | \$195,022.00 | \$167,000.00 | \$598,250.00 |
| General Condition (Incl. Site Supervision) | \$15,000.00 | \$12,000.00 | \$12,000.00 | \$39,000.00 |
| Contingency 10% | \$25,122.80 | \$20,702.20 | \$17,900.00 | \$63,725.00 |
| Sub Total: | \$276,350.80 | \$227,724.20 | \$196,900.00 | \$700,975.00 |
| Invoice Processing Fee (2%) | \$5,527.02 | \$4,554.48 | \$3,938.00 | \$14,019.50 |
| CONSTRUCTION Total: | \$281,877.82 | \$232,278.68 | \$200,838.00 | \$714,994.50 |

| PROJECT SPECIALTIES | | | | ESTIMATE |
|---|--------------------|--------------------|--------------------|--------------------|
| Interior Signage (Name Plates) | \$2,000.00 | \$2,000.00 | \$2,000.00 | \$6,000.00 |
| Paging/Sound Masking | \$11,000.00 | \$8,421.00 | \$10,000.00 | \$25,421.00 |
| Security | | | | TBD |
| | | | | |
| Sub Total: | \$13,000.00 | \$10,421.00 | \$12,000.00 | \$31,421.00 |
| Invoice Processing Fee (2%) | \$260.00 | \$208.42 | \$240.00 | \$628.42 |
| Note: Contingency, OH & P included with the above numbers | | | | |
| PROJECT SPECIALTIES - Total | \$13,260.00 | \$10,629.42 | \$24,240.00 | \$32,049.42 |

135 Commerce Valley Drive East
 Thornhill, Ontario
 L3T 7T4

Tel: 905.707.4747



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| | PHASE I | PHASE II | PHASE III | |
|-------|---------|----------|-----------|--------|
| | 3rd FL | 2nd FL | 1st FL | |
| Area: | 8900 | 6900 | 6200 | 22,000 |

| FURNITURE, FIXTURES & EQUIPMENTS (FF&E) | | | | ESTIMATE |
|---|---------------------|---------------------|--------------------|---------------------|
| New Furniture | \$194,600.00 | \$143,300.00 | \$54,000.00 | \$391,900.00 |
| Furniture Refurbishment | | | | N/A |
| Physical Move | \$26,500.00 | \$16,500.00 | \$7,200.00 | \$50,200.00 |
| Audio Visual Equipment/Presentation Equipment | | | | TBD |
| Window Treatment | | | | TBD |
| Appliances | \$2,000.00 | \$2,000.00 | \$0.00 | \$4,000.00 |
| Telephone Equipments | | | | TBD |
| | | | | |
| Sub Total: | \$223,100.00 | \$161,800.00 | \$61,200.00 | \$446,100.00 |
| Invoice Processing Fee (2%) | \$4,462.00 | \$3,236.00 | \$1,224.00 | \$8,922.00 |
| | | | | |
| FF& E - Total: | \$227,562.00 | \$165,036.00 | \$62,424.00 | \$455,022.00 |

| CONSULTING SERVICE | | | | ESTIMATE |
|---|--------------------|--------------------|--------------------|---------------------|
| Construction Management | \$37,265.00 | \$37,265.00 | \$37,265.00 | \$111,795.00 |
| Project Management, Interior Design, M/E Services | \$60,000.00 | \$35,000.00 | \$25,000.00 | \$120,000.00 |
| Structural Engineering Services | | | | N/A |
| Environmental Engineering | | | | N/A |
| Audio Visual | | | | TBD |
| Landscape Architecture Services | | | | N/A |
| Civil Engineering Services | | | | N/A |
| Inspection and Testing | | | | N/A |
| Move Management | | | | TBD |
| | | | | |
| CONSULTING SERVICES - Total | \$97,265.00 | \$72,265.00 | \$62,265.00 | \$231,795.00 |

| PROJECT TOTALS | | | | TOTAL |
|---|---------------------|---------------------|---------------------|-----------------------|
| CONSTRUCTION COSTS - Total: | \$281,877.82 | \$232,278.68 | \$200,838.00 | \$714,994.50 |
| PROJECT SPECIALTIES | \$13,260.00 | \$10,629.42 | \$24,240.00 | \$32,049.42 |
| FURNITURE, FIXTURES & EQUIPMENTS (FF&E) | \$227,562.00 | \$165,036.00 | \$62,424.00 | \$455,022.00 |
| CONSULTING SERVICES - Total | \$97,265.00 | \$72,265.00 | \$62,265.00 | \$231,795.00 |
| | | | | |
| Project Total: | \$619,964.82 | \$480,209.10 | \$349,767.00 | \$1,433,860.92 |

135 Commerce Valley Drive East
 Thornhill, Ontario
 L3T 7T4

Tel: 905.707.4747

Fax: 905.707.4748 \\Dc01th\construction\Projects\TOWN OF MARKHAM 8100 Warden 3rd FL\1 Markham Budgets\Town of Markham 8100 Warden Preliminary Budget-6.2.08 Phase I-IV

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| PHASE IV | | | | TOTAL |
|--|---------------|---------------|---------------|---------------------|
| Main Lobby | | | | \$15,000.00 |
| 2nd Floor EOC Area | | | | \$100,000.00 |
| Removal of Fire Suppression System, Construct Mtg RM & Coat Closet | | | | \$30,000.00 |
| 3rd Floor Meeting Area - Phase I | | | | \$5,000.00 |
| 3rd Floor Meeting Area - Phase II - Fit-up | | | | \$80,000.00 |
| MDE | | | | \$50,000.00 |
| Gym Facilities incl. Washrooms | | | | \$250,000.00 |
| Full Service Kitchen | | | | \$400,000.00 |
| | | | | |
| Sub Total: | | | | \$930,000.00 |
| Invoice Processing Fee (2%) | | | | \$18,600.00 |
| Project Total: | \$0.00 | \$0.00 | \$0.00 | \$948,600.00 |

Exclusions:

- a) Land acquisition
- b) Development fees
- c) Legal fees and expenses
- d) Owner's staff and management costs
- e) Right of way charges
- f) Easement costs
- g) Financing costs
- h) Hazardous material abatement, if required
- i) Escalation costs
- j) Site plan Approval
- k) Geotechnical
- l) New stationary/address change
- m) Building permit and regulatory approval fees
- n) Goods and Services Tax

Note: This estimate is based on Mayhew Design Drawing issued **May 29, 2008**

Note: This estimate is only a guideline and a representation of the approximate costs for the above project.

Note: The figures provided are subject to change, and may vary depending on independent tender pricing.

Note: Estimated items with TBD notification are "to be determined" costs and are additional costs to this budget

Note: Structural, Mechanical, Sprinklers and Electrical are allowances only and are pending final Engineering.