

# 348 Davenport Sprinkler, Plumbing & Kitchen Modifications

## Part 2: Kitchen and Sprinkler Modifications

RJC Project Number: TOR.121290.0014

### Class A Estimate (R.0)



Prepared for:  
Read Jones Christoffersen Ltd

Prepared by:

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May 9, 2024

May 9, 2024

Read Jones Christoffersen Ltd  
100 University Ave, North Tower, Suite 400  
Toronto, ON, M5J 1V6

Attn: Paul Fritze, B.A.Sc., P.Eng.  
Principal  
Building Science and Restoration

Re: 348 Davenport Sprinkler, Plumbing & Kitchen Modifications, Class A Estimate (R.0)  
Part 2: Kitchen and Sprinkler Modifications  
RJC Project Number: TOR.121290.0014

Dear Paul,

Please find enclosed our Class A Estimate (R.0) for the above project. The estimate is based on design drawings and information provided by RJC received on April 23, 2024.

This estimate is meant to reflect the fair market value for the construction of this project; it is not intended to be the prediction of the lowest bid and should be representative of the median bid amount received in a competitive bidding scenario.

We recommend that the owner and/or the design team carefully review the cost estimate report, including line item descriptions, unit price clarifications, exclusions, inclusions and assumptions, contingencies, escalation, and mark-ups. This is to ensure that the design intent is captured within the content of the report.

Please refer to the preamble of our cost report for all exclusions, assumptions, and information pertaining to the estimate.

Requests for modifications of any apparent errors or omissions to this document must be made to A.W. Hooker Associates Ltd. within ten (10) business days of receipt of this estimate. Otherwise, it will be understood that the contents in this estimate have been concurred with and accepted as final version of the cost report.

We trust our work will assist in the decision making process and look forward to our continued involvement in this important project.

Sincerely,  
A.W. Hooker Associates Ltd



Josh Logan, CEC, C.Tech  
Quantity Surveyor

Sincerely,  
A.W. Hooker Associates Ltd



Stew Kyle, PQS, CET  
Partner

Encl. (Class A Estimate (R.0) – May 9, 2024)

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# 1. Introduction to the Estimate

## 1.1 Project Description

This project consists of the Kitchen and Sprinkler Modifications to the existing YWCA Toronto – Davenport Women’s Shelter located at 348 Davenport Road in Toronto, Ontario. Based on our review the impacted renovation floor area of work is 263m<sup>2</sup> (2,831 SF).

*Refer to section 7.2 Gross Floor Areas (graphical representation) for area illustrations.*

## 1.2 Type of Estimate

This Class A Estimate is intended to establish a realistic elemental estimate of the hard construction costs based on the level of design information provided. Detailed quantities have been measured from drawings where possible for the proposed building (excluding site). This estimate reflects our opinion as to the fair market value for the hard construction of this project.

The accuracy of the estimate is based on the documentation provided and design stage is intended to be +/- 5%-10%. This accuracy is based on the definition for Estimate Classifications (Class A) outlined in the \*Guide to Cost Predictability in Construction prepared by the Joint Federal Government & an Industry Cost Predictability Taskforce. Contingencies are included to offset the accuracy risk, to the extent that the estimated amount represents the current opinion of the likely fair market value at the time of tender.

**The intention of the estimate is not to predict the low bid price received; typically based on historical tender results estimates are more likely to be towards the median value of bids received under competitive conditions as per common practice based CIQS guidelines.** This is a deliberate methodology due to the inherent risk in attempting to predict the low bid and numerous factors which can contribute to lower than anticipated tender submissions which are beyond our control.

Cost Estimate Classification Systems					
AAACE *(1)	Class 5	Class 4	Class 3	Class 2	Class 1
DND *(2)			Indicative	Substantive	
RAIC *(3)	OME	Sketch Design	Design Development	Contract Documents	Tender Documents
GOC *(4)	OME	D	C	B	A
		↓	↓	↓	↓
Design Documentation % Complete					
		12.5%	25.0%	95.0%	100.00%
Cost Estimate Accuracy (+ or - Percentage)					
	+/- 30-100%	+/-20-30%	+/- 15-20%	+/- 10-15%	+/- 5-10%

### Legend

**\*(1)** AAACE Association for the Advancement of Cost Engineering

**\*(2)** DND Department of National Defence

**\*(3)** GOC Government of Canada

**\*(4)** RAIC Royal Architectural Institute of Canada

\*Reference: <https://www.cca-acc.com/wp-content/uploads/2016/07/GuideCostPredictability.pdf>

## 2. Basis of the Estimate

### 2.1 General Information

From the design information provided, we have measured quantities where possible and applied typical unit rates for each of the specific elements based on the project specifications. Where specific design information has not been provided, unit rates are based on historical cost data for this type of project. In some instances where design information is limited, we have made reasonable assumptions based on our experience with projects of a similar scope and design. Estimates for mechanical and electrical systems are developed based on information prepared by the project engineers

Significant changes to the basis of design will impact the estimate value; this is particularly critical where changes are made after the final estimate prior to tender. We recommend that all major design or scope changes be reviewed for their cost, time and constructability impact prior to incorporation in a finalized tender package.

### 2.2 Location Cost Base

The location cost base for this estimate is Toronto, Ontario.

### 2.3 Unit Rates

The unit rates in the preparation of the elemental estimate include labour and material, equipment, and subcontractors overheads and profits. We have assumed for pricing purposes that fair wage / union contractors, sole source tender to Renokrew would perform the work.

Unit rates in all estimates combine the material, labour, and equipment components for a single unit cost for ease of presentation. This estimate is not a prediction of low bid.

### 2.4 Taxes

Harmonized Sales Tax (HST) is excluded from our estimate.

### 2.5 Construction Schedule

The estimate has been prepared on the assumption that the work will be performed within the timelines of a normal construction schedule. The duration of the schedule would be based on the work being performed during regular daytime work hours. No allowances have been included for premium time and after hours work associated with an accelerated construction schedule.

### 2.6 General Requirements and Fees

The General Requirements for the General Contractor are included as a percentage of the hard construction cost. This estimate of the prime contractor's site overheads includes site supervision and labour, access to the site, site accommodations, site protection, temporary utilities, clean up, equipment, and other miscellaneous project requirements provided by the General Contractor.

The Fee element of the estimate is meant to cover the General Contractor's fee to perform the work. The fee would be based on the competitive nature of the bidding process and the market conditions at the time of tender.

## 2.7 Bonding and Insurance

We have included the median estimated costs for 50% Performance, 50% Labour and Materials, and 10% bid bonds. These are the traditional bonding requirements commonly requested by the owner. The actual final bonding costs will vary depending on the selected contractors' performance history.

The estimate includes an allowance for general liability and builder's risk insurance based on an average cost per \$1,000 of estimated hard construction costs. The actual insurance costs would be subject to the insurance requirements for the project.

## 2.8 Procurement

It was assumed for the preparation of this estimate that the project would be sole sourced by a city of Toronto plumber or vendor.

## 2.9 Specifications

Where detailed and comprehensive specifications are unavailable, we have assumed that no onerous special requirements will be applicable to this project. It was assumed that all materials and equipment could be substituted with an alternative product to avoid sole-sourcing which results in a non-competitive market condition.

## 2.10 Soft Costs

The estimated soft costs have been excluded in this estimate.

These costs include items traditionally funded by the owner and separate from the hard construction costs which would be applicable to the contractor. The soft costs include items such as consultant fees; disbursements; project management fees; independent inspection and testing; third party commissioning; legal fees; permits and development charges; operational and moving expenses; financing and loan fees; owner supplied furnishings, fixtures, and equipment; land acquisition costs; and Harmonized Sales Tax.

# 3. Contingencies

## 3.1 Design and Pricing Contingency

The design and pricing contingency has been excluded from the estimate. This contingency, when included, is meant to cover design and pricing unknowns in the preparation of an estimate to reflect the incomplete nature of the design information provided at the time the estimate is prepared.

## 3.2 Escalation Contingency

The estimate excludes an allowance for escalation. This allowance, when included, is meant to provide for increases in construction costs due to changes in market conditions between the time of the estimate and the potential construction commencement. For projects with a schedule in excess of 12 months, the contingency is based on a timeframe that takes escalation to the midpoint of the construction phase.

Escalation during construction is included in the unit rates; essentially this allowance is the risk carried by the general contractor and trades with a fixed price made years before the work is completed or carried out for some trades.

### 3.3 Construction Contingency (Post Contract Changes)

The estimate excludes a contingency for the construction phase of the project. This contingency, when included, is meant to cover the potential cost of post contract changes that may occur after the project is tendered.

As the contingency is excluded from the estimate, we recommend that at a minimum the owner retain a 3-5% contingency for new construction and a 5-7% contingency for renovation. Where a project is of a complex nature these contingencies should be increased to reflect the risk of changes during construction.

This contingency excludes any major program or scope requests by the client; these should form part of an overall project management reserve or be reflected in increased funding.

## 4. General Liability

### 4.1 Statement of Probable Costs

A.W. Hooker Associates Ltd. (HOOKER) has no control over the cost of labour and materials, the general contractors or any subcontractors' methods of determining prices, or competitive bidding and market conditions. This opinion of probable cost of construction is based on the experience, qualifications, and best judgment of the professional consultant familiar with the construction industry. HOOKER does not warranty that proposals or actual construction costs will not vary from this or subsequent estimates.

### 4.2 Ongoing Cost Control

A.W. Hooker Associates Ltd. **recommends** that the owner and/or the design team carefully review the cost estimate report, including line item descriptions, unit price clarifications, exclusions, inclusions and assumptions, contingencies, escalation, and mark-ups. This is to ensure that the design intent is captured within the content of the report. This is especially important at early stage estimates which tend to be based on a lesser level of design completion.

If the project is over budget or there are unresolved budget issues, alternative systems or schemes should ideally be evaluated before proceeding with the design phase. We recommend that cost control be implemented throughout the various stages of the design process to ensure the proposed design remains within the overall budget. It is recommended that the final estimate be produced by HOOKER using Bid Documents to determine overall cost changes, which may have occurred since the preparation of this estimate. The final update estimate will address changes and additions to the documents as well as addenda issued during the bidding process. HOOKER cannot reconcile bid results to any estimate not produced from bid documents including all addenda.

## 5. Estimate Scope Clarifications

### 5.1 List of Exclusions

1. Harmonized Sales Tax (HST)
2. Project Soft Costs (as described in item 2.10 above)
3. Furniture, furnishings, and equipment (except as noted in the estimate)
4. Premium time / after hours work
5. Accelerated construction schedule
6. Construction Contingency allowance
7. Escalation Contingency allowance
8. Design and Pricing Contingency allowance
9. Abatement and handling of asbestos and other hazardous materials
10. Premium for construction management or alternate approaches to procurement
11. Consumption costs for any utilities used during construction (gas, water, hydro etc.)
12. Landscaping

### 5.2 List of Assumptions

#### Architectural:

1. We have assumed the majority of the work to be performed during regular day shifts (unrestricted access to the building during the hours of 8AM to 6 PM Monday to Friday).
2. Contractor will clean up daily to general housekeeping standards.
3. Work is assumed to be completed in one continuous phase.
4. Allowance for patch and repair of floor finishes have been included.
5. Allowance for through slab coring patch have been included.

#### Mechanical:

6. Work will be conducted during regular working hours.
7. Assumed new rough-ins will be required for relocated kitchen equipment.
8. Assumed sprinkler coverage will remain as existing without modifications. Sprinkler work is limited to drain work to sump pump.
9. An allowance is included for relocation and rework of existing dishwasher exhaust to suit new location.
10. Assumed relocation of existing kitchen equipment to be within vicinity of existing location.
11. See estimate for detailed assumptions.

#### Electrical:

12. Work will be conducted by union/ fair wage contractor during regular working hours.
13. Existing main service is in good working order and has sufficient capacity to accommodate renovation.
14. New power connection for relocated equipment has been included in the estimate.
15. Existing lighting, lighting control, fire alarm system, access control, and etc to remain.
16. Refer to estimate for additional scope specific assumptions.

#### General:

17. Various assumptions have been made based on the design information available and our experience with projects of a similar nature. Please refer to the specific items within the estimate for the detailed assumptions made.



## 6. Documentation Received

Drawings and design documentation were provided by RJC:

Pages	Documentation	Documentation Received
10 Drawings	TOR.121290.0014-DWG-20240422-RJC-IFCR Drawings	April 23, 2024
125 Pages	TOR.121290.0014-SPEC-20240422-RJC-IFCR Specifications	April 23, 2024

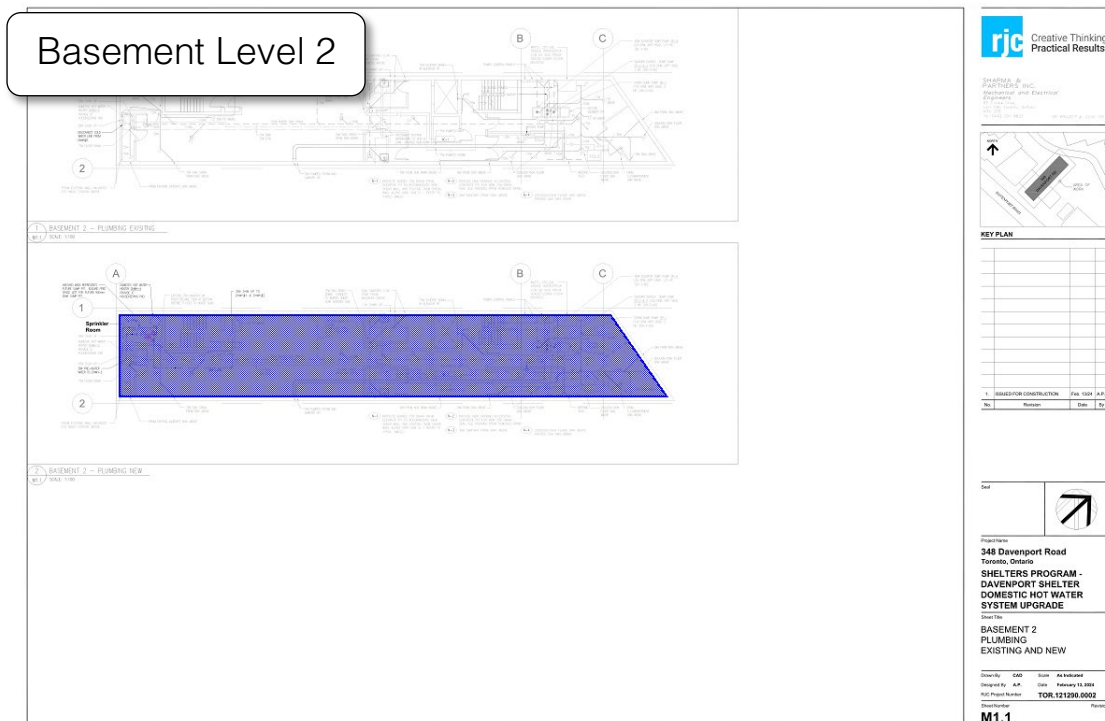
## 7. Gross Floor Area Summary

The gross floor area of Impacted Renovation Area has been measured from drawing M1.1.

### 7.1 Summary of Impacted Renovation Area

Area Description	Gross Floor Area
Basement Level 2	263
<b>Total Gross Floor Area (square meters)</b>	<b>263</b>
<b>Total Gross Floor Area (square feet)</b>	<b>2,831</b>

### 7.2 Gross Floor Areas (graphical representations)



**MASTER ESTIMATE SUMMARY**  
**COT 348 DAVENPORT SPRINKLER, PLUMBING &**  
**KITCHEN MODIFICATIONS**

**Part 2: Kitchen and Sprinkler Modifications**

**RJC Project Number: TOR.121290.0014**

CLASS A ESTIMATE (Rev.0)

MAY 09, 2024

<b>Hard Construction Costs</b>	<b>GFA (m2)</b>	<b>Unit (Cost/m2)</b>	<b>Sub Total</b>	<b>Estimated Total</b>	<b>% of Total</b>
1 Mechanical	263	\$194.11		\$51,050	25.5%
- Plumbing and Drainage		\$153.04	\$40,250		
- Fire Protection		\$7.60	\$2,000		
- Heating, Ventilation, Air Conditioning		\$14.45	\$3,800		
- Controls		\$19.01	\$5,000		
2 Electrical	263	\$20.34		\$5,350	2.7%
- Service and Distribution		\$20.34	\$5,350		
- Lighting, Devices, and Heating		\$0.00	\$0		
- Systems and Ancillaries		\$0.00	\$0		
3 Ancillary Work	263	\$355.83		\$93,582	46.8%
- Demolition		\$75.10	\$19,750		
- Alterations		\$280.73	\$73,832		
4 Contractor's General Requirements	263	\$153.99		\$40,500	20.3%
5 Contractor's Fees (OH&P) 5.0%	263	\$38.02		\$10,000	5.0%
6 Design & Pricing Contingency		Excluded			0.0%
<b>Sub Total (current dollars)</b>	<b>263</b>	<b>\$760.46</b>		<b>\$200,000</b>	
7 Escalation Contingency		Excluded			0.0%
<b>Sub Total (Excluding Escalation)</b>	<b>263</b>	<b>\$760.46</b>		<b>\$200,000</b>	
8 Construction Contingency (Post Contract Changes)		Excluded			0.0%
<b>Total Estimated Hard Construction Cost</b>	<b>263</b>	<b>\$760.46</b>		<b>\$200,000</b>	
<b>Imperial Conversion</b>	<b>2,831</b>	<b>\$70.65</b>		<b>Per SF</b>	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b>C1. SERVICES - MECHANICAL</b>						
<b><u>C1.1 Plumbing &amp; Drainage</u></b>						
<b><u>C1.11 - Plumbing Fixtures</u></b>						<b>\$2,250</b>
1	<u>Kitchen Scope</u>					
2	Allowance for rough-in of existing kitchen equipment to new location	3	NO	\$750.00	\$2,250	
<b><u>C1.12 - Domestic Water</u></b>						<b>\$6,600</b>
3	<u>Kitchen Scope</u>					
4	Allowance for domestic water modifications to suit new dishwasher locations including:					
4.1	- Connect to existing domestic water piping	6	NO	\$500.00	\$3,000	
4.2	- Above grade domestic hot and cold water distribution piping, copper type "L" c/w thermal insulation, joints, fittings and supports	1	NO	\$3,600.00	\$3,600	
<b><u>C1.13 - Sanitary Waste &amp; Vent</u></b>						<b>\$20,400</b>
5	Connect to existing sanitary drainage piping to facilitate for install of sump pump	1	NO	\$500.00	\$500	
6	Allowance for sump pump "P-5" c/w control panel, sensors, alarms, safeties and accessories - 120 GPM flow rate, 40 ft pump head, 3 HP	1	NO	\$10,000.00	\$10,000	
7	Allowance for sprinkler drain service including hub drain, trap, drain piping and venting	1	NO	\$3,000.00	\$3,000	
8	Pumped sanitary piping and fittings, galvanized with screwed joints, fittings and supports - 50 mm dia.	15	m	\$200.00	\$3,000	
9	<u>Kitchen Scope</u>					
10	Allowance for sanitary modifications to suit new dishwasher locations including:					
10.1	- Connect to existing sanitary drainage piping	3	NO	\$500.00	\$1,500	
10.2	- Above grade sanitary collection piping, Cast Iron c/w joints, fittings and supports	1	NO	\$2,400.00	\$2,400	
<b><u>C1.15 - Natural Gas</u></b>						<b>\$2,000</b>
11	Hook-up connection to new gas convection oven c/w branch piping	1	NO	\$2,000.00	\$2,000	
<b><u>C1.16 - Specialty Systems:</u></b>						<b>\$1,000</b>
<b><u>C1.16.8 - Selective / General Demolition</u></b>						<b>\$1,000</b>
12	Allowance for removal of existing piping serving dish table, dishwasher and combi oven to accommodate for relocation	1	LS	\$1,000.00	\$1,000	
<b><u>C1.17 - Miscellaneous Works and General Accounts</u></b>						<b>\$8,000</b>
13	Supervision, job set up, clean up, small tools, rentals, permits & inspections, overhead / profit, etc.	1	NO	\$8,000.00	\$8,000	
<b>TOTAL FOR MECHANICAL - Plumbing &amp; Drainage</b>		1.00	263	m2	\$153.04	<b>\$40,250</b>
<b><u>C1.2 Fire Protection</u></b>						
<b><u>C1.22 - Sprinklers</u></b>						<b>\$2,000</b>
14	Disconnect, remove and dispose of existing wall mounted hose reel and cap piping	1	NO	\$2,000.00	\$2,000	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b><u>C1.25 - Miscellaneous Works and General Accounts</u></b>						\$0
15	Included in above rates					
<b>TOTAL FOR MECHANICAL - Fire Protection</b>		1.00	263 m2	\$7.60	\$2,000	
<b><u>C1.3 Heating, Ventilation &amp; Air Conditioning</u></b>						
<b><u>C1.35 - Exhaust Systems</u></b>						\$3,000
16	Allowance for relocation and reworking of dishwasher exhaust system to suit new dishwasher location including minor ductwork modification	1	NO	\$3,000.00	\$3,000	
17	Assumed relocation of existing dishwasher to be nearby (within 5 m of existing location)				Info Only	
<b><u>C1.37 - Support Systems and Works</u></b>						\$0
<b><u>C1.37.2 - Mechanical Wiring and Starters</u></b>						\$0
18	Line and load side power wiring by Div.16				Info Only	
<b><u>C1.38 - Miscellaneous Works and General Accounts</u></b>						\$800
19	Supervision, job set up, clean up, small tools, rentals, permits & inspections, overhead / profit, etc.	1	NO	\$800.00	\$800	
<b>TOTAL FOR MECHANICAL - HVAC</b>		1.00	263 m2	\$14.45	\$3,800	
<b><u>C1.4 MECHANICAL - Controls</u></b>						
<b><u>C1.41 - Controls and Automation</u></b>						\$5,000
20	Allowance for tie in of sump pump control panel to existing BAS	1	NO	\$5,000.00	\$5,000	
<b><u>C1.42 - Miscellaneous Works and General Accounts</u></b>						\$0
21	Included in above rates					
<b>TOTAL FOR MECHANICAL - Controls</b>		1.00	263 m2	\$19.01	\$5,000	
Total Mech Unit Rate						\$194.11
<b>C2. SERVICES - ELECTRICAL</b>						
<b><u>C2.1 ELECTRICAL - Service &amp; Distribution</u></b>						
<b><u>C2.11 - Main Service</u></b>						\$0
22	No work required				N/A	
<b><u>C2.12 - Emergency Power</u></b>						\$0
23	No work required				N/A	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b><u>C2.13 - Distribution</u></b>						\$900
24	Remedial work to existing power panel including adding new breakers to accommodate new kitchen and mechanical equipment	1	LS	\$900.00	\$900	
<b><u>C2.14 - Feeders</u></b>						\$0
25	Existing to remain				N/A	
<b><u>C2.15 - Motor Controls &amp; Wiring</u></b>						\$2,510
26	60A 208V direct power connection for combi oven	1	NO	\$1,010.00	\$1,010	
27	30A 208V direct power connection for relocated dishwasher	1	NO	\$830.00	\$830	
28	20A 208V direct power connection for sump pump	1	NO	\$670.00	\$670	
<b><u>C2.16 - Miscellaneous</u></b>						\$1,000
29	Provision for remedial work to existing equipment to accommodate renovation	1	LS	\$600.00	\$600	
30	Disconnect and make safe redundant electrical equipment and connections	1	LS	\$400.00	\$400	
<b><u>C2.17 - Electrical Contractors Overhead</u></b>						\$940
31	Supervision	1	LS	\$400.00	\$400	
32	Premium time, etc.				N/A	
33	Job set-up, etc.	1	LS	\$360.00	\$360	
34	Rentals, small tools, etc.	1	LS	\$100.00	\$100	
35	Permits & inspections	1	LS	\$70.00	\$70	
36	Insurance	1	LS	\$10.00	\$10	
<b>TOTAL FOR ELECTRICAL - Service &amp; Distribution</b>		1.00	263	m2	\$20.34	\$5,350

**D. SITE & ANCILLARY WORK**

**D2.1 ANCILLARY WORK - Demolition**

**D2.11 - Demolition**

37	Remove and dispose the following:					
37.1	- slab on grade including saw cutting and granular materials	4	m2	\$1,000.00	\$4,000	
37.2	- miscellaneous specialties	1	LS	\$1,500.00	\$1,500	
38	Temporary Construction signage including:					
38.1	- Signage type 1 - "Building Renovation in Progress - Sorry for the Inconvenience"	1	NO	\$250.00	\$250	
38.2	- Signage type 2 - "This area is closed due to Construction - Do not enter"	2	NO	\$250.00	\$500	
38.3	- Signage type 3 - "Kitchen closed for Construction"	1	NO	\$250.00	\$250	
38.4	- Signage type 4 - "Proceed with Caution" with direction arrow	7	NO	\$250.00	\$1,750	
39	Temporary dust partitions and hoarding	12	m2	\$500.00	\$6,000	
40	Garbage bins and dumping fees	1	LS	\$5,500.00	\$5,500	

**D2.12 - Hazardous Materials**

41	This estimate excludes allowances for asbestos abatement and the handling of hazardous materials					<b>Excluded</b>
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<b>TOTAL FOR ANCILLARY WORK - Demolition</b>		1.00	263	m2	\$75.10	\$19,750
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No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b>D2.2 ANCILLARY WORK - Alterations</b>						
<b>D2.21 - Alterations</b>						
42	New sump pit including:	1	LS	\$34,132.12		\$34,132
42.1	- excavation to pit, assumed hand excavation and disposal	5.5	m3	\$500.00	\$2,750	
42.2	- shoring to pit	14	m2	\$500.00	\$7,000	
42.3	- concrete slab on grade including:	2	m2	\$1,225.00		\$2,450
42.4	- compacted fill	2	m2	\$500.00	\$1,000	
42.5	- reinforcing steel, 15M @150mm c/c epoxy @ middepth e.w	0.1	TN	\$4,500.00	\$450	
42.6	- concrete, 300mm thick	1	m3	\$500.00	\$500	
42.7	- concrete finish	1	LS	\$500.00	\$500	
42.8	- 1200mm diameter, 68x13 corrugated 3mm thick galvanized corrugated steel pipe to sump pit, 1800m deep including assembly	1	NO	\$7,500.00	\$7,500	
42.9	- shrinkable fill 150mm thick around pit	3.5	m3	\$500.00	\$1,732	
42.10	- upper concrete slab including:	4	m2	\$2,112.50		\$8,450
42.11	- soffit formwork	4	m2	\$750.00	\$3,000	
42.12	- reinforcing steel, 15M @150mm c/c epoxy @ middepth e.w including extra reinforcing, 15M e.w	0.1	TN	\$4,500.00	\$450	
42.13	- concrete, 300mm thick	1	m3	\$500.00	\$500	
42.14	- concrete finish	1	LS	\$500.00	\$500	
42.15	- drill and epoxy new bar into existing concrete, 150mm with hilti HY200	8	m	\$500.00	\$4,000	
42.16	- prefabricated sump pit cover	1	NO	\$1,500.00	\$1,500	
42.17	- allowance for miscellaneous metals	1	LS	\$1,500.00	\$1,500	
42.18	- allowance for caulking, sealing and firestopping	1	LS	\$1,250.00	\$1,250	
43	Kitchen equipment modifications as budgeted by Kaizen Foods including:					
43.1	- removal of existing Combi Oven and turnover to City of Toronto, including delivery to Owner	1	LS	\$1,200.00	\$1,200	
43.2	- removal of existing kettle and relocation to a new location on site	1	LS	\$2,000.00	\$2,000	
43.3	- supply and installation of new convection oven	1	LS	\$15,000.00	\$15,000	
43.4	- supply and installation of new stainless steel spacer table	1	LS	\$1,500.00	\$1,500	
43.5	- modification of existing dishwasher condensate hood and adjustment of positioning of existing dishwasher and dish tables	1	LS	\$6,000.00	\$6,000	
44	Allowance to remove and replace existing single entrance door and partition for mobilization of steel pipe	1	LS	\$5,000.00	\$5,000	
45	Allowance for M&E rough-ins for new kitchen equipment	1	LS	\$1,500.00	\$1,500	
46	Allowances for repair to existing finishes damaged during construction	1	LS	\$5,000.00	\$5,000	
47	Allowances for paint existing surfaces	1	LS	\$2,500.00	\$2,500	
<b>TOTAL FOR ANCILLARY WORK - Alterations</b>		1.00	263 m2	\$280.73		\$73,832

**Z. GENERAL REQUIREMENTS & CONTINGENCIES**

**Z1.1 GENERAL REQUIREMENTS & FEES - General Requirements**

**Z1.11 - Supervision & Labour Expenses**

48	Allowance for the General Contractor's supervision & labour expenses as follows:	1	LS	\$22,000	\$22,000	15.0%
48.1	- supervision and coordination of subcontractors					
48.2	- site superintendent and vehicle					
48.3	- general labour expenses					
<b>Cash Allowances</b>						\$15,000
49	Independent inspection and testing as per specification section 01 21 00	1	LS	\$15,000.00	\$15,000	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<b>Z1.13 - Permits, Insurance &amp; Bonds</b>						<b>\$3,500</b>
50	Building permit				Excluded	
51	General Liability and Builder's Risk insurance	1	LS	\$1,000	\$1,000	
52	Labour & Material and Performance bonding	1	LS	\$2,500	\$2,500	
<b>TOTAL FOR GEN. REQ'MENTS &amp; FEES - Gen. Req'ments</b>		1.00	263	m2	\$153.99	<b>\$40,500</b>
 <b>Z1.2 GENERAL REQUIREMENTS &amp; FEES - Fees</b>						
<b>Z1.21 - General Contractor's Fees</b>						
53	Allowance for the General Contractor's Fees (Head Office Overhead, Profit and Risk). (applied to measured works plus general requirements)	1	LS	\$10,000	\$10,000	5.0%
<b>TOTAL FOR GEN. REQ'MENTS &amp; FEES - Fees</b>		1.00	263	m2	\$38.02	<b>\$10,000</b>
 <b>Z2.1 ALLOWANCES - Design &amp; Pricing Contingency</b>						
54	Design & Pricing Contingency as a percentage of the above to cover increases in the overall scope of the design during the remaining stages of the design phase (applied to measured works plus general requirements and fees)				Excluded	
<b>TOTAL FOR ALLOWANCES - Design &amp; Pricing Contingency</b>		1.00	263	m2	\$0.00	<b>\$0</b>
 <b>Z2.2 ALLOWANCES - Escalation Contingency</b>						
55	Contingency for escalation that might occur between the date of the estimate and the anticipated tender date (applied to measured works plus general requirements, fees and Design Contingency)				Excluded	0.0%
<b>TOTAL FOR ALLOWANCES - Escalation Contingency</b>		1.00	263	m2	\$0.00	<b>\$0</b>
 <b>Z2.3 ALLOWANCES - Construction Contingency</b>						
56	Construction Contingency for post contract changes (applied to measured works plus general requirements, fees, Design Contingency and Escalation Contingency)				Excluded	0.0%
<b>TOTAL FOR ALLOWANCES - Construction Contingency</b>		1.00	263	m2	\$0.00	<b>\$0</b>