Agenda

Village Commission Monthly Meeting
Thursday, Jul 23, 2026 @ 2:00 pm

In-Person Only
Library/Village Boardroom, 63 Regent Street, Chester

1.0 Call to Order/Land Acknowledgement

- *As we meet today, we acknowledge that we live in Mi'kma'ki, the traditional and ancestral territory of the Mi'kmaq people. We are all treaty people with a responsibility to each other and to this land.*

2.0 Approval/Amendment of Agenda p. 1

3.0 New Business

3.1 Growth and Renewal for Infrastructure Development (GRID) Program Funding Re-direct p. 2

4.0 Adjournment

Next Meeting(s)

➢ Monthly: Aug 19, 2026 @ 6:00 pm – 63 Regent St & Livestream

2026-07-23 VOC Special Meeting Agenda

Sched 3.1

Village of Chester Commission

Request for Decision

Jul 23, 2026

RE: GRID Funding Re-direct

Issue Summary

The Growth and Renewal for Infrastructure Development (GRID) Program has requested a Village Commission motion supporting the Village's funding redirection request.

Background

The Village previously secured funding from the Growth and Renewal for Infrastructure Development (GRID) Program towards a planned Lido Pool accessible facility access retrofit.

The Lido project was cancelled and the GRID Program notified on Dec 11, 2025. The Village asked if the program would consider re-directing some of the funding to a potential accessibility retrofit to the Zoé Vallé Memorial Library, which the Village had just been awarded the management of. The Program agreed to consider it and I've been keeping them updated and meeting with them on the status of the accessibility planning regularly ever since.

The formal re-application package with the architect's drawings and Class D estimate was submitted to the program on Jul 3, 2026 for consideration.

On Jul 21st I received an email from my contact there that they need a Village Commission motion supporting the amendment request.

Financial

GRID originally awarded the Village $242,000 which has been kept secured in the Lido Pool reserve fund. GRID funds up to 50% of project costs.

In summary, the new Library accessibility project cost estimate is:

	Cost	**Payable HST**	**Total Cost**
Architect Fees	$6,240.00	$240.70	$6,480.70
Class D Estimate	$137,000.00	$5,284.64	142,284.64
TOTAL			**$148,765.34**

Therefore, the re-application request is for a contribution of **$74,382.67**, with the remaining grant funds of $167,617.33 to be returned.

The other half of the project costs, $74,382.67, would be shared between the Village and Library Fund; exact breakdown and funding sources to be confirmed.

Note that should the GRID funding not be successful, the accessibility project would have to be put on hold for the time being while the Village seeks other funding.

The building retrofits must be completed by 2030 per Provincial direction.

Draft Motion

That the Chester Village Commission, having cancelled the Lido Pool accessibility retrofit project in December 2025, requests the re-direction of a portion of the Growth and Renewal for Infrastructure Development (GRID) Program funding received to Zoé Vallé Memorial Library accessibility retrofits, and return the remainder of the grant funds to the Program.

Attachments

A. GRID Re-application Document
B. Architect's Drawings (see p. 2)
C. Class D Estimate

GRID - 01-24-1240 - Project Monitoring Report (PMR)

Project Name:	Chester Lido Pool Accessibility Upgrades		
Municipality:	Village of Chester		
Project Category:	Accessibility		
PMR Sent:	May 25, 2026	**Project Approval Date:**	Mar-21-2025
Program:	GRID	**Project End Date:**	Mar-31-2026

1. **Current Project Scope** (Please refer to application for original scope details)

Phase 3 of an existing project to make the Lido pool and associated parking, and washrooms accessible. This phase is to construct an accessible route from the parking/washroom level down to the pool deck.

2. **Project Information** (Please complete all fields in grey below)

Current Phase of the Project and Percentage Complete (i.e., pre-design, design, tender stage, construction)	Phase	% Complete
Percentage Completion to Date for the Entire Project		
Awarded Tender Information	Contractor:	
	Award Date:	
	Amount:	
If not awarded by Tender describe procurement process		

Forecasted/Actual Start Date (D/M/Y)	
Forecasted/Actual End Date (D/M/Y)	
Project Scope change is required (Yes or No)	
Project Extension is required (Yes or No)	

3. **Are there any risks/issues that could affect the forecasted end date of your project? If yes, please outline those risks and include any mitigation measures. If a project extension is required, please provide a rationale for the extension request (Project extension requests are subject to approval by DMA).**

4. **Has the project scope and/or outcomes been impacted? If a project scope change is required, please provide a revised project scope and updated outcome indicators (Project scope change requests are subject to approval by DMA).**

BACKGROUND: Due to issues with scope and ballooning costs, the Village of Chester Commission cancelled the Lido Pool accessible entrance project that the GRID grant we received ($242,000) was to fund, in Dec 2025. At the time we asked if a different accessibility project could be considered, and the GRID program agreed to evaluate it. The Commission assumed responsibility for the Zoe Valle Memorial Library as of Apr 1, 2026 and have moved our offices into the building. Note that the Library is on the ground floor of the building, and there is a meeting space for members of the public who may have business with the village as well.

NEW PROJECT SCOPE:
We have received the architect's drawings for the retrofit and, yesterday, a Class D estimate.

Scope includes:
- Exterior: Installation of an accessible parking space, an accessible pathway with handrails, the construction of a new landing, widening the exterior door frame and replacing the door with appropriate hardware. Applicable signage included.
- Interior: Enlargement of the existing single stall public washroom to accessible standards (including moving walls, re-plumbing, installing compliant fixtures), as well as widening interior doorways and removing thresholds for barrier-free navigation of the ground floor.

STATUS:
A building permit application is with the Municipality of the District of Chester for approval. Nova Scotia Public Works have reviewed the project for a "work within highway right-of-way" permit, and have approved pending receipt of the municipal permit.

TIMING & COSTS:
Our plan is to complete the project ASAP, hopefully with your help. In the calculations of Part 5 I've included the architect's fees already incurred in this fiscal, and their Class D construction cost estimate in next fiscal in an abundance of caution. Costs below include non-refundable HST of 3.8574%. Until construction tendering is complete and the contractor awarded we can't know the construction schedule. Hopefully it will all be in this fiscal!

If this revised application is accepted, we would hope for a GRID contribution of $74,382.67, and the remaining $167,617.33 would be returned.

5. **Project Financial Forecast** (Please complete all fields in grey below)

	Approved Funding	Current Forecast Cost of Project [1]	Total Project Cost (to be incurred by March 31, 2027) [2]	Cash flow Forecast FY 2027-2028
Total Project Cost	$483,626.00	$ 148,765.34	$ 6,480.70	$ 142,284.64
Provincial Funding	$242,000.00	n/a	n/a	n/a
Municipal/Other Funding	$241,626.00			

[1] Current forecast cost of project means total cost of the project as forecasted at the time of this request

[2] Total project cost incurred by March 31 means total cost of goods received or services delivered to-date for the project by March 31 of the current fiscal year.

Project Contact Person: Heather McCallum, Clerk/Treasurer
(Please Print)

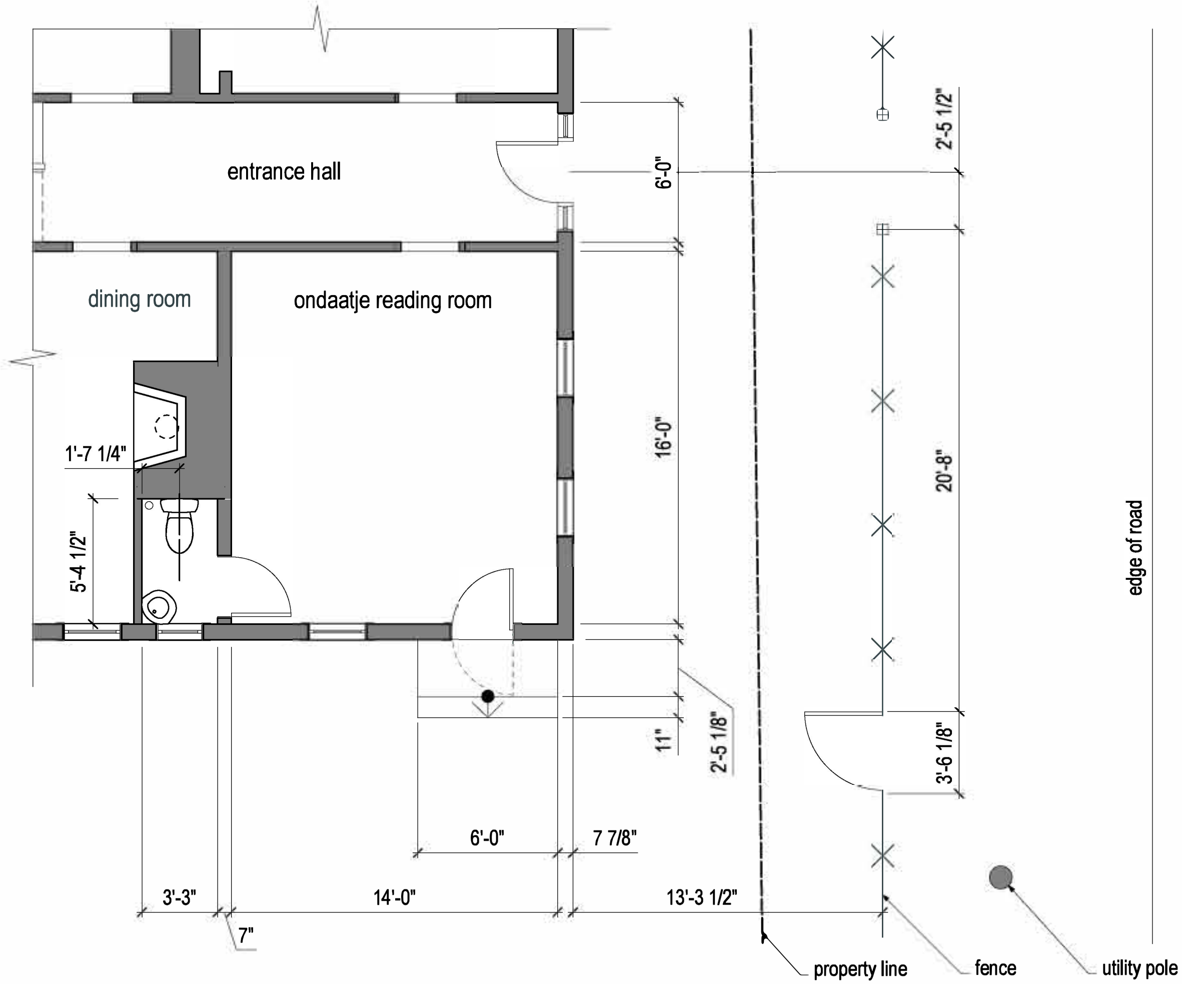
Phone No.: 902-275-4994

E-mail: heather.mccallum@villageofchesterns.ca

Signature: ____________________
(Official Responsible for Project Management)

Date: 3 July 2026

B



Property lines & building location shown are based on Able Engineering Services Inc. survey dated 2 Oct. 2018

902 423 1329 • anne@annesinclairarchitects.ca
ANNE SINCLAIR ARCHITECT
5675 Inglis Street • Halifax NS • Canada • B3H 1K2

Zoe Valle Memorial Library
Accessibility Renovation

63 Regent Street, Chester NS

Issued for Development Permit
9 June, 2026

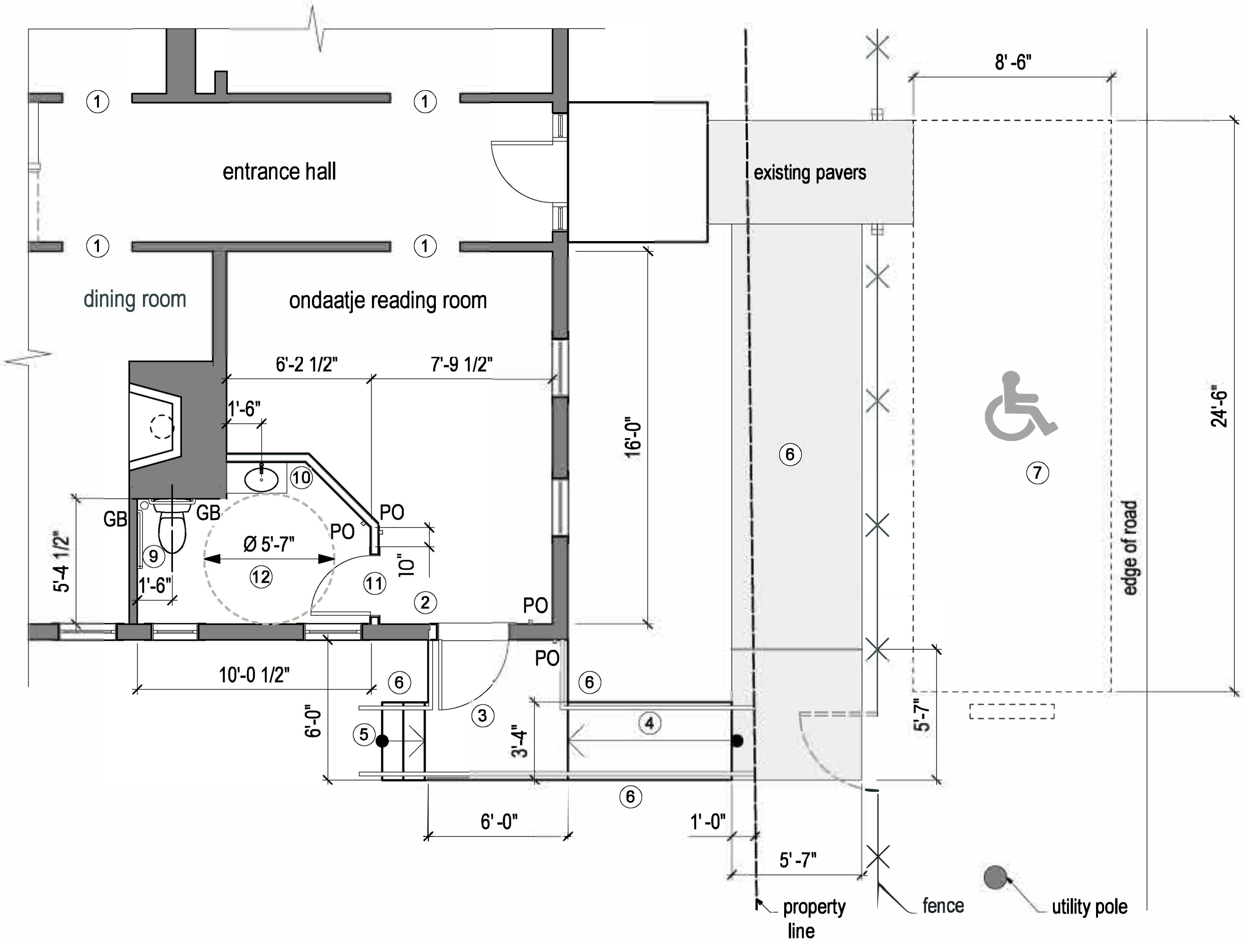
Scale
3/16"= 1'-0"

Existing Plan

1 of 2

N

Project North



Legend

(existing wall)	existing wall
(new wall)	new wall
PO	power door operator, 36" vertical type
GB	grab bar

1. widen doorways to 34" clear and remove thresholds; replace trim to match existing
2. enlarge opening, new 36" door to match exist. door style and trim
3. new wood landing level with exist. floor
4. new max 1:12 wood ramp
5. new wood steps
6. new wood pickets with metal handrails
7. new accessible parking space & sign - PENDING APPROVAL
8. new landing & sloping walk (1:20) - pavers to match exist
9. relocate toilet 1 1/2" toward dining room wall
10. new sink & counter
11. new 36" door to match exist. panel door; lever hardware; CSA compliant sign
12. new motion sensor light & emergency lighting in washroom

NOTES:
1. **All work must conform to NSBCR latest edition**
2. **This drawing must not be scaled.**
3. **Contractor to verify all dimensions before starting any work**
4. **This drawing is the property of the architect and may not be reproduced or used without written consent of the architect.**

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ANNE SINCLAIR ARCHITECT

5675 Inglis Street • Halifax NS • Canada • B3H 1K2

Zoe Valle Memorial Library
Accessibility Renovation

63 Regent Street, Chester NS

Issued for Development Permit
9 June, 2026

Scale
3/16"=1'-0"

Proposed Plan

2 of 2

N

Project North

Zoe Valle Memorial Library, Accessibility Renovation

63 Regent Street, Chester, NS

ELEMENTAL COST PLAN

CLASS D - DESIGN DEVELOPMENT

JULY 2, 2026

163 Village Road, Herring Cove, Nova Scotia, Canada, B3V 1H2

www.qsolv.ca

Preamble

INTRODUCTION

The Class D - Design Development Cost Plan enclosed represents the construction costs for the proposed accessibility renovations to the Zoe Valle Memorial Library located on 63 Regent Street in Chester, Nova Scotia as designed by Anne Sinclair Architects for the Village of Chester.

APPROACH

The construction costs for this report include all materials, labour, equipment, overheads, general conditions, plus markups and contractor's profit, for the accessibility renovations as presented in the project documents.

The **Tender Value is estimated at $124,000.00** plus taxes and the **Construction Value is estimated at $137,000.00** plus taxes.

Quantities were measured based on the Canadian Institute of Quantity Surveyors (CIQS) standards for Method of Measurement and presented in elemental format.

Pricing reflects competitive bids for every element of the work for a project of this type procured under an open market stipulated lump sum bid contract in Chester, NS. Unit costs are developed and expressed as typical sub-contractor pricing and are inclusive of subcontractor's overheads and profits.

This estimate is an indication of the probable construction costs and is intended to represent fair market value of the construction costs. This estimate should not be considered a prediction of the lowest bid.

SPACE MEASUREMENT

The Area of Renovation (AOR) was measured at 544 square feet (sf) based on the CIQS Method of Measurement standards and the International Construction Measurement Standards (ICMS).

COST BASE

All costs are expressed in third quarter 2026 Canadian dollars (3Q2026).

All costs are shown exclusive of the 14% Harmonized Sales Tax (HST).

Preamble

ESCALATION

An Escalation Allowance is excluded from this report as no schedule was provided. Every attempt has been made to allow for current construction market conditions but Nova Scotia is experiencing significant construction escalation currently with no signs of easing in the immediate future. It is recommended the Owner carry a minimum 8% per annum for construction escalation until a project schedule is developed.

CONTINGENCIES

A Design Development Contingency Allowance of 15% is included in this report to allow for scope and budget adjustments during the remaining design phase.

A Construction Contingency Allowance of 10% is included in this report to allow for scope changes and possible change orders during the construction phase.

EXCLUSIONS

The following have been excluded from this cost report:

Premium for single source materials or equipment
Third party commissioning
Professional and design fees
Project management fees
Interim financing
Land acquisition costs
Legal fees and surveys
Moving cost or swing space
Owner's risk allowance
Accelerated schedule
Phasing premiums
Cash allowances
Testing and inspections
Cost premiums due to new tariffs placed on material and equipment
Cost premiums due to changes in pandemic protocols
Owner supplied equipment
Hazardous containing materials abatement
Construction escalation

Preamble

DOCUMENTATION

This Class D Cost Plan is based on the following documentation received:

Drawings	Rev	Dated
1 of 2 Existing Plan		June 9, 2026
2 of 2 Proposed Plan		June 9, 2026

Specifications/Reports

None provided

TOTAL PROJECT COST SUMMARY

PROJECT: ZOE VALLE MEMORIAL LIBRARY ACCESSIBILITY RENOVATION
LOCATION: 63 REGENT STREET, CHESTER, NS
CLIENT: VILLAGE OF CHESTER
ARCHITECT: ANNE SINCLAIR ARCHITECT

Class D Cost Plan

DATE: JULY 2, 2026
CLASS: D - DESIGN DEVELOPMENT
FILE 13674
AOR:sf 544

AREA OF RENOVATION 544 sf

DESCRIPTION		ELEMENTAL QUANTITY		ELEMENTAL UNIT RATE	ELEMENTAL AMOUNT	%	NOTES
1	BUILDING SHELL	544	sf	$ 19.68	$ 10,700	6.85	
2	INTERIORS	544	sf	$ 49.42	$ 26,874	17.21	
3	MECHANICAL	544	sf	$ 23.17	$ 12,600	8.07	
4	ELECTRICAL	544	sf	$ 10.76	$ 5,850	3.75	
5	SITEWORK	544	sf	$ 45.01	$ 24,479	15.67	
6	ANCILLARY WORK	544	sf	$ 15.89	$ 8,642	5.53	
7	GENERAL REQUIREMENTS & FEE	544	sf	25%	$ 23,623	15.13	
8	DESIGN DEVELOPMENT CONTINGENCY	544	sf	10%	$ 11,277	7.22	
9	ESCALATION ALLOWANCE	544	sf	5%	$ -	0.00	To be determined by others if required.
10	CASH ALLOWANCES	544	sf	$ -	$ -	0.00	To be determined by others if required.
11	TOTAL TENDER AMOUNT	544	sf	$ 228.02	$ 124,000	79.40	
12	CONSTRUCTION CONTINGENCY	544	sf	10%	$ 12,404	7.94	
13	TOTAL CONSTRUCTION AMOUNT	544	sf	$ 251.93	$ 137,000	87.72	
14	FURNITURE, FITTINGS AND EQUIPMENT (FF&E)	544	sf	$ -	$ -	0.00	To be determined by others if required.
15	THIRD PARTY COMMISSIONING	544	sf	$ -	$ -	0.00	To be determined by others if required.
16	LAND AQUISTITION COSTS	544	sf	$ -	$ -	0.00	To be determined by others if required.
17	SWING SPACE COSTS	544	sf	$ -	$ -	0.00	To be determined by others if required.
18	MOVING ALLOWANCE	544	sf	$ -	$ -	0.00	To be determined by others if required.
19	PHASING ALLOWANCE	544	sf	$ -	$ -	0.00	To be determined by others if required.
20	DESIGN FEES & DISBURSEMENTS	544	sf	$ -	$ -	0.00	To be determined by others if required.
21	PROJECT MANAGEMENT FEES	544	sf	$ -	$ -	0.00	To be determined by others if required.
22	PROJECT FINANCING	544	sf	$ -	$ -	0.00	To be determined by others if required.
23	OWNERS RISK ALLOWANCE	544	sf	$ -	$ -	0.00	To be determined by others if required.
24	TOTAL PROJECT AMOUNT (Less HST)	544	sf	$ 251.93	$ 137,000	87.72	
25	HST	14%			$ 19,180	12.28	
26	TOTAL PROJECT AMOUNT (HST Included)	544	sf	$ 287.20	$ 156,180	100.00	

ELEMENTAL COST SUMMARY

Class D Cost Plan

PROJECT:	ZOE VALLE MEMORIAL LIBRARY ACCESSIBILITY RENOVATION	DATE:	JULY 2, 2026
LOCATION:	63 REGENT STREET, CHESTER, NS	CLASS:	D - DESIGN DEVELOPMENT
CLIENT:	VILLAGE OF CHESTER	FILE	13674
DESIGNER:	ANNE SINCLAIR ARCHITECT	AOR:sf	544

AREA OF RENOVATION 544 sf

ELEMENT		RATIO TO AOR	ELEMENTAL QUANTITY		ELEMENTAL UNIT RATE	ELEMENTAL AMOUNT	RATE PER AOR	TOTAL AMOUNT	%
A	SHELL						$ 20	$ 10,700	7.81
A1	SUBSTRUCTURE						$ -	$ -	0.00
A11	Foundations	1.000	544	sf	$ -	$ -	$ -		0.00
A12	Basement Excavation	1.000	544	sf	$ -	$ -	$ -		0.00
A2	STRUCTURE						$ -	$ -	0.00
A21	Lowest Floor Construction	1.000	544	sf	$ -	$ -	$ -		0.00
A22	Upper Floor Construction	1.000	544	sf	$ -	$ -	$ -		0.00
A23	Roof Construction	1.000	544	sf	$ -	$ -	$ -		0.00
A3	EXTERIOR ENCLOSURE						$ 20	$ 10,700	7.81
A31	Walls Below Grade	1.000	544	sf	$ -	$ -	$ -		0.00
A32	Walls Above Grade	1.000	544	sf	$ 1.84	$ 1,000	$ 2		0.73
A33	Windows and Entrances	0.039	21	sf	$ 461.90	$ 9,700	$ 18		7.08
A34	Roof Coverings	1.000	544	sf	$ -	$ -	$ -		0.00
A35	Projections	1.000	544	sf	$ -	$ -	$ -		0.00
B	INTERIORS						$ 49	$ 26,874	19.62
B1	PARTITIONS AND DOORS						$ 25	$ 13,449	9.82
B11	Partitions	1.000	544	sf	$ 12.04	$ 6,549	$ 12		4.78
B12	Doors	0.040	22	sf	$ 313.64	$ 6,900	$ 13		5.04
B2	INTERIOR FINISHES						$ 19	$ 10,248	7.48
B21	Floor Finishes	0.453	246	sf	$ 15.26	$ 3,761	$ 7		2.74
B22	Ceiling Finishes	1.000	544	sf	$ 5.52	$ 3,000	$ 6		2.19
B23	Wall Finishes	2.846	1548	sf	$ 2.25	$ 3,487	$ 6		2.55
B3	FITTINGS AND EQUIPMENT						$ 6	$ 3,177	2.32
B31	Fittings and Fixtures	1.000	544	sf	$ 5.84	$ 3,177	$ 6		2.32
B32	Equipment	1.000	544	sf	$ -	$ -	$ -		0.00
B33	Conveying Systems	1.000	544	sf	$ -	$ -	$ -		0.00
	SERVICES						$ 34	$ 18,450	13.47
C1	MECHANICAL						$ 23	$ 12,600	9.20
C11	Plumbing and Drainage	1.000	544	sf	$ 20.41	$ 11,100	$ 20		8.10
C12	Fire Protection	1.000	544	sf	$ -	$ -	$ -		0.00
C13	HVAC	1.000	544	sf	$ 2.76	$ 1,500	$ 3		1.09
C14	Controls	1.000	544	sf	$ -	$ -	$ -		0.00
C2	ELECTRICAL						$ 11	$ 5,850	4.27
C21	Services and Distribution	1.000	544	sf	$ 0.92	$ 500	$ 1		0.36
C22	Lighting, Devices and Heating	1.000	544	sf	$ 8.00	$ 4,350	$ 8		3.18
C23	Systems and Ancillaries	1.000	544	sf	$ 1.84	$ 1,000	$ 2		0.73
NET BUILDING SUBTOTAL - LESS SITE							$ 103	$ 56,024	40.89
D	SITE & ANCILLARY WORK						$ 61	$ 33,120	24.18
D1	SITEWORK						$ 45	$ 24,479	17.87
D11	Site Development	1.000	544	sf	$ 45.01	$ 24,479	$ 45		17.87
D12	Mechanical Site Services	1.000	544	sf	$ -	$ -	$ -		0.00
D13	Electrical Site Services	1.000	544	sf	$ -	$ -	$ -		0.00
D2	ANCILLARY WORK						$ 16	$ 8,642	6.31
D21	Demolition	1.000	544	sf	$ 15.89	$ 8,642	$ 16		6.31
D22	Alterations	1.000	544	sf	$ -	$ -	$ -		0.00
NET BUILDING SUBTOTAL - INCLUDING SITE							$ 164	$ 89,144	65.07
Z	GENERAL REQUIREMENTS AND ALLOWANCES						$ 87	$ 47,304	34.53
Z1	GENERAL REQUIREMENTS AND FEES						$ 43	$ 23,623	17.24
Z11	General Requirements and Overheads		15%			$ 13,372	$ 25		9.76
Z12	Contractors Profit		10%			$ 10,252	$ 19		7.48
Z2	ALLOWANCES						$ 44	$ 23,681	17.29
Z21	Design Allowance		0%			$ 11,277	$ 21		8.23
Z22	Escalation Allowance		0%			$ -	$ -		0.00
Z23	Construction Allowance		10%			$ 12,404	$ 23		9.05
TOTAL CONSTRUCTION COST (HST EXTRA)					$252 per sf			$ 137,000	100.00

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Element	Quantities			Unit Rates		Sub-totals
EXTERIOR ENCLOSURE						
A32 Walls Above Grade						
1 Modify Exterior Wall						
▪ Cut exterior opening to 36" wide	1	no	$	1,000.00	$	1,000
A32 Walls Above Grade Total	**544**	**sf**	**$**	**1.84**	**$**	**1,000**
A33 Windows and Entrances						
1 New Entrance						
▪ SWC exterior glazed 36" wide door	1	no	$	2,500.00	$	2,500
▪ Wood frame	1	no	$	350.00	$	350
▪ Power operator	1	no	$	5,500.00	$	5,500
▪ Push/pulls	2	no	$	200.00	$	400
▪ Sealants	1	sum	$	200.00	$	200
▪ Cylinder	1	no	$	250.00	$	250
▪ Threshold	1	no	$	500.00	$	500
A33 Windows and Entrances Total	**21**	**sf**	**$**	**461.90**	**$**	**9,700**
PARTITIONS AND DOORS						
B11 Partitions						
1 New Partitions						
▪ 5/8" GWB - taped and sanded	108	sf	$	7.00	$	759
▪ 2-1/2" steel studs @ 16" oc	108	sf	$	7.00	$	759
▪ Acoustic batt insulation	108	sf	$	2.50	$	271
▪ 5/8" GWB - taped and sanded	108	sf	$	7.00	$	759
2 Existing Partitions						
▪ Widen interior doorways to 34" wide	4	no	$	750.00	$	3,000
3 Patching						
▪ Patch walls where affected by new work	1	sum	$	1,000.00	$	1,000
B11 Partitions Total	**544**	**sf**	**$**	**12.04**	**$**	**6,549**
B12 Interior Doors and Screens						
1 New Interior Door						
▪ SWC single 36" wide door	1	no	$	1,000.00	$	1,000
▪ Wood frame	1	no	$	500.00	$	500
▪ Automatic door opener	1	no	$	4,500.00	$	4,500
▪ Door hardware allowance	1	sum	$	750.00	$	750
▪ Paint door	1	no	$	150.00	$	150
B12 Interior Doors and Screens Total	**22**	**sf**	**$**	**313.64**	**$**	**6,900**
FINISHES						
B21 Floor Finishes						
1 Replace Washroom Flooring						

Element			Quantities		Unit Rates		Sub-totals	
		▪ Sheet vinyl flooring	246	sf	$	10.00	$	2,465
		▪ Floor leveller	246	sf	$	2.00	$	493
		▪ Rubber base	79	lf	$	7.00	$	553
		▪ Patch flooring where plumbing removed	1	sum	$	250.00	$	250
B21	**Floor Finishes Total**		**246**	**sf**	**$**	**15.26**	**$**	**3,761**
B22	Ceiling Finishes							
	1	Ceiling Finishes						
		▪ Cut & patch existing GWB ceiling	1	sum	$	3,000.00	$	3,000
B22	**Ceiling Finishes Total**		**544**	**sf**	**$**	**5.52**	**$**	**3,000**
B23	Wall Finishes							
	1	Painting						
		▪ Paint new partition	217	sf	$	2.00	$	434
		▪ Repaint existing walls	1527	sf	$	2.00	$	3,053
B23	**Wall Finishes Total**		**1548**	**sf**	**$**	**2.25**	**$**	**3,487**
FITTINGS AND EQUIPMENT								
B31	Fittings and Fixtures							
	1	Washroom Accessories						
		▪ Grab bars	2	no	$	175.00	$	350
		▪ Toilet tissue dispenser	1	no	$	150.00	$	150
		▪ Mirror	1	no	$	450.00	$	450
		▪ Soap dispenser	1	no	$	75.00	$	75
		▪ Paper towel dispenser	1	no	$	300.00	$	300
		▪ Waste	1	no	$	250.00	$	250
		▪ Sanitary napkin disposal	1	no	$	250.00	$	250
		▪ Coat hook	1	no	$	75.00	$	75
	2	Millwork						
		▪ Washroom vanity	3	lf	$	500.00	$	1,277
B31	**Fittings and Fixtures Total**		**544**	**sf**	**$**	**5.84**	**$**	**3,177**
MECHANICAL								
C11	Plumbing and Drainage							
	1	Plumbing Fixtures						
		▪ Relocate toilet	1	no	$	1,500.00	$	1,500
		▪ New lavatory with trims	1	no	$	3,500.00	$	3,500
		▪ New sanitary piping connected to existing	10	lf	$	150.00	$	1,500
		▪ New DCW/DHW piping connected to existing	30	lf	$	120.00	$	3,600
		▪ New vent piping connected to existing	10	lf	$	100.00	$	1,000
C11	**Plumbing and Drainage Total**		**544**	**sf**	**$**	**20.41**	**$**	**11,100**

Element	Quantities		Unit Rates	Sub-totals
C13 Heating, Ventilation, Air Conditioning				
1 Washroom Exhaust				
▪ New or reuse existing exhaust fan	1	sum	$ 1,500.00	$ 1,500
C13 Heating, Ventilation, Air Conditioning Total	544	sf	$ 2.76	$ 1,500
ELECTRICAL				
C21 Services and Distribution				
1 Normal Power				
▪ New breakers to existing panel	1	no	$ 500.00	$ 500
C21 Services and Distribution Total	544	sf	$ 0.92	$ 500
C22 Lighting, Devices and Heating				
1 Light Fixtures				
▪ New occupancy sensor light	1	no	$ 1,000.00	$ 1,000
▪ Emergency lighting	1	no	$ 500.00	$ 500
▪ Branch circuit wiring	1	sum	$ 2,500.00	$ 2,500
2 Mechanical Connections				
▪ Exhaust fan	1	no	$ 350.00	$ 350
C22 Lighting and Heating Total	544	sf	$ 8.00	$ 4,350
C23 Systems and Ancillaries				
1 Access Control				
▪ Wiring to new power operators	2	loc	$ 500.00	$ 1,000
C23 Systems and Ancillaries Total	544	sf	$ 1.84	$ 1,000
SITE WORKS				
D11 Site Development				
1 Removals				
▪ Remove side entry pad	1	no	$ 200.00	$ 200
▪ Remove sod	324	sf	$ 1.50	$ 486
▪ Remove plantings as req'd	1	sum	$ 500.00	$ 500
2 Paver Sidewalk				
▪ New concrete pavers	44	sf	$ 25.00	$ 1,096
▪ Granular base	4	cyd	$ 100.00	$ 400
3 Handicap Ramp, Landing & Stairs				
▪ Concrete piers	4	no	$ 1,500.00	$ 6,000
▪ 6x6 PT posts	30	lf	$ 75.00	$ 2,250
▪ 2"x12" PT framing	75	lf	$ 50.00	$ 3,767
▪ 1X6 PT decking	132	lf	$ 10.00	$ 1,323
▪ Handrail	34	lf	$ 100.00	$ 3,414

Element			Quantities		Unit Rates		Sub-totals	
	4	Signage						
		▪ Accessible parking space & sign	1	no	$	1,500.00	$	1,500
	5	Landscaping						
		▪ Grade site	409	sf	$	2.50	$	1,021
		▪ Topsoil and sod	409	sf	$	2.50	$	1,021
		▪ Plantings	1	sum	$	1,500.00	$	1,500
D11	**Site Development Total**		**544**	**sf**	**$**	**45.01**	**$**	**24,479**
ANCILLARY WORK								
D21	Demolition							
	1	Hazardous Containing Materials Abatement						
		▪ None identified	1	sum	$	-	$	-
	2	Selective Demolition						
		▪ Remove existing entrance	1	no	$	500.00	$	500
		▪ Remove exterior single door, frame, hrdw	1	no	$	500.00	$	500
		▪ Remove walls	5	lf	$	150.00	$	804
		▪ Removing flooring	246	sf	$	2.00	$	493
		▪ Remove washroom fixtures	2	no	$	250.00	$	500
	3	Demolition Ancillary						
		▪ Temporary dust partitions	284	sf	$	10.00	$	2,845
		▪ Negative air, temporary cleaning	1	sum	$	1,000.00	$	1,000
		▪ Dumpsters, tipping fees	1	sum	$	2,000.00	$	2,000
D21	**Demolition Total**		**544**	**sf**	**$**	**15.89**	**$**	**8,642**
GENERAL REQUIREMENT AND FEE								
Z11	General Requirements and Overheads							
		▪ Contractor's general requirements & overheads				15.00%	$	13,372
Z11	**General Requirements and Overheads Total**		**544**	**sf**	**$**	**24.59**	**$**	**13,372**
Z12	Contractor's Profit							
		▪ Contractor's profit				10.00%	$	10,252
Z12	**Contractor's Profit Total**		**544**	**sf**	**$**	**18.85**	**$**	**10,252**
ALLOWANCES								
Z21	Design Allowance							
		▪ Design development contingency				10.00%	$	11,277
Z21	**Design Allowance Total**		**544**	**sf**	**$**	**20.74**	**$**	**11,277**
Z23	Construction Contingency							
		▪ Construction contingency				10.00%	$	12,404

Element	Quantities		Unit Rates	Sub-totals
Z23 Construction Contingency	544	sf	$ 22.81	$ 12,404