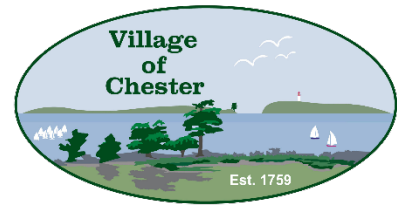


Minutes

Village Commission Special Meeting Wednesday, July 23, 2026 – 2:00 pm

In-Person only

Village/Library Boardroom, 63 Regent Street, Chester



Present: Geraldine Pauley, Chair
Randall O'Malley, Vice-Chair
Laura Mulrooney, Commissioner
Tom Mulrooney, Commissioner
Gloria Nauss, Commissioner

Staff: Heather McCallum, Clerk/Treasurer (C/T)

1.0 Call to Order/Land Acknowledgement

Chair Pauley called the meeting to order at 1:58 pm.

She stated the 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

The Agenda of the Chester Village Commission's Jul 23, 2026 Special Meeting was approved as presented **by consensus**.

3.0 New Business

3.1 Request for Decision: Growth and Renewal for Infrastructure Development (GRID) Program Funding Re-direct

The Clerk/Treasurer presented the Request for Decision (*Sched 3.1*). She explained that the GRID Program has requested a Village Commission motion supporting the Village's funding re-direction request. A request for a motion from the Municipality of the District of Chester's Council, as the original application required a Council motion in support. It should be a very brief item so hopefully it can be included in the next Council

agenda. **Update:** The request was included in the Jul 30, 2026 Council Meeting Agenda.

Motion #26-047: Commissioner Nauss moved; Vice-Chair O'Malley seconded: 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.

Motion carried unanimously.

Chair Pauley explained that the work will be sourced via two publicly tendered Requests for Proposal: one for the exterior landscaping portion and one for the building retrofit. **Action:** C/T McCallum will follow up with the GRID Program regarding Class D Estimate contingency.

4.0 Other Business

- **ZVML Documentary:** Commissioner L. Mulrooney confirmed that Glen MacLeod, the previous caretaker of the Zoé Vallé Memorial Library, has given the Commission permission to publicly share the ZVML documentary video "The Vestibule of Heaven".
- **e-Transfers:** The Clerk/Treasurer noted that she will request the bank to enable e-transfers to the Library main account for any guest user fees, donations, etc.

5.0 Adjournment

There being no further business, the meeting was adjourned at 2:15 pm.

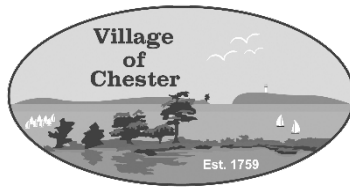
Next Meeting(s)

- Monthly: Wed, Aug 19, 2026 - 6:00 pm @ 63 Regent St.
- Monthly: Wed, Sep 16, 2026 - 6:00 pm @ 63 Regent St.

Commission Chair
Geraldine Pauley

Clerk/Treasurer
Heather McCallum

Sched 3.1



Village of Chester Commission Request for Decision Jul 23, 2026

RE: GRID Funding Re-direct (UPDATED)

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
<i>Architect Fees</i>	\$6,240.00	\$240.70	\$6,480.70
<i>Class D Estimate</i>	\$124,000.00	\$4,783.18	128,783.18
<i>Contingency</i>	31,000.00	\$1,195.79	32,195.79
<i>TOTAL</i>			\$167,459.87

Therefore, the re-application request is for a contribution of **\$83,730**, with the remaining grant funds to be returned.

The other half of the project costs, \$83,730, 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

REVISION 2, July 30, 2026 - See items #4 & 5. Thank you.

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 of notifying GRID of the cancellation we asked if a different accessibility project could be considered for some of the funds, 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 meeting space for members of the public who have business with the Village as well.

NEW PROJECT SCOPE:

We have received the architect's drawings for the retrofit and, on Jul 3rd, a Class D estimate.

Scope includes:

- Exterior: Installation of an accessible parking space, and 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, and installing compliant fixtures), as well as widening interior doorways and removing thresholds for barrier-free navigation.

STATUS (REVISED):

Nova Scotia Public Works have reviewed the project for a "work within highway right-of-way permit" and have tentatively approved pending the actual application – which they currently have. Once funding is confirmed the Village will issue two RFPs for exterior and interior construction, with drawings. The Municipality of the District of Chester is fully in the loop on the project and is standing by to receive a building permit application and variance application once construction drawings are received.

TIMING & COSTS (REVISED):

Our plan is to complete the project ASAP, hopefully with your help! The exterior work is the priority we would like to have done this fall before the snow flies. The interior work would be done over the winter. However, until construction tendering is complete and contractors awarded we can't know the construction schedule for sure. Hopefully most or all will be in this fiscal year.

In the calculations of Part 5 I have revised the numbers per the "E grid-cost-estimate" by including a corrected Class D contingency of 25%. In an abundance of caution, the calculations show the architect's fees already incurred in this fiscal, and the Class D construction cost estimate in next fiscal. Costs include non-refundable HST of 3.8574%. If this Application (REV 2) is accepted, we would hope for a GRID contribution of \$83,730, and the remaining \$158,270 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	\$ 167,460.00	\$ 6,481.00	\$ 160,979.00
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: July 30, 2026

**Growth and Renewal for Infrastructure Development Program (GRID)
(Nova Scotia)**

Detailed Cost Estimate

Applicant Name: Village of Chester

Project Title: Zoé Vallé Memorial Library - Accessibility Retrofits

Cost Estimate Developed By: Anne Sinclair Architect/Qsolv

Date of Cost Estimate (DD-MM-YYYY): 30-07-2026

Cost Estimate Class - A, B, C, D (see guidance below) D

	Description	Quantity	Per Unit Amount	Total Cost
Design / Engineering				
Please separate costs associated with project management and project design/engineering.	Architectural services	1.00	4,970.00	4,970
	Class D Costing	1.00	1,200.00	1,200
	Disbursements	1.00	70.00	70
	Contingency			0
Design / Engineering Sub-Total:				\$6,240
Construction / Materials				
Items should reflect the major components in your project (e.g. earthwork, water main system, sanitary sewer system, piping and underground services, pump station, treatment plant, process equipment, etc). Add lines as necessary.	Accessibility retrofits:	1.00	124,000	124,000
	- Install parking spot, path to side door with handrails, new landing			
	- Widen doorframe and replace door, add opening mechanism			
	- Enlarge public washroom to accessibility standards and re-outfit			
	- Widen all doorframes on ground floor and remove thresholds			
	Contingency ±25-40%	0.250	124,000	31,000
Construction / Materials Sub-Total:				\$155,000
Non-Rebate Tax				
If applicable - Please include any non-rebatable taxes in this section. NOTE: Your project cost estimates should only include this portion of taxes.	Unrecoverable Taxes (HST 3.8574%)	161,240	3.86%	6,220
Non-Rebate Tax Sub-Total:				\$6,220
Other Eligible Costs				
For example: commissioning, testing, etc.				
Other Eligible Costs Sub-Total:				\$0
TOTAL ELIGIBLE COSTS*:				\$167,460

INELIGIBLE COSTS

	Description	Quantity	Per Unit Amount	Total Cost
	Land Acquisition Cost			
	Leasing Land, Building and Other Facilities			
	Real Estate Fees and Related Costs			
	Financing Charges			
	Legal Fees			
	Loan Interest Payments			
	In-kind Contribution			
	Tax Rebate			
	Operating Expenses and Regularly Scheduled Maintenance Work			
	Other (Please describe)			
TOTAL INELIGIBLE COSTS*:				\$0
TOTAL GROSS PROJECT COSTS (Eligible + Ineligible)*:				\$167,460

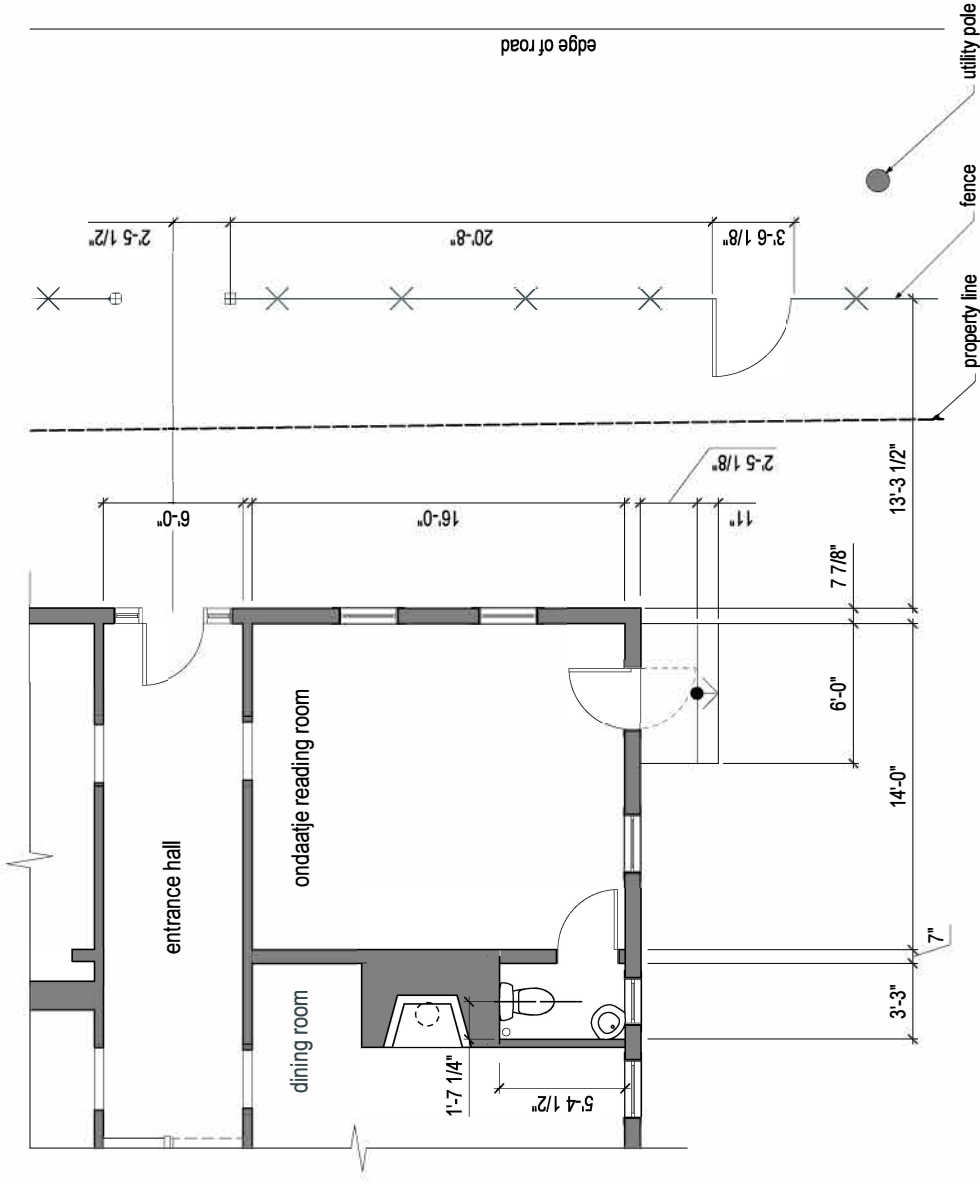
*Totals must match totals in the Project Costs section of the Project Application Form

Detailed Cost Estimate Comments

Requests for proposal to get actual estimates on the work will be put out over the winter.

Cost Estimate Classes - definitions & assumptions

Cost estimate class	Features & Uses	Suggested Contingency for Associated Class
Class A	Detailed estimate based on final drawings and specifications Used to evaluate tenders	±10-15%
Class B	Prepared after completing site investigations and studies, and after defining major systems Based on a project brief and preliminary design Used for project approvals and budgetary control	±15-25%
Class C	Prepared with limited site information and based on probable conditions Captures major cost elements Used to refine project definition and for preliminary approvals	±25-40%
Class D	Preliminary estimate based on little or no site information Represents the approximate magnitude of cost, based on broad requirements Used for preliminary discussion and long-term capital planning	±50%



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

B

Existing Plan

Issued for Development Permit
9 June, 2026

Scale
3/16" = 1'-0"

Zoe Valle Memorial Library
Accessibility Renovation
63 Regent Street, Chester NS

902 423 1329 • anne@annesinclairarchitects.ca

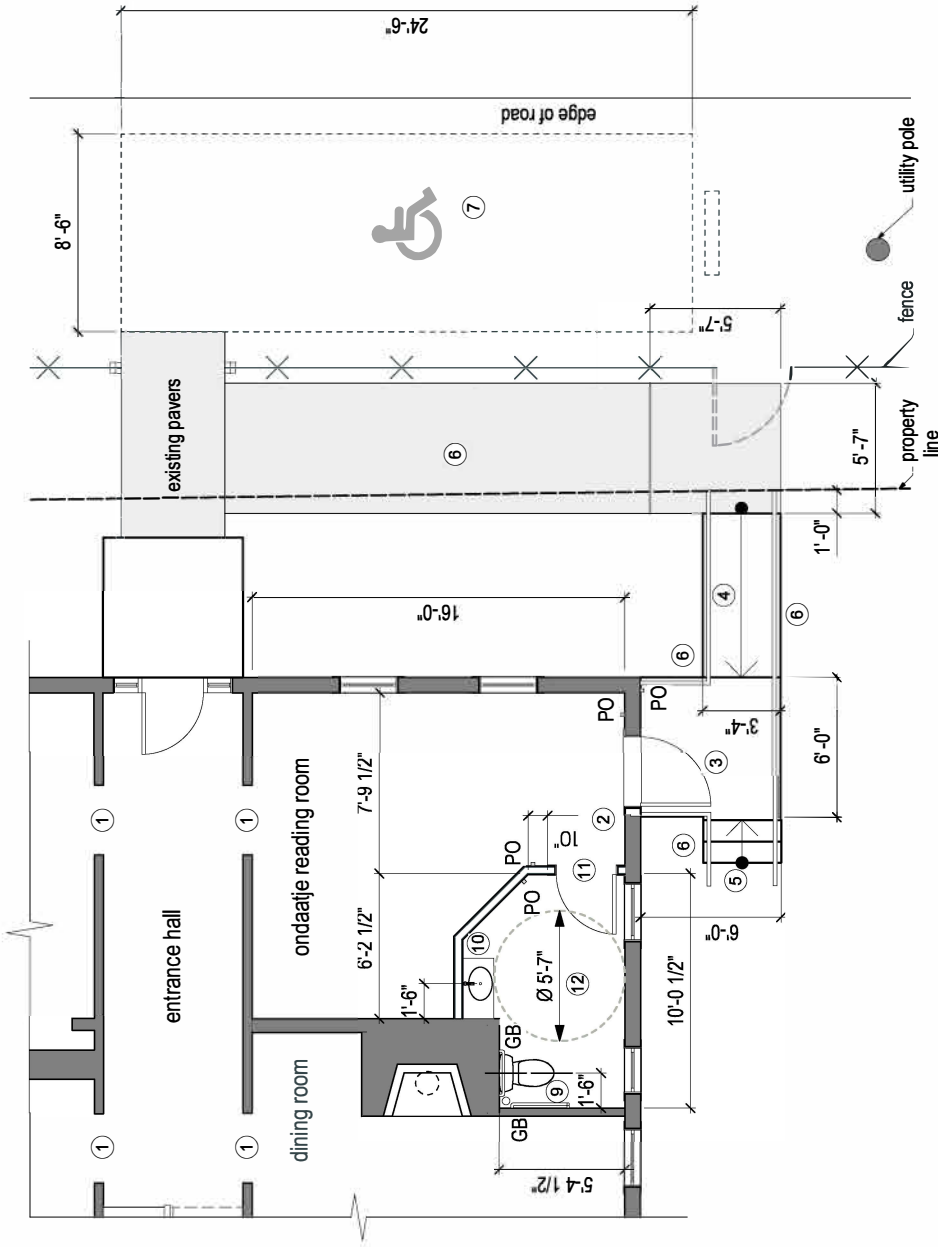
ANNE SINCLAIR ARCHITECT

5575 Inglis Street • Halifax NS • Canada • B3H 1K2



Project North

1 of 2



Legend



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.

Issued for Development Permit
9 June, 2026

Scale
3/16"=1'-0"

Zoe Valle Memorial Library
Accessibility Renovation
63 Regent Street, Chester NS

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ANNE SINCLAIR ARCHITECT

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Proposed Plan

2 of 2



Project North

Zoe Valle Memorial Library, Accessibility Renovation

63 Regent Street, Chester, NS



ELEMENTAL COST PLAN
CLASS D - DESIGN DEVELOPMENT
JULY 2, 2026



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 AQUISITION 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

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

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

Element	Quantities		Unit Rates		Sub-totals
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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
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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
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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
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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
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FINISHES

B21 Floor Finishes

1	Replace Washroom Flooring					
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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
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B22 Ceiling Finishes

1 Ceiling Finishes

▪ Cut & patch existing GWB ceiling	1	sum	\$ 3,000.00	\$	3,000
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B22 Ceiling Finishes Total	544	sf	\$ 5.52	\$	3,000
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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
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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
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B31 Fittings and Fixtures Total	544	sf	\$ 5.84	\$	3,177
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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
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Element	Quantities		Unit Rates		Sub-totals
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C13 Heating, Ventilation, Air Conditioning

1 Washroom Exhaust

▪ New or reuse existing exhaust fan	1	sum	\$	1,500.00	\$	1,500
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C13 Heating, Ventilation, Air Conditioning Total	544	sf	\$	2.76	\$	1,500
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ELECTRICAL

C21 Services and Distribution

1 Normal Power

▪ New breakers to existing panel	1	no	\$	500.00	\$	500
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C21 Services and Distribution Total	544	sf	\$	0.92	\$	500
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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
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C22 Lighting and Heating Total	544	sf	\$	8.00	\$	4,350
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C23 Systems and Ancillaries

1 Access Control

▪ Wiring to new power operators	2	loc	\$	500.00	\$	1,000
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C23 Systems and Ancillaries Total	544	sf	\$	1.84	\$	1,000
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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
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GENERAL REQUIREMENT AND FEE

Z11 General Requirements and Overheads

▪ Contractor's general requirements & overheads	15.00%	\$	13,372
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Z11 General Requirements and Overheads Total	544	sf	\$ 24.59	\$	13,372
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Z12 Contractor's Profit

▪ Contractor's profit	10.00%	\$	10,252
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Z12 Contractor's Profit Total	544	sf	\$ 18.85	\$	10,252
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ALLOWANCES

Z21 Design Allowance

▪ Design development contingency	10.00%	\$	11,277
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Z21 Design Allowance Total	544	sf	\$ 20.74	\$	11,277
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Z23 Construction Contingency

▪ Construction contingency	10.00%	\$	12,404
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Element		Quantities		Unit Rates		Sub-totals
Z23	Construction Contingency	544	sf	\$	22.81	\$ 12,404

