GWH

Construction Management Services Ltd.

Crosier Kilgour Consultants

Class 4 Costing Services

Class "4" Estimate

Portage and Main Underground Concourse Decommissioning (PMUC)

Portage Avenue and Main Street

Winnipeg, Manitoba

Based on Drawings "Issued for Pricing" by Crosier Kilgour Consultants

Dated March 31, 2025

Final Estimates June 11, 2025

Crosier Kilgour Consultants
610-234 Donald Street
Winnipeg, Manitoba
R3C 1M8
Attention: Derek J. Mizak, P.Eng. President

GWH

Construction Management Services Ltd.
419 Laidlaw Boulevard
Winnipeg, Manitoba
R3P 0K8

Telephone 204-661-9492
Cellular 204-296-8916

Crosier Kilgour Consultants
610-234 Donald Street
Winnipeg, Manitoba,
R3C 1M8

June 11, 2025

Attention: Derek J. Mizak, P.Eng. President

Dear Derek:

Re: Class 4 Construction Estimate, Portage and Main Underground Concourse Decommissioning, Portage Avenue and Main Street., Winnipeg, Manitoba

Brief Project Description: 2 Option Construction Estimate for the Full and Partial for the Decommissioning and Closure of the Underground Portage and Main Concourse, Winnipeg, Manitoba based on drawings and details provided by Crosier Kilgour Consultants drawings dated March 31, 2025.

- Removal of all or partial mechanical, electrical, architectural and structural finishes and components, including above grade works to allow proper venting of the underground facility and provide proper access for work crews.
- Reservicing of roadways and utility and traffic services to allow the work to be completed.
- There have been 2 options considered in this estimate and they include the following: Full Closure, Option 1 South Loop.
- The 2 options will all have the following work performed: new concrete underground retaining walls, full demolition of all concrete floors, crawlspace and beams, steel and support decking will be removed but concrete rubble will remain in place. Installation of Cematrix (cellular lightweight concrete fill).
- Partial Options will receive new electrical Power Systems, and Lighting and Life Safety Systems as well as new HVAC systems to continue operation of the portion of the underground that will remain.

Scope of Work Provided by GWHCMS Ltd and Documents Received from Client:
Attached please find our class 4 construction estimate, for the above noted project, based on Drawings “Issued for Pricing” drawings issued by Crosier Kilgour Partners Consultants dated March 31, 2025.

Full Closure Class 4 Total Estimate Construction Cost:
The overall estimated cost of the entire project is valued at $7,882,412.00 + GST including a 15% Contingency Allowance. **See Appendix A for Estimate and Detailed Breakdown.**

Option 1 (South) Anticipated Class 4 Cost $6,500,975.00 + GST

Estimate Accuracy:
The accuracy of this estimate at Class 4 should range between - 30% to +60%, of the tender prices you will be receiving. We never estimate to be low bidder rather mid bid in a bidder group of at least 5 general contractors (GC). This percentage in accuracy is due to the current unpredictability of the market and GC participation at tender as of today.

Exclusions and Assumptions:
The following list of exclusions should be considered by all parties while reviewing the estimate.

Exclusions and Clarifications are as follows:

- Design, Engineering and Project Administration Costs Are Not Included
- All costs are based on current year and month costs Year 2025
- Contract Based on City of Winnipeg Contract, Not Construction Management (but Should Be considered to manage potential overruns)
- US and Canada Tariffs Not Considered
- Liquidated Damages have Not Been Considered in this Estimate
- GST is Extra
- Escalation not included
- Market Conditions not considered.
- Heating and Hoarding Excluded, No Winter Work
- Cash Allowances are included
- Hazardous Material removal allowance has not been made

Explanation of Allowances Used in this Estimate, (Not all will Apply):

Design Contingency: Used at all levels of estimate Class 4, 3, 2 and 1 depending on drawings completeness, example; Schematic design, Design and Development, Working Drawings or Pretender. Values typically range from 25%, 15%, 10% 7%, and 5%. These will be used when drawings and overall project design are developing also when we are not certain if project will be tendered withing 30 to 60 days once the estimate is completed. As the estimate costs are based on the day the estimate is completed.

Market Condition Contingency: Used when we anticipate weak or poor tender / bidder turnout, also for specialized or unique projects, small projects under $500,000.00 in value, also if the market is saturated with work and builders are very busy. Values typically range from 5%, 10% to 20%.

Estimate Contingency: Used when the risk in our estimate is above a tolerance which is higher than the normal tolerance we develop as we progress through the design process. Perhaps if only 1 estimate is called for, or we unable to connect with the market place as the design package is too vague and subject to changes or early on in design. Values typically range from 5% to 10%.

Location Factor Contingency: Used when the project has the following conditions.

- Room, Board, Travel, Labour when traveling. The cost is applied typically for trades as our general requirements usually cover these costs for the GC only.
- Overtime or lost production due to either loner or shorter days to make-up for lost travel time.
- Or, out of town Living Costs and Travel and Related Labour Costs.
- Material shipping costs and related packing and storage costs.
- Low bidder turnout due to location and nature of work.
- Project and schedule delay risk die to supply chain or labour shortage issues.

Normal factor would be 5% to 100% of project cost, special circumstances could brin this from 100% to 300% of project cost depending on remoteness of the project location in Canada.

Ownership and accuracy of the estimates, provided by GWHCMS Ltd.:

All estimates, reports, and similar documents prepared by GWHCMS Ltd. Shall remain the property of GWHCMS Ltd. The client will have access to all documents and worksheets related to the project and they shall be made available upon request.

Pricing by GWHCMS Ltd. reflects probable construction costs obtainable in the location of the project as of the date of the report and is a determination of fair market value for the construction of this project and should not be taken as a prediction of low bid.

This pricing assumes competitive bidding for every portion of the construction work including all subcontractors as well as the general contractor, and assumes a minimum of five (5) general bidders. If fewer bids are received, the bid results can be expected to be higher.

It is recognized, however that GWHCMS Ltd. does not have control over the cost of labor, materials or equipment, over a contractor's methods of determining bid prices, or over competitive bidding, market or negotiation conditions.

Accordingly, GWHCMS Ltd. cannot and does not warrant or represent that bids or negotiated prices will not vary from this nor any subsequent estimate of construction cost or evaluation prepared by or agreed to by GWHCMS Ltd.

Trusting you will find the attached information helpful, please feel free to contact us at your convenience should you have any questions or concerns.

Respectfully yours,



Gerhard Hoppenheit C.E.T., P.Q.S., G.S.C.
President
GWH Construction Management Services Ltd.

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Appendix A

Portage and Main Underground Concourse Decommissioning (PMUC)
Full Closure with 1 Additional Option

Class 4 Estimate Summary
Architectural, Structural, Civil, Mechanical and Electrical Works

GWHCMS Ltd. 11-Jun-25

Project: Portage and Main Concourse Full Decommissioning

Project # 2025-14

Client: Crosier Kilgour Partners Ltd.

Class 4 Construction Estimate Margin of Error -30/+60%

Overall General Floor Area 20,187 sf GFA

Estimate Breakdown: Portage and Main Concourse Decommissioning Full

Infill Floor Area 20,187 sf GFA

Item #	Description	Class 4 Cost	% of Overall Cost	Cost / sf / Element
1a	General Requirements	$1,120,460	14.21%	$55.50
1b	Cash Allowances	$7,000	0.09%	$0.35
2	Demolition and Civil Works	$1,961,481	24.88%	$97.17
3	Concrete Work	$2,612,507	33.14%	$129.42
4	Miscellaneous Metal	$0	0.00%	$0.00
5	Carpentry	$8,000	0.10%	$0.40
6	Masonry	$0	0.00%	$0.00
7	Thermal and Moisture Protection, Waterproofing, Insulation, Misc. Materials	$362,920	4.60%	$17.98
8	Doors, Frames, Hardware	$3,000	0.04%	$0.15
9	Partitions	$3,750	0.05%	$0.19
10	Ceilings	$4,000	0.05%	$0.20
11	Flooring	$500	0.01%	$0.02
12	Painting	$1,500	0.02%	$0.07
13	Specialties	$0	0.00%	$0.00
14	Mechanical	$20,000	0.25%	$0.99
15	Fire Protection	$0	0.00%	$0.00
16	Electrical	$73,750	0.94%	$3.65
	Subtotal	$6,178,868	78.39%	$306.08
	Demolition Permits $0.44 per m2 construction + M and E + $2,500	$4,298	0.05%	$0.21
	Bonds	$185,495	2.35%	$9.19
	Insurance	$159,217	2.02%	$7.89
	Subtotal	$6,527,878	82.82%	$323.37
	GC OH and Fee 5%	$326,394	4.14%	$16.17
	Estimate Contingency 15%	$1,028,141	13.04%	$50.93
	Total	$7,882,412	100.00%	$390.47
		GST Extra		Per sf

Cost per sf Based on 20,187sf Cost/sf = $390.47 per sf

GWHCMS Ltd. 11-Jun-25

Portage and Main Concourse Full Decommissioning

Class 4 -30/+60%

Activity	Quantity	Unit	Rate	Total	Sectional Sums	% of Overall Cost	Cost / sf / Element
Site Works and Selective Demolition							
Break-up Concourse Concrete Slab, Beams and Rebar , Ramps and Steps, Skid Steer, Rubble to Remain Deck and Rebar Removed	20187	sf	$18.96	$382,804			
Compressor, Jack Hammer and Hand Work Close to Wall Perimeter Allowance (Included Above)				$0			
SW Corner 335 Main Street Pedestrian Entrance Demolish Planter, Roof, Stairs, Walls and Structural Slab	3404	sf	$38.00	$129,352			
Excavate By Hand, Perimeter Slab Demo and Install Fill 1150' x 3' x 3' + 25% / 2 Included Above	160	cy	$0.00	$0			
Open Sidewalk and Protect with Enclosure and Security Doors for Access at 200 Portage For Concourse Access	280	sf	$275.00	$77,000			
Gravel Fill Base at Wall and Beam at Perimeter	319	cy	$300.00	$95,700			
Gravel Fill SW Corner 335 Main Street Pedestrian Entrance 3,650 sf x 12' Average Depth	2027	cy	$200.00	$405,400			
Remove Lifts	4	each	$5,000.00	$20,000			
Remove Escalator	3	each	$30,000.00	$90,000			
Remove Elevator	1	each	$10,000.00	$10,000			
Remove Doors and Frames and Glass	16	each	$450.00	$7,200			
Remove M and E Disconnected Equipment	1	ls	$25,000.00	$25,000			
Remove Architectural Finishes, Partitions, Ceilings	1	ls	$90,000.00	$90,000			
Civil Works							
Man Holes (Vent Holes)	3	each	$5,000.00	$15,000			
Roadways, Utilities: Water, Hydro, Gas, Street Lights	1	ls	$614,025.00	$614,025			
					$1,961,481	24.88%	$97.17
General Concrete Works							
Cematrix North Section + 10% Settlement and Volume Correction	13364	cy	$158.98	$2,124,607			
Repair Sidewalk Access point and Remove Secure Building	280	sf	$50.00	$14,000			
New 381mm and 305mm Wall Assume 7' -2'' Tall South End Grid E and 17	27	lf	$1,400.00	$37,800			
New 400mm CIP Wall 7'-2"Tall	209	lf	$1,500.00	$313,500			
Saw Cut and Chip Keyway for New Walls	236	lf	$200.00	$47,200			
Horizontal Wall Bracing and New CIP walls 3 Rows	708	lf	$50.00	$35,400			
Concrete Crack, Horizontal and Vertical Repair Allowance	1	ls	$25,000.00	$25,000			
Structural Stair Infill 201 Portage	1	ls	$15,000.00	$15,000			
New 125mm Slab on Grade SW Corner 335 Main Street Pedestrian Access Sidewalk	3650	sf		See Civil Pricing			
					$2,612,507	33.14%	$129.42
Masonry Work							
N/A				$0			
					$0	0.00%	$0.00
Metals							
N/A				$0			
					$0	0.00%	$0.00
Carpentry							
Rough Carpentry							
Misc. Carpentry	1	ls	$5,000.00	$5,000			
Misc. Fasteners and Caulking	1	ls	$3,000.00	$3,000	$8,000	0.10%	$0.40

Activity	Quantity	Unit	Rate	Total	Sectional Sums	% of Overall Cost	Cost / m2 / Element
Thermal and Moisture Protection							
New Sidewalk Slab Waterproofing and Testing HLM5000 + 20% Waste	310	sf	$12.00	$3,720			
Waterproof Walls 10' High +10% Core Centre Not Included 1150 lf	12650	sf	$28.00	$354,200			
Preparation Work, Waterproofing, Drainage Board, Rigid Insulation Slip Sheet, Testing	25	m2	$200.00	$5,000			
					$362,920	4.60%	$17.98
Doors Frames and Hardware							
New Doors . Frames and Hardware	2	each	$1,500.00	$3,000			
					$3,000	0.04%	$0.15
Finishes							
Ceilings Modifications For New Partitions	1	ls	$4,000.00	$4,000	$4,000	0.05%	$0.20
Partitions	10	m	$375.00	$3,750	$3,750	0.05%	$0.19
Flooring: New Rubber Base	1	ls	$500.00	$500	$500	0.01%	$0.02
Painting: Painting Partitions and Doors and Frames	1	ls	$1,500.00	$1,500	$1,500	0.02%	$0.07
Specialties							
N/A				$0			
					$0	0.00%	$0.00
Mechanical							
Decommission Services No Longer Needed	1	ls	$20,000.00	$20,000			
					$20,000	0.25%	$0.99
Fire Protection and Extinguishers:							
N/A				$0	$0	0.00%	$0.00
Electrical							
Decommission Services No Longer Needed	1	ls	$73,750.00	$73,750	$73,750	0.94%	$3.65
Subtotal				$5,051,408	$5,051,408	64.08%	$250.23
					Check		
General Requirements				$1,120,460		14.21%	$55.50
Cash Allowances (Materials Testing)				$7,000		0.09%	$0.35
Demolition Permits $0.44 per m2 construction + M and E + $2,500				$4,298		0.05%	$0.21
Bonds				$185,495		2.35%	$9.19
Insurance				$159,217		2.02%	$7.89
Subtotal				$6,527,878		82.82%	$323.37
OH and Fee 5%				$326,394		4.14%	$16.17
Estimate Contingency 15%				$1,028,141		13.04%	$50.93
Total Class 4 Estimate + GST				$7,882,412		100.00%	$390.47
Cost per sf	$390.47	per sf		GST Extra			Per sf

Portage and Main Concourse Full Decommissioning 11-Jun-25

General Requirements

Client: Crosier Kilgour Partners Ltd.

9 Month Schedule

Assumed Site Duration: 7 to 8 Months

Prepared By: GWHCMS Ltd.

Class 4

3 Option Project

Item Name	Quantity	Unit	Rate	Total
General Clean-up	8	Month	$1,000.00	$8,000
Snow Removal	0	month	$500.00	$0
Garbage Bins(1) Waste	5	month	$2,500.00	$12,500
Haul Waste to Dump & Recycler	1	ls	$5,000.00	$5,000
Final Clean-up (Interior)	0	ls	$500.00	$0
Dewatering	1	ls	$10,000.00	$10,000
Tools and Barricades	8	Month	$2,500.00	$20,000
Heavy Equipment Rentals				
Skid Steer, Compressors,				
Excavators, Jack Hammers	1	ls	$155,340.00	$155,340
Scissor Lift	7	month	$7,500.00	$52,500
Crane	8	month	$20,000.00	$160,000
Conveyor	0	month	$1,200.00	$0
Scaffolding Allowance Stair System	1	ls	$6,000.00	$6,000
Jersey Barriers	125	lf	$200.00	$25,000
Site Fence and Gates and Rental	100	lf	$110.00	$11,000
Security Camera System	1	ls	$50,000.00	$50,000
Sidewalk & Lane Closure Permits	1	ls	$75,000.00	$75,000
Temp. Site Office	9	month	$4,500.00	$40,500
Temp. Sanitary	9	month	$1,200.00	$10,800
Cell Phone, PC, Site Com.	9	month	$750.00	$6,750
Security Clearances for Team	1	ls	$5,000.00	$5,000
Temp. Power (Generator)	6	month	$4,800.00	$28,800
Temp. Panels and Feeders	8	month	$350.00	$2,800
Temp. Lights	8	months	$1,000.00	$8,000
Hoardings	0	sf	$10.00	$0
Temp. Hoarding Heat	0	month	$7,500.00	$0
Heat Closed in Building	0	sf	$4.50	$0
Ventilation	8	month	$2,500.00	$20,000
Superintendent	9	month	$8,500.00	$76,500
Project Manager	9	month	$4,000.00	$36,000
Support Crew (3) Flag Persons	8	month	$31,200.00	$249,600
Room, Board and Travel (See				
Location Factor)	0	month	$4,000.00	$0
Safety Coordinator	8	month	$1,500.00	$12,000
Cartage and Freight, Storage Rentals	8	month	$750.00	$6,000
Courier	9	month	$80.00	$720
Misc. Fuel	1	ls	$1,500.00	$1,500
Safety Equipment, Railings, Fall				
Protection	1	ls	$5,000.00	$5,000
Signage	1	ls	$3,000.00	$3,000
As-Builts	1	ls	$1,500.00	$1,500
O & M's	3	each	$500.00	$1,500
Warranty	1	ls	$3,000.00	$3,000
Pre-Construction Images Site Reports and Images	9	month	$350.00	$3,150
Demobilization	1	ls	$8,000.00	$8,000
				$1,120,460

GWHCMS Ltd. 11-Jun-25

Project: Portage and Main Concourse Decommissioning Option 1

Project # 2025-14

Client: Crosier Kilgour Partners Ltd.

Class 4 Construction Estimate Margin of Error -30/+60%

Overall General Floor Area South Zone 9,716 sf GFA

Estimate Breakdown: Portage and Main Concourse Decommissioning (South)

Infill Floor Area 9,716 sf GFA

Item #	Description	Class 4 Cost	% of Overall Cost	Cost / sf / Element
1a	General Requirements	$918,515	14.13%	$94.54
1b	Cash Allowances	$7,000	0.11%	$0.72
2	Demolition and Civil Works	$1,346,033	20.71%	$138.54
3	Concrete Work	$1,343,611	20.67%	$138.29
4	Miscellaneous Metal	$0	0.00%	$0.00
5	Carpentry	$3,500	0.05%	$0.36
6	Masonry	$0	0.00%	$0.00
7	Thermal and Moisture Protection, Waterproofing, Insulation, Misc. Materials	$197,832	3.04%	$20.36
8	Doors, Frames, Hardware	$1,500	0.02%	$0.15
9	Partitions	$1,688	0.03%	$0.17
10	Ceilings	$2,500	0.04%	$0.26
11	Flooring	$300	0.00%	$0.03
12	Painting	$750	0.01%	$0.08
13	Specialties	$0	0.00%	$0.00
14	Mechanical	$378,000	5.81%	$38.90
15	Fire Protection	$0	0.00%	$0.00
16	Electrical	$895,250	13.77%	$92.14
	Subtotal	$5,096,479	78.40%	$524.54
	Demolition Permits $0.44 per m2 construction + M and E + $2,500	$3,053	0.05%	$0.31
	Bonds	$152,986	2.35%	$15.75
	Insurance	$131,313	2.02%	$13.52
	Subtotal	$5,383,831	82.82%	$554.12
	GC OH and Fee 5%	$269,192	4.14%	$27.71
	Estimate Contingency 10%	$847,953	13.04%	$87.27
Cost per sf Based on 9716 sf	Cost/sf = $669.10 per sf	Total	$6,500,975	100.00% $669.10
		GST Extra		Per sf

GWHCMS Ltd. 11-Jun-25

Portage and Main Concourse Decommissioning Option 1

Class 4 -30/+60%

Activity	Quantity	Unit	Rate	Total	Sectional Sums	% of Overall Cost	Cost / sf / Element
Site Works and Selective Demolition							
Break-up Concourse Concrete Slab, Beams and Rebar , Ramps and Steps, Skid Steer, Rubble to Remain Deck and Rebar Removed	9716	sf	$17.70	$171,997			
Compressor, Jack Hammer and Hand Work Close to Wall Perimeter Allowance Included Above				$0			
SW Corner 335 Main Street Pedestrian Entrance Demolish Planter, Roof, Stairs, Walls and Structural Slab	3404	sf	$38.00	$129,352			
Excavate By Hand, Perimeter Under Slab Demo and Install Fill 614' x 3' x 3' + 25% / 2 Included Above	128	cy		$0			
Open Sidewalk and Protect with Enclosure and Security Doors for Access at 200 Portage For Concourse Access	280	sf	$275.00	$77,000			
Gravel Fill Base at Wall and Beam at Perimeter	255	cy	$300.00	$76,500			
Gravel Fill SW Corner 335 Main Street Pedestrian Entrance 3,650 sf x 12' Average Depth	2027	cy	$200.00	$405,400			
Remove Lifts	1	each	$5,000.00	$5,000			
Remove Escalator	1	each	$30,000.00	$30,000			
Remove Doors and Frames and Glass Lites	8	each	$450.00	$3,600			
Demolish M and E Equipment after Disconnect	1	ls	$17,000.00	$17,000			
Remove Architectural Finishes, Std. Partitions, Ceilings	1	ls	$22,000.00	$22,000			
Civil works							
Man Holes (Vent Ports)	2	each	$5,000.00	$10,000			
Roadways, Utilities Water, Hydro, Gas, Street Lights	1	ls	$388,184.00	$388,184			
				$0			
Protect Architectural Finishes Flooring and Walls From Service Access Hole to Work Area	1	ls	$10,000.00	$10,000			
					$1,346,033	20.71%	$138.54
General Concrete Works							
Cematrix South Section + 10% Settlement and Volume Correction	6432	cy	$172.95	$1,112,411			
Repair Sidewalk and Roof Panels @ Access Point and Remove Secure Building	280	sf	$50.00	$14,000			
New 400mm CIP Wall 7'-2"Tall	112	lf	$1,500.00	$168,000			
Saw Cut and Chip Keyway for New Walls	112	lf	$200.00	$22,400			
Horizontal Wall Bracing and New CIP walls 3 Rows	336	lf	$50.00	$16,800			
Concrete Crack, Horizontal and Vertical Repair Allowance	1	ls	$10,000.00	$10,000			
New 125mm Slab on Grade SW Corner 335 Main Street Pedestrian Access Sidewalk	3650	sf		See Civil Works			
					$1,343,611	20.67%	$138.29
Masonry Work							
N/A				$0			
					$0	0.00%	$0.00
Metals							
N/A				$0			
					$0	0.00%	$0.00
Carpentry							
Rough Carpentry							
Misc. Carpentry	1	ls	$2,500.00	$2,500			
Misc. Fasteners and Caulking	1	ls	$1,000.00	$1,000	$3,500	0.05%	$0.36
Thermal and Moisture Protection							
New Sidewalk Slab Waterproofing and Testing HLM5000 + 20% Waste	310	sf	$12.00	$3,720			
Waterproof Walls to 10' + 10% Core Centre Not Included 614 lf	6754	sf	$28.00	$189,112			
Preparation Work, Waterproofing, Drainage Board, Rigid Insulation Slip Sheet, Testing	25	m2	$200.00	$5,000			
					$197,832	3.04%	$20.36

Activity	Quantity	Unit	Rate	Total	Sectional Sums	% of Overall Cost	Cost / m2 / Element
Doors Frames and Hardware							
New Doors . Frames and Hardware	1	each	$1,500.00	$1,500			
					$1,500	0.02%	$0.15
Finishes							
Ceiling Modifications for New Partition	1	ls	$2,500.00	$2,500	$2,500	0.04%	$0.26
Partitions	4.5	m	$375.00	$1,688	$1,688	0.03%	$0.17
Flooring: Rubber Base	1	ls	$300.00	$300	$300	0.00%	$0.03
Painting: Partition and Door and Frame	1	ls	$750.00	$750	$750	0.01%	$0.08
Specialties							
N/A				$0			
					$0	0.00%	$0.00
Mechanical							
Decommission Services No Longer Needed and Upgrade Systems to Service Remaining Concourse	1	ls	$378,000.00	$378,000			
					$378,000	5.81%	$38.90
Fire Protection and Extinguishers:							
N/A				$0	$0	0.00%	$0.00
Electrical							
Decommission Services No Longer Needed and New Service Upgrades	1	ls	$895,250.00	$895,250	$895,250	13.77%	$92.14
Subtotal				$4,170,964	$4,170,964	64.16%	$429.29
				Check			
General Requirements				$918,515		14.13%	$94.54
Cash Allowances Materials Testing)				$7,000		0.11%	$0.72
Demolition Permits $0.44 per m2 construction + M and E + $2,500				$3,053		0.05%	$0.31
Bonds				$152,986		2.35%	$15.75
Insurance				$131,313		2.02%	$13.52
Subtotal				$5,383,831		82.82%	$554.12
OH and Fee 5%				$269,192		4.14%	$27.71
Estimate Contingency 15%				$847,953		13.04%	$87.27
Total Class 4 Estimate + GST				$6,500,975		100.00%	$669.10
Cost per sf	$669.10	per sf		GST Extra			Per sf

Portage and Main Concourse Decommissioning Option 1 11-Jun-25

General Requirements

Client: Crosier Kilgour Partners Ltd.

7 Month Schedule

Assumed Site Duration: 5 to 6 Months

Prepared By: GWHCMS Ltd.

Class 4

3 Option Project Option 1

Item Name	Quantity	Unit	Rate	Total
General Clean-up	6	Month	$1,000.00	$6,000
Snow Removal	0	month	$500.00	$0
Garbage Bins(1) Waste	3	month	$2,500.00	$7,500
Haul Waste to Dump & Recycler	1	ls	$5,000.00	$5,000
Final Clean-up (Interior)	1	ls	$1,500.00	$1,500
Dewatering	1	ls	$10,000.00	$10,000
Tools and Barricades	6	Month	$2,500.00	$15,000
Heavy Equipment Rentals				
Skid Steer, Compressors,				
Excavators, Jack Hammers	1	ls	$116,505.00	$116,505
Scissor Lift	5	month	$7,500.00	$37,500
Crane	6	month	$20,000.00	$120,000
Conveyor	0	month	$1,200.00	$0
Scaffolding Allowance Stair	1	ls	$5,000.00	$5,000
Jersey Barriers	125	lf	$200.00	$25,000
Site Fence and Gates and Rental	100	lf	$110.00	$11,000
Security Camera System	1	ls	$50,000.00	$50,000
Sidewalk & Lane Closure Permits	1	ls	$75,000.00	$75,000
Temp. Site Office	7	month	$4,500.00	$31,500
Temp. Sanitary	7	month	$1,200.00	$8,400
Cell Phone, PC, Site Com.	7	month	$750.00	$5,250
Security Clearances for Team	1	ls	$5,000.00	$5,000
Temp. Power (Generator)	6	month	$4,800.00	$28,800
Temp. Panels and Feeders	6	month	$350.00	$2,100
Temp. Lights	6	months	$1,000.00	$6,000
Hoardings	75	lf	$200.00	$15,000
Temp. Hoarding Heat	0	month	$7,500.00	$0
Heat Closed in Building	0	sf	$4.50	$0
Ventilation	6	month	$2,500.00	$15,000
Superintendent	7	month	$8,500.00	$59,500
Project Manager	7	month	$4,000.00	$28,000
Support Crew (3) Flag Persons	6	month	$31,200.00	$187,200
Room, Board and Travel (See				
Location Factor)	0	month	$4,000.00	$0
Safety Coordinator	7	month	$1,500.00	$10,500
Cartage and Freight, Storage Rentals	7	month	$750.00	$5,250
Courier	7	month	$80.00	$560
Misc. Fuel	1	ls	$1,000.00	$1,000
Safety Equipment, Railings, Fall				
Protection	1	ls	$5,000.00	$5,000
Signage	1	ls	$3,000.00	$3,000
As-Builts	1	ls	$1,500.00	$1,500
O & M's	3	each	$500.00	$1,500
Warranty	1	ls	$3,000.00	$3,000
Pre-Construction Images Site Reports and Images	7	month	$350.00	$2,450
Demobilization	1	ls	$8,000.00	$8,000
				$918,515

QSM Mechanical and Electrical Quantity Surveying 15-Apr-25
Portage and Main
Decommissioning
Class D Estimate

	Building Area		1	sm		
C1 Mechanical						
C11 Plumbing & Drainage						
1	Plumbing		1	sm	7,500.00	7,500
	Remove fixture and pipe		1	ls	7,500.00	7,500
2	Sanitary Waste and Vents		1	sm	40,000.00	40,000
	New duplex sump pumps		3	no	8,500.00	25,500
	Pumped drains		100	m	145.00	14,500
	C11 Plumbing & Drainage	Total : $	1	sm	47,500.00	47,500
C13 HVAC						
1	Liquid transfer - heating		1	sm	15,000.00	15,000
	Disconnect and remove heating, glycol pipe		1	ls	15,000.00	15,000
2	Liquid transfer - cooling		1	sm	71,500.00	71,500
	Chiller 13.5T		1	ls	35,000.00	35,000
	Remote condenser Dx pipe		1	ls	10,000.00	10,000
	AHU coil connection		1	no	6,500.00	6,500
	Piping		1	ls	20,000.00	20,000
3	Air handling units and fans		1	sm	69,000.00	69,000
	New AHU - 4,000 cfm - electric heating		1	sum	60,000.00	60,000
	Exhaust fan 4,000 cfm		1	sum	9,000.00	9,000
4	Air distribution ductwork & devices		1	sm	34,000.00	34,000
	Galvanized ductwork		1000	kg	25.00	25,000
	Thermal insulation		200	sm	35.00	7,000
	Connect to existing		2	no	1,000.00	2,000
5	Balancing & commissioning		1	sm	11,000.00	11,000
	Air and water balancing		1	sum	7,500.00	7,500
	Commissioning - contractor		1	sum	3,500.00	3,500

6	Demolition		1	sm	20,000.00	20,000
	Remove ductwork		1	ls	20,000.00	20,000
7	Itemized price		1	sm	40,000.00	40,000
	End corridor condition - allow		4	no	10,000.00	40,000
	C13 HVAC	Total : $	1	sm	260,500.00	260,500
C14 Controls						
1	Controls		1	sm	70,000.00	70,000
	Chiller		1	no	20,000.00	20,000
	AHU		1	no	10,000.00	10,000
	EF		1	no	5,000.00	5,000
	BAS system		1	sum	35,000.00	35,000
	C14 Controls	Total : $	1	sm	70,000.00	70,000
	Mechanical	Total : $	1	sm	378,000.00	378,000

QSM Mechanical and Electrical Quantity Surveying 18-Apr-25
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	Building Area		1	sm		
C2 Electrical						
C21 Service and Distribution			1	sm	829,000.00	829,000
	Remove existing equipment		1	ls	25,000.00	25,000
	Temporary power - generator		4	mth	25,000.00	100,000
	Generator fuel		4	mth	7,500.00	30,000
	MDP 3000A		1	no	295,000.00	295,000
	MD1 1600A		1	no	185,000.00	185,000
	MCC		1	no	30,000.00	30,000
	CDP-1 800A		1	no	45,000.00	45,000
	H100 400A		1	no	8,500.00	8,500
	H200 800A		1	no	40,000.00	40,000
	Transformer		1	no	10,000.00	10,000
	Panel		1	no	5,500.00	5,500
	Reconnect existing		1	ls	15,000.00	15,000
	New feeders		1	ls	30,000.00	30,000
	Grounding		1	ls	5,000.00	5,000
	Testing		1	ls	5,000.00	5,000
C21 Service and Distribution		Total	1	sm	829,000.00	829,000
C22 Lighting, devices and heating						
1	Lighting		1	sm	15,000.00	15,000
	Disconnect and remove lighting		1	ls	15,000.00	15,000
2	Power		1	sm	10,000.00	10,000
	Disconnect and remove power devices		1	ls	10,000.00	10,000
3	Mechanical power		1	sm	25,750.00	25,750
	Chiller		1	no	2,500.00	2,500
	Chilled equipment		1	ls	5,000.00	5,000
	AHU		1	no	2,500.00	2,500
	Exhaust fan		1	no	750.00	750
	Disconnect equipment for removal		1	ls	5,000.00	5,000
	Branch wiring		1	sum	10,000.00	10,000
	C22 Lighting, devices & heating	Total	1	sm	50,750.00	50,750
C23 Systems & Ancillaries						

QSM Mechanical and Electrical Quantity Surveying 18-Apr-25
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	Building Area	1	sm		
1	Fire Alarm	1	sm	15,500.00	15,500
	Disconnect for removal	1	ls	5,000.00	5,000
	New devices for changes	1	ls	2,500.00	2,500
	Verification	1	sum	3,000.00	3,000
	Wiring	1	sum	5,000.00	5,000
	C23 Systems & Ancillaries	1	sm	15,500.00	15,500
	Electrical	1	sm	895,250.00	895,250