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March 5, 2025

Prairie Architects Inc.

Winnipeg, MB

Attention: Gail Little, Principal Architect

Re: **Augustine United Sanctuary – R2**
Winnipeg, MB
Class D Estimate

We are pleased to attach our class D estimate for the above noted project and do hereby certify the value of **$1,561,898.00** of which includes a 20% design contingency and 5% for escalation.

Cash Allowances - $7,500.00

- CA No. 1 Concrete/Compaction/Geotechnical Inspection – $5,000.00
- CA No. 2 Piling Inspection - $2,500.00

Alternate Pricing

- Separate Price No. 1 – Spray foam to complete attic space – ADD $43,273.00
- Separate Price No. 2 – R60 blown in to complete attic space – DEDUCT -$7,212.00

Itemized Pricing

- Itemized Price No. 1 – Stage Demo/Reno – $175,486.00
- Itemized Price No. 2 – Music Room Reno – $52,400.00
- Itemized Price No. 3 – New Entrance Work – $110,006.00
- Itemized Price No. 4 – Washroom/Kitchen Reno – $192,500.00
- Itemized Price No. 5 – New Interior Stair – $81,179.00
- Itemized Price No. 5 – Ceiling Repair/Balcony Railings – $950,327.00

Estimate Exclusions:

- GST
- Supply chain constraints & tariffs
- Consulting fees
- Soft costs
- Construction contingency
- Hazardous material inspections & abatement
- Temporary access over or through work areas
- Phased construction
- Off hours work
- Heritage restoration work (except as noted)

POSTMA CONSULTING LTD.
Augustine United Sanctuary Renovation

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The pricing reflects probable construction costs obtainable in the location of the project as of the date of this estimate 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 sub-contractors as well as the general contractor and assumes a minimum of four (4) general bidders. If fewer bids are received, the bid results can be expected to be higher.

It is recognized, however, that Postma Consulting does not have control over the cost of labour, material or equipment, over a contractor's methods of determining bid prices, or over competitive bidding, market or negotiation conditions.

Accordingly, Postma Consulting cannot and does not warrant or represent that bids or negotiated prices will not vary from this or any subsequent estimate of construction cost or evaluation prepared or agreed to by Postma Consulting. It is generally acknowledged that a Class D estimate is within the range of plus or minus twenty to thirty (20-30%) percent.

We hope this meets to your satisfaction. If you have any questions, please do not hesitate to call.

POSTMA CONSULTING LTD.

Report prepared by:



Derek Dent
Cost Consultant

Certified By:



Ben Postma, PQS, GSC, B.Comm(hons)
President

Augustine United Sanctuary

Class D Estimate

Postma Consulting Ltd.

	Description of Work	Unit	Quantity	Unit Price	Total
1	**General & Special Conditions**				
2	Site supervision & Administration	months	6	$15,000.00	$90,000
3	Indirect Site Costs	months	6	$10,000.00	$60,000
4	Overhead & Fee	%	6	$1,169,436	$70,166
5	Interior finishes protection	m2	50	$100.00	$5,000
6	Bonds, Insurance	thous.	1,240	$25.00	$31,000
7	Permits	thous.	1,240	$11.00	$13,640
8	Cash Allowances				
9	*Cash Allowance No. 1 - Concrete/Compaction/Geo Testing*	item	1	$5,000.00	$5,000
10	*Cash Allowance No. 2 - Piling Inspection*	item	1	$2,500.00	$2,500
11				Subtotal	$277,306
12	**Demolition**				
13	Concrete slab on grade demo	m2	8	$130.00	$1,040
14	Interior wall demo	m2	114	$37.00	$4,218
15	Demo wood doors & frames	no	16	$95.00	$1,520
16	Demo interior windows	no	5	$100.00	$500
17	Demo hardwood stage flooring	m2	34	$25.00	$850
18	Demo stage/millwork/stairs	m2	34	$150.00	$5,100
19	Demo vinyl tile	m2	56	$11.00	$616
20	Demo sheet vinyl	m2	647	$8.00	$5,176
21	Demo wood baseboard	m	398	$3.00	$1,194
22	Demo stairs to second floor	m2	9	$225.00	$2,025
23	Remove and re-install bleacher seating	m	278	$10.00	$2,780
24	Remove attic batt insulation	m2	540	$5.00	$2,700
25	Create opening for attic vents	no	10	$200.00	$2,000
26	Concrete stair demo	m2	8	$130.00	$1,040
27	Ramp railing demo	m	3	$150.00	$450
28	Cart & haul demolition	m3	16	$90.00	$1,440
29	Haul demolition materials off site	bins	2	$900.00	$1,800
30				Subtotal	$34,449

Augustine United Sanctuary

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	Description of Work	Unit	Quantity	Unit Price	Total
31	**Excavation & Backfill**				
32	Concrete slab excavation (interior)	m3	5	$185.00	$925
33	Grade beam & stair excavation	m3	8	$125.00	$1,000
34	Topsoil & seed replacement	m2	20	$7.00	$140
35	Patio paver replacement	m2	10	$300.00	$3,000
36	Ramp & stair regrading	m2	20	$17.00	$340
37	Sidewalk replacement	m2	5	$175.00	$875
38				Subtotal	$6,280
39	**Structural Elements**				
40	***Stage***				
41	Structural steel - W12x19 beam, W12x30 beam, accessories	kg	965	$18.00	$17,370
42	254 wd joist @ 400 oc w/19 t&g ply	m2	53	$70.00	$3,710
43	2ply-254 wd rimboard	m	32	$46.00	$1,472
44	3ply-254 wd beam	m	21	$42.00	$882
45	254 wd blocking	m	36	$28.00	$1,008
46	152 wd nailer	m	7	$24.00	$168
47	89 wd strut	m	8	$20.00	$160
48	***Stair 1***				
49	304 concrete slab on grade	m2	6	$425.00	$2,550
50	C1 - 3ply-152 built up column	m	21	$57.00	$1,197
51	254 wd rimboard	m	16	$35.00	$560
52	254 wd joist framing	m2	4	$70.00	$280
53	Exist joist laminated LVL 1 1/3"	m	6	$70.00	$420
54	2ply-304 wd built up beam	m	3	$62.00	$186

Augustine United Sanctuary

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	Description of Work	Unit	Quantity	Unit Price	Total
55	***Exterior Ramp & Stairs***				
56	400 dia CIP piles - 3m depth assumed	m	27	$500.00	$13,500
57	Grade beam on void 200x800	m3	3	$2,800.00	$8,400
58	Stair and ramp slab on grade	m2	17	$275.00	$4,675
59	Stair riser concrete	m	10	$350.00	$3,500
60	Rebar (all items)	kg	730	$6.00	$4,380
61				Subtotal	$64,418
62	**Vertical Elements & Miscellaneous Metal**				
63	Exterior stair handrail to match existing	m	15	$920.00	$13,800
64				Subtotal	$13,800
65	**Rough Carpentry, Architectural Woodwork**				
66	Misc. rough carpentry	item	1	$10,000.00	$10,000
67	Stage allowance - Stair Handrails (historical)	m	6	$2,000.00	$12,000
68	Stage allowance - Stage/stair skirting (historical)	m	30	$900.00	$27,000
69	Stage allowance - Stage/stair pony wall (historical)	m	24	$550.00	$13,200
70	Stair 1 allowance (historical mouldings, nosings, features)	item	1	$15,000.00	$15,000
71	Stair 1 wood railing to match existing	m	6	$240.00	$1,440
72	Stair 1 Wood risers	no	20	$135.00	$2,700
73	Stair 1 Plywood sheathing	m2	9	$35.00	$315
74	Music room full height storage cabinet w/doors 1000x2800	m	1	$1,850.00	$1,850
75	Lower p.lam cabinets w/doors	m	11	$2,100.00	$23,100
76	Upper p.lam cabinets w/doors	m	8	$1,150.00	$9,200
77	Solid surface countertops	m2	6	$800.00	$4,800
78	Attic scissor truss remediation & repairs	item	1	$0.00	NIC
79	Wood roof deck repairs	item	1	$0.00	NIC
80				Subtotal	$120,605
81	**Roofing, Siding, AVB, Insulation**				
82	MW batt insulation to attic joist cavities w/poly	m2	540	$45.00	$24,300
83				Subtotal	$24,300
84	**Windows, Doors**				
85	Interior wood door w/hm frame & hardware	no	5	$2,350.00	$11,750
86	Add 100m lite to wood doors	no	3	$445.00	$1,335
87	Add auto operator	item	1	$2,800.00	$2,800
88				Subtotal	$15,885

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	Description of Work	Unit	Quantity	Unit Price	Total
89	**Drywall, Acoustics, Flooring & Painting**				
90	P1 Wall - 2-16gwb, mw batt, 140 wood stud - 3m ht	m2	39	$165.00	$6,435
91	P2 Wall - 2-16gwb, 89 wood stud - 3m ht	m2	9	$115.00	$1,035
92	P3 Wall - 2-13gwb, 89 wood stud - 3m ht	m2	15	$100.00	$1,500
93	P4 Wall - 1-16gwb, 89 wood stud - 3m ht	m2	5	$75.00	$375
94	Plaster & lathe remove & replacement allowance (incl paint)	m2	540	$830.00	$448,200
95	New stage hardwood flooring	m2	53	$250.00	$13,250
96	Sheet vinyl flooring to main and second floor sanctuary	m2	677	$95.00	$64,315
97	Stair 1 & 2 flooring allowance	m2	18	$75.00	$1,350
98	Kitchen backsplash tile - 610mm height	m2	3	$300.00	$900
99	Washroom porcelain wall tile - 1220x1524	m2	2	$185.00	$370
100	Existing finishes patch and repair allowance	item	1	$5,000.00	$5,000
101	Painting to new walls	m2	136	$45.00	$6,120
102	Firestopping	item	1	$1,500.00	$1,500
103				Subtotal	$550,350
104	**Specialties & Furnishings**				
105	Second floor frameless glass balcony guard	m	44	$2,000.00	$88,000
106	Washroom accessories	item	1	$1,500.00	$1,500
107	Relocate sound equipment to second floor	item	1	$1,000.00	$1,000
108				Subtotal	$90,500
109	**Mechanical**				
110	Attic clean up allowance	m2	540	$5.00	$2,700
111	Kitchenette and watercloset plumbing allowance	item	1	$5,500.00	$5,500
112	RST	%	7	$8,200.00	$574
113				Subtotal	$8,774
114	**Electrical**				
115	Knob and tube wiring replacement allowance	m2	540	$50.00	$27,000
116	Attic cabling/lighting clean up allowance	m2	540	$7.00	$3,780
117	RST	%	7	$30,780.00	$2,155
118				Subtotal	$32,935
119	**Subtotal**				$1,239,602
120	Escalation			5.00%	$61,980
121	**SUBTOTAL**				$1,301,582
122	Design & Pricing Contingency			20.00%	$260,316
123	**TOTAL**				**$1,561,898**

Augustine United Sanctuary

Class D Estimate

Postma Consulting Ltd.

	Description of Work	Unit	Quantity	Unit Price	Total
1	**Alternate Price No. 1 - Spray Foam to Complete Attic Space**				
2	CREDIT: MW Batt insulation to attic joist cavities w/poly	m2	540	-$45.00	-$24,300
3	SPF insulation to attic joist cavities	m2	540	$105.00	$56,700
4	Overhead & fee	%	6		$1,944
5	Escalation	%	5.00		$1,717
6	Design & Pricing Contingency	%	20	$100.00	$7,212
7				Subtotal	$43,273
8	**Alternate Price No. 2 - Blown in to Complete Attic Space**				
9	CREDIT: MW Batt insulation to attic joist cavities w/poly	m2	540	-$45.00	-$24,300
10	R60 blown in insulation to attic	m2	540	$35.00	$18,900
11	Overhead & fee	%	6		($324)
12	Escalation	%	5.00		($286)
13	Design & Pricing Contingency	%	20		($1,202)
14				Subtotal	($7,212)

Augustine United Sanctuary

Class D Estimate - Itemized Pricing

Postma Consulting Ltd.

	Description of Work	Unit	Quantity	Unit Price	Total
1	**Itemized Price No. 1 - Stage Demo/Reno**				
2	Demo hardwood stage flooring	m2	34	$25.00	$850
3	Demo stage/millwork/stairs	m2	34	$150.00	$5,100
4	Cart & haul demolition	m3	3	$90.00	$270
5	Haul demolition materials off site	bins	1	$900.00	$900
6	Misc. rough carpentry	item	1	$2,000.00	$2,000
7	Structural steel - W12x19 beam, W12x30 beam, accessories	kg	965	$18.00	$17,370
8	254 wd joist @ 400 oc w/19 t&g ply	m2	53	$70.00	$3,710
9	2ply-254 wd rimboard	m	32	$46.00	$1,472
10	3ply-254 wd beam	m	21	$42.00	$882
11	254 wd blocking	m	36	$28.00	$1,008
12	152 wd nailer	m	7	$24.00	$168
13	89 wd strut	m	8	$20.00	$160
14	Stage allowance - Stair Handrails (historical)	m	6	$2,000.00	$12,000
15	Stage allowance - Stage/stair skirting (historical)	m	30	$900.00	$27,000
16	Stage allowance - Stage/stair pony wall (historical)	m	24	$550.00	$13,200
17	New stage hardwood flooring	m2	53	$250.00	$13,250
18	Existing finishes patch and repair allowance	item	1	$2,500.00	$2,500
19	Site supervision & Administration	weeks	4	$3,750.00	$15,000
20	Indirect Site Costs	weeks	4	$2,500.00	$10,000
21	Overhead & fee	%	6	$126,840.00	$7,610
22	Bonds, Insurance	thous.	134	$25.00	$3,350
23	Permits	thous.	134	$11.00	$1,474
24	Escalation	%	5.00		$6,964
25	Design & Pricing Contingency	%	20		$29,248
26				Subtotal	$175,486
27	**Itemized Price No. 2 - Music Room Renovation**				
28	Demo wood doors & frames	no	2	$95.00	$190
29	Cart & haul demolition	m3	1	$90.00	$90
30	Misc. rough carpentry	item	1	$2,000.00	$2,000
31	P3 Wall - 2-13gwb, 89 wood stud - 3m ht	m2	15	$100.00	$1,500
32	Interior wood door w/hm frame & hardware	no	1	$2,350.00	$2,350
33	Add 100m lite to wood doors	no	1	$445.00	$445
34	Music room full height storage cabinet w/doors 1000x2800	m	1	$1,850.00	$1,850
35	Lower p.lam cabinets w/doors	m	4	$2,100.00	$8,400

Augustine United Sanctuary

Class D Estimate - Itemized Pricing

Postma Consulting Ltd.

	Description of Work	Unit	Quantity	Unit Price	Total
36	Upper p.lam cabinets w/doors	m	4	$1,150.00	$4,600
37	Solid surface countertops	m2	2	$800.00	$1,600
38	Painting to new walls	m2	30	$45.00	$1,350
39	Relocate sound equipment to second floor	item	1	$1,000.00	$1,000
40	Site supervision & Administration	weeks	2	$3,750.00	$7,500
41	Indirect Site Costs	weeks	2	$2,500.00	$5,000
42	Overhead & fee	%	6	$37,875.00	$2,273
43	Bonds, Insurance	thous.	40	$25.00	$1,000
44	Permits	thous.	40	$11.00	$440
45	Escalation	%	5.00		$2,079
46	Design & Pricing Contingency	%	20		$8,733
47				Subtotal	$52,400

Augustine United Sanctuary

Class D Estimate - Itemized Pricing

Postma Consulting Ltd.

	Description of Work	Unit	Quantity	Unit Price	Total
48	**Itemized Price No. 3 - New Entrance Work**				
49	Concrete stair demo	m2	8	$130.00	$1,040
50	Ramp railing demo	m	3	$150.00	$450
51	Grade beam & stair excavation	m3	8	$125.00	$1,000
52	Haul demolition materials off site	bins	1	$900.00	$900
53	400 dia CIP piles - 3m depth assumed	m	27	$500.00	$13,500
54	Grade beam on void 200x800	m3	3	$2,800.00	$8,400
55	Stair and ramp slab on grade	m2	17	$275.00	$4,675
56	Stair riser concrete	m	10	$350.00	$3,500
57	Rebar (all items)	kg	284	$6.00	$1,704
58	Exterior stair handrail to match existing	m	15	$920.00	$13,800
59	Topsoil & seed replacement	m2	20	$7.00	$140
60	Patio paver replacement	m2	10	$300.00	$3,000
61	Ramp & stair regrading	m2	20	$17.00	$340
62	Sidewalk replacement	m2	5	$175.00	$875
63	P4 Wall - 1-16gwb, 89 wood stud - 3m ht	m2	5	$75.00	$375
64	Painting to new walls	m2	5	$45.00	$225
65	Site supervision & Administration	weeks	3	$3,750.00	$11,250
66	Indirect Site Costs	weeks	3	$2,500.00	$7,500
67	Overhead & fee	%	6	$72,674.00	$4,360
68	Bonds, Insurance	thous.	77	$25.00	$1,925
69	Permits	thous.	77	$11.00	$847
70	*Cash Allowance No. 1 - Concrete/Compaction/Geo Testing*	item	1	$5,000.00	$5,000
71	*Cash Allowance No. 2 - Piling Inspection*	item	1	$2,500.00	$2,500
72	Escalation	%	5.00		$4,365
73	Design & Pricing Contingency	%	20		$18,334
74				Subtotal	$110,006
75	**Itemized Price No. 4 - Washroom/Kitchen Renovation**				
76	Interior wall demo	m2	114	$37.00	$4,218
77	Demo wood doors & frames	no	16	$95.00	$1,520
78	Demo interior windows	no	5	$100.00	$500
79	Demo vinyl tile	m2	56	$11.00	$616
80	Demo sheet vinyl	m2	376	$8.00	$3,008
81	Demo wood baseboard	m	398	$3.00	$1,194
82	Remove and re-install bleacher seating	m	146	$10.00	$1,460
83	Cart & haul demolition	m3	5	$90.00	$450

Augustine United Sanctuary

Class D Estimate - Itemized Pricing

Postma Consulting Ltd.

	Description of Work	Unit	Quantity	Unit Price	Total
84	Misc. rough carpentry	item	1	$4,000.00	$4,000
85	P1 Wall - 2-16gwb, mw batt, 140 wood stud - 3m ht	m2	39	$165.00	$6,435
86	Interior wood door w/hm frame & hardware	no	2	$2,350.00	$4,700
87	Add auto operator	item	1	$2,800.00	$2,800
88	Sheet vinyl flooring to main sanctuary	m2	406	$95.00	$38,570
89	Kitchen backsplash tile - 610mm height	m2	3	$300.00	$900
90	Washroom porcelain wall tile - 1220x1524	m2	2	$185.00	$370
91	Lower p.lam cabinets w/doors	m	7	$2,100.00	$14,700
92	Upper p.lam cabinets w/doors	m	4	$1,150.00	$4,600
93	Solid surface countertops	m2	4	$800.00	$3,200
94	Washroom accessories	item	1	$1,500.00	$1,500
95	Painting to new walls	m2	78	$45.00	$3,510
96	Existing finishes patch and repair allowance	item	1	$2,500.00	$2,500
97	Kitchenette and watercloset plumbing allowance	item	1	$5,500.00	$5,500
98	RST	%	7	$5,500.00	$385
99	Firestopping	item	1	$1,500.00	$1,500
100	Site supervision & Administration	weeks	5	$3,750.00	$18,750
101	Indirect Site Costs	weeks	5	$2,500.00	$12,500
102	Overhead & fee	%	6	$137,246.00	$8,363
103	Bonds, Insurance	thous.	146	$25.00	$3,650
104	Permits	thous.	146	$11.00	$1,606
105	Escalation	%	5.00		$7,650
106	Design & Pricing Contingency	%	20		$31,845
107				Subtotal	$192,500

Augustine United Sanctuary

Class D Estimate - Itemized Pricing

Postma Consulting Ltd.

	Description of Work	Unit	Quantity	Unit Price	Total
108	**Itemized Price No. 5 - New Interior Stair**				
109	Concrete slab on grade demo	m2	8	$130.00	$1,040
110	Demo stairs to second floor	m2	9	$225.00	$2,025
111	Concrete slab excavation (interior)	m3	5	$185.00	$925
112	Cart & haul demolition	m3	2	$90.00	$180
113	Misc. rough carpentry	item	1	$2,000.00	$2,000
114	304 concrete slab on grade	m2	6	$425.00	$2,550
115	C1 - 3ply-152 built up column	m	21	$57.00	$1,197
116	254 wd rimboard	m	16	$35.00	$560
117	254 wd joist framing	m2	4	$70.00	$280
118	Exist joist laminated LVL 1 1/3"	m	6	$70.00	$420
119	2ply-304 wd built up beam	m	3	$62.00	$186
120	Rebar	kg	65	$6.00	$390
121	Stair 1 allowance (historical mouldings, nosings, features)	item	1	$15,000.00	$15,000
122	Stair 1 wood railing to match existing	m	6	$240.00	$1,440
123	Stair 1 Wood risers	no	20	$135.00	$2,700
124	Stair 1 Plywood sheathing	m2	9	$35.00	$315
125	Stair 1 & 2 flooring allowance	m2	18	$75.00	$1,350
126	P2 Wall - 2-16gwb, 89 wood stud - 3m ht	m2	9	$115.00	$1,035
127	Interior wood door w/hm frame & hardware	no	2	$2,350.00	$4,700
128	Add 100m lite to wood doors	no	2	$445.00	$890
129	Painting to new walls	m2	18	$45.00	$810
130	Site supervision & Administration	weeks	3	$3,750.00	$11,250
131	Indirect Site Costs	weeks	3	$2,500.00	$7,500
132	Overhead & fee	%	6	$56,743.00	$3,525
133	Bonds, Insurance	thous.	60	$25.00	$1,500
134	Permits	thous.	60	$11.00	$660
135	Escalation	%	5.00		$3,221
136	Design & Pricing Contingency	%	20		$13,530
137				Subtotal	$81,179
138	**Itemized Price No. 6 - Ceiling Repair/Balcony Railings**				
139	Plaster & lathe remove & replacement allowance (incl paint)	m2	540	$830.00	$448,200
140	Existing finishes patch and repair allowance	item	1	$2,500.00	$2,500
141	Demo sheet vinyl	m2	271	$8.00	$2,168
142	Remove and re-install bleacher seating	m	132	$10.00	$1,320
143	Remove attic batt insulation	m2	540	$5.00	$2,700

Augustine United Sanctuary

Class D Estimate - Itemized Pricing

Postma Consulting Ltd.

	Description of Work	Unit	Quantity	Unit Price	Total
144	Create opening for attic vents	no	10	$200.00	$2,000
145	Cart & haul demolition	m3	5	$90.00	$450
146	Sheet vinyl flooring to second sanctuary	m2	271	$95.00	$25,745
147	Second floor frameless glass balcony guard	m	44	$2,000.00	$88,000
148	MW batt insulation to attic joist cavities w/poly	m2	540	$45.00	$24,300
149	Knob and tube wiring replacement allowance	m2	540	$50.00	$27,000
150	ELEC - Attic cabling/lighting clean up allowance	m2	540	$7.00	$3,780
151	MECH -Attic clean up allowance	m2	540	$5.00	$2,700
152	RST	%	7	$33,480.00	$2,344
153	Site supervision & Administration	weeks	7	$3,750.00	$26,250
154	Indirect Site Costs	weeks	7	$2,500.00	$17,500
155	Overhead & fee	%	6	$676,957.00	$48,754
156	Bonds, Insurance	thous.	726	$25.00	$18,150
157	Permits	thous.	726	$11.00	$7,986
158	Escalation	%	5.00		$37,592
159	Design & Pricing Contingency	%	20		$160,888
160				Subtotal	$950,327