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June 28, 2023

Form Studio Architecture  
131 Court St North  
Thunder Bay, ON  
P7A 4V1

Re: **City of Thunder Bay Police Station – New Building  
Thunder Bay, ON  
Class D Estimate**

We are pleased to attach our class D estimate for the above noted project and do hereby certify the following values as noted below which includes a 15% design contingency and 5% escalation and a 5% contingency allowance added to the new building option.

- New Building (10,703 m<sup>2</sup>) – 115,161 sf – (\$5,356/m<sup>2</sup>) \$498/sf **\$57,318,110.00**

Please note our assumptions for construction are all noted in the estimates. Generally, the building is assumed to be constructed on pad footings, slab on grade, structural steel frame with steel deck and toppings to 2<sup>nd</sup> floor and steel deck and modified bitumen flat roof. Exterior finishes are a combination of composite panel, metal cladding and brick veneer, curtain wall glazing.

The estimate excludes HST, supply chain constraints, furniture, fixtures and equipment and any consulting fees. 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 subcontractors 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 Ltd. It is generally acknowledged that a Class D estimate is within the range of plus or minus twenty (20%) percent.

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

POSTMA CONSULTING LTD.

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

# CTB Police Station New Site

Class D Estimate

Postma Consulting Ltd.

Description of Work	Unit	Quantity	Unit Price	Total
<b>General &amp; Special Conditions</b>				
Site supervision & Administration	months	20	\$52,800.00	\$1,056,000
Indirect Site Costs	months	20	\$35,200.00	\$704,000
Overhead & Fee	%	6	\$42,649,069	\$2,558,944
Temporary heating and hoarding	months	9	\$18,000.00	\$162,000
Access roads & temporary laydown	m2			\$0
Bonds, Insurance	thous.	45,208	\$25.00	\$1,130,200
Permits	thous.	45,208	\$12.00	\$542,496
Cash Allowances				\$0
Cash Allowance No. 1 - Hydro Contribution	item	1	\$40,000.00	\$40,000
Cash Allowance No. 2 - Testing & Inspections	item	1	\$90,000.00	\$90,000
			Subtotal	\$6,283,641
<b>Demolition</b>				
Misc site demolition	item	1	\$7,500.00	\$7,500
			Subtotal	\$7,500
<b>Excavation, Backfill &amp; Sitework</b>				
Excavate 25% footprint 2M dp	m3	5,400	\$25.80	\$139,320
Stone/A-base u/s footings	m3	305	\$91.30	\$27,847
Backfill to u/s slab	m3	2,800	\$83.30	\$233,240
Ext sidewalks etc	m2	360	\$157.00	\$56,520
Conc apron ar garage entry & secure storage	m2	660	\$230.00	\$151,800
Bollards other than @ OH doors	no	35	\$1,300.00	\$45,500
New asphalt paving (28,000-bldg-grass-site paving)	m2	12,800	\$112.00	\$1,433,600
Site conc for lot etc	m2	812	\$230.00	\$186,760
Landscaping, N, E, W	m2	6,400	\$16.00	\$102,400
Chain link enclosure w gate control staff parking 1.8 h	m	120	\$167.00	\$20,040
Chain link enclosure secure storage 2.4 high	m	82	\$240.00	\$19,680
Gate control - 3 access gates, 2 barrier arms	item	1	\$50,000.00	\$50,000
			Subtotal	\$2,466,707

# CTB Police Station New Site

## Class D Estimate

Postma Consulting Ltd.

Description of Work	Unit	Quantity	Unit Price	Total
<b>30 Structural Elements</b>				
31 Conc pad footings - footprint 6715 sm	m3	950	\$900.00	\$855,000
32 Conc piers	m3	106	\$1,200.00	\$127,200
33 Conc grade bms	m3	390	\$1,400.00	\$546,000
34 Concrete elevator pit	m3	10	\$1,300.00	\$13,000
35 Structural Steel - main, 2nd floor, roof, garage(10,700 sm) 42kg/	kg	472,000	\$7.75	\$3,658,000
36 Steel deck floor & roof	m2	10,700	\$58.00	\$620,600
37 Conc slab - main fl SOG 150mm	m2	5,840	\$115.00	\$671,600
38 Conc slab - 2nd fl 100mm on deck	m2	3,800	\$62.00	\$235,600
39 CIP two stairwells, one elevators	m3	133	\$1,350.00	\$179,550
40 Rebar (2,700 m3) 110kg/m3	kg	297,000	\$3.65	\$1,084,050
41 HK pads	m2	16	\$370.00	\$5,920
			Subtotal	\$7,996,520
<b>43 Masonry</b>				
44 Masonry - Interior conc block-2 hr, sallyport, w/r	m2	694	\$350.00	\$242,900
45 Masonry - Ext. wall CB, VB, insul, brick, less open'gs	m2	1,404	\$1,065.00	\$1,495,260
46 Masonry - Ext. wall CB, VB, insul, mt. clad, less open'gs	m2	652	\$830.00	\$541,160
47 CB upcharge 100% conc fill range, salleyport, detent	m2	430	\$42.00	\$18,060
			Subtotal	\$2,297,380
<b>49 Vertical Elements &amp; Miscellaneous Metal</b>				
50 Feature open stair South addition incl land, railings	riser	24	\$6,000.00	\$144,000
51 Stairs & railing, SW and NE	sets	3	\$31,000.00	\$93,000
52 2 Access ladders/hatch - elevator pit & to roof hatch	no	3	\$2,500.00	\$7,500
53 Elevator 3500 lbs, 2 stops	each	2	\$118,700.00	\$237,400
			Subtotal	\$481,900
<b>55 Rough Carpentry, Architectural Woodwork</b>				
56 Misc blocking, insulation at interior, ext walls	item	1	\$100,000.00	\$100,000
57 Roof & parapet blocking, plywood	item	1	\$15,000.00	\$15,000
58 P lam window sills	m	56	\$125.00	\$7,000
59 Reception desks with ballastic protection	m	14	\$4,500.00	\$63,000
60 Kitchenette coffee stations	units	5	\$4,900.00	\$24,500
61 Exec. Offices - creden, cabs, lunchrm	m	20	\$2,500.00	\$50,000
62 Cabs - mailslot, counters, doc storage	m	18	\$1,850.00	\$33,300
63 Vehicle garage-benches, shelving	m	8	\$1,200.00	\$9,600
64 Vanities	m	12	\$1,200.00	\$14,400
65 Range - armoury cab, gun cleaning	item	1	\$30,000.00	\$30,000

# CTB Police Station New Site

## Class D Estimate

Postma Consulting Ltd.

	Description of Work	Unit	Quantity	Unit Price	Total
66	Display case public area	units	2	\$4,600.00	\$9,200
67	SS detention grade counters	item	1	\$90,000.00	\$90,000
68	Patrol 301 - equip cab, storage cab, gun repair cab	m	12	\$2,500.00	\$30,000
69				Subtotal	\$476,000
70	<b>Roofing, Siding, AVB, Insulation</b>				
71	New Bldg - mod bit roof main & 2nd(4497+2218)	m2	5,900	\$300.00	\$1,770,000
72	2nd Fl Ext. wall - mt. clad/brick/alum glass/mt composite panels	m2	1,732	\$900.00	\$1,558,800
73	Fire rating 1st to 2nd floor	m2	3,800	\$40.00	\$152,000
74	Firestopping Arch, Mech, Elect	item	1	\$75,000.00	\$75,000
75				Subtotal	\$3,555,800
76	<b>Windows, Doors</b>				
77	Main Fl - punch windows alum w polycarb w fram'g	m2	47	\$2,050.00	\$96,350
78	Alum frames w sidelites & doors (3) -public entry	m2	12	\$3,600.00	\$43,200
79	Auto operators	ea	18	\$2,750.00	\$49,500
80	OH doors incl st jambs & bollards	ea	9	\$9,900.00	\$89,100
81	Exterior dr/fr/w temp 1/4 lite	ea	8	\$4,200.00	\$33,600
82	Detention doors	ea	43	\$10,000.00	\$430,000
83	Corridor doors	ea	7	\$3,050.00	\$21,350
84	Stairwell doors/fr/lite	ea	15	\$3,600.00	\$54,000
85	PS frames w sidelites, wd doors w lite - typ office	ea	120	\$2,900.00	\$348,000
86	PS frames, HM doors w 200mm wide temp lite/hard'w	ea	105	\$2,300.00	\$241,500
87	Security Glass at public reception desk	m2	21	\$1,450.00	\$30,450
88	Sally port metal door, wall, plexiglass	m2	8	\$1,000.00	\$8,000
89	Range doors, ballistic rated	no	1	\$10,000.00	\$10,000
90	Atrium staff entry	item	1	\$45,000.00	\$45,000
91	Skylights	no	3	\$5,000.00	\$15,000
92				Subtotal	\$1,515,050

# CTB Police Station New Site

## Class D Estimate

Postma Consulting Ltd.

Description of Work	Unit	Quantity	Unit Price	Total
<b>93 Drywall, Acoustics, Flooring &amp; Painting</b>				
94 Allow 150 SS, batt, poly, 16 ext dw 50% int DW - 2nd floor	m2	1,750	\$172.00	\$301,000
95 150 SS x4.2 M, batt, 16 DW e/s, (128 LM/576 SM)	m2	8,400	\$140.00	\$1,176,000
96 Detention 501 perf. Security ceiling/concrete	m2	165	\$370.00	\$61,050
97 Detention 501 perf. 1/4" st pl. walls	sm	80	\$115.00	\$9,200
98 Spray foam TOW	lm	660	\$72.00	\$47,520
99 Ext wall-main floor 89 SS, 16 mm DW	m2	1,800	\$74.00	\$133,200
100 ACT ceilings	m2	8,400	\$68.00	\$571,200
101 Tectum & foam panels physical training	sm	144	\$270.00	\$38,880
102 Drywall susp ceilings	m2	400	\$90.00	\$36,000
103 Bulkheads vert portion 300 high DW plus 800 frame	m	122	\$132.00	\$16,104
104 Bulkheads horz portion	m2	25	\$125.00	\$3,125
105 Porcelain Tile - w/r, locker, fitness etc	m2	600	\$230.00	\$138,000
106 Tile - walls	m2	850	\$178.00	\$151,300
107 501 Detention - epoxy conc fl.	m2	900	\$89.00	\$80,100
108 Seal conc fl - range/support, garage, sallyport, M/E	m2	2,140	\$11.00	\$23,540
109 Floor covering carpet tile	m2	4,900	\$55.00	\$269,500
110 Floor covering, SV	m2	2,650	\$91.00	\$241,150
111 Gym rubber, 412 fitness, physical train'g	m2	220	\$164.00	\$36,080
112 Carpet anti static 221 tech services	m2	16	\$76.00	\$1,216
113 Painting - walls & ceilings, doors etc	m2	10,700	\$43.00	\$460,100
114			Subtotal	\$3,794,265
<b>115 Specialties &amp; Furnishings</b>				
116 Washroom accessories, coat hooks,	item	1	\$17,500.00	\$17,500
117 Chain link enclosure	m	20	\$250.00	\$5,000
118 Corner guards	no	30	\$108.00	\$3,240
119 Convex mirrors	no	6	\$500.00	\$3,000
120 Metal shelving	ea	180	\$500.00	\$90,000
121 Roller blinds	no	36	\$450.00	\$16,200
122 Gun Lockers	no	50	\$1,350.00	\$67,500
123 Locker Rm seating benches	no	6	\$850.00	\$5,100
124 Lockers single tier	no	178	\$330.00	\$58,740
125 Police style lockers with bench, drawers 600 x 600	no	300	\$700.00	\$210,000
126 ETU lockers with int bench 600 x 600	no	24	\$800.00	\$19,200
127 Exhibit pass thru lockers 36 x 18	no	8	\$11,500.00	\$92,000
128 Signage - interior	item	1	\$15,000.00	\$15,000

# CTB Police Station New Site

## Class D Estimate

Postma Consulting Ltd.

	Description of Work	Unit	Quantity	Unit Price	Total
129	Whiteboards	no	6	\$325.00	\$1,950
130	Projection screens	no	3	\$900.00	\$2,700
131	Washer/Dryer locker - 411 area	pr	1	\$2,000.00	\$2,000
132	Weight/cardio equip - 412 fitness	item	1	\$12,000.00	\$12,000
133	Garage vehicle hoist	no	1	\$15,000.00	\$15,000
134	Access floor in Tech server rm	m2	218	\$220.00	\$47,960
135	High density shelving	item	1	\$100,000.00	\$100,000
136	Firing range containment system upcharge	item	1	\$1,800,000.00	\$1,800,000
137	Gun range 5/8" bullistic metal- use 3/8" AR600	m2	484	\$360.00	\$174,240
138	Gun range 2" rubber on plywood	m2	484	\$120.00	\$58,080
139	Gun range ceiling baffles TBD no spec	m2	484	\$150.00	\$72,600
140	Erect above, crane & welder, steel backing	m2	484	\$25.00	\$12,100
141				Subtotal	\$2,901,110
142	<b>Mechanical</b>				
143	As per attached worksheets	item	1	\$7,499,606.00	\$7,499,606
144	As per attached worksheets, parkade	item	1	\$282,237.00	\$282,237
145	As per attached worksheets, site servicing	item	1	\$203,750.00	\$203,750
146				Subtotal	\$7,985,593
147	<b>Electrical</b>				
148	As per attached worksheets	item	1	\$5,001,680.00	\$5,001,680
149	As per attached worksheets, parkade	item	1	\$289,868.00	\$289,868
150	As per attached worksheets, site servicing	item	1	\$155,000.00	\$155,000
151				Subtotal	\$5,446,548
152	<b>Subtotal</b>				\$45,208,013
153	Escalation			5.00%	\$2,260,401
154	<b>SUBTOTAL</b>				\$47,468,414
155	Design & Pricing Contingency			15.00%	\$7,120,262
156	Contingency allowance FORM			5.00%	\$2,729,434
157	<b>TOTAL</b>				<b>\$57,318,110</b>