

September 13, 2024

Sylvia Jennings, Planner II – Community Planning
Planning and Infrastructure Services
Municipality of Clarington
40 Temperance Street, Bowmanville ON L1C 3A6
Phone: 905 623 3379

RE: Preliminary Opinion of Hard Cost for Stabilization of Cafeteria Building, camp30

Per requested, find below preliminary Opinion of Hard Costs dated August 29' 2024.
GBCA and Doug (BBA) together arrived at these high-level estimates for combined Structural Stabilization and Building Envelope Work for the Cafeteria Building

camp30	
20240829	
Preliminary Estimated Opinion of Costs	
PHASE 1A- Structural Stabilization and building envelope	ROUNDED COSTS
1 Remove debris from interior and exterior including anything flammable	\$50,000
2 Provide shoring for temporary support of roof structure	\$200,000
3 Remove collapsing interior ceiling lath and plaster and dispose (abatement not inc)	\$30,000
4 Do localized repairs to existing roof wood planks with 3/4' plywood sheathing of estimated 40% of roof area. Remove existing roof membrane and any vegetation, all legacy mechanical and plumbing penetration through roof. Patch fascia boards, remove deteriorated flashing and gutters throughout and install new flashing, gutters and rws. Install 5 year temporary roof membrane on entire roof	\$1,600,000
5 Structurally reinforce and stabilize roof structure as required by structural engineer.	\$200,000
6 Remove roots from trees and other vegetation. By arborist consultant (to ascertain what is the best herbicide to use) and authorities having jurisdiction (to see what is permitted in the area)	TBD
7 Bulging chimney to be dismantled and rebuilt	\$15,000
8 Upper plywood window/door plugs with ventilation grille	\$40,000
9 Masonry repointing repairs	\$50,000
TOTAL	\$2,135,000
*Abatement Expenditures excluded	
*The above costs are approximate and based on market rates at the time of the opinion.	
*As the inspections were visual and not all areas could be accessed, the amount of any unforeseen additional works may vary. An additional contingency is recommended for unforeseeable conditions.	
*To be determined after structural engineer assessment.	
*The above amounts do not include H.S.T.	
* Mobilization and demobilization and overhead and profit	
* Removal of trees and other vegetation excluded	

Sandra Iskandar, OAA, MRAIC
GBCA Architects