

## CRAIG RACE ARCHITECTURE

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#### CLASS D PROJECT COST ESTIMATE

A Class D estimate is based on concept and approximation. The wide variation of price is reflective of the wide range of options you have going forward. We will work with you to manipulate the design to meet your needs and the needs of your project, so consider this a first step of many in refining the project requirements.

This budget breakdown will also illustrate the difference between Construction Cost (typically the amount a contractor will quote you) and Total Project Cost (inclusive of soft costs, contingencies, and taxes). However it does not include financing fees, interest, or other housing accommodations during construction.

We aim to deliver work that is above-average in its durability, performance, and quality - positioning you near the top of the market for your neighbourhood while also being practical. And, of course, our approach to architecture will ensure outstanding design that attracts broad interest.

Soft Costs - Consultants & Approvals	Rate	Feasibility	Low Estimate	High Estimate	
Arborist		\$ 1,500	\$ 1,000	\$ 2,000	
Architect		\$ 56,250	\$ 52,500	\$ 60,000	
Engineer - Structural		\$ 3,000	\$ 2,000	\$ 4,000	
Engineer - Mechanical		\$ 2,500	\$ 1,500	\$ 3,500	
Engineer - Soil		\$ 3,000	\$ 2,000	\$ 4,000	
Interior Design		\$ 20,000	\$ 10,000	\$ 30,000	
Surveyor		\$ -	\$ -	\$ -	
City of Toronto - PPR & Building Permits		\$ 4,000	\$ 3,000	\$ 5,000	
City of Toronto - CofA Application		\$ 3,500	\$ 3,500	\$ 3,500	CofA is requirement
City of Toronto - Urban Forestry Deposit / Fees		\$ 2,000	\$ 2,000	\$ 2,000	
City of Toronto - Development Charges		\$ 87,299	\$ 87,299	\$ 87,299	
City of Toronto - Parks Levy Fee		\$ 87,299	\$ 87,299	\$ 87,299	
City of Toronto - Education Development Charges		\$ 2,693	\$ 2,693	\$ 2,693	
Contingency	10%	\$ 27,304	\$ 25,479	\$ 29,129	
HST	13%	\$ 39,045	\$ 36,435.11	\$ 41,654.61	
<b>Subtotal</b>		<b>\$ 339,390</b>	<b>\$ 316,705</b>	<b>\$ 362,075</b>	
<b>Hard Costs - Construction</b>					
Construction		\$ 971,121	\$ 789,219	\$ 1,112,573	Refer to estimate by Alair Homes.
Contractor Fee	19%	\$ 184,513	\$ 149,952	\$ 211,389	
Furnishings, Fixtures & Appliances		\$ 20,000	\$ 10,000	\$ 30,000	Furniture, window coverings, etc.
Contingency	15%	\$ 176,345	\$ 142,376	\$ 203,094	
HST	13%	\$ 175,757	\$ 141,901	\$ 202,417	
<b>Subtotal</b>		<b>\$ 1,527,736</b>	<b>\$ 1,233,447</b>	<b>\$ 1,759,473</b>	
<b>Total Project Cost</b>		<b>\$ 1,867,126</b>	<b>\$ 1,550,152</b>	<b>\$ 2,121,548</b>	