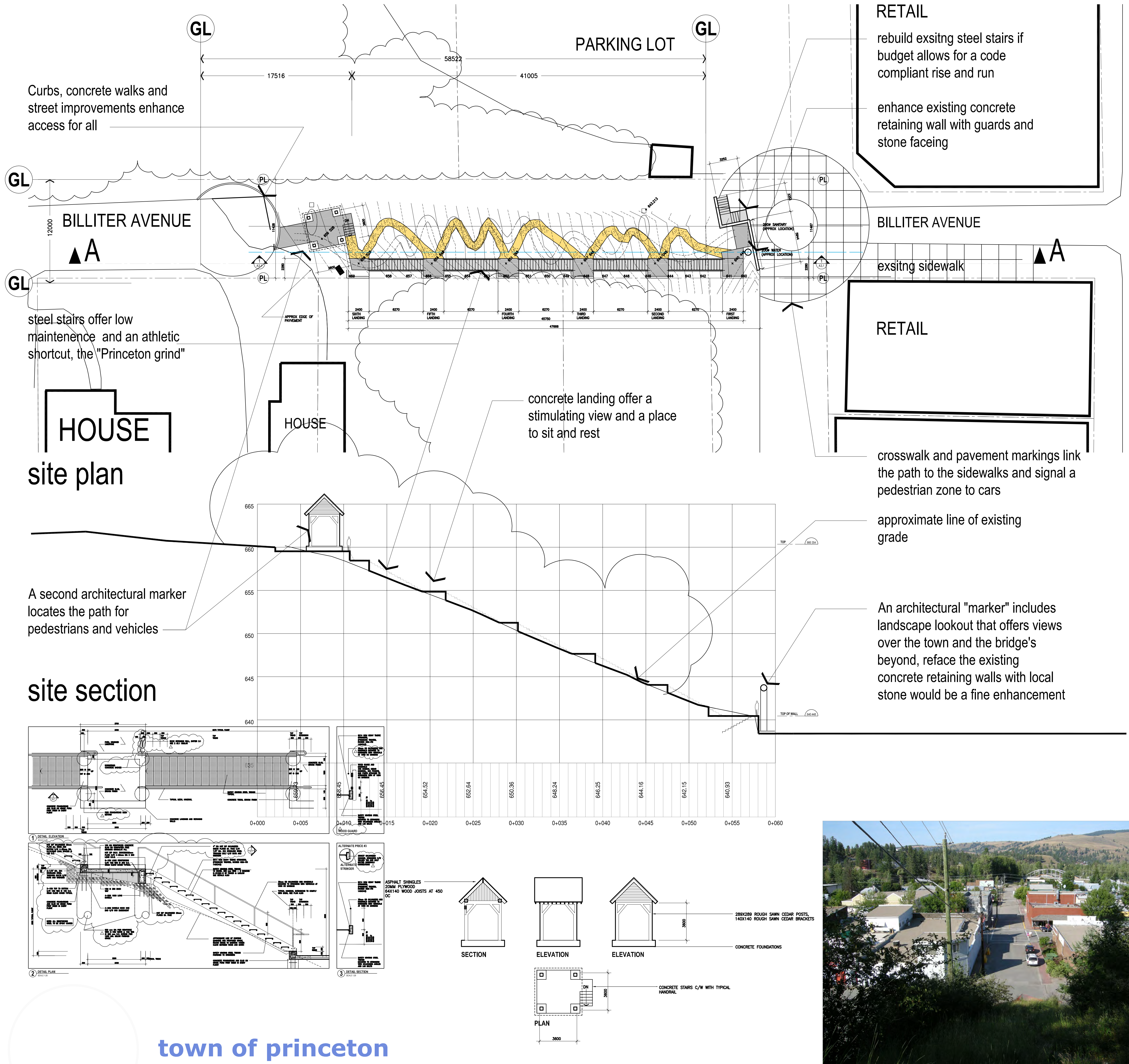


# the preferred concept option

This option builds features at the top and bottom that mark the path for pedestrian and vehicles. The path and stair offer opportunities to rest, go slow, or do the "grind" up the stairs. The stair and path are linked to the larger community pedestrian infrastructure.



town of princeton  
british columbia

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## draft project budget

### New Construction

This estimate is based on drawings and areas dated 13 December 2011  
*revised to*

	Area	Cost	Total Cost	Remarks
<b>Construction Cost Summary</b>				<i>estimated area and cost per ft2</i>
<b>Flights of Stairs</b>				
treads	19	\$50	\$950	supply safety steel grating
21' stringers	2	\$1,000	\$2,000	
foundations / retaining structures	2	\$3,500	\$7,000	1.2 cubic metre each @ 500 = 600
two galv. handrails	42	\$90	\$3,780	allowance based on 400 ft2 each
deliver, prepare and install	100	\$80	\$8,000	estimated
<i>sub total per flight</i>			\$21,730	
<i>number of flights</i>	5		\$108,650	
<b>Architectural Items</b>				
bottom of trail sign post	1	\$2,500	\$2,500	allowance
hill top marker "follie"	1	\$5,000	\$5,000	allowance
stone facing to bottom of trail retaining wall	100	\$28	\$2,800	allowance
rebuild existing first flight of stairs	1	\$2,500	\$2,500	
<i>sub total</i>			\$121,450	
General Requirements and Fee			\$18,218	15% is estimated
<i>Net Building Cost</i>			<b>\$139,668</b>	
<b>Site Development</b>				
landscape zig zag path	90	\$230	\$20,700	no edging, crushed limestone
landscaping railing	0	\$50	\$0	deleted
Site Work			\$1,480	landscape allowance
hill top landings, curbs and improvements	1		\$3,000	allowance
signage	1		\$1,800	construction site access allowance
General Requirements & Fee			\$3,327	15% is estimated
<i>Net Construction Cost</i>			<b>\$30,307</b>	
Design Allowance (5%)			\$6,983	
Construction Allowance (12%)			\$16,760	
<b>TOTAL CONSTRUCTION COST</b>			<b>\$193,718</b>	
<b>Non-construction Costs</b>				
Architectural Fees	see note 5		\$12,600	6.50% of total construction cost
Structural Fees			\$2,000	6.0% of 30% (structural) of net building cost
Mechanical Fees				excluded
Electrical Fees			\$1,500	allowance
Landscape Fees			\$3,000	allowance
Specialty Consultants			\$3,000	est: geotech, surveyor, inspections,
Professional Disbursements			\$2,483	estimate 8% of professional fees is typical however 13% due to sc.
Building Permits, DCC			\$0	1.5% of construction cost is typical, owner to advise
Legal Fees			\$0	owner to advise
Furnishings and Equipment			\$0	owner to advise
Move in Costs			\$0	owner to advise
Off Site Services			\$0	water , sewer and power connections
Inflation at 1 to 3% per year			\$1,900	1% included in anticipation of spring 2012
Project Contingency			\$4,800	2.5% of construction cost (range 2-3%)
<b>TOTAL NON-CONSTRUCTION COST</b>			<b>\$31,283</b>	
Payable HST		0.00%	\$0	on hard and soft costs
<b>Total Project Cost</b>			<b>\$225,000</b>	

- NOTES:** 1 Estimated costs have been included for permits as indicated  
 2 The estimate does not include HST, % to be confirmed  
 3 Contingencies have been included for design and construction phases  
 4 Contingencies have been included for project costs  
 5 Professional Fees based proposal