

Appendix F

Feasibility Study

Cost estimates

	High	Low
Ground floor		
Convert to retail unit	32,000	28,000
Remodel front foyer	38,000	33,000
Total	70,000	61,000
First floor		
Improvements to toilets	10,000	8,000
Make good foyer alteration	Incl. in GF	Incl. in GF
Total	10,000	8,000
Second floor		
Improvements to toilets	20,000	16,000
New floor layout	1,500,000	1,300,000
M&E alterations	Incl. above	Incl. above
Total	1,520,000	1,316,000
Third floor		
Improvements to toilets	20,000	16,000
New floor layout	1,210,000	1,040,000
M&E alterations	Incl. above	Incl. above
Total	1,230,000	1,060,000
Common parts	26,000	23,000
Windows	68,400	34,200
Carpeting	53,363	46,403
Total estimates	2,977,763	2,548,603