No. S-237489 Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

IN THE MATTER OF THE RECEIVERSHIP OF QRD (WILLOUGHBY) HOLDINGS INC., QRD (WILLOUGHBY) LIMITED PARTNERSHIP, AND QRD (WILLOUGHBY) GP INC. PURSUANT TO SECTION 234(1) OF THE BANKRUPTCY AND INSOLVENCY ACT, R.S.C. 1985 c.B-3, AS AMENDED AND SECTION 39 OF THE LAW AND EQUITY ACT, R.S.B.C. 1996 c.253 AS AMENDED

Receiver's First Report to Court

December 6, 2023

IN THE MATTER OF THE RECEIVERSHIP OF QRD (WILLOUGHBY) HOLDINGS INC., QRD (WILLOUGHBY) LIMITED PARTNERSHIP, AND QRD (WILLOUGHBY) GP INC.

Receiver's First Report to Court

TABLE OF CONTENTS

ContentsPageI.INTRODUCTION AND PURPOSE1II.SUMMARY OF RECEIVER'S ACTIVITIES TO DATE3III.WINTERIZATION OF PHASE 1 UNITS4IV.COMPLETION OF BUILDING ONE AND BUILDING TWO7V.RECEIVER'S BORROWINGS7VI.RECOMMENDATIONS8

APPENDICES

A. Costs for Winterization

B. Costs for Winterization and Completion of Building One and Two

I. INTRODUCTION AND PURPOSE

BACKGROUND

- On November 8, 2023, Mr. Justice Groves granted an Order (the "Receivership Order") appointing MNP Ltd. as Receiver (the "Receiver") of QRD (Willoughby) Holdings Inc., QRD (Willoughby) GP Inc., and QRD (Willoughby) Limited Partnership.
- QRD (Willoughby) Holdings Inc., is the registered owner of development lands located at 20335 70A Avenue, Langley, B.C. (the "Lands"). QRD (Willoughby) Limited Partnership is the beneficial owner of the Lands, and QRD (Willoughby) GP Inc., is the general partner of QRD (Willoughby) Limited Partnership (collectively, "QRD (Willoughby)" or the "Companies").
- 3. QRD (Willoughby) is part of Quarry Rock Developments, a private real estate developer based in Burnaby, B.C.
- 4. QRD (Willoughby) was constructing a three phase 87-unit townhome project named "The Willoughby" on the Lands (the "**Project**").
- 5. The Project consists of three phases:
 - i. Phase 1 34 units ("**Phase 1**");
 - ii. Phase 2 23 units ("**Phase 2**"); and,
 - iii. Phase 3 30 units ("**Phase 3**").
- 6. Phases 2 and 3 have not commenced construction of the units.
- 7. Phase 1 is under construction and consists of seven separate buildings (four to six units per building) with a combined 34 units.
- The Project is financed by MCAP Financial Corporation, ("MCAP"), the first mortgagee, and Atrium Mortgage Investment Corporation via Canadian Mortgage Servicing Corporation ("Atrium"), the second mortgagee.
- Steelcrest Construction Inc. ("Steelcrest") is the general contractor. On October 3, 2023, Steelcrest filed a builder's lien for \$2.82 million against the Project.
- 10. MCAP and Atrium are owed approximately \$29.6 million and \$7.55 million, respectively.



- Overland Capital Corporation and Wubs Investments Ltd. registered mortgages on the Project for approximately \$10.5 million and \$4.5 million, respectively, in or about September 2023.
- 12. Steelcrest is disputing the validity and enforceability of those two mortgages.
- 13. Based on discussions with management of the Companies, the inability to advance construction on Phase 1 was due to a number of factors including:
 - i. Delays with development approval;
 - ii. Increased estimated costs of construction;
 - iii. Increase in interest rates;
 - iv. Inability to obtain additional financing to fund increases in costs from the original budget; and,
 - v. Inability to pay Steelcrest for construction on Phase 1 resulting in a work stoppage and Steelcrest filing a builder's lien.
- Based on the Receiver's walk though of the units and the last draft quantity surveyor report, dated October 23, 2023, Phase 1 construction was estimated to be 55% complete when work stopped.
- 15. Each of the seven buildings in Phase 1 were at various stages of completion, which are estimated as follows:

Building	# Units	Percentage complete
1	4	95%
2	6	88%
3	6	68%
4	4	25%
5	6	20%
6	4	30%
7	4	20%

- 16. At the date of the Receivership, there were only eleven pre-sale contacts.
- 17. MCAP made an application to appoint a Receiver over the Project on November 3, 2023, due to concerns with construction ceasing, security, and the required winterization.



PURPOSE OF REPORT

- 18. This purpose of this report is to:
 - i. provide a summary of the Receiver's activities to date; and
 - request an increase in Receiver's borrowings from \$750,000 to \$2,209,000 to fund required winterization work to protect and preserve Phase 1 of the Project, and to complete Building One and Building Two, subject to the concurrent consent of MCAP and Atrium.
- 19. This is the Receiver's First Report to Court.

II. SUMMARY OF RECEIVER'S ACTIVITIES TO DATE

- 20. The Receiver has performed the following work since its appointment:
 - i. Taken possession of the Project;
 - ii. Re-established security monitoring, fence rental and utilities;
 - Engaged in various discussions with the Companies' insurance broker regarding continued coverage under the Receivership and extension of insurance past January 31, 2024;
 - iv. Attended the Project site and held various discussions with:
 - a. management of QRD (Willoughby);
 - b. representatives of Steelcrest; and,
 - c. development consultants engaged on the project to assess the status of construction and required winterization;
 - v. Assessed the status of construction and required winterization for the Project;
 - vi. Engaged in discussions with Steelcrest regarding potential winterization options, costs and contract terms;



- vii. Engaged in discussions with representatives of MCAP and Atrium regarding winterization options and costs;
- viii. Engaged in discussions with several real estate marketing agencies and brokers regarding obtaining marketing proposals of the Project;
- ix. Engaged in various discussions and correspondence to pre-sale purchasers; and,
- x. Engaged in discussions with development consultants regarding estimates of costs to complete construction of Phase 1.
- 21. As a result of its current state, the Receiver's primary focus has been on the winterization and preservation of the Project.

III. WINTERIZATION OF PHASE 1 UNITS

- 22. Construction of Phase 1 is estimated to be 55% complete however the degree of completion varies by building.
 - i. Building One is 95% complete;
 - ii. Building Two is 88% complete.
 - iii. Building Three and Six are between 30% and 68% complete. These buildings are framed and have some exterior wrapping, windows and roofing elements in place however these buildings require some exterior and interior work for winterization.
 - iv. Buildings Four, Five, and Seven are between 20% and 25% complete. These buildings are at the framing stage with exposed wood framing and plywood cladding. These buildings do not have any weather proofing and are exposed to the elements are at risk of damage with prolonged exposure.
 - v. Building One and Two require minimum winterization work besides ongoing heating.



Building	# Units	Winterization Required
1	4	Heating
2	6	Heating
3	6	Interior / some exterior
4	4	Exterior / doors / windows / some roof
5	6	Exterior / doors / windows / roof
6	4	Exterior / doors / some roof
7	4	Exterior / doors / windows / roof

23. A summary of the winterization required for buildings in Phase 1 is below:

- 24. Steelcrest provided options and costs for the winterization of Phase 1. The Receiver has held discussions with Steelcrest and reviewed these options and costs.
- 25. The Receiver does not have the time to perform a detailed analysis of the winterization costs or to obtain quotes from other general contractors as the cost of not winterizing immediately will be greater than any potential savings, if any. Furthermore, it will take a new contractor at least four to six weeks to mobilize and commence work, whereas Steelcrest is already able to commence the work as of the date of this report.
- 26. The winterization of Phase 1 was recommended to be completed by a building envelope consultant.
- 27. The winterization costs were also reviewed by a different general contractor for reasonability, and it was determined that the costs for winterization appear reasonable. Given the urgency to winterize to preserve the work in place, the Receiver recommends that the winterization work be completed immediately by Steelcrest.
- 28. MCAP and Atrium both support the recommended winterization work.
- 29. The estimated construction costs to complete the winterization work is \$1,402,436 including GST and a 10% contingency.
- 30. The timeline to complete the winterization work is eight weeks.
- 31. A copy of the detailed full scope for the recommend winterization work is attached as **Appendix A.**



- 32. Given the urgent nature to commence the winterization work, the Receiver is working with Steelcrest to begin work immediately.
- 33. Steelcrest understands the Receiver's Borrowings are currently at \$750,000. Steelcrest will commence and compete the work up to \$750,000 until such time that the Court authorizes the Receiver to borrow additional funds to complete the winterization.

IV. COMPLETION OF BUILDING ONE AND BUILDING TWO

- 34. Building One is 95% complete and contains a show home and sales centre.
- 35. Building Two is 88% complete and the remaining work includes deficiencies and various finishing carpentry.
- 36. The costs to complete Building One and Two was provided by Steelcrest.
- 37. The estimated costs to complete Building One and Two, as determined by Steelcrest, is \$355,644, including GST and a 10% contingency, provided the work is completed concurrently with winterization work.
- 38. As the winterization work will require mobilization of trades on site there is a cost benefit to complete this work at the same time and further provide available inventory for sales once the realization strategy for the Project is determined.
- 39. A copy of the detailed full scope for the recommend winterization work and the completion of Building One and Two is attached as **Appendix B.**
- 40. MCAP and Atrium would like the Receiver to assess the costs to complete and benefits of completing Building One and Building Two. However both MCAP and Atrium support the inclusion of the increased amount in the Receiver's borrowing request at this time on the understanding that MCAP and Atrium have to agree to complete Building One and Building Two.



V. RECEIVER'S BORROWINGS

- 41. The initial Receivership Order authorized the Receiver to borrow of \$750,000.
- 42. The Receiver has assessed the cost of the recommended winterization work to preserve and protect the Project at \$1,402,436 which exceeds the Receiver's authorized borrowings.
- 43. The cost estimate to complete Building One and Two of Phase 1 is an additional \$355,644.
- 44. In addition to the above contactor costs, the Receiver will incur monthly site costs including, but not limited to, utilities, security, fence rental, insurance and professional fees.
- 45. A summary of the estimated costs to be incurred by the Receiver is summarized below for the period of November 8, 2023 to January 31, 2024:

	\$'s
Winterization costs	1,402,436
Professional fees Estimated insurance	250,000 150,000
Monthly site costs (Nov 2023 - Jan 2024)	50,000 1,852,436
Completion of Building One and Two	355,644
Total Winterization and Construction Borrowings	2,208,080

46. The Receiver believes that the recommended winterization work is necessary to preserve and protect Phase 1 of the Project. There may be additional benefit to complete Building One and Two concurrently with the winterization work, subject to MCAP and Atrium being in agreement.



VI. RECOMMENDATIONS

- 47. The Receiver recommends that the winterization work is completed to properly preserve and protect the existing construction and value of Phase 1.
- 48. The Receiver respectfully requests that the Court grant:
 - i. An increase of Receiver's borrowings from \$750,000 to \$2,209,000 (the "**Increased Borrowings**") to fund the completion of the winterization work for Phase 1; on the condition that the advance of \$356,000, representing the portion of the Increased Borrowings dedicated to construction on Buildings One and Two is subject to written agreement of MCAP and Atrium.
- 49. All of which respectfully submitted this 6th day of December, 2023.

MNP Ltd.

In its capacity as Receiver and Manager of QRD (Willoughby) Holdings Inc., QRD (Willoughby) Limited Partnership and QRD (Willoughby) GP Inc.

Per:

Per:

Mario Mainella, CPA, CA, CIRP

Gordon Brown, CPA, CA, CIRP



APPENDIX A

Costs for Winterization

In the Matter of the Receivership of QRD (Willoughby) Holdings Inc., QRD (Willoughby) Limited Partnership and QRD (Willoughby) GP Inc.

Estimated Winterization Costs

COST SUMMARY	PHASE 1							
	Buildina 1	Buildina 2	Building 3		Building 5	Buildina 6	Buildina 7	Total
Units per Building	4	6	6	4	6	4	4	34
Construction costs								
Dismantle and dispose of presentation centre	-	-	-	-	-	-	-	-
Remove and dispose of glass store front	-	-	-	-	-	-	-	-
Install garage door	-	-	-	-	-	-	-	-
Complete HVAC on 3 non show home units	-	-	-	-	-	-	-	-
Quality control walk through	-	-	-	-	-	-	-	-
Electrical, Mechanical, Plumbing & Sprinkler completions	-	-	-	-	-	-	-	-
Landscape revision and completion	-	-	-	-	-	-	-	-
Complete mechanical in all 6 units	-	-	-	-	-	-	-	-
Complete electrical in all 6 units	-	-	-	-	-	-	-	-
Complete plumbing fixtures installations in all 6 units	-	-	-	-	-	-	-	-
Complete exterior landscape of all 6 units	-	-	-	-	-	-	-	-
Complete siding finishing of all 6 units	-	-	-	-	-	-	-	-
Complete oven and laundry installation	-	-	-	-	-	-	-	-
Complete siding and envelope systems	-	-	35,000	-	-	-	-	35,000
Complete roof tile to prevent any damage to the roofing membrane	-	-	35,000	-	-	-	-	35,000
Roof insulation and membrane	-	-	-	-	130,000	-	102,500	232,500
Complete insulation	-	-	65,000	-	-	-	-	65,000
Install breakers required for electrical box heaters	-	-	5,500	10,750	15,750	10,750	10,750	53,500
Install electrical box heaters	-	-	2,500	1,750	2,650	1,750	1,750	10,400
Complete drywall	-	-	125,000	-	-	-	-	125,000
Install garage doors	-	-	15,000	-	-	-	-	15,000
Prep all windows	-	-	-	7,500	12,500	-	7,500	27,500
Purchase and install windows	-	-	-	85,000	120,500	-	85,000	290,500
Install all vinyl decking required	-	-	-	15,000	25,000	15,000	20,000	75,000
Paper entire buildings with paper straps	-	-	-	25,000	25,000	-	25,000	75,000
Purchase and install exterior doors and locks	-	-	-	10,000	15,000	10,000	10,000	45,000
Board all garage areas to prevent any access	-	-	-	6,000	7,500	6,000	-	19,500
	-	-	283,000	161,000	353,900	43,500	262,500	1,103,900
Development and Soft Costs								
Structural Final Inspection	-	-	-	-	-	-	-	-
Electrical Final Inspection	-	-	-	-	-	-	-	-
BCSA Final Electrical Inspection	-	-	-	-	-	-	-	-
Mechanical Final Inspection	-	-	-	-	-	-	-	-
Envelope Final Inspection	-	-	-	-	-	-	-	-
Energy Advisory Blow Test Final Inspection	-	-	-	-	-	-	-	-
Sprinkler Final Inspection	-	-	-	-	-	-	-	-
Landscape Final Inspection	-	-	-	-	-	-	-	-
Architectural Final Inspection	-	-	-	-	-	-	-	-
Architect and municipal inspection	-	-	2,250	-	-	-	-	2,250
	-	-	2,250	-	-	-	-	2,250
			-					
Total Construction Costs	-	-	285,250	161,000	353,900	43,500	262,500	1,106,150
Management, Site, Warranty Costs								
Management Fees @4% of Total Construction Costs	-	-	11,320	6,440	14,156	1,740	10,500	44,156
Site Costs (2 months)	-	-	80,000	-	-	-	-	80,000
	-	-	91,320	6,440	14,156	1,740	10,500	124,156
Total Costs (excluding tax and contingency)	-	-	376,570	167,440	368,056	45,240	273,000	1,230,306
GST	-	-	18,829	8,372	18,403	2,262	13,650	61,515
10% Contingency - 10% of Total Construction Costs	-	-	28,525	16,100	35,390	4,350	26,250	110,615
	-	-	47,354	24,472	53,793	6,612	39,900	172,130
Total Funding Required	-	-	423,924	191,912	421,849	51,852	312,900	1,402,436

APPENDIX B

Costs for Winterization and Completion of Building One and Two

In the Matter of the Receivership of QRD (Willoughby) Holdings Inc., QRD (Willoughby) Limited Partnership and QRD (Willoughby) GP Inc.

Estimated Winterization Costs and Cost to Complete Buildings 1 & 2

Building 1 Building 2 building 3 Building 4 building 5 Building 5 Building 7 Total Units per Building 4 0 4	COST SUMMARY									I
Units per Building 4 6 6 4 6 4 6 4 6 4 4 34 Construction costs Dismatiliand dispose of glass store front instal grange dorn Complete relational on plants 19,500 - - - - 1 10,500 Complete HVAC off Store show home units Complete network and completion Edited off Units in Flag Sprits for completion for the stallations in all on its complete network and completion Complete network and network sprits complete network sprits cof	COST SUMMARY		PHASE 1 Building 1 Building 2 Building 3 Building 4 Building 5 Building 6 Building 7							Total
Construction costs Image: construction costs Complete role dispose of glass or finit 19.500 - - - - - 2.500 Complete role dispose of glass or finit 2.500 - - - - 2.500 Complete role dispose of glass or finit 2.500 - - - - 2.500 Complete role dispose of glass or finit 10.000 - - - - 7.500 Complete role dispose of glass or finit 10.000 - - - 10.000 Complete role and survey resolution 30.000 - - - 7.500 Complete role and survey resolution - 10.000 - - - 2.500 Complete role and survey resolution - 10.000 - - - 2.500 Complete role and survey resolution - - 130.000 - - - 5.500		Units per Building		-	-	-	-	-	-	
Bernardie and dispose of presentation cartrie 19,500 - - - - 19,500 Remove and dispose of presentation cartrie 6,500 - - - - 2,500 Complete HVAC on 3 non show home units 0,000 15,000 - - - - 2,500 Complete HVAC on 3 non show home units 0,000 1 - - - - 2,500 Complete mechanical in all 0 units - 10,000 - - - - 7,500 Complete electrical in all 0 units - 10,000 - - - - 7,500 Complete electrical in all 0 units - 10,000 - - - - 8,500 Complete sking and envelope systems - - 35,000 - - - 5,500 Complete sking and envelope systems - - 5,500 10,750 1,750 1,750 1,750 1,750 1,750 1,750 1,750 1,750 1,75										
Renove and dispose of glass store front 6.500 - - - - 6.500 Complete HVAC on 3 non show home units 15.000 - - - - - - 5.500 Caulity control walk frazely 15.000 - <td< td=""><td>Construction costs</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>	Construction costs									
Install garage dor 2.500 - - 2.500 Complete HVAC on 3 non show home units 15,000 - - - 2.500 Castly control waik through 15,000 - - - - 2.500 Castly control waik through 16,000 15,000 - - - - 2.500 Complete mechanical nail 6 units - 10,000 - - - 7.500 Complete mechanical nail 6 units - 7.500 - - - 7.500 Complete axing finithing of all 6 units - 7.500 - - - 7.500 Complete axing finithing of all 6 units - 7.500 - - 7.500 - - - 7.500 Complete axing finithing of all 6 units - 2.500 - - - 5.500 10.750 17.50 17.50 17.50 17.50 17.50 17.50 17.50 17.50 17.50 17.50 17.50 17.50			19,500	-	-	-	-	-	-	19,500
Complete TVAC on 3 non show home units 15,000 - - - - 15,000 Betchtical, Mechanical, Plumbing & Spinkler completions 6,000 - <td< td=""><td>Remove and dispose of glass store front</td><td></td><td>,</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>,</td></td<>	Remove and dispose of glass store front		,	-	-	-	-	-	-	,
Outling control walk through Electrical, Mechanical, Philoding & Sprinkler completions Landscape revision and completion Complete mechanical in all outlis 15,000 - - - - 6,000 Complete mechanical in all outlis - 10,000 - - - - 7,500 Complete electrical in all outlis - 10,000 - - - - 7,500 Complete electrical in all outlis - 10,000 - - - - 7,500 Complete electrical in all outlis - 7,500 - - - 7,500 Complete exterior indiscape of all outlis - 7,500 - - - 2,500 Complete oven and laundry installation - - 35,000 - - - 2,500 Complete installation - - 6,500 - - - 5,000 - - 10,200 22,200 Complete installation - - 5,000 - 10,750 15,750 10,750			2,500	-	-	-	-	-	-	2,500
Electrical, Plumbing & Sprinkler completions 6,000 - - - - 6,000 Complete mechanical h al 6 units - 30,000 - - - 30,000 Complete mechanical h al 6 units - 30,000 - - - - 30,000 Complete excitral in Al 6 units - 52,500 - - - 52,500 Complete extinct indicatoge of all 6 units - 52,500 - - - 52,500 Complete siting indiversitabilition - 2,500 - - - 2,500 Complete siting indiversitabilition - - 35,000 - - - 35,000 Complete insulation - - - 35,000 - - - - 35,000 Complete insulation - - - - - - - - - - - - - - - - - -			,		-	-	-	-	-	,
Landscape revision and completion 7,500 - - - 7,500 Complete electrical in all units - 10,000 - - - 10,000 Complete electrical in all units - 10,000 - - - 10,000 Complete electrical in all units - 7,500 - - - 7,500 Complete exterior Indiscape of all 6 units - 7,500 - - - 7,500 Complete exterior Indiscape of all 6 units - 7,500 - - - 8,500 Complete exterior Indiscape of all 6 units - 8,600 - - - 8,500 Complete insulation and membrane Real masket the roofing membrane Real masket nequired for electrical box heaters - 10,2500 1,750 10,750			,	15,000	-	-	-	-	-	,
Complete mechanical in all 6 units - - - - - - - 0.000 Complete electrical in all 6 units - 7,500 - - - 5,2500 Complete electrical in all 6 units - 7,500 - - - 7,500 Complete electrical in all 6 units - 2,500 - - - 8,500 Complete electrical in all 6 units - 2,500 - - - 8,500 Complete electrical in all 6 units - 2,500 - - - 8,500 Complete electrical in all 6 units - 2,500 - - - 35,000 Complete ising and envelope systems - - 35,000 - - - 35,000 Complete ising and envelope systems - - 5,500 1,750 1,750 1,750 5,500 Instill dectrical box heaters - - 125,000 - - 15,000 Instill dectrical box heaters - - 125,000 - 7,500 1,750		mpletions	,	-	-	-	-	-	-	,
Complete electrical half ounts - 10,000 - - - 10,000 Complete exterior indiscape of alf ounts - 7,500 - - 52,500 Complete exterior indiscape of alf ounts - 7,500 - - 7,500 Complete exterior inducedy installation - 2,500 - - - 3,500 Complete orof lift to prevent any damage to the roofing membrane - 35,000 - - 35,000 Complete roof lift to prevent any damage to the roofing membrane - - 10,750				-	-	-	-	-		,
Complete plumbing futures installations in all 6 units - 52,500 - - - 52,500 Complete sating initisang of all 6 units - 7,500 - - - 5,500 Complete sating initisang of all 6 units - 2,500 - - - 5,500 Complete sating and envelope systems - 35,000 - - 35,000 Complete sating and envelope systems - 35,000 - - 35,000 Complete sating and envelope systems - - 35,000 - - 65,000 Complete installation and membrane - - 5,500 1,750 10,750 17,750 53,500 Complete drywall - - 125,000 - - 15,000 - 17,50 10,750 17,750 10,750 17,750 10,750 17,750 10,750 17,750 10,750 17,750 10,750 17,500 126,000 28,000 15,000 28,000 15,000 2,000 <	•			,		-	-	-		,
Complete exterior indicace of all 6 units - 7,500 - - - 7,500 Complete oven and bundty instalation - 8,500 - - - 2,500 Complete oven and bundty instalation - 9,500 - - - 35,000 Complete roof life to prevent any damage to the roofing membrane - 9,500 - - - 35,000 Complete insulation and membrane - - 9,500 1,750 10,750 <td>•</td> <td></td> <td>-</td> <td>,</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td></td> <td>,</td>	•		-	,	-	-	-	-		,
Complete sking finishing of all sunts - 8.500 - - - 5.500 Complete sking and envelope systems - - 35,000 - - - 35,000 Complete sking and envelope systems - - 35,000 - - - 35,000 Complete sking and membrane - - 5.500 107,500 102,500 222,500 Complete insulation and membrane - - 5.500 107,500 10,000 </td <td></td> <td>units</td> <td>-</td> <td></td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td></td> <td></td>		units	-		-	-	-	-		
Complete over and laundry installation - 2,500 - - 2,500 Complete roof like prevent any damage to the roofing membrane - - 35,000 - - 35,000 Complete roof like prevent any damage to the roofing membrane - - - - - 35,000 Complete insulation and membrane -				,		-	-	-		
Complete siding and envelope systems - - 35,000 - - - 35,000 Complete routiles to prevent any damage to the roofing membrane - <				,		-	-	-		,
Complete roof like to prevent any damage to the roofing membrane - - 35,000 - - - - - - - - - - - - 0 50,000 -				,		-	-	-		,
Roof insulation and membrane - - - 102,500 22,200 Complete insulation - - 65,000 - - 65,000 Install breakers required for electical box heaters - - 65,000 - - 65,000 Complete drywal - - 2,500 17,50 17,570 10,750 15,000 Prop all windows - - 125,000 - - 125,000 Purchase and install exterior doors and locks - - 15,000 25,000 75,000 25,000 75,000 25,000 75,000 15,000 25,000 75,000 12,900 - - - 3,000 4,500 - - - 3,500 15,000 25,000 7,500 12,96,000 - 19,900 7,500 12,96,000 - 19,900 7,500 15,000 25,000 7,500 12,900 - - - - 3,750 0,700 16,000 35,900 43,		o roofing mombrano			,	-	-	-		,
Complete insulation -		e rooning memorane				-	120 000	-		,
Install breakers required for electrical box heaters - - 5,500 10,750 12,750 10,750 53,500 Complete drywal - - 2,500 1,750 1,750 1,750 12,500 Prep all windows - - 125,000 - - - 125,000 Purchase and install windows - - - 15,000 15,000 22,000 15,000 22,000 15,000 22,000 15,000 220,500 220,500 16,000 15,000 10,000 15,000 220,000 75,000 10,000 15,000 22,000 75,000 10,000 15,000 25,000 75,000 12,500 10,000 15,000 25,000 1,000 15,000 1,000 15,000 10,000 15,000 25,000 1,250,00 12,500 10,000 15,000 10,000 15,000 10,000 15,000 10,000 15,000 10,000 15,000 12,500 10,750 12,500 10,750 10,750 10,750 10,750 10,750 10,750 10,750 10,750 10,750 10,750			-	-		-	130,000	-		,
Install electrical box heaters - - 2.650 1.750 1.750 1.250.00 Complete drywall - - 125.000 - - - 125.000 Prep all windows - - 15.000 - - - 15.000 Prep all windows - - - - 55.000 120.500 - 75.000 220.000 75.000 29.000 120.500 - 50.000 29.000 75.000 120.500 - 50.000 29.000 75.000 120.500 - 50.000 120.500 - 50.000 29.000 15.000 10.000 15.000 10.000 15.000 10.000 15.000 10.000 10.000 45.000 120.500 - </td <td></td> <td>are</td> <td>-</td> <td>-</td> <td>,</td> <td>10 750</td> <td>- 15 750</td> <td>-</td> <td></td> <td>,</td>		are	-	-	,	10 750	- 15 750	-		,
Complete drywall Install grange doors Purchase and install windows Install all wind dexing required Paper entire buildings with paper straps Purchase and install exterior doors and locks Board all garage areas to prevent any access - - - - - 15,000 - - - 15,000 Purchase and install wind dexing required Paper entire buildings with paper straps Board all garage areas to prevent any access - - - - 25,000 15,000 22,000 75,000 Board all garage areas to prevent any access - - - - - 0,000 75,000 10,000 15,000 22,000 75,000 10,000 10,000 45,000 - - - 7,500 6,000 - 19,500 Development and Soft Costs - - - - - - 7,500 6,000 12,000 15,000 26,000 12,500 - - - 7,500 Bruchase final Inspection 1,500 2,250 - - - 3,750 6,400 1,500 2,500 - - - 2,500 Sprinkiter Final Inspection 1,500 2,250 <td< td=""><td></td><td>515</td><td>-</td><td></td><td></td><td>· ·</td><td>,</td><td>,</td><td></td><td>,</td></td<>		515	-			· ·	,	,		,
Install garage doors - - - - 15,000 - - - 15,000 227,500 227,500 290,500 290,500 290,500 290,500 290,500 290,500 290,500 290,500 10,000 15,000 200,000 75,000 290,500 75,000 290,500 75,000 290,500 75,000 290,500 75,000 290,500 10,000 10,000 10,000 10,000 10,000 10,000 10,000 45,000 200,000 75,000 120,500 - 25,000 75,000 120,500 - 25,000 75,000 120,500 - 15,000 20,000 75,000 120,500 - - - 15,000 20,000 75,000 120,500 - - - 15,000 26,000 15,000 20,000 75,000 120,500 - - - 15,000 26,000 120,500 - - - 15,000 26,000 15,000 26,000 15,000 26,000 15,000 26,000 15,000 26,000 15,000 26,000 15,000 <			-			,				
Prep all windows - - 7,500 12,500 - 7,500 22,500 Purchase and install windows - - - 85,000 12,500 - 85,000 290,500 Paper entire buildings with paper straps - - - 25,000 15,000 20,000 75,000 Purchase and install exterior doors and locks - - - 25,000 15,000 10,000 10,000 10,000 15,000 20,000 45,000 Development and Soft Costs - - - - - 7,500 26,000 - 12,500 - 12,500 - 12,500 - 12,500 - 12,500 - 12,500 - 12,500 - 12,500 - 12,500 - 12,500 - 12,500 - 12,500 - 12,500 - 12,500 - 12,500 - 12,500 - - - 3,750 15,500 22,500 - - - 3,750 15,500 2,500 1,500 2,250 - -<					-,			_		,
Purchase and install windows - - 85,000 120,500 - 86,000 290,000 75,000 Paper entire buildings with paper straps - - 15,000 25,000 15,000 45,000 45,000 75,000 Purchase and install exterior doors and locks - - 10,000 15,000 10,000 45,000 1			_					_		,
Install all vinyl decking required Paper entire buildings with paper straps Purchase and install exterior doors and locks Board all garage areas to prevent any access - - - 15,000 25,000 - 25,000 75,000 Board all garage areas to prevent any access - - 0,000 16,000 10,	•		_	_		· ·	,			,
Paper entire buildings with paper straps - - - 25,000 - 25,000 10,000 10,000 45,000 Board all garage areas to prevent any access - - - 0,000 161,000 353,900 43,500 262,500 1.296,900 Development and Soft Costs - - - - - - - - - - 10,000 10,000 45,000 Development and Soft Costs - - - - - - - - 7,500 BCSA Final Electrical Final Inspection 1,500 2,250 - - - - 3,750 BCSA Final Electrical Inspection 1,500 2,250 - - - 3,750 Energy Advisory Blow Test Final Inspection 1,500 2,250 - - - 3,750 Landscape Final Inspection 1,500 2,250 - - - 3,750 Architect and municipal inspection 1,500 2,250 - - - 3,750 Landscape Final Inspection 1,50			-	-						,
Purchase and install exterior doors and locks - - 10,000 10,000 10,000 10,000 10,000 19,500 Board all garage areas to prevent any access - - - 6,000 35,900 43,500 262,600 1,9500 Development and Soft Costs -			-	-			,	,		,
Board all garage areas to prevent any access - - 6,000 7,500 6,000 - 19,500 67,000 126,000 283,000 161,000 353,900 43,500 262,500 1,296,900 Development and Soft Costs 3,000 4,500 - - - - 7,500 BcSA Final Electrical Inspection 1,500 2,250 - - - 3,750 BcSA Final Electrical Inspection 1,500 2,250 - - - 3,750 Envelope Final Inspection 1,500 2,250 - - - 3,750 Enregy Advisory Blow Test Final Inspection 1,500 2,250 - - - 3,750 Landscape Final Inspection 1,500 2,250 - - - 3,750 Architect and municipal Inspection 1,500 2,250 - - - 3,750 Architect and municipal Inspection 1,500 2,250 - - - 4,500 16,000 20,250 2,250 - - - - 4,50			-	_		· ·	,			,
Best of the transmission of transmis of transmis of transmission of transmission of transmission of			-	-	-					
Structural Final Inspection 3,000 4,500 - - - 7,500 BCSA Final Electrical Final Inspection 1,500 2,250 - - - 3,750 BCSA Final Electrical Inspection 1,500 2,250 - - - 3,750 Envelope Final Inspection 1,500 2,250 - - - 3,750 Envelope Final Inspection 2,500 - - - 3,750 Sprinkler Final Inspection 2,500 - - - 3,750 Landscape Final Inspection 1,500 2,250 - - - 3,750 Landscape Final Inspection 1,500 2,250 - - - 3,750 Architectural Final Inspection 1,500 2,250 - - - 3,750 Architectural Final Inspection 1,500 2,250 - - - 3,750 Architect and municipal inspection 1,500 - - - - 4,500 Total Construction Costs 83,000 146,250 285,250			67,000	126,000	283,000	161,000			262,500	1,296,900
Structural Final Inspection 3,000 4,500 - - - 7,500 Electrical Final Inspection 1,500 2,250 - - - 3,750 BCSA Final Electrical Inspection 1,500 2,250 - - - 3,750 Envelope Final Inspection 1,500 2,250 - - - 3,750 Envelope Final Inspection 2,500 - - - 3,750 Sprinkler Final Inspection 2,500 - - - 3,750 Landscape Final Inspection 1,500 2,250 - - - 3,750 Architectural Final Inspection 1,500 2,250 - - - 3,750 Landscape Final Inspection 1,500 2,250 - - - 3,750 Architect and municipal inspection 1,500 2,250 - - - 4,500 Total Construction Costs 83,000 146,250 285,250 161,000 353,900 43,500 262,500 1,335,400 1000 24,000 per unit for 10 uni										
Electrical Final Inspection 1,500 2,250 - - - 3,750 BCSA Final Electrical Inspection 1,500 2,250 - - - 3,750 Mechanical Final Inspection 1,500 2,250 - - - 3,750 Envelope Final Inspection 1,500 2,250 - - - 3,750 Envelope Final Inspection 1,500 2,250 - - - 3,750 Landscape Final Inspection 1,500 2,250 - - - 3,750 Architectural Final Inspection 1,500 2,250 - - - 3,750 Landscape Final Inspection 1,500 2,250 - - - 3,750 Architect and municipal Inspection 1,500 2,250 - - - 3,750 Management, Site, Warranty Costs 83,000 146,250 285,250 161,000 353,900 43,500 51,876 Management Fees @4% of Total Construction Costs 2,880 5,040 11,320 6,440 14,156 1,740 10,500	Development and Soft Costs									
BCSA Final Electrical Inspection 1,500 2,250 - - - 3,750 Mechanical Final Inspection 1,500 2,250 - - - 3,750 Envelope Final Inspection 1,500 2,250 - - - 3,750 Sprinkler Final Inspection 2,500 - - - - 3,750 Landscape Final Inspection 1,500 2,250 - - - 3,750 Landscape Final Inspection 1,500 2,250 - - - 3,750 Architectural Final Inspection 1,500 2,250 - - - 3,750 Architect and municipal inspection 1,500 2,250 - - - 3,750 Management, Site, Warranty Costs 83,000 146,250 285,250 161,000 353,900 43,500 262,500 1,335,400 Management Fees @4% of Total Construction Costs 2,680 5,040 11,320 6,440 14,156 1,740 10,500 51,876 10,000 24,000 - - - -	Structural Final Inspection		3,000	4,500	-	-	-	-	-	7,500
Mechanical Final Inspection 1,500 2,250 - - - 3,750 Envelope Final Inspection 1,500 2,250 - - - 3,750 Energy Advisory Blow Test Final Inspection 2,500 - - - - 3,750 Sprinkler Final Inspection 1,500 2,250 - - - 3,750 Landscape Final Inspection 1,500 2,250 - - - 3,750 Architectural Final Inspection 1,500 2,250 - - - 3,750 Architectural Final Inspection 1,500 2,250 - - - 3,750 Architectural Final Inspection 1,500 2,250 - - - 3,750 Architectural Final Inspection 1,500 2,250 2,250 - - - 3,750 Architectural Final Inspection - 2,250 2,250 - - - 3,500 Architectural Final Municipal Inspection - 2,250 2,250 16,000 353,900 43,500 262,500			,	· ·	-	-	-	-	-	,
Envelope Final Inspection 1,500 2,250 - - - 3,750 Energy Advisory Blow Test Final Inspection 2,500 - - - - 2,500 Sprinkler Final Inspection 1,500 2,250 - - - 3,750 Architectural Final Inspection 1,500 2,250 - - - 3,750 Architectural Final Inspection 1,500 2,250 - - - 3,750 Architect and municipal inspection 1,500 2,250 - - - 4,500 Total Construction Costs 83,000 146,250 285,250 161,000 353,900 43,500 262,500 1,335,400 Management, Site, Warranty Costs 83,000 146,250 285,250 161,000 353,900 43,500 51,876 Management Fees @4% of Total Construction Costs 2,680 5,040 11,320 6,440 14,156 1,740 10,500 51,876 10,000 24,000 - - - - 120,000 120,000 - - - <td></td> <td></td> <td></td> <td></td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>,</td>					-	-	-	-	-	,
Energy Advisory Blow Test Final Inspection 2,500 - - - - 2,500 Sprinkler Final Inspection 1,500 2,250 - - - 3,750 Landscape Final Inspection 1,500 2,250 - - - 3,750 Architectural Final Inspection 1,500 2,250 - - - 3,750 Architect and municipal inspection 1,500 2,250 - - - 3,750 Total Construction Costs 83,000 146,250 2,852.50 161,000 353,900 43,500 262,500 1,335,400 Management, Site, Warranty Costs 83,000 146,250 2,852.50 161,000 353,900 43,500 262,500 1,335,400 Management, Site, Warranty Costs 83,000 146,250 2,852.50 161,000 353,900 43,500 51,876 Management Fees @4% of Total Construction Costs 2,680 5,040 11,320 6,440 14,156 1,740 10,500 51,876 Management (\$4,000 per unit for 10 units) Site costs - (3 months) 120,000 - - <td></td> <td></td> <td>,</td> <td>,</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>,</td>			,	,	-	-	-	-	-	,
Sprinkler Final Inspection 1,500 2,250 - - - 3,750 Landscape Final Inspection 1,500 2,250 - - - 3,750 Architectural Final Inspection 1,500 2,250 - - - 3,750 Architect and municipal inspection 1,500 - - - - 3,750 Architect and municipal inspection 1,500 - - - - 1,500 Architect and municipal inspection - - - - - 3,500 Total Construction Costs 83,000 146,250 285,250 161,000 353,900 43,500 262,500 1,335,400 Management, Site, Warranty Costs 83,000 146,250 285,250 161,000 353,900 43,500 262,500 1,335,400 Management, Site, Warranty Costs 2,680 5,040 11,320 6,440 14,156 1,740 10,500 51,876 Management, Site, Warranty (\$4,000 per unit for 10 units) Site costs - (3 months) 138,680 29,040 11,320 6,440 14,156 <t< td=""><td></td><td></td><td></td><td></td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>,</td></t<>					-	-	-	-	-	,
Landscape Final Inspection 1,500 2,250 - - - 3,750 Architectural Final Inspection 1,500 - - - - 1,500 Architect and municipal inspection - - - - - 1,500 Architect and municipal inspection - - - - - 1,500 Total Construction Costs 83,000 146,250 285,250 161,000 353,900 43,500 262,500 1,335,400 Management, Site, Warranty Costs 83,000 146,250 285,250 161,000 353,900 43,500 262,500 1,335,400 Management, Site, Warranty Costs 2,680 5,040 11,320 6,440 14,156 1,740 10,500 51,876 Management, Site, costs - (3 months) 120,000 - - - - - 120,000 120,000 - - - - - 120,000 138,680 29,040 11,320 6,440 14,156 1,740 10,500 211,876 Total Costs (excluding tax and contingency)					-	-	-	-	-	,
Architectural Final Inspection 1,500 - - - 1,500 Architect and municipal inspection 1,600 2,250 2,250 - - 4,500 Total Construction Costs 83,000 146,250 285,250 161,000 353,900 43,500 262,500 1,335,400 Management, Site, Warranty Costs 83,000 146,250 285,250 161,000 353,900 43,500 262,500 1,335,400 Management, Site, Warranty Costs 83,000 146,250 285,250 161,000 353,900 43,500 262,500 1,335,400 Management, Site, Warranty Costs 2,680 5,040 11,320 6,440 14,156 1,740 10,500 51,876 Management, Site, Costs - (3 months) 138,680 29,040 11,320 6,440 14,156 1,740 10,500 211,876 Total Costs (excluding tax and contingency) 221,680 175,290 296,570 167,440 368,056 45,240 273,000 1,547,276 GST 11,084 8,765 14,829 8,372 18,403 2,262 133,540 <						-	-	-		,
Architect and municipal inspection $-2,250$ $2,250$ $ 4,500$ 16,00020,2502,250 $ 38,500$ Total Construction CostsManagement, Site, Warranty Costs Management Fees @4% of Total Construction Costs Warranty (\$4,000 per unit for 10 units) Site costs - (3 months) $2,680$ $5,040$ $11,320$ $6,440$ $14,156$ $1,740$ $10,500$ $51,876$ Total Costs (excluding tax and contingency) $2,680$ $29,040$ $11,320$ $6,440$ $14,156$ $1,740$ $10,500$ $211,876$ 10% Contingency - 10% of Total Construction Costs $21,680$ $175,290$ $296,570$ $167,440$ $368,056$ $45,240$ $273,000$ $1,547,276$ 11,084 $8,765$ $14,829$ $8,372$ $18,403$ $2,262$ $13,650$ $77,364$ 10% Contingency - 10% of Total Construction Costs $11,084$ $8,765$ $14,829$ $8,372$ $18,403$ $2,262$ $13,540$ 11,084 $8,765$ $14,829$ $8,372$ $18,403$ $2,262$ $13,540$ $133,540$ 10% Contingency - 10% of Total Construction Costs $11,084$ $8,765$ $14,829$ $8,372$ $18,403$ $2,262$ $13,540$ 11,084 $8,765$ $14,829$ $8,372$ $18,403$ $2,262$ $13,540$ $133,540$ 10% Contingency - 10% of Total Construction Costs $14,625$ $28,525$ $16,100$ $35,390$ $4,350$ $26,250$ $133,540$ 10% Contingency - 10% of Total Construction Costs	· · ·			,		-	-	-		,
16,000 20,250 2,250 - - - 38,500 Total Construction Costs Management, Site, Warranty Costs Management, Fees @4% of Total Construction Costs 2,680 5,040 11,320 6,440 14,156 1,740 10,500 51,876 Warranty (\$4,000 per unit for 10 units) 2,680 5,040 11,320 6,440 14,156 1,740 10,500 51,876 Site costs - (3 months) 16,000 24,000 - - - - 40,000 120,000 - - - - - 40,000 120,000 - - - - 40,000 120,000 - - - - 40,000 120,000 - - - - 120,000 138,680 29,040 11,320 6,440 14,156 1,740 10,500 211,876 GST 10% Contingency - 10% of Total Construction Costs 11,084 8,765 14,829 8,372 18,403 2,262 13,550 77,364 <td>•</td> <td></td> <td>1,500</td> <td></td> <td></td> <td>-</td> <td>-</td> <td>-</td> <td></td> <td>,</td>	•		1,500			-	-	-		,
Total Construction Costs 83,000 146,250 285,250 161,000 353,900 43,500 262,500 1,335,400 Management, Site, Warranty Costs Management Fees @4% of Total Construction Costs Warranty (\$4,000 per unit for 10 units) Site costs - (3 months) 2,680 5,040 11,320 6,440 14,156 1,740 10,500 51,876 Monagement Fees @4% of Total Construction Costs Warranty (\$4,000 per unit for 10 units) Site costs - (3 months) 2,680 5,040 11,320 6,440 14,156 1,740 10,500 51,876 Total Costs (excluding tax and contingency) 221,680 175,290 296,570 167,440 368,056 45,240 273,000 1,547,276 GST 11,084 8,765 14,829 8,372 18,403 2,262 13,650 77,364 10% Contingency - 10% of Total Construction Costs 11,084 8,765 14,829 8,372 18,403 2,262 133,540 9,384 23,390 43,354 24,472 53,793 6,612 39,900 210,904	Architect and municipal inspection		-			-	-	-		
Management, Site, Warranty Costs Management Fees @4% of Total Construction Costs Warranty (\$4,000 per unit for 10 units) Site costs - (3 months) Total Costs (excluding tax and contingency) GST 10% Contingency - 10% of Total Construction Costs 10% Contingency - 10% of Total Construction Costs			10,000	20,250	2,230	-	-	-	-	36,500
Management, Site, Warranty Costs Management Fees @4% of Total Construction Costs Warranty (\$4,000 per unit for 10 units) Site costs - (3 months) Total Costs (excluding tax and contingency) GST 10% Contingency - 10% of Total Construction Costs 10% Contingency - 10% of Total Construction Costs	Total Construction Costs		83 000	146 250	285 250	161 000	353 900	43 500	262 500	1 335 400
Management Fees @4% of Total Construction Costs 2,680 5,040 11,320 6,440 14,156 1,740 10,500 51,876 Warranty (\$4,000 per unit for 10 units) Site costs - (3 months) 16,000 24,000 - - - - 40,000 120,000 - - - - - 120,000 - - - 120,000 21,876 Total Costs (excluding tax and contingency) 221,680 175,290 296,570 167,440 368,056 45,240 273,000 1,547,276 GST 11,084 8,765 14,829 8,372 18,403 2,262 13,650 77,364 10% Contingency - 10% of Total Construction Costs 19,384 23,390 43,354 24,472 53,793 6,612 39,900 210,904			00,000	110,200	200,200	101,000	000,000	10,000	202,000	1,000,100
Management Fees @4% of Total Construction Costs 2,680 5,040 11,320 6,440 14,156 1,740 10,500 51,876 Warranty (\$4,000 per unit for 10 units) Site costs - (3 months) 16,000 24,000 - - - - 40,000 120,000 - - - - - 120,000 - - - 120,000 21,876 Total Costs (excluding tax and contingency) 221,680 175,290 296,570 167,440 368,056 45,240 273,000 1,547,276 GST 11,084 8,765 14,829 8,372 18,403 2,262 13,650 77,364 10% Contingency - 10% of Total Construction Costs 19,384 23,390 43,354 24,472 53,793 6,612 39,900 210,904	Management, Site, Warranty Costs									
Site costs - (3 months) 120,000 - - - 120,000 138,680 29,040 11,320 6,440 14,156 1,740 10,500 211,876 Total Costs (excluding tax and contingency) 221,680 175,290 296,570 167,440 368,056 45,240 273,000 1,547,276 GST 11,084 8,765 14,829 8,372 18,403 2,262 13,650 77,364 10% Contingency - 10% of Total Construction Costs 14,625 28,525 16,100 35,390 4,350 26,250 133,540 19,384 23,390 43,354 24,472 53,793 6,612 39,900 210,904		Costs	2,680	5,040	11,320	6,440	14,156	1,740	10,500	51,876
Site costs - (3 months) 120,000 - - - - 120,000 138,680 29,040 11,320 6,440 14,156 1,740 10,500 211,876 Total Costs (excluding tax and contingency) 221,680 175,290 296,570 167,440 368,056 45,240 273,000 1,547,276 GST 11,084 8,765 14,829 8,372 18,403 2,262 13,650 77,364 10% Contingency - 10% of Total Construction Costs 14,625 28,525 16,100 35,390 4,350 26,250 133,540 19,384 23,390 43,354 24,472 53,793 6,612 39,900 210,904					-					
Total Costs (excluding tax and contingency) 221,680 175,290 296,570 167,440 368,056 45,240 273,000 1,547,276 GST 11,084 8,765 14,829 8,372 18,403 2,262 13,650 77,364 10% Contingency - 10% of Total Construction Costs 14,625 28,525 16,100 35,390 4,350 26,250 133,540 19,384 23,390 43,354 24,472 53,793 6,612 39,900 210,904	,			-	-	-	-	-	-	
Total Costs (excluding tax and contingency) 221,680 175,290 296,570 167,440 368,056 45,240 273,000 1,547,276 GST 11,084 8,765 14,829 8,372 18,403 2,262 13,650 77,364 10% Contingency - 10% of Total Construction Costs 14,625 28,525 16,100 35,390 4,350 26,250 133,540 19,384 23,390 43,354 24,472 53,793 6,612 39,900 210,904	· · · ·			29,040	11,320	6,440	14,156	1,740	10,500	
GST 11,084 8,765 14,829 8,372 18,403 2,262 13,650 77,364 10% Contingency - 10% of Total Construction Costs 19,384 23,390 43,354 24,472 53,793 6,612 39,900 210,904										
10% Contingency - 10% of Total Construction Costs 8,300 14,625 28,525 16,100 35,390 4,350 26,250 133,540 19,384 23,390 43,354 24,472 53,793 6,612 39,900 210,904	Total Costs (excluding tax and contingency)	221,680	175,290	296,570	167,440	368,056	45,240	273,000	1,547,276
10% Contingency - 10% of Total Construction Costs 8,300 14,625 28,525 16,100 35,390 4,350 26,250 133,540 19,384 23,390 43,354 24,472 53,793 6,612 39,900 210,904										
<u>19,384 23,390 43,354 24,472 53,793 6,612 39,900 210,904</u>										
	10% Contingency - 10% of Total Construction Costs									
Total Funding Required 241,064 198,680 339,924 191,912 421,849 51,852 312,900 1,758,180			19,384	23,390	43,354	24,472	53,793	6,612	39,900	210,904
1,758,180	Total Funding Possiered		244.064	109 690	220.024	101 042	424 040	E1 959	212 000	1 750 400
	rotar Funding Required		241,064	190,000	339,924	191,912	421,849	51,852	312,900	1,730,180