

Woodside Therapeutic Residential Treatment Facility Draft Estimate

Task	Description	Cost Estimate	
		Major Maintenance	Facility Renovation
	Main Building Work		
1	Replace all non-security type screws and use "Loctite" on all screws.	\$ -	
2	A complete overhaul of the bathrooms to institutional fixtures and refinishing all wall surfaces;		\$ 250,000.00
3	a - Replacement of bunks with concrete pads; 30 bunks with pick proof caulking too.		\$ 60,000.00
	b - Add desks as necessary {30 new desks}		\$ 22,500.00
4	a. Replacement of light fixtures with institutional grade fixtures; {32 fixture - green wing only}	\$ 70,000.00	
	b. All lights would be controlled remotely; {Included above}	\$ -	
5	Installation of "I-Con" mechanic controls for controlling toilet flushing; {18 fixtures}	\$ 14,400.00	
6	Remove smoke detectors from rooms or replace current covers with the cone shaped cover; Check code requirements with Stan Baranowski.	\$ -	
7	Replacement of windows and doors; 30 cells; office areas		\$ 150,000.00
8	Remove electrical outlets from bathrooms.	\$ 10,000.00	
9	Provide and Renovate sleeping areas for staff		\$ 75,000.00
10	Provide additional dry storage spac - {24' X 24' garage}		\$ 50,000.00
11	Replacement of radiant heat fixture covers with institutional heating covers.	\$ 10,000.00	
	Subtotal	\$ 104,400.00	\$ 607,500.00
	Gymnasium work:		
12	Relocate gas entrance;	\$ 2,500.00	
13	Creation of vestibule at entrance {Need to check with Stan Baranowski}		\$ 5,000.00
14	Do something to protect the sheet rock walls at either end of the gymnasium; {Plywood with sheet rock?}		\$ 15,000.00
15	Re-suspend the sprinkler system so that the rods cannot be used as a weapon. {Drill rods and use cotter pin}	\$ 5,000.00	
	Subtotal	\$ 7,500.00	\$ 20,000.00
	Grand Total	\$ 111,900.00	\$ 627,500.00
	Renovation Work Soft Costs:		
1	Contingency: at 10%		\$ 62,750.00
2	A&E Fees at 10%		\$ 62,750.00
3	Clerk of the Works		\$ 40,000.00
4	Administration including permits, reimbursables etc. 5%		\$ 5,595.00
	Subtotal		\$ 171,095.00
	Grand Total		\$ 798,595.00









































