

APPENDIX A Itemized Prices

Submit Itemized prices only on this official form at time of tender.

Submitted by: _____

Bid to: Salus Athlone
2000 Scott Street, Ottawa
Ottawa, Ontario

Attention: McDonald Brothers Construction Inc.
Larry Saumure Chief Estimator

1.1 ITEMIZE PRICES

An itemized price is defined as the price for a specific item of work included in a Bid price that is provided for information purposes, and can be used to adjust the scope of the Work and the Bid price. Itemized prices are most required for accounting purposes, in the event that different components of the Work will be paid from different budgets or be funded by different parties.

SECTION	Itemized Price #	Descriptions	Scope	Values	
Internal Funding "A"					
1	Diatomaceous earth	IT #A1	Partiwall application/ Pest Control	Pest control	\$ -
2					
3	Asphalt	IT #A2	BY Salus (NIC)	Asphalt removal	\$ -
4			Re-Asphalt	\$ -	
5			Line painting	\$ -	
6			Bike storage	\$ -	
7			Perimeter site security	\$ -	
8					
9			Sub total	\$ -	
10	Capital Funding #1 (Priority) "B"				
11	Roof and flashing	IT #B1	Capital replacement. Capital Asset Management Plan estimate 2026 useful life remaining. 2022 was the last inspection because of leaks around roof drains. Inspection revealed signs of blistering and water pooling, minor repairs completed. Include conduit for future PVs	Removal of existing roofing	\$ -
12				Rough carpentry for parapet	\$ -
13			Tender #1	New roofing	\$ -
14					
15				Sub total	\$ -
16					
17	Windows	IT #B2	replacement of existing windows. Includes existing balcony door removal and installation of windows instead. And new siding to be done at the doors	Existing windows and doors removal	\$ -
18				New flashing and VP around new windows	\$ -
19			Tender #1	New windows	\$ -
20				New siding below new windows at existing door locations	\$ -
21				New drywall finish around windows	\$ -
22					
23				Sub total	\$ -

24				
25	Exterior Insulation and Drywall on upper levels	IT #B3	Upgrade from fiberglass batt to rodent resistant rockwool. Spray foam in deficient cavities. Repair bulkheads levels 4 and 5. Add access panel for vent cleaning for levels 3, 4 and 5.	drywall removal on level 4 and 5 \$ -
26				Insulate exterior walls on level 1 to 5 \$ -
27				Drywall reinstatement on level 4 and 5 \$ -
28				
29				Sub total \$ -
30				
31				
32	Mechanical - A/C in dwelling units	IT #B4	Add cooling BAS upgrades for residential levels – individual VRF in each unit connected to ERV level 3,4 and 5	selective demolition \$ -
33				HVAC and controls \$ -
34				Plumbing \$ -
35				Rough carpentry (new closets) \$ -
36				Drywall (new closets and bulkheads) \$ -
37				Sprinklers (extend sprinkler heads for new bulkheads) \$ -
38				
39				Sub total \$ -
40	Mechanical – Ventilation in dwelling units	IT #B5	Level 3 ERVs included permit package as existing ventilation system was completely removed on this level during remediation and the existing system no longer meets code requirements. To be covered by insurance as part of required OBC upgrades. Existing wall boxes will be replaced for compatibility with new ventilation system.	selective demolition \$ -
41				HVAC and controls \$ -
42				Plumbing \$ -
43				Rough carpentry (new closets) \$ -
44				Drywall (new closets and bulkheads) \$ -
45				New closet doors and frames \$ -
46				New closet doors hardware \$ -

47			Sprinklers (extend sprinkler heads for new bulkheads)	\$	-
48			Wall boxes replacement	\$	-
49			Exterior caulking	\$	-
50					
51			Sub total	\$	-
52					
53	Balconies	IT #B6	Structural assessment. Remove for maintenance/ liability purposes. Would include decommissioning of exterior electrical outlets and cladding repair/ replacement at connection points.		
54			selective demolition	\$	-
55			Excavation and backfill of piers	\$	-
56		Tender #1	Lansdscaping reinstatement	\$	-
57			New V/p Barrier behind new sidinig	\$	-
58			Z bars	\$	-
59			Insulation	\$	-
60			New siding	\$	-
61			Exterior Caulking	\$	-
62			Electrical	\$	-
63					
64			Sub total	\$	-
65	Capital Funding remaining "C"				
66					
67	Upgrade interior wall acoustic insulation	IT #C1	Upgrade from fibreglass batt to mineral wool for interior sound insulation. Work complete where structural plywood is required on both sides of interior walls as part of structural remediation. (level 3) NOTE: where interior structural sheathing was reinstated on both sides of walls for critical work to restore structural stability, insurer is responsible to fund the removal of sheathing and replacement with new sheathing to access and repair electrical components that were potentially damaged during remediation and were not replaced prior to sheathing reinstatement. Sheathing panels were nailed in place and cannot be reused.		
68			Selective demolition	\$	-
69			Rough carpentry Level 4 and 5		
70			insulation Level 4 and 5		
71			new drywall reinstatement Level 4 and 5	\$	-
72					
73			Sub total	\$	-

74				
75	Fire caulk	IT #C2	Fire caulk any openings that are compromised during work on rated drywall on levels 4 and 5 where work is funded by the insured (Salus).	Level 1 to level 3 new fire stopping and smoke seal where fire assemblies were compromised by material removal. (rated ceiling-floor assemblies, rated wall assemblies) \$ -
76				Level 4 to level 5 new fire stopping and smoke seal where fire assemblies were compromised by material removal. (rated ceiling-floor assemblies, rated wall assemblies) \$ -
77				
78				Sub total \$ -
79				
80	Plumbing – Branch	IT #C3	Replacement of all CPVC risers and lines (change to wirsbo	Selective demolition \$ -
81	Pipes & Risers		PEX pipe for lines less than 1" and to copper for lines greater	Plumbing \$ -
82			then 1"). Include shut off valves on all units for isolation	
83				
84			Existing branch pipes have been dry for over 1 year. There is a	
85			risk that existing valves/ rings have disintegrated or been	
86			damaged since the water shutoff/ demolition which could cause	
87			leaks.	
88			Insurance to replace all branch pipes back to the main copper risers.	
89				
				Sub total \$ -

90				
91	Electrical	IT #C4	4th & 5th levels energy efficient lighting.	
92				Electrical \$ -
93				
94			Insurance scope to cover LED lighting replacements on all	
95			other levels (1-3). Existing fixtures to remain (stairwells, wall-based	
96			lighting, service rooms) instead of sourcing outdated	
97			replacements for original fixtures which will be more costly.	
98			Insurance replacement to be 1:1.	
99				
100				
101				
102				Sub total \$ -
103				
104	Cameras -	IT #C5	Vandal proof Security cameras for all non-office areas/	Security \$ -
105	Cabling Pulling &		communal tenant areas.	\$ -
106	Devices			
107				Sub total \$ -
108				
109	Cameras - Conduit	IT #C6	Level 4th and 5 Vandal proof Security cameras for all non-office/dwelling areas.	Electrical \$ -
110				\$ -
111				
112				Sub total \$ -
113				
114	Electrical	IT #C7	Level 4th and 5 Upgrades as need: accommodate pest-control tent in pest control room (2 new dedicated circuits)	Electrical \$ -
115				\$ -
116				
117				Sub total \$ -
118				

119	Program space renovation	IT #C8	Removal of hidden corners in basement layout, addition of security office	Selective demolition	\$	-
120				Curtain wall	\$	-
121				Drywall	\$	-
122			convert the basement super-intendant suite to a	Ceramic tile	\$	-
123			rentable 2-bed unit, new fire rated walls, sprinkler layout changes and fire alarm	Painting	\$	-
124				Steel door and frame	\$	-
				Door hardware	\$	-
125				Sprinkler	\$	-
126				Electrical/firealarm	\$	-
127				Sub total	\$	-
128						
129	Interior finishes	IT #C9	5 Th floor replacement of flooring	Flooring	\$	-
130			replacement kitchen /bathroom cabinets on 5 floor	Millwork	\$	-
131			Replace trim on 5th floor	Finish carpentry	\$	-
132			Replace wood doors on 5 th floor	Wood doors	\$	-
133			Replace doors hardware on 5th floor	Door hardware	\$	-
134				hardware installation	\$	-
135						
136				Sub total	\$	-
137						
138						
139	Interior finishes	IT #C10	Upgrade flooring from VCT flooring to PUR or LVT Level 1 to 4	flooring	\$	-
140						
141				Sub total	\$	-
142						
143						
144	Plumbing Fixtures	IT #C11	Assess condition of existing fixtures and replace as needed.	Plumbing	\$	-
145				Fixture cleaning	\$	-
146					\$	-
147						
148				Sub total	\$	-
149						
150	Plumbing Fixtures	IT #C12	Replace all existing fixtures with new	Plumbing	\$	-
151						
152				Sub total	\$	-

153					
154	Remaining Appliances	IT #C13	Assess condition of existing appliances and replace as needed	Appliance	\$ -
155			replace all fridges	installation	\$ -
156					\$ -
157					
158				Sub total	\$ -
159					
160	Remaining Appliances	IT #C14	Replace all existing appliances with new	Appliance	\$ -
161				installation	\$ -
162					\$ -
163					
164				Sub total	\$ -
165					
166	Common Area	IT #C15	Deleted		\$ -
167	Millwork				\$ -
168					\$ -
169					
170				Sub total	\$ -
171					
172	Mechanical -	IT #C16	Level 5 radiator fins and covers to be replaced	Plumbing	\$ -
173	Heating in dwelling				\$ -
174	units				\$ -
175					
176				Sub total	\$ -
177					
178			Capital Funding remaining "D"		
179					
180	Elevator	IT #D1	Modernization - New car to be TSSA 2019 compliant. Also	Elevator	\$ -
181			enables video surveillance technology (ordered already).		\$ -
182			Work is complete, pending final testing once power is		\$ -
183			restored.		
184				Sub total	\$ -

END OF SECTION