

11:42 AM

Edmison Mehr Chartered Accountants Mail - SAHS 15th Ave



Allan McCreary <allan@edmisonmehr.ca>

SAHS 15th Ave

2 messages

John Van Veen <vanveen@heritagetechnical.ca>
To: Allan McCreary <allan@edmisonmehr.ca>
Cc: "Sars@citywest.ca" <Sars@citywest.ca>

Tue, Apr 1, 2025 at 10:19 AM

Hi al

As requested by Ernie, I have updated the estimated costs as my costs last July were and are low compared to todays estimated costs.

Construction Costs Per Duplex building: 3180sf finished area (2x1050sf main suite + 2x540sf sec suites) x 3=\$375/sf = **\$1,200,000.00**

I also break it down per duplex building to:

Site work: \$85,000

- Services \$15k
- Lane prep/paving \$20k
- Curb & Gutter/Sidewalks 15th only \$25k
- Sidewalk letdowns: \$15k
- Landscaping \$10K

Lockup (inc. excavation, foundation, framing, windows/doors/roofing). **\$495,000**

Finish (incl. insul, GWB, plumbing/heating, electrical, floor finishes, appliances) to spec level: **\$620,000**

These are my very best guesses right now and will be confirmed with contractor's bids.

Thanks Al

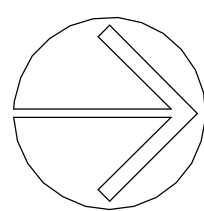
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Allan McCreary <allan@edmisonmehr.ca>
To: John Van Veen <vanveen@heritagetechnical.ca>

Wed, Apr 2, 2025 at 8:21 AM

Thanks John
I'll get back to you if I have any questions

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$$1/8" = 1'-0"$$

SEPTEMBER 29 2025

