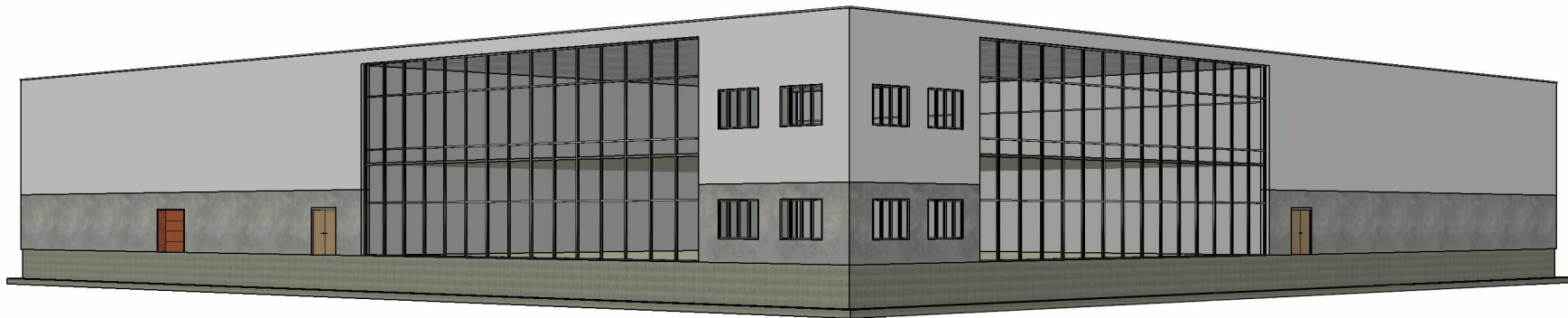


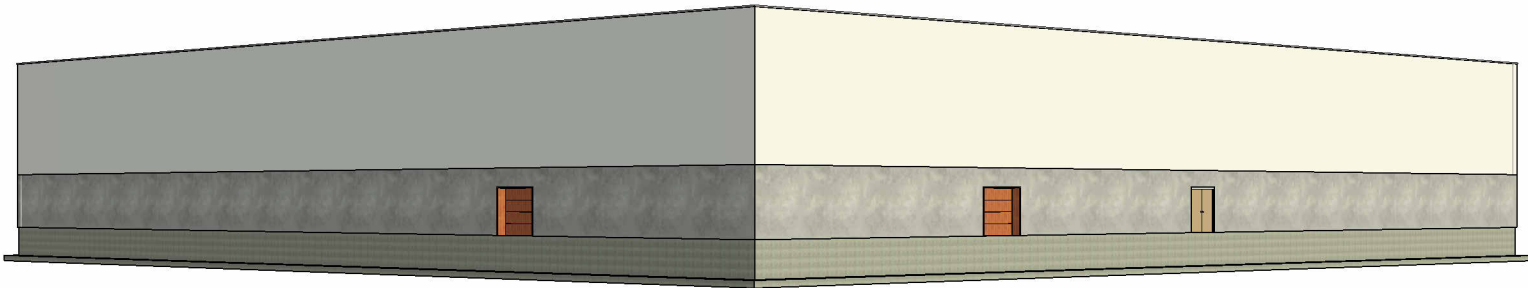


BUILDING DESCRIPTION

THIS PROJECT IS A SIMPLE OFFICE AND WAREHOUSE BUILDING LOCATED IN MONTREAL. THE BUILDING INCLUDES 20,000 SQUARE FEET OF OFFICE SPACE SPREAD OVER TWO FLOORS (10,000 SQUARE FEET PER FLOOR) AND A 30,000 SQUARE FOOT WAREHOUSE ON A SINGLE FLOOR. THE STRUCTURE IS ASSUMED TO BE STEEL CONSTRUCTION WITH ONE CONTINUOUS ROOF ACROSS BOTH SECTIONS OF THE BUILDING. THE SECOND FLOOR SLAB IS AT 14'-0" AND THE ROOF HEIGHT IS 29'-0", WITH A SMALL PARAPET ABOVE THE ROOF.

THE FOUNDATION CONSISTS OF 12-INCH CONCRETE FOUNDATION WALLS, 64 INCHES DEEP, WITH 12" X 24" FOOTINGS ALONG THE PERIMETER. THE GROUND FLOOR IS AN 8-INCH CONCRETE SLAB-ON-GRADE, WHILE THE SECOND FLOOR OF THE OFFICE USES CONCRETE ON METAL DECK.

FOR THE EXTERIOR, THE WAREHOUSE WALLS HAVE 10 FEET OF PRECAST CONCRETE AT THE BASE AND METAL PANELS ABOVE. THE WAREHOUSE ALSO INCLUDES THREE EMERGENCY EXIT DOORS AND THREE GARAGE DOORS. THE OFFICE FAÇADES USE A MIX OF CURTAIN WALL, PRECAST CONCRETE, AND METAL PANELS, WITH TWO CURTAIN WALL SECTIONS AND FOUR PUNCH WINDOWS TO PROVIDE NATURAL LIGHT.



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ESTIMATION
N&J WAREHOUSE

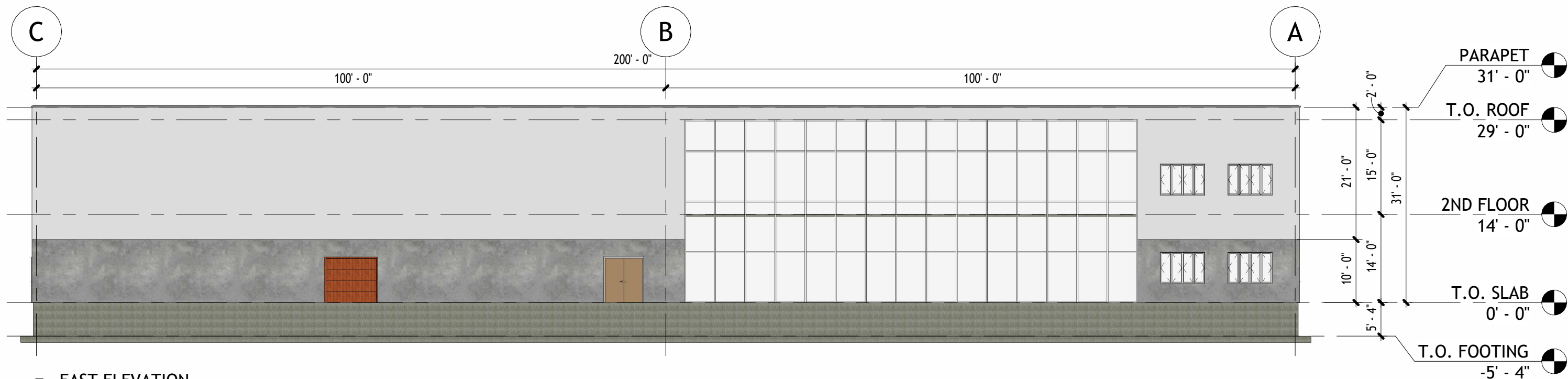
No.	Description	Date

COVER PAGE

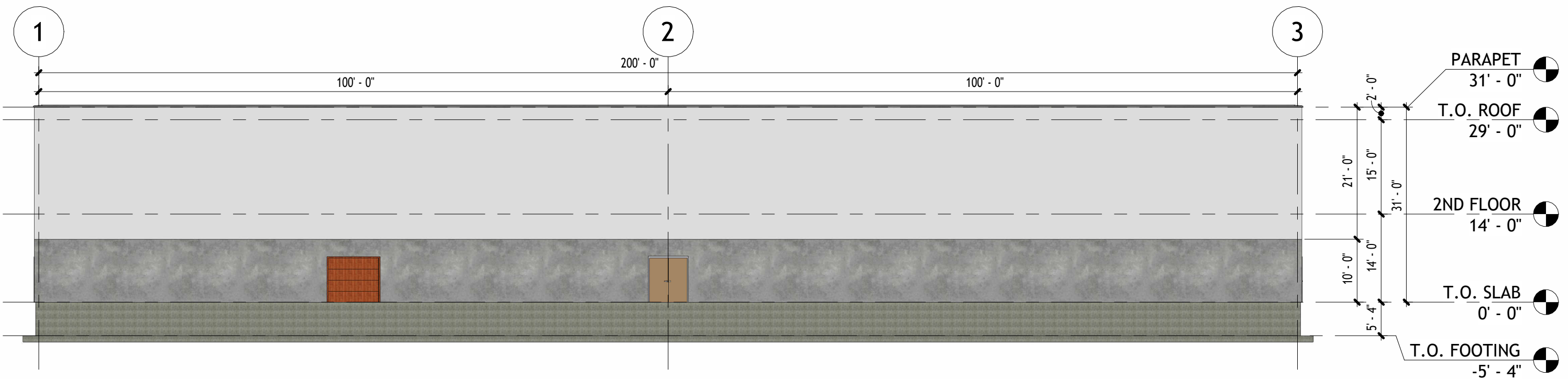
Project number 01
Date 16-03-2026
Drawn by NILAM A. & JOHANNA S.
Checked by M.L.

A100

Scale



1 EAST ELEVATION
1/16" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"



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ESTIMATION N&J WAREHOUSE

No.	Description	Date

ELEVATIONS

Project number 01
Date 16-03-2026
Drawn by NILAM A. & JOHANNA S.
Checked by M.L.

A101

Scale 1/16" = 1'-0"

CLASS D ESTIMATE — SQUARE FOOTAGE & LOCATION

STEP 1: FIND COST PER SF

OFFICE: 195 \$/SF

WAREHOUSE: 123 \$/SF

STEP 2: FIND TYPICAL SIZE

OFFICE: 20 600 SF

WAREHOUSE: 10 400 SF

STEP 3: FIND SIZE FACTOR

OFFICE:

$$\begin{aligned} &= \text{PROPOSED AREA} \div \text{TYP. SIZE} \\ &= 20000 \text{ SF} \div 20600 \text{ SF} \\ &= 0.97 \end{aligned}$$

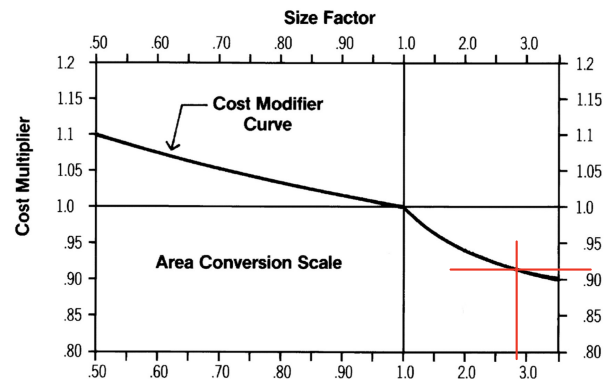
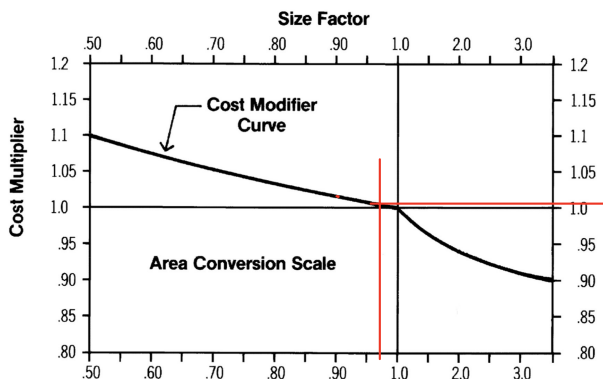
WAREHOUSE:

$$\begin{aligned} &= \text{PROPOSED AREA} \div \text{TYP. SIZE} \\ &= 30000 \text{ SF} \div 10400 \text{ SF} \\ &= 2.88 \end{aligned}$$

STEP 4: COST MULTIPLIER

OFFICE ≈ 1.01

WAREHOUSE ≈ 0.92



STEP 5 COST MULTIPLIER X COST/SF:

OFFICE:

$$\begin{aligned} &= 1.01 \times 195 \text{ $/SF} \\ &= 196.95 \text{ $/SF} \end{aligned}$$

WAREHOUSE:

$$\begin{aligned} &= 0.92 \times 123 \text{ $/SF} \\ &= 113.16 \text{ $/SF} \end{aligned}$$

STEP 6 TOTAL COST WITH MULTIPLIER:

OFFICE:

$$\begin{aligned} &= 20\,000 \text{ SF} \times 196.95 \text{ \$/SF} \\ &= 3\,939\,000 \$ \end{aligned}$$

WAREHOUSE:

$$\begin{aligned} &= 30\,000 \text{ SF} \times 113.16 \text{ \$/SF} \\ &= 3\,394\,800 \$ \end{aligned}$$

TOTAL COST =

$$\begin{aligned} &= 3\,939\,000 \$ + 3\,394\,800 \$ \\ &= \underline{7\,333\,800 \$} \end{aligned}$$

STEP 7: LOCATION FACTOR

MONTREAL LOCATION FACTOR = 1.06 (COMMERCIAL)

$$7\,333\,800 \$ \times 1.06 = \underline{7\,773\,828 \$}$$

CLASS D ESTIMATE - HANSCOMB

OFFICE:

$$= 210.00 \text{ \$/SF}$$

WAREHOUSE:

$$= 93.33 \text{ \$/SF}$$

TOTAL COST

$$\begin{aligned} &= 20\,000 \text{ SF} \times 210.00 \text{ \$/SF} \\ &= 4\,200\,000 \$ \end{aligned}$$

$$\begin{aligned} &= 30\,000 \text{ SF} \times 93.33 \text{ \$/SF} \\ &= 2\,799\,900 \$ \end{aligned}$$

TOTAL COMBINED:

$$\underline{6\,999\,900 \$}$$

ALTUS GROUP ESTIMATE

OFFICE :

$$\begin{aligned}\text{LOW} &= 170\$/\text{SF} \\ \text{HIGH} &= 235\$/\text{SF}\end{aligned}$$

WAREHOUSE:

$$\begin{aligned}\text{LOW} &= 70\$/\text{SF} \\ \text{HIGH} &= 105\$/\text{SF}\end{aligned}$$

TOTAL ESTIMATES

$$\begin{aligned}\text{LOW} &= 170\$/\text{SF} \times 20000\text{SF} \\ &= 3400000\$\end{aligned}$$

$$\begin{aligned}\text{LOW} &= 70\$/\text{SF} \times 30000\text{SF} \\ &= 2100000\$\end{aligned}$$

$$\begin{aligned}\text{HIGH} &= 235\$/\text{SF} \times 20000\text{SF} \\ &= 4700000\$\end{aligned}$$

$$\begin{aligned}\text{HIGH} &= 105\$/\text{SF} \times 30000\text{SF} \\ &= 3150000\$\end{aligned}$$

COMBINED

$$\begin{aligned}\text{LOW} &= 3400000\$ + 2100000\$ \\ &= \underline{5500000\$}\end{aligned}$$

$$\begin{aligned}\text{HIGH} &= 4700000\$ + 3150000\$ \\ &= \underline{7850000\$}\end{aligned}$$

Comparison of the estimates

The three estimates are relatively close but show some variation depending on the method used. The estimate based on the RS Means 2019 data on square footage and location is 7,773,828\$, which is the highest value. The estimate based on the Hanscomb guide is slightly lower at 6,999,900\$. The Altus Group 2021 guide provides a broader range between 5,500,000\$ and 7,850,000\$, which reflects possible variations in construction costs. Overall, both the RS Means estimate and the Hanscomb estimate fall within the Altus Group range, suggesting that the project cost is reasonable and consistent across the different estimating methods.