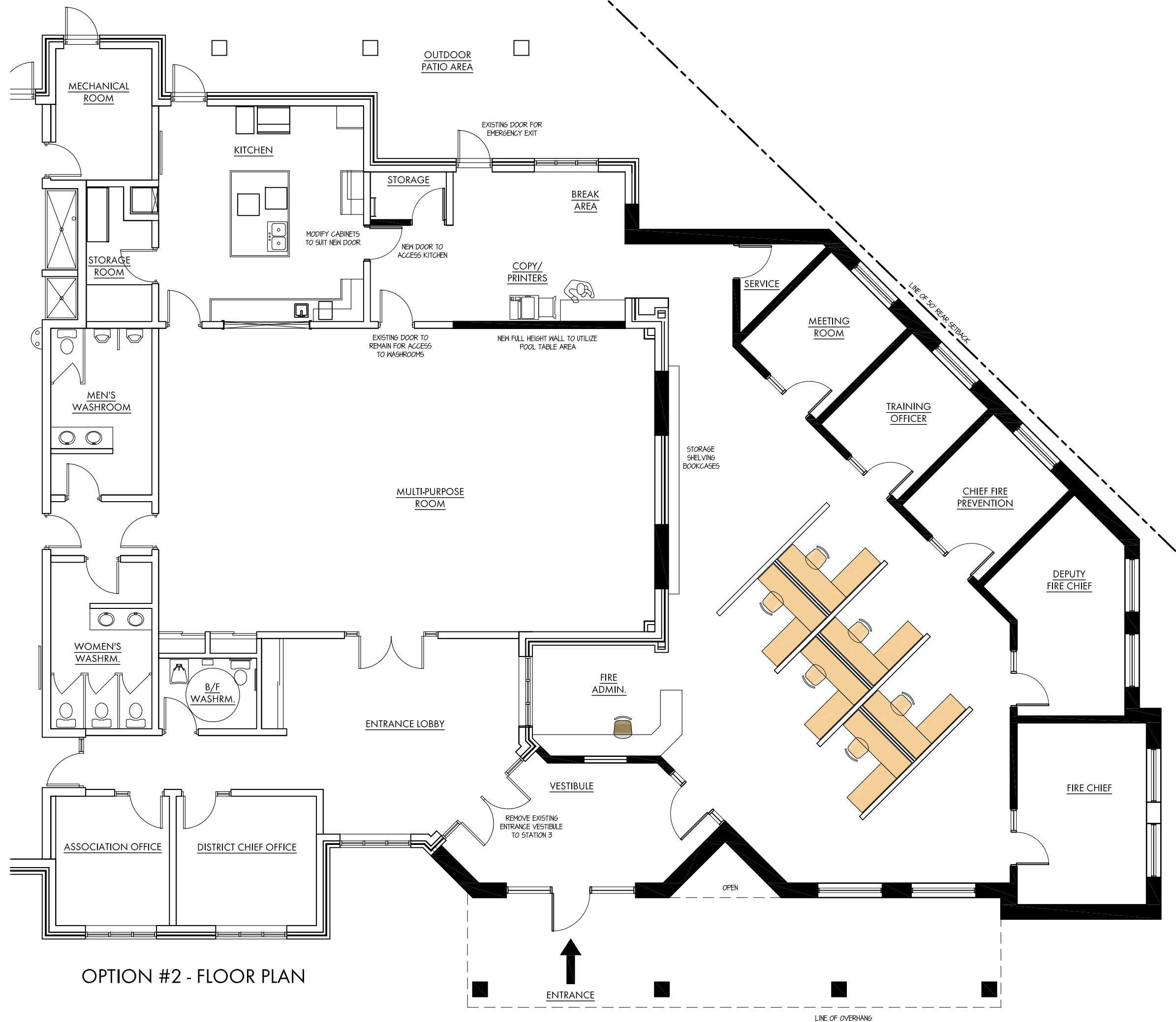


OPTION #2 - SITE PLAN



OPTION #2 - FLOOR PLAN



NIAGARA ON THE LAKE DISTRICT 3 STATION ADDITION

HIGH LEVEL COST ESTIMATE

ELEMENT	AREA	RATE	AMOUNT
CONSTRUCTION CONTINGENCY (APPROX 5%)			\$100,000.00
INSPECTION AND TESTING			\$40,000.00
GEOTECHNICAL AND SURVEY			\$15,000.00
GENERAL CONDITIONS (9 MONTH)		\$20K PER MONTH	\$180,000.00
BONDS AND INSURANCE			\$40,000.00
SUBTOTAL GENERAL			\$375,000.00
CLEAR AND GRUB SITE			\$12,000.00
REMOVE ASPHALT AND WALKWAYS			\$25,000.00
RELOCATE / NEW LIGHTING			\$15,000.00
RELOCATE / NEW SANITARY/STORM SERVICES			\$75,000.00
LANDSCAPING (GRASS / SHRUBS / TREES)			\$15,000.00
NEW ASPHALT PAVING AND BASE	8500	\$12.00	\$102,000.00
NEW CONCRETE CURBS AND SIDEWALKS	1200	\$11.00	\$13,200.00
SUBTOTAL SITE			\$257,200.00
DEMOLITION (INTERIOR AND EXTERIOR)			\$30,000.00
CONCRETE FORMWORK			\$15,000.00
REBAR / MESH			\$22,000.00
EXCAVATION / FILL			\$65,000.00
CONCRETE FOUNDATION / SLAB		\$12.00	\$90,000.00
NEW STEEL ROOF STRUCTURE AND DECK	2718	\$16.00	\$44,000.00
REINFORCE EXISTING ROOF +PARAPETS			\$25,000.00
NEW ROOFING + TIE INS	2718	\$20.00	\$55,000.00
METAL ROOFING	600	\$25.00	\$15,000.00
MISCELANEOUS STEEL SUPPORTS			\$25,000.00
EXTERIOR WALLS	2718	\$48.00	\$131,000.00
ALUMINUM WINDOWS AND DOORS			\$40,000.00
CARPENTRY AND FRAMING			\$25,000.00
INTERIOR STUD/DRYWALL PARTITIONS	2800	\$16.00	\$45,000.00
HOLLOW METAL	10	\$2,750.00	\$27,500.00
FIRESTOPPING / CAULKING			\$5,000.00
RENOVATE EXISTING INTERIORS			\$75,000.00
ACOUSTIC CEILINGS AND BULKHEADS	2800	\$6.00	\$16,800.00
BARRIER FREE OPERATORS			\$4,000.00
MILLWORK			\$20,000.00
TACKBOARDS WHITEBOARDS			\$5,000.00
FLOORING (LVT / PT)	3000	\$12.00	\$36,000.00
PAINT			\$20,000.00
INTERIOR WAYFINDING			\$2,500.00
EXTERIOR SIGNAGE			\$12,000.00
WINDOW BLINDS			\$6,000.00
MECHANICAL (EST)	3000	\$55.00	\$165,000.00
ELECTRICAL (EST)	3000	\$30.00	\$90,000.00
SUBTOTAL BUILDING			\$1,111,800.00
CONSTRUCTION TOTAL			\$1,744,000.00
FURNISHINGS, FITTINGS, EQUIPMENT			\$100,000.00
PERMITS estimate			\$10,000.00
DESIGN CONTINGENCY (10%)			\$175,000.00
CONSULTING FEES (7.5%)			\$135,000.00
ESCALATION (T.B.D. once dates are set)			\$0.00
PROJECT TOTAL (HST NOT INCLUDED)			\$2,164,000.00

General Conditions includes contractor profit, supervision, rentals, site trailer, site personnel, etc..