Lakeshore Yards — 38-Unit Residential Infill

Internal Bid Review · Toronto, ON · Bramhall Development Corp.

Project type	**Residential Multi**
Gross floor area	**42,000 SF**
Construction duration	**15 months**
Date	**July 26, 2026**

STIPULATED PRICE (EXCLUDING HST)

$11,773,510

$280.32 per square foot

The number

Lakeshore Yards — 38-Unit Residential Infill bids at $11,773,510 ($280.32/SF) — $7,767,088 direct cost, 5.0% contingency and 10.0% profit, carrying 17,537 crew-hours over 15.0 months in Toronto. Concrete is the largest single division at $1,252,256, 16% of direct cost.

Where this bid is weak

24% of direct cost is unquoted subcontract allowance. Those are the numbers that move after award — get quotes on the largest ones before bid close. Overall dollar-weighted confidence is 57%, which means most of this bid rests on catalog defaults rather than your own performance data or firm quotes.

Risk and contingency

Risk level is critical across 15 identified risk(s). The model supports 9.0% contingency but you are carrying 5.0% — a gap of $362,535. Close it, or record the decision not to. Largest driver: Design appears incomplete — Request the full document set. If bidding on incomplete design, qualify the bid explicitly and list what was excluded.

Bid recommendation

The model recommends 12.0% margin — $11,980,712 — with a modelled 21% chance of winning against 5 bidders. Walk-away is $10,737,503; stretch is $12,291,514. Balanced backlog. Bid the expected-value optimum and hold it.

Toronto specifics on this job

HST at 13% adds $1,530,556 on top of the bid and is shown separately. The Construction Act 10% statutory holdback ties up $1,177,351 until 60 days after substantial performance — that is working capital, not profit. Winter work is flagged: Toronto averages around 110 days below freezing, CSA A23.1 requires protection below 5°C, and exterior productivity drops about 15%. Site access is constrained — carry a road occupancy permit and a material-handling allowance, and expect a productivity penalty on every trade moving material through the choke point. Schedule is built on the ~65 productive hours per week that Toronto Municipal Code Ch. 591 actually permits, not a 7-day assumption.

Before you submit

Before this goes out: convert the largest subcontract allowances to firm quotes; close the $362,535 contingency gap or record why you are not; confirm current lead times on the long-lead items before committing to a completion date; review the exclusions list against the tender documents.

Cost build-up

LINE	RATE	AMOUNT	% OF BID
Direct cost		$7,767,088	66.0%
Escalation	2.8%	$218,255	1.9%
General conditions	13.5%	$1,078,021	9.2%
Field cost		**$9,063,365**	77.0%
Contingency	5.0%	$453,168	3.8%
Risk-adjusted cost		$9,516,533	80.8%
Overhead	8.0%	$761,323	6.5%
Burdened cost		**$10,277,855**	87.3%
Profit	10.0%	$1,027,786	8.7%
Bond	0.00%	$0	0.0%
Insurance	0.80%	$90,445	0.8%
BID		**$11,773,510**	100.0%
HST	13%	$377,424	3.2%

Benchmarks

Bid per SF	**$280.32**	Direct per SF	**$184.93**
Crew-hours per SF	**0.418**	Crew-weeks	**438**
Labour share	**35%**	Material share	**37%**
Subcontract share	**25%**	Unquoted allowance	**24%**
Statutory holdback	**$1,177,351**	Estimate confidence	**57%**

Risk register

15 risk(s) identified. Largest driver: Design appears incomplete (high). Model recommends 9.0% contingency. Raw rule total was 13.5% — clamped to the 9% ceiling for tender documents — hard bid. That much risk is usually a reason to qualify the bid, not just to price it.

RISK	SEV	CONT. $	MITIGATION
Design appears incomplete Not found in the document set: structural	HIGH	$317,218	Request the full document set. If bidding on incomplete design, qualify the bid explicitly and list what was excluded.
Exterior work scheduled through Toronto winter Project context: winter_work = True.	HIGH	$226,584	Carry temporary heat and hoarding as a line item (assembly 01.52.10.WINTER), apply a winter productivity factor to exterior scopes, and sequence the envelope closed before the cold if the schedule allows.
Constrained site access Project context: site_access = constrained.	HIGH	$226,584	Carry a road occupancy permit, a material handling allowance and a longer duration. Apply a productivity penalty to every trade that has to move material through the constraint.
This scope has historically overrun Finishes has averaged 7% over across 16 of your completed lines.	HIGH	$31,961	Apply the learned productivity factor rather than the catalog default, and review why the overrun keeps happening.
Long-lead items on the critical path 8 assembly line(s) carry the 'long_lead' flag, $1,288,530 of direct cost.	HIGH	$25,771	Release shop drawings early and confirm current lead times with the fabricator before committing to a completion date. Consider carrying a schedule allowance instead of absorbing delay.
Contingency below the modelled recommendation Carrying 5.0%, model recommends 9.0% — a 4.0 point gap worth $362,535.	HIGH	$0	Raise the contingency, or accept the gap deliberately and record why — an owner-driven decision is fine; an accidental one is not.
Heritage, ravine or tree protection may apply Flagged by the estimator: heritage_or_ravine.	MODE	$181,267	Confirm designation and ravine mapping before bid. Price protection hoarding and arborist attendance as separate lines.
Toronto Green Standard applies Flagged by the estimator: tgs_applies.	MODE	$90,634	Confirm the tier committed to in the planning application. Price air-tightness testing and commissioning, and check the glazing spec for bird-friendly treatment.
Green roof by-law threshold reached Gross floor area 3,902 m² meets the 2,000 m² threshold.	MODE	$90,634	Confirm the required coverage against the by-law table, and price either the green roof assembly or the cash-in-lieu, whichever the owner has elected.
Trades under capacity pressure in the GTA Constrained trades in scope: electrical, hvac, steel	MODE	$23,037	Line up at least three bidders per constrained trade and get commitments early. Budget for the possibility that only one bid lands.
Excess soil regulation exposure Division 31 is in scope ($195,027).	MODE	$3,901	Confirm whether a Phase II ESA exists. If not, qualify the bid on clean fill and price contaminated disposal as a unit-rate change.
Volatile materials exposed to escalation 1 assembly line(s) carry the 'price_volatility' flag, $205,448 of direct cost.	MODE	$3,698	Hold supplier quotes in writing with a stated validity period, or include a material escalation clause in the bid.
Delegated design responsibility 1 assembly line(s) carry the 'engineered_drawings' flag, $205,448 of direct cost.	MODE	$2,465	Carry engineering fees explicitly and build shop-drawing review time into the schedule.

RISK	SEV	CONT. $	MITIGATION
Toronto noise by-law caps the work week Project located in Toronto.	LOW	$0	Build the schedule on 65 hours per week. If the duration needs night or Sunday work, price a noise exemption permit and premium wages.
Statutory holdback financing cost Applies to every Ontario contract.	LOW	$0	Carry the financing cost in overhead rather than pretending cash flow is neutral. Prompt payment rules give you 28 days from a proper invoice — invoice on time.

CONTINGENCY	%	AMOUNT
Modelled recommendation (Tender documents — hard bid)	9.0%	$815,703
Carried in this bid	5.0%	$453,168
Shortfall	**4.0%**	**$362,535**

Cost distribution

Strong position. Under 5% of simulated outcomes exceed the bid, and the 80th percentile cost of $10,387,993 sits comfortably below it.

PERCENTILE	COST	VS BID
P10	$9,569,993	$-2,203,518
P50 (median)	$10,050,479	$-1,723,031
P80	$10,387,993	$-1,385,518
P90	$10,579,877	$-1,193,633
P95	$10,736,482	$-1,037,028

Bid strategy

You are carrying 10.0% profit. The model recommends 12.0% — $207,202 more on the bid. Win probability moves from 47% to 21%. Expected value falls from $486,143 to $263,807 — you are trading win rate for protection, deliberately. The pure expected-value optimum is 7.0%, but the risk profile of this job (critical) sets a floor of 12.0%. Below that floor the contingency is the only thing standing between you and a loss, and on this job it is already thin. Before you tune the margin: contingency is 4.0 points below what the risk model supports ($362,535). Margin cannot cover a risk that was never priced. Balanced backlog. Bid the expected-value optimum and hold it.

POSITION	BID	NOTE
Walk away	$10,737,503	Zero profit — below this the job costs you money
Competitive	$11,255,506	Lean end of the expected-value band
Recommended	**$11,980,712**	Expected-value optimum, floored by risk level
Stretch	$12,291,514	If the field is thin or the client is committed

Margin ladder

MARGIN	BID	PROFIT	WIN P	EXPECTED VALUE
2.0%	$10,944,704	$205,557	32%	$65,778
3.0%	$11,048,305	$308,336	32%	$98,667
4.0%	$11,151,906	$411,114	32%	$131,557
5.0%	$11,255,506	$513,893	78%	$402,070
6.0%	$11,359,107	$616,671	78%	$482,484
7.0%	$11,462,708	$719,450	78%	$562,898
8.0%	$11,566,309	$822,228	47%	$388,914
9.0%	$11,669,910	$925,007	47%	$437,528
10.0%	$11,773,510	$1,027,786	47%	$486,143
11.0%	$11,877,111	$1,130,564	24%	$269,526
12.0%	**$11,980,712**	**$1,233,343**	**21%**	**$263,807**
13.0%	$12,084,313	$1,336,121	19%	$256,325
14.0%	$12,187,914	$1,438,900	18%	$251,847
15.0%	$12,291,514	$1,541,678	8%	$128,933
16.0%	$12,395,115	$1,644,457	6%	$93,031
17.0%	$12,498,716	$1,747,235	4%	$66,231
18.0%	$12,602,317	$1,850,014	3%	$46,683
19.0%	$12,705,917	$1,952,793	2%	$32,660
20.0%	$12,809,518	$2,055,571	1%	$22,719

Confidence by division

DIV	TITLE	COST	CONF	ACTION
26	Electrical	$663,075	35%	Weak — get a quote before this number goes out the door.
23	HVAC	$606,600	35%	Weak — get a quote before this number goes out the door.
22	Plumbing	$409,043	35%	Weak — get a quote before this number goes out the door.
21	Fire Suppression	$244,835	35%	Weak — get a quote before this number goes out the door.
31	Earthwork	$195,027	55%	Reasonable — catalog-based. Spot-check the big lines.
03	Concrete	$1,252,256	65%	Reasonable — catalog-based. Spot-check the big lines.
09	Finishes	$934,998	65%	Reasonable — catalog-based. Spot-check the big lines.
06	Wood, Plastics & Composites	$928,617	65%	Reasonable — catalog-based. Spot-check the big lines.
01	General Requirements	$677,412	65%	Reasonable — catalog-based. Spot-check the big lines.
07	Thermal & Moisture Protection	$509,804	65%	Reasonable — catalog-based. Spot-check the big lines.
04	Masonry	$505,230	65%	Reasonable — catalog-based. Spot-check the big lines.
08	Openings	$486,216	65%	Reasonable — catalog-based. Spot-check the big lines.
05	Metals	$266,095	65%	Reasonable — catalog-based. Spot-check the big lines.
32	Exterior Improvements	$87,880	65%	Reasonable — catalog-based. Spot-check the big lines.

Detailed breakdown

ASSEMBLY	QTY	UNIT	UNIT COST	TOTAL	HRS	CONF
01 — GENERAL REQUIREMENTS				**$677,412**		
Site supervision — superintendent, full time	65	WK	$6,621.96	$431,587	4,401	M
Project management — allocated	65	WK	$2,249.52	$146,612	1,356	M
Temporary facilities — office, power, sanitary, hoarding	15	MO	$2,937.32	$44,060	0	M
Winter conditions — temporary heat & hoarding	5	MO	$6,140.88	$30,704	208	M
Cleanup & waste disposal	42,000	SF	$0.58	$24,449	265	M
03 — CONCRETE				**$1,252,256**		
Suspended slab — 6 in, shored, reinforced	31,500	SF	$32.16	$1,012,986	1,489	M
Foundation wall — 8 in formed concrete, damp-proofed	4,180	SF	$31.90	$133,336	167	M
Slab on grade — 4 in, WWM, vapour barrier, granular base	10,500	SF	$8.47	$88,950	176	M
Strip footing — 24 x 10 in, formed, reinforced	418	LF	$40.63	$16,984	21	M
04 — MASONRY				**$505,230**		
Brick veneer — modular clay, on rainscreen	9,800	SF	$36.02	$353,032	1,073	M
CMU wall — 8 in block, reinforced & grouted	6,240	SF	$24.39	$152,198	448	M
05 — METALS				**$266,095**		
Structural steel — supply, deliver & erect	34	TON	$6,042.58	$205,448	49	M
Steel stair — pan tread, one flight with landing	8	EA	$7,580.96	$60,648	52	M
06 — WOOD, PLASTICS & COMPOSITES				**$928,617**		
Millwork — base cabinets with quartz counter	646	LF	$622.96	$402,430	420	M
Exterior wall framing — 2x6 @ 16 in o.c., sheathed	18,400	SF	$9.24	$169,985	563	M
Roof framing — engineered trusses @ 24 in o.c., sheathed	10,500	SF	$13.86	$145,546	119	M
Interior partition framing — 2x4 @ 16 in o.c.	21,600	SF	$5.20	$112,279	488	M
Interior trim — casing, base & doors hung	9,420	LF	$10.44	$98,378	408	M
07 — THERMAL & MOISTURE PROTECTION				**$509,804**		
Low-slope roof — 60 mil TPO on polyiso, adhered	10,500	SF	$11.98	$125,764	237	M
Fibre-cement siding — lap, prefinished, on rainscreen	6,400	SF	$18.76	$120,052	317	M
Air & vapour barrier — self-adhered membrane	18,400	SF	$5.42	$99,681	309	M
Continuous exterior insulation — R-10 rigid	18,400	SF	$5.37	$98,754	245	M
Wall insulation — R-24 batt in 2x6 cavity	18,400	SF	$2.35	$43,259	142	M
Sealants & caulking — exterior joints	3,820	LF	$5.84	$22,295	95	M
08 — OPENINGS				**$486,216**		

ASSEMBLY	QTY	UNIT	UNIT COST	TOTAL	HRS	CONF
Window — vinyl, double glazed low-E, installed	4,620	SF	$64.17	$296,450	400	M
Interior door — prehung wood, hardware, cased	214	EA	$645.23	$138,079	262	M
Hollow metal door — single, frame & hardware, painted	26	EA	$1,634.58	$42,499	75	M
Overhead door — sectional, insulated, with operator	2	EA	$4,594.52	$9,189	15	M
09 — FINISHES				**$934,998**		
Interior partition — steel stud, board both sides, insulated	24,000	SF	$16.60	$398,323	1,399	M
Flooring — luxury vinyl tile with resilient base	28,000	SF	$9.01	$252,185	633	M
Interior painting — walls, primer + 2 coats	96,000	SF	$1.71	$163,772	846	M
Ceramic tile flooring — with waterproof membrane	5,600	SF	$15.36	$86,030	343	M
Acoustic ceiling — 2x4 lay-in tile on suspended grid	5,200	SF	$6.67	$34,688	104	M
21 — FIRE SUPPRESSION				**$244,835**		
Fire suppression — wet sprinkler system (allowance)	42,000	SF	$5.83	$244,835	0	L
22 — PLUMBING				**$409,043**		
Plumbing — rough-in & fixture set (allowance, per fixture)	190	EA	$2,152.86	$409,043	0	L
23 — HVAC				**$606,600**		
HVAC — residential forced air, complete (allowance)	42,000	SF	$14.44	$606,600	0	L
26 — ELECTRICAL				**$663,075**		
Electrical — residential, complete (allowance)	42,000	SF	$12.78	$536,753	0	L
Lighting fixtures — LED, supplied & installed	420	EA	$300.77	$126,321	0	L
31 — EARTHWORK				**$195,027**		
Backfill & compaction — granular, in lifts	940	CY	$77.69	$73,024	89	M
Excess soil — characterisation, haul & disposal	1,820	CY	$35.28	$64,206	0	L
Machine excavation — foundation, to 8 ft depth	3,480	CY	$16.61	$57,797	213	M
32 — EXTERIOR IMPROVEMENTS				**$87,880**		
Asphalt paving — 2 lifts on granular base	1,150	SY	$52.32	$60,167	54	M
Chain link fence — 6 ft galvanized	340	LF	$50.55	$17,186	32	M
Landscaping — topsoil & sod	620	SY	$16.98	$10,527	25	M

Municipal fees, charges and taxes

$186,301 of municipal cost sits inside the construction bid — permits, surcharges and site occupancy the contractor pulls. $1,996,989 is owner cost, excluded from the bid — equal to 17% of the construction value. Development charges are $3,153,979 gross, reduced by 50% under the Canada–Ontario Development Charge Reduction Program to $1,576,989 ($41,500 per unit). That reduction is time-limited — if eligibility fails, the exposure is the full $3,153,979. New housing rebate may recover $912,000 ($24,000 per unit) of the $1,530,556 HST. Eligibility depends on purchaser status and use — confirm with the client's accountant before carrying it in a pro forma.

ITEM	BASIS	PAID BY	AMOUNT
Building permit — new construction (residential multi apartment)	3,902 m² × $21.40/m²	Contractor	$83,501
Building permit — parking garage	975 m² × $9.60/m²	Contractor	$9,365
Toronto Construction Surcharge (4.5%)	4.5% of $92,866 permit fee	Contractor	$4,179
Building Code Act administration fee	4,877 m² × $3.00/m²	Contractor	$14,632
Plumbing permit	190 fixtures × $42.00	Contractor	$7,980
Mechanical / HVAC permit	1.2% of $606,600 mechanical value	Contractor	$7,279
Demolition permit	Flat fee	Contractor	$465
Development charge — Bachelor × 4	4 units × $61,500/unit	Owner	$246,000
Development charge — 1 bedroom × 16	16 units × $74,800/unit	Owner	$1,196,800
Development charge — 2 bedroom × 14	14 units × $97,200/unit	Owner	$1,360,800
Development charge — 3+ bedroom × 4	4 units × $131,400/unit	Owner	$525,600
Development charge credit — existing building demolished	2 unit(s) and 0 SF removed	Owner	$-175,221
Canada–Ontario Development Charge Reduction Program — 50% reduction	50% of $3,153,979	Owner	$-1,576,989
Parkland dedication — cash in lieu	10% of $4,200,000 land value (capped at 10%)	Owner	$420,000
Tarion enrolment	38 units × $1,550	Contractor	$58,900
IN THE CONSTRUCTION PRICE			**$186,301**
OWNER COST — EXCLUDED FROM THIS BID			**$1,996,989**

Development charges. Gross $3,153,979, reduced 50% under the Canada–Ontario Development Charge Reduction Program to **$1,576,989** ($41,500 per unit). The reduction program is time-limited and subject to change. Show both gross and reduced DC on every pro forma so the exposure is visible if eligibility fails.

HST. $1,530,556 at 13% on the taxable construction value, shown separately from the stipulated price. An HST registrant recovers HST paid on inputs as an input tax credit, so HST is a cash-flow item rather than a cost for the contractor. It is shown as a separate line on the bid and never buried in a unit rate.

New housing rebate. Estimated recovery of $912,000 ($24,000 per unit). Eligibility depends on purchaser status, consideration and use — confirm before relying on this figure.

Rates shown are the 2026 schedule embedded at build time. Every figure in this file is user-editable from Settings → Rates & Fees. Municipal schedules are revised annually and development charge policy is currently in flux — verify against the current City of Toronto schedule before relying on a number in a submitted bid.

Basis of estimate

PARAMETER	VALUE
Pricing basis	Toronto, ON — Toronto baseline = 1.000
Material factor	1.0
Labour factor	1.03 (city 1.0 × market 1.03)
Equipment / subcontract	1.0 / 1.0
Project complexity on hours	1.04
Catalog priced on	2026-07-01 (42 days old)
Client rate overrides applied	0
Supplier quotes loaded	0
Jurisdiction	City of Toronto, Ontario, Canada
HST	13%
Statutory holdback	10% — Construction Act (Ontario)
Prompt payment	28 days
Permitted work hours	{'monday_to_friday': '07:00–19:00', 'saturday': '09:00–19:00', 'sunday_and_statutory_holidays': 'Not permitted'}
Frost depth / climate zone	1.2 m · Zone 6 (Toronto) — 3,520 to 4,000 heating degree days below 18°C

Included in this price

- All labour, material, equipment and supervision for the scope shown.
- Statutory holdback administered per the Construction Act (Ontario).
- Progressive and final cleanup of the work of this contract.
- Standard one-year warranty from the date of substantial performance.
- WSIB coverage and commercial general liability per the contract requirements.

Excluded from this price

- Harmonized Sales Tax (HST) — shown separately.
- Building permit fees, development charges and municipal levies (owner cost).
- Design, engineering and consultant fees except where noted as delegated design.
- Removal or handling of designated substances or contaminated soil.
- Work outside the hours permitted by Toronto Municipal Code Ch. 591.
- Owner-supplied fixtures, furnishings and equipment.
- Utility connection and service upgrade charges levied by the authority.
- Excess soil is priced as clean fill under O. Reg. 406/19. Disposal of contaminated material is excluded and will be priced as a unit-rate change.
- Bid is based on the phasing and sequencing shown. Changes to the phasing plan will be priced as a change.
- Sole-sourced products are priced from the named manufacturer. Pricing is subject to that supplier's quotation validity period.

- Work is priced within the hours permitted by Toronto Municipal Code Ch. 591. Night, Sunday and statutory holiday work is excluded.
- Stipulated cash allowances are carried at the stated values. Overhead and profit on allowance expenditures are included.

Change log

WHEN	WHO	CHANGE	∆ BID
2026-07-25 22:47	takeoff	import_takeoff: Imported 39 priced assemblies from takeoff; 0 unmatched.	—
2026-07-25 22:47	system	general_requirements: Added 5 time-dependent general requirement lines for a 15.0-month schedule.	—
2026-07-25 22:47	documents	documents: Analysed 3 document(s); 26 requirement(s) found.	—