**PROJECT COST CALCULATION SHEET**

This calculation sheet is an aid to assist builders in categorizing costs as they pertain to the appropriate policy forms/endorsements offered by Forward Insurance Managers Ltd. The applicant should always work with their local licensed insurance broker to ensure adequate coverage is in place.

|  |  |
| --- | --- |
| **Costs to Rebuild** – as covered by the Builders Risk Broad Form: | |
| All materials (without deduction for depreciation) | **$** |
| Labour | **$** |
| General Contractors margin or a Construction Managers Fee | **$** |
| Contingency – covering possible inflation and possible cost over runs | **$** |
| Other (describe): | **$** |
| **TOTAL** | **$** |
|  | |
| **Optional – Temporary Property Used in Construction** | |
| Property that is temporarily utilized in the construction process.  Such as: rented scaffolding, fencing, portable toilets, first aid stations, site trailers, etc.  (please state full replacement value of such property)  Other (describe):  Other (describe): | **$** |
|  | |
| **Optional Soft Costs (Recurring Only) -** as covered by optional Soft Costs Endorsement | |
| Interest on money borrowed to finance project | **$** |
| Property Taxes | **$** |
| Architects Fees | **$** |
| Engineers Fees and other similar Consultants Fees | **$** |
| Legal and Accounting Fees | **$** |
| Advertising and promotional costs | **$** |
| Commissions for renegotiation of any leases | **$** |
| Other (describe): | **$** |
| Other (describe): | **$** |
| **TOTAL** | **$** |
|  | |
| **Optional Delayed Completion Endorsement** |  |
| Loss of Rental Income due to delay resulting from an insured peril | **$** |
| Loss of Earnings due to a delay resulting from an insured peril (this could be revenue lost  by a hotel or other type of property that would have generated a revenue stream at time  opening.) | **$** |