



Turner & Townsend

26 October 2017

Report

Simcoe Manor Feasibility Cost Report

Simcoe Manor Redevelopment Phase 2 of 2 Phases
Salter Pilon Architecture

making the **difference**

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Draft for Review

Salter Pilon Architecture
Simcoe Manor Redevelopment Phase 2 of 2 Phases

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Rev	Status	Prepared by	Checked by	Date	Issued to	Company	Transmission	Date
0		Michelle Lau/Haneef Ahmed	Greg Curran	4/19/17				4/19/17
1		Michelle Lau	Haneef Ahmed	9/21/17	Dawn H	County of Simcoe	email	9/21/17
2		Michelle Lau	Haneef Ahmed	10/26/17	Dawn H	County of Simcoe	email	10/26/17

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Draft for Review

1 EXECUTIVE SUMMARY

1.1 Introduction

Turner & Townsend is retained to provide Cost Planning & Design Cost Control services, including preparation of this Functional Program Construction Cost Analysis, based on the information listed in Section 5. Our estimate is an Opinion of Probable Cost only and reflects current local market rates based on normal competitive conditions. Our estimate is intended to be comparable to a range of bids received from a number of competitive general contractors and sub-trades.

Turner & Townsend does not guarantee that tenders or actual construction costs will not vary from this estimate. Adverse market conditions, proprietary and/or sole source specifications, single sourcing of materials and equipment or reduced competition among contractors may cause bids to vary from reasonable estimates based on normal competitive conditions.

The purpose of this Cost Plan is to provide County of Simcoe with a budget framework within which the project can be developed and cost managed, from Feasibility to Tender award stage.

The Cost Plan has been prepared solely in accordance with the documentation outlined within this document.

This Cost Plan is subject to review, confirmation and/or amendments following revisions to the information stated and discussion(s) with the Client and Design Consultants at which time this report will be reviewed and may be re-issued if required.

1.2 Procurement and Schedule

The Construction Cost Estimate includes all direct construction costs and contractor's overhead and profit. It assumes that the project will be procured on a **Stipulated Lump sum basis**, and that bids will be received from a minimum of five pre-qualified general contractors. We also assume that the project will be completed in a reasonable time frame and have not included any premiums related to "fast-tracking" the project, if required. The unit rates in our estimate are based on construction activities occurring during normal working hours and proceeding within a non-accelerated schedule.

1.3 Risk Assessment

Pricing reflects 3Q 2017 rates and present market/local conditions. Escalation allowance to the anticipated construction start date of 1Q 2019 has been INCLUDED in our cost analysis.

The estimate includes an Estimating/Design Contingency Allowance to account for increases in cost as a result of design development through to 100% complete tender documentation.

Post-Contract Contingency (i.e. for Change Directives/Change Orders that may arise during construction) has been INCLUDED in our cost report.

We have not accounted for a construction market allowance within the report, however based upon our past and ongoing construction cost project experience in ONTARIO, we do not foresee any risk of receiving non-competitive bids from major sub - trades.

1.4 Level of Documentation and Assumptions

The estimate is based on the conceptual / preliminary drawings as well as functional program provided. It is supplemented by correspondence and discussions with the Owner and Design Consultants.

We outline some of the major assumptions we have made with respect to this cost analysis:-

- Estimating Contingency is 10%
- General Requirements is 8% & Fee is 2%.
- Project to be procured via Stipulated Lump Sum contract
- Our estimate excludes premiums included by either the General Contractor or sub trades due to any prohibitive contractual clauses such as Liquidated Damages or penalties for non completion of the work
- No major site grading allowed; relatively flat site is assumed
- No major phasing requirements
- No 'Accelerated' schedule premiums allowed
- Conventional Pad and Strip footings assumed for all building foundations (No Geotechnical Report provided)
- Open cut excavation, no shoring allowed. Also assumed only minor dewatering may be required
- Metal deck and Steel structure assumed for Retirement Residences and Apartment Buildings, with reinforced concrete basements
- Wood framed construction assumed for Detached and Townhome units
- Standard face brick and punched windows assumed in exterior walls
- Standard built up roofing assumed - no Green roof included
- Medium to low end finishes assumed for all the buildings with the exception of Link Corridor and building lobbies which have porcelain tile floors and gypsum board/acoustic ceilings
- Conventional mid efficiency mechanical systems and fixtures in line with those provided in a typical rental building
- Electrical lighting and LED fixtures in line with those provided in a typical rental building

1.5 Measurement and Pricing

The estimate has been developed using generally accepted principles on method of measurement as per the Canadian Institute of Quantity Surveyors Elemental Cost Analysis (CIQS).

The rates used for this estimate include labour and material, equipment, and subcontractor's overheads and profit. Pricing developed for this project is based upon our company's experience with similar projects, and/or quotes provided by subcontractors and suppliers as noted within the estimate. It does not take into account extraordinary market conditions, where bidders may be limited and may include in their tenders disproportionate contingencies and profit margins.

1.6 General Conditions and Fee

The fee included within the estimate for the General Contractor is included as a percentage of the hard construction cost. The general requirements are based on our assumptions of the anticipated construction approach and construction schedule for the project (see section 1.2). The general requirements percentage includes the cost associated with bonding and insurance, however excludes development and/or building permit costs.

1.7 Taxes


Our Hard Cost cost estimate excludes HST. Refer to Overall Project Budget.

1.8 General Statement of Liability

This report is not intended for general circulation, publication or reproduction for any other person or purpose without prior express written permission to each specific instance. Furthermore, this report was written for the exclusive use of County of Simcoe and is not to be relied upon by any other party. Turner & Townsend does not hold any reporting responsibility to any other party.

Turner & Townsend strongly recommends the owner and/or design team review the cost estimate report including line item descriptions, unit prices, allowances, assumptions, exclusions, and contingencies to ensure the appropriate design intent has been accurately captured within the report.

2 COST SUMMARY

Project No. 21919 Rev. 0 10/26/17			
SIMCOE MANOR REDEVELOPMENT PHASE 2 OF 2 PHASES SIMCOE MANOR FEASIBILITY COST ANALYSIS			
EXECUTIVE SUMMARY			
	GFA (sf)	\$/sf	Amount
1 Below Grade Parking - Buildings 8 & 9 (40 cars)	29,600	\$137	\$4,052,000
2 Phase 2 Link to Village Centre	2,900	\$297	\$862,000
3 Market Rental Life Lease Apts (Bldg 8) - 3 Storey (40 units)	57,000	\$200	\$11,395,000
4 Retirement Wing (Bldg 9) - 3 Storey (40 units)	57,000	\$219	\$12,489,000
5 Townhouses (Bldgs 10 & 11) (10 units)	10,000	\$150	\$1,500,000
6 Detached Garden Homes (Bldgs 12) (10 Units)	10,000	\$186	\$1,862,000
7 Co-Housing (Building 7) - 9 Residents	5,400	\$259	\$1,396,000
8 Site			\$2,561,000
9 Demolish existing Simcoe Village LTC and Simcoe Village Supportive Housing - in Phase 2 (163,027 sf) - Allowance			\$2,000,000
Sub-Total - Construction Estimate	171,900	\$222	\$38,117,000
10 Escalation Allowance - to 1Q 2019	5%		\$1,906,000
11 LEED Silver Premium	1.5%		\$570,000
12 Construction Contingency Allowance - Post Contract			See Project Budget
Total Construction Cost	171,900	\$236	\$40,593,000
10 Project Soft Costs - Refer to Overall Project Budget			\$11,662,000
Total Estimated Construction Cost	171,900	\$304	\$52,255,000

Notes:

- 1 The above is an opinion of Probable Cost Only

The following have been specifically excluded in Hard Construction Costs (Also refer to Project Budget):

- 1 Removal of Contaminated Material, if any
- 2 Schedule Acceleration Premium
- 3 Construction Price Escalation Beyond 1Q 2019

3 ELEMENTAL SUMMARY							Salter Pilon Architecture Simcoe Manor Redevelopment Phase 2 of 2 Phases	
ELEMENTAL COST SUMMARY SIMCOE MANOR FEASIBILITY COST ANALYSIS							Turner & Townsend	
Project: Simcoe Manor Redevelopment Phase 2 of 2 Phases - Below Grade Parking - Buildings 8 & 9 (40 cars)						Cat: ML-FP-R0		
Location: Beeton, ON						Date: 10/26/2017		
Owner/Client: County of Simcoe						Project Number: 21919		
Architect: Salter Pilon Architecture						Gross Floor Area: 29,600 sf		
Element	Ratio to GFA	Elemental Quantity	Elemental Unit Rate	Elemental Amount	Cost/sf	Amount		
A SHELL								
A1 SUBSTRUCTURE								
A11 Foundation	1.00	29,600 sf	\$15.00	\$444,000	\$15.00			
A12 Basement Excavation	0.49	14,587 cy	\$18.00	\$263,000	\$8.89	\$707,000	17%	
A2 STRUCTURE								
A21 Lowest Floor Construction	1.00	29,600 sf	\$5.00	\$148,000	\$5.00			
A22 Upper Floor Construction	0.00	0 sf		\$0	\$0.00			
A23 Roof Construction	1.00	29,600 sf	\$30.00	\$888,000	\$30.00	\$1,036,000	26%	
A3 EXTERIOR ENCLOSURE								
A31 Walls Below Grade	0.38	11,280 sf	\$40.00	\$451,000	\$15.24			
A32 Walls Above Grade	0.00	0 sf		\$0	\$0.00			
A33 Windows & Entrances	0.01	300 sf	\$55.00	\$17,000	\$0.57			
A34 Roof Covering	0.00	0 sf	\$0.00	\$0	\$0.00			
A35 Projections - access ramps	1.00	29,600 sf	\$4.00	\$118,000	\$3.99	\$586,000	14%	
B INTERIORS								
B1 PARTITIONS & DOORS								
B11 Partitions	0.50	14,800 sf	\$17.50	\$259,000	\$8.75			
B12 Doors	0.00	10 No	\$1,200.00	\$12,000	\$0.41	\$271,000	7%	
B2 FINISHES								
B21 Floor Finishes	0.90	26,640 sf	\$1.50	\$40,000	\$1.35			
B22 Ceiling Finishes	0.90	26,640 sf	\$0.80	\$21,000	\$0.71			
B23 Wall Finishes	1.00	29,600 sf	\$0.70	\$21,000	\$0.71	\$82,000	2%	
B3 FITTINGS & EQUIPMENT								
B31 Fittings & Fixtures	1.00	29,600 sf	\$1.00	\$30,000	\$1.01			
B32 Equipment	0.00	sf		\$0	\$0.00			
B33 Conveying Systems	0.00	2 Stp	\$30,000.00	\$60,000	\$2.03	\$90,000	2%	
C SERVICES								
C1 MECHANICAL								
C11 Plumbing & Drainage	1.00	29,600 sf	\$2.50	\$74,000	\$2.50			
C12 Fire Protection	1.00	29,600 sf	\$2.50	\$74,000	\$2.50			
C13 H.V.A.C.	1.00	29,600 sf	\$3.00	\$89,000	\$3.01			
C14 Controls	1.00	29,600 sf	\$1.00	\$30,000	\$1.01	\$267,000	7%	
C2 ELECTRICAL								
C21 Service & Distribution	1.00	29,600 sf	\$4.00	\$118,000	\$3.99			
C22 Lighting, Devices & Heating	1.00	29,600 sf	\$4.00	\$118,000	\$3.99			
C23 Systems & Ancillaries	1.00	29,600 sf	\$2.50	\$74,000	\$2.50	\$310,000	8%	
NET BUILDING COST (Excluding Site)					\$113.14	\$3,349,000	83%	
D SITE & ANCILLARY WORK								
D1 SITE WORK								
D11 Site Development	0.00	0 sf		\$0	\$0.00			
D12 Mechanical Site Services	0.00	0 sf		\$0	\$0.00			
D13 Electrical Site Services	0.00	0 sf		\$0	\$0.00	\$0	0%	
D2 ANCILLARY WORK								
D21 Demolition	0.00	0 sf		\$0	\$0.00			
D22 Alterations	0.00	0 sf		\$0	\$0.00	\$0	0%	
NET BUILDING COST (Including Site)					\$113.14	\$3,349,000		
Z GENERAL REQUIREMENTS & ALLOWANCES								
Z1 GEN. REQ. & FEE 10.0%								
Z11 General Requirements	8.0%			\$268,000	\$9.05			
Z12 Fee	2.0%			\$67,000	\$2.26	\$335,000	8%	
TOTAL CONSTRUCTION ESTIMATE (Excluding Allowances)						\$3,684,000	91%	
Z2 ALLOWANCES 10.0%								
Z21 Estimating Allowance	10.0%			\$368,000	\$12.43			
Z22 Escalation Allowance	0.0%	Refer to Executive Summary		\$0	\$0.00			
Z23 Construction Allowance	0.0%	Refer to Executive Summary		\$0	\$0.00	\$368,000	9%	
HST	0.0%	EXCLUDED		\$0	\$0.00	\$0	0%	
TOTAL CONSTRUCTION ESTIMATE (Including Allowances)						\$4,052,000	100%	
						Cost/unit		
GFA	29,600 sf					\$137	sf	
GFA	2,750 m2					\$1,474	m2	
Parking	40 no	sf/car	740			\$101,300	no	

Salter Pilon Architecture Simcoe Manor Redevelopment Phase 2 of 2 Phases						
ELEMENTAL COST SUMMARY SIMCOE MANOR FEASIBILITY COST ANALYSIS						
Turner & Townsend						
Project: Simcoe Manor Redevelopment Phase 2 of 2 Phases - Phase 2 Link to Village Centre				Cat: ML-FP-R0		
Location: Beeton, ON				File: 10/26/2017		
Owner/Client: County of Simcoe				Date: 10/26/2017		
Architect: Salter Pilon Architecture				Project Number: 21919		
				Gross Floor Area: 2,900 sf		
Element	Ratio to GFA	Elemental Quantity	Elemental Unit Rate	Elemental Amount	Cost/sf	Amount
A SHELL						
A1 SUBSTRUCTURE						
A11 Foundation	1.00	2,900 sf	\$15.00	\$44,000	\$15.17	
A12 Basement Excavation	0.00	0 cy		\$0	\$0.00	\$44,000 5%
A2 STRUCTURE						
A21 Lowest Floor Construction	1.00	2,900 sf	\$5.00	\$15,000	\$5.17	
A22 Upper Floor Construction	0.00	0 sf		\$0	\$0.00	
A23 Roof Construction	1.00	2,900 sf	\$23.00	\$67,000	\$23.10	\$82,000 10%
A3 EXTERIOR ENCLOSURE						
A31 Walls Below Grade	0.00	0 sf		\$0	\$0.00	
A32 Walls Above Grade	0.20	580 sf	\$38.00	\$22,000	\$7.59	
A33 Windows & Entrances	0.90	2,610 sf	\$80.00	\$209,000	\$72.07	
A34 Roof Covering	1.00	2,900 sf	\$15.00	\$44,000	\$15.17	
A35 Projections	1.00	2,900 sf	\$3.50	\$10,000	\$3.45	\$285,000 33%
B INTERIORS						
B1 PARTITIONS & DOORS						
B11 Partitions	0.25	725 sf	\$20.00	\$15,000	\$5.17	
B12 Doors	0.00	8 No	\$1,500.00	\$12,000	\$4.14	\$27,000 3%
B2 FINISHES						
B21 Floor Finishes	0.90	2,610 sf	\$10.00	\$26,000	\$8.97	
B22 Ceiling Finishes	0.90	2,610 sf	\$4.50	\$12,000	\$4.14	
B23 Wall Finishes	1.00	2,900 sf	\$1.00	\$3,000	\$1.03	\$41,000 5%
B3 FITTINGS & EQUIPMENT						
B31 Fittings & Fixtures	1.00	2,900 sf	\$2.00	\$6,000	\$2.07	
B32 Equipment	1.00	2,900 sf	\$0.00	\$0	\$0.00	
B33 Conveying Systems	0.00	0 Stp	\$0.00	\$0	\$0.00	\$6,000 1%
C SERVICES						
C1 MECHANICAL						
C11 Plumbing & Drainage	1.00	2,900 sf	\$13.00	\$38,000	\$13.10	
C12 Fire Protection	1.00	2,900 sf	\$2.50	\$7,000	\$2.41	
C13 H.V.A.C.	1.00	2,900 sf	\$30.00	\$87,000	\$30.00	
C14 Controls	1.00	2,900 sf	\$3.00	\$9,000	\$3.10	\$141,000 16%
C2 ELECTRICAL						
C21 Service & Distribution	1.00	2,900 sf	\$10.00	\$29,000	\$10.00	
C22 Lighting, Devices & Heating	1.00	2,900 sf	\$14.00	\$41,000	\$14.14	
C23 Systems & Ancillaries	1.00	2,900 sf	\$6.00	\$17,000	\$5.86	\$87,000 10%
NET BUILDING COST (Excluding Site)					\$245.86	\$713,000 83%
D SITE & ANCILLARY WORK						
D1 SITE WORK						
D11 Site Development	0.00	0 sf		\$0	\$0.00	
D12 Mechanical Site Services	0.00	0 sf		\$0	\$0.00	
D13 Electrical Site Services	0.00	0 sf		\$0	\$0.00	\$0 0%
D2 ANCILLARY WORK						
D21 Demolition	0.00	0 sf		\$0	\$0.00	
D22 Alterations	0.00	0 sf		\$0	\$0.00	\$0 0%
NET BUILDING COST (Including Site)					\$245.86	\$713,000
Z GENERAL REQUIREMENTS & ALLOWANCES						
Z1 GEN. REQ. & FEE 10.0%						
Z11 General Requirements	8.0%			\$57,000	\$19.66	
Z12 Fee	2.0%			\$14,000	\$4.83	\$71,000 8%
TOTAL CONSTRUCTION ESTIMATE (Excluding Allowances)						\$784,000 91%
Z2 ALLOWANCES 10.0%						
Z21 Estimating Allowance	10.0%			\$78,000	\$26.90	
Z22 Escalation Allowance	0.0%	Refer to Executive Summary		\$0	\$0.00	
Z23 Construction Allowance	0.0%	Refer to Executive Summary		\$0	\$0.00	\$78,000 9%
HST	0.0%	EXCLUDED		\$0	\$0.00	\$0 0%
TOTAL CONSTRUCTION ESTIMATE (Including Allowances)						\$862,000 100%
GFA		2,900 sf			Cost/unit	
GFA		269 m2			\$297 sf	
					\$3,200 m2	

ELEMENTAL COST SUMMARY
SIMCOE MANOR FEASIBILITY COST ANALYSIS



Project: Simcoe Manor Redevelopment Phase 2 of 2 Phases - Market Rental Life Lease Apts (Bldg 8) - 3 Storey (4
 Location: Beeton, ON
 Owner/Client: County of Simcoe
 Architect: Salter Pilon Architecture

Cat: ML-FP-R0
 File: 10/26/2017
 Date: 21919
 Project Number: 21919
Gross Floor Area: 57,000 sf

Element	Ratio to GFA	Elemental Quantity	Elemental Unit Rate	Elemental Amount	Cost/sf	Amount	
A SHELL							
A1 SUBSTRUCTURE							
A11 Foundation	0.39	22,000 sf	\$5.00	\$110,000	\$1.93		
A12 Basement Excavation	0.00	0 cy		\$0	\$0.00	\$110,000	1%
A2 STRUCTURE							
A21 Lowest Floor Construction	0.39	22,000 sf	\$3.00	\$66,000	\$1.16		
A22 Upper Floor Construction	0.61	35,000 sf	\$24.00	\$840,000	\$14.74		
A23 Roof Construction	0.39	22,000 sf	\$23.00	\$506,000	\$8.88	\$1,412,000	12%
A3 EXTERIOR ENCLOSURE							
A31 Walls Below Grade	0.00	0 sf		\$0	\$0.00		
A32 Walls Above Grade	0.30	17,100 sf	\$38.00	\$650,000	\$11.40		
A33 Windows & Entrances	0.15	8,550 sf	\$45.00	\$385,000	\$6.75		
A34 Roof Covering	0.39	22,000 sf	\$15.00	\$330,000	\$5.79		
A35 Projections	1.00	57,000 sf	\$3.50	\$200,000	\$3.51	\$1,565,000	14%
B INTERIORS							
B1 PARTITIONS & DOORS							
B11 Partitions	1.35	76,950 sf	\$15.00	\$1,154,000	\$20.25		
B12 Doors	0.00	210 No	\$1,100.00	\$231,000	\$4.05	\$1,385,000	12%
B2 FINISHES							
B21 Floor Finishes	0.90	51,300 sf	\$3.50	\$180,000	\$3.16		
B22 Ceiling Finishes	0.90	51,300 sf	\$4.00	\$205,000	\$3.60		
B23 Wall Finishes	2.75	156,750 sf	\$0.80	\$125,000	\$2.19	\$510,000	4%
B3 FITTINGS & EQUIPMENT							
B31 Fittings & Fixtures	1.00	57,000 sf	\$5.00	\$285,000	\$5.00		
B32 Equipment	1.00	57,000 sf	\$1.00	\$57,000	\$1.00		
B33 Conveying Systems - 1 elev 3 stp	0.00	3 Stp	\$25,000.00	\$75,000	\$1.32	\$417,000	4%
C SERVICES							
C1 MECHANICAL							
C11 Plumbing & Drainage	1.00	57,000 sf	\$13.00	\$741,000	\$13.00		
C12 Fire Protection	1.00	57,000 sf	\$2.50	\$143,000	\$2.51		
C13 H.V.A.C.	1.00	57,000 sf	\$25.00	\$1,425,000	\$25.00		
C14 Controls	1.00	57,000 sf	\$2.00	\$114,000	\$2.00	\$2,423,000	21%
C2 ELECTRICAL							
C21 Service & Distribution	1.00	57,000 sf	\$10.00	\$570,000	\$10.00		
C22 Lighting, Devices & Heating	1.00	57,000 sf	\$12.00	\$684,000	\$12.00		
C23 Systems & Ancillaries incl Nurse Call etc	1.00	57,000 sf	\$6.00	\$342,000	\$6.00	\$1,596,000	14%
NET BUILDING COST (Excluding Site)					\$165.23	\$9,418,000	83%
D SITE & ANCILLARY WORK							
D1 SITE WORK							
D11 Site Development	0.00	0 sf		\$0	\$0.00		
D12 Mechanical Site Services	0.00	0 sf		\$0	\$0.00		
D13 Electrical Site Services	0.00	0 sf		\$0	\$0.00	\$0	0%
D2 ANCILLARY WORK							
D21 Demolition	0.00	0 sf		\$0	\$0.00		
D22 Alterations	0.00	0 sf		\$0	\$0.00	\$0	0%
NET BUILDING COST (Including Site)					\$165.23	\$9,418,000	
Z GENERAL REQUIREMENTS & ALLOWANCES							
Z1 GEN. REQ. & FEE 10.0%							
Z11 General Requirements	8.0%			\$753,000	\$13.21		
Z12 Fee	2.0%			\$188,000	\$3.30	\$941,000	8%
TOTAL CONSTRUCTION ESTIMATE (Excluding Allowances)						\$10,359,000	91%
Z2 ALLOWANCES 10.0%							
Z21 Estimating Allowance	10.0%			\$1,036,000	\$18.18		
Z22 Escalation Allowance	0.0%	Refer to Executive Summary		\$0	\$0.00		
Z23 Construction Allowance	0.0%	Refer to Executive Summary		\$0	\$0.00	\$1,036,000	9%
HST	0.0%	EXCLUDED		\$0	\$0.00	\$0	0%
TOTAL CONSTRUCTION ESTIMATE (Including Allowances)						\$11,395,000	100%
GFA	57,000 sf			Cost/unit			
GFA	5,295 m2			\$200 sf			
Suite	40 no	sf/suite	1425	\$2,152 m2			
				\$284,875 no			

ELEMENTAL COST SUMMARY
SIMCOE MANOR FEASIBILITY COST ANALYSIS



Project: Simcoe Manor Redevelopment Phase 2 of 2 Phases - Retirement Wing (Bldg 9) - 3 Storey (40 units)
 Location: Beeton, ON
 Owner/Client: County of Simcoe
 Architect: Salter Pilon Architecture

Cat: ML-FP-R0
 File: 10/26/2017
 Date: 21919
 Project Number: 21919
Gross Floor Area: 57,000 sf

Element	Ratio to GFA	Elemental Quantity	Elemental Unit Rate	Elemental Amount	Cost/sf	Amount	
A SHELL							
A1 SUBSTRUCTURE							
A11 Foundation	0.39	22,000 sf	\$15.00	\$330,000	\$5.79		
A12 Basement Excavation	0.00	0 cy		\$0	\$0.00	\$330,000	3%
A2 STRUCTURE							
A21 Lowest Floor Construction	0.39	22,000 sf	\$3.00	\$66,000	\$1.16		
A22 Upper Floor Construction	0.61	35,000 sf	\$24.00	\$840,000	\$14.74		
A23 Roof Construction	0.39	22,000 sf	\$23.00	\$506,000	\$8.88	\$1,412,000	11%
A3 EXTERIOR ENCLOSURE							
A31 Walls Below Grade	0.00	0 sf		\$0	\$0.00		
A32 Walls Above Grade	0.30	17,100 sf	\$38.00	\$650,000	\$11.40		
A33 Windows & Entrances	0.15	8,550 sf	\$60.00	\$513,000	\$9.00		
A34 Roof Covering	0.39	22,000 sf	\$15.00	\$330,000	\$5.79		
A35 Projections	1.00	57,000 sf	\$3.50	\$200,000	\$3.51	\$1,693,000	14%
B INTERIORS							
B1 PARTITIONS & DOORS							
B11 Partitions	1.35	76,950 sf	\$15.00	\$1,154,000	\$20.25		
B12 Doors	0.00	230 No	\$1,200.00	\$276,000	\$4.84	\$1,430,000	11%
B2 FINISHES							
B21 Floor Finishes	0.90	51,300 sf	\$6.50	\$333,000	\$5.84		
B22 Ceiling Finishes	0.90	51,300 sf	\$4.50	\$231,000	\$4.05		
B23 Wall Finishes	2.75	156,750 sf	\$1.00	\$157,000	\$2.75	\$721,000	6%
B3 FITTINGS & EQUIPMENT							
B31 Fittings & Fixtures	1.00	57,000 sf	\$10.00	\$570,000	\$10.00		
B32 Equipment	1.00	57,000 sf	\$1.00	\$57,000	\$1.00		
B33 Conveying Systems - 1 elev 3 stp	0.00	3 Stp	\$30,000.00	\$90,000	\$1.58	\$717,000	6%
C SERVICES							
C1 MECHANICAL							
C11 Plumbing & Drainage	1.00	57,000 sf	\$13.00	\$741,000	\$13.00		
C12 Fire Protection	1.00	57,000 sf	\$2.50	\$143,000	\$2.51		
C13 H.V.A.C.	1.00	57,000 sf	\$25.00	\$1,425,000	\$25.00		
C14 Controls	1.00	57,000 sf	\$2.00	\$114,000	\$2.00	\$2,423,000	19%
C2 ELECTRICAL							
C21 Service & Distribution	1.00	57,000 sf	\$10.00	\$570,000	\$10.00		
C22 Lighting, Devices & Heating	1.00	57,000 sf	\$12.00	\$684,000	\$12.00		
C23 Systems & Ancillaries incl Nurse Call etc	1.00	57,000 sf	\$6.00	\$342,000	\$6.00	\$1,596,000	13%
NET BUILDING COST (Excluding Site)					\$181.09	\$10,322,000	83%
D SITE & ANCILLARY WORK							
D1 SITE WORK							
D11 Site Development	0.00	0 sf		\$0	\$0.00		
D12 Mechanical Site Services	0.00	0 sf		\$0	\$0.00		
D13 Electrical Site Services	0.00	0 sf		\$0	\$0.00	\$0	0%
D2 ANCILLARY WORK							
D21 Demolition	0.00	0 sf		\$0	\$0.00		
D22 Alterations	0.00	0 sf		\$0	\$0.00	\$0	0%
NET BUILDING COST (Including Site)					\$181.09	\$10,322,000	
Z GENERAL REQUIREMENTS & ALLOWANCES							
Z1 GEN. REQ. & FEE 10.0%							
Z11 General Requirements	8.0%			\$826,000	\$14.49		
Z12 Fee	2.0%			\$206,000	\$3.61	\$1,032,000	8%
TOTAL CONSTRUCTION ESTIMATE (Excluding Allowances)						\$11,354,000	91%
Z2 ALLOWANCES 10.0%							
Z21 Estimating Allowance	10.0%			\$1,135,000	\$19.91		
Z22 Escalation Allowance	0.0%	Refer to Executive Summary		\$0	\$0.00		
Z23 Construction Allowance	0.0%	Refer to Executive Summary		\$0	\$0.00	\$1,135,000	9%
HST 0.0% EXCLUDED						\$0	0%
TOTAL CONSTRUCTION ESTIMATE (Including Allowances)						\$12,489,000	100%
GFA	57,000 sf					Cost/unit	
GFA	5,295 m2					\$219 sf	
Suite	40 no	sf/suite	1425			\$2,358 m2	
						\$312,225 no	

ELEMENTAL COST SUMMARY
SIMCOE MANOR FEASIBILITY COST ANALYSIS



Project: Simcoe Manor Redevelopment Phase 2 of 2 Phases - Townhouses (Bldgs 10 & 11) (10 units)
 Location: Beeton, ON
 Owner/Client: County of Simcoe
 Architect: Salter Pilon Architecture

Cat: ML-FP-R0
 File: 10/26/2017
 Date: 21919
 Project Number: **Gross Floor Area: 10,000 sf**

Element	Ratio to GFA	Elemental Quantity	Elemental Unit Rate	Elemental Amount	Cost/sf	Amount	
A SHELL							
A1 SUBSTRUCTURE							
A11 Foundation	0.50	5,000 sf	\$20.00	\$100,000	\$10.00		
A12 Basement Excavation	0.00	0 cy		\$0	\$0.00	\$100,000	7%
A2 STRUCTURE							
A21 Lowest Floor Construction	0.50	5,000 sf	\$4.00	\$20,000	\$2.00		
A22 Upper Floor Construction	0.50	5,000 sf	\$20.00	\$100,000	\$10.00		
A23 Roof Construction	0.50	5,000 sf	\$17.00	\$85,000	\$8.50	\$205,000	14%
A3 EXTERIOR ENCLOSURE							
A31 Walls Below Grade	0.00	0 sf		\$0	\$0.00		
A32 Walls Above Grade	0.75	7,500 sf	\$20.00	\$150,000	\$15.00		
A33 Windows & Entrances	0.10	1,000 sf	\$40.00	\$40,000	\$4.00		
A34 Roof Covering	0.50	5,000 sf	\$6.00	\$30,000	\$3.00		
A35 Projections	1.00	10,000 sf	\$2.00	\$20,000	\$2.00	\$240,000	16%
B INTERIORS							
B1 PARTITIONS & DOORS							
B11 Partitions	1.20	12,000 sf	\$10.00	\$120,000	\$12.00		
B12 Doors	0.01	50 No	\$700.00	\$35,000	\$3.50	\$155,000	10%
B2 FINISHES							
B21 Floor Finishes	0.90	9,000 sf	\$3.00	\$27,000	\$2.70		
B22 Ceiling Finishes	0.90	9,000 sf	\$4.00	\$36,000	\$3.60		
B23 Wall Finishes	2.40	24,000 sf	\$0.70	\$17,000	\$1.70	\$80,000	5%
B3 FITTINGS & EQUIPMENT							
B31 Fittings & Fixtures	1.00	10,000 sf	\$5.00	\$50,000	\$5.00		
B32 Equipment	1.00	10,000 sf	\$1.00	\$10,000	\$1.00		
B33 Conveying Systems	0.00	0 Stp	\$0.00	\$0	\$0.00	\$60,000	4%
C SERVICES							
C1 MECHANICAL							
C11 Plumbing & Drainage	1.00	10,000 sf	\$9.00	\$90,000	\$9.00		
C12 Fire Protection	1.00	10,000 sf	\$0.00	\$0	\$0.00		
C13 H.V.A.C.	1.00	10,000 sf	\$16.00	\$160,000	\$16.00		
C14 Controls	1.00	10,000 sf	\$0.00	\$0	\$0.00	\$250,000	17%
C2 ELECTRICAL							
C21 Service & Distribution	1.00	10,000 sf	\$7.00	\$70,000	\$7.00		
C22 Lighting, Devices & Heating	1.00	10,000 sf	\$8.00	\$80,000	\$8.00		
C23 Systems & Ancillaries	1.00	10,000 sf	\$0.00	\$0	\$0.00	\$150,000	10%
NET BUILDING COST (Excluding Site)					\$124.00	\$1,240,000	83%
D SITE & ANCILLARY WORK							
D1 SITE WORK							
D11 Site Development	0.00	0 sf		\$0	\$0.00		
D12 Mechanical Site Services	0.00	0 sf		\$0	\$0.00		
D13 Electrical Site Services	0.00	0 sf		\$0	\$0.00	\$0	0%
D2 ANCILLARY WORK							
D21 Demolition	0.00	0 sf		\$0	\$0.00		
D22 Alterations	0.00	0 sf		\$0	\$0.00	\$0	0%
NET BUILDING COST (Including Site)					\$124.00	\$1,240,000	
Z GENERAL REQUIREMENTS & ALLOWANCES							
Z1 GEN. REQ. & FEE 10.0%							
Z11 General Requirements	8.0%			\$99,000	\$9.90		
Z12 Fee	2.0%			\$25,000	\$2.50	\$124,000	8%
TOTAL CONSTRUCTION ESTIMATE (Excluding Allowances)						\$1,364,000	91%
Z2 ALLOWANCES 10.0%							
Z21 Estimating Allowance	10.0%			\$136,000	\$13.60		
Z22 Escalation Allowance	0.0%	Refer to Executive Summary		\$0	\$0.00		
Z23 Construction Allowance	0.0%	Refer to Executive Summary		\$0	\$0.00	\$136,000	9%
HST	0.0%	EXCLUDED		\$0	\$0.00	\$0	0%
TOTAL CONSTRUCTION ESTIMATE (Including Allowances)						\$1,500,000	100%
GFA 10,000 sf						Cost/unit \$150 sf	
GFA 929 m2						\$1,615 m2	
Suite 10 no sf/suite 1000						\$150,000 no	

ELEMENTAL COST SUMMARY
SIMCOE MANOR FEASIBILITY COST ANALYSIS



Project: Simcoe Manor Redevelopment Phase 2 of 2 Phases - Detached Garden Homes (Bldgs 12) (10 Units)
 Location: Beeton, ON
 Owner/Client: County of Simcoe
 Architect: Salter Pilon Architecture

Cat: ML-FP-R0
 File: 10/26/2017
 Date: 21919
 Project Number: 10,000 sf
Gross Floor Area: 10,000 sf

Element	Ratio to GFA	Elemental Quantity	Elemental Unit Rate	Elemental Amount	Cost/sf	Amount	
A SHELL							
A1 SUBSTRUCTURE							
A11 Foundation	1.00	10,000 sf	\$20.00	\$200,000	\$20.00		
A12 Basement Excavation	0.00	0 cy		\$0	\$0.00	\$200,000	11%
A2 STRUCTURE							
A21 Lowest Floor Construction	1.00	10,000 sf	\$4.00	\$40,000	\$4.00		
A22 Upper Floor Construction	0.00	0 sf	\$20.00	\$0	\$0.00		
A23 Roof Construction	1.00	10,000 sf	\$17.00	\$170,000	\$17.00	\$210,000	11%
A3 EXTERIOR ENCLOSURE							
A31 Walls Below Grade	0.00	0 sf		\$0	\$0.00		
A32 Walls Above Grade	1.00	10,000 sf	\$20.00	\$200,000	\$20.00		
A33 Windows & Entrances	0.15	1,500 sf	\$40.00	\$60,000	\$6.00		
A34 Roof Covering	1.00	10,000 sf	\$6.00	\$60,000	\$6.00		
A35 Projections	1.00	10,000 sf	\$2.00	\$20,000	\$2.00	\$340,000	18%
B INTERIORS							
B1 PARTITIONS & DOORS							
B11 Partitions	1.20	12,000 sf	\$10.00	\$120,000	\$12.00		
B12 Doors	0.01	84 No	\$700.00	\$59,000	\$5.90	\$179,000	10%
B2 FINISHES							
B21 Floor Finishes	0.90	9,000 sf	\$3.00	\$27,000	\$2.70		
B22 Ceiling Finishes	0.90	9,000 sf	\$4.00	\$36,000	\$3.60		
B23 Wall Finishes	2.40	24,000 sf	\$0.70	\$17,000	\$1.70	\$80,000	4%
B3 FITTINGS & EQUIPMENT							
B31 Fittings & Fixtures	1.00	10,000 sf	\$5.00	\$50,000	\$5.00		
B32 Equipment	1.00	10,000 sf	\$1.00	\$10,000	\$1.00		
B33 Conveying Systems	0.00	0 Stp	\$0.00	\$0	\$0.00	\$60,000	3%
C SERVICES							
C1 MECHANICAL							
C11 Plumbing & Drainage	1.00	10,000 sf	\$12.00	\$120,000	\$12.00		
C12 Fire Protection	1.00	10,000 sf	\$0.00	\$0	\$0.00		
C13 H.V.A.C.	1.00	10,000 sf	\$18.00	\$180,000	\$18.00		
C14 Controls	1.00	10,000 sf	\$0.00	\$0	\$0.00	\$300,000	16%
C2 ELECTRICAL							
C21 Service & Distribution	1.00	10,000 sf	\$8.00	\$80,000	\$8.00		
C22 Lighting, Devices & Heating	1.00	10,000 sf	\$9.00	\$90,000	\$9.00		
C23 Systems & Ancillaries	1.00	10,000 sf	\$0.00	\$0	\$0.00	\$170,000	9%
NET BUILDING COST (Excluding Site)					\$153.90	\$1,539,000	83%
D SITE & ANCILLARY WORK							
D1 SITE WORK							
D11 Site Development	0.00	0 sf		\$0	\$0.00		
D12 Mechanical Site Services	0.00	0 sf		\$0	\$0.00		
D13 Electrical Site Services	0.00	0 sf		\$0	\$0.00	\$0	0%
D2 ANCILLARY WORK							
D21 Demolition	0.00	0 sf		\$0	\$0.00		
D22 Alterations	0.00	0 sf		\$0	\$0.00	\$0	0%
NET BUILDING COST (Including Site)					\$153.90	\$1,539,000	
Z GENERAL REQUIREMENTS & ALLOWANCES							
Z1 GEN. REQ. & FEE 10.0%							
Z11 General Requirements	8.0%			\$123,000	\$12.30		
Z12 Fee	2.0%			\$31,000	\$3.10	\$154,000	8%
TOTAL CONSTRUCTION ESTIMATE (Excluding Allowances)						\$1,693,000	91%
Z2 ALLOWANCES 10.0%							
Z21 Estimating Allowance	10.0%			\$169,000	\$16.90		
Z22 Escalation Allowance	0.0%	Refer to Executive Summary		\$0	\$0.00		
Z23 Construction Allowance	0.0%	Refer to Executive Summary		\$0	\$0.00	\$169,000	9%
HST	0.0%	EXCLUDED		\$0	\$0.00	\$0	0%
TOTAL CONSTRUCTION ESTIMATE (Including Allowances)						\$1,862,000	100%
GFA	10,000 sf					Cost/unit	
GFA	929 m2					\$186 sf	
Suite	10 no	sf/suite	1000			\$2,004 m2	
						\$186,200 no	

ELEMENTAL COST SUMMARY
MASTERPLAN OPTION 1 COST ANALYSIS



Project: Simcoe Manor Redevelopment Phase 1 - Co-Housing (Bldg 7) - 1 storey
 Location: Beeton, ON
 Owner/Client: County of Simcoe
 Architect: Salter Pilon Architecture

Cat: ML-FP-R0
 File: 10/26/2017
 Date: 21919
 Project Number: 5,400 sf
Gross Floor Area: 5,400 sf

Element	Ratio to GFA	Elemental Quantity	Elemental Unit Rate	Elemental Amount	Cost/sf	Amount	
A SHELL							
A1 SUBSTRUCTURE							
A11 Foundation	1.00	5,400 sf	\$10.00	\$54,000	\$10.00		
A12 Basement Excavation	0.00	0 cy		\$0	\$0.00	\$54,000	4%
A2 STRUCTURE							
A21 Lowest Floor Construction	1.00	5,400 sf	\$5.00	\$27,000	\$5.00		
A22 Upper Floor Construction	0.00	0 sf		\$0	\$0.00		
A23 Roof Construction	1.00	5,400 sf	\$23.00	\$124,000	\$22.96	\$151,000	11%
A3 EXTERIOR ENCLOSURE							
A31 Walls Below Grade	0.00	0 sf		\$0	\$0.00		
A32 Walls Above Grade	0.45	2,430 sf	\$38.00	\$92,000	\$17.04		
A33 Windows & Entrances	0.15	810 sf	\$60.00	\$49,000	\$9.07		
A34 Roof Covering	1.00	5,400 sf	\$15.00	\$81,000	\$15.00		
A35 Projections	1.00	5,400 sf	\$3.50	\$19,000	\$3.52	\$241,000	17%
B INTERIORS							
B1 PARTITIONS & DOORS							
B11 Partitions	1.35	7,290 sf	\$15.00	\$109,000	\$20.19		
B12 Doors	0.01	50 No	\$1,200.00	\$60,000	\$11.11	\$169,000	12%
B2 FINISHES							
B21 Floor Finishes	0.90	4,860 sf	\$6.50	\$32,000	\$5.93		
B22 Ceiling Finishes	0.90	4,860 sf	\$4.50	\$22,000	\$4.07		
B23 Wall Finishes	2.75	14,850 sf	\$1.00	\$15,000	\$2.78	\$69,000	5%
B3 FITTINGS & EQUIPMENT							
B31 Fittings & Fixtures	1.00	5,400 sf	\$6.00	\$32,000	\$5.93		
B32 Equipment	1.00	5,400 sf	\$0.50	\$3,000	\$0.56		
B33 Conveying Systems	0.00	0 Stp	\$0.00	\$0	\$0.00	\$35,000	3%
C SERVICES							
C1 MECHANICAL							
C11 Plumbing & Drainage	1.00	5,400 sf	\$13.00	\$70,000	\$12.96		
C12 Fire Protection	1.00	5,400 sf	\$2.50	\$14,000	\$2.59		
C13 H.V.A.C.	1.00	5,400 sf	\$30.00	\$162,000	\$30.00		
C14 Controls	1.00	5,400 sf	\$2.00	\$11,000	\$2.04	\$257,000	18%
C2 ELECTRICAL							
C21 Service & Distribution	1.00	5,400 sf	\$15.00	\$81,000	\$15.00		
C22 Lighting, Devices & Heating	1.00	5,400 sf	\$12.00	\$65,000	\$12.04		
C23 Systems & Ancillaries incl Nurse Call etc	1.00	5,400 sf	\$6.00	\$32,000	\$5.93	\$178,000	13%
NET BUILDING COST (Excluding Site)					\$213.70	\$1,154,000	83%
D SITE & ANCILLARY WORK							
D1 SITE WORK							
D11 Site Development	0.00	0 sf		\$0	\$0.00		
D12 Mechanical Site Services	0.00	0 sf		\$0	\$0.00		
D13 Electrical Site Services	0.00	0 sf		\$0	\$0.00	\$0	0%
D2 ANCILLARY WORK							
D21 Demolition	0.00	0 sf		\$0	\$0.00		
D22 Alterations	0.00	0 sf		\$0	\$0.00	\$0	0%
NET BUILDING COST (Including Site)					\$213.70	\$1,154,000	
Z GENERAL REQUIREMENTS & ALLOWANCES							
Z1 GEN. REQ. & FEE 10.0%							
Z11 General Requirements	8.0%			\$92,000	\$17.04		
Z12 Fee	2.0%			\$23,000	\$4.26	\$115,000	8%
TOTAL CONSTRUCTION ESTIMATE (Excluding Allowances)						\$1,269,000	91%
Z2 ALLOWANCES 10.0%							
Z21 Estimating Allowance	10.0%			\$127,000	\$23.52		
Z22 Escalation Allowance	0.0%	Refer to Executive Summary		\$0	\$0.00		
Z23 Construction Allowance	0.0%	Refer to Executive Summary		\$0	\$0.00	\$127,000	9%
HST	0.0%	EXCLUDED		\$0	\$0.00	\$0	0%
TOTAL CONSTRUCTION ESTIMATE (Including Allowances)						\$1,396,000	100%
GFA	5,400 sf					Cost/unit	
GFA	502 m2					\$259 sf	
Suite	9 no	sf/suite	600			\$2,783 m2	
						\$155,111 no	

ELEMENTAL COST SUMMARY
SIMCOE MANOR FEASIBILITY COST ANALYSIS



Project:	Simcoe Manor Redevelopment Phase 2 of 2 Phases - Site	Cat:	ML-FP-R0
Location:	Beeton, ON	File:	10/26/2017
Owner/Client:	County of Simcoe	Date:	21919
Architect:	Salter Pilon Architecture	Project Number:	21919
		Gross Site Area:	430,997 sf

Element	Ratio to GSA	Elemental Quantity	Elemental Unit Rate	Elemental Amount	Cost/sf	Amount	
D SITE & ANCILLARY WORK							
D1 SITE WORK							
D11 Site Development	1.00	430,997 sf	\$2.53	\$1,089,000	\$2.53		
D12 Mechanical Site Services	1.00	430,997 sf	\$1.21	\$520,000	\$1.21		
D13 Electrical Site Services	1.00	430,997 sf	\$1.18	\$508,000	\$1.18	\$2,117,000	84%
D2 ANCILLARY WORK							
D21 Demolition	0.00	0 sf	\$0.00		\$0.00		
D22 Alterations	0.00	0 sf	\$0.00		\$0.00	\$0	0%
NET BUILDING COST (Including Site)						\$4.91	\$2,117,000
Z GENERAL REQUIREMENTS & ALLOWANCES							
Z1 GEN. REQ. & FEE 10.0%							
Z11 General Requirements	8.0%			\$169,000	\$0.39		
Z12 Fee	2.0%			\$42,000	\$0.10	\$211,000	8%
TOTAL CONSTRUCTION ESTIMATE (Excluding Allowances)							\$2,328,000 93%
Z2 ALLOWANCES 10.0%							
Z21 Estimating Allowance	10.0%			\$233,000	\$0.54		
Z22 Escalation Allowance	0.0%	Refer to Executive Summary		\$0	\$0.00		
Z23 Construction Allowance	0.0%	Refer to Executive Summary		\$0	\$0.00	\$233,000	9%
HST	0.0%	EXCLUDED		\$0	\$0.00	\$0	0%
TOTAL CONSTRUCTION ESTIMATE (Including Allowances)							\$2,561,000 102%
						Cost/unit	
GSA		430,997 sf					\$6 sf
GSA		40,041 m2					\$63 m2

4 OVERALL PROJECT BUDGET

Project no. 21919
10/26/17
Rev. 0



PROJECT BUDGET PROFORMA

	Units	100	171,900		
		T&T PROJECT BUDGET	COST PER SQUARE FOOT OF GFA	% OF BUDGET	COMMENTS
A LAND					All Land costs by Owner.
1 Land Development		0	0.00	0.00%	TBC
2 Realty Taxes		0	0.00	0.00%	TBC
3 Land Transfer Taxes		0	0.00	0.00%	TBC
4 Land Legal Fees		0	0.00	0.00%	TBC
5 Off Site Services / Owners Direct Costs		0	0.00	0.00%	TBC
LAND SUBTOTAL		0	0.00	0.00%	
B HARD COSTS					
1 Construction Contract(s) - Preliminary Budget only					Construction Budget based on the Architects Functional Program July 04, 2017 for Option 1
a Below Grade Parking - Buildings 8 & 9 (40 cars)		4,052,000	23.57	7.75%	
b Phase 2 Link to Village Centre		862,000	5.01	1.65%	
c Market Rental Life Lease Apts (Bldg 8) - 3 Storey (40 units)		11,395,000	66.29	21.81%	
d Retirement Wing (Bldg 9) - 3 Storey (40 units)		12,489,000	72.65	23.90%	
e Townhouses (Bldgs 10 & 11) (10 units)		1,500,000	8.73	2.87%	
f Detached Garden Homes (Bldgs 12) (12 Units)		1,862,000	10.83	3.56%	
g Co-Housing (Building 7) - 9 Residents		1,396,000	8.12	2.67%	
h Site		2,561,000	14.90	4.90%	
i Demolish existing Simcoe Village LTC and Simcoe Village Supportive Housing - in Phase 2 (163,027 sf) - Allowance		2,000,000	11.63	3.83%	
2 Phasing Premium	0.00%	0	0.00	0.00%	N/A
3 Escalation Contingency - 1Q 2019	5.00%	1,906,000	11.09	3.65%	
4 LEED Silver Premium	1.50%	570,000	3.32	1.09%	
Sub-total		40,593,000			
5 Construction Management Premium Allowance	0.00%	0	0.00	0.00%	N/A
6 Construction Contingency	5.00%	2,030,000	11.81	3.88%	
HARD COSTS SUBTOTAL		42,623,000	247.95	81.57%	
C SOFT COSTS					
FIXED FEE CONSULTANTS					
1 Architect	8.50%	3,623,000	21.08	6.93%	Includes all Prime consultants
2 Architect - Disbursements		0	0.00	0.00%	Included in item C1
3 Mechanical & Electrical Consultant		0	0.00	0.00%	Included in item C1
4 Structural Consultant		0	0.00	0.00%	Included in item C1
5 Civil Engineering Site Review		0	0.00	0.00%	Included in item C1
6 Landscape Architect		0	0.00	0.00%	Included in item C1
FIXED FEE CONSULTANTS SUBTOTAL		3,623,000	21.08	6.93%	
D OTHER CONSULTANTS COSTS					
1 Other Consultants	1.50%	639,000	3.72	1.22%	TT Allowance
2 Project Management	1.50%	639,000	3.72	1.22%	TT Allowance
3 Consultants Disbursements		0	0.00	0.00%	Included in item D1
4 Cost Consultant		0	0.00	0.00%	Included in item D1
5 Survey - Legal & Topo.		0	0.00	0.00%	Included in item D1
6 Environmental Consultant		0	0.00	0.00%	Included in item D1
7 Hardware Consultant		0	0.00	0.00%	Included in item D1
8 Security Consultant		0	0.00	0.00%	Included in item D1
9 Elevator Consultant		0	0.00	0.00%	Included in item D1
10 Kitchen Consultant		0	0.00	0.00%	Included in item D1
11 Building Code Consultant		0	0.00	0.00%	Included in item D1
12 LEED Consultant		0	0.00	0.00%	Included in item D1
13 Testing and Inspections		0	0.00	0.00%	Included in item D1
14 Soils Geotechnical Consultant		0	0.00	0.00%	Included in item D1
15 Planner		0	0.00	0.00%	Included in item D1
16 Interior Designer		0	0.00	0.00%	Included in item D1
17 Traffic Study		0	0.00	0.00%	Included in item D1
18 Consultants Disbursements		0	0.00	0.00%	Included in item D1
OTHER CONSULTANTS COSTS SUBTOTAL		1,278,000	7.43	2.45%	
E FEES & PERMITS					
1 Development Charges		0	0.00	0.00%	TBD
2 Building Permit Fees		112,000	0.65	0.21%	\$0.72/sf for Ret. And Apt. \$0.3/sf for Garage 0.9/sf for TH and 0.97/sf for DET
3 Other Development Fees & Permits		20,000	0.12	0.04%	
4 Site Plan Approval		20,000	0.12	0.04%	
FEES & PERMITS SUBTOTAL		152,000	0.88	0.29%	

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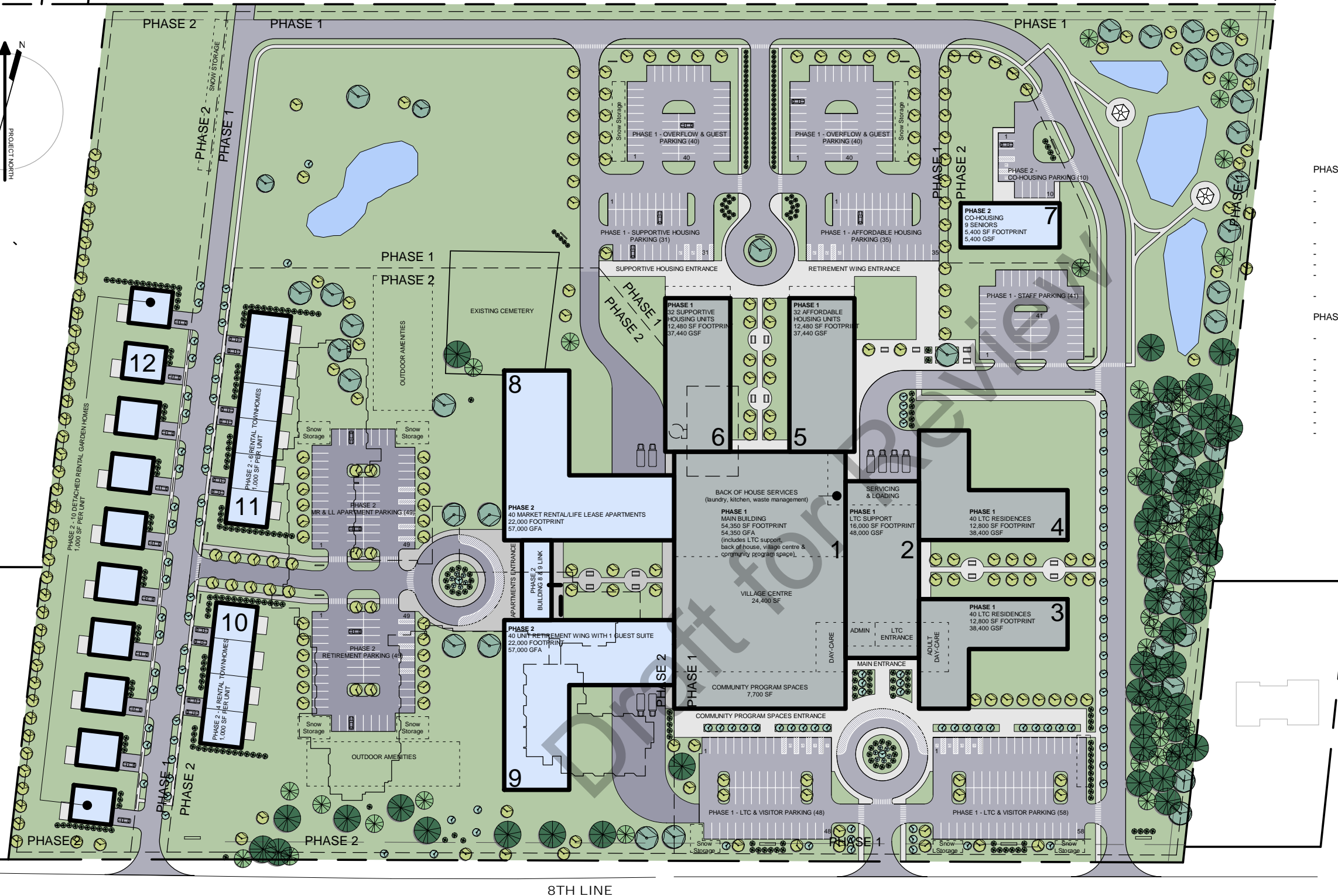
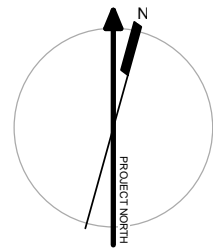


PROJECT BUDGET PROFORMA

	Units	100	171,900		
		T&T PROJECT BUDGET	COST PER SQUARE FOOT OF GFA	% OF BUDGET	COMMENTS
F MISCELLANEOUS COSTS					
1 Insurance - Builders Risk & Wrap Up Liability		426,000	2.48	0.82%	T&T Allowance based on \$5/1000 for 2 years
2 Bonding		852,000	4.96	1.63%	T&T Allowance based on \$10/1000 for 2 years
3 Meetings, Travel, & General Expenses		20,000	0.12	0.04%	T&T Allowance
4 Printing & Plan Reproduction		12,000	0.07	0.02%	T&T Allowance
5 Accounting & Reporting		20,000	0.12	0.04%	T&T Allowance
6 Commissioning		35,000	0.20	0.07%	T&T Allowance
7 General Marketing/ Fundraising		75,000	0.44	0.14%	T&T Allowance
8 Legal Fees		10,000	0.06	0.02%	T&T Allowance
9 Development Management Fees		0	0.00	0.00%	TBD
10 H.S.T on Monthly Payables	13.00%	6,545,000	38.07	12.53%	
11 H.S.T Input Tax Credits	11.24%	(5,659,000)	-32.92	-10.83%	T&T Allowance to be confirmed by Owner
12 Project Contingency	2.00%	1,025,000	5.96	1.96%	T&T Allowance based on 2% of Project Budget
MISCELLANEOUS COSTS SUBTOTAL		3,361,000	19.55	6.43%	
G FINANCING COSTS					
1 Interest on Equity		0	0.00	0.00%	All Financing if applicable by Owner
2 Development Interest (Construction Loan)		0	0.00	0.00%	
3 Financing - Commitment Fees		0	0.00	0.00%	
4 Financing - Processing / Admin Fee		0	0.00	0.00%	
5 Miscellaneous Financing Fees		0	0.00	0.00%	
6 Financing Legals & Other Fees		0	0.00	0.00%	
7 Project Monitor		0	0.00	0.00%	
8 Letter of Credit Fees		0	0.00	0.00%	
FINANCING COSTS SUBTOTAL		0	0.00	0.00%	
H OTHER COSTS & RECOVERIES					
1 Furniture, Fixtures, & Equipment	3%	1,218,000	7.09	2.33%	T&T Allowance
2 Signage Budget		0	0.00	0.00%	Included in FF&E and Site Budget
3 Moving Costs		0	0.00	0.00%	TBA - by Owner
OTHER COSTS SUBTOTAL		1,218,000	7.09	2.33%	
TOTAL PROJECT COSTS		52,255,000	303.98	100.00%	

Check 52,255,000 303.98
0 0

Contingencies		
Hard	2,030,000	4.76%
Soft	1,025,000	1.96%
Total	3,055,000	5.85%



- PHASE 1 - 254,030 GFA (BUILDINGS 1 to 6) 160 TOTAL LTC BEDS
- DEMOLITION OF EXISTING BARN, FARM BUILDINGS & PARTIAL CLEARING OF SITE
- CONSTRUCTION OF STORM MANAGEMENT SYSTEM
- CONSTRUCTION OF VILLAGE CENTRE & BACK OF HOUSE SERVICES - 160 TOTAL BEDS WITH A SF FOOTPRINT OF 147,450 (includes back of house & residence wings)
- CONSTRUCTION OF LONG TERM CARE & 160 LONG TERM CARE RESIDENCES
- COMPLETION OF 32 SUPPORTIVE HOUSING UNITS
- COMPLETION OF 32 AFFORDABLE HOUSING UNITS
- COMPLETION OF RING ROAD, NEW PARKING SURFACES & DROP-OFF LOOP
- LONG TERM CARE RESIDENTS RELOCATE TO NEW BUILDING
- PHASE 2 - 142,300 GFA (BUILDINGS 7 to 12 plus LINK)
- DEMOLITION OF EXISTING SIMCOE VILLAGE & SIMCOE MANOR BUILDINGS
- CONSTRUCTION OF CO-HOUSING FOR 9 SENIORS
- CONSTRUCTION OF 40 UNIT MARKET RENTAL/LIFE LEASE APARTMENTS
- COMPLETION OF 40 UNIT RETIREMENT WING WITH GUEST SUITE
- COMPLETION OF LINK BETWEEN MARKET RENTALS AND RETIREMENT
- COMPLETION OF 10 LIFE LEASE GARDEN HOMES
- CONSTRUCTION OF 10 RENTAL/LIFE LEASE TOWNHOMES
- CONSTRUCTION OF NEW PARKING SURFACES TO SERVE PHASE 2 BUILDINGS
- COMPLETION OF NEW PLANTING

PROGRAM COMPONENTS

- | | |
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| <ul style="list-style-type: none"> 1. Village Centre - 1 STOREY Central Dining Cafe/Bar Servery Fireplace Lounge Tuck Shop Adult Day Care Theatre/Place of Worship Pastoral Office Bookable Meeting Spaces Washrooms Housekeeping 1. Community Program Space - 1 STOREY Leasable Space - for public business Hairdressers, Shops, etc. Restaurant Pharmacy 1-4. Long Term Care - 1&3 STOREYS Resident Rooms Fireplace Lounge Library/IT Resource Centre Dining Rooms Activity Rooms Meeting Rooms Family Rooms Showers Soiled Utility Clean Supply Washrooms Housekeeping Storage Therapeutic Programs Staff Offices - Reception - Human Resources - Director of Resident care - Activation Supervisor - LTC Administration - IT - Open Floor Cubicles - Workroom/Copyroom - Washroom Housekeeping Office Resource Office Staff Dining & Lounge Board Room Waste Management Laundry Kitchen Consultant Multi-Purpose Rooms Resident Bedrooms | <ul style="list-style-type: none"> 7. Co-Housing - 1 STOREY Kitchen Family Rooms Great Room Multi-Purpose Rooms Resident Bedrooms Storage 6. Supportive Housing Units - 3 STOREYS Mail Room Locker Storage Waste Management/Recycling Multi-Purpose Room with Kitchen Meeting/Library Sitting Area Washrooms Guest Suites Resident Apartments 9. Retirement Wing - 3 STOREYS Mail Room Locker Storage Waste Management/Recycling Multi-Purpose Room with Kitchen Meeting/Library Sitting Area Washrooms Guest Suites Resident Apartments 5. Affordable Housing - 3 STOREYS Mail Room Locker Storage Waste Management/Recycling Multi-Purpose Room with Kitchenette Washrooms Resident Apartments 8. Market Rental/Life Lease Apartments - 3 STOREYS Mail Room Locker Storage Waste Management/Recycling Multi-Purpose Room with Kitchenette Washrooms Resident Apartments 10-12. Life-Lease Garden Homes/Townhomes - 1 STOREY Single Car Garage Laundry Kitchen Dining Room Living Room Washroom Bedroom Storage |
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