



**WEST GREY POLICE SERVICE
NEW POLICE STATION
Durham, Ontario**

"DRAFT" CLASS "C" ESTIMATE

prepared for:

FORMWORKS INC ARCHITECTS
63 Collier Street
Barrie, Ontario
L4M 1G7

prepared by:

MARSHALL & MURRAY INCORPORATED
625 Wellington Street
London, Ontario
N6A 3R8

February 24, 2021

L2398/Class C/8/West Grey.xlsx

Quantity Surveyors and Development Consultants

625 Wellington Street, London, Ontario N6A 3R8 Tel: (519) 433-3908 Fax: (519) 433-9453
Suite 414, 120 Carlton Street, Toronto, Ontario M5A 4K2 Tel: (416) 928-1993 Fax: (416) 928-0895
1379 Bank Street, Suite 301, Ottawa, Ontario K1H 8N3 Tel: (613) 230-3115 Fax: (613) 230-4091
E-mail: main@marshallmurray.com Website: www.marshallmurray.com



February 24, 2021

FORMWORKS INC ARCHITECTS

63 Collier Street
Barrie, Ontario
L4M 1G7

Attention: Mr. Keith Currie

**Re: WEST GREY POLICE SERVICE - NEW POLICE STATION - Durham,
Ontario**

Dear Keith,

Please find enclosed a copy of our "Draft" Class "C" Estimate for the above note project for your review and comment.

If you have any questions or require further information, please do not hesitate to contact our office.

Yours truly,

MARSHALL & MURRAY INC.

Ted Hyde, PQS, GSC, LEED AP
Senior Cost Consultant

Cc:

Quantity Surveyors and Development Consultants

625 Wellington Street, London, Ontario N6A 3R8 Tel: (519) 433-3908 Fax: (519) 433-9453
Suite 414, 120 Carlton Street, Toronto, Ontario M5A 4K2 Tel: (416) 928-1993 Fax: (416) 928-0895
1379 Bank Street, Suite 301, Ottawa, Ontario K1H 8N3 Tel: (613) 230-3115 Fax: (613) 230-4091
E-mail: main@marshallmurray.com Website: www.marshallmurray.com

a) EXECUTIVE SUMMARY

This report prepared by Marshall & Murray Inc. is classified as a "Draft" Class "C" Estimate.

Marshall & Murray Inc. were retained to provide a realistic **Total Projected Construction Cost** budget for the redevelopment at West Grey Police Service.

The project is located in Durham, Ontario.

The proposed redevelopment would consist of a new detachment including associated site work.

The proposed redevelopment is being designed by Formworks Inc Architects .

The estimate presented here is based on the drawings received from the design team, meetings, and oral information.

The **Total Projected Construction Cost** is estimated at: **\$8,852,241**

The above amount excludes Separate and Alternate prices. A detailed breakdown of the amount can be found in the following Section 1b).

This estimate is priced in February 2021 dollars. Escalation during construction has been included in the estimate. Projected escalation to time of tender is identified separately if requested.

If the building and systems were designed to current building code the amount would reduce to **\$8,650,000**

If the building and systems were designed to a Net Zero Carbon Reduction the amount would increase to **\$10,250,000**

If the building and systems were designed to a LEED designation, the base amount could increase by **3% to 10%**.

We are unable at this time to determine the projected construction cost implications due to the Coronavirus COVID-19 and have excluded any allowances for this impact if any.

We are currently experiencing a very active construction market which could result in bids varying greatly from our indicated amount due to lack of bidders, escalating material costs and lack of suppliers holding prices or delivery dates.

This estimate has been priced, based on a standard CCDC 2 – Stipulated Sum Contract. It does not include for any additional costs associated with the Alternate Financing Procurement method adopted by Infrastructure Ontario.

The construction cost includes all labour, materials, plant, sub-contractors' overheads and profit, and the general contractor's overheads and profit.

Please review the exclusions as noted in Section 1 k) Exclusions to Construction Cost.

If you have any questions or require further information, please do not hesitate to contact our office.

Ted Hyde, PQS, GSC, LEED AP
Email: thyde@marshallmurray.com
Ph: 519-433-3908
Fax: 519-433-9453

b) TOTAL PROJECT SUMMARY

DESCRIPTION	"DRAFT" CLASS "C" ESTIMATE		
	GFA	COST/SF	AMOUNT
A. NEW POLICE STATION			
1.0 NEW BUILD	15,802	441.57	6,977,511
NEW BUILDING	15,802	442	6,977,511
2.0 OTHER ASSOCIATED COSTS			1,874,730
SITE DEVELOPMENT / LANDSCAPING			1,874,730
ABNORMAL SOIL CONDITIONS / CONTAMINATED SOIL			EXCLUDED
LEED PREMIUM			EXCLUDED
SIGNAGE & WAYFINDING			INCLUDED
MOVING COSTS			EXCLUDED
TOTAL NEW POLICE STATION	<u>15,802</u>	560.21	<u>\$8,852,241</u>
ANCILLARY COSTS (PROFESSIONAL FEES, PERMITS, TAXES, ETC.)			EXCLUDED
FURNISHINGS AND EQUIPMENT			EXCLUDED
SUB-TOTAL			8,852,241
LOCATION FACTOR			N/A
SCOPE CONTINGENCY			EXCLUDED
POST CONTRACT CONTINGENCY (ON CONSTRUCTION)			EXCLUDED
ANTICIPATED ESCALATION TO TIME OF TENDER			EXCLUDED
TOTAL PROJECT COST			8,852,241

COVID - 19 COST IMPLICATIONS COULD ADD AS MUCH AS 10% OR MORE TO THE ABOVE AMOUNT

c) METHOD OF MEASUREMENT

This estimate has been prepared by measurement of quantities from the drawings received from the design team, Formworks Inc Architects .

Unit costs, allowances, and contingencies were applied to these quantities to reflect market conditions and provide a realistic budget based on comparable projects with similar size and scope of works.

Structural information was provided by **N/A**.

Mechanical & Electrical information was provided by **N/A**.

d) GROSS FLOOR AREA

Total	1,468	M2	15,802	SF
--------------	--------------	-----------	---------------	-----------

e) PRICING

This estimate is priced in February 2021 dollars expecting 3-6 qualified competitive General Contractors and Sub-Contractors. Bids will vary due to fluctuating market conditions, proprietary product vendors, lack or surplus bidders and bidder's perception of risk.

We are unable at this time to determine the projected construction cost implications due to the Coronavirus COVID-19 and have excluded any allowances for this impact if any.

We are currently experiencing a very active construction market which could result in bids varying greatly from our indicated amount due to lack of bidders, escalating material costs and lack of material supplies.

f) TAXES

The Harmonized Sales Tax (H.S.T.) is excluded.

g) MECHANICAL AND ELECTRICAL COSTS

Mechanical and Electrical Costs included in this estimate was based on projects of similar size and scope.

h) SITE SERVICES

This includes allowances for mechanical, electrical, civil site services, soft, and hard landscaping.

i) CONTINGENCY

At this stage of the project, a 8.0% design contingency has been allowed. This is to cover unknown details in design and construction, layout variations and material selections but excludes any scope increases.

j) GENERAL REQUIREMENTS AND FEES

General Requirements - General Contractors Overhead is taken at:	8.0%
Fee - General Contractors Profit is taken at:	4.0%

k) EXCLUSIONS TO CONSTRUCTION COST

- | | |
|----------------------------------|--|
| - Phasing | - Contaminated Soil |
| - Price Escalation | - Project Management |
| - Soft Costs | - Harmonized Sales Tax (H.S.T.) |
| - Professional and Design Fees | - Post Contract Contingencies |
| - Furniture and Loose Equipment | - Window Drapes/Curtains, and Art Work |
| - Development Charges and Levies | - Premium Labour |
| - Financing Costs | - LEED Costs |
| - Relocation Costs | - Project Scope Contingency |
| - Abnormal Soil Conditions | - Winter heat to shell construction |
| | - COVID-19 impact costs |

l) STATEMENT OF PROBABLE COSTS

This estimate represents a professional opinion of the probable costs for this project. Marshall & Murray Incorporated cannot guarantee that the actual project cost will not vary from this opinion.

m) ONGOING COST CONTROL

The project is within the early stages of design but the full scope and design specifications have not been fully determined. The estimate makes assumptions for all elements not clearly defined on the drawings. These assumptions are listed within the detailed estimate.

To alleviate a portion of the risk, a design and pricing contingency allowance has been included to accommodate for future design tweaks. However if there is a significant amount of design changes as the project progresses, they could result in an increase in cost that cannot be covered by the design and pricing contingency allowance. At this stage we consider the risk high, and would request that the design team review and provide comment with regards to the design detail included within the estimate.

We recommend that the estimate contained herein be reviewed thoroughly by the project team. Any comments or suggestions should be forwarded as soon as possible. We also recommend that further estimates be prepared once a firm design has been established.