


Appendix A-10
Civitas Cost Estimate

COST SUMMARY

Project No. can19201 Rev. 1 Sept 28th, 2018			
LONDON FORKS ORDER OF MAGNITUDE COST ANALYSIS			
EXECUTIVE SUMMARY			
	GFA (sf)	\$/sf	Amount
1 Ribbon Structure & Finish	5,210		\$6,719,979
2 Site Development	75,348		\$3,356,021
Sub-Total	80,558	\$125	\$10,076,000
3 Estimating Allowance			Included
4 Escalation Allowance	0%		Excluded
5 Construction Contingency Allowance - Post Contract	0%		Excluded
Total Construction Cost	80,558	\$125	\$10,076,000
Total Estimated Construction Cost			
	80,558	\$125	\$10,076,000

Notes:

- 1 The above is an opinion of Probable Cost Only
- 2 The above amount assumes that the project is to be procured via Stipulated Lump Sum contract

The following have been specifically excluded:

- 1 HST
- 2 Professional Consultant Design Fees
- 3 Specialist Consultant Design Fees
- 4 Legal Fees and Expenses
- 5 Project Management Fees
- 6 Furniture, Furnishings and Equipment (other than detailed in the estimate)
- 7 Owner's Administration Expenses
- 8 Removal of Contaminated Material, if any
- 9 Permits and Development Charges
- 10 Garbage Equipment/Bins
- 11 Construction Price Escalation Beyond -
- 12 Construction Contingency
- 13 Premiums for Single Sourced Materials
- 14 Schedule Acceleration Premium
- 15 LEED Premiums



ELEMENTAL COST SUMMARY
ORDER OF MAGNITUDE COST ANALYSIS

Project: London Forks
Location: London
Owner/Client: 00/01/1900
Architect: Civitas

Cat: MS-DD-R0
File: MS-DD-R0
Date: Sept 28th, 2018
Project Number: can19201
Gross Site Area: 7,000 m2

Element	Ratio to GSA	Elemental Quantity	Elemental Unit Rate	Elemental Amount	Cost/m2	Amount	
D SITE & ANCILLARY WORK							
D1 SITE WORK							
D11 Site Development	1.00	7,000 m2	\$978.29	\$6,848,000	\$978.29		
D12 Mechanical Site Services	1.00	7,000 m2	\$26.71	\$187,000	\$26.71		
D13 Electrical Site Services	1.00	7,000 m2	\$35.71	\$250,000	\$35.71	\$7,285,000	72%
D2 ANCILLARY WORK							
D21 Demolition	0.00	0 m2	\$0.00	\$17,000	\$2.43		
D22 Alterations	0.00	0 m2	\$0.00	\$0	\$0.00	\$17,000	0%
NET BUILDING COST (Including Site)					\$1,043.14	\$7,302,000	
Z GENERAL REQUIREMENTS & ALLOWANCES							
Z1 GEN. REQ. & FEE 20.0%							
Z11 General Requirements	15.0%			\$1,095,000	\$156.43		
Z12 Fee	5.0%			\$365,000	\$52.14	\$1,460,000	14%
TOTAL CONSTRUCTION ESTIMATE (Excluding Allowances)						\$8,762,000	87%
Z2 ALLOWANCES 15.0%							
Z21 Estimating Allowance	15.0%			\$1,314,000	\$187.71		
Z22 Escalation Allowance	0.0%	Refer to Executive Summary		\$0	\$0.00		
Z23 Construction Allowance	0.0%	Refer to Executive Summary		\$0	\$0.00	\$1,314,000	13%
HST	0.0%	EXCLUDED		\$0	\$0.00	\$0	0%
TOTAL CONSTRUCTION ESTIMATE (Including Allowances)						\$10,076,000	100%
						Cost/unit	
GSA		7,000 m2				\$1,439 m2	
GSA		75,348 sf				\$134 sf	

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	Description	Quantity	Unit	Rate	Amount
<u>772</u>	D1 SITE WORK				
<u>775</u>	D11 Site Development				
<u>777</u>	<u>Suspended Ribbon Structure & Finish</u>				
<u>778</u>	32mm IPE hardwood decking	484	m2	600.00	290,400
<u>779</u>	SPF Joists - 64x140mm	1,210	m	150.00	181,500
<u>781</u>	Structural steel	270,852	kg	10.00	2,708,520
<u>782</u>	Add: 25% as per Structural engineer	67,713	kg	10.00	677,130
<u>783</u>	Premium for AESS grade steel	1	sum	700000.00	700,000
<u>784</u>	Cables - Full locked coil	324	m	500.00	162,000
<u>786</u>	Footings to steel support pipes	2	no	75000.00	150,000
					<u>4,869,550</u>
<u>789</u>	<u>Earthworks</u>				
<u>790</u>	Excavation + Disposal	5,486	m3	50.00	274,300
<u>791</u>	Rough and Fine Grading	7,000	m2	10.00	70,000
<u>794</u>	<u>Paving</u>				
<u>795</u>	CIP concrete paving - coloured, sand finish	303	m2	125.00	37,880
<u>796</u>	Precast concrete paving - standard on granular sub base	1,563	m2	135.00	211,010
<u>797</u>	Playground paving	524	m2	100.00	52,400
<u>800</u>	<u>Planting</u>				
<u>801</u>	Lawn Terraces	642	m2	40.00	25,680
<u>802</u>	Bio-Engineered vegetated slope (shrubs)	785	m2	30.00	23,550
<u>805</u>	<u>Walls - No special finish</u>				
<u>806</u>	CIP Concrete terraces at waterfront - 1m x 0.5m high	81	m	1000.00	81,000
<u>807</u>	CIP Concrete steps - 500mm x 150mm high	762	m	200.00	152,400
<u>808</u>	CIP Concrete seatwalls - 1m x 500mm high	133	m	750.00	99,750
<u>810</u>	Retaining wall at water front - height range 0.5m to 3m	147	m2	800.00	117,600
<u>811</u>	Sloped concrete retaining wall - assumed average height 2m	116	m2	1000.00	116,000
<u>812</u>	Retaining wall - 500mm high	27	m2	300.00	8,100
<u>813</u>	Retaining walls not tagged on sketch - assumed average height 2m	174	m	1000.00	174,000
<u>814</u>	Footings to retaining walls	370	m	600.00	222,000
<u>816</u>	<u>Furnishings</u>				
<u>817</u>	Trees	25	no	1000.00	25,000
<u>818</u>	Chaise Lounge Chairs by Maglin	15	no	1000.00	15,000
<u>819</u>	Bistro Benches - 6ft	11	no	2500.00	27,500

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Description	Quantity	Unit	Rate	Amount
<u>820</u> Bistro tables and chairs sets	45	no	2500.00	112,500
<u>821</u> First Nations monument - NIC				
<u>822</u> Playground equipment - NIC				
<u>825</u> Lower Dock by 2 metres	1	sum	7500.00	7,500
<u>826</u> Relocate play equipment	1	sum	5000.00	5,000
<u>827</u> Protect trees - assume 25	1	sum	5000.00	5,000
<u>828</u> Protect existing One Dundas Building	1	sum	5000.00	5,000
<u>829</u> Protect existing lawns	1	sum	10000.00	10,000
<u>833</u> Allowance for Miscellaneous Site Development	1	sum	100000.00	100,000
<u>836</u> Site Area		+ 7,000	m2	
<u>838</u> TOTAL D11 Site Development	7,000	m2	978.29	6,848,000
<u>841</u> D12 Mechanical Site Services				
<u>843</u> Gas Fire pit	1	no	10000.00	10,000
<u>845</u> Protect In Place				
<u>846</u> 90cm Sewer pipe	300	m	250.00	75,000
<u>847</u> SS manhole	1	no	1000.00	1,000
<u>848</u> SS outfall	1	no	1000.00	1,000
<u>850</u> Allowance for Surface drainage, irrigation etc	1	sum	100000.00	100,000
<u>852</u> TOTAL D12 Mechanical Site Services	7,000	m2	26.71	187,000
<u>855</u> D13 Electrical Site Services				
<u>857</u> Allowance for Site Lighting etc	1	sum	250000.00	250,000
<u>861</u> TOTAL D13 Electrical Site Services	7,000	m2	35.71	250,000
<u>864</u> TOTAL D1 SITE WORK				7,285,000
<u>866</u> D2 ANCILLARY WORK				

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	Description	Quantity	Unit	Rate	Amount
<u>869</u>	D21 Demolition				
<u>871</u>	Remove concrete paving	1,445	m2	10.00	14,450
<u>872</u>	Remove trees	14	no	200.00	2,800
<u>876</u>	TOTAL D21 Demolition	0	m2	#DIV/0!	17,000
<u>879</u>	D22 Alterations				
<u>881</u>	No Work Required	-	-		
<u>884</u>	TOTAL D22 Alterations	0	m2	0.00	0
<u>887</u>	TOTAL D2 ANCILLARY WORK				17,000
<u>890</u>	TOTAL D SITE & ANCILLARY WORK				7,302,000
<u>893</u>	NET BUILDING COST (INCLUDING SITE)				7,302,000
<u>896</u>	Z1 GENERAL REQUIREMENTS & FEE				
<u>899</u>	Z11 General Requirements				
<u>901</u>	General Requirements - 15%		ls		1,095,000
<u>904</u>	TOTAL Z11 General Requirements				1,095,000
<u>907</u>	Z12 Fee				
<u>909</u>	Fee - 5%		ls		365,000
<u>911</u>	TOTAL Z12 Fee				365,000
<u>914</u>	TOTAL Z1 GENERAL REQUIREMENTS & FEE				1,460,000
<u>917</u>	TOTAL CONSTRUCTION ESTIMATE EXCLUDING ALLOWANCES				8,762,000

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Description	Quantity	Unit	Rate	Amount
<u>920</u> Z2 CONTINGENCIES				
<u>923</u> Z21 Estimating Contingency				
<u>925</u> Estimating Contingency - 15%		ls		1,314,000
<u>927</u> TOTAL Z21 Estimating Contingency				1,314,000
<u>930</u> Z22 Escalation Contingency				
<u>932</u> Escalation Contingency - See Executive Summary		ls		0
<u>934</u> TOTAL Z22 Escalation Contingency				0
<u>937</u> Z23 Construction Contingency				
<u>939</u> Construction Contingency - See Executive Summary		ls		0
<u>941</u> Total Z23 Construction Contingency				0
<u>944</u> TOTAL Z2 CONTINGENCIES				1,314,000
<u>947</u> TOTAL Z GENERAL REQUIREMENTS & CONTINGENCIES				2,774,000
<u>950</u> TOTAL BUILDING COST INCLUDING ALLOWANCES				10,076,000