

Coboconk Medical Centre Rough Cost Analysis Worksheet

General

- ~ Assumes new construction ... single storey, no basement, slab on grade
- ~ Cost of land and/or any major / nonstandard site works **not** included
- ~ HST calculation **not** included
- ~ Equipment and furnishings for dental practice **not** included (assume about \$220,000)
- ~ Equipment and furnishings for medical practice **not** included (assume doctor would transfer existing equipment)

Option #1 Cost Analysis - Considering 'Ideal' Space Requirement

Item	Quantity	Unit Price	Extension	Totals	Notes
Build space for medical practice	2,000	\$ 250.00	\$ 500,000.00		~ Assume status quo practice and 'ideal' space. Option may be to consider reducing space from 'ideal' to 'reduced' ... from 2,000sf to 1,600 sf. ... See table below
Build space for dental practice	1,500	\$ 250.00	\$ 375,000.00		~ Assume status quo practice and ideal space. Option may be to consider reducing space from 'ideal' to 'reduced' ... from 1,500 sf to 1,000 sf. ... see table below
Fit-up for medical practice	1	\$ 9,000.00	\$ 9,000.00		~ Basic cabinets and counters
Fit-up for dental practice	1	\$ 9,000.00	\$ 9,000.00		~ Basic cabinets and counters
Parking, driveway and walkway	12	\$ 9,000.00	\$ 108,000.00		~ Estimated on a per parking space basis
			SubTotal	\$ 1,001,000.00	
Consulting	1	10 percent	\$ 100,100.00		~ Should be but is not currently provided as part of the project
Permits	3,500	\$ 1.50	\$ 5,250.00		~ Based on current fee structure for commercial
Development Charges	3,500	\$ 17.50	\$ 61,250.00		~ Estimated as being for commercial in an 'Other Urban' area
			SubTotal	\$ 1,167,600.00	
Contingency Allowance	1	10 percent	\$ 110,110.00		
Overall Total Costs Estimated to be...				\$ 1,277,710.00	

Option #1a Cost Analysis - Considering 'Reduced' Space Model

Item	Quantity	Unit Price	Extension	Totals	Notes
Build space for medical practice	1,600	\$ 250.00	\$ 400,000.00		~ Reduced from 2,000sf to 1,600 sf.
Build space for dental practice	1,000	\$ 250.00	\$ 250,000.00		~ Reduced from 1,500 sf to 1,000 sf.
Fit-up for medical practice	1	\$ 7,500.00	\$ 7,500.00		~ Basic cabinets and counters
Fit-up for dental practice	1	\$ 7,500.00	\$ 7,500.00		~ Basic cabinets and counters
Parking, driveway and walkway	6	\$ 8,000.00	\$ 48,000.00		~ Estimated on a per parking space basis
			SubTotal	\$ 713,000.00	
Consulting	1	10 percent	\$ 71,300.00		~ Should be but is not currently provided as part of the project
Permits	2,600	\$ 1.50	\$ 3,900.00		~ Based on current fee structure for commercial
Development Charges	2,600	\$ 17.50	\$ 45,500.00		~ Estimated as being for commercial in an 'Other Urban' area
			SubTotal	\$ 833,700.00	
Contingency Allowance	1	10 percent	\$ 78,430.00		
Overall Total Costs Estimated to be...				\$ 912,130.00	