

Class D Costing - September 24, 2024

23008 - Kawartha Lakes Paramedic Services - Headquarters

Hard Construction Cost

Title	Area (SF)	Rates (\$/SF)	Cost	Comments
New Facility	61,032	\$394	\$24,046,608	
Site Development	N/A	\$28	\$1,706,860	Site Works, Landscaping & Services
Contractor General Requirements	N/A	\$42	\$2,575,347	10% of New Facility & Site Development
Contractor Fee	N/A	\$14	\$849,864	3% of New Facility, Site Development & General Requirements
Design & Pricing Allowance	N/A	\$72	\$4,376,802	15% of New Facility, Site Development, General Requirements & Fee
Sub-Total	61,032	\$550	\$33,555,481	

Contingencies

Title	Area (SF)	Rates (\$/SF)	Cost	Comments
Escalation	N/A	\$25	\$1,509,997	4.5% for 12 months
Sustainability Contingency	N/A	\$33	\$2,013,329	6% for sustainability design elements
Construction Contingency	N/A	\$27	\$1,677,774	5% of Construction Cost to cover unknowns during construction
Owner Post Contract Contingency	N/A	\$27	\$1,677,774	5% of Construction Cost to cover Owner changes during construction
Specialty Systems & Equipment	N/A	\$33	\$2,013,329	6% of Construction Cost to cover Owner specialty items
Sub-Total		\$146	\$8,892,202	

Soft Costs

Title	Area (SF)	Rates (\$/SF)	Cost	Comments
Site Plan Application Fee	N/A	N/A	\$30,000	Allowance
Building Permit Fees	N/A	N/A	\$122,064	Allowance of \$2.00/sf plus standard applications fees
Development Charges	N/A	N/A	\$1,586,832	Based on a \$26/sf rate (this includes a 8% increase for 2024)
FF&E	N/A	N/A	\$4,244,768	10% allowance based off Hard Construction Cost and Contingencies
Survey	N/A	N/A	\$12,000	
Geotechnical	N/A	N/A	\$30,000	
Additional Consultant Scope of Work	N/A	N/A	\$1,273,431	3% of Hard Construction Costs and Contingencies
Sub-Total		\$696	\$7,299,095	
TOTAL			\$49,746,779	