



**HURON PERTH HEALTHCARE ALLIANCE
AVONCREST REFURBISHMENT
Stratford, Ontario**

ORDER OF MAGNITUDE ESTIMATE

prepared for:

HURON PERTH HEALTHCARE ALLIANCE
46 General Hospital Drive
Stratford, Ontario
N5A 2Y6

prepared by:

MARSHALL & MURRAY INCORPORATED
625 Wellington Street
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December 20, 2021

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December 20, 2021

HURON PERTH HEALTHCARE ALLIANCE

46 General Hospital Drive
Stratford, Ontario
N5A 2Y6

Attention: Mr. Francesco Sabatini

Re: HURON PERTH HEALTHCARE ALLIANCE - AVONCREST REFURBISHMENT - Stratford, Ontario

Dear Francesco,

Please find enclosed a copy of our Order Of Magnitude 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:

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ORDER OF MAGNITUDE ESTIMATE

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SECTION 1

PROJECT OVERVIEW

a) EXECUTIVE SUMMARY

This report prepared by Marshall & Murray Inc. is classified as a Order Of Magnitude Estimate.

Marshall & Murray Inc. were retained to provide a realistic **Total Projected Project Cost** budget for the redevelopment at Huron Perth Healthcare Alliance.

The project is located in Stratford, Ontario.

The proposed redevelopment would consist of complete renovation to the existing portion of the Avoncrest building that is to remain.

The proposed redevelopment is being designed by not decided at this time.

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

The **Total Projected Project Cost** is estimated at: **\$22,095,227**

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

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 and escalating material costs.

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.

The ancillary cost includes professional and design fees, development charges and levies, project management, a phasing/logistics contingency and the net Harmonized Sales Tax (H.S.T.).

Please review the exclusions as noted in Section 1 k) Exclusions to Project 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 PROJECTED PROJECT SUMMARY

DESCRIPTION	ORDER OF MAGNITUDE ESTIMATE		
	GFA	COST/SF	AMOUNT
A. AVONCREST REFURBISHMENT			
1.0 NEW BUILD	800	505.00	404,000
Remove existing fire escape and provide new enclosed stair case	800	505	404,000
2.0 RENOVATION	30,200	441.00	13,318,329
Remove existing flooring & ceilings	30,200	7	211,400
Replace existing wood windows - small	27	750	20,250
Replace existing wood windows - medium	28	2,300	64,400
Replace existing wood windows - large	79	6,600	521,400
Clad existing walls with strapping & drywall	30,200	25	755,000
Repairs to damaged ceiling substructure	30,200	2	60,400
Structural repairs due to water damage		allow	300,000
Remove existing doors with new wood doors	120	2,350	282,000
New topping to existing floors	30,200	5	151,000
New sheet vinyl flooring & base	30,200	8	241,600
New acoustic ceilings	30,200	5	151,000
Paint walls & finish doors	30,200	2.5	75,500
Replace existing washroom accessories with new	30,200	2.5	75,500
Replace existing elevator with new		allow	300,000
New stair lift at main entrance		allow	60,000
Remove existing plumbing, sprinklers & heating systems	30,200	4	120,800
New Plumbing	30,200	15	453,000
New sprinklers c/w with sprinklers to attic space	30,200	6	181,200
New Heating system	30,200	60	1,812,000
Remove existing power, lighting & systems	30,200	2	60,400
New power	30,200	10.0	302,000
New lighting	30,200	17.5	528,500
New systems	30,200	17.5	528,500
Replace water damaged brick		allow	30,000
Repoint brick mortar	14,535	10	145,350
Replace wood cladding	440	57	25,080
Restore front entrance doors, canopy, etc.		allow	200,000
Remove existing enclosure at porched	1,344	15	20,160
Restore porch floor, soffit, railing, etc.	1,160	175	203,000
Insulation to attic	6,335	10	63,350
New metal roof	7,602	35	266,070
Replace wood soffits		allow	150,000
New soffits, gutters & downspouts	510	155	79,050
Restore exterior wall at building demolition		allow	45,000
Restore damaged site due to construction and at demolition location		allow	200,000
Hazardous material abatement	30,200	20	604,000
DESIGN SCOPE CONTINGENCY		20.0%	1,938,182
GENERAL CONTRACTORS GENERAL CONDITIONS		14.0%	1,628,073
GENERAL CONTRACTORS GENERAL FEE		4.0%	465,164

b) TOTAL PROJECTED PROJECT SUMMARY

DESCRIPTION		ORDER OF MAGNITUDE ESTIMATE		
		GFA	COST/SF	AMOUNT
3.0 OTHER ASSOCIATED COSTS				0
SITE DEVELOPMENT / LANDSCAPING				in above
ABNORMAL SOIL CONDITIONS / CONTAMINATED SOIL				EXCLUDED
DEMOLITION OF EXISTING				EXCLUDED
PREMIUM TIME / AFTER-HOURS WORK				EXCLUDED
CONSTRUCTION PHASING				EXCLUDED
LEED PREMIUM				EXCLUDED
TOTAL	AVONCREST REFURBISHMENT	31,000	442.66	\$13,722,329
SUB-TOTAL CONSTRUCTION COST				13,722,329
- NET H.S.T. ON CONSTRUCTION			1.89%	259,352
TOTAL CONSTRUCTION COST (INCL. NET H.S.T.)				13,981,681
ANCILLARY COSTS				
- Professional & Design Fees			8.0%	1,118,534
- Disbursements			+/- 1%	111,853
- Project Management			3.0%	419,450
- Cost Consultant			0.5%	69,908
- Other Consultants			3.0%	411,670
- Development Charges & Levies			1.0%	137,223
- Commissioning, Logistics, etc.			2.0%	274,447
- Net HST on above three items			1.89%	15,561
SUB-TOTAL				16,540,327
FURNISHINGS AND EQUIPMENT				NIL
POST CONTRACT CONTINGENCY (ON CONSTRUCTION)			15.0%	2,058,349
TOTAL PROJECT COST				18,598,676
PROJECTED ESCALATION TO 2023 (ALLOW 5.0% P.A.)		2 YEARS	10%	1,859,868
TOTAL PROJECT COST				20,458,543
PROJECTED ESCALATION TO 2025 (ALLOW 4.0% P.A.)		2 YEARS	8%	1,636,683
TOTAL PROJECT COST				22,095,227
B.	SEPARATE PRICES (EXCLUDED FROM THE ABOVE) AMOUNT BASED ON AWARD WITH SECTION A ABOVE	AREA	COST/SF	AMOUNT
1.0 CONSTRUCTION COST				185,234
Interior insulation and vapour barrier to perimeter walls		14,535	13	185,234
2.0 ESCALATION				34,824
PROJECTED ESCALATION TO 2023 (ALLOW 5.0% P.A.)		2 yr	10.0%	18,523
PROJECTED ESCALATION TO 2025 (ALLOW 4.0% P.A.)		2 yr	8%	16,301
TOTAL	SEPARATE PRICES	14,535	15.14	\$220,058
SUB-TOTAL CONSTRUCTION COST				220,058
- NET H.S.T. ON CONSTRUCTION			1.89%	4,159
TOTAL CONSTRUCTION COST (INCL. NET H.S.T.)				224,217
ANCILLARY COSTS (PROFESSIONAL FEES, PERMITS, TAXES, ETC.)			18.30%	41,032
POST CONTRACT CONTINGENCY (ON CONSTRUCTION)			15.0%	33,009
TOTAL PROJECT COST				298,258

c) METHOD OF MEASUREMENT

This estimate has been prepared by measurement of quantities from the drawings and gross floor areas provided by the hospital.

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.

d) GROSS FLOOR AREA

Addition	800	SF
Renovations	30,200	SF
Total	31,000	SF

e) PRICING

This estimate is priced in December 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 and escalating material costs.

f) ANCILLARY

Ancillary cost allowance of 18.3 % of the construction cost has been included within this estimate. A breakdown of this percentage can be found on the Total Projected Project Cost Summary sheet, Section 1b) of this report

g) UNIT RATES

The unit rates include all labour, material, plant, and sub-contractors' overhead and profit.

h) MECHANICAL AND ELECTRICAL COSTS

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

i) SITE SERVICES

No site services are included or anticipated for this project.

j) EXCLUSIONS TO PROJECT COST

- Financing Costs
- Phasing
- Relocation Costs
- Furniture and Loose Equipment
- Premium Labour
- Abnormal Soil Conditions
- Contaminated Soil
- Drapes, Curtains and Art Work
- LEED Costs
- Winter heat to shell construction

k) 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.

l) ONGOING COST CONTROL

The project is in the early stages of design and thus the full scope and design specifications have not been clearly 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.