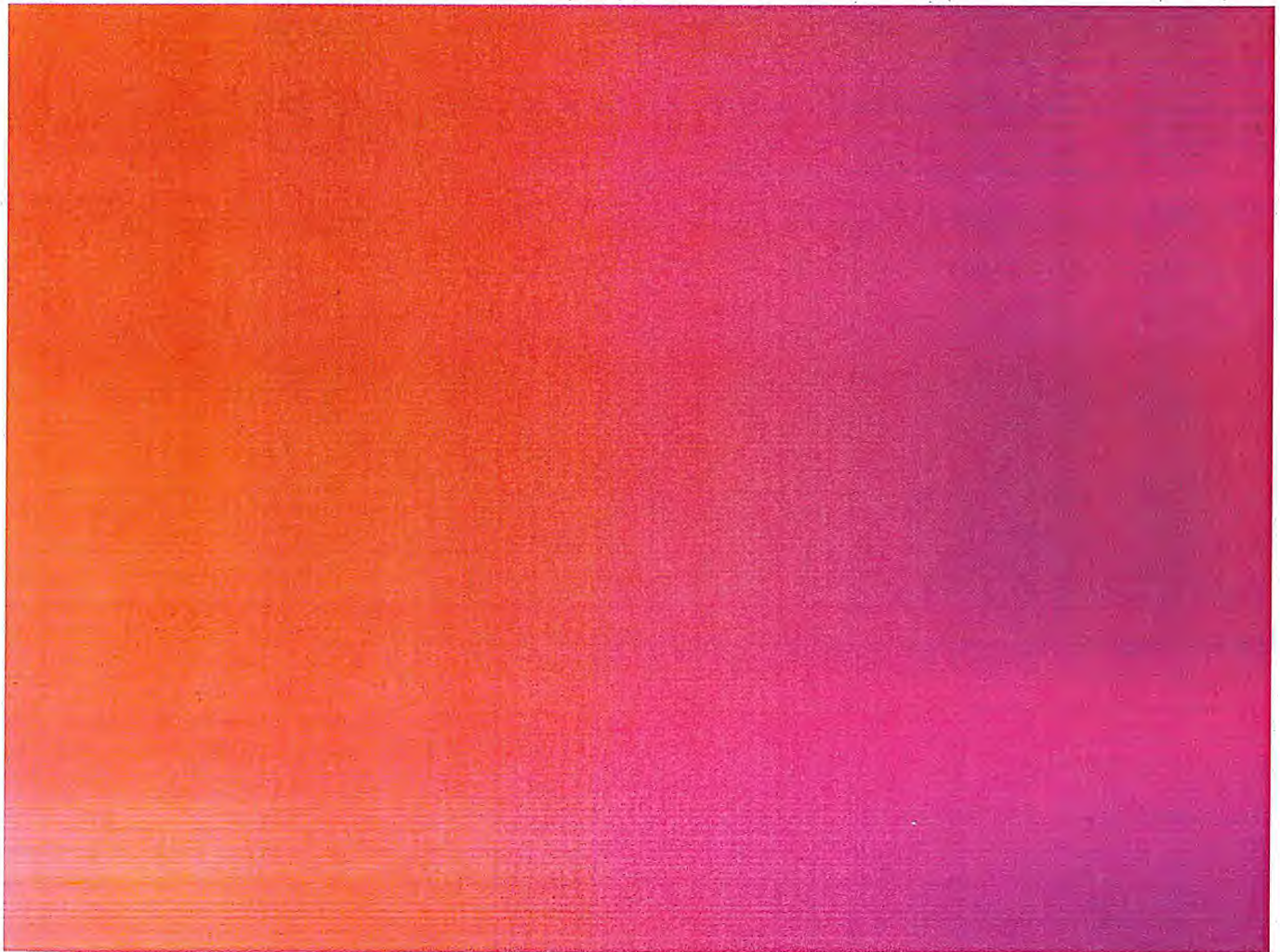


**Town of Cobourg Public Works  
Building No. 7 Refurbishment  
“Order of Magnitude” Construction Cost  
Estimate**



**Town of Cobourg Public Works  
Building No. 7 Refurbishment  
“Order of Magnitude” Construction Cost  
Estimate**

Prepared by:

AECOM

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Markham, ON, Canada L3T 7W3  
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905 886 7022 tel  
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Project Number:

60328618

Date:

January, 2015

## Statement of Qualifications and Limitations

The attached Report (the "Report") has been prepared by AECOM Canada Ltd. ("Consultant") for the benefit of the Town of Cobourg ("Client") in accordance with the agreement, between Consultant and Client (the "Agreement"). Notwithstanding this statement of qualifications and limitations, Client retains entitlement to rely and Consultant retains responsibility in accordance with the Agreement.

With respect to the use of the Report by any party other than the Client the following shall apply. The information, data, recommendations and conclusions contained in the Report (collectively, the "Information"):

1. is subject to the scope, schedule, and other constraints and limitations in the Agreement and the qualifications contained in the Report (the "Limitations");
2. represents Consultant's professional judgement in light of the Limitations and industry standards for the preparation of similar reports;
3. may be based on information provided to Consultant which has not been independently verified;
4. has not been updated since the date of issuance of the Report and its accuracy is limited to the time period and circumstances in which it was collected, processed, made or issued;
5. must be read as a whole and sections thereof should not be read out of such context;
6. was prepared for the specific purposes described in the Report and the Agreement; and
7. in the case of subsurface, environmental or geotechnical conditions, may be based on limited testing and on the assumption that such conditions are uniform and not variable either geographically or over time.

Consultant shall be entitled to rely upon the accuracy and completeness of information that was provided to it and has no obligation to update such information. Consultant accepts no responsibility for any events or circumstances that may have occurred since the date on which the Report was prepared and, in the case of subsurface, environmental or geotechnical conditions, is not responsible for any variability in such conditions, geographically or over time.

Consultant agrees that the Report represents its professional judgement as described above and that the Information has been prepared for the specific purpose and use described in the Report and the Agreement, but Consultant makes no other representations, or any guarantees or warranties whatsoever, whether express or implied, with respect to the Report, the Information or any part thereof.

Without in any way limiting the generality of the foregoing, any estimates or opinions regarding probable construction costs or construction schedule provided by Consultant represent Consultant's professional judgement in light of its experience and the knowledge and information available to it at the time of preparation. Since Consultant has no control over market or economic conditions, prices for construction labour, equipment or materials or bidding procedures, Consultant, its directors, officers and employees are not able to, nor do they, make any representations, warranties or guarantees whatsoever, whether express or implied, with respect to such estimates or opinions, or their variance from actual construction costs or schedules, and accept no responsibility for any loss or damage arising therefrom or in any way related thereto. Persons relying on such estimates or opinions do so at their own risk.

Except (1) as agreed to in writing by Consultant and Client; (2) as required by law; or (3) to the extent used by governmental reviewing agencies for the purpose of obtaining permits or approvals, the Report and the Information may be used and relied upon only by Client.

Consultant accepts no responsibility, and denies any liability whatsoever, to parties other than Client who may obtain access to the Report or the Information for any injury, loss or damage suffered by such parties arising from their use of, reliance upon, or decisions or actions based on the Report or any of the Information ("improper use of the Report"), except to the extent those parties have obtained the prior written consent of Consultant to use and rely upon the Report and the Information. Any injury, loss or damages arising from improper use of the Report shall be borne by the party making such use.

This Statement of Qualifications and Limitations is attached to and forms part of the Report and any use of the Report is subject to the terms hereof.



AECOM  
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January 19, 2015

Town of Cobourg Public Works  
55 King Street West  
Cobourg, Ontario  
K9A 2M2

**Project No:** 60328618  
**Regarding:** Town of Cobourg Public Works  
Building No. 7 Refurbishment  
"Order of Magnitude" Construction Cost Estimate

We submit our "Order of Magnitude" Construction Cost Estimate at January 2015. An 8% allowance has been included for design contingency and 5% for cash allowance / post contract contingency. We have also included a 2% allowance for Consultant Construction Administration costs. Our cost plan is priced at current rates to reflect present market conditions, and we have not included an escalation contingency.

All costs are estimated on the basis of competitive tenders from experienced trade contractors. Furthermore, this estimate and pricing herein reflects probable costs obtainable in the Cobourg region at the 1st Quarter of 2015 and is a determination of fair market pricing for the proposed scope and not a prediction of low tenders in any trade category. AECOM does not guarantee that tenders or actual construction costs will not vary from this or subsequent estimates. Acute market conditions, proprietary specifications, or severe undercutting among contractors may cause tenders to vary from reasonable estimates based on normal and abnormal competitive conditions.

We note that this report is not intended for general circulation, publication or reproduction for any other person or purpose without express written permission to each specific instance. Furthermore, our report is written for the exclusive use of the Owner and its representative and is not to be relied upon by any other party. AECOM does not hold any reporting responsibility to any other party.

Sincerely,  
AECOM Canada Ltd.

Paul Stapley, PQS  
Central Canada Cost Leader

Jim Gaudet, MRICS, PQS, CET  
Senior Cost Consultant

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# Section 1

## Executive Summary

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## 1. Project & Executive Summary



Job # 60328618  
Date: Jan 19, 2015

Order of Magnitude Estimate  
Public Works, Building No. 7 Refurbishment

EXECUTIVE SUMMARY

Section Ref	Description	Area -m2	Area-sf	\$/sf	AECOM Estimate
	Building No. 7 Refurbishment incl. Sitework	3,266	35,155	\$75.01	\$2,637,000
	<b>Sub Total</b>	<b>3,266</b>	<b>35,155</b>	<b>\$75.01</b>	<b>\$2,637,000</b>
5%	General Requirements & Fee				Included
3%	General Requirements in Estimate				Included
	Fee Included in Estimate				
	<b>Sub Total</b>	<b>3,266</b>	<b>35,155</b>	<b>\$75.01</b>	<b>\$2,637,000</b>
	<b>Contingencies</b>				
8%	Design Allowance				\$211,000
5%	Cash Allowance / Construction Contingency				\$132,000
0%	Escalation Allowance (Excluded)				\$0
	<b>Sub Total</b>	<b>3,266</b>	<b>35,155</b>	<b>\$84.77</b>	<b>\$2,980,000</b>
2%	Consultant Construction Administration				\$52,740
					<b>\$3,032,740</b>
13%	HST				Excluded
	<b>Total</b>	<b>3,266</b>	<b>35,155</b>	<b>\$86.27</b>	<b>\$3,032,740</b>

Notes:

- 1 HST is Excluded.
- 2 Escalation costs beyond January 2015 is excluded.
- 3 Estimate is based on receiving a minimum of 4 to 6 bids.
- 4 Hazardous material removals are excluded other than those identified.
- 5 LEEDS costs are excluded.
- 6 Costs are based on work being performed during regular working hours.
- 7 Estimate is based on a non occupied building .



# Section 2

## Project Particulars & Statistics

---

## **2. Project Particulars & Statistics**

### **2.1 Project Description**

The project consists of the Refurbishment of Building No. 7 for the Town of Cobourg Public Works Department. Work includes interior demolition and constructing of new offices, wash bays and mezzanine construction. The exterior enclosure will receive new overhead doors and curtain wall glazing for the office area. Site work will include new asphalt ramps with retaining walls up to the new overhead doors, new entrance ramp at the office area and a new perimeter chain link fence.

### **2.2 Project Statistics**

Project statistics are not included in this report.

# Section 3

## Methodology and Approach

---

## 3. Methodology and Approach

### 3.1 Introduction

The "Order of Magnitude" Construction Cost Estimate was derived from the drawings as listed in Appendix B of this report.

### 3.2 Cost Plan Composition

The estimate includes contingencies of 5% for cash allowance/post contract construction, 8% design development contingency. It also includes a 2% allowance for Consultant Construction Administration costs. All unit rates include subcontractor's scope of work including its overhead and profit.

### 3.3 Items Not Included in the Cost Plan

The items below are specifically excluded from the cost plan:

- Construction Price Escalation allowance beyond January 2015
- Administration Fees
- FF&E other than those itemized
- Interest/Finance Charges
- Operating Expenses
- Legal Fees
- Removal of contaminated material and any associated remedial work
- Relocation costs
- Work in an occupied building

# Section 4

## Qualifications

---

## 4. Qualifications

The following is a list of assumptions and qualifications forming the basis of the enclosed cost plan.

### 4.1 General Qualifications

- The estimate is based on receiving 4-6 contractors for all trades.
- The estimate does not include an escalation allowance.
- The estimate includes a cash allowance/post contract contingency of 5%.
- The estimate includes for an 8% design contingency.
- The estimate includes for a 2% Consultant Construction Administration cost.

# Section 5

## Bidding Process & Market Conditions

## 5. Bidding Process & Market Conditions

This document is based on the measurement and pricing of quantities wherever information is provided and/or reasonable assumptions for other work not covered in the drawings or specifications, as stated within this document. Unit rates have been obtained from historical records and/or discussion with contractors. The unit rates reflect current bid costs in the area. All unit rates relevant to subcontractor work include the subcontractor's overhead and profit unless otherwise stated.

Pricing reflects probable construction costs obtainable in the project locality on the date of this statement of probable costs. This estimate is a determination of fair market value for the construction of this project. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work with a minimum of 4-6 bidders for all items. Experience indicates that a fewer number of bidders may result in higher bids; conversely an increased number of bidders may result in more competitive bids.

Since AECOM has no control over the cost of labour, material, equipment, or over the contractor's method of determining prices, or over the competitive bidding or market conditions at the time of bid, the statement of probable construction cost is based on industry practice, professional experience and qualifications, and represents AECOM's best judgment as professional construction consultants familiar with the construction industry. However, AECOM cannot and does not guarantee that the proposals, bids, or the construction cost will not vary from opinions of probable cost prepared by them.

The following items are excluded from the estimate:

- Construction Price Escalation allowance beyond January 2015
- Administration Fees
- Soft costs (i.e. Consultants, Permits, etc.)
- FF&E other than those itemized
- Interest/Finance Charges
- Operating Expenses
- Legal Fees
- Removal of contaminated material and any associated remedial work
- Relocation costs
- Work in an occupied building



# Section 6

## Appendices

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## 6. List of Appendices

The following appendices are enclosed:

- Appendix A. Cost Estimate
- Appendix B. Documentation List

# Appendix A

## Cost Estimate



## ELEMENTAL COST SUMMARY

Building No. 7 Refurbishment incl. Sitework

Project: Town of Cobourg Public Works Building No. 7  
 Location: Cobourg, Ontario  
 Owner/Client: Town of Cobourg  
 Consultant: AECOM Canada

File: Job # 60328618  
 Date: Jan 19, 2015  
 Project Number: Job # 60328618  
 Gross Floor Area: 3,266 m<sup>2</sup>

Element	Ratio to GFA	Elemental Quantity	Elemental Unit Rate	Elemental Amount	Cost/m <sup>2</sup>	Amount		
<b>A SHELL</b>								
<b>A1 SUBSTRUCTURE</b>								
A11 Foundation	0.00	1 m <sup>2</sup>	\$25,000.00	\$25,000	\$7.65			
A12 Basement Excavation	0.00	0 m <sup>3</sup>	\$0.00	\$0	\$0.00		\$25,000	1%
<b>A2 STRUCTURE</b>								
A21 Lowest Floor Construction	0.00	0 m <sup>2</sup>	\$0.00	\$147,757	\$45.24			
A22 Upper Floor Construction	0.07	230 m <sup>2</sup>	\$529.13	\$121,700	\$37.26			
A23 Roof Construction	0.00	1 m <sup>2</sup>	\$20,000.00	\$20,000	\$6.12		\$289,500	10%
<b>A3 EXTERIOR ENCLOSURE</b>								
A31 Walls Below Grade	0.00	0 m <sup>2</sup>	\$0.00	\$0	\$0.00			
A32 Walls Above Grade	0.00	0 m <sup>2</sup>	\$0.00	\$127,700	\$39.10			
A33 Windows & Entrances	0.04	134 m <sup>2</sup>	\$1,504.29	\$201,575	\$61.72			
A34 Roof Covering	0.00	1 m <sup>2</sup>	\$10,000.00	\$10,000	\$3.06			
A35 Projections	0.02	50 m <sup>2</sup>	\$333.00	\$16,650	\$5.10		\$355,900	12%
<b>B INTERIORS</b>								
<b>B1 PARTITIONS &amp; DOORS</b>								
B11 Partitions	0.00	1 m <sup>2</sup>	\$127,429.65	\$127,430	\$55.98			
B12 Doors	0.01	41 No	\$1,351.10	\$55,395	\$16.96		\$182,800	6%
<b>B2 FINISHES</b>								
B21 Floor Finishes	0.22	730 m <sup>2</sup>	\$114.07	\$83,269	\$25.50			
B22 Ceiling Finishes	0.24	790 m <sup>2</sup>	\$52.09	\$41,150	\$12.60			
B23 Wall Finishes	0.47	1,546 m <sup>2</sup>	\$22.45	\$34,699	\$10.62		\$159,100	5%
<b>B3 FITTING &amp; EQUIPMENT</b>								
B31 Fitting & Fixtures	1.00	3,266 m <sup>2</sup>	\$33.78	\$110,341	\$33.78			
B32 Equipment	1.00	3,266 m <sup>2</sup>	\$4.47	\$14,610	\$4.47			
B33 Conveying Systems	0.00	1 sum	\$175,000.00	\$175,000	\$53.58		\$300,000	10%
<b>C SERVICES</b>								
<b>C1 MECHANICAL</b>								
C11 Plumbing & Drainage	1.00	3,266 m <sup>2</sup>	\$41.43	\$135,300	\$41.43			
C12 Fire Protection	1.00	3,266 m <sup>2</sup>	\$8.42	\$27,500	\$8.42			
C13 H.V.A.C.	1.00	3,266 m <sup>2</sup>	\$51.36	\$167,750	\$51.36			
C14 Controls	1.00	3,266 m <sup>2</sup>	\$21.89	\$71,500	\$21.89		\$402,100	13%
<b>C2 ELECTRICAL</b>								
C21 Service & Distribution	1.00	3,266 m <sup>2</sup>	\$31.32	\$102,300	\$31.32			
C22 Lighting, Devices & Heating	1.00	3,266 m <sup>2</sup>	\$32.50	\$106,150	\$32.50			
C23 Systems & Ancillaries	1.00	3,266 m <sup>2</sup>	\$13.47	\$44,000	\$13.47		\$252,500	8%
<b>NET BUILDING COST (Excluding Site)</b>					<b>\$602.24</b>	<b>\$1,968,900</b>	<b>66%</b>	
<b>D SITE &amp; ANCILLARY WORK</b>								
<b>D1 SITE WORK</b>								
D11 Site Development	1.00	3,266 m <sup>2</sup>	\$80.74	\$263,700	\$80.74			
D12 Mechanical Site Services	1.00	3,266 m <sup>2</sup>	\$0.00	\$0	\$0.00			
D13 Electrical Site Services	1.00	3,266 m <sup>2</sup>	\$0.00	\$0	\$0.00		\$263,700	9%
<b>D2 ANCILLARY WORK</b>								
D21 Demolition	1.00	3,266 m <sup>2</sup>	\$63.58	\$207,665	\$63.58			
D22 Alterations	0.00	0 m <sup>2</sup>	\$0.00	\$0	\$0.00		\$207,700	7%
<b>NET BUILDING COST (Including Site)</b>					<b>\$746.57</b>	<b>\$2,438,300</b>		
<b>Z GENERAL REQUIREMENTS &amp; ALLOWANCES</b>								
<b>Z1 GEN. REQ. &amp; FEE</b>								
Z11 General Requirements	8.0%	Included		\$121,900	\$37.32			
Z12 Fee	3.0%	Included		\$76,800	\$23.52		\$198,700	7%
<b>TOTAL CONSTRUCTION ESTIMATE (Excluding Allowances)</b>						<b>\$2,637,000</b>	<b>88%</b>	
<b>Z2 ALLOWANCES</b>								
Z21 Design Allowance	13.0%			\$211,000	\$64.61			
Z22 Escalation Allowance	8.0%			\$0	\$0.00			
Z23 Construction Allowance	0.0%	Excluded		\$132,000	\$40.42		\$343,000	12%
<b>GOOD &amp; SERVICES TAX</b>								
	5.0%	Excluded		\$0	\$0.00		\$0	0%
<b>TOTAL CONSTRUCTION ESTIMATE (Including Allowances)</b>						<b>\$2,980,000</b>	<b>100%</b>	
AREA :	3,266 m <sup>2</sup>				Cost / m <sup>2</sup> :	\$912.43		
AREA :	35,155 sq ft				Cost / sq ft :	\$64.77		



Project: Town of Cobourg Public Works Building No. 7  
 Location: Cobourg, Ontario  
 Owner/Client: Town of Cobourg  
 Consultant: AECOM Canada

File: Job # 60328618  
 Date: Jan 19, 2015  
 Project Number: Job # 60328618  
 Gross Floor Area: 3266 m2

Building No. 7 Refurbishment incl. Sitework

Description	Trade	Quantity	Rate	Amount
<b>GROSS FLOOR AREA</b>				
		3,266 m2		
TOTAL GROSS FLOOR AREA		<b>3,266 m2</b>		
<b>A1 SUBSTRUCTURE</b>				
<b>A11 Foundations</b>				
Allowance for misc. repairs		1 sum	25,000.00	25,000
TOTAL A11 Foundations		<b>1 m</b>	<b>25,000.00</b>	<b>25,000</b>
<b>A12 Basement Excavation</b>				
				Nil
TOTAL A1 SUBSTRUCTURE				<b>25,000</b>
<b>A2 STRUCTURE</b>				
<b>A21 Lowest Floor Construction</b>				
<b>Wash bay work</b>				
- Scarify concrete for new topping bonding		240 m2	22.00	5,280
- Saw cut and chip out concrete for new floor drains		1 sum	2,500.00	2,500
- Drill and epoxy in dowels for new concrete drainage topping		1 sum	1,500.00	1,500
- Infill floor drain slab with new concrete and new topping sloped to drain		24 m3	250.00	6,000
- Finishing and curing of concrete		240 m2	30.00	7,200
<b>Workshop Trench drains</b>				
- Saw cut concrete for new floor drains		211 m	25.00	5,275
- Chip out concrete for new trench drains		93 m2	66.00	6,138
- Excavate for new trench drains		65 m3	50.00	3,255
- Drill and epoxy in dowels for new concrete		703 no	40.00	28,133
- Precast concrete trench drains including covers (By Mechanical)				
- Back fill and compact		1 sum	3,500.00	3,500
- Concrete Slab on grade infills		56 m3	250.00	13,950
<b>Bridge Crane pad and piers (Assume 6)</b>				
- Saw cut concrete slab on grade (Assume 10 pads)		6 no	150.00	900
- Chip and Remove Concrete for new pad footings		6 no	300.00	1,800
- Excavate and prepare granular for new pad footings		6 no	200.00	1,200
- New Cast in Place Reinforced Concrete Pad Footings		6 no	1,200.00	7,200
- Backfill with granular and reinstate slab		6 no	600.00	3,600



Project: Town of Cobourg Public Works Building No. 7  
 Location: Cobourg, Ontario  
 Owner/Client: Town of Cobourg  
 Consultant: AECOM Canada

File: Job # 60328618  
 Date: Jan 19, 2015  
 Project Number: Job # 60328618  
 Gross Floor Area: 3266 m2

Building No. 7 Refurbishment incl. Sitework

Description	Trade	Quantity	Rate	Amount
<b>Fill-in existing interior loading dock</b>				
- Saw cut and demolish top of interior dock wall		1 sum	5,000.00	5,000
- Drill and epoxy dowels into slab and walls for connections		150 no	40.00	6,000
<b>Wall</b>				
- Form foundation wall		28 m2	110.00	3,080
- Concrete supply and placing		3 m3	220.00	616
- reinforcing steel		280 kg	3.00	840
<b>Slab</b>				
- Supply, place and compact imported fill		153 m3	50.00	7,650
- New concrete slab on grade to match existing		102 m2	70.00	7,140
Allowance for misc. saw cutting and chipping of floor for new under slab services		1 sum	20,000.00	20,000
<b>TOTAL A21 Lowest Floor Construction</b>		<b>1 sum</b>	<b>147,757.33</b>	<b>147,757</b>
<b>A22 Upper Floor Construction</b>				Nil
<b>Mezzanine Construction</b>				
Saw cut concrete slab on grade (Assume 10 pads)		10 no	150.00	1,500
Chip and Remove Concrete for new pad footings		10 no	300.00	3,000
Excavate and prepare granular for new pad footings		10 no	100.00	1,000
New Cast in Place Reinforced Concrete Pad Footings		10 no	500.00	5,000
Structural Steel frame and columns - assume 75kg /m2		17,250 kg	4.00	69,000
Corrugated metal decking		230 m2	35.00	8,050
Concrete topping		230 m2	65.00	14,950
New steel stringer stair		1 sum	10,000.00	10,000
Steel pipe guardrails		46 m	200.00	9,200
<b>TOTAL A22 Upper Floor Construction</b>		<b>230 m2</b>	<b>529.13</b>	<b>121,700</b>
<b>A23 Roof Construction</b>				
Allowance for misc. reinforcing / bracing		1 sum	20,000.00	20,000
<b>TOTAL A23 Roof Construction</b>		<b>1 sum</b>	<b>20,000.00</b>	<b>20,000</b>
<b>TOTAL A2 STRUCTURE</b>				<b>289,457</b>



Project: Town of Cobourg Public Works Building No. 7  
Location: Cobourg, Ontario  
Owner/Client: Town of Cobourg  
Consultant: AECOM Canada

File: Job # 60328618  
Date: Jan 19, 2015  
Project Number: Job # 60328618  
Gross Floor Area: 3266 m2

Building No. 7 Refurbishment incl. Sitework

Description	Trade	Quantity	Rate	Amount
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A3 EXTERIOR ENCLOSURE
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A31 Walls Below Grade Nil

A32 Walls Above Grade

Infill wall where a Overhead Door has been removed				
- Concrete Block		17 m2	250.00	4,250
- Steel Siding		17 m2	200.00	3,400
Allowance for siding rework including new trims flashings as a result of new curtain wall doors vision panels etc.		1 sum	40,000.00	40,000
Structural work / framing for new Diffused vision panels at North and South walls		1 sum	50,000.00	50,000
Structural work for new curtain wall and window openings		1 sum	30,000.00	30,000
<b>TOTAL A32 Walls Above Grade</b>		<b>1 sum</b>	<b>127,650.00</b>	<b>127,650</b>



Project: Town of Cobourg Public Works Building No. 7  
 Location: Cobourg, Ontario  
 Owner/Client: Town of Cobourg  
 Consultant: AECOM Canada

File: Job # 60328618  
 Date: Jan 19, 2015  
 Project Number: Job # 60328618  
 Gross Floor Area: 3266 m2

Building No. 7 Refurbishment incl. Sitework

Description	Trade	Quantity	Rate	Amount
<b>A33 Windows &amp; Entrances</b>				
Stick Framed Aluminium Curtain Wall System		86 m2	600.00	51,600
Aluminium framed Punched window units		11 m2	550.00	6,050
New diffused strip vision panels at the top of North and South Workshop walls		37 m2	700.00	25,900
Fully Glazed Aluminium Door and frame c/w hardware		1 dbl	3,500.00	3,500
- Extra/over for automatic opener		1 no	3,500.00	3,500
Insulated Hollow Metal Door and Frame		7 no	750.00	5,250
- Door hardware		7 no	750.00	5,250
- Paint finish to door and frame		7 no	75.00	525
New Electrically Operated Sectional Overhead Doors		10 no	7,500.00	75,000
Bent Steel Channel Jambs / Jamb extensions and spring pads		10 no	2,500.00	25,000
<b>TOTAL A33 Windows &amp; Entrances</b>		<b>134 m2</b>	<b>0.00</b>	<b>201,575</b>
<b>A34 Roof Covering</b>				
Patch and repair existing roof		1 sum	10,000.00	10,000
<b>TOTAL A34 Roof Covering</b>		<b>1 sum</b>	<b>10,000.00</b>	<b>10,000</b>
<b>A35 Projections</b>				
New Pre-finished metal exterior soffit at entrance canopy				
- 19mm furring channels		50 m2	22.00	1,100
- Metal soffit		50 m2	110.00	5,500
- Fascia panel		17 m2	150.00	2,550
Allowance for misc. parapet repairs		1 sum	7,500.00	7,500
<b>TOTAL A35 Projections</b>		<b>50 m2</b>	<b>333.00</b>	<b>16,650</b>
<b>TOTAL A3 EXTERIOR ENCLOSURE</b>				<b>355,875</b>
<b>TOTAL A SHELL</b>				<b>670,332</b>





Project: Town of Cobourg Public Works Building No. 7  
 Location: Cobourg, Ontario  
 Owner/Client: Town of Cobourg  
 Consultant: AECOM Canada

File: Job # 60328618  
 Date: Jan 19, 2015  
 Project Number: Job # 60328618  
 Gross Floor Area: 3266 m2

Building No. 7 Refurbishment incl. Sitework

Description	Trade	Quantity	Rate	Amount
<b>B1 PARTITIONS &amp; DOORS</b>				
<b>B11 Partitions</b>				
Concrete Block Wall 190mm		358 m2	140.00	50,148
Concrete Block Wall 140mm		15 m2	140.00	2,100
Framed Partition				
- Type S12 - 16mm gypsum bd both sides of a 92mm steel stud		535 m2	66.00	35,284
- Type S12.1- 16mm gypsum bd both sides of a 142mm steel stud		109 m2	75.00	8,192
- Furring partition on existing concrete block wall		258 m2	30.00	7,742
Hollow metal framed sidelites with tempered glass		19 m2	400.00	7,500
Sliding window at waiting/reception		1 no	400.00	400
Fire stop, Smoke seal and interior caulking		3,266 m2	2.00	6,532
Rough Carpentry Allowance		3,266 m2	2.00	6,532
Misc. repairs to existing walls		1 sum	3,000.00	3,000
<b>TOTAL B11 Partitions</b>		<b>1 sum</b>	<b>127,429.65</b>	<b>127,430</b>
<b>B12 Doors</b>				
Hollow Metal Flush Doors, Frame and installation				
- 760mm x 2081mm x 45mm		2 no	550.00	1,100
- 900mm x 2081mm x 45mm		11 no	570.00	6,270
- 810mm x 2082mm x 45mm		1 no	550.00	550
Hollow Metal Half Glass Door, Frame and installation				
- 950mm x 2150mm x 45mm		19 no	750.00	14,250
Solid Core Wood Door, Hollow Metal Door and installation				
- 950mm x 2150mm x 45mm		7 no	750.00	5,250
Solid Core Wood Door with half lite, Hollow Metal Frame and installation				
		1 no	1,000.00	1,000
Door Hardware				
- Extra/over for automatic opener		41 no	500.00	20,500
		1 no	3,500.00	3,500
Paint hollow metal door and frame		33 no	75.00	2,475
Allowance for repairs to existing as a result of construction		1 no	500.00	500
<b>TOTAL B12 Doors</b>		<b>41 no</b>	<b>1,351.10</b>	<b>55,395</b>
<b>TOTAL B1 PARTITIONS &amp; DOORS</b>				<b>182,825</b>



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Building No. 7 Refurbishment incl: Sitework

Description	Trade	Quantity	Rate	Amount
<b>B2 FINISHES</b>				
<b>B21 Floor Finishes</b>				
Allowance for concrete skim levelling coat in office area		560 m2	22.00	12,320
VCT Flooring		175 m2	30.00	5,250
Carpet Flooring		192 m2	50.00	9,600
Ceramic Tile		123 m2	120.00	14,760
Epoxy Paint for Wash bays		240 m2	66.00	15,840
Concrete Sealer		262 m2	22.00	5,764
Power wash garage floor		2,031 m2	3.00	6,093
Extra/over for men's locker room shower bases		3 no	500.00	1,500
Rubber base repair		376 m	22.00	8,272
Ceramic tile base		129 m	30.00	3,870
<b>TOTAL B21 Floor Finishes</b>		<b>730 m2</b>	<b>114.07</b>	<b>83,269</b>
<b>B22 Ceiling Finishes</b>				
New Acoustic Tile Ceiling		560 m2	40.00	22,400
Allowance for gypsum board bulkheads		1 sum	1,500.00	1,500
New gypsum board ceiling with metal stud back-up under new mezzanine level		230 m2	75.00	17,250
<b>TOTAL B22 Ceiling Finishes</b>		<b>790 m2</b>	<b>52.09</b>	<b>41,150</b>
<b>B23 Wall Finishes</b>				
Paint drywall partitions		1,546 m2	11.00	17,003
Painting of new concrete block walls		746 m2	15.00	11,196
Allowance for wall tile in showers		3 no	1,500.00	4,500
Allowance for cleaning of existing walls		1 sum	2,000.00	2,000
<b>TOTAL B23 Wall Finishes</b>		<b>1,546 m2</b>	<b>22.45</b>	<b>34,699</b>
<b>TOTAL B2 FINISHES</b>				<b>159,118</b>



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 Gross Floor Area: 3266 m2

Building No. 7 Refurbishment incl. Sitework

Description	Trade	Quantity	Rate	Amount
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**B3 FITTINGS & EQUIPMENT**

**B31 Fittings & Fixtures**

Misc. metals

Allowance for misc. metals		3,266 m2	11.00	35,926
Interior Pipe bollard allowance		10 no	750.00	7,500

Millwork

Lunch room - Lower & Upper Cabinet		2 m	950.00	1,900
Lower Counter at waiting room		2 m	500.00	1,000
Maintenance Lunch Room - Lower & Upper Cabinet		4 m	950.00	3,325
Locker Room Benches		10 m	200.00	2,000
Washroom vanity		4 m	200.00	800

Specialties

Toilet Partitions		4 no	1,000.00	4,000
Urinal screens		4 no	500.00	2,000
Shower curtains and rod		3 no	150.00	450
Full height lockers		100 no	300.00	30,000
Paper Towel dispensers		8 no	250.00	2,000
Soap Dispensers		8 no	70.00	560
Mirrors		6 no	250.00	1,500
Electric Hand Dryers		2 no	700.00	1,400
Toilet paper dispensers		6 no	80.00	480
Grab bars		8 no	250.00	2,000
Interior Signage		1 sum	2,500.00	2,500
Curtain between Wash bays		1 sum	7,500.00	7,500
Wire Mesh Partitions in Lock up and Storage Areas		1 sum	3,500.00	3,500

<b>TOTAL B31 Fittings &amp; Fixtures</b>		<b>3,266 m2</b>	<b>33.78</b>	<b>110,341</b>
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Building No. 7 Refurbishment incl. Sitework

Description	Trade	Quantity	Rate	Amount
<b>B32 Equipment</b>				
Recessed Entrance Mat in Vestibule		1 no	2,000.00	2,000
Roller shades for new windows		97 m2	130.00	12,610
<b>TOTAL B32 Equipment</b>		<b>1 sum</b>	<b>14,610.00</b>	<b>14,610</b>
<b>B33 Conveying Systems</b>				
Overhead Bridge Crane - 5 ton		1 no	175,000.00	175,000
<b>TOTAL B33 Conveying Systems</b>		<b>1 sum</b>	<b>175,000.00</b>	<b>175,000</b>
<b>TOTAL B3 FITTINGS &amp; EQUIPMENT</b>				<b>299,951</b>
<b>TOTAL B INTERIORS</b>				<b>641,894</b>



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 Gross Floor Area: 3266 m2

Building No. 7 Refurbishment incl. Sitework

Description	Trade	Quantity	Rate	Amount
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**C1 MECHANICAL**

**C11 Plumbing & Drainage**

Plumbing & Drainage (Estimate provided by Durham Energy Specialists)

New Plumbing including Mobilization	1 sum	43,000.00	43,000
New trench and area drains	1 sum	60,000.00	60,000
Area drain grit. / oil interceptors	1 sum	15,000.00	15,000
Compressed air piping adjustments	1 sum	5,000.00	5,000
Contingency 10%	1 sum	12,300.00	12,300

**TOTAL C11 Plumbing & Drainage** 3,266 m2 41.43 135,300

**C12 Fire Protection (Estimate provided by Durham Energy Specialists)**

Sprinkler Adjustments	1 sum	25,000.00	25,000
Contingency 10%	1 sum	2,500.00	2,500

**TOTAL C12 Fire Protection** 3,266 m2 8.42 27,500

**C13 HVAC (Estimate provided by Durham Energy Specialists)**

Office area HVAC / ductwork	1 sum	75,000.00	75,000
Kitchen Hood Suppression	1 sum	5,000.00	5,000
General Heating Adjustments	1 sum	20,000.00	20,000
Insulation	1 sum	12,500.00	12,500
Balancing	1 sum	5,000.00	5,000
Dust collection system	1 sum	10,000.00	10,000
General exhaust	1 sum	12,000.00	12,000
Gas piping adjustments	1 sum	5,000.00	5,000
Close out / submittals	1 sum	3,000.00	3,000
Mill writing / lifting	1 sum	5,000.00	5,000
Contingency 10%	1 sum	15,250.00	15,250

**TOTAL C13 HVAC** 3,266 m2 51.36 167,750



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 Gross Floor Area: 3266 m2

Building No. 7 Refurbishment incl. Sitework

Description	Trade	Quantity	Rate	Amount
<b>C14 Controls (Estimate provided by Durham Energy Specialists)</b>				
Controls		1 sum	45,000.00	45,000
CO/NO detection		1 sum	20,000.00	20,000
Contingency 10%		1 sum	6,500.00	6,500
<b>TOTAL C14 Controls</b>		<b>3,266 m2</b>	<b>21.89</b>	<b>71,500</b>
<b>TOTAL C1 MECHANICAL</b>		<b>3,266 m2</b>	<b>123.10</b>	<b>402,050</b>
<b>C2 ELECTRICAL</b>				
<b>C21 Service &amp; Distribution (Estimate provided by Durham Energy Specialties)</b>				
New panels and distribution incl mobilization		1 sum	33,000.00	33,000
Office Area Power		1 sum	30,000.00	30,000
Storage Garage Power		1 sum	30,000.00	30,000
Contingency 10%		1 sum	9,300.00	9,300
<b>TOTAL C21 Service &amp; Distribution</b>		<b>3,266 m2</b>	<b>31.32</b>	<b>102,300</b>
<b>C22 Lighting, Devices &amp; Heating (Estimate provided by Durham Energy Specialties)</b>				
Office Area lighting		1 sum	30,000.00	30,000
Storage Garage Lighting		1 sum	20,000.00	20,000
Emergency Lighting		1 sum	15,000.00	15,000
Building Exterior Lighting		1 sum	13,500.00	13,500
Mechanical equipment		1 sum	15,000.00	15,000
Close out submittals		1 sum	3,000.00	3,000
Contingency 10%		1 sum	9,650.00	9,650
<b>TOTAL C22 Lighting, Devices &amp; Heating</b>		<b>3,266 m2</b>	<b>32.50</b>	<b>106,150</b>
<b>C23 Systems &amp; Ancillaries (Estimate provided by Durham Energy Specialties)</b>				
Fire Alarm		1 sum	40,000.00	40,000
Contingency 10%		1 sum	4,000.00	4,000
<b>TOTAL C23 Systems &amp; Ancillaries</b>		<b>3,266 m2</b>	<b>13.47</b>	<b>44,000</b>
<b>TOTAL C2 ELECTRICAL</b>		<b>3,266 m2</b>	<b>77.30</b>	<b>252,450</b>



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Description	Trade	Quantity	Rate	Amount
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TOTAL C SERVICES

654,500

NET BUILDING COST (EXCLUDING SITE)

1,966,726

D1 SITE WORK m2  
site area

**D11 Site Development**

Site Preparation

Remove existing ramps and wood retaining walls 1 sum 10,000.00 10,000

Imported granular imported and compacted for ramps 785 m3 50.00 39,250

Stackable terra block retaining walls at ramps 90 m2 600.00 54,000

Prep work for new wheelchair ramp at office entrance 1 sum 3,000.00 3,000

Remove exterior stair 1 sum 500.00 500

Allowance for misc. site removals 1 sum 10,000.00 10,000

Hard Landscaping

Asphalt surface on ramps 785 m2 45.00 35,325

Allowance for misc. repairs to existing parking lot as a result of construction 1 sum 5,000.00 5,000

Wheelchair ramp

- Curved precast unit retaining wall 11 m2 400.00 4,400

- Hard surface pavers for ramp 56 m2 100.00 5,600

- Concrete steps 1 sum 1,500.00 1,500

- Misc. railings 1 sum 1,000.00 1,000

Soft Landscaping

Planting beds including shrubs and plants at office entrance 1 sum 2,000.00 2,000

Allowance for misc. earthwork raising around the building 1 sum 5,000.00 5,000

Site Improvements

Perimeter 8' Chain Link Fence 475 m 75.00 35,625

Sliding Gates - Manual Operation 4 no 3,500.00 14,000

Site Bollards - Assume 20 no. 30 no 750.00 22,500

Misc. repairs to railings at exit stairs etc. 1 sum 5,000.00 5,000

Exterior Signage allowance 1 sum 10,000.00 10,000

TOTAL D11 Site Development

1 sum 263,700.00 263,700



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Description	Trade	Quantity	Rate	Amount
D12 Mechanical Site Services				Nil
TOTAL D12 Mechanical Site Services		1 sum	0.00	0
D13 Electrical Site Services				Nil
TOTAL D13 Electrical Site Services		1 sum	0.00	0
TOTAL D1 SITE WORK				263,700

**D2 ANCILLARY WORK**

D21 Demolition

Demolition including recycling/disposal

- Framed partitions in office area	345 m2	30.00	10,350
- Concrete block partitions	897 m2	40.00	35,860
- Floor finishes	320 m2	25.00	8,000
- Ceiling finishes	320 m2	18.00	5,760
- Doors and frames	27 no	75.00	2,025
- Millwork	2 m2	50.00	100
- Toilet Partitions	9 no	30.00	270
- Interior Sectional Overhead Doors	2 no	500.00	1,000
- Saw cutting of floor slab and chipping of concrete for trench removal	1 sum	2,500.00	2,500
- Misc. removals and demolitions	1 sum	2,000.00	2,000

Exterior Enclosure Demolition

- Exterior Wall Demolition	150 m2	75.00	11,250
- Shoring of block walls for new openings (Including engineering)	1 sum	15,000.00	15,000
- Cutting and removal of siding for new openings			
- Exterior Sectional Multi-blade Overhead Doors removal	6 no	1,000.00	6,000
- Exterior Doors and Frames	4 no	75.00	300
- Saw cutting and removal of exterior walls for new OH doors	5 no	1,500.00	7,500
- Remove dock levellers	2 no	500.00	1,000

Electrical Demolition

	1 sum	13,750.00	13,750
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Mechanical Demolition

	1 sum	50,000.00	50,000
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Mechanical cut and patch allowance

	1 sum	15,000.00	15,000
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Allowance for removal of hazardous materials

	1 sum	20,000.00	20,000
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TOTAL D21 Demolition	3,266 m2	63.58	207,665
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D22 Alterations





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Building No. 7 Refurbishment incl. Sitework

Description	Trade	Quantity	Rate	Amount
TOTAL D22 Alterations				0
TOTAL D2 ANCILLARY WORK				207,700
TOTAL D SITE & ANCILLARY WORK				471,400
NET BUILDING COST (INCLUDING SITE)				2,438,126
<b>Z1 GENERAL REQUIREMENTS &amp; FEE</b>				
Z11 General Requirements				
5%	General requirements			121,900
TOTAL Z11 General Requirements				121,900
Z12 Fee				
3%	Contractor's Fees			77,000
TOTAL Z12 Fee				77,000
TOTAL Z1 GENERAL REQUIREMENTS & FEE				199,000
TOTAL CONSTRUCTION ESTIMATE EXCLUDING ALLOWANCES				2,637,126
<b>Z2 CONTINGENCIES</b>				
Z21 Design Contingency				
8%	Design Contingency		Is	211,000
TOTAL Z21 Design Contingency				211,000



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Building No. 7 Refurbishment incl. Sitework

Description	Trade	Quantity	Rate	Amount
Z22 Escalation Contingency				
0% Escalation Contingency		Is		0
TOTAL Z22 Escalation Contingency				0
Total Z23 Construction Contingency				
5% Z23 Construction Contingency				132,000
Total Z23 Construction Contingency				132,000
TOTAL Z2 CONTINGENCIES				343,000
TOTAL Z GENERAL REQUIREMENTS & CONTINGENCIES				542,000
TOTAL BUILDING COST INCLUDING ALLOWANCES				2,980,000

# Appendix B

## Documentation List

Architectural Drawings by: AECOM

Drawings No.	Drawing Description/Title	Date	Revision No.
A-001	Building information sheet	Jan 14, 2015	B
A-002	Notes abbreviations legends	Jan 14, 2015	B
A-101	Plans	Jan 14, 2015	B
A-102	Mezzanine Plan	Jan 14, 2015	B
A-150	Reflected ceiling plans	Jan 14, 2015	B
A-201	Elevations	Jan 14, 2015	B
A-301	Sections	Jan 14, 2015	B
A-401	Enlarged Plans & Details	Jan 14, 2015	B
A-601	Door Schedule and Details	Jan 14, 2015	B
A-603	Interior Plans & Elevations	Jan 14, 2015	B
AD-101	Plans Demolition	Jan 14, 2015	B
AS-101	Site Plan	Jan 14, 2015	B

## Appendix B

Preliminary Work Plan Public Works/ Parks facility

### Stage One

Completed Issue prepared Tender for detailed design package.

Completed Award tender for project design

### Stage Two

Completed in 2015 Present detailed design package and budget to Council

January 1<sup>st</sup> 2016 Initiate tender process for construction project

### Stage Three

January 30<sup>th</sup> 2016 Award construction tender for early spring construction

March 1<sup>st</sup> 2016 Clear site and construct perimeter fence

February 1<sup>st</sup> 2016 Interior demolition

February 20<sup>th</sup> 2016 Order salt dome / materials

April 1<sup>st</sup> 2016 Construct outdoor storage building

April 30<sup>st</sup> 2016 Move Parks equipment to outdoor storage

April 15<sup>th</sup> 2016 Complete building demolition

May 1<sup>st</sup> 2016 Commence exterior renovations

April 10<sup>th</sup> 2016 Commence interior renovations

August 15<sup>th</sup> 2016 Complete project and commence occupancy

Item	Parks	Public Works	Engineering	Combined Building	Change	Financial
<b>Office Space</b>	<ul style="list-style-type: none"> <li>•2 Functional Offices</li> <li>•Limited Services</li> </ul>	<ul style="list-style-type: none"> <li>•8 Office Staff</li> <li>•Insufficient space available</li> </ul>	<ul style="list-style-type: none"> <li>•3 Staff</li> <li>•2 offices in Victoria Hall</li> </ul>	<ul style="list-style-type: none"> <li>•14 office staff</li> <li>•Full services</li> <li>•4 available additions</li> </ul>	Adequate office and amenity space with reserves	Will involve some changes in redundant staff activities with the corresponding increase in productivity
<b>Meeting Space</b>	None	1 meeting room shared with storage, drawing files and equipment	None	<ul style="list-style-type: none"> <li>•1 large board room</li> <li>•1 small meeting room</li> </ul>	Adequate space to meet with staff and external visitors	Will not have to book space elsewhere or leave the office for meetings
<b>Public Access</b>	None	<ul style="list-style-type: none"> <li>•No appropriate access</li> <li>•Conflicts with yard operations</li> <li>•No reception area</li> <li>•Liability risk significant</li> </ul>	Victoria Hall	Public parking area and entrance fully accessible and secure from operations	Eliminates liability of conflicts	None
<b>Lunch Room</b>	Picnic Bench	<ul style="list-style-type: none"> <li>•Half required size</li> <li>•Shares entrance with washroom</li> </ul>	Victoria Hall	Full sized lunch room to accommodate all outside staff with a small office lunch room separate	Adequate room for staff to sit down with proper access from shop and washrooms	None
<b>Washrooms</b>	Very Poor	<ul style="list-style-type: none"> <li>•Too small</li> <li>•Not public accessible</li> </ul>	Victoria Hall	<ul style="list-style-type: none"> <li>•Full washroom change room for outside workers (men's and women's)</li> <li>•Full accessible office/ public washroom</li> </ul>	All users properly accommodated including public and handicap	none
<b>Change Rooms</b>	Minimal	<ul style="list-style-type: none"> <li>•1/3 required size</li> <li>•Shared with furnace and utilities</li> </ul>	None	<ul style="list-style-type: none"> <li>•Men's and Women's each with adequate space</li> <li>•Showers</li> <li>•Combined with outside washrooms</li> </ul>	Full services and cleanable	None
<b>Salt Storage</b>	None	<ul style="list-style-type: none"> <li>•Too small</li> <li>•Needs filling often</li> <li>•Inconvenient location</li> <li>•Liability next to creek</li> </ul>	None	<ul style="list-style-type: none"> <li>•Full size accessible from two ends</li> <li>•No hazards</li> </ul>	<ul style="list-style-type: none"> <li>•No liability</li> <li>•Will offer proper truck movements with no blockage of other uses</li> </ul>	Cost of new \$220,000, lifespan of 20+ years
<b>Vehicle Storage</b>	Limited Access	Has six large snowplows, and a host of other vehicles that do not fit into the present building	None	All current vehicles and equipment currently possessed by the Parks and Public Works department	Vehicles will no longer be required to be stacked and each vehicle will be able to enter service without moving other vehicles	Savings in time will result every day of operation, as much as \$5000 savings per year
<b>Site Access</b>	Open	Yard is small; it is long and narrow and multiple operations cannot be carried out at one time	None	<ul style="list-style-type: none"> <li>•Site has much more open access</li> <li>•Can be controlled and activities can be separated</li> </ul>	Many of the present liability risks will be removed, relating to interaction of vehicles in a limited space	With a more open arrangement the yard will result in less waiting for equipment to clear, therefore operations can be more efficient
<b>Utilities</b>	Hydro and heat currently cost about \$11,500 per year	Heat and hydro is presently about \$21,000 per year	Not Applicable	Cost is expected to be about \$12,000 per year, combined	The budget will only have to carry one building heat and hydro expected to be similar to the current parks cost	Savings of \$20,000 per year
<b>Maintenance</b>	Currently spends about \$12,000 per year	Currently spends about \$20,000 per year	Not Applicable	Maintenance costs are expected to settle to an average of about \$15,000 per year	Only one building will require maintenance under the new plan	Savings of about \$18,000 per year.

Item	Parks	Public Works	Engineering	Combined Building	Change	Financial
<b>Fuel</b>	Currently no fueling station	Current fuel storage will need significant upgrade in the coming years	Not Applicable	New fuel system will meet new environmental and TSSA standards	Fuel will still be available for all town departments	Capital cost about \$140,000
<b>Brine Station</b>	None	<ul style="list-style-type: none"> <li>•Currently located outside in an environmentally sensitive area</li> <li>•Prone to freezing</li> </ul>	Not Applicable	Existing brine station will be relocated inside the salt dome	Will eliminate environmental liability and be less prone to freezing	Neutral
<b>Telephone &amp; Answering</b>	Existing system costs \$3000 per year	Existing system costs \$2,000 per year	Existing system costs \$2000 per year	Anticipated combined cost of about \$4000 per year	Savings	Savings of about \$3000 per year
<b>Staff Efficiencies</b>	Mostly operational staff	<ul style="list-style-type: none"> <li>•15 Operational</li> <li>•8 Administration</li> </ul>	3 Administration	There will some redundancy in operations ie. reception	We will be able to use lower paid admin staff to free up some higher waged staff to concentrate on higher level technical work	Some savings will be realized by having more senior staff concentrating on higher level work
<b>Equipment Organization</b>	<ul style="list-style-type: none"> <li>•Welding shop</li> <li>•Wood shop</li> <li>•Stores</li> <li>•Wash bay</li> <li>•Other amenities</li> </ul>	<ul style="list-style-type: none"> <li>•Welding shop</li> <li>•Wood shop</li> <li>•Stores</li> <li>•Wash bay</li> <li>•Other amenities</li> </ul>	Not Applicable	<ul style="list-style-type: none"> <li>•Welding shop</li> <li>•Wood shop</li> <li>•Stores</li> <li>•Wash bay</li> <li>•Other amenities</li> </ul>	Only one of each of these facilities and amenities will be required	Savings over time and space on non duplications will be ongoing, with as much as \$10,000 per year
<b>Operations Efficiencies</b>	All staff trained and licensed on all trucks and equipment	Staff encouraged to obtain licenses and training	Not Applicable	<ul style="list-style-type: none"> <li>•Staff will be working in concert on a number of programs like snow clearing, grass cutting, brushing etc.</li> <li>•All equipment will be in close proximity</li> </ul>	<ul style="list-style-type: none"> <li>•Staff will be able to merge between operational departments</li> <li>•Fewer trips across town for Staff to meet their peers</li> </ul>	A savings of coordination time and fuel will likely exceed \$5000 per year
<b>Operational Issues</b>	Parks utilizes PW staff for some administration, which requires traveling across town	PW staff have to store equipment offsite and travel across town to fetch	Engineering staff are isolated from other Public Works groups	Not Applicable	Not Applicable	Extra coordination of time and cost of fuel
<b>Repurpose Existing Building</b>	Not Applicable	Can be used for boat storage and repair	Not Applicable	Not Applicable	<ul style="list-style-type: none"> <li>•All processed through the same staff, therefore uniform operations through department</li> <li>•Operations will comply with MOL and WSIB regulations <ul style="list-style-type: none"> <li>•Much less liability</li> </ul> </li> <li>•Simpler for other departments to deal with</li> </ul>	<ul style="list-style-type: none"> <li>•Depending on the future need, minimum cost of PW \$29,000 (decommissioning: fuel \$14,000 trailers \$10,000 other \$5,000)</li> <li>•PW Storage Revenue \$60,000</li> <li>•PW Rental Revenue \$30,000</li> </ul>
<b>Life expectancy</b>	Not Applicable	none	space constraints	20 years	No major expenditures for 20yrs	\$2.8 Mil 20yr Depenture costs \$180,000/ year