

SITE, BUILDING & COST PARAMETERS	Approved Design
Land Area	7.8 Acres
Building Square Footage	54,300 sq.ft.
Ground Floor Area	18,100 sq.ft.
Building Height	3 storeys + mechanical penthouse
Parking	230 spaces
Building Cost (\$18,000,000)	\$332/ sq.ft.*

**Building Cost = \$18,000,000 divided by 54,300 sq.ft.*

Building Construction	Budget
Base Building	\$11,355,000
Workstation Expansion Space	\$450,000
Basement Build-Out	\$750,000
Mechanical System Upgrades (7 year payback)	\$430,000
Material Quality Upgrades	
Exterior Finishes & Landscaping	\$370,000
Interior Finishes & Heritage Display	\$280,000
Subtotal	\$13,635,000
Building Soft Costs (Professional Fees, Permits, Development Fees, Legal Fees)	\$1,270,000
Site Servicing Costs (on-site and external)	\$1,245,000
Site Service Engineering Fee	\$50,000
Archaeological Investigations	\$0
Value Engineering Cost Savings	(\$290,000)
Applicable Non-Rebate HST	\$340,000
Project Contingency @10%	\$1,750,000
Building Project	\$18,000,000
Furnishings & Equipment	\$1,500,000
Land	\$0
Project Total	\$19,500,000

APPROVED PROJECT BUDGET	
EXPENDITURES:	
Construction (details above)	\$19,500,000
Functional building program consulting services (CAO-01-2016)	50,000
Project Management Staffing (New Initiative in 2016 Operating Budget)	610,000
Temporary Financing	780,300
Total Expenditures:	\$20,940,300
REVENUES:	
Debentures	\$19,500,000
Capital Replacement Reserve - General	1,440,300
Total Financing:	\$20,940,300

DESIGN REFINEMENTS
<p>Flexible Design</p> <ul style="list-style-type: none"> ▪ Wider building – better lobby design ▪ Third floor space driven by second floor design/co-adjacencies ▪ Basement space – functionality and natural light ▪ Functional space throughout that can be re-purposed in the future ▪ Built-in expansion space
<p>Mechanical System Upgrades</p> <ul style="list-style-type: none"> ▪ Heat pump technology (7 year payback) ▪ Better climate control
<p>Building Materials</p> <ul style="list-style-type: none"> ▪ Durability and maintenance ▪ Quality and variety of materials break down building scale and avoid an institutional look – neighbourhood fit
<p>Value Engineering Exercises</p> <ul style="list-style-type: none"> ▪ Reduced basement storage through operational improvements ▪ Alternate solutions, various cost savings and provisional items

KEY MILESTONE	TIMING
Contractor Prequalification	November 2017
Prepare Construction & Tender Documents	August 2017 to January 2018
Construction Tender Period	February 2018
Site Plan and Building Permit Approval	February 2018
Construction Tender Award	March 2018
Construction	April 2018 to August 2019
Occupancy/Scheduled Move In	Fall 2019