

Project Delivery Review and Cost Estimating – Attachment 3

Capital Cost Estimate Components

Cost Component	Description	Estimate Class			
		A	B	C	D
Construction	Construction cost	Pre-Tender Estimate Detailed estimate based on complete contract documents	Design Level Estimate Based on design completed to preliminary to detailed level	Planning Level Estimate Ball-park estimate based on functional requirements/EA	Conceptual Level Estimate Rough, order-of-magnitude estimate based on historical costs for similar work
External					
Design	Design contracts	Actual cost incurred plus 1% to 10% of construction estimate (varies by project category)*	Actual cost incurred plus 1% to 25% of construction estimate (varies by project category)*	1% to 40% of construction estimate (varies by project category)*	1% to 40% of construction estimate (varies by project category)*
Contract Admin	Contract admin, external inspection services, eng support during construction, commissioning	2% to 30% of construction estimate (varies by project category)*	2% to 30% of construction estimate (varies by project category)*	2% to 30% of construction estimate (varies by project category)*	2% to 30% of construction estimate (varies by project category)*
Utilities	Hydro, street lighting, gas, telecommunications, etc.	Utility company estimate	Utility company estimate	0% to 10% of construction estimate (varies by project category)*	0% to 10% of construction estimate (varies by project category)*
Public Art	Public art commissioning and installation	1% (for Applicable Projects)	1% (for Applicable Projects)	1% (for Applicable Projects)	1% (for Applicable Projects)
Property	Acquisition, consent to enter, easement, encroachment, RSB staff time, etc.	RSB estimate	RSB estimate	RSB estimate	RSB estimate
Other	Surveys, geotechnical, permits, agency applications, studies, master plans, DSR, condition inspection/assessment, site plan applications, building permit fees, etc.	Actual cost incurred plus 0% to 1% of construction estimate (varies by project category)*	Actual cost incurred plus 0% to 2% of construction estimate (varies by project category)*	0% to 6% of construction estimate (varies by project category)*	0% to 6% of construction estimate (varies by project category)*
Internal					
Traffic	Signals, traffic management, collision and traffic studies, traffic labour/equipment/material/markup/TSM, etc.	Actual cost incurred plus 0% to 15% of construction estimate (varies by project category)*	0% to 25% of construction estimate (varies by project category)*	0% to 25% of construction estimate (varies by project category)*	0% to 25% of construction estimate (varies by project category)*

Cost Component	Description	Estimate Class			
		A	B	C	D
Staff Time	IWSD and ROWHUD staff time	Actual cost incurred plus 1% to 10% of construction estimate (varies by project category)*	Actual cost incurred plus 1% to 15% of construction estimate (varies by project category)*	1% to 26% of construction estimate (varies by project category)*	1% to 26% of construction estimate (varies by project category)*
Transit	Transit detour costs, transit staff time, etc.	Actual cost incurred plus 0% to 2% of construction estimate (varies by project category)*	0% to 3% of construction estimate (varies by project category)*	0% to 3% of construction estimate (varies by project category)*	0% to 3% of construction estimate (varies by project category)*
Water/Sewer	Drinking water services, sewer operations, PWD staff time, etc.	Actual cost incurred plus 0% to 2% of construction estimate (varies by project category)*	Actual cost incurred plus 0% to 2% of construction estimate (varies by project category)*	0% to 3% of construction estimate (varies by project category)*	0% to 3% of construction estimate (varies by project category)*
Other	Printing, translation, legal, forestry, facility operations, signage, lab tests, etc.	Actual cost incurred plus 0% to 2% of construction estimate (varies by project category)*	Actual cost incurred plus 0% to 3% of construction estimate (varies by project category)*	0% to 4% of construction estimate (varies by project category)*	0% to 4% of construction estimate (varies by project category)*
Sub-Total					
Contingency		5% to 10%	10% to 20%	20% to 30%	40% to 50%
Sub-Total with Contingency					
Tax (HST) [†]		1.76%	1.76%	1.76%	1.76%
Total					

* Refer to PDR Cost Estimating Templates (Excel spreadsheet) for specific guidance for each project category (buildings, culverts, parks, etc.).

[†] Tax (HST) is applicable only to External and Contingency Cost Components.