



**21 November 2016**

# Ottawa Public Library

OPL Only and OPL/LAC, Exemplar Site (Site 8) City of  
Ottawa

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## **Soft Cost Assumptions Ottawa Public Library**

making the **difference**

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<b>Rev</b>	<b>Originator</b>	<b>Approved</b>	<b>Date</b>
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# 1 Project Budgets

# Project Budget Estimate



Date: November 2016  
 Project No: CR009800  
 Project Name: Central Library  
 Project Address: 557 Wellington St, Ottawa  
 Project Description: - OPL Only + Exemplar Site

1.00 CONSTRUCTION BUDGET				Amount
Construction Items	Qty			
1.01 Construction Budget	134,550	sqft		\$55,866,000.00 134,550sqft Building
1.02 Site Work				\$2,271,000.00 67,904sqft Underground Parking
1.03 Demolition / Alterations				\$0.00
1.04 General Requirements & Fees		12%		\$6,976,440.00
1.05 Estimating allowance		20%		\$13,022,688.00
1.06 Escalation		10%		\$6,511,344.00
1.07 Construction allowance		10%		\$6,511,344.00
1.08 Leed Gold Allowance		5%		\$4,557,940.80
1.09 <b>1.00 Construction Budget Total</b>			New Construction 503501	<b>\$95,717,000.00</b>
2.00 PRIME CONSULTANT				
2.01 Prime Consultant Fees	( 9.00% )		of line 1.09	\$8,615,000.00
2.02 Disbursements				Included in 3.01
<b>2.00 Consulting Budget Total</b>			502392	\$8,615,000.00
3.00 DEVELOPMENT BUDGET				
3.01 Special & Client Assigned Consultants	( 4.00% )		502331	\$3,830,000.00
3.02 Testing and Inspection			502671	Included in 3.01
3.03 Development Fees			502912	<b>NOT REQUIRED.</b> Exempt from both municipal and school board as per bylaw 2014-209. City of Ottawa N/A (613) 580-2400. Contact Jim Denyer
3.04 Building Permit Fee	\$1.42	sqft	502665	\$191,000.00
3.06 Art in Public Spaces	( 1.0% )		506180	\$957,000.00
3.07 IT / Telecom infrastructure equipment			502131	\$269,000.00
3.08 Furniture, Equipment and Technology		workstations and soft seating	506173	\$7,263,665.00
3.09 Packing and Moving			502901	\$300,000.00
3.10 Utilities - Hydro			503502	\$250,000.00
3.11 Project Manager			502672	\$1,225,000.00
3.12 Legal Fees (if applicable)			502320	\$200,000.00
3.14 Soft Costs Contingency	( 1.50% )		503550	\$1,872,000.00
3.15 <b>3.00 Development Budget Total</b>				\$16,357,665.00
4.00 PROJECT DELIVERY BUDGET - Use for External Project Managers				
4.01 Project Delivery Costs	( 5.0% )			\$1,960,000.00
4.02 <b>4.00 Project Delivery Cost Total</b>				\$1,960,000.00
5.00 TAX				
5.01 <b>5.00 Total</b>	( 1.76% )			\$2,159,000.00
6.00 PROJECT BUDGET				Budget
6.01 <b>6.00 Total Project Budget</b>				<b>\$124,809,000.00</b>

130%

# Project Budget Estimate



Date: November 2016  
 Project No: CR009800  
 Project Name: Central Library  
 Project Address: 7 Wellington St, Ottawa  
 Project Description: I - OPL & LAC + Exemplar Site

1.00 CONSTRUCTION BUDGET					Amount	Comments
1.01	Construction Budget	Qty	215,458.0	sqft	\$81,583,000.00	215,458sqft Building
1.02	Site Work				\$2,577,000.00	71,532sqft Underground Parking
1.03	Demolition / Alterations				\$0.00	
1.04	General Requirements & Fees			12%	\$10,099,200.00	
1.05	Estimating allowance			20%	\$18,851,840.00	
1.06	Escalation			10%	\$9,425,920.00	
1.07	Construction allowance			10%	\$9,425,920.00	
1.08	Lead Gold Allowance			5%	\$6,598,144.00	
1.09	<b>1.00 Construction Budget Total</b>			New Construction	<b>503501</b>	<b>\$138,561,000.00</b>
2.00 PRIME CONSULTANT						
2.01	Prime Consultant Fees	( 9.00% )		of line 1.09	\$12,470,000.00	Based Design Bid Build project delivery (4 month for RFP, 12 months to develop drawings). Expected to be mid Summer 2018 in the ground. 30 months construction time line.
2.02	Disbursements	Inc in 3.01				
	<b>2.00 Consulting Budget Total</b>				502392	\$12,470,000.00
3.00 DEVELOPMENT BUDGET						
3.01	Special & Client Assigned Consultants	( 4.00% )	0		502331	\$5,542,000.00
						Misc consultants - Environmental/ Acoustical etc. Allowance based on historic numbers Includes disbursements
3.02	Testing and Inspection	Inc 3.01			502671	Included in 3.01
3.03	Development Fees				502912	\$1,906,416.46
						<b>LAC Only. OPL NOT REQUIRED.</b> Exempt from both municipal and school board as per bylaw 2014-209. City of Ottawa (613) 580-2400. Contact Jim Denyer
3.04	Building Permit Fee	\$1.42	sqft		502665	\$306,000.00
						\$1.42/sqft over GFA. Reference City of Ottawa (613) 580-2400. Contact Luke Nadue: <a href="http://documents.ottawa.ca/sites/documents.ottawa.ca/files/documents/gross_floor_fee_sked_en.pdf">http://documents.ottawa.ca/sites/documents.ottawa.ca/files/documents/gross_floor_fee_sked_en.pdf</a>
3.06	Art in Public Spaces (OPL only)	( 1.0% )		of line 1.09	506180	\$856,000.00
						<b>MANDATORY:</b> Use 1% of hard costs (inc dury fees, project admin)
3.07	IT / Telecom infrastructure and equipment				502131	\$431,000.00
						For IT closets on every floor and Server Equipment Only. Cabling included in Hard Construction
3.08	Furniture, Equipment and Technology				506173	\$10,085,003.08
						As per OPL/ LAC Furniture Schedule. Includes Makersapce ventilation and AV incl; Specialty Equipment; video, lighting, sound mixing board for recording rooms; installation of RFID
3.09	Packing and Moving				502901	\$500,000.00
						Decanting costs. Move existing books, staff etc.
3.10	Utilities - Hydro				503502	\$250,000.00
						Allowance for associated costs with the transformer from Hydro company before even tenders go out.
3.11	Project Manager				502672	\$1,375,000.00
						Based on \$25,000/ month over 55 months
3.12	Legal Fees (if applicable)				502320	\$300,000.00
						To account for contract award. Vetted through legal. OPL/LAC required more because of partnership arrangement.
3.13	Soft Costs Contingency	( 1.50% )			503550	\$2,710,000.00
						Soft cost Contingency for unknowns.
3.14	<b>3.00 Development Budget Total</b>					\$24,261,419.54
4.00 PROJECT DELIVERY BUDGET - Use for External Project Managers						
4.01	Project Delivery Costs	( 5.0% )				\$2,200,000.00
						\$40K/ month of cost incurred multiplied by 55 Months
4.02	<b>4.00 Project Delivery Cost Total</b>					\$2,200,000.00
5.00 TAX						
5.01	<b>5.00 Operating Budget Total</b>	1.76%				\$3,124,000.00
6.00 PROJECT BUDGET						
6.01	<b>6.00 Total Project Budget</b>					<b>Budget</b> <b>\$180,616,000.00</b>
						130%

## 2 Project Soft Costs – Clarifications & Assumptions

### Schedule & Project Delivery Method:

OPL Only on Exemplar Site	OPL & LAC on Exemplar Site
49 Months	55 Months
Based on Design/Bid/Build project delivery. The assumption is that there will be 4 months required for RFP process to procure the Architect/Contractor and 12 months to develop drawings). Construction is expected to start around mid-summer 2019. Having conversations with our Project Managers a 24 months construction time line sounds reasonable for 4 storey building of approx. 130,000sqft.	The building will carry approximately 90,000sqft more sqft. This combined with the additional complexities of integrating the LAC requirements into the design/ construction process we expect that an additional 6 months will be required on the schedule.

### Section 2.01 & 2.02: Prime Consultant Fees & Disbursements

OPL Only on Exemplar Site	OPL & LAC on Exemplar Site
Calculated by applying 9% over the total Hard Construction Costs	Calculated by applying 9% over the total Hard Construction Costs
An allowance for the Prime Architect and the main design consultants which typically sit under the umbrella of the Prime Architects proposed fee. The main design consultants in addition to the Architect include Structural, Mechanical, Electrical, Plumbing and Civil Engineers and the Landscape Architect.	
A 9% allowance is typical for a project of this type. Our analysis of similar projects showed a range of 8-10%. 9% was chosen because the building is expected to have a prestigious design and also accounts for the complexities of a partnership arrangement such as the OPL/LAC	
Disbursements account for additional expenses such as travel and meals which are typically excluded from the prime consultants contracts. These costs fall within the 9% allowance	

### Section 3.01: Special & Client Assigned Consultants

OPL Only on Exemplar Site	OPL & LAC on Exemplar Site
Calculated by applying 4% over the total Hard Construction Costs	Calculated by applying 4% over the total Hard Construction Costs
Special & Client Assigned Consultants is an allowance for the remaining consultant's related to the planning and design of the project which fall outside of the Prime Architects contract.	

The main design consultants can range from project to project but our analysis of similar projects typically included Geotechnical, Environmental, Surveyor, Traffic Study, Cost Consultant, Conceptual Architectural Design, Site Servicing, Building Envelope, Elevator Consultant, Code Consultant, Commissioning, LEED, IT / AV/Intercom / Theatre Fees and Signage Consultants. This list is not meant to be fully inclusive but it does demonstrate what consultants could be seen within the allowance

A 4% allowance is typical for a project of this type. Our analysis of similar projects showed a range of 3-7%. 4% over Hard Construction costs should be a comfortable allowance to account for the expected consultants mentioned above and to deal with the complexities of a partnership arrangement such as the OPL/LAZ

The 4% allowance also includes Testing and Inspecting costs (Section 3.02).

### Section 3.03 & 3.04: Fees and Permits

#### OPL Only on Exemplar Site

#### OPL & LAC on Exemplar Site

To clarify Development Charges T&T called the City of Ottawa and spoke to Jim Denyer (613) 580-2400. Basic information such as the building GFA and the proposed location (557 Wellington St) were given to the City and from this we were told that these projects would be exempt from both municipal and school board permits as per bylaw 2014-209.

No Development fees applicable for the OPL stand-alone option

Development costs for the LAC are calculated at 93,406sqft x \$20.41/ sqft

Permits are calculated by applying \$1.42 over the GFA. (134,550sqft + 67,904sqft parking)

Permits are calculated by applying \$1.42 over the GFA. (215,458sqft + 71,532sqft parking)

For Permit Fees Luke Nadue (613) 580-2401 explained that without full drawings to review in detail the rates on the website should be used.

[http://documents.ottawa.ca/sites/documents.ottawa.ca/files/documents/gross\\_floor\\_fee\\_sked\\_en.pdf](http://documents.ottawa.ca/sites/documents.ottawa.ca/files/documents/gross_floor_fee_sked_en.pdf)

### Section 3.06: Art in Public Places

#### OPL Only on Exemplar Site

#### OPL & LAC on Exemplar Site

Allowances are based on 1% of Hard Construction costs. This percentage was given by the City of Ottawa/ and is a mandatory on all projects over a certain construction value.

Allowances are based on \$11,401,900 x 1% for the OPL Parking Garage and \$74,172,000 x 1% for the OPL Building

### Section 3.07: IT / Telecom Infrastructure and Equipment

#### OPL Only on Exemplar Site

#### OPL & LAC on Exemplar Site

Wi-Fi required, Allows for 2 IT closets and server equipment. Based on \$2.00/sqft.

### Section 3.08: Furniture, Equipment and Technology

#### OPL Only on Exemplar Site

As per Furniture, Equipment and Technology list provided by City of Ottawa (adjusted using vendor input)

The FET list was sent to a few of our vendors and based on high level information about the project they were able to use their experience to give a broad range of pricing as it relates to a Library. The vendors were told to review pricing with a mind-set of medium to high quality products.

The T&T adjustments on the pricing of the OPL FET schedule increased the costs by 5%. This percentage increase was applied to the OPL & LAC FET schedule as a quick methodology to update the pricing of the OPL & LAC FET.

The cost for Specialty Equipment; video, lighting, sound mixing board for recording rooms were given by the City of Ottawa.

#### OPL & LAC on Exemplar Site

As per Furniture, Equipment and Technology list provided by City of Ottawa (adjusted using vendor input).

T&T have reviewed the LAC rates with in-house pricing and can confirm that the pricing is in line with what we would expect to see for FET related to a project of this nature.

### Section 3.09: Packing and Moving

#### OPL Only on Exemplar Site

A cash allowance based on moving approx. 80 OPL staff from one building to the next. Only books will be taken from the old facility. Everything else will be left.

#### OPL & LAC on Exemplar Site

Accounts for OPL & LAC staff (number unknown). Only books will be taken from the old facility. Everything else will be left.

### Section 3.10: Hydro

#### OPL Only on Exemplar Site

A cash allowance for associated costs with the transformer from Hydro company before even tenders go out. To be defined further as information is known.

#### OPL & LAC on Exemplar Site



### Section 3.11: Project Manager

#### OPL Only on Exemplar Site

#### OPL & LAC on Exemplar Site

Based on \$25,000/ month over 49 months

Based on \$25,000/ month over 55 months

Based on Design Bid Build project delivery (4 months for RFP process and 12 months to develop drawings). It's expected to be mid-summer 2019 before construction starts.

### Section 3.12: Legal Fees

#### OPL Only on Exemplar Site

#### OPL & LAC on Exemplar Site

A cash allowance to account for any/ all legal costs associated with the RFP/ Contract award process. This allowance falls in line with our analysis of similar projects.

Legal fees related to the development/ review/ advice on contract related issues. The combined OPL & LAC design option carries more of an allowance as it assumed there will be more legal issues due to the partnership arrangement.

### Section 3.13: Soft Cost Contingency

#### OPL Only on Exemplar Site

#### OPL & LAC on Exemplar Site

Calculated at 1.5% (rounded) over the Total Project Cost. This percentage is in line with what we typically allow for a project of this type at this stage of the project.

Also known as 'Soft Cost' contingency and is used for project unknowns which fall outside of the Hard Construction elements.

### Section 4.01: Project Delivery Costs

#### OPL Only on Exemplar Site

#### OPL & LAC on Exemplar Site

Calculations are based on \$40K/ month of cost incurred to date from OPL GL multiplied by 49 Months

Calculations are based on \$40K/ month of cost incurred to date from OPL GL multiplied by 55 Months

For Internal Project Management costs over the expected project time line.

# 3 Project Back-up





Upholstery Cleaner	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	\$5,000	\$5,000
Incidental Tools	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	\$5,000	\$5,000
Garden Tools	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	\$5,000	\$5,000
<b>Town Square</b>																					
Plants/Pots	5	20	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	\$400	\$12,000
Digital Display	10	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	\$5,000	\$25,000
Live News Feed Screens	10	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	\$10,000	\$50,000
Listening/viewing/download stations Equip	10	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	\$4,000	\$20,000
Digital Orientation	15	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	\$5,000	\$10,000
Book Return Units	20	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	\$10,000	\$30,000
<b>Parking Garage</b>																					
4 Gates (Precise Parking Controls)	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	\$375,000	\$375,000
Host/Server (included in Gates)	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	\$0	\$0
Directional Signage																			1	\$10,000	\$10,000
Payment Stations (included in Gates)	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	\$0	\$0
Entry Exit Scanning Stations (included in Gates)	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	\$0	\$0
Charging Stations (Based on Glebe Parking Fac)	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	\$8,000	\$40,000
Incidental Parking Supplies (Cones, etc.)																		1	1	\$5,000	\$5,000
<b>Exterior</b>																					
Bicycle Rack	30	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	\$500	\$25,000
Benches	25	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	\$3,000	\$12,000
Display Projections	10	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	\$20,000	\$60,000
Digital Signage	OK	10	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	\$10,000	\$30,000
Exterior Building Sign	OK	20	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	\$40,000	\$40,000
Street Building Pylon Sign		20	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	\$60,000	\$60,000
Exterior Accent Lighting	Included in Hard Construction	30	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Flag Poles		25	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	\$3,500	\$7,000
Garbage / Recycling		10	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	\$2,000	\$6,000
Children Play equipment		5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	\$2,500	\$12,500
<b>Fixed Interior Signage</b>		10	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	\$75,000	\$75,000
<b>Totals</b>			191	135	930	278	358	568	146	223	1351	442	218	312	338	14	7500				<b>\$6,945,130</b>

\$5,000		\$5,000	\$5,000	\$5,000
\$5,000			\$5,000	\$5,000
\$5,000			\$5,000	\$5,000
			\$0	\$0
			\$0	\$0
\$400		\$200	\$400	\$12,000
\$5,000		\$5,000	\$5,000	\$25,000
\$10,000		\$10,000	\$10,000	\$50,000
\$4,000		\$5,000	\$4,000	\$20,000
\$5,000		\$5,000	\$5,000	\$10,000
\$10,000		\$10,000	\$10,000	\$30,000
			\$0	\$0
			\$0	\$0
\$375,000			\$375,000	\$375,000
\$0			\$0	\$0
			\$10,000	\$10,000
\$0			\$0	\$0
\$0			\$0	\$0
\$8,000			\$8,000	\$40,000
\$5,000			\$5,000	\$5,000
			\$0	\$0
			\$0	\$0
\$500		\$500	\$500	\$25,000
\$3,000		\$3,000	\$3,000	\$12,000
\$20,000		\$20,000	\$20,000	\$60,000
\$10,000		\$10,000	\$25,000	\$75,000
\$50,000			\$40,000	\$40,000
\$40,000			\$60,000	\$60,000
			\$0	\$0
\$3,500		\$3,500	\$3,500	\$7,000
\$2,000		\$2,000	\$2,000	\$6,000
\$2,500		\$2,500	\$3,000	\$15,000
			\$0	\$0
\$75,000			\$60,000	\$60,000
			<b>TOTAL</b>	<b>\$7,283,665</b>

\$338,535

% Uplift 5%











## Signage Analysis



Roger Ghantous <rghantous@pattisonsign.com>

Bob Swaren <bob@jarvisdesign.ca>

	Qty	Unit rate \$	Total Cost	Comments/ Assumptions	Unit rate \$	Total Cost	Comments/ Assumptions
Wayfinding	1	\$50,000.00	\$50,000.00	That would include tactile signage for critical location such as emergency exits and washrooms.	\$25,000.00	\$25,000.00	Wayfinding signage is about right if the library is 4 floors or less. More than that you would be looking at another \$6k per floor.
Fixed Signage	3	\$10,000.00	\$30,000.00	Assuming exterior sign boxes measuring 10' x 15'	\$10,000.00	\$30,000.00	Fixed signage is usually signage for office doors, washrooms, stairs, exits, emergency exits. Most of these will also need braille. You can estimate about \$100.00 per sign plus installation costs. Again, the number of floors plays a part. I would estimate \$2500.00 per floor, especially if there are washrooms on each.
Digital Signage	3	\$25,000.00	\$75,000.00	Assuming a message board measuring 3' x 8' with 16mm pixel resolution	\$10,000.00	\$30,000.00	Digital signage I assume means television type monitors. \$10k per setup sounds about right. This would include the video control box that contains the information supplied to the screen, plus computers for control.
Exterior Building Sign	1	\$25,000.00	\$25,000.00	Assuming a logo with individual letters not exceeding 30 letters	\$40,000.00	\$40,000.00	Exterior building signage for \$10,000 means small illuminated letters "OTTAWA PUBLIC LIBRARY" maybe 15" high. They also need to be mounted on the building not more than 20' from the ground. For bigger letters, or if they are mounted at the top of a 10 storey building, you are looking at anywhere up to \$50,000.
Street Building Pylon Sign	1	\$60,000.00	\$60,000.00	Assuming a 24' high sign without an electronic messaging board but including foundation	\$40,000.00	\$40,000.00	Pylon sign for \$20,000 could be small sized (under 20' tall) and could include a monochrome double sided electronic sign. A bigger sign could be done but with an electronic sign would be over \$20k. For a colour electronic sign you would need to add \$10k plus foundations
			\$190,000.00			\$165,000.00	