

OTTAWA CENTRAL LIBRARY: PROJECT COST ESTIMATES
OPL –LAC JOINT FACILITY AND OPL STAND-ALONE FACILITY
December 2016

Document 12

This document provides a summary of estimated project costs (Class D estimates) for the OPL-LAC Joint Facility and the OPL Stand-alone Facility.

Cost estimates are based on external reports cited below.

Table 1: OPL-LAC Joint Facility Project Cost Estimates

Joint Facility Building only costs	Total	OPL	LAC
Construction costs (Document 10)	\$124,748,000	\$76,096,280	\$48,651,720
Soft Costs (Document 11)	\$35,686,573	\$21,972,970	\$13,713,603
Site Costs (Document 8)	\$4,546,900	\$2,773,609	\$1,773,291
Total Costs	\$164,981,473	\$100,842,859	\$64,138,614
Land contribution by LAC		(\$3,490,500)	\$3,490,500
Sub-total		\$97,352,359	\$67,629,114
Total with HST @1.76%	\$167,885,146	\$99,065,760	\$68,819,386

Joint Facility Parking garage only costs	Total	OPL	LAC
Construction costs (Document 10)	\$13,809,000	\$11,737,650	\$2,071,350
Soft Costs (Document 11)	\$3,344,592	\$2,705,053	\$639,539
Site Costs (Document 8)	\$614,100	\$521,985	\$92,115
Total Costs	\$17,767,692	\$14,964,688	\$2,803,004
Total with HST @1.76%	\$18,080,403	\$15,228,066	\$2,852,337

Table 2: OPL Stand-alone Facility Project Cost Estimates

Stand-alone Building only costs	Total
Construction costs (Document 14)	\$82,230,000
Soft Costs (Document 11)	\$24,068,000
Site Costs (Document 8)	\$3,778,000
Total with HST @1.76%	\$110,076,000

Stand-alone Parking Garage only costs	Total
Construction costs (Document 14)	\$15,204,000
Soft Costs (Document 11)	\$3,506,000
Site Costs (Document 8)	\$910,000
Total with HST @1.76%	\$19,620,000