
To: Mayor Watters and Members of Council

Report: IS2025-15

Prepared By: Brandon Buehler, Operations Centre
Project Manager

Date: 26 May 2025

RE: New Township Operations Centre Update - Guaranteed Maximum Price Contract Award

Recommendation:

THAT the Council of the Township of Centre Wellington approves the Guaranteed Maximum Price and Overall Construction Budget for the new Operations Centre as outlined in Report No. IS2025-15, and authorizes staff to reach agreement with the Design-Builder (Ball Construction Ltd.) on the Guaranteed Maximum Price in the form of a change order to the existing Design-Build Contract;

AND THAT Council directs staff to proceed with construction of the new Township Operations Centre with substantial completion anticipated by December 2026;

AND THAT Council directs staff to further investigate solar power generation opportunities for the site and report back to Council with a recommended option and financial analysis;

AND THAT Council directs staff to submit an application for grant funding through the *Municipal Fleet Electrification Grant Fund* offered by the Federation of Canadian Municipalities (FCM) to fund the cost of proposed EV charging stations and electrification of the Township's existing vehicle fleet;

AND THAT Council receives for information the staff recommendations regarding potential amendments to the capital forecast with respect to this project.

AND THAT Council direct staff to investigate a total debt issue of \$33.9 million dollars, to be drawn as needed to satisfy the debt supported capital needs for the 2025 and 2026 calendar years, and return to Council with the necessary financing, debt policy, and any associated by-laws once established.

Report:

Introduction

Report No. [IS2024-29](#) and [IS2024-35](#) provide a detailed summary of the studies and reports completed leading up to the design phase of the project. Since the last update that was provided to Council in December 2024, the project team consisting of Township staff and led by the Township's Design-Build, Ball Construction Ltd., has completed the detailed design of the facility. Having the design phase completed, the team was able to move into the tendering phase to establish the Guaranteed Maximum Price for construction of the facility.

The purpose of this report is to:

- Provide an update on the works that have been completed on site to date;
- Provide an update on sustainability and green building features that have been incorporated into the detailed design;
- Provide an update on grant funding opportunities;
- Provide an update on the potential solar power options that are being evaluated and considered; and
- Present the Guaranteed Maximum Price (GMP) and overall construction budget for the project and seek approval from Township Council to proceed to construction.

Site Preparation

In March 2025, staff awarded the tree removal contract to Pinnacle Tree & Shrub Care where a total of 125 trees were removed. Of the 125 trees that were removed, 40% were classified as being in fair to poor condition. Tree replacements will be completed at a ratio of 2:1 through the construction project resulting in a total of 250 replacement trees being planted. A reforestation area has been designated on site next to the stormwater management pond, and Township staff (with the help of local community groups) will organize a community tree planting event after the new facility has been occupied in the spring 2027 timeframe. All other landscaped areas and tree plantings throughout the site will be included in the construction contract. Approximately 40% of the site will consist of landscaped areas which include tree plantings, community gardens, a trail network, vegetated swales and the stormwater pond. Note that the site has been used primarily as an agricultural field, so the proposed plantings will return a large portion of the site to a natural forested state. A site plan displaying planting areas is included with the overview presentation for this report (see **Attachment 1**).

In early May 2025, the demolition of the barns and outbuildings were completed by Bellamy Contracting Services Ltd. Selected materials were salvaged and will be incorporated into the project as recommended in the Cultural Heritage Evaluation Report.

Sustainability and Green Building Features

As discussed in the prior reports to Council, sustainability features are being incorporated into the design and construction of the site, such as:

- Landscaping & Low Impact Development;
- Tree protection and conservation;
- Naturalized stormwater management area;
- Rainwater harvesting and re-use;
- On-site photovoltaic power generation (i.e., solar panels);
- Electric vehicle charging stations;
- Sustainable building materials; and
- Reduced on-site natural gas consumption.

The project team participated in the Savings by Design workshop offered by Enbridge Gas in February 2025. At this workshop, a panel of sustainability professionals engaged by Enbridge peer reviewed the design and provided recommendations to make the facility more energy efficient. The project team has incorporated the following recommendations into the facility:

- The domestic hot water heaters were converted from natural gas to hybrid electric heat pump system, which will reduce greenhouse gas emissions;
- The amount of insulation was increased from 5 inches to 6 inches on the exterior walls of the administration building resulting in a more energy efficient building;
- Insulation was added to the foundation walls to help reduce cold transfer into the floor slabs throughout the building;
- The number of windows incorporated into the building were reduced, resulting in less heat gain and heat losses; and,
- A higher performance window system was selected which contributes to a higher thermal performance resulting in maximum energy savings.

Grant Funding Opportunities

As referenced in Report No. [IS2024-35](#), Township staff investigated the *Municipal Fleet Electrification Grant Fund* offered by the Federation of Canadian Municipalities (FCM) to fund some of the cost of proposed EV charging stations. Staff will prepare and submit an application, and an update will be brought forward at a future Council date.

On-Site Photovoltaic Power Generation (i.e., solar panels)

Staff continue to evaluate the various solar power options and the funding programs associated with each option. At this time, the following options are being investigated:

- Load Displacement – The energy produced from this system is consumed on-site and any excess energy cannot be exported back to the grid. **Pros** – Incentives available to cover 50% of the capital cost, plus a 15% Clean Electricity Tax Credit. **Cons** – Un-used energy would be wasted when the facility is un-occupied.

- Net-Metering – The energy produced from the system is consumed on site, when excess energy is generated, it is exported back to the grid and credits are earned and used on days when solar production is less (i.e. winter or cloudy days). **Pros** – net metering is the most economical system in Ontario. Installing this system would qualify for a 15% Clean Electricity Tax Credit. **Cons** – No funding available to help fund the capital costs for these types of systems.
- Hybrid – Separately metered systems that balance the benefits and costs of load-displacement incentives and net-metered savings.
- Power Purchase Agreement – A third party pays for and owns the system and sells the energy back to the Township at a discounted rate. **Pros** – The Township doesn't need to finance or maintain the project and can purchase energy with more stable pricing. **Cons** – savings are less than if the system is owned by the Township. Agreements are long-term and may include annual price increases that may reduce savings over time, depending on the market increases.

Although the capital funding needed to implement solar varies with each option, it is estimated that the maximum capital cost for implementing them is in the order of \$1.2 million. Staff will report back at a future meeting with a recommended preferred option and financial analysis for Township Council's consideration. At this time it is recommended that a budget of \$1.2 million be carried in the total project budget outlined in this report.

Sourcing of Canadian Products

The design team has made efforts to source Canadian materials/products for the facility construction. Materials such as the pre-engineered building frames, insulated metal wall panels, doors and framing, brick cladding, concrete, asphalt, and a large portion of the millwork and finishes inside the building are all made and sourced in Canada. Some specialty mechanical and electrical components are only manufactured in the United States, and hence needed to be sourced outside of Canada.

Value Engineering

Through the facility design, the project team achieved substantial cost savings through value engineering and innovative approaches to construction. Earthworks were a major cost saving area, with more than 10,000 cubic meters of free fill sourced from a local residential development project. Additionally, excess topsoil generated onsite will be used to fill naturalized planting areas in the area of the stormwater management pond, saving the requirement for expensive structural fill. These changes to earthworks and other value engineering changes resulted in an approximately \$6 million reduction in the Guaranteed Maximum Price.

Project Schedule and Future Council Touchpoints

Key milestones for the project are as follows:

- Pending approval of the GMP and total construction budget, construction is scheduled to commence in mid-June 2025;

- Ground Breaking Ceremony – June 16, 2025 (to be confirmed);
- Staff will report back to Council with a recommendation related to solar panels in summer 2025;
- Monthly updates will be provided to Council during construction highlighting progress with updates also posted to the project webpage on ConnectCW.ca; and,
- Project substantial completion and final occupancy – December 2026.

Corporate Strategic Plan:

Create the conditions for economic prosperity

Championing environmental stewardship

Provide innovative & sustainable governance

Financial Implications:

Guaranteed Maximum Price

Tendering was completed by Ball Construction Ltd. and it included a competitive bidding process. The Guaranteed Maximum Price for the project prepared by Ball Construction Ltd. is **\$25.7 million**. This price includes all costs to project manage, build, furnish and commission the new Operations Centre. A detailed breakdown of the construction cost is included as **Attachment 2**. Per the terms of the existing Design-Build contract, the project will proceed to construction when the Township and Ball Construction Ltd. reach agreement on the Guaranteed Maximum Price. Once Council approves the Guaranteed Maximum Price, Township staff will process a change order to the existing contract with Ball Construction Ltd.

In December of 2024, a Class C construction estimate of \$34.5 million was presented to Council. A Class C estimate is defined as having an accuracy in the range of 15% to 20%. In addition to this accuracy range, the difference in cost between the Class C estimate and the Guaranteed Maximum Price is attributed to substantial interest and competitive pricing from subcontractors, and from value engineering and savings opportunities achieved through the design process.

In addition to the Guaranteed Maximum Price, there are other outside costs needed to complete the facility:

Other Outside Costs

- Public Works Operations Equipment Purchases (mostly attributed to establishing a licensed mechanics shop): **\$300,000**
- IT Equipment & Fibre Network Extension Costs: **\$100,000**
- External Hydro & Utility Servicing: **\$150,000**
- Township Project Management: **\$200,000**
- Allowance for Solar Panel Installation: **\$1,200,000**

Taking outside costs into account and adding non-rebate HST (1.76% of eligible expenses), the **Overall Construction Budget for the new Operations Centre is \$28.2 million.**

Financial Strategy

As has always been the case, the financial strategy to fund the proposed Operations Centre is structured around the growth components being funded through development charge serviced debt, and the non-growth components being serviced through a combination of reserve funds and proceeds from the disposition of lands to be deemed surplus upon commissioning of the newly built Operations Centre.

The financial strategy is attached to this report (see **Attachment 3**) and identifies anticipated Phase I project costs of just north of \$34.6 million inclusive of land acquisition, costs incurred to date, and the construction costs being proposed for 2025/26. Of the \$34.6 million total, construction costs are anticipated be approximately \$28.2 million based on the GMP, hydro upgrades, tooling requirements, solar installation, internal project management costs and non-rebate HST. Financing the \$28.2 million is split between growth and non-growth components, with 72% assumed to be growth related, and the remaining 28% assumed to be non-growth related costs.

Servicing the growth-related debt of approximately \$20.4 million will require annual principal and interest payments estimated at \$1.58M (assuming an interest rate of 4.6%, over a 20-year term) and are anticipated to be serviced entirely through future development charge proceeds. These debt servicing costs have been conservatively estimated and incorporated into the Township's debt forecast through the 2025 Budget process.

Further to report COR2025-13 (2025 Debt Issue), Staff are recommending working with the Township's financial institution to facilitate a debt issue that can be drawn in tranches to support this, and other debt supported infrastructure projects for the 2025 and 2026 calendar years at an upset limit of \$33.9 million dollars. This is for debt related to the Operations Centre (as discussed above) as well as other projects approved for debt funding (Water Supply Strategy Phase 2, New Well Area Investigations and Acquisitions, and Land Acquired for Fergus Sportsplex Property Expansion). Staff will return to Council at a future meeting to present the necessary financing, debt policy, and any associated by-laws once established.

The non-growth funding strategy suggests proceeds from the building code reserve fund of approximately \$1.77 million, proceeds from the economic development reserve fund of \$582K, and land sale proceeds of approximately \$5.4 million. The properties currently being contemplated for divesture are as follows:

- 600 Glengarry Cres., Fergus (Fergus East Works Garage and helipad, excluding salt/sand shed and rear yard)
- 205 Queen St. E., Fergus (Former Medical Office)
- 101 Gregson Ct., Fergus (Surplus Industrial Land)

- 970 Gartshore St., Fergus (Surplus Industrial Land)
- 7444 Wellington Rd. 21, Elora (Pilkington Office and Works Garage)

It is anticipated that the proceeds from divestiture of these lands upon commissioning of the newly constructed Operations Centre will surpass the funding required from this source.

Consultation:

This report was prepared in consultation with Dan Wilson, Chief Administrative Officer, Colin Baker, Managing Director of Infrastructure Services, Adam McNabb, Managing Director of Corporate Services, and Adam Gilmore, Manager of Engineering.

Attachments:

- [Attachment #1 - Council Presentation](#)
- [Attachment #2 - Guaranteed Maximum Price](#)
- [Attachment #3 - Financial Strategy](#)

Approved By:

Colin Baker, Managing Director of Infrastructure Services
Dan Wilson, Chief Administrative Officer

New Township Operations Centre Update



Centre Wellington



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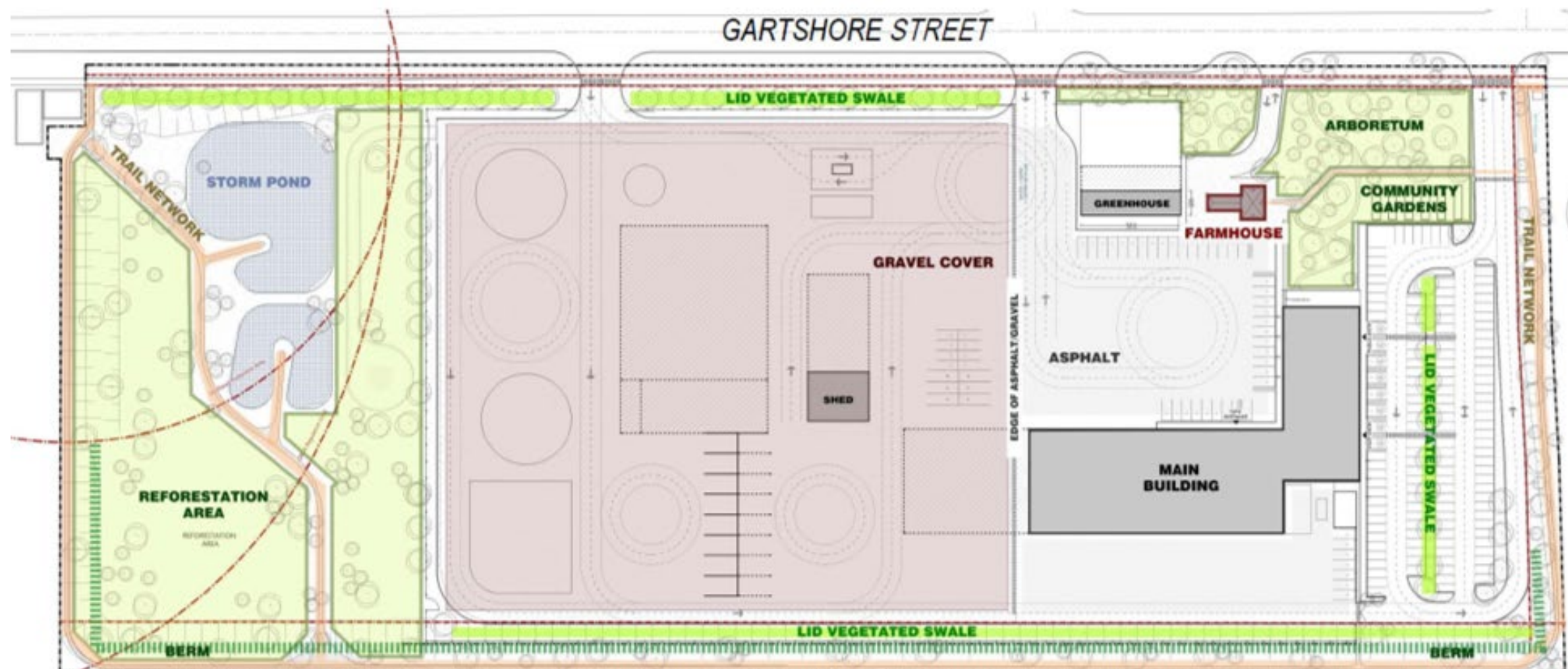
Operations Centre Update

- Provide an update on the works that have been completed on site to date;
- Provide an update on sustainability and green building features that have been incorporated into the detailed design;
- Provide an update on grant funding opportunities;
- Provide an update on the potential solar panel options that are being evaluated and considered; and,
- Present the Guaranteed Maximum Price (GMP) and overall construction budget for the project and seek approval from Township Council to proceed to construction

Site Works Completed to Date

Tree Removals

- A total of 125 trees were removed with 250 replacement trees being planted on site
- Site includes a reforestation area which will be established through a community planting program
- 40% of the redeveloped site will consist of green space complete with tree plantings, community gardens, a trail network, vegetated swales and the stormwater management pond



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Site Works Completed to Date – Continued

Site Demolition

- The existing barns, silos and outbuildings were demolished in early May
- Most of the building materials have been repurposed or recycled with some of the materials being reused on site and incorporated into the project



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Sustainability and Green Building Features

The following sustainability features are being incorporated into the design and construction of the site:

- Landscaping & Low Impact Development;
- Tree protection and conservation;
- Naturalized stormwater management area;
- Rainwater harvesting and re-use;
- Provisions for on-site photovoltaic power generation (i.e., solar panels);
- Electric vehicle charging stations;
- Sustainable building materials; and
- Reducing on-site natural gas consumption



Savings by Design

The project team participated in the Savings by Design workshop. A panel of sustainability professionals provided recommendations to improve the facility design and make the building more energy efficient. The following improvements were incorporated into the facility:

- Converted the hot water heaters from natural gas to a hybrid electric heat pump system
- Increased wall insulation from 5" to 6"
- Added insulation to the foundation walls
- Reduced the number of window openings & included a higher performing glass



Grant Funding Opportunities

- Township staff investigated the *Municipal Fleet Conversion Grant Fund* offered by the Federation of Canadian Municipalities to help fund some of the EV charging stations
- Staff will prepare and submit an application, and an update will be brought forward at a future Council meeting



On-site Photovoltaic Power Generation (Solar Panels)

Staff continue to explore solar panel options, and the funding programs associated with each option. The following options are being investigated:

- Load Displacement – energy produced is consumed on-site and any excess energy cannot be exported back to the grid
- Net Metering - energy produced is consumed on-site and any excess energy generated will be sent back to the grid and credited
- Hybrid – mix between Load Displacement and Net Metering
- Power Purchase Agreement – third party pays and owns the system and sells the energy back to the Township at a discounted rate



On-site Photovoltaic Power Generation (Solar Panels) - Continued

- Capital funding is required to implement solar and the costs varies with each option
- It is estimated that the maximum capital cost for a solar panel system is approximately \$1.2 million and staff will report back to Council at a future meeting with a recommended preferred option for consideration
- Staff are recommending that a budget of \$1.2 million be carried in the project costs for inclusions of a solar panel system in the project scope

Sourcing of Canadian Products

- The project team has made efforts to source Canadian materials/products
- The pre-engineered building frames, insulated metal wall panels, doors and framing, brick cladding, concrete, asphalt and a large portion of the millwork and finishes inside the building are all made and sourced in Canada
- Some specialty mechanical and electrical components are only manufactured in the United States



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Value Engineering

Savings have been identified through Value Engineering to help reduce project costs which includes:

- Modified site layout to reduce amount of imported fill required
- Paving areas of the site that will experience higher traffic, leaving other areas as a gravel surface
- Configure site servicing to minimize quantity of materials required
- Sourced more than 10,000 cubic meters of free fill from local residential developments
- The use of excess topsoil generated on site will be used to fill naturalized areas to reduce the amount of fill required on site

With the Value Engineering changes noted above, the estimated construction costs have been reduced by approximately \$6 million

Project Schedule and Future Council Touchpoints

Key milestones for the project are as follows:

- Pending approval of the GMP and total construction budget construction is scheduled to commence mid-June 2025
- Ground Breaking Ceremony – June 16, 2025 (to be confirmed)
- Staff will report back to Council with a recommendation related to solar panels in summer 2025
- Monthly updates will be provided to Council during construction highlighting the progress
- Project completion and final occupancy – December 2026

Guaranteed Maximum Price (GMP)

- Tendering of the project was completed by Ball Construction Ltd. which included a competitive bidding process
- The GMP for the project is **\$25.7 million** which includes all costs to project manage, build, furnish and commission the new Operations Centre
- Construction will proceed once the Township and Ball Construction Ltd. have reached an agreement on the GMP
- Once the GMP is approved, Township staff will process a change order to the existing contract with Ball Construction Ltd.
- Comparing the GMP to the Class C estimate of \$34.5 million which is defined as having an accuracy of 15% to 20%, the difference in costs are a result of the accuracy range as well as the substantial interest and competitive pricing from subcontractors and from the value engineering savings achieved during the design process

Other Outside Costs

In addition to the GMP, other outside costs are required to complete the construction of the facility such as:

- Public Works Operations Equipment Purchases (mostly attributed to establishing a licensed mechanics shop) - **\$300,000**
- IT Equipment & Fibre Network Extension Costs - **\$100,000**
- External Hydro & Utility Servicing - **\$150,000**
- Township Project Management - **\$200,000**
- Allowance for Solar Panel Installation - **\$1,200,000**

Considering these outside cost and adding the non-rebate HST, the Overall Construction Budget for the new Operations Centre is **\$28.2 million**

Financial Strategy

- The financial strategy to fund the project is structured around growth components being funded through development charge serviced debt, and non-growth components being serviced through reserve funds and the proceeds of land sales
- Total Phase I project costs are just north of \$34.6 million inclusive of land costs, costs incurred to date and the construction costs
- Of the \$34.6 million, construction costs are approximately \$28.2 million
- Financing the \$28.2 million is split between growth and non-growth components with 72% assumed growth and 28% assumed non-growth
- Servicing the growth-related debt of approx. \$20.4 million requires annual principal and interest payments of \$1.58 million which are to be funded entirely through future development charge proceeds

Financial Strategy - Continued

- The non-growth costs are funded through the proceeds from the building code reserve fund of approx. \$1.77 million as well as the economic development reserves fund of \$582,000 and the land sale proceeds of approx. \$5.4 million
- The properties being divested are as follows:
 - 600 Glengarry Cres., Fergus (Fergus Works Yard)
 - 205 Queen St. E, Fergus (Former Medical Office)
 - 101 Gregson Ct., Fergus (Surplus Industrial Land)
 - 970 Gartshore St., Fergus (Surplus Industrial Land)
 - 7444 Wellington Rd. 21, Elora (Pilkington Office and Works Garage)
- It is anticipated that the proceeds from the land sales upon commissioning the new Operations Centre will surpass the finding required from this source

Thank you! Questions?



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Attachment #2



PROJECT: CENTRE WELLINGTON OPERATIONS CENTRE

LOCATION: Fergus, ON

ARCH/ENG: RDH Architects & RJ Burnside

DATE: 2025.05.14

BUILDING AREA: 53,900 SF
5,007 m2

UNIT COST: 477.22 \$/SF

GMP BUDGET SUMMARY

COST CODE	DESCRIPTION	GMP			SUB-CONTRACTOR	GMP BREAKDOWN	\$/SF
		QUANTITY	UNIT	UNIT RATE			
90-1-105	TESTING OF MATERIALS RELATED TO O.406/19	1	ls	\$60,000.00	ALLOWANCE	60,000	1.11
90-1-106	TESTING & INSPECTIONS	1	ls	\$135,000.00	ALLOWANCE	135,000	2.50
90-1-108	MUNICIPAL CONNECTIONS	1	ls	\$15,000.00	ALLOWANCE	15,000	0.28
90-1-111	COMMISSIONING					incl. in M&E	
90-1-120	DEWATERING					not incl.	
90-1-121	DAYLIGHTING & INVESTGATING OF EXISTING SERVICES					not incl.	
1-1-150	ENERGY MODELING					not incl.	
1-1-000	GENERAL CONDITIONS	1	ls	\$1,998,236.00	BALL	1,998,236	37.07
2-1-050	SITE REMOVALS & DEMOLITION					by others	
2-1-200	EARTHWORK	1	ls	\$572,000.00	Melo	572,000	10.61
2-1-200	ALLOWANCE - ADDITIONAL IMPORTED FILL	15,000	m3	\$20.00	ALLOWANCE	300,000	5.57
2-1-200	CIVIL WORK AT SWM POND	1	ls	\$310,000.00	Melo	310,000	5.75
2-1-200	GARNULARS FOR ASPHALT PAVING	1	ls	\$375,000.00	Melo	375,000	6.96
2-1-500	ASPHALT PAVING w/o GRANULARS	14,200	m2	\$25.73	SE	365,383	6.78
2-1-500	GRAVEL PARKING LOT & SERVICE ROAD	25,652	m2	\$28.46	Melo	730,000	13.54
2-1-525	CONCRETE CURBS	798	m	\$53.57	SE	42,750	0.79
2-1-530	CONCRETE SIDEWALKS & EXTERIOR PADS	1,890	m2	\$36.15	SE	68,315	1.27
2-1-580	ASPHALT LINE PAINTING	1	ls	\$11,000.00	ALLOWANCE	11,000	0.20
2-1-700	SITE SERVICES	1	ls	\$975,000.00	Melo	975,000	18.09
	- SITE SERVICES AT FARMHOUSE & WATER STATION	1	ls	\$150,000.00	ALLOWANCE	150,000	2.78
2-1-830	CHAINLINK FENCING & GATES	690	m	\$240.58	Ariss	166,000	3.08
2-1-830	MAIN ENTRANCE GATES AND OPERATORS	1	ls	\$55,000.00	Ariss	55,000	1.02
2-1-831	WOOD FENCING POSTS	30	#	\$165.00	Ariss	4,950	0.09
2-1-831	WOOD FENCING INFILL	1	ls	\$28,270.00	BALL	28,270	0.52
2-1-900	LANDSCAPING	1	ls	\$288,752.00	Bomar	288,752	5.36
	- PLANTINGS AT FOUNDATION STRIP	1	ls	\$15,000.00	ALLOWANCE	15,000	0.28
	- SHADE STRUCTURE @ PATIO	2	ls	\$42,500.00	ALLOWANCE	85,000	1.58
3-1-050	STRUCTURAL CONCRETE FORMING	1	ls	\$642,921.00	ALLOWANCE	642,921	11.93
	- FORMING CHANGES AFTER PRE-ENG DESIGN	1	ls	\$43,000.00	ALLOWANCE	43,000	0.80
3-1-050	VEHICLE SHED - STRUCTURAL CONCRETE FORMING	1	ls	\$68,646.00	ALLOWANCE	68,646	1.27
3-1-052	MISC. CONCRETE (INTERIOR & EXTERIOR)	1	ls	\$325,858.00	BALL	325,858	6.05
3-1-200	REINFORCEMENT STEEL (SUPPLY)	1	ls	\$198,253.00	Gilbert	198,253	3.68
3-1-200	REINFORCEMENT STEEL (PLACING)				Gilbert	incl. above	
	- REBAR CHANGES AFTER PRE-ENG DESIGN	1	ls	\$32,000.00	ALLOWANCE	32,000	0.59
3-1-200	WIRE MESH REINFORCEMENT (SUPPLY)	400	sheets	\$70.00	Gilbert	28,000	0.52
3-1-300	CONCRETE SUPPLY (BUILDING & SITE)	1,540	m3	\$206.94	Greenwood	318,688	5.91
3-1-300	MATERIAL STORAGE PRECAST BLOCKS SUPPLY	195	#	\$101.92	Tri-City	19,875	0.37
3-1-300	MATERIAL STORAGE PRECAST BLOCKS UNLOADING & INSTALL	195	#	\$83.00	BALL	16,185	0.30
3-1-350	CONCRETE FLOOR FINISHING	4,890	m2	\$31.10	United	152,100	2.82
3-1-500	HPF POLISHED CONCRETE	493	m2	\$210.67	United	103,860	1.93
3-1-400	HOLLOWCORE PRECAST	280	m2	\$185.36	PSI	51,900	0.96
	- INTERIOR HOISTING OF PRECAST	1	ls	\$10,000.00	ALLOWANCE	10,000	0.19
4-1-100	MASONRY - Brick Venner	656	m2	\$413.97	GA	271,400	5.04
4-1-100	MASONRY - Interior CMU	1,205	m2	\$253.94	GA	306,000	5.68
	- ALTERNATE BRICK PATTERN	1	ls	\$30,000.00	ALLOWANCE	30,000	0.56
	- METAL FLASHINGS & TRIMS AT BRICK VENEER	1	ls	\$16,000.00	ALLOWANCE	16,000	0.30
5-1-120	STRUCTURAL STEEL	2,445	m2	\$192.33	Line Steel	470,250	8.72
5-1-300	METAL DECK	2,445	m2	\$46.56	Line Steel	113,850	2.11
5-1-500	MISC. METALS	1	ls	\$307,000.00	CTS	307,000	5.70
6-1-100	ROUGH CARPENTRY	1	ls	\$146,290.00	BALL	146,290	2.71
6-1-100	ROUGH CARPENTRY - VEHICLE SHED	1	ls	\$94,785.00	BALL	94,785	1.76
6-1-175	TIMBER PAVILION	2	ls	\$112,500.00	ALLOWANCE	225,000	4.17
6-1-195	WOOD CEILINGS					incl. in 6-1-830	
6-1-220	MILLWORK SUPPLY	1	ls	\$286,000.00	ALLOWANCE	286,000	5.31
6-1-830	MILLWORK INSTALL	1	ls	\$84,270.00	BALL	84,270	1.56
7-1-100	PIT WATERPROOFING	1	ls	\$3,985.00	Conestoga	3,985	0.07
7-1-100	FOUNDATION DAMPPOOFING	1	ls	\$36,825.00	Conestoga	36,825	0.68
7-1-125	MISC. BLUESKIN	1	ls	\$52,300.00	BALL	52,300	0.97
7-1-230	RIGID INSULATION UNDER SOG & PERIMETER	2,509	m2	\$64.93	BALL	162,907	3.02
7-1-235	UNDERSLAB VAPOUR BARRIER	4,193	m2	\$10.29	BALL	43,145	0.80
7-1-245	MISC. SPRAY INSULATION INFILL	1	ls	\$38,000.00	ALLOWANCE	38,000	0.71
7-1-250	CEMENTITIOUS FIREPROOFING	1,250	m2	\$42.88	GNI	53,600	0.99
7-1-270	FIRESTOPPING & CAULKING	1	ls	\$97,200.00	ALLOWANCE	97,200	1.80
7-1-400	METAL CLADDING/CANOPY					incl. in 8-1-800	
7-1-400	METAL SIDING & ROOFING - VEHICLE STORAGE	1	ls	\$82,545.00	Frost	82,545	1.53
7-1-405	EXTERIOR INSULATED METAL PANELS	1,835	m2	\$172.78	Comsteel	incl. in 13-1-120	
7-1-405	INTERIOR INSULATED METAL PANELS	450	m2	\$172.78	Comsteel	incl. in 13-1-120	
7-1-500	ROOFING	1,132	m2	\$246.13	BA	278,600	5.17
8-1-100	HM & WOOD DOORS & FRAMES SUPPLY	85	Doors	\$965.85	ProAble	82,098	1.52
8-1-110	RECEIVING DOOR DELIVERIES, HM FRAME & SCREEN INSTALL	1	ls	\$11,348.00	BALL	11,348	0.21
8-1-110	DOORS, FRAMES, & HARDWARE INSTALL	1	ls	\$55,437.50	ProAble	55,438	1.03
8-1-345	RECEPTION DESK COUNTER SHUTTER					deleted	
8-1-360	OVERHEAD DOORS	16	#	\$11,758.25	GD Elora	188,132	3.49
8-1-360	OVERHEAD DOORS @ OFF-SEASON STORAGE	6	#	\$3,872.70	GD Elora	23,236	0.43
8-1-460	AUTOMATIC SLIDING ENTRANCE DOORS	2	#	\$8,600.00	Nabco	17,200	0.32
8-1-460	- DURANAR SPECIALTY FINISH ON SLIDERS	1	ls	\$4,585.00	ALLOWANCE	4,585	0.09
8-1-700	FINISH HARDWARE	1	#	\$184,844.68	ProAble	184,845	3.43
8-1-700	BARRIER FREE AUTO OPERATORS	19	#	\$2,276.68	Nabco	43,257	0.80
8-1-700	UNIVERSAL WASHROOM HARDWARE KIT					incl. above	
8-1-750	DEMOUNTABLE PARTITIONS					incl. in 8-1-800	



PROJECT: CENTRE WELLINGTON OPERATIONS CENTRE

LOCATION: Fergus, ON

ARCH/ENG: RDH Architects & RJ Burnside

DATE: 2025.05.14

BUILDING AREA: 53,900 SF
5,007 m2

UNIT COST: 477.22 \$/SF

GMP BUDGET SUMMARY

COST CODE	DESCRIPTION	GMP			SUB-CONTRACTOR	GMP BREAKDOWN	\$/SF
		QUANTITY	UNIT	UNIT RATE			
8-1-800	GLAZING					breakdown below	
	- EXTERIOR GLAZING	695	m2	\$762.59	Westmount	530,000	9.83
	- SOLAR BAN 72 LOW E & CHAMPAGNE	1	ls	\$36,300.00	Westmount	36,300	0.67
	- BIRD FRIENDLY FRIT	1	ls	\$41,100.00	Westmount	41,100	0.76
	- INTERIOR GLAZING & INTERIOR OFFICE FRONTS	1	ls	\$99,000.00	Westmount	99,000	1.84
	- GLAZED INTERIOR SCREEN AT RECEPTIONS	1	ls	\$8,900.00	Westmount	8,900	0.17
	- FEATURE STAIR GLAZING					n/a	
	- WALL MIRRORS					incl. above	
9-1-250	DRYWALL	1	ls	\$694,000.00	Rosmar	694,000	12.88
	- CEILINGS & NEW BULKHEADS	1	ls	\$48,000.00	ALLOWANCE	48,000	0.89
9-1-600	FLOORING					breakdown below	
	- FLOOR TILE	1	ls	\$96,432.53	Adlers	96,433	1.79
	- WALL TILE					incl. above	
	- CARPET TILE	1,090	m2	\$97.44	Adlers	106,207	1.97
	- STATIC DISSIPATIVE RESILIENT	45	m2	\$359.93	Adlers	16,197	0.30
	- LVT					deleted	
	- FITNESS FLOORING	38	m2	\$327.63	Gym-Con	12,450	0.23
	- FLOORING IN FRONT STAIR	1	ls	\$26,000.00	ALLOWANCE	26,000	0.48
9-1-625	EPOXY FLOORING IN SHOP & GARAGE	2,215	m2	\$59.14	ALLOWANCE	131,000	2.43
9-1-900	PAINTING	5,007	m2	\$26.87	Expert	134,550	2.50
10-1-160	WASHROOM PARTITIONS	20	#	\$2,634.45	Interco	52,689	0.98
10-1-200	ARCH LOUVERS ON EXTERIOR WALL	1	ls	\$20,000.00	ALLOWANCE	20,000	0.37
10-1-440	SIGNAGE (INTERIOR)	1	ls	\$35,000.00	ALLOWANCE	35,000	0.65
10-1-440	SIGNAGE (EXTERIOR)	1	ls	\$61,000.00	ALLOWANCE	61,000	1.13
10-1-500	LOCKERS & BENCHES	76	#	\$1,310.42	Interco	99,592	1.85
10-1-650	OPERABLE PARTITION	1	ls	\$34,450.00	Extreme	34,450	0.64
10-1-750	ALLOWANCE - FOOT GRILLES	1	ls	\$24,000.00	ALLOWANCE	24,000	0.45
10-1-800	WASHROOM ACCESSORIES SUPPLY	1	ls	\$22,035.00	Interco	22,035	0.41
10-1-801	WASHROOM ACCESSORIES INSTALL	1	ls	\$18,418.00	BALL	18,418	0.34
10-1-820	ADULT CHANGE TABLE	2	#	\$18,500.00	ALLOWANCE	37,000	0.69
10-1-845	CORNER GUARDS	1	ls	\$9,000.00	ALLOWANCE	9,000	0.17
10-1-850	EXPANSION JOINT COVERS	1	ls	\$32,000.00	ALLOWANCE	32,000	0.59
11-1-140	FOUR POSTER VEHICLE HOIST	1	ls	\$100,000.00	ALLOWANCE	100,000	1.86
12-1-500	WINDOW BLINDS	1	ls	\$44,000.00	ALLOWANCE	44,000	0.82
12-1-600	FFE FIXTURES & FURNITURE	1	ls	\$1,350,000.00	ALLOWANCE	1,350,000	25.05
13-1-120	PRE-ENG. BLDG.	1	ls	\$1,630,680.15	Comsteel	1,630,680	30.25
	Pre-Eng. Subtrade Bonding	1	ls	\$15,475.50	Comsteel	15,476	0.29
13-1-123	GREENHOUSES C/W BENCHES	320	m2	\$778.50	ALLOWANCE	249,121	4.62
13-1-123	FLOOR SLABS & UNDEFINED SCOPE FOR GREENHOUSES	241	m2	\$165.00	ALLOWANCE	46,000	0.85
13-1-300	OFF-SEASON VEHICLE STORAGE BLDG.					breakdown by DIV	
13-1-250	FUEL STATION	1	ls	\$183,736.00	Wilfong	183,736	3.41
13-1-250	ASI FUEL MANAGEMENT COORDINATION ITEMS	1	ls	\$165.00	ALLOWANCE	25,000	0.46
14-1-100	ELEVATOR	1	ls	\$163,500.00	Schindler	163,500	3.03
14-1-600	OVERHEAD CRANE (5 tonne)	1	ls	\$82,285.00	O'Brien	82,285	1.53
14-1-600	ADDITIONAL JIB CRANE AT VEHICLE STORAGE	1	#	\$120,000.00	ALLOWANCE	120,000	2.23
15-1-100	MECHANICAL					breakdown below	
	- Plumbing	5,007	m2	\$108.84	Kittel	545,000	10.11
	- HVAC	5,007	m2	\$234.65	Kittel	1,175,000	21.80
	- MECHANICAL SUBTRADE BONDING	1	ls	\$29,154.00	Kittel	29,154	0.54
	- HVAC UPGRADES AT IT /COMMS ROOM	5,007	m2	\$8.99	ALLOWANCE	45,000	0.83
	- BUILDING AUTOMATION SYSTEM	5,007	m2	\$84.87	ALLOWANCE	425,000	7.88
15-1-300	SPRINKLER (NO Fire Pump)	5,007	m2	\$31.83	Vipond	159,400	2.96
16-1-100	ELECTRICAL	5,007	m2	\$263.50	H&R	1,319,487	24.48
	- ELECTRICAL SUBTRADE BONDING	1	ls	\$14,910.20	H&R	14,910	0.28
	- PRIMARY POWER FEEDER	1	ls	\$50,000.00	ALLOWANCE	50,000	0.93
16-1-200	DATA & IT	1	ls	\$75,000.00	ALLOWANCE	75,000	1.39
16-1-400	ACCESS CONTROL & SECURITY	1	ls	\$130,000.00	ALLOWANCE	130,000	2.41
16-1-800	AUDIO VISUAL	1	ls	\$62,000.00	ALLOWANCE	62,000	1.15
BONDING & INSURANCE COSTS		SUBTOTAL 01:				23,037,101	427.40
		CONSTRUCTION CONTINGENCY: 8.00%				1,842,968	34.19
		DESIGN BUILDER'S CONSTRUCTION FEE: 2.00%				460,742	8.55
		SUBTOTAL 02:				25,340,811	470.14
		DESIGN BUILDER'S PART 1 (PRECONSTRUCTION) FEE:				Separate Price	
		CONSULTANT'S PART 1 (PRECONSTRUCTION) FEE:				Separate Price	
		CONSULTANT'S PART 2 (CONSTRUCTION) FEE:				Separate Price	
		SUBTOTAL 03:				25,340,811	470.14
		BUILDER'S RISK INSURANCE (budget c/w PST):				88,673	1.65
		WRAP-UP LIABILITY INSURANCE (budget c/w PST):				75,262	1.40
		100% PERFORMANCE BOND (budget c/w HST):				136,017	2.52
		50% LABOUR & MATERIAL BOND (budget c/w HST):				81,610	1.51
		GRAND TOTAL:				\$25,722,373	477.22

Attachment #3

Operations Centre Financing Strategy

Estimated Costs:	Growth	Non-Growth	Total
Land Acquisition	\$ 3,761,129	\$ 355,228	\$ 4,116,357
Approved Capital Budget	\$ 16,574,942	\$ 5,802,170	\$ 22,377,112
Costs Incurred to Date			(2,079,123)
Outstanding Invoicing			(278,900)
Remaining Available Budget			\$ 20,019,089
Construction Cost GMP (Inclusive of Tooling & Hydro Upgrades)	\$ 20,369,000	\$ 7,786,800	\$ 28,155,800

Capital Costs not Yet Funded **8,136,711**

Funding Source - Full Construction GMP:	Full Amount	Residual Budget	2026 Budget Staff Recommendation
Growth Related Debt*	(20,369,000)	(14,482,587)	(5,886,413)
Building Code Reserve Fund (Non-Growth Related)	(1,767,100)	(1,256,428)	(510,672)
Economic Development Reserve Fund (Non-Growth Related)	(581,500)	(413,453)	(168,047)
Sale of Existing Properties to be deemed Surplus (Non-Growth Related)	(5,438,200)	(3,866,621)	(1,571,579)
	(28,155,800)	(20,019,089)	(8,136,711)

Estimated Annual Debt Payments** **\$1,579,488.11**

* All debt is growth related, therefore principal and interest payments would be funded through development charges.

** Estimated Annual Debt Payments used in detailed debt Projections

Properties being Contemplated for Divestiture:

600 Glengarry (Fergus Shop)

205 Queen St E (Former Medical Office)

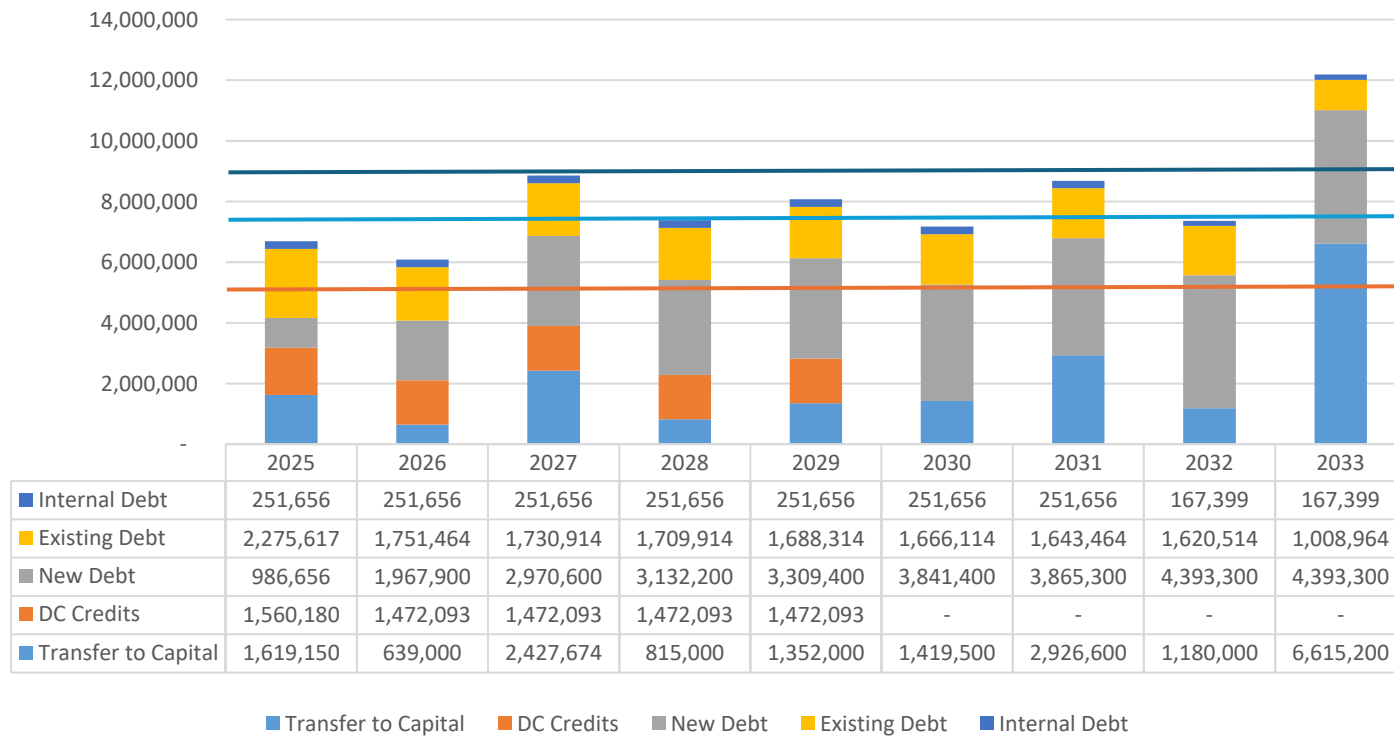
101 Gregson Crt (Surplus Industrial Land)

970 Gartshore St (Surplus Industrial Land)

7444 Wellington Rd. 21 (Pilkington Shop)

} **Estimated Combined Proceeds**
\$ **8,000,000.00**

Development Charges Projected Cash Flow



5 Yr. Avg. DC Proceeds

2023 DC Proceeds

2020 DC Proceeds