

Linhaven LTC Home Redevelopment, St. Catharines
Total Estimated Project Cost

CSD 35-2021
June 16, 2021
Appendix 1

Cost Elements	Council Approved Budget	Budget Increase	Revised Council Approved Budget	Expended & Committed as of 05/26/21	Contract Award/ Forecast	Budget Remaining
	(A)	(B)	(C) = (A) + (B)	(D)	(E)	(F) = (C) - (D) - (E)
Total Estimated Project Cost (20001203)*						
(a) Construction (including Construction Contingency and 1.76% non-refundable HST)	83,891,000	7,037,807	90,928,807	-	90,928,807	-
(b) Project Contingency	8,047,000	(3,976,592)	4,070,408	-	4,070,408	-
(c) Property Acquisition	-	-	-	-	-	-
(d) Consulting Services	3,737,000	-	3,737,000	835,404	2,901,596	-
(e) Permitting	-	622,100	622,100	-	622,100	-
(f) Furniture, Fixtures and Equipment	4,792,000	-	4,792,000	-	4,792,000	-
(g) Project Management (In-House) and Operations	1,533,000	(30,895)	1,502,105	212,915	1,289,190	-
Total Estimated Project Cost	102,000,000	3,652,420	105,652,420	1,048,319	104,604,101	-
Project Funding Sources						
Debt	(86,500,000)	-	(86,500,000)	-	(86,500,000)	-
Development Charges - LTC Facilities	(15,500,000)	-	(15,500,000)	(118,897)	(15,381,103)	-
Provincial Grant (MLTC Development Grant)	-	(3,652,420)	(3,652,420)	-	(3,652,420)	-
	(102,000,000)	(3,652,420)	(105,652,420)	(118,897)	(105,533,523)	-

*All costs include 1.76% non-refundable HST

** Total Contract Award is equal to i) \$89,355,963 before tax; ii) \$90,928,807 including 1.76% non-refundable HST; iii) \$100,972,238 including 13% HST