Grand Trunk Costing Report

Community Facilities + Grand Trunk Building

February 2026

Prepared by:

SVEC GROUP

BTY BUILDING INTELLIGENCE

superkül

WSP

Executive Summary

This report presents a comprehensive set of costing options related to the potential redevelopment of the Grand Trunk Building, along with associated scenarios for accommodating YMCA and Library uses.

It is intended to provide Council and stakeholders with a clear, fact-based understanding of the financial implications tied to each configuration, so that decisions about scope, phasing, and investment can be made with confidence and transparency.

By pairing Superkül's architectural, contextual, and buildable option drawings with BTY's market-based cost planning and risk-informed estimating approach, alongside WSP's environmental analysis and remediation costing, the City now has a coherent and defensible foundation to compare scenarios, understand the true cost drivers, and evaluate both construction and environmental obligations.

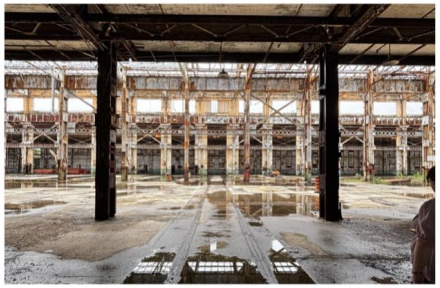
This costing was approached the way real projects are financed and delivered: define the scope with credible design, then price that scope with an experienced multi-disciplinary team that understands market conditions, risk, and constructability.

Together, this integrated work provides market-grounded data that can withstand scrutiny and ultimately survive procurement. The value of this work is not just the bottom-line totals; it is the credibility behind them.

How to Read This Report

This report is structured to support informed decision-making. The figures presented are not abstract benchmarks, they are budgets derived from custom architectural drawings prepared specifically for the Grand Trunk Building and the proposed Community Facilities (YMCA + Library).

Each option has been defined, illustrated, and then costed accordingly. As such, the numbers should be interpreted as concept-level, market-informed capital budgets tied to real scope.



INTERIOR VIEW OF MEZZANINE FROM UNDERNEATH

HISTORICAL AERIAL OF GRAND TRUNK SHOP

EXISTING STRUCTURE TYPICAL COLUMN BASE

HISTORICAL AERIAL OF GRAND TRUNK SHOP

What Is Included

Each option budget reflects:

1. Defined architectural scope based on Superkül's drawings
2. Market-based construction pricing prepared by BTY
3. Rehabilitation work required for a 100-year-old structure
4. Code compliance and accessibility upgrades
5. Allowances for environmental considerations by WSP
6. General conditions, contractor overhead, and escalation assumptions appropriate to this stage
7. Appropriate contingencies relative to the level of definition

The estimates are structured to capture the true cost drivers unique to this site, particularly the integration of modern systems within an aging building envelope and structure, limited construction access, and unknowns typical of heritage rehabilitation.

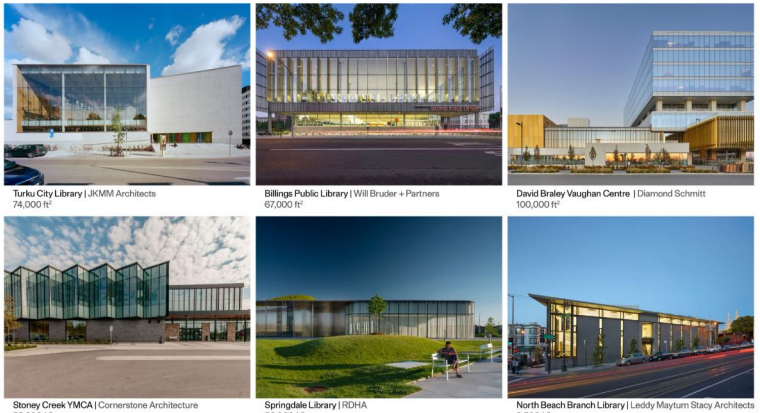
What Is Not Included (Unless Specifically Noted)

As with any concept-stage estimate, certain items may be excluded or carried as provisional allowances pending further investigation. These may include:

1. Detailed geotechnical or structural redesign beyond current assumptions
2. Finalized environmental remediation quantities pending intrusive testing
3. Furniture, fixtures, and equipment beyond standard building allowances, and general items related to programming the space
4. Financing costs or long-term operating impacts

If Council selects a preferred direction, the next milestone would be advancing the chosen option into a higher level of design definition (e.g., 30%–50% design development), at which point the estimate would be refined and contingencies appropriately reduced as risk is retired. Cost estimation is iterative, and this guide should be treated as a preliminary understanding of the order of magnitude for each option.

Precedents



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A Tailored Approach Costing

The costing for the Community Facilities component was undertaken in direct coordination with both the YMCA and Library leadership teams to ensure that the concepts reflect their actual operational, spatial, and programmatic requirements.

Rather than applying generic recreation or library space assumptions, the architectural layouts were informed by discussions around pool requirements, fitness and multi-purpose programming, community rooms, circulation, storage, back-of-house functions, and accessibility standards specific to their mandates.

This collaborative approach ensured that the drawings, and therefore the costing prepared by BTY, were tailored to how these facilities would truly function day-to-day.

As a result, the budgets reflect real user needs and operational realities.

Why the Numbers May Differ from Generic Benchmarks

The figures presented in this report were not derived from a generic cost-per-square-foot reference guide applied in the abstract. Standard costing manuals typically assume ideal conditions, efficient construction sequencing, and modern building assemblies.

In market practice, non-contextual budgeting creates the worst possible outcome for a municipality: confident decisions made on numbers that won't survive procurement. Instead, our estimates were developed through a tailored, site-specific process grounded in detailed drawings and the real constraints of this building and property.

This process captures:

- The complexity of integrating modern mechanical, electrical, and life-safety systems into an aging building fabric
- Structural limitations and the reinforcements required to safely support contemporary uses
- Air, moisture, and thermal performance upgrades necessary to meet current code and operational standards
- Environmental remediation obligations and associated risk mitigation
- Productivity impacts and cost premiums associated with constrained access, staging limitations, and phased construction

The result is not a theoretical cost derived from a handbook: it is a grounded estimate that reflects the real physical, environmental, and logistical conditions present on this site.

A Team of top-tier specialists

This project required firms with deep, hands-on experience in adaptive reuse, complex renovations, and market-facing cost planning.

Superkül

Superkül is a Toronto-based architecture and design studio recognized for thoughtful, context-driven work that integrates architecture, interiors, and urban design. The firm has built a reputation for adaptive reuse, complex renovations, and culturally significant projects where existing conditions are not obstacles but catalysts for design.

Their approach is rigorous and investigative, grounded in understanding how buildings are actually constructed, how they age, and how contemporary interventions can be integrated responsibly and perform over the long term.

For the Grand Trunk and community facility options, Superkül translated program ambitions into precise, buildable concepts that respond directly to the constraints of a 100-year-old structure, ensuring that every costing exercise was anchored in real architectural definition.

BTY

BTY is an international construction consultancy providing independent cost management, project monitoring, and advisory services. With decades of experience and offices across Canada and globally, BTY supports public and private sector clients in planning, budgeting, and delivering complex capital projects.

Their expertise spans early-stage feasibility through to procurement and construction, with a strong emphasis on risk identification, market intelligence, and disciplined cost control.

BTY prepared detailed estimates based on Superkül's custom drawings, applying current market pricing and professional judgment to account for rehabilitation complexity and construction constraints, delivering budgets that are both market-informed and defensible.

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WSP Canada

Our environmental costing was supported by WSP's Environmental team (ESP), who bring deep expertise in contaminated sites, remediation strategy, regulatory approvals, and environmental risk management across complex urban and brownfield contexts.

Their work spans everything from Phase I/II ESAs and detailed site investigations to remediation design, risk assessment, and long-term monitoring, with a strong understanding of how environmental constraints translate into real construction and capital cost implications.

For our purposes, ESP provided grounded, market-credible costing inputs tied directly to remediation methodology, regulatory compliance, and constructability, ensuring that the environmental assumptions embedded in the pro forma are technically defensible, financially realistic, and aligned with current provincial standards.

Understanding Construction Estimate Classes

Construction cost estimates are categorized by “class” to reflect how much design information is available and how accurate the pricing is expected to be. As a project becomes more defined, estimates become more detailed and contingencies are reduced.

Why This Matters
The “class” of estimate tells you how much confidence to place in the number, and what decisions it is appropriate to support. Early-stage projects rely on Class D or C estimates to test direction.
As a preferred option is selected and design advances, estimates are refined toward Class B and ultimately Class A before procurement.

In short: more definition = narrower risk = tighter accuracy.

Class A – Definitive / Pre-Tender

Design Definition: 90–100% construction documents

Basis: Fully detailed drawings and specifications

Accuracy Range: Typically ± 5–10%

Purpose: Tendering and final capital approval.

This is the most precise estimate prior to contractor bids. Quantities are measured in detail, and contingencies are primarily tied to residual risk rather than unknown scope.

Class B – Intermediate / Design Development

Design Definition: 30–60% design complete

Basis: Detailed drawings, defined materials and systems

Accuracy Range: Typically ± 10–15%

Purpose: Pre-tender budget control and funding approvals.

Major building components are quantified with more certainty, and risk allowances begin to narrow.

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The “class” of estimate tells you how much confidence to place in the number, and what decisions it is appropriate to support. Early-stage projects rely on Class D or C estimates to test direction.
As a preferred option is selected and design advances, estimates are refined toward Class B and ultimately Class A before procurement.

In short: more definition = narrower risk = tighter accuracy.

Class C – Preliminary

Design Definition: Early schematic design (10–30%)

Basis: Preliminary plans, basic systems identified

Accuracy Range: Typically ± 15–25%

Purpose: Budget validation before advancing design.

At this stage, the building layout and major systems are clearer. Quantities begin to be measured from drawings rather than assumed.

Class D – Conceptual / Order of Magnitude

Design Definition: Very early concept (0–10% design)

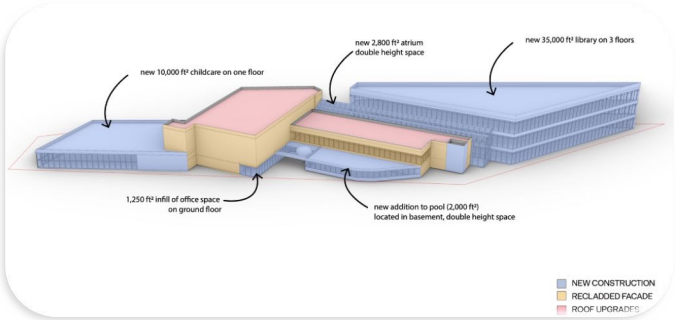
Basis: High-level massing, area assumptions, functional concepts

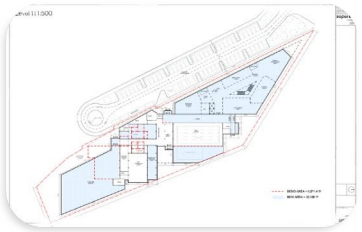
Accuracy Range: Typically ± 25–40%

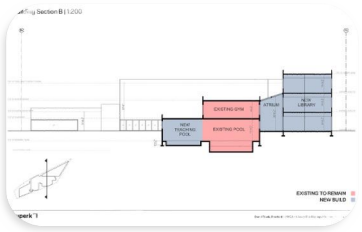
Purpose: Feasibility testing, option comparison, early budget discussions.

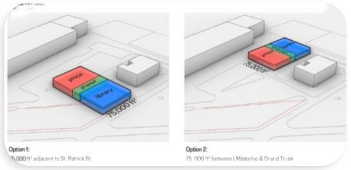
Class D estimates are used to understand whether an idea is financially plausible. They rely on informed assumptions and benchmarking but are still grounded in defined intent.

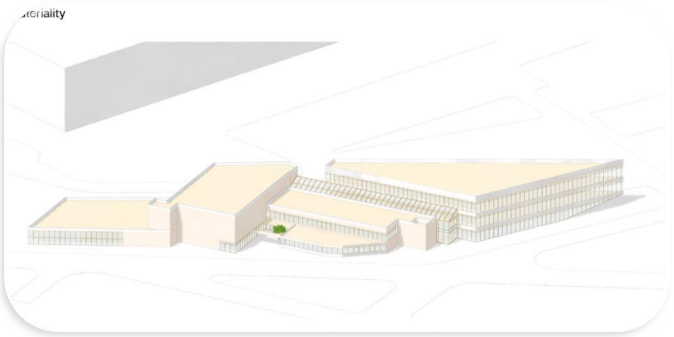
Community Facilities Study

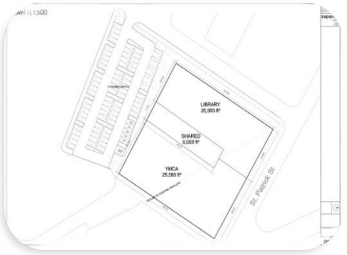


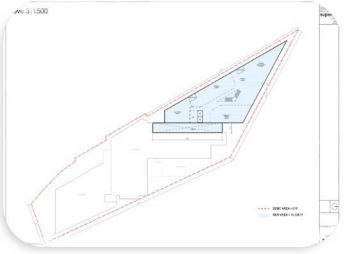












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Collaborative Approach

The costing for the YMCA and Library component was undertaken through two distinct but complementary approaches.

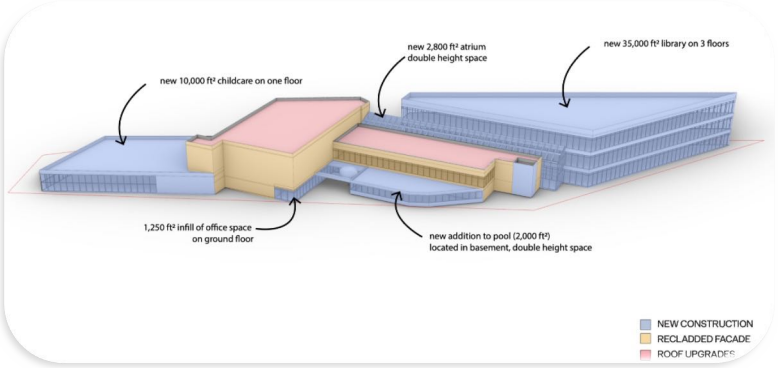
First, Superkül prepared a tailored renovation concept that adapts and reinvests in the existing YMCA building, testing what it would realistically take to modernize, reconfigure, and upgrade the current structure to meet contemporary program, accessibility, and building code requirements.

Second, alternative options were developed for conceptual new-build facilities that do not rely on the existing YMCA structure, allowing for a clear comparison between reinvestment in the current asset and delivering purpose-built community space from the ground up.

Studying both scenarios is critical: without testing renovation and new-build options side by side, Council cannot properly understand lifecycle implications, capital cost differences, functional efficiencies, or long-term flexibility.

Each option was custom-developed for this site and these specific community uses by an integrated team. The result is a set of context-specific, collaboratively informed budgets that reflect real operational needs and real construction conditions.

The costing for these options was done for **Class C Standard** for the renovation and 100k new facility option. The 75k new facility option was completed on a prorate basis, based on the 100k new facility estimate.



Option #1: Renovation of existing building

Size (Approx): 70,000sq.ft
Escalated Cost: $49.9m

This option retains the existing YMCA building and introduces a targeted addition to accommodate expanded programming and the integration of the Library.

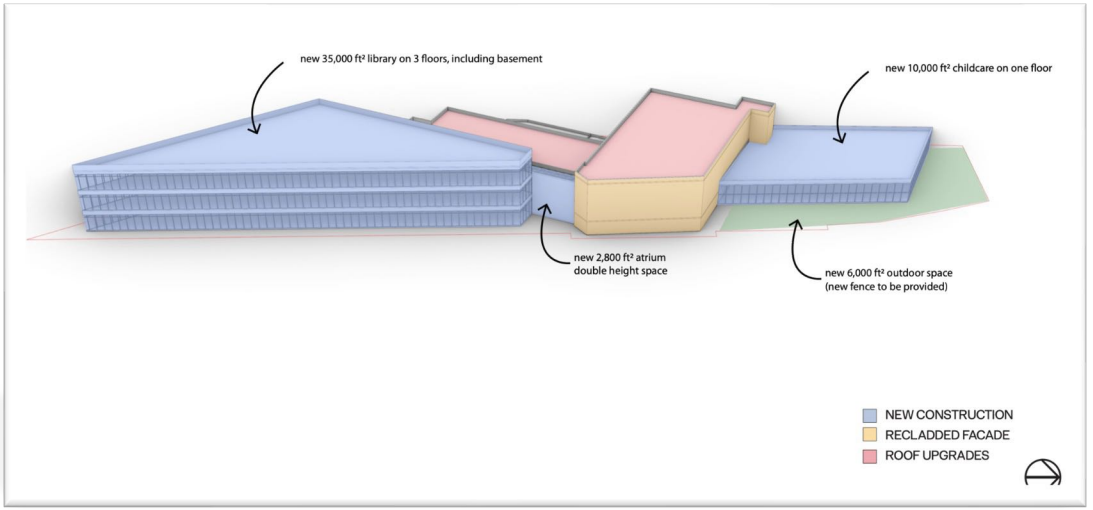
In this scenario, the current structure is renovated and modernized to meet contemporary code, accessibility, and operational standards, while a carefully designed addition provides the additional area required to house library functions and complementary community space.

The concept leverages shared common areas, such as lobbies, circulation, multipurpose rooms, and support spaces to create operational efficiencies and a cohesive civic identity. The primary advantage of this approach is adaptive reuse: it reinvests in an existing community asset, reduces demolition impact, preserves embodied carbon, and builds on a familiar public presence.

However, the site's physical constraints limit long-term expansion flexibility and compress outdoor and servicing areas.

Because the site footprint is largely consumed by the retained structure and addition, structured or on-site parking solutions are constrained, meaning that off-site parking strategies would likely be required to support peak community use.

Lastly, this option would likely impact the day-to-day operations of the facility for an extended period of time.



Option #2: New Facility Off-Site

Size (Approx): 100,000sq.ft
Escalated Cost: $65.4m

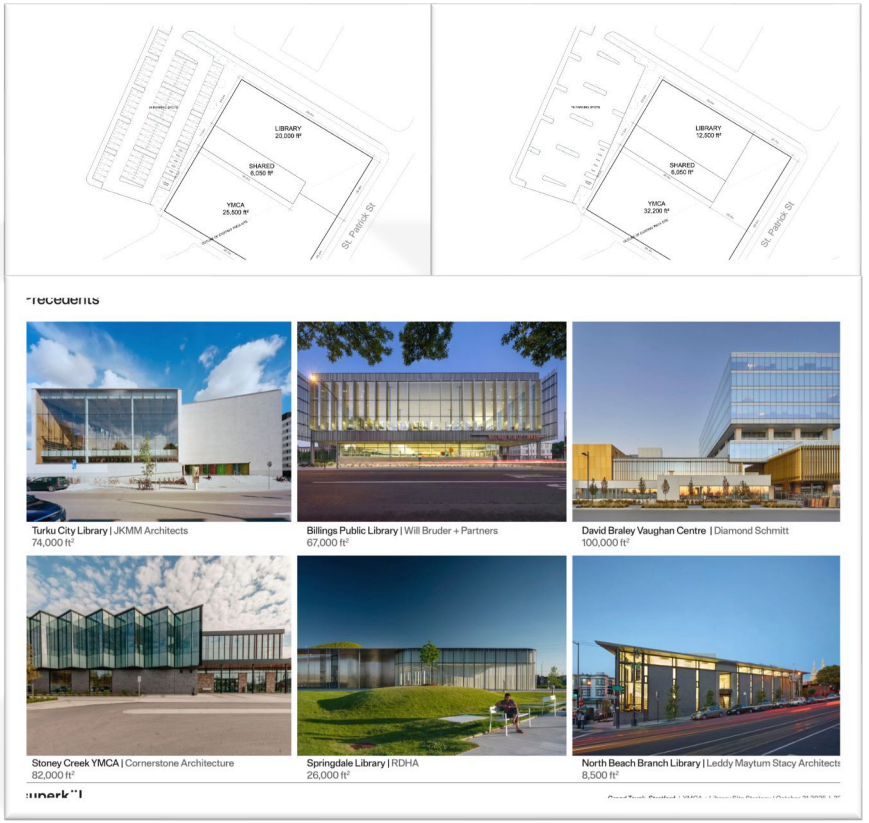
Another option studied is a purpose-built new facility that combines the YMCA and Library programs into a single integrated building located on the Grand Trunk site.

This approach prioritizes efficiency as its primary advantage. Designing from the ground up allows the building to be optimized for circulation, structural grids, mechanical systems, and shared program space, eliminating the compromises and redundancies that often arise when adapting an existing structure.

Because the new facility would be constructed on the Grand Trunk lands, the existing YMCA could remain fully operational throughout construction, avoiding service disruption to members and the broader community.
A new build also provides long-term operational and environmental benefits.

Modern building systems: high-performance envelope design, energy-efficient mechanical systems, heat recovery, electrification strategies, and optimized structural layouts, can significantly reduce operating costs over the life of the asset.

From a sustainability perspective, a purpose-built facility can be designed to meet contemporary energy and carbon standards, improve indoor environmental quality, and lower lifecycle maintenance requirements. While capital costs may be higher upfront relative to renovation in some cases, the efficiency, durability, and reduced operating burden of a new building can provide meaningful long-term value for the municipality and community partners.



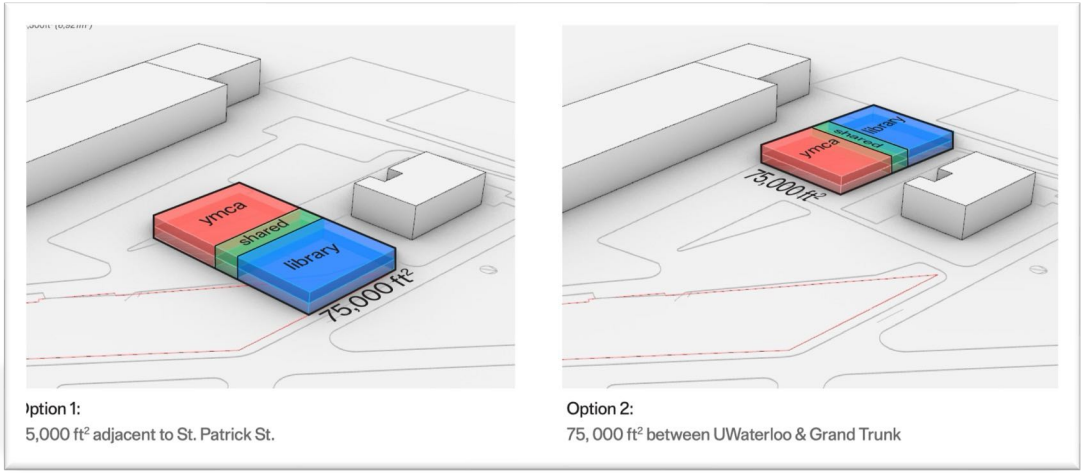
Option #3: New Facility Off-Site

Size (Approx): 75,000sq.ft
Escalated Cost: $47.3m

A variation of the new-build scenario contemplates a 75,000 sq. ft. combined YMCA and Library facility, closely matching the overall program area tested in the renovation-and-addition option at the existing YMCA site.

This option delivers comparable functional capacity within a purpose-built structure on the Grand Trunk lands, allowing for the same scale of community programming while benefiting from the efficiencies of a fully integrated, modern building.

By right-sizing the facility to align with the earlier renovation concept, this version enables a clear, apples-to-apples comparison between reinvestment in the existing asset and delivering equivalent program space through new construction, supporting a more informed evaluation of capital cost, operational efficiency, and long-term flexibility.



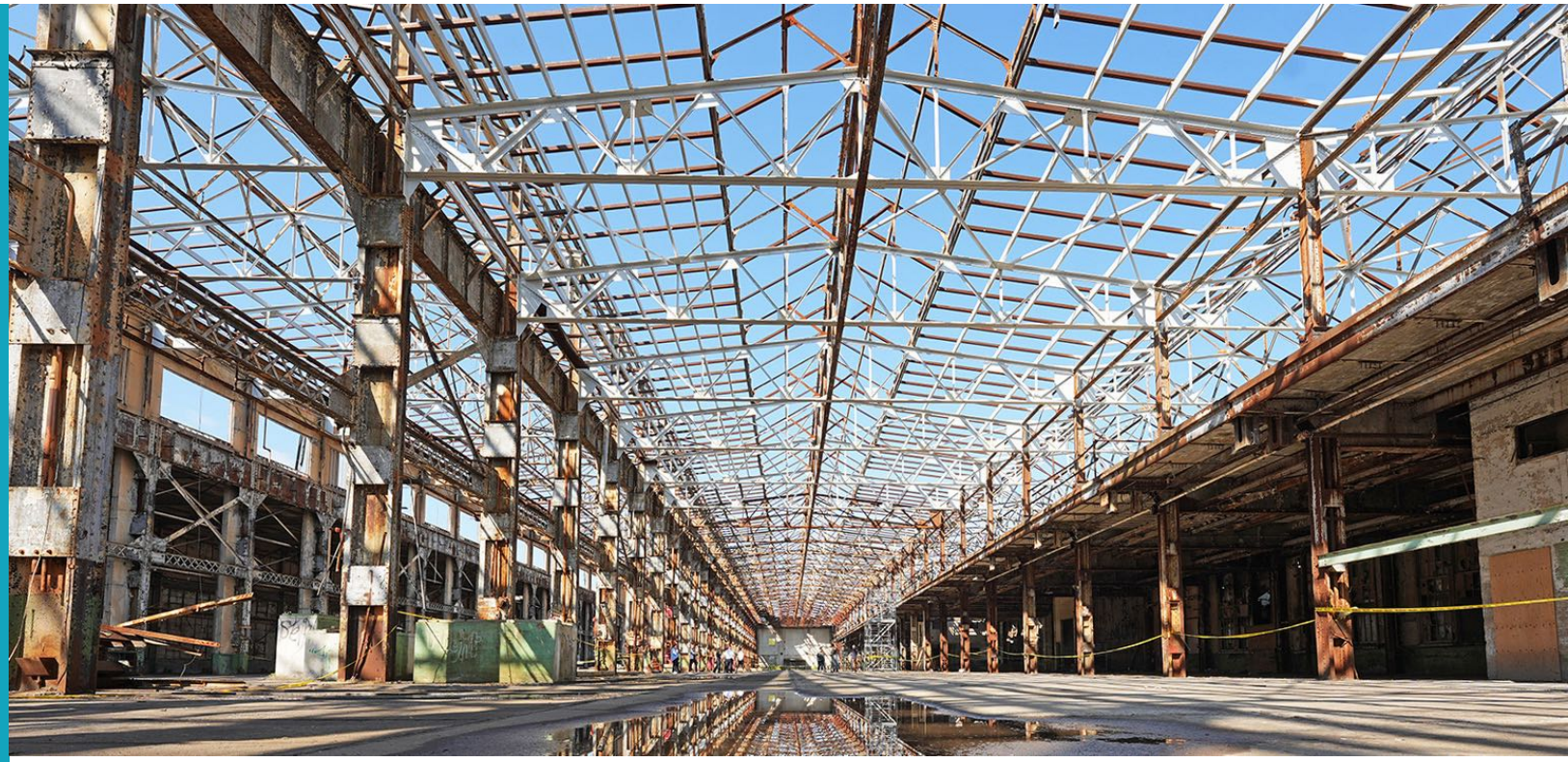
)ption 1:
5,000 ft² adjacent to St. Patrick St.

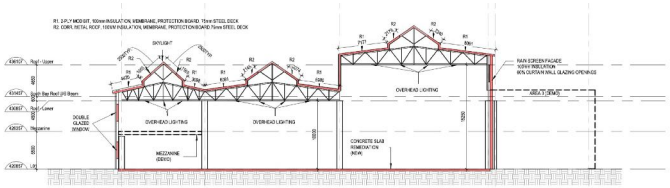
Option 2:
75, 000 ft² between UWaterloo & Grand Trunk

Summary Table

Option	Key Advantages	Key Challenges / Trade-offs	Cost (remediation not included)
1. Renovate Existing YMCA + Addition (Shared Facility Model)	• Adaptive reuse of an existing community asset • Lower embodied carbon compared to full demolition • Builds on a familiar, established location • Shared common areas create operational efficiencies	• Significant disruption to YMCA services during renovation • Limited site footprint constrains future expansion • Likely requires off-site parking due to site limitations • Operating inefficiencies tied to adapting an older structure	**$49.9m**
2. New Combined Facility on Grand Trunk Site (Full Program)	• Purpose-built efficiency across YMCA + Library uses • YMCA operations can continue uninterrupted during construction • Modern systems reduce long-term operating costs • Designed to meet contemporary sustainability standards • Greater long-term flexibility	• Higher upfront capital cost in some scenarios • New site servicing and infrastructure coordination required	**$65.4m**
3. New 75,000 sq. ft. Combined Facility (Right-Sized Comparison Option)	• Comparable scale to renovation + addition option • Allows apples-to-apples comparison of capital investment • YMCA operations remain uninterrupted • Purpose-built efficiency and sustainability benefits • Reduced lifecycle maintenance relative to renovated asset	• Upfront capital investment required for new construction • Requires coordinated site planning within Grand Trunk master plan	**$47.3m** ***(pro-rated cost based on 100k option)**

Grand Trunk Building Study





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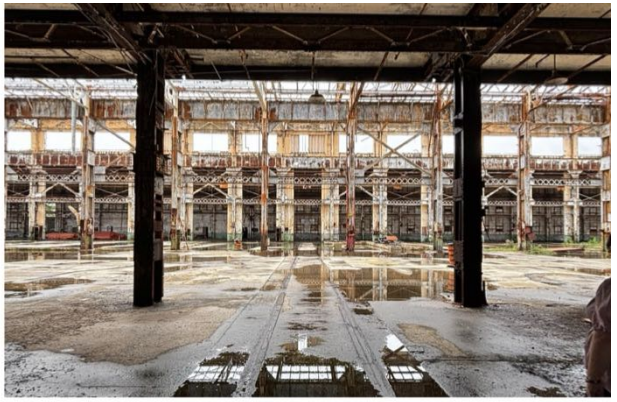
Existing Conditions

Existing Conditions

EXTERIOR VIEW OF FACADE LOOKNG SOUTHEAST

Existing Conditions

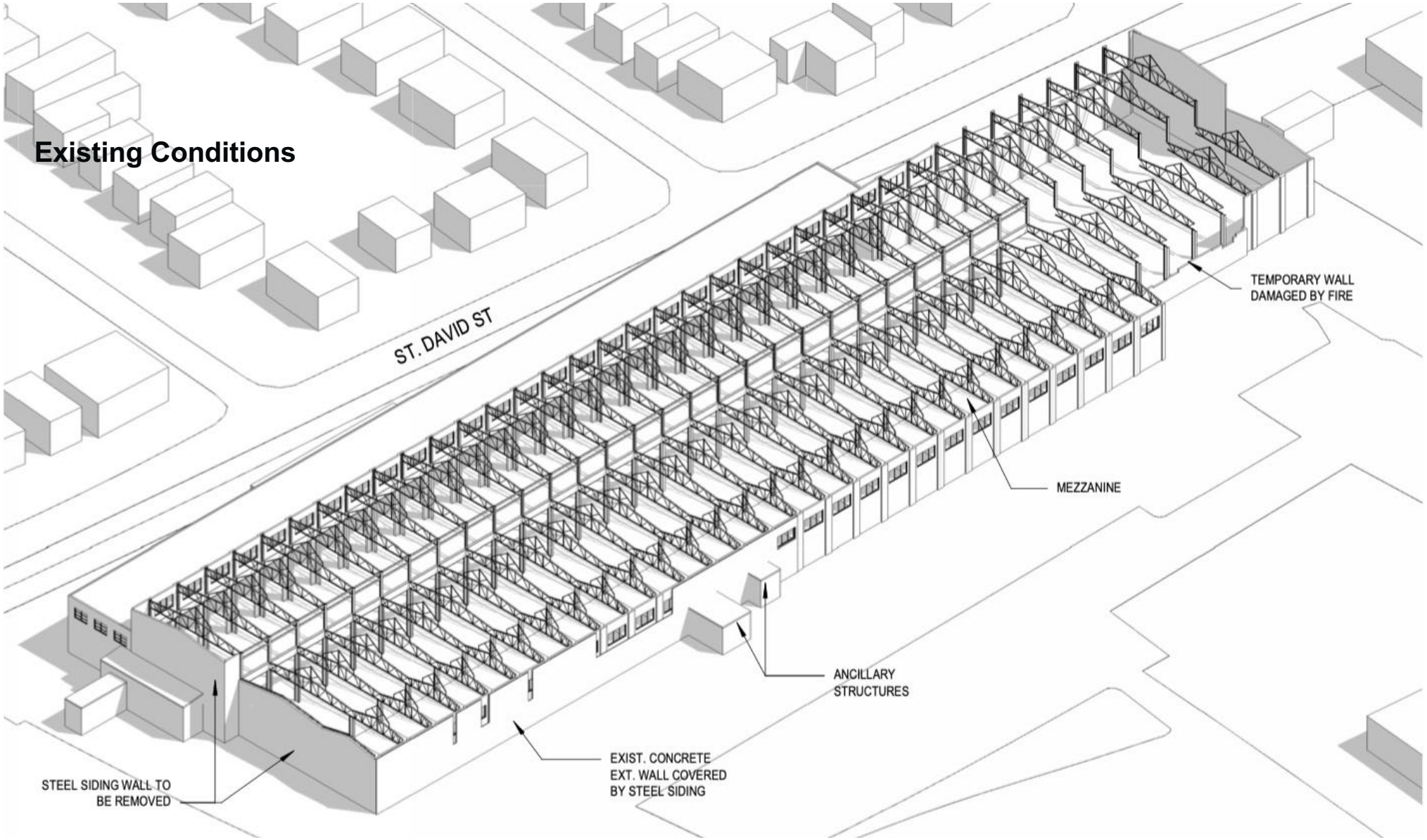
INTERIOR VIEW LOOKING WEST



INTERIOR VIEW OF MEZZANINE FROM UNDERNEATH

EXISTING STRUCTURE TYPICAL COLUMN BASE

Existing Conditions

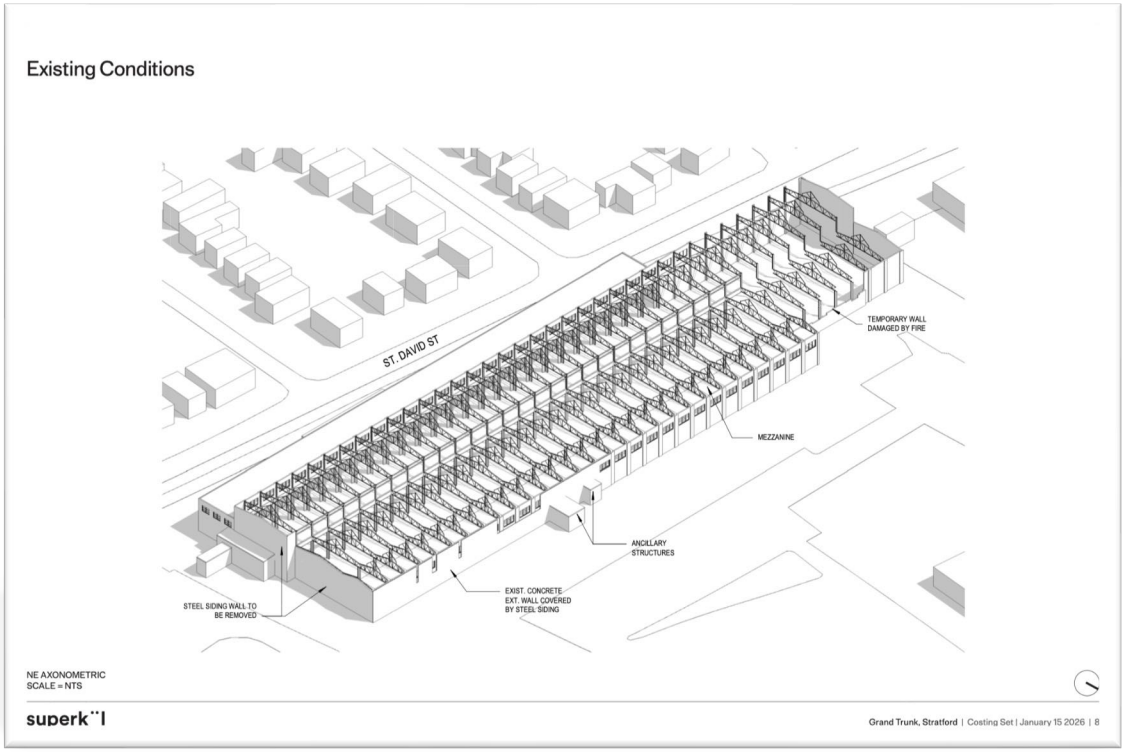


Overview

This study provides Council with a structured, side-by-side evaluation of four retention scenarios for the Grand Trunk Building. The intent is to move the discussion from abstract ideas to measurable and comparable development implications grounded in comprehensive work that aligns:

1. Architectural drawings
2. Defined scopes of work
3. Class D construction costing
4. Remediation factors

The objective is to provide Council with high level financial implications of each retention strategy before advancing policy, programming, or procurement decisions.
This study does not recommend a preferred option. It provides a factual, technically grounded framework to support informed decision-making.



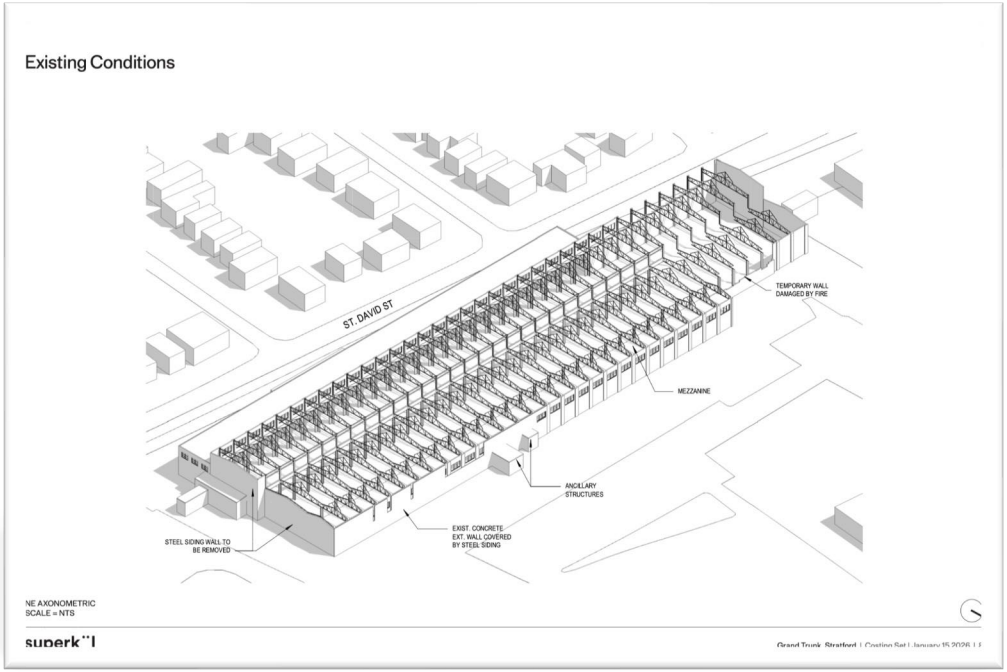
Four Options…

Option 1A – Open-Air Shell (~50,000 sf retained)
Retention of approximately 50,000 square feet of existing structure as an open-air shell. Includes slab remediation, structural cleaning and painting, demolition of remaining areas, parking reconfiguration (~300 spaces), and basic servicing.

Option 1B – Partial Shelter (~50,000 sf retained)
Same retained area as 1A, with the addition of a non-insulated roof and skylights. Designed to provide weather protection while maintaining a semi-open character.

Option 2A – Fully Enclosed (~75,000 sf retained)
Expanded retention area with full building enclosure. Includes insulated roof, rainscreen façade, curtain wall glazing, new double-glazed windows, HVAC, plumbing, lighting, and reduced parking (~200 spaces). Intended for indoor public/community use.

Option 2B – Fully Enclosed (~100,000 sf retained)
Largest retention scenario. Builds on Option 2A by retaining an additional ~25,000 sf. Fully enclosed, fully serviced, and intended for comprehensive indoor programming.
Parking further reduced (~100 spaces).

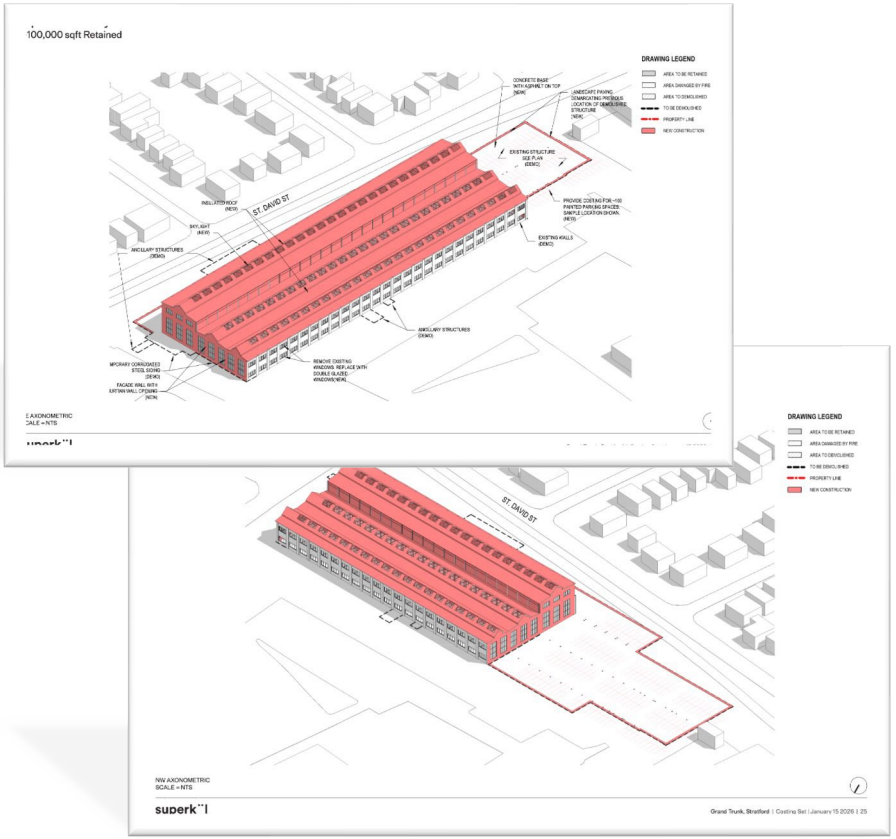


How the Options Were Developed

Each option was first **drawn and documented by Superkül**, based on detailed site analysis, existing condition studies (including fire-damaged areas), structural grids, and measured floor areas. Plans, axonometric views, and sections illustrate:

- Areas retained vs. demolished
- Structural slab remediation extents
- Envelope interventions (open, partial roof, or full enclosure)
- Window replacement strategies
- Mechanical, electrical, and plumbing allowances
- Parking configurations and surface treatments

These drawings ensured that every scenario was clearly defined in terms of scope, square footage, and level of intervention before costing was undertaken.

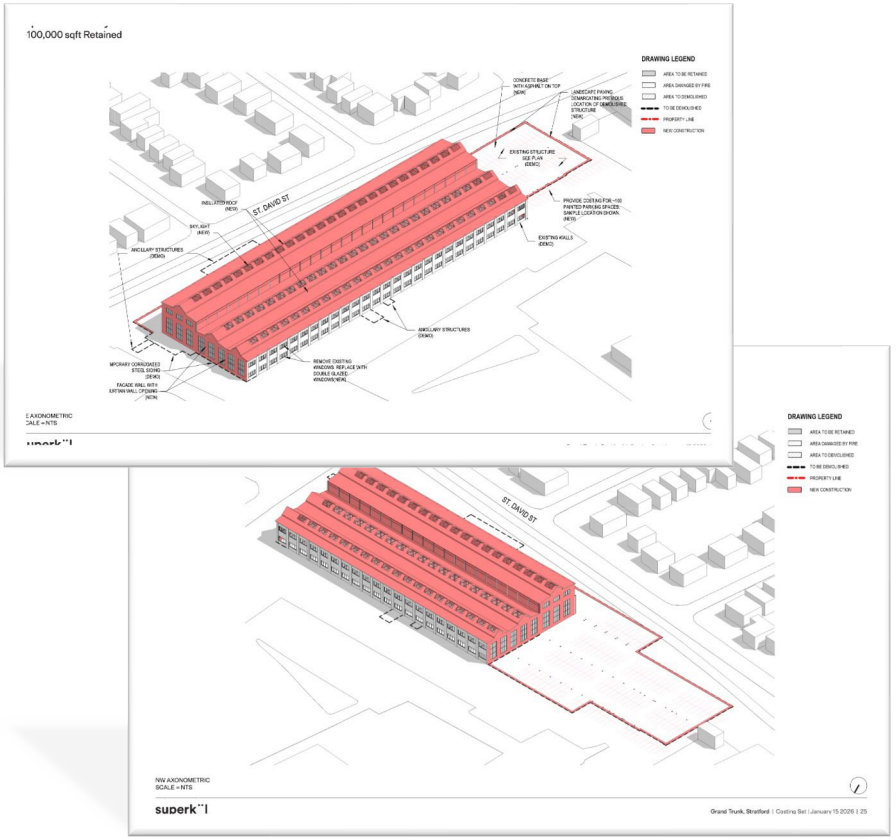


Costing Methodology

Following architectural definition, **BTY Group prepared Class D cost estimates** for each scenario. BTY's costing incorporated:

- Structural remediation (including 100mm slab overlays and surface preparation)
- Demolition of mezzanines, ancillary structures, and damaged areas
- Roof systems (non-insulated vs. insulated assemblies)
- Full envelope construction (rainscreen, curtain wall glazing, double-glazed windows)
- Mechanical, HVAC, plumbing, and electrical allowances
- Parking surface and striping
- Pro-rated structural cleaning and retention adjustments

In addition to construction costs, **remediation-related factors were layered into the estimates by WSP**, reflecting the environmental realities of the site and slab conditions. This ensures that each option reflects not only architectural scope, but also the environmental and structural implications inherent in retaining a century-old industrial structure



Option 1A: Open-Air Shell

~50,000 sqft Retained

Scope Items for Costing (See also Design Option Summary)

Structural

- 100mm Concrete slab poured over existing floor
- Minor slab remediation and surface preparation (as required)

Demolition

- Removal of existing mezzanine structure
- Removal of all existing windows
- Select demolition of non-structural interior elements (as required)

Architectural

- Cleaning of existing exposed structure and surfaces
- Painting of interior surfaces
- Parking line painting and basic wayfinding markings, provide asphalt parking lot (allowance level)

Mechanical

- Basic plumbing rough-ins and fixtures (allowance level)

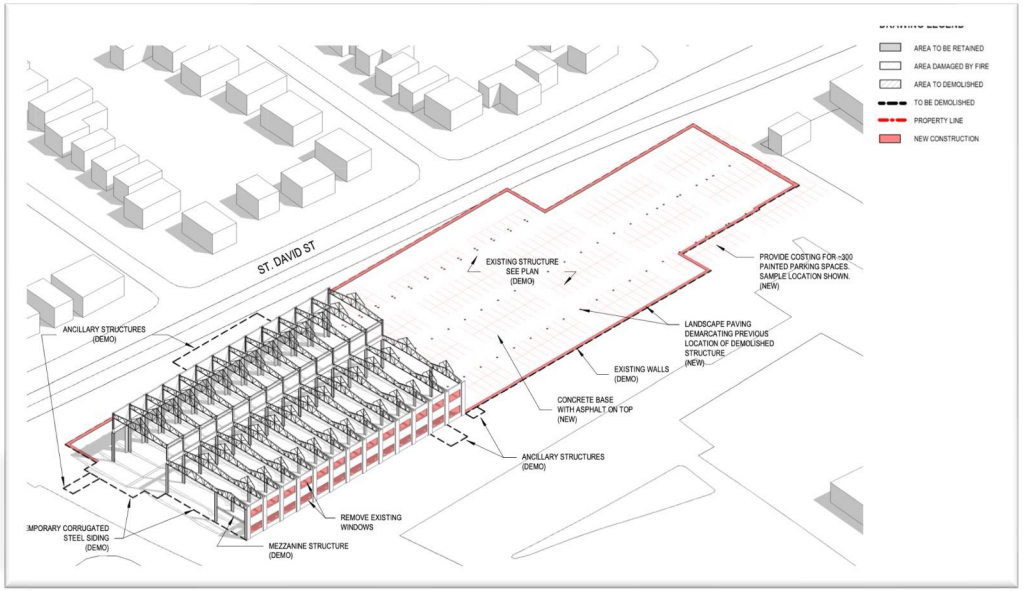
Electrical

- New interior lighting

NOTES:
Provide base rate for amount of structural work so adjusting area retained can be prorated in the future. For example, cost if 50k sf structure is retained vs. 60k, 70k for Option 1A.

$9.5m (building) + $1.7m (remediation) = $11.2m

(see assumptions and notes in full BTY and WSP Report)



Option 1B: Partial Shelter

~50,000 sqft Retained

Scope Items for Costing (See also Design Option Summary)

Structural

- 100mm Concrete slab poured over existing floor
- Minor slab remediation and surface preparation (as required)

Demolition

- Removal of existing mezzanine structure
- Removal of all existing windows
- Select demolition of non-structural interior elements (as required)

Architectural

- Cleaning of existing exposed structure and surfaces
- Painting of interior surfaces
- Parking line painting and basic wayfinding markings, provide asphalt parking lot (allowance level)
- Un-insulated roof with skylights.

Mechanical

- Basic plumbing rough-ins and fixtures (allowance level)

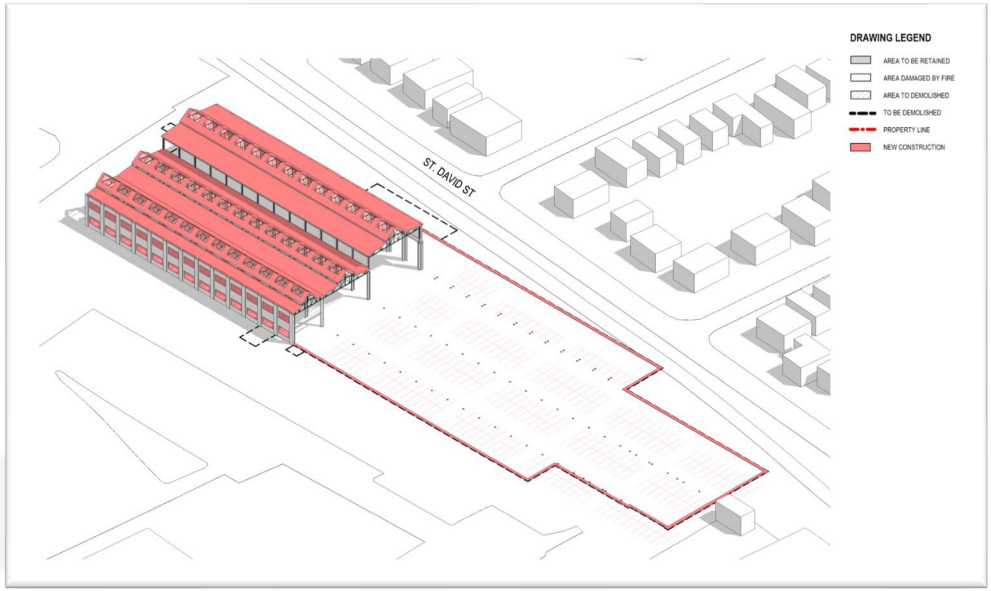
Electrical

- New interior lighting

NOTES:
The primary difference between Option 1A and 1B is the addition of an un-insulated roof with skylights in Option 1B. Area is identical.

$17.5m (building) + $1.9m (remediation) = $19.4m

(see assumptions and notes in full BTY and WSP Report)



Option 2A: Fully Enclosed

~75,000 sqft Retained

Scope Items for Costing (See also Design Option Summary)

Structural

- 100mm Concrete slab poured over existing floor
- Minor slab remediation and surface preparation (as required)

Demolition

- Removal of existing mezzanine structure
- Removal of all existing windows
- Select demolition of non-structural interior elements (as required)

Architectural

- Cleaning of existing exposed structure and surfaces
- Painting of interior surfaces
- Parking line painting and basic wayfinding markings, provide asphalt parking lot (allowance level)
- Fully enclosed envelope walls (rainscreen with 60% curtain wall glass opening)
- Fully insulated roof with skylights.
- New double glazed windows to replace the existing windows

Mechanical

- Basic plumbing rough-ins and fixtures (allowance level)
- Basic HVAC (allowance level)

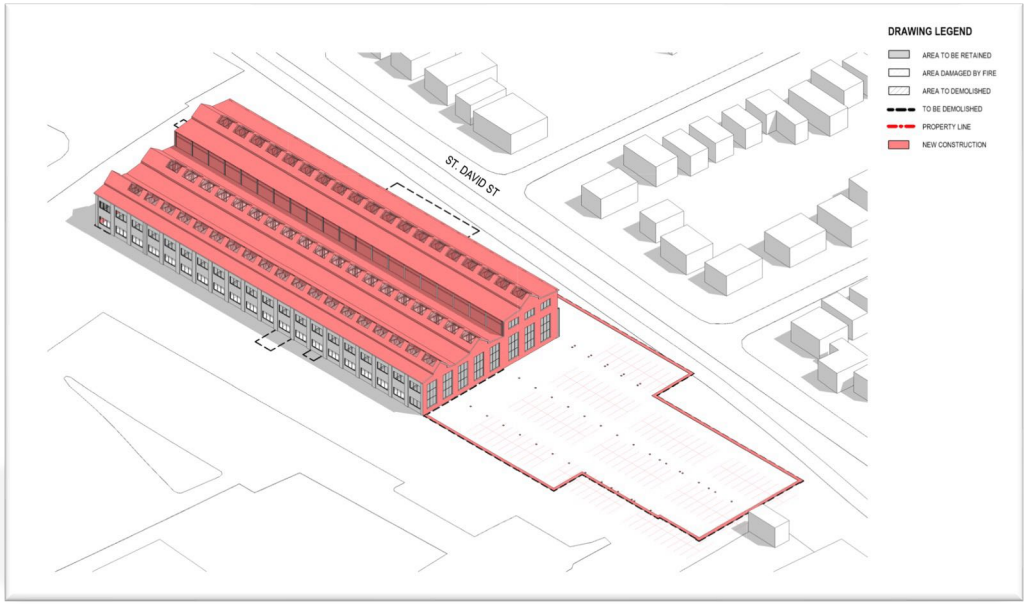
Electrical

- New interior lighting

NOTES:
Option is fully enclosed with the intent for public indoor community usage.

$37.7m (building) + $5.0m (remediation) = $42.7m

(see assumptions and notes in full BTY and WSP Report)



Option 2B: Fully Enclosed

~100,000 sqft Retained

Scope Items for Costing (See also Design Option Summary)

Structural

- 100mm Concrete slab poured over existing floor
- Minor slab remediation and surface preparation (as required)

Demolition

- Removal of existing mezzanine structure
- Removal of all existing windows
- Select demolition of non-structural interior elements (as required)

Architectural

- Cleaning of existing exposed structure and surfaces
- Painting of interior surfaces
- Parking line painting and basic wayfinding markings, provide asphalt parking lot (allowance level)
- Fully enclosed envelope walls (rainscreen with 60% curtain wall glass opening)
- Fully insulated roof with skylights.
- New double glazed windows to replace the existing windows

Mechanical

- Basic plumbing rough-ins and fixtures (allowance level)
- Basic HVAC (allowance level)

Electrical

- New interior lighting

NOTES:
Similar option to Option 2A, additional ~25k sf added.

$46.6m (building) + $6.4m (remediation) = $53m

(see assumptions and notes in full BTY and WSP Report)

Environmental Condition Summary

WSP Prepared a detailed memo included in the Appendix. This is a quick summary of their findings:

The Grand Trunk Site has been used for heavy industrial purposes since the late 1800s, including locomotive maintenance, rail spurs and turntables, fuel storage, and power generation.

Environmental investigations completed to date (Phase I/II ESAs and partial Risk Assessment work) have identified:

- **Metals and petroleum hydrocarbon impacts** in shallow fill soils across much of the site
- Localized **chlorinated solvent impacts** in certain building areas
- Variable **fill depths ranging from 0.5m to 2.5m**
- Presence of historical rail infrastructure and potential subsurface obstructions
- Likely **lead-based paint**, and potential asbestos and other hazardous building materials

A Record of Site Condition (RSC) has already been filed for Parcel 1A (eastern portion of the building) for institutional land use, subject to a Certificate of Property Use (CPU) and ongoing Risk Management Measures (RMMs). The remainder of the building would require either:

- Additional Risk Assessment (RA) and RSC filings, or
- Targeted remediation and risk management measures depending on the option selected and ultimate land use.

What Must be Done to Clean up the Site

Option-by-Option Summary

Option 1A – Open-Air Shell
(~50,000 sf retained)

Environmental Status:
Parcel 1A already has an RSC filed (January 2024).

Required Actions:

- Implement and maintain Risk Management Measures (hard cap/fill cap barriers)
- Prepare and implement a Soil & Groundwater Management Plan (SGMP)
- Develop a Health & Safety Plan
- Lead paint (and potential asbestos) abatement within retained structure
- Geotechnical investigations
- Ongoing cap monitoring and reporting under CPU

Key Point:
No new RSC filing is anticipated for the retained area, provided use remains consistent with the existing institutional/community framework and the CPU is maintained.

Option 1B – Partial Shelter
(~50,000 sf retained with roof)

Environmental obligations are effectively the same as Option 1A because the same parcel is involved.

Additional Consideration:

- Introduction of roof increases long-term vapour management considerations.
- If enclosure elements are introduced beyond current assumptions, vapour mitigation requirements may escalate.

What Must be Done to Clean up the Site

Option-by-Option Summary

Option 2A – Fully Enclosed
(~75,000 sf retained)

Expands beyond Parcel 1A into the central portion of the building.

Required Actions:
- Additional site investigation and reporting
- Likely completion of a new Risk Assessment (RA)
- Filing of an RSC (if required by City or future use)
- Implementation of new property-specific RMMs
- Installation of a Passive Soil Vapour Intrusion Mitigation System (SVIMS)
- Lead paint / hazardous materials abatement
- Geotechnical and potential hydrogeological investigations
- Possible targeted soil remediation (upper 0.5m assumed)

Key Risk Factor:
Full enclosure significantly increases regulatory complexity and timeline.
If an RSC is required, approval could take up to **2+ years** including MECP review.

Option 2B – Fully Enclosed
(~100,000 sf retained)

Includes western portion of building (historical fire area, former turntable, manufactured gas plant proximity).

Environmental Complexity Increases Due To:
- Limited historical data for western portion
- Fire-impacted soils
- Increased fill depths (up to 2.5m)
- Potential groundwater considerations

Required Actions:
- Expanded site investigation
- Risk Assessment and RSC filing
- Installation of larger-scale SVIMS
- Lead paint and hazardous material abatement at greater scale
- Possible soil remediation (upper 0.5m assumed)
- Geotechnical and hydrogeological work

Key Risk Factor:
Highest regulatory exposure, highest abatement exposure, longest timeline.

Remediation Costs

Option-by-Option Summary

Option	SGMP / RA / RSC	Vapour Mitigation (SVIMS)	Lead / Hazmat Abatement	Soil Remediation Allowance	Geotech / Hydro	Total Indicative Environmental Range
1A – Open Air (50k sf)	$ 60,000	Not required (open air)	$ 1,500,000	Minimal	$ 125,000	$ 1,685,000
1B – Partial Shelter (50k sf)	$ 60,000	Not required (unless enclosed)	$ 1,750,000	Minimal	$ 145,000	$ 1,955,000
2A – Enclosed (75k sf)	$ 300,000	$ 750,000	$ 2,500,000	$ 1,300,000	$ 185,000	$ 5,035,000
2B – Enclosed (100k sf)	$ 300,000	$ 950,000	$ 3,250,000	$ 1,750,000	$ 175,000	$ 6,425,000

Note: Values are rounded and averaged from original table. For full table, see appendix

Key Takeaways

The **open-air options (1A/1B)** rely primarily on maintaining existing risk management measures and are significantly less complex from an environmental and regulatory standpoint.

The **fully enclosed options (2A/2B)** materially increase:

- Regulatory exposure
- Vapour mitigation requirements
- Abatement scope
- Remediation exposure
- Timeline risk

Most importantly, enclosure triggers a different regulatory route. Once people are gathering indoors, vapour intrusion and RSC compliance become central drivers of cost and schedule.

Key Clarification

The Grand Trunk costing reflects:

- Base building retention
- Structural upgrades and enclosure levels
- Environmental compliance and risk management

It **does not include interior programming**, tenant fit-out, specialized civic uses (performance or recreation build-outs), furniture, or operational setup.

If Council chooses a fully programmed civic facility within the retained structure, additional capital costs would apply.

The numbers presented are base building + environmental compliance only.

Total Cost

Option-by-Option Summary

Option	Environmental Estimate (rounded)	Building Estimate	Total Cost Estimate
1A – Open Air (50k sf)	$ 1,685,000	$ 9,534,505	$ 11,219,505
1B – Partial Shelter (50k sf)	$ 1,955,000	$ 17,494,141	$ 19,449,141
2A – Enclosed (70k sf)	$ 5,035,000	$ 37,725,467	$ 42,760,467
2B – Enclosed (100k sf)	$ 6,425,000	$ 46,587,787	$ 53,012,787

Note: Values are rounded from original table. For full table, see appendix

Conclusion

Intent of Study

The purpose of this study was not to recommend an outcome.

It was to ensure that whatever direction Council chooses:

- It is informed
- It is financially transparent
- It is technically grounded
- And it is made with full awareness of downstream cost implications

Council now has a complete preliminary picture of development value, environmental exposure, and base building capital costs.

Moving the conversation from ideas to numbers.

To support that objective, the following has been completed:

- Architectural retention scenarios for the Grand Trunk Building
- Class C + D construction costing by BTY, and a prorate estimate
- Environmental and remediation costing by WSP
- Preliminary review of the YMCA and Library alternatives
- Side-by-side comparisons of scale, scope, and cost exposure

This package provides Council with a structured view of what each path implies: physically, financially, and procedurally. This analysis allows Council to compare:

- Adaptive reuse of an industrial structure
- Purpose-built community infrastructure
- Level of financial exposure the City is prepared to assume
- Regulatory complexity the City is willing to manage

On a grounded, financial basis.

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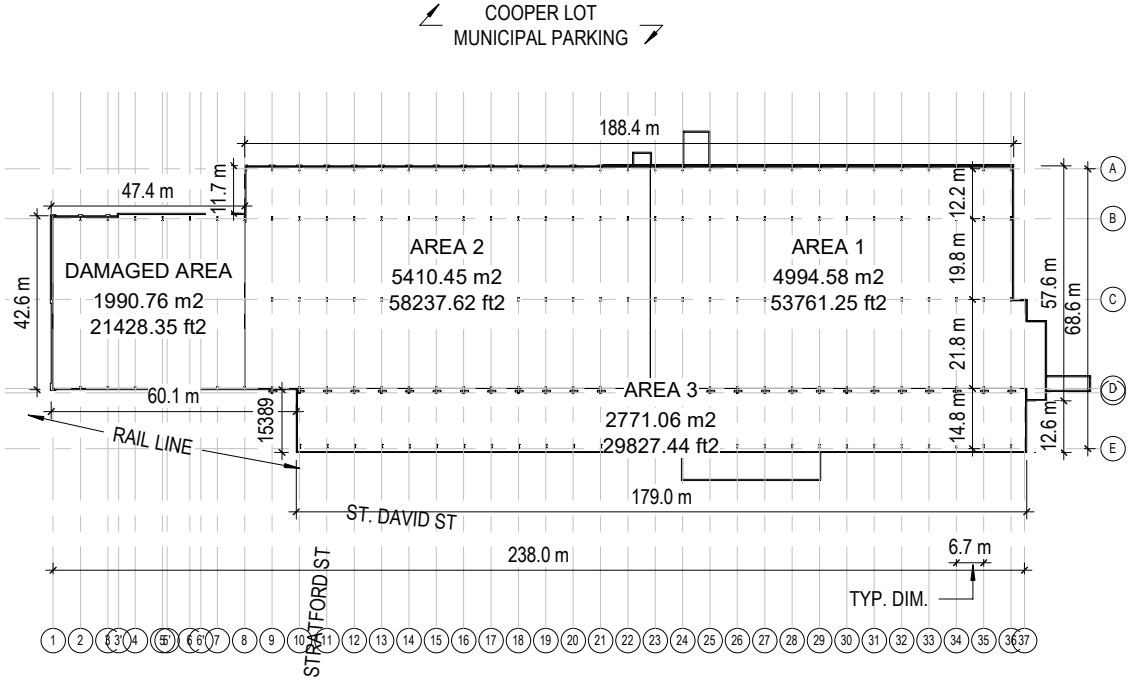

Grand Trunk Vision

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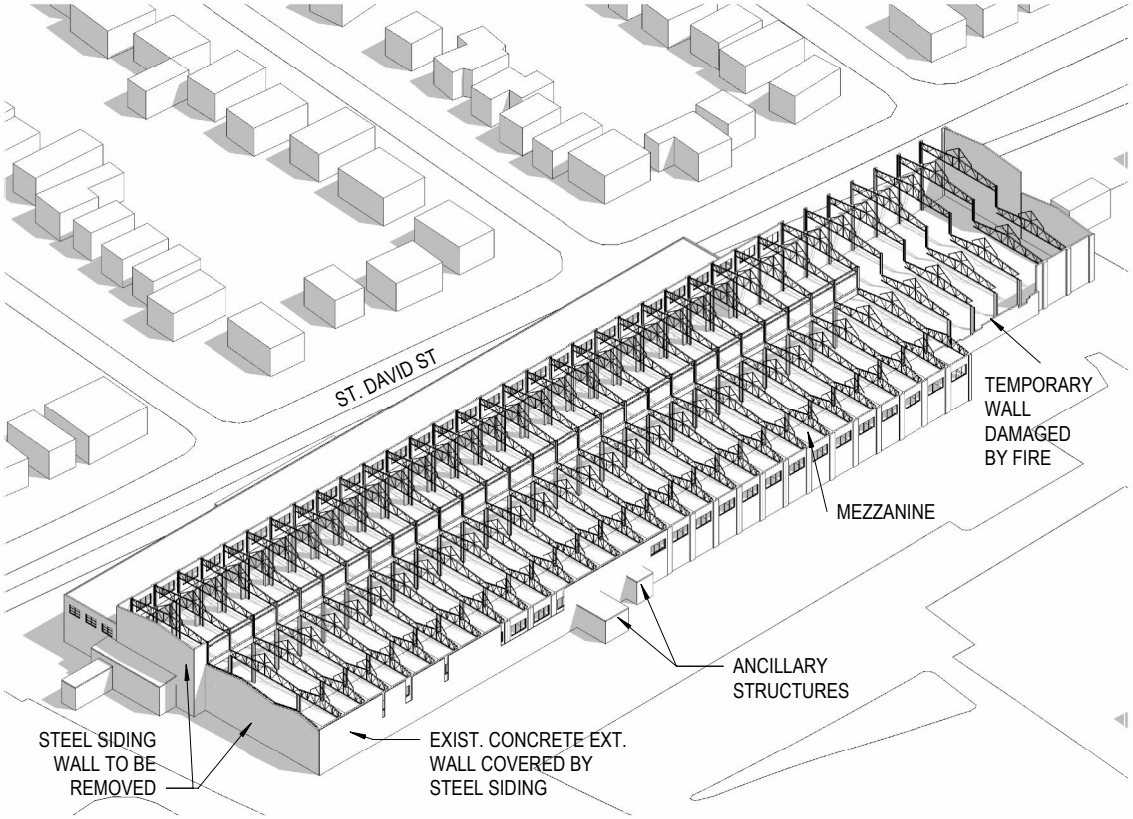
Title:
EXISTING - Plan

Project No.: 2521
Scale: As indicated

Drawing No.
SD_1 L1



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Title: EXISTING - Axo NE

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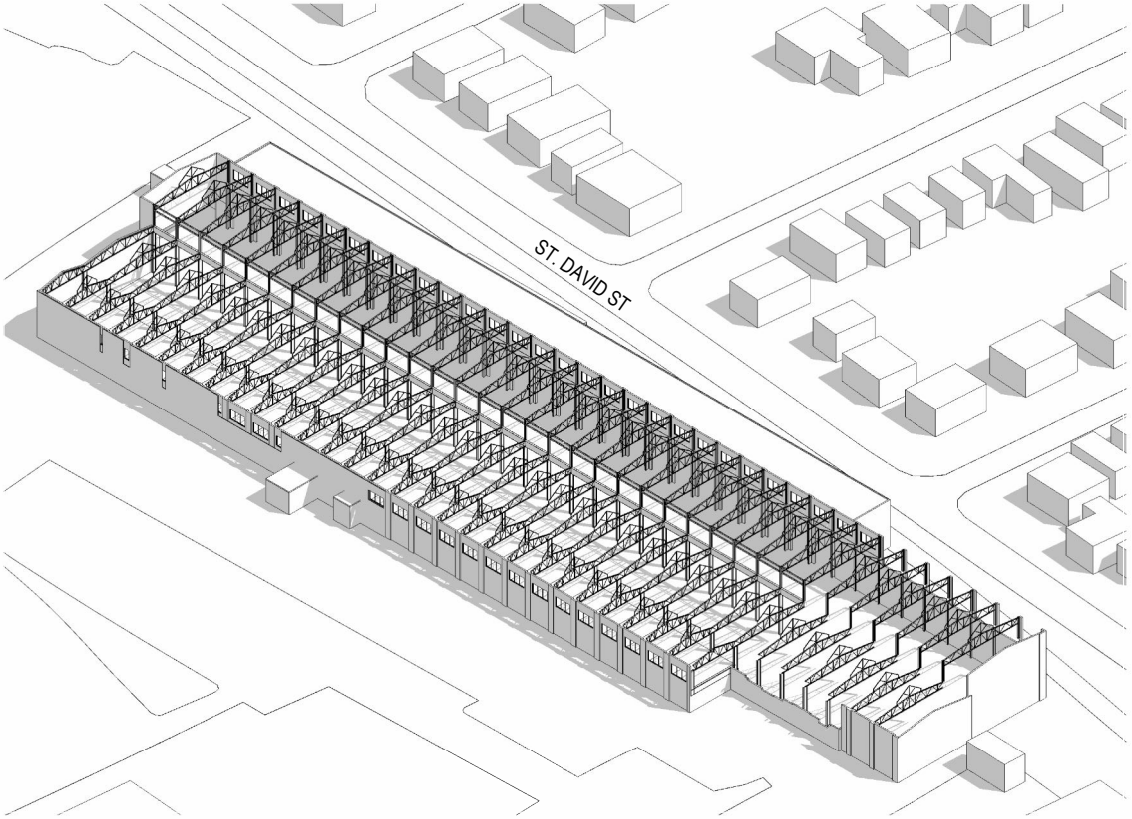
Scale: 1 : 100

Drawing No. SD_1 L2



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Project No.: 2521
Scale: 1 : 100

Drawing No.
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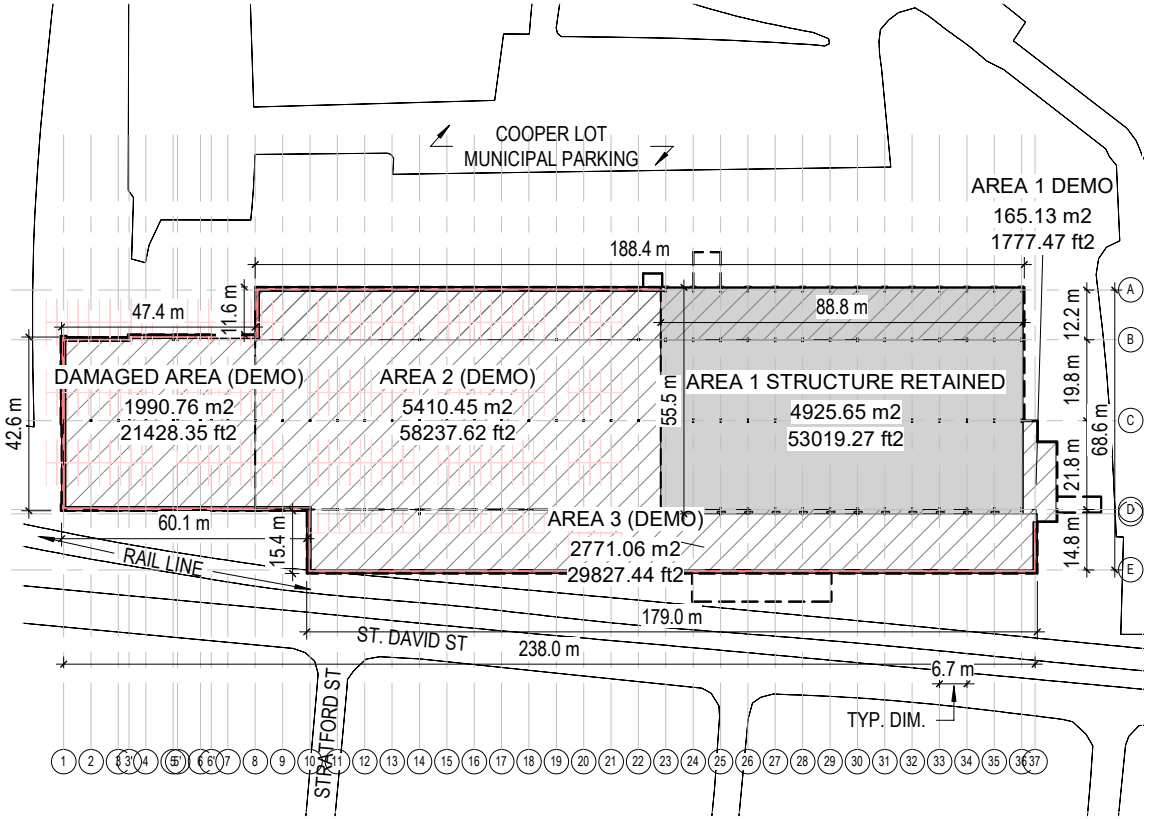

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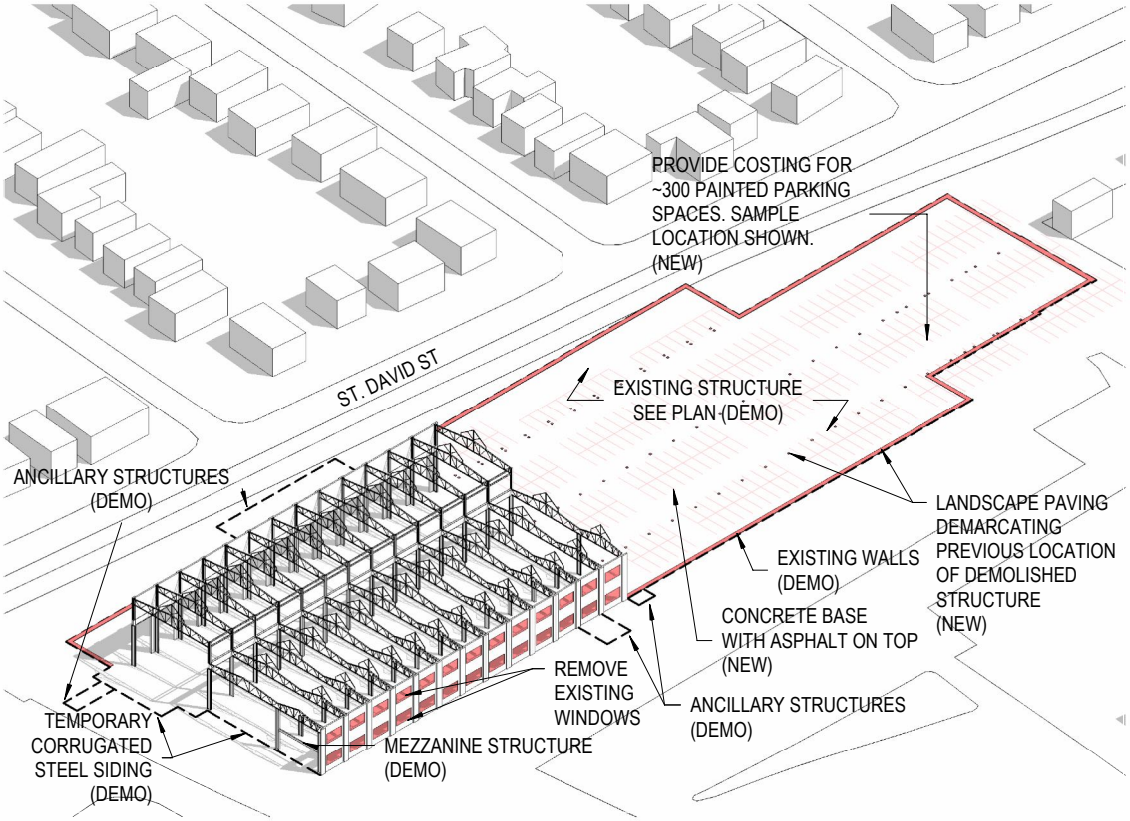
Title: OPTION 1A - Plan

Project No.: 2521
Scale: As indicated

Drawing No. SD_1A L1



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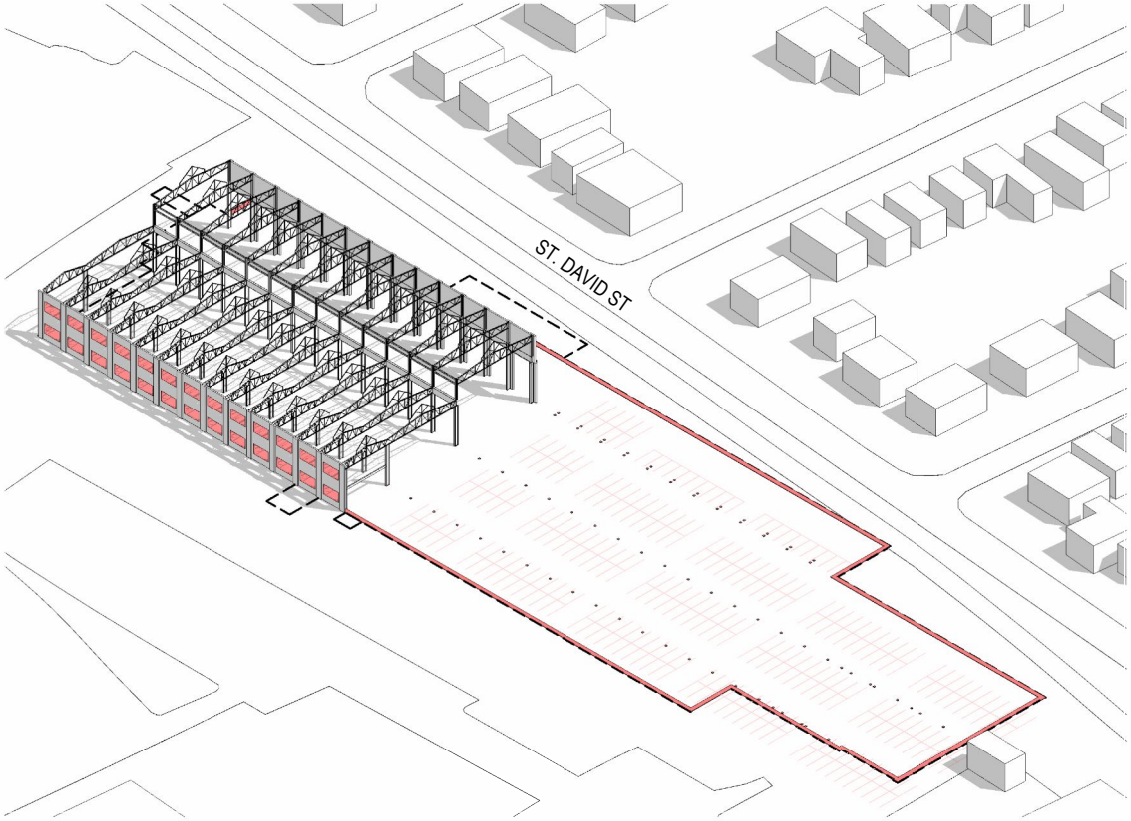

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Title:
OPTION 1A - Axo NW

Project No.: 2521
Scale: 1 : 100

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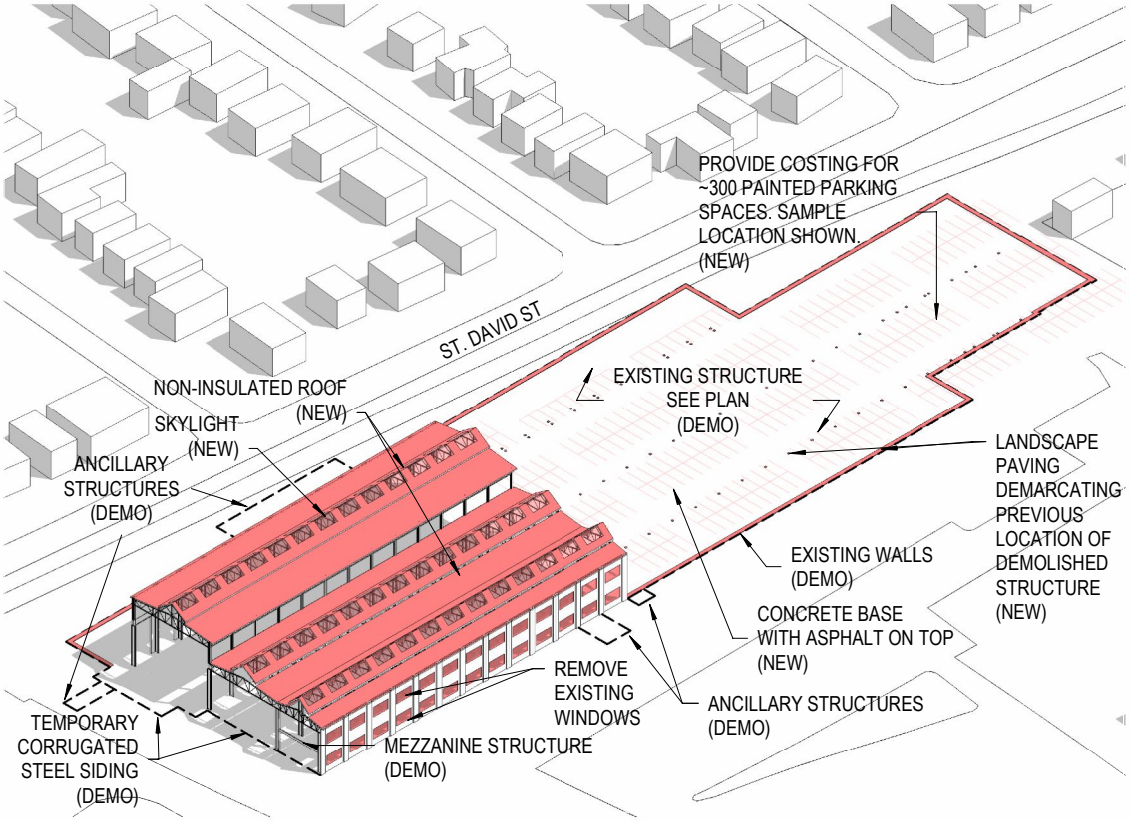

NE AXONOMETRIC - OPT1B Copy 1

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Title: OPTION 1B - Axo NE

Project No.: 2521
Scale: 1 : 100

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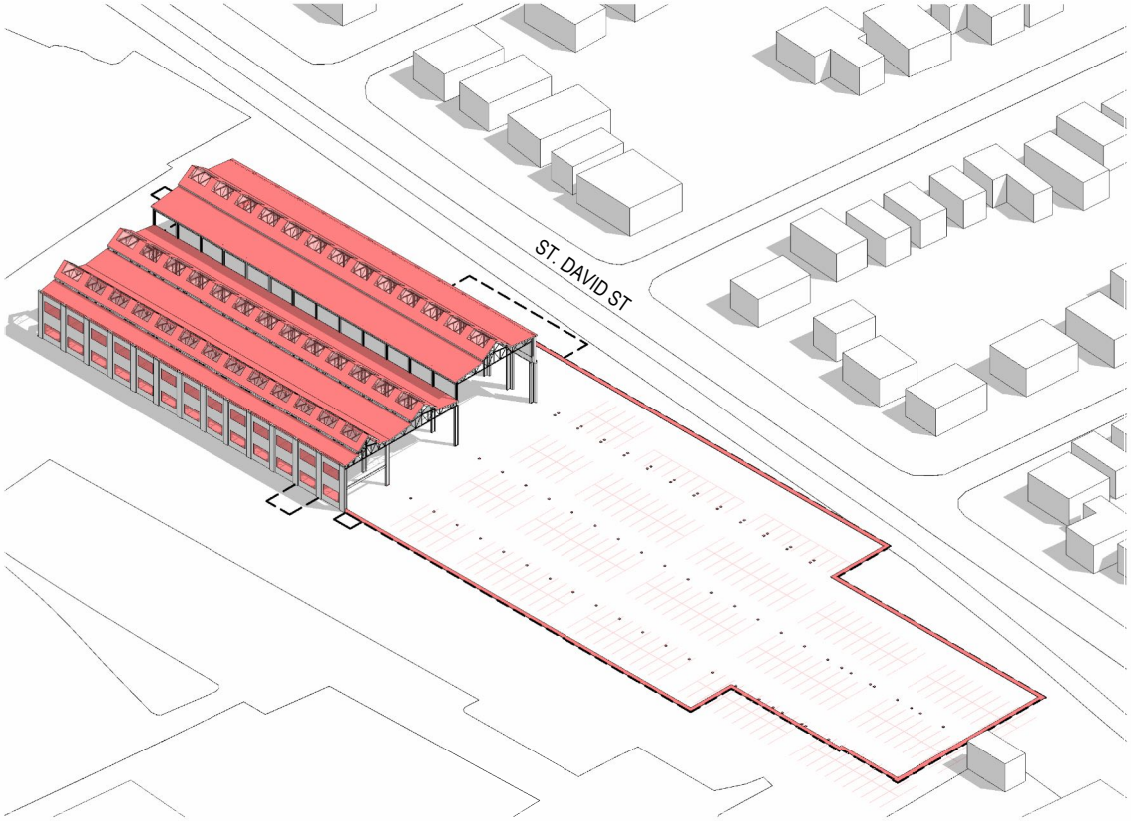

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OPTION 1B - Axo NW

Project No.: 2521
Scale: 1 : 100

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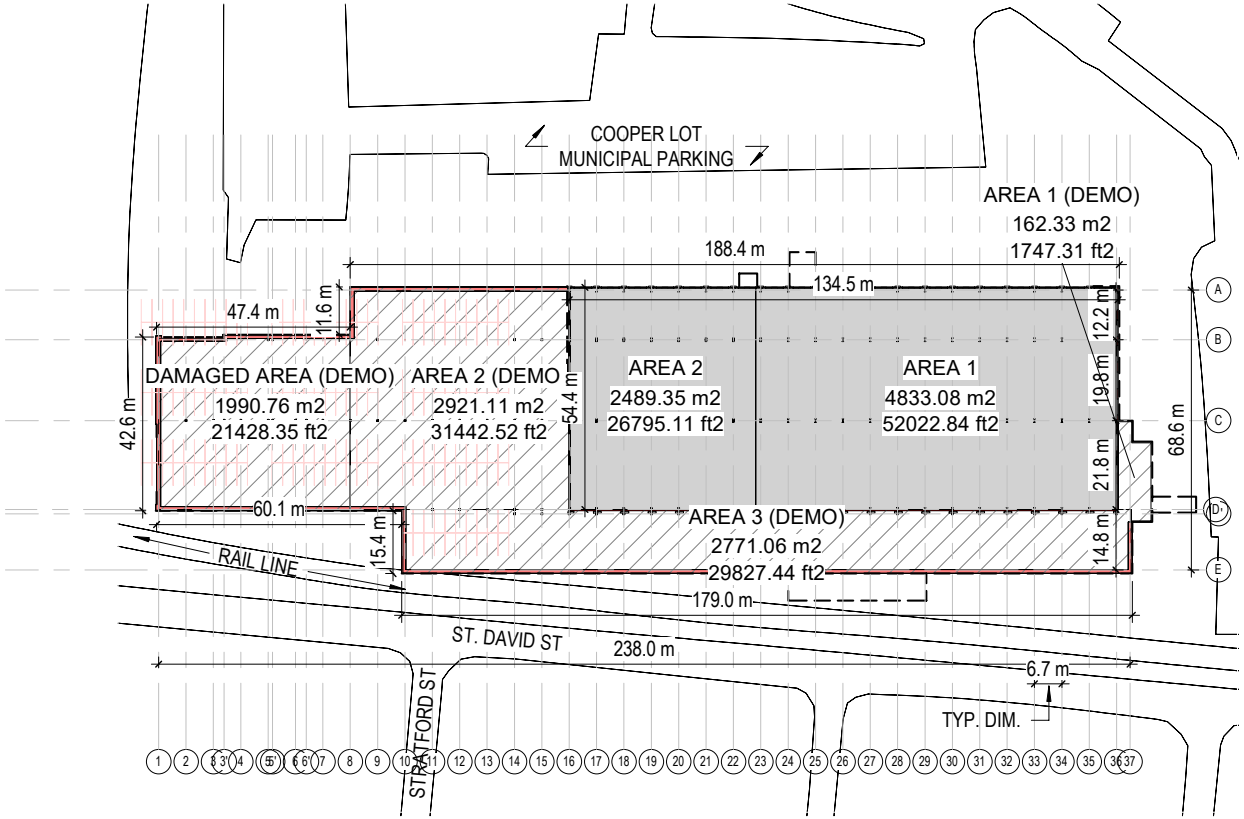

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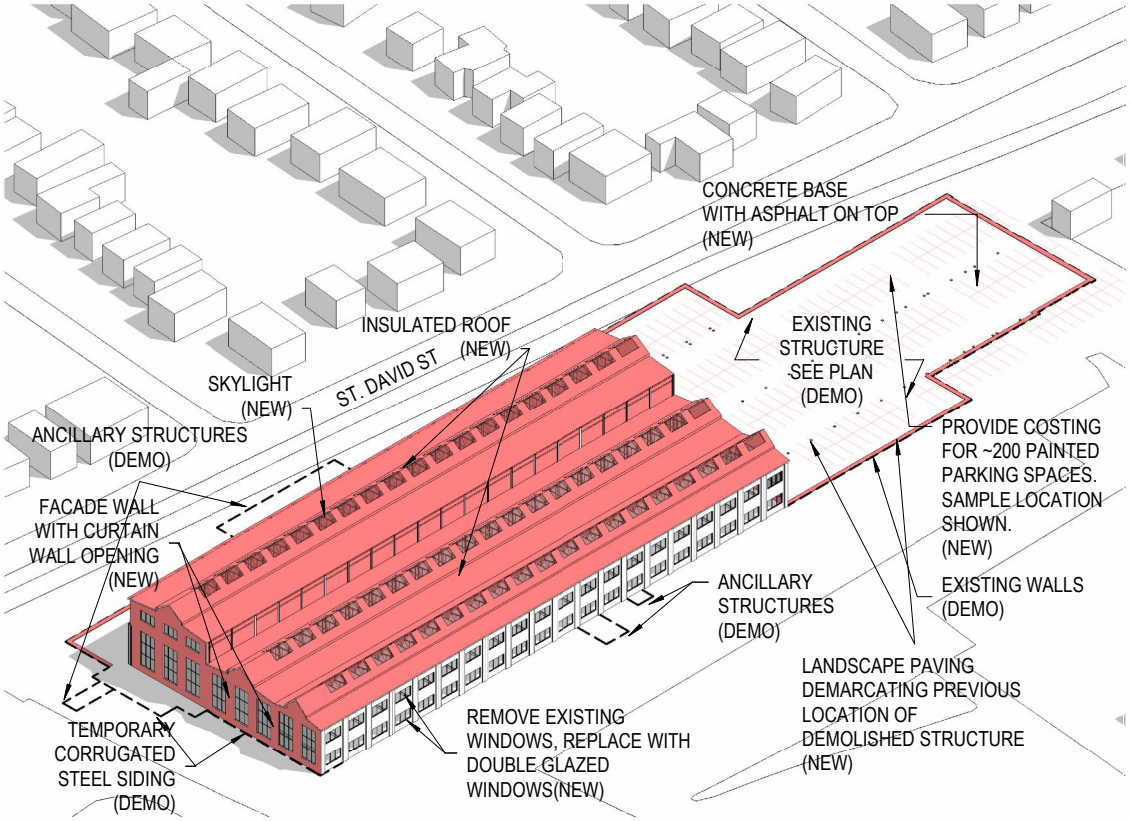
Title: Option 2A - 75k ft2 - Plan

Project No.: 2521
Scale: As indicated

Drawing No. SD_2A L1



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Title:
Option 2A - 75k ft2 - Axo NE

Project No.: 2521
Scale: 1 : 100

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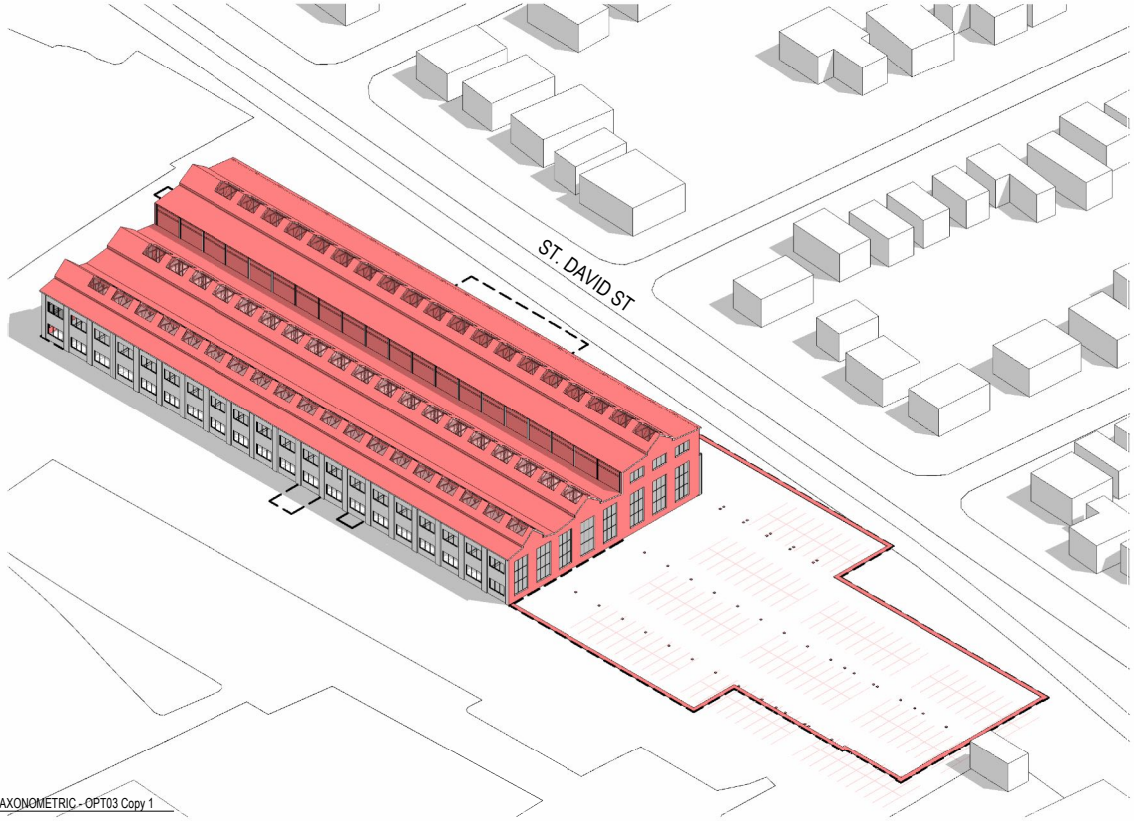

NW AXONOMETRIC - OPT03 Copy 1

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Title:
Option 2A - 75k ft2 - Axo NW

Project No.: 2521
Scale: 1 : 100

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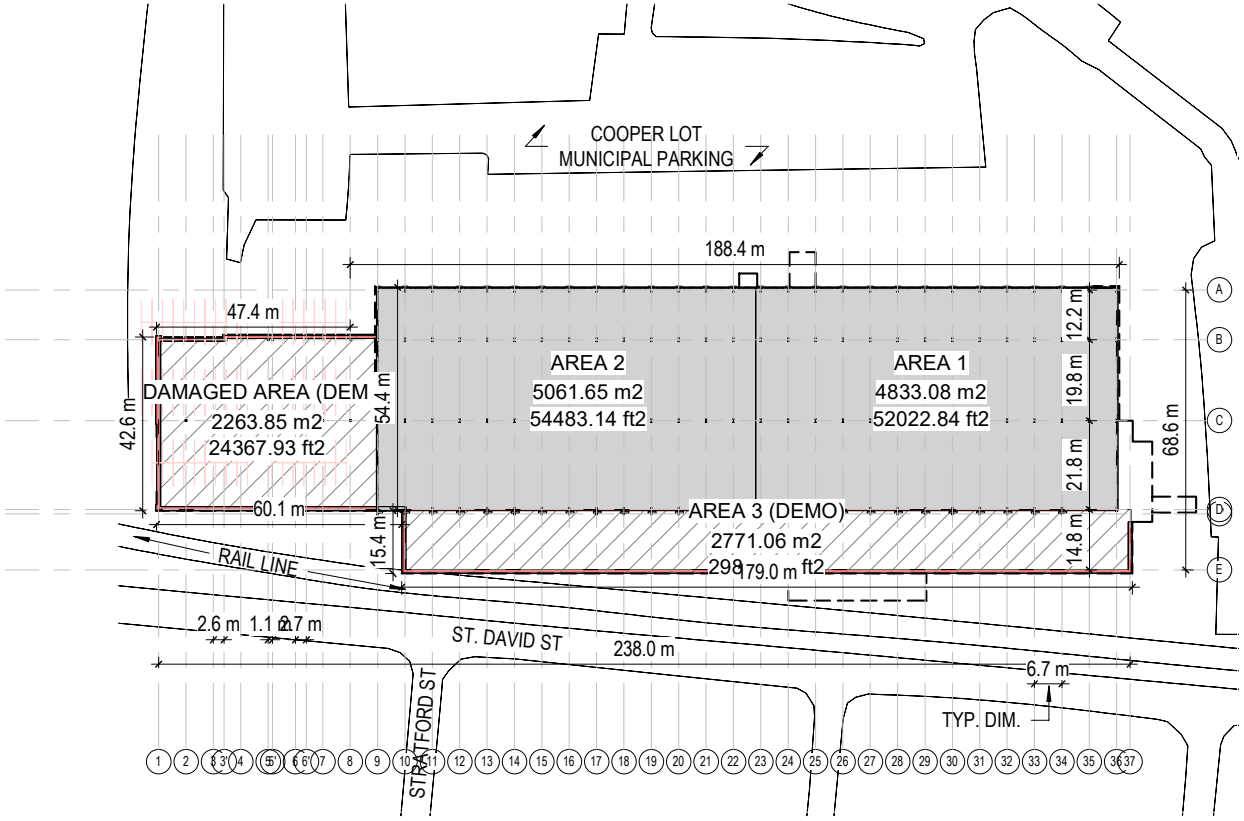

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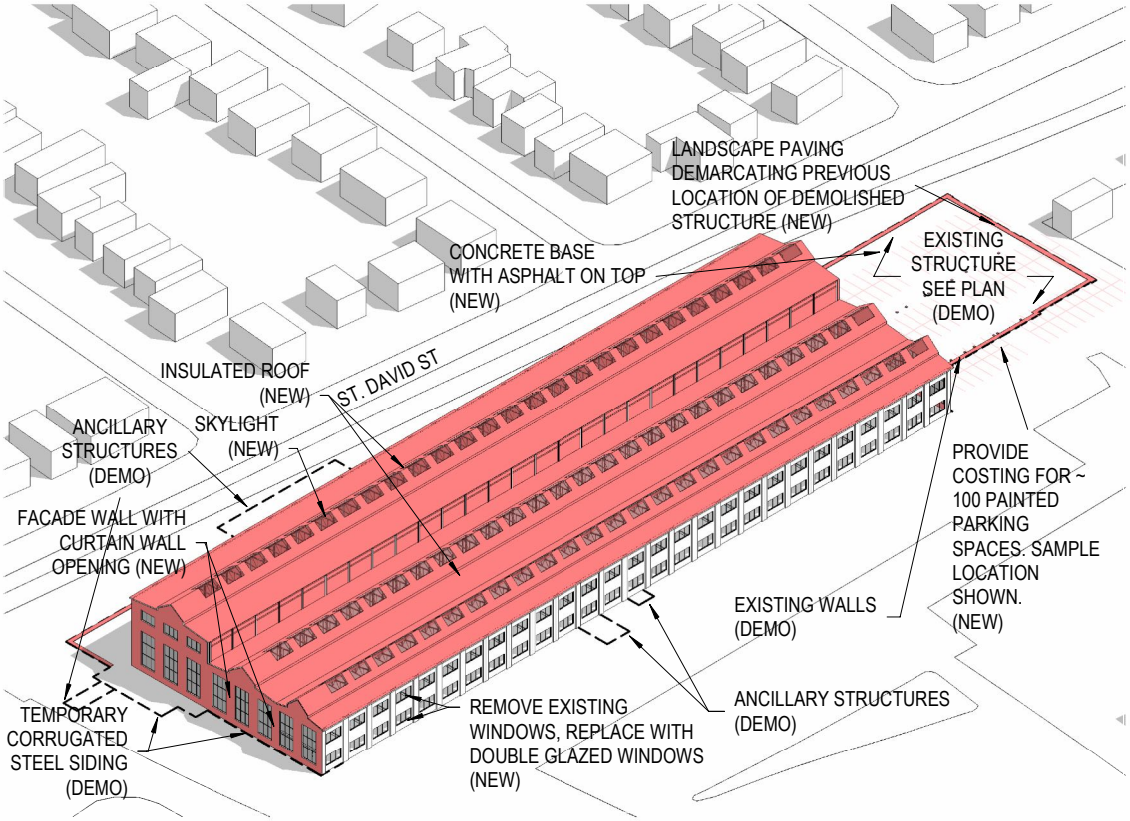
Title: Option 2B - 100k ft2 Plan

Project No.: 2521
Scale: As indicated

Drawing No. SD_2B L1



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Title: Option 2B - 100k ft2 - Axo NE

Project No.: 2521
Scale: 1 : 100

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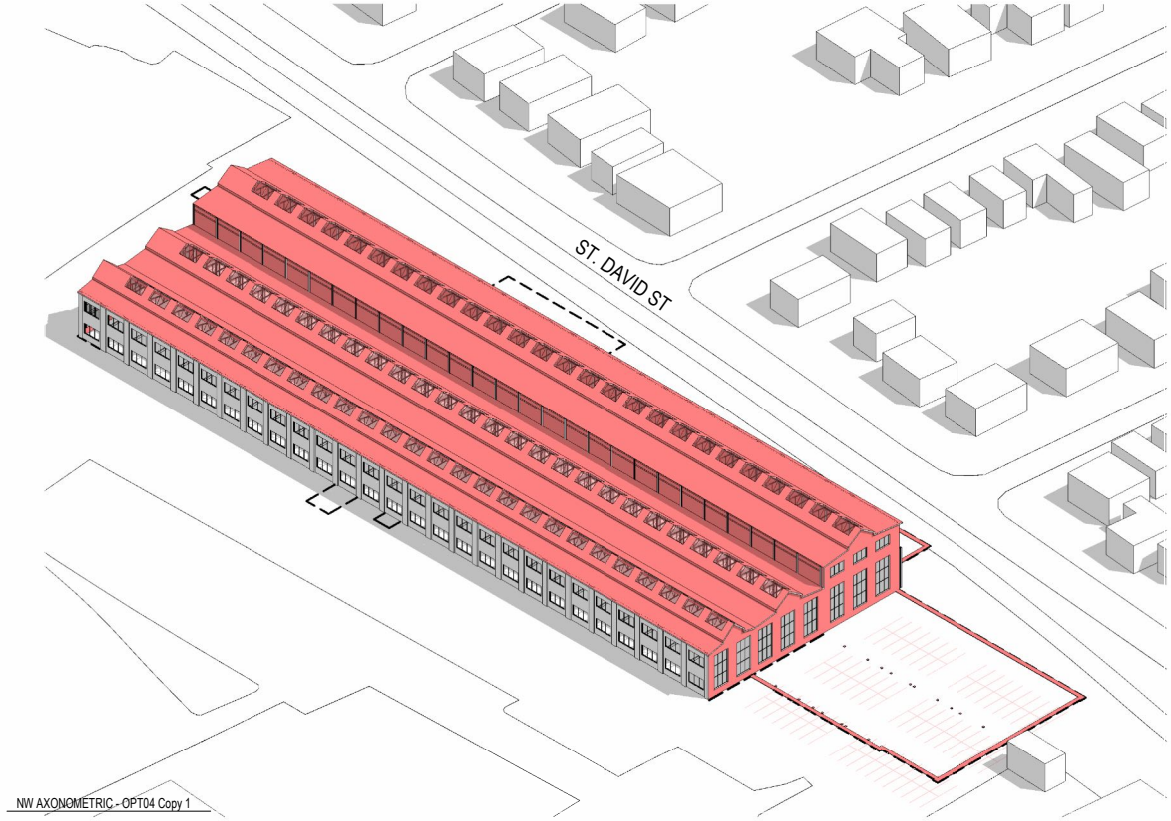

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Title: Option 2B - 100k ft2 - Axo NW

Project No.: 2521
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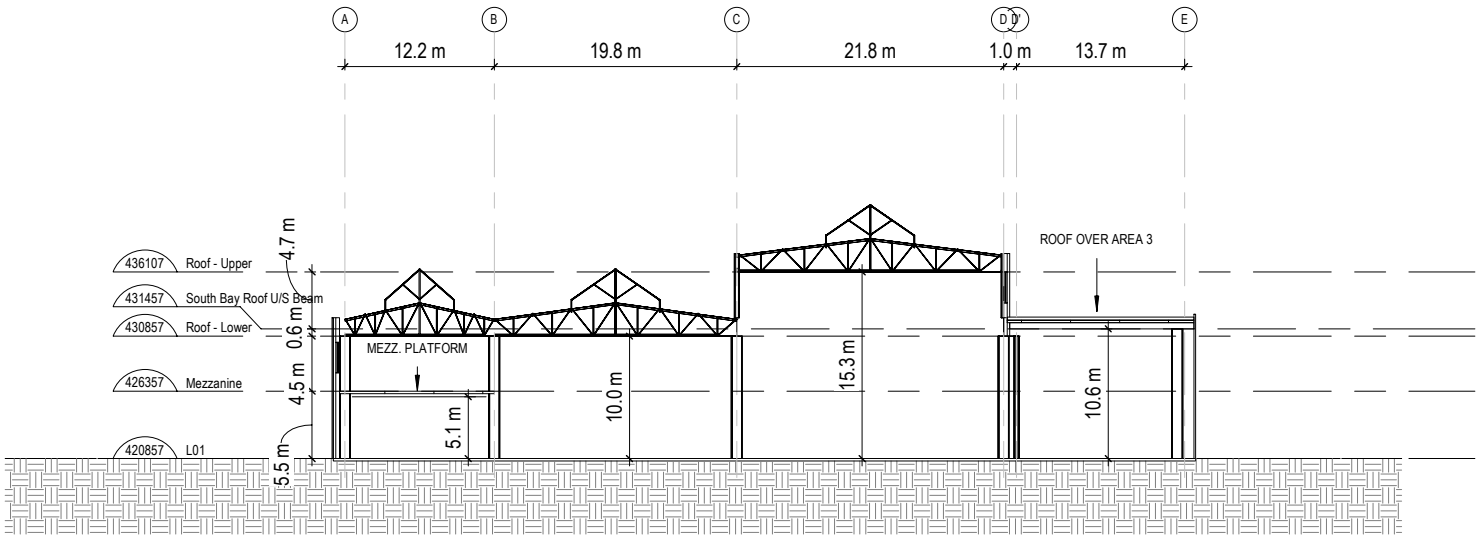

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Title:
Existing Section

Project No.: 2521
Scale: 1 : 400

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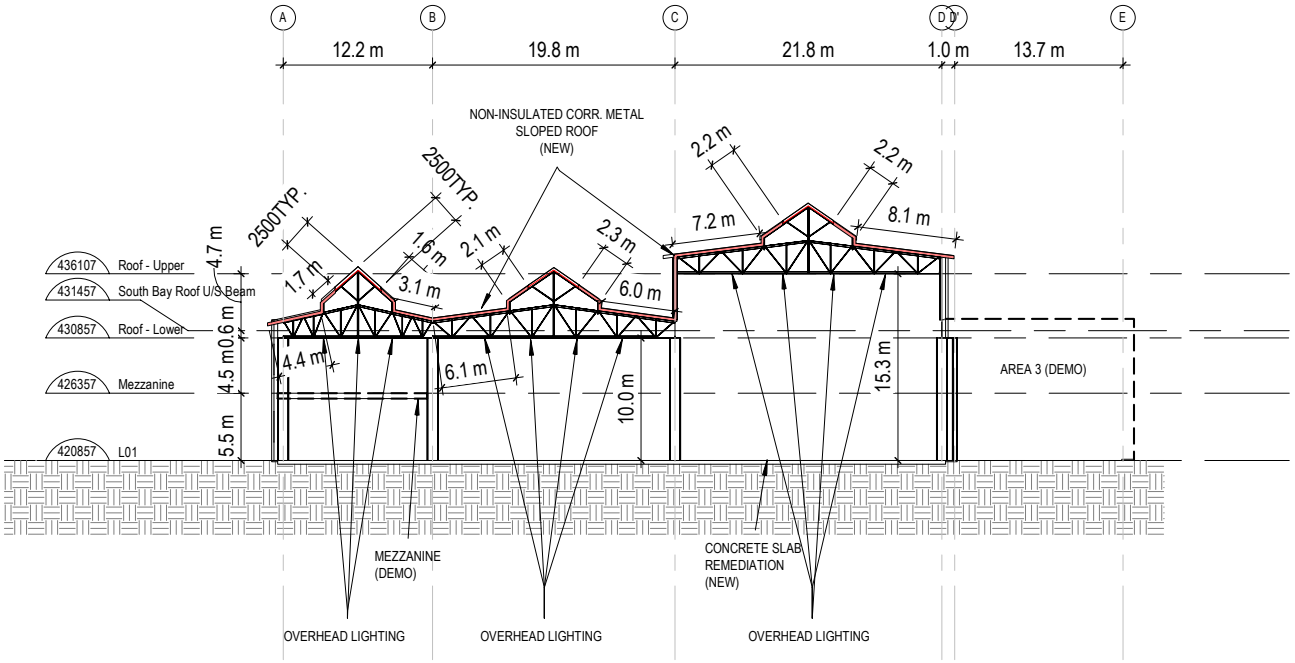
SD_3 L1



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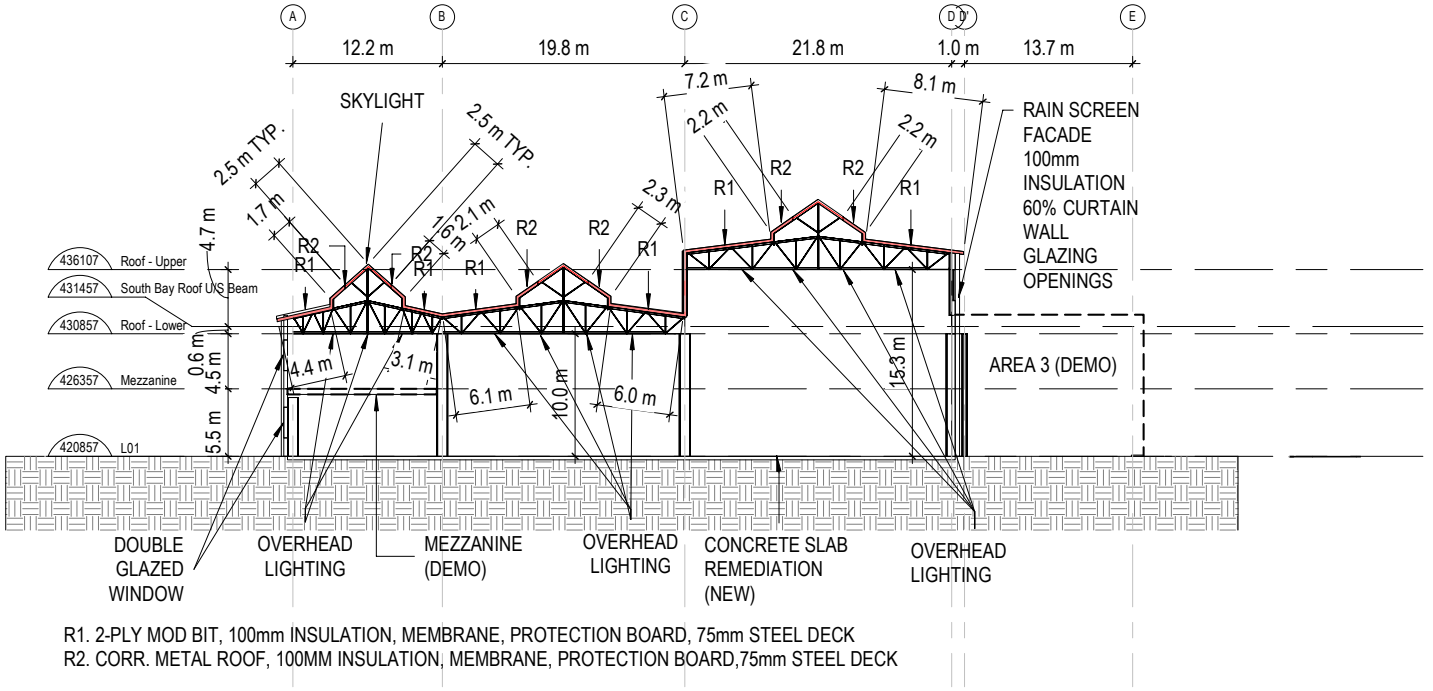
Title:
Option 1B Section

Project No.: 2521
Scale: 1 : 400

Drawing No.
SD_3 L2



R1. 2-PLY MOD BIT, 100mm INSULATION, MEMBRANE, PROTECTION BOARD, 75mm STEEL DECK
R2. CORR. METAL ROOF, 100MM INSULATION, MEMBRANE, PROTECTION BOARD,75mm STEEL DECK

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Title:
SectiOption 2A & 2B Section

Project No.2521
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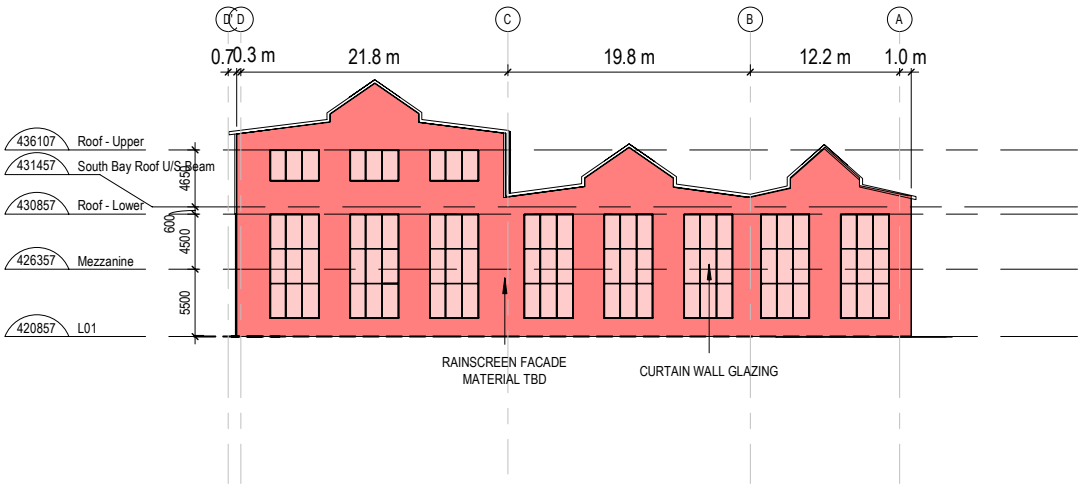

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Title:
Elevation

Project No.: 2521
Scale: 1 : 400

Drawing No.
SD_04 L1

Grand Trunk, Stratford

YMCA + Library Costing Set
31 October 2025

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2 Options

1. *Existing* YMCA + Library combined ***On-Site***

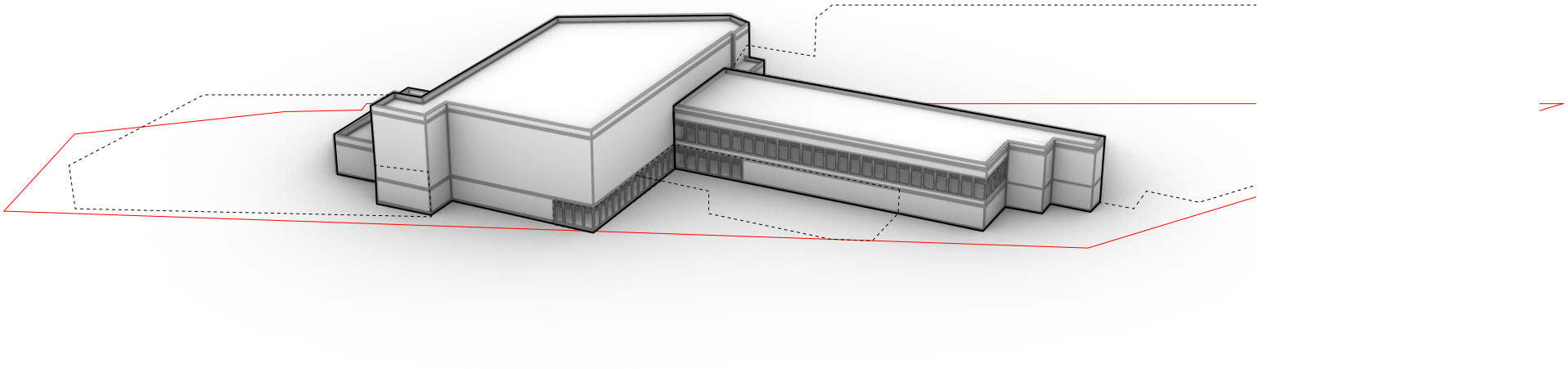
Total Area to Demo	10,913.7 ft^2
Total Area to Reclad	21,000.0 ft^2
Total New Build Area (on Site)	70,162.3 ft^2

2. *New* YMCA + Library combined ***Off-Site***

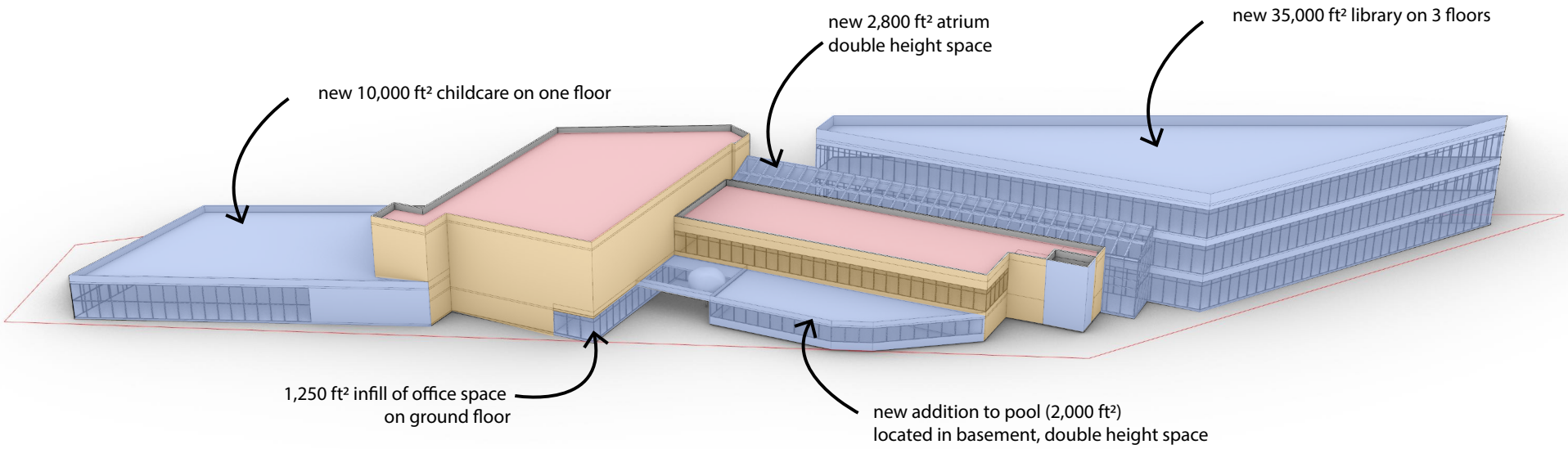
Total New Build Area (off Site)	100,000.0 ft^2

Existing YMCA + Library combined ***On-Site***

Existing Condition

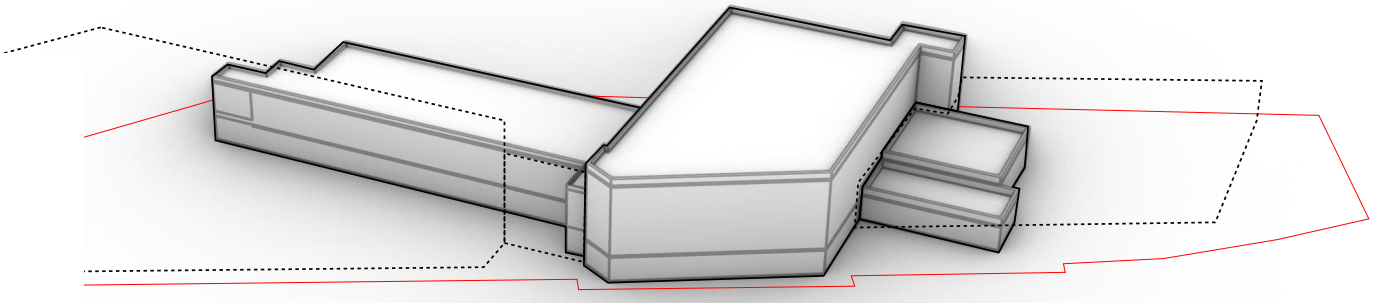


Proposed Condition

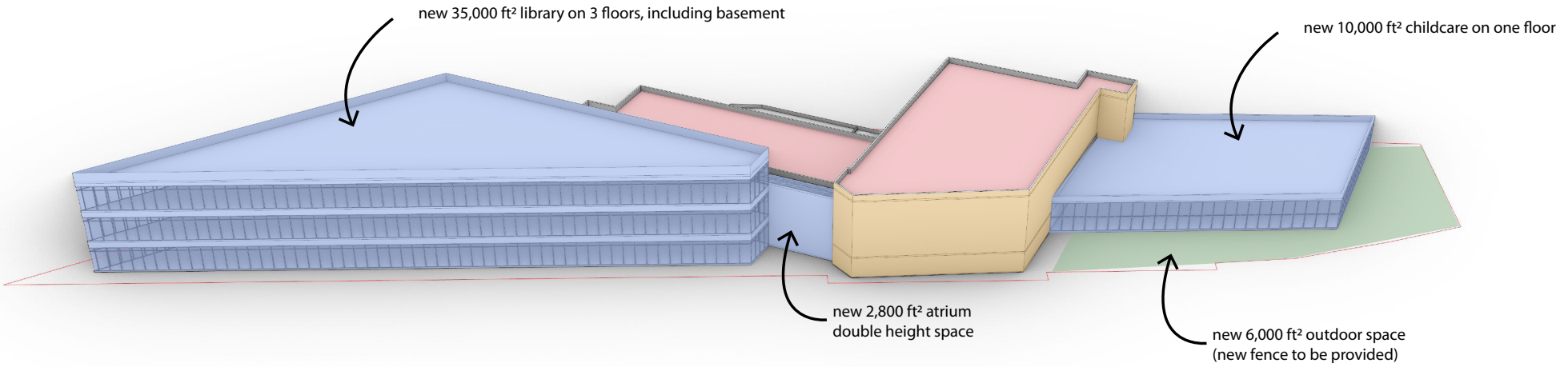


NEW CONSTRUCTION
RECLADDED FACADE
ROOF UPGRADES

Existing Condition

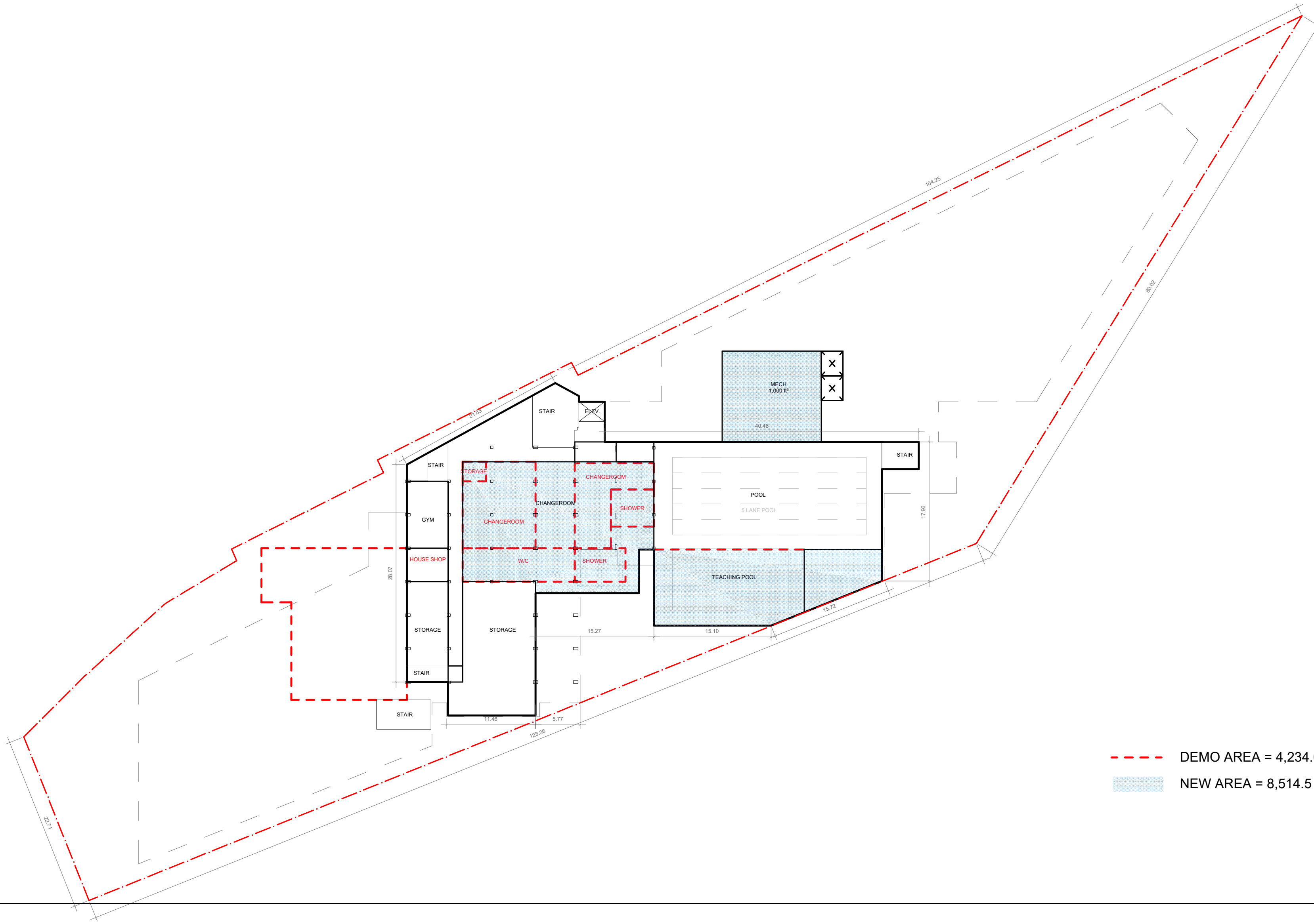


Proposed Condition



NEW CONSTRUCTION
RECLADDED FACADE
ROOF UPGRADES

Level L0 (Basement) | 1:500



DEMO AREA = 4,234.6 ft²

NEW AREA = 8,514.5 ft²

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—

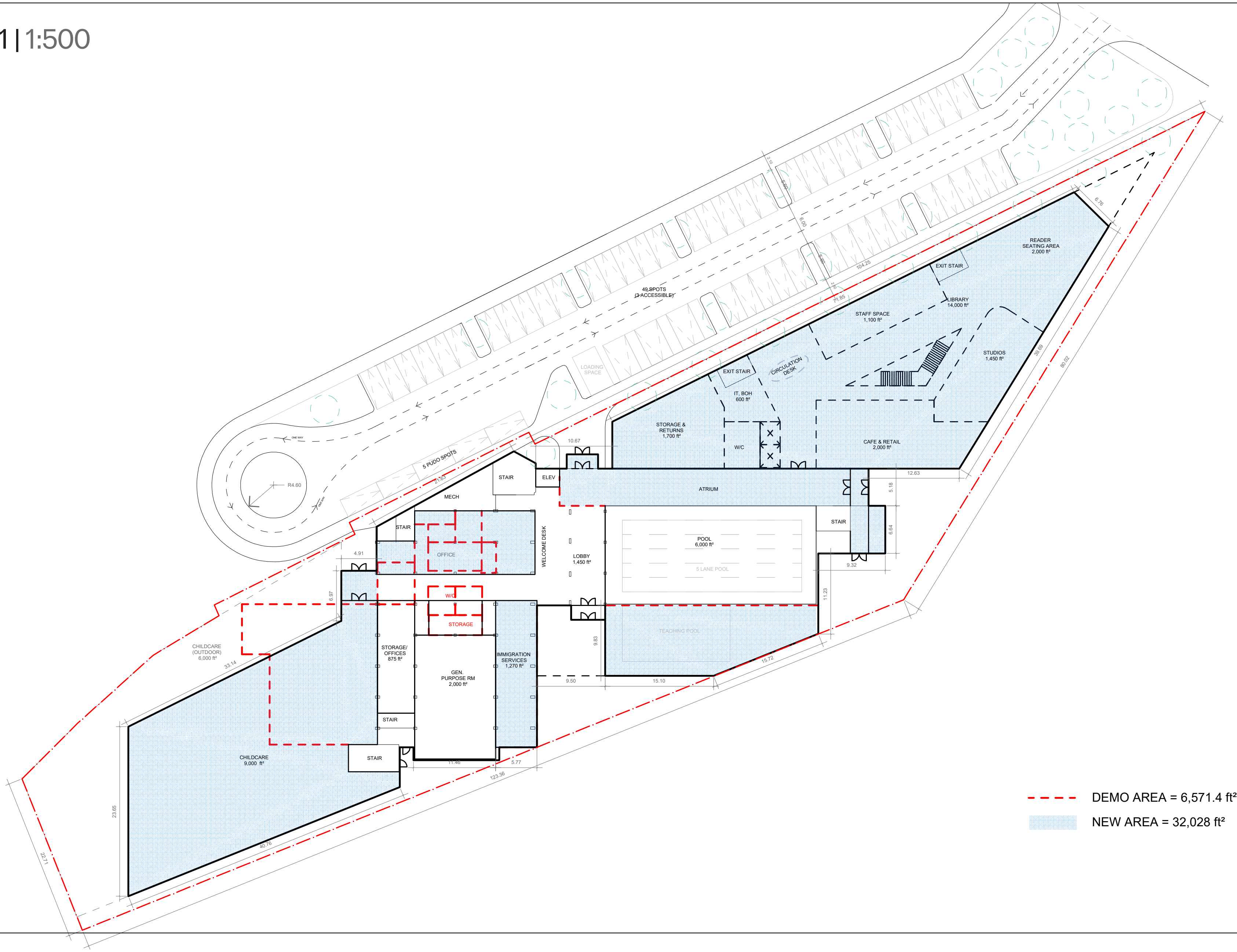
Title: Stratford YMCA & Library

Project No. 2521 | Scale 1:500

Drawing No.

SK-001

Level 1 | 1:500



DEMO AREA = 6,571.4 ft²

NEW AREA = 32,028 ft²

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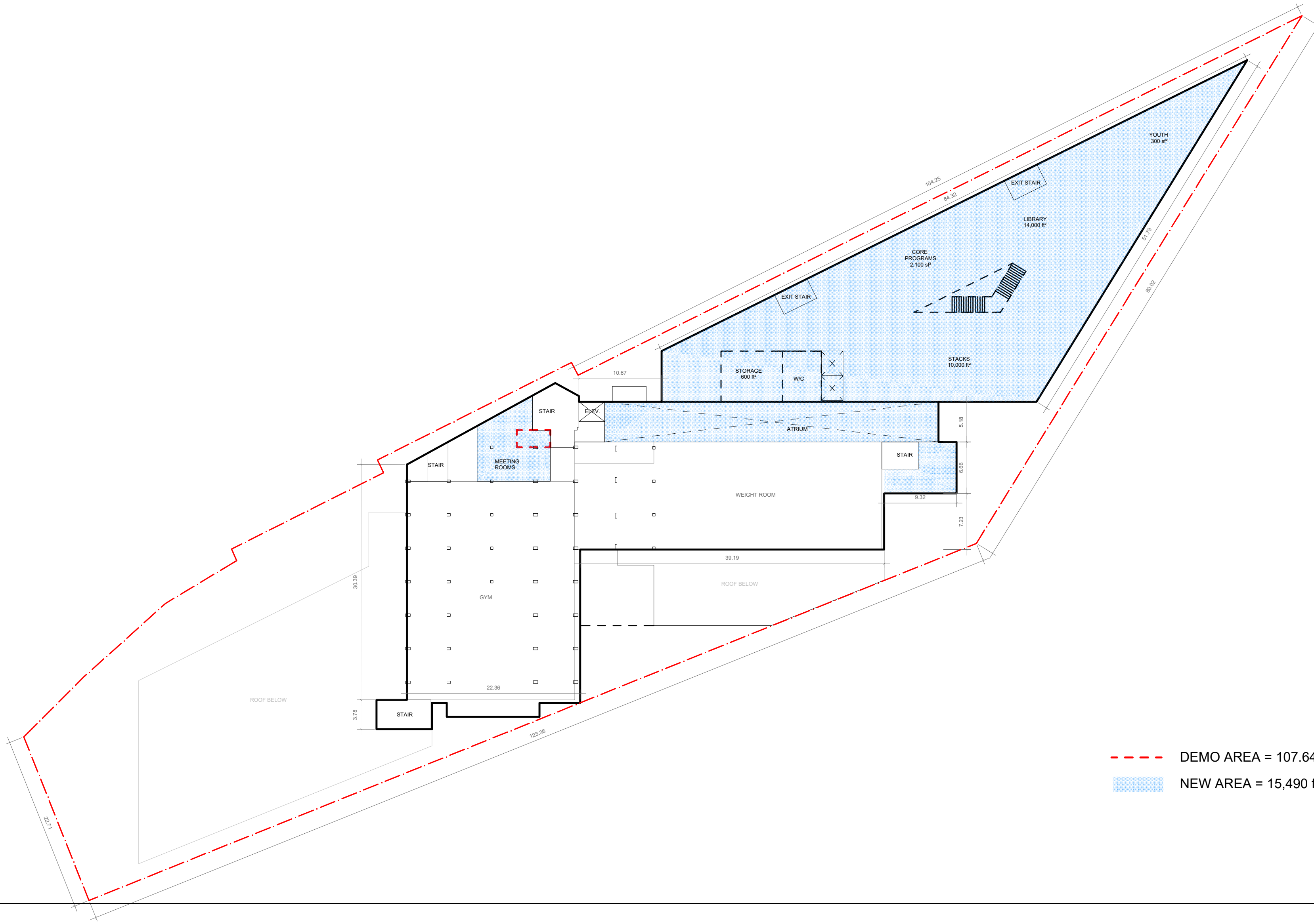
Title: Stratford YMCA & Library

Project No. 2521 | Scale 1:500

Drawing No. SK-001

Level 2 | 1:500



DEMO AREA = 107.64 ft²

NEW AREA = 15,490 ft²

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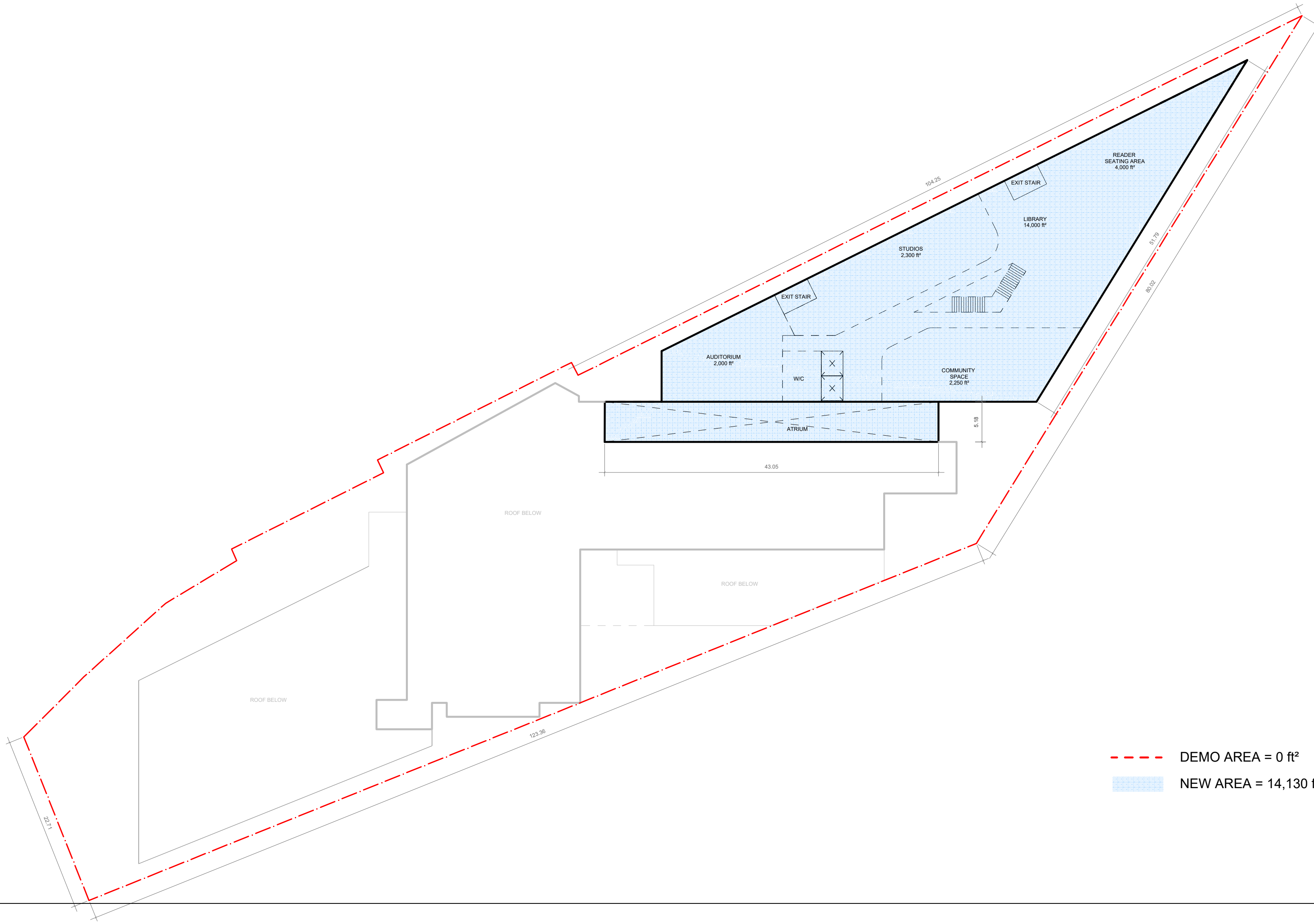
Project No. 2521 | Scale 1:500

Drawing No.

SK-001

Level 3 | 1:500



DEMO AREA = 0 ft²

NEW AREA = 14,130 ft²

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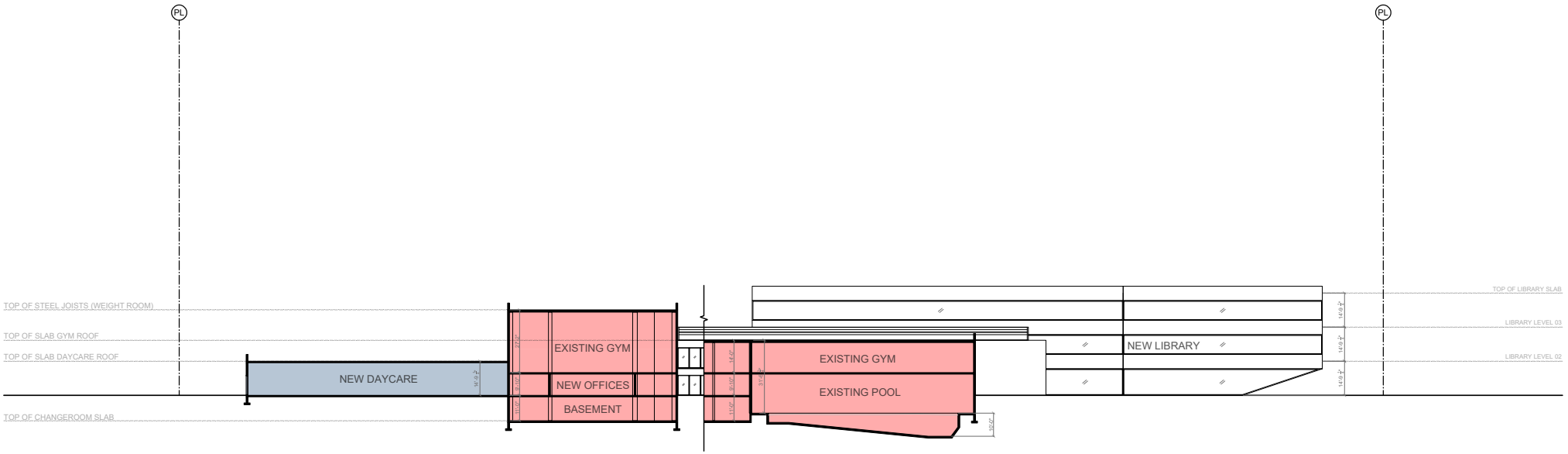
Title: Stratford YMCA & Library

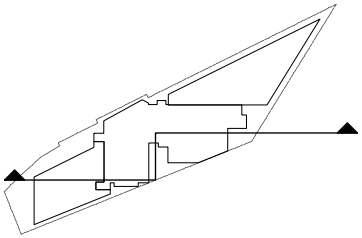
Project No. 2521	Scale 1:500

Drawing No.

SK-001

Building Section A | 1:500

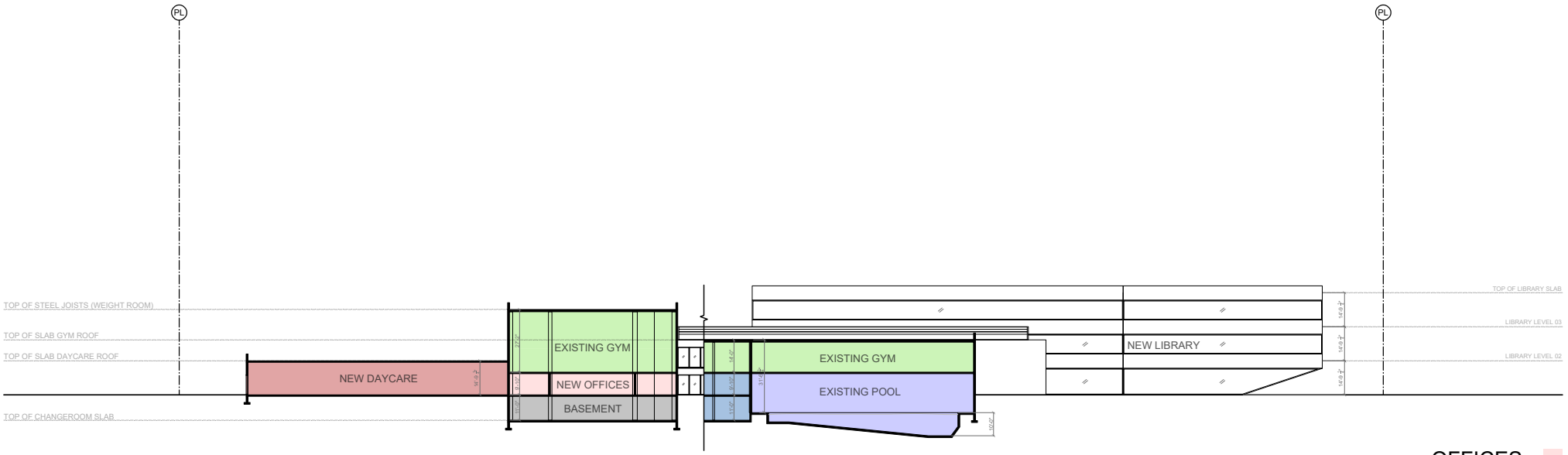


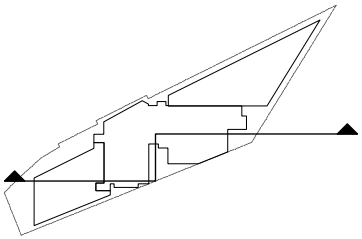


EXISTING TO REMAIN

NEW BUILD

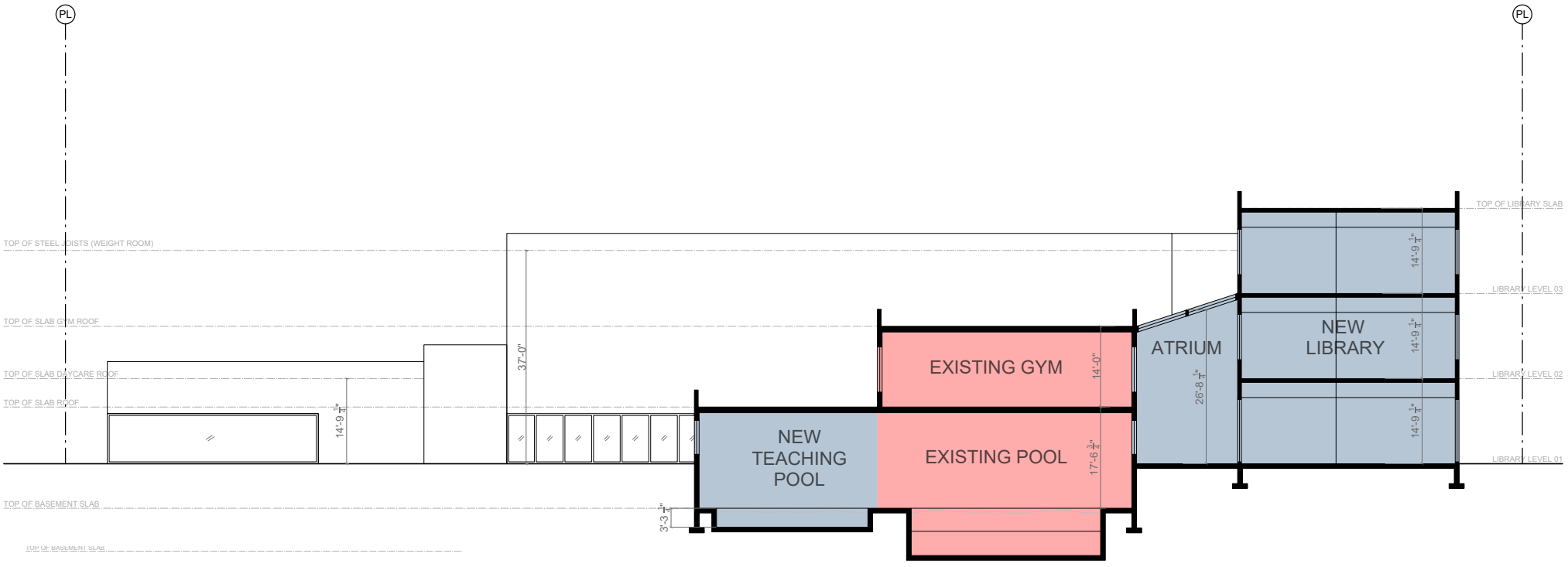
Building Section A | 1:500

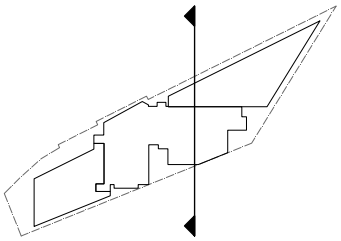




OFFICES
LIBRARY
DAYCARE
GYM
ATRIUM
POOL
CIRCULATION
STORAGE

Building Section B | 1:200

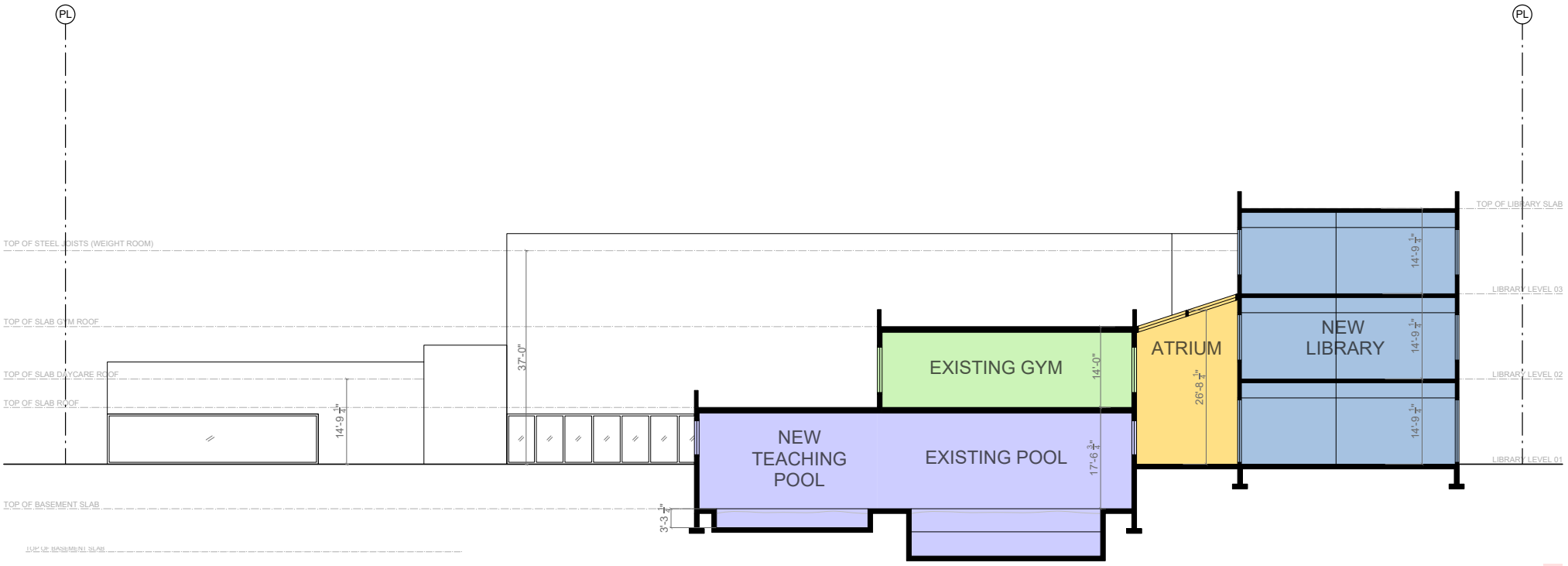


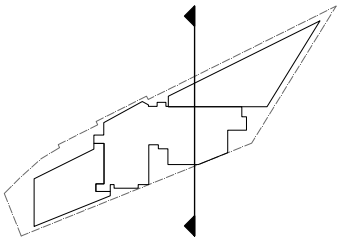


EXISTING TO REMAIN

NEW BUILD

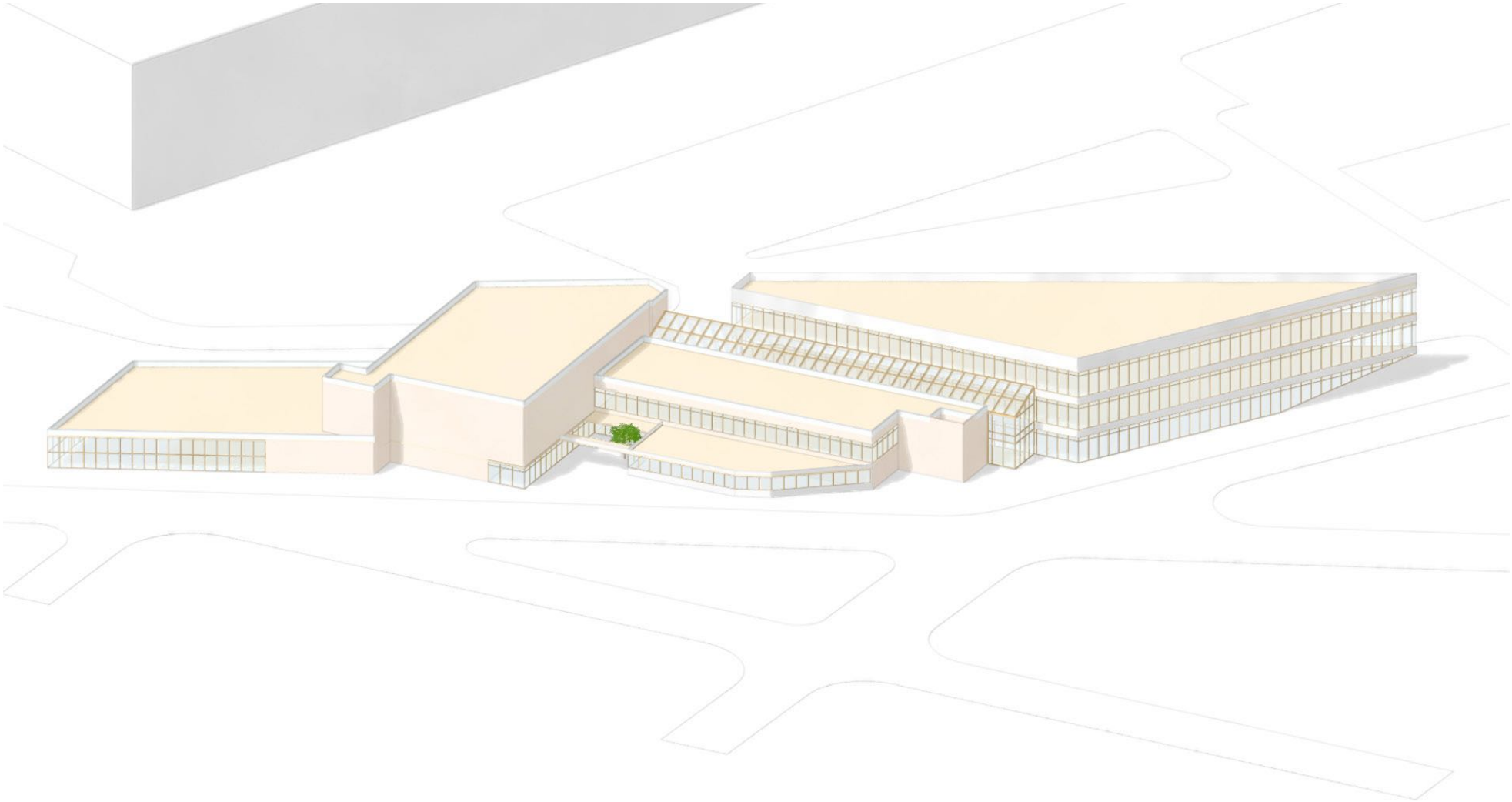
Building Section B | 1:200





OFFICES
LIBRARY
DAYCARE
GYM
ATRIUM
POOL
CIRCULATION
STORAGE

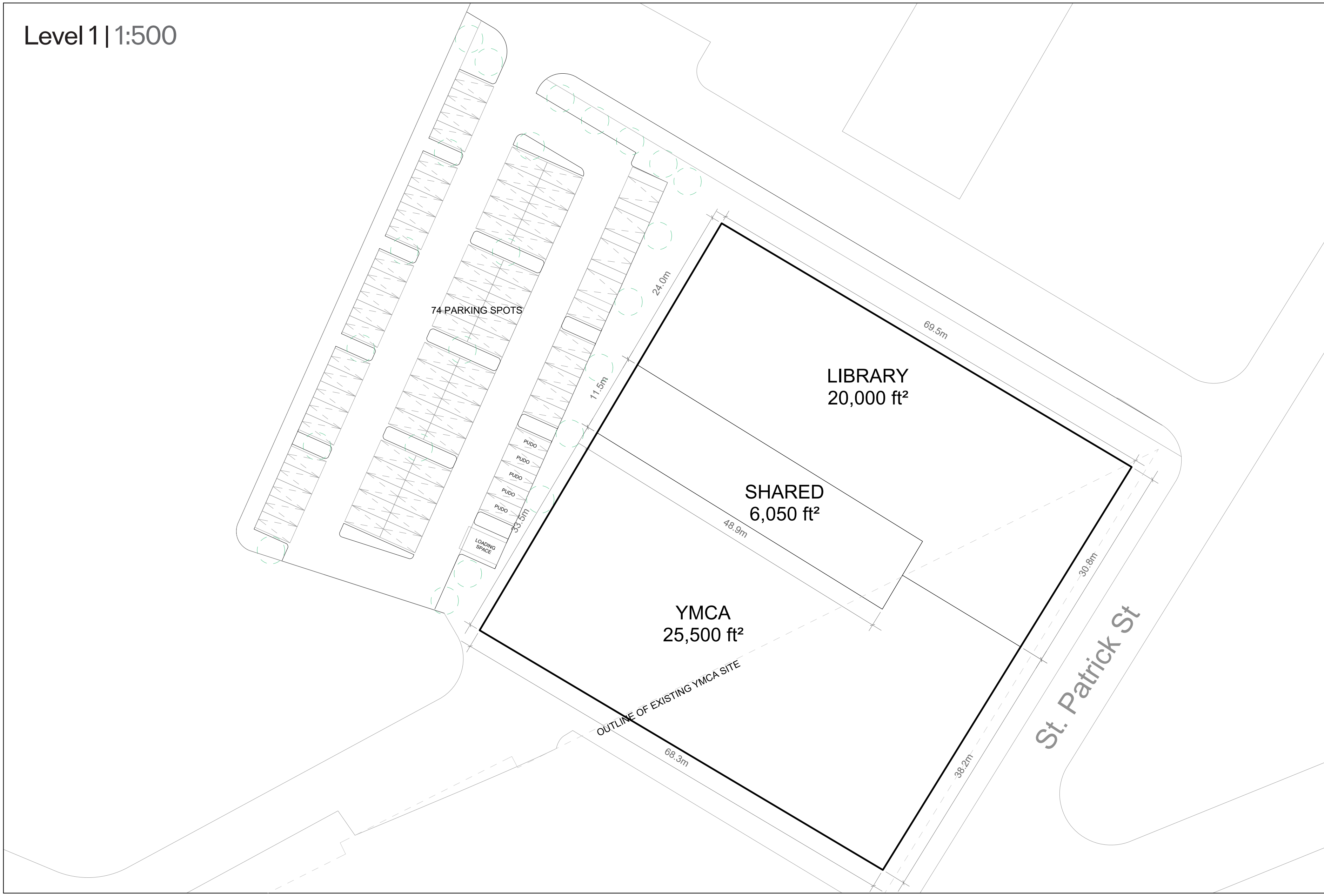
Materiality



Materiality

New YMCA + Library combined ***Off-Site***

Level 1 | 1:500



superk¨l
101 - 35 Golden Avenue
Toronto, ON M6R 2J5

t> 416.596.0700
f> 416.533.6986
www.superkul.ca

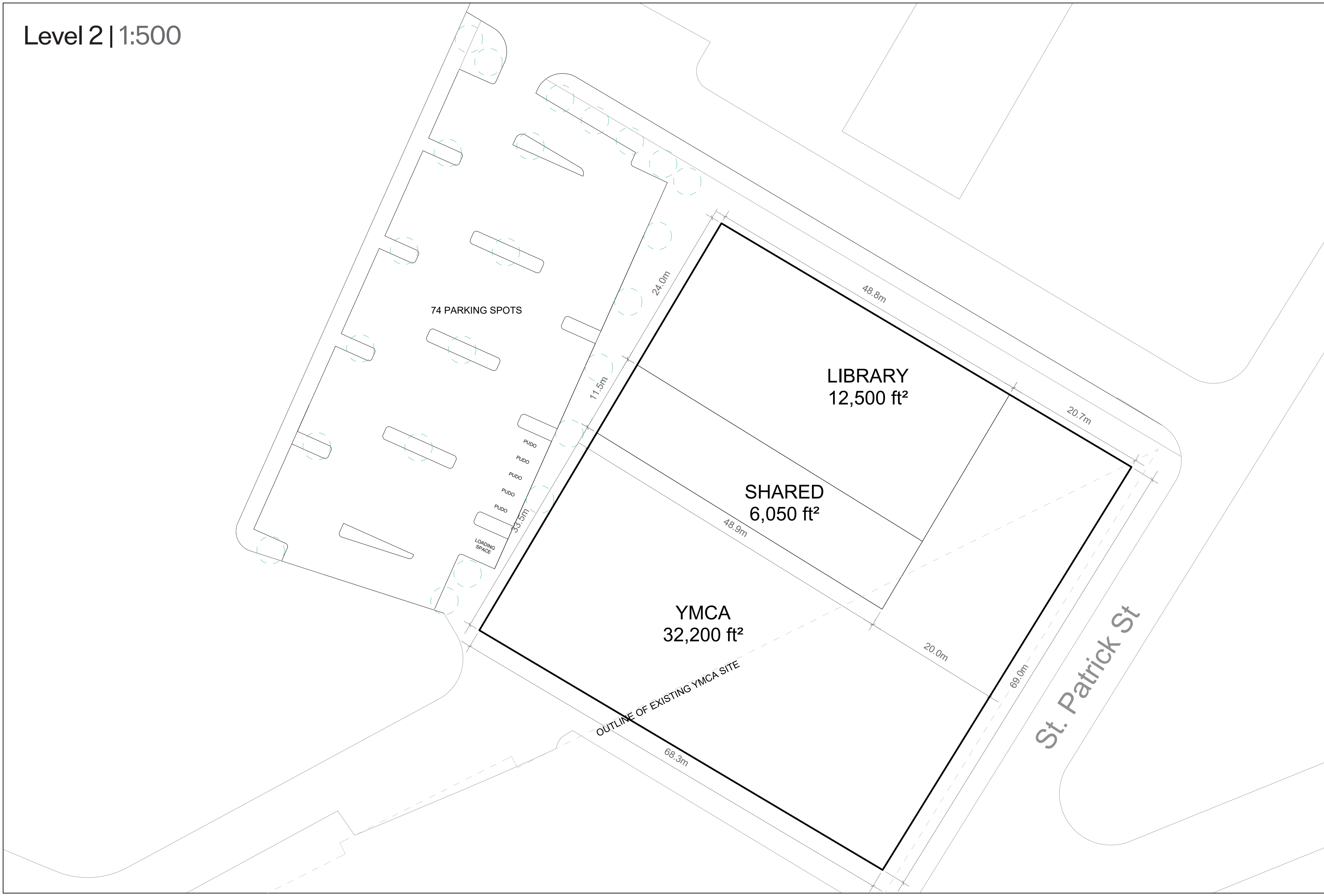
Title: Stratford YMCA & Library

Project No. 2521	Scale 1:500

Drawing No.

SK-001

Level 2 | 1:500



superk¨l
101 - 35 Golden Avenue
Toronto, ON M6R 2J5
t> 416.596.0700
f> 416.533.6986
www.superkul.ca

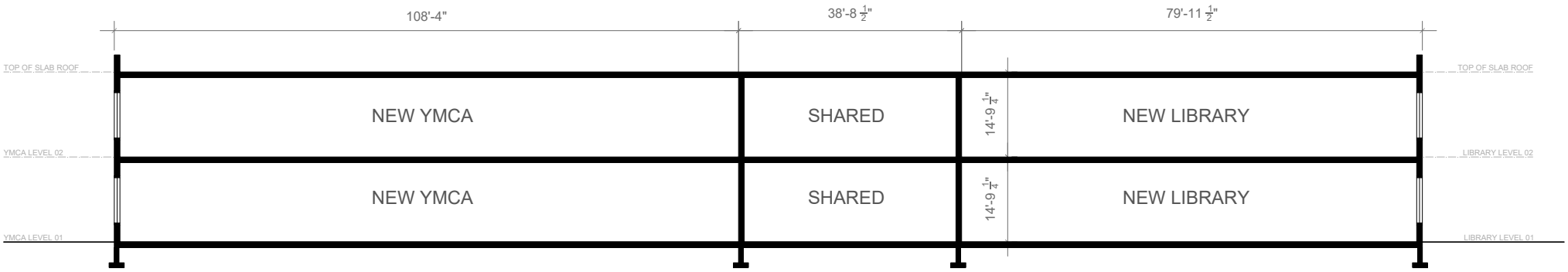
Title: Stratford YMCA & Library

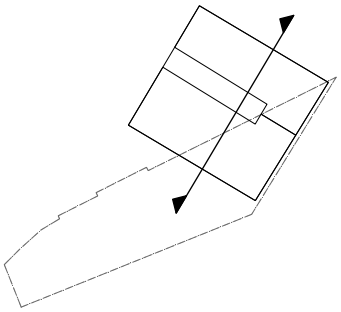
Project No. 2521 | Scale 1:500

Drawing No.

SK-001

Building Section A | 1:200





Precedents

Turku City Library | JKMM Architects
74,000 ft²

Billings Public Library | Will Bruder + Partners
67,000 ft²

David Braley Vaughan Centre | Diamond Schmitt
100,000 ft²

Stoney Creek YMCA | Cornerstone Architecture
82,000 ft²

Springdale Library | RDHA
26,000 ft²

North Beach Branch Library | Leddy Maytum Stacy Architects
8,500 ft²

Grand Trunk Stratford

Costing Set
15 January 2026

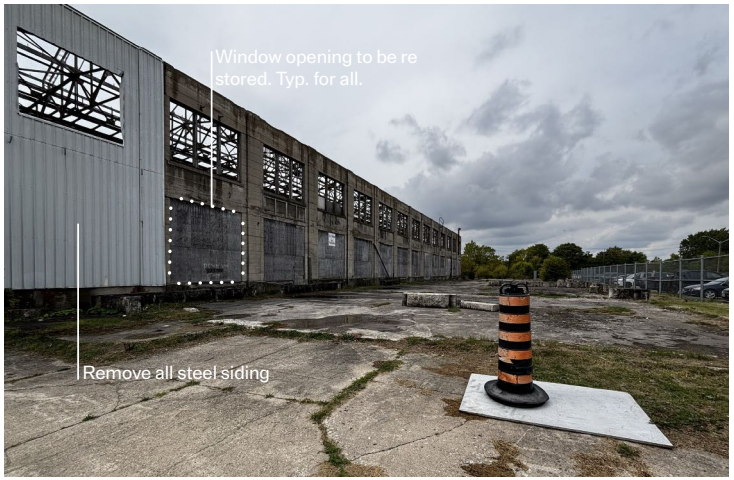
superk¨l

Existing Conditions

Existing Conditions

Existing Conditions

AERIAL SITE

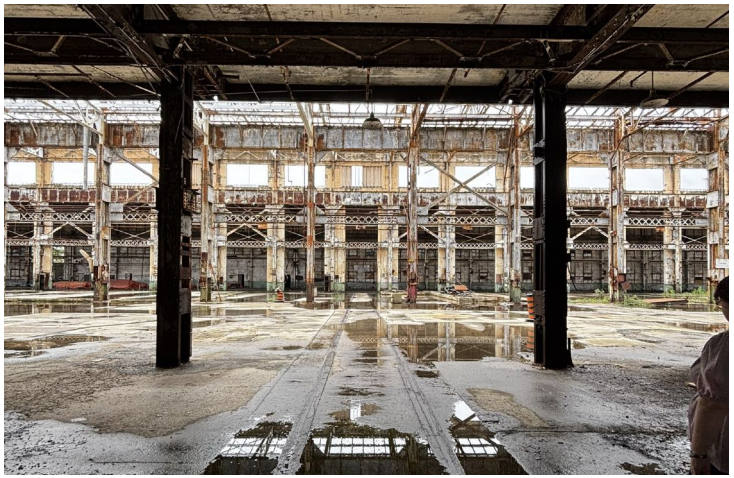


EXTERIOR VIEW OF FACADE LOOKNG SOUTHEAST

EXTERIOR VIEW OF FACADE LOOKING SOUTHWEST

Existing Conditions

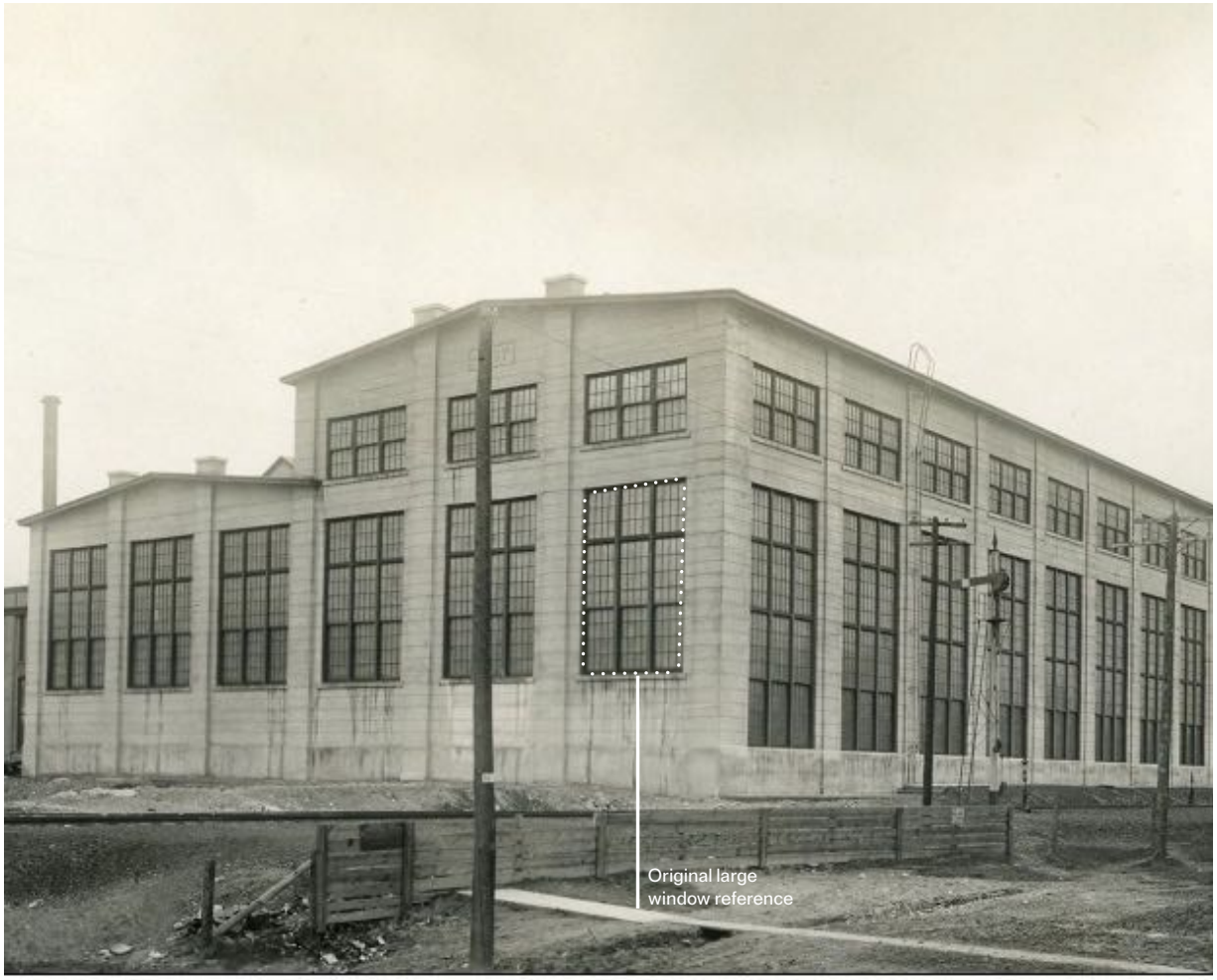
INTERIOR VIEW LOOKING WEST



INTERIOR VIEW OF MEZZANINE FROM UNDERNEATH

EXISTING STRUCTURE TYPICAL COLUMN BASE

Historical Context

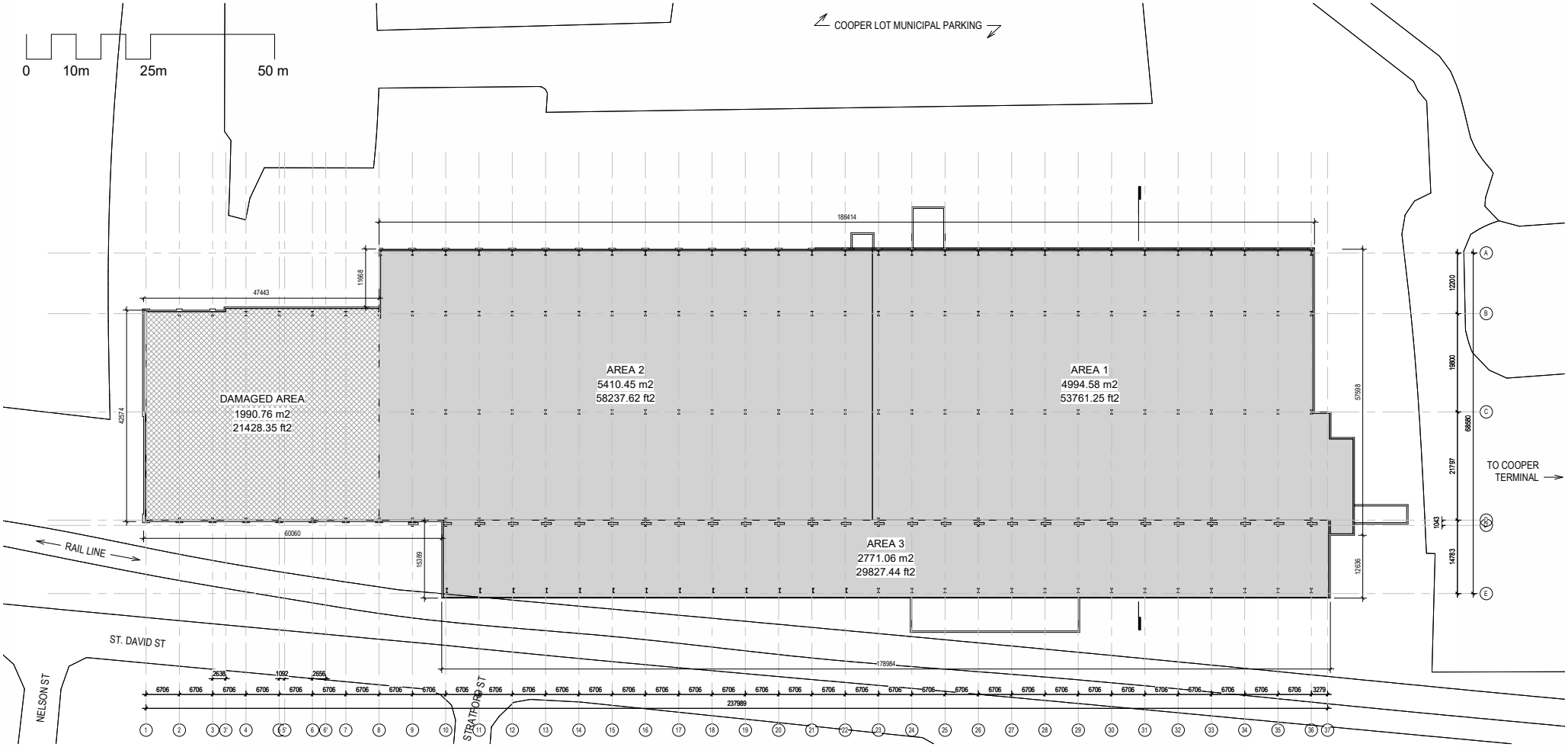


HISTORICAL IMAGE OF FACADE

HISTORICAL AERIAL OF GRAND TRUNK SHOP

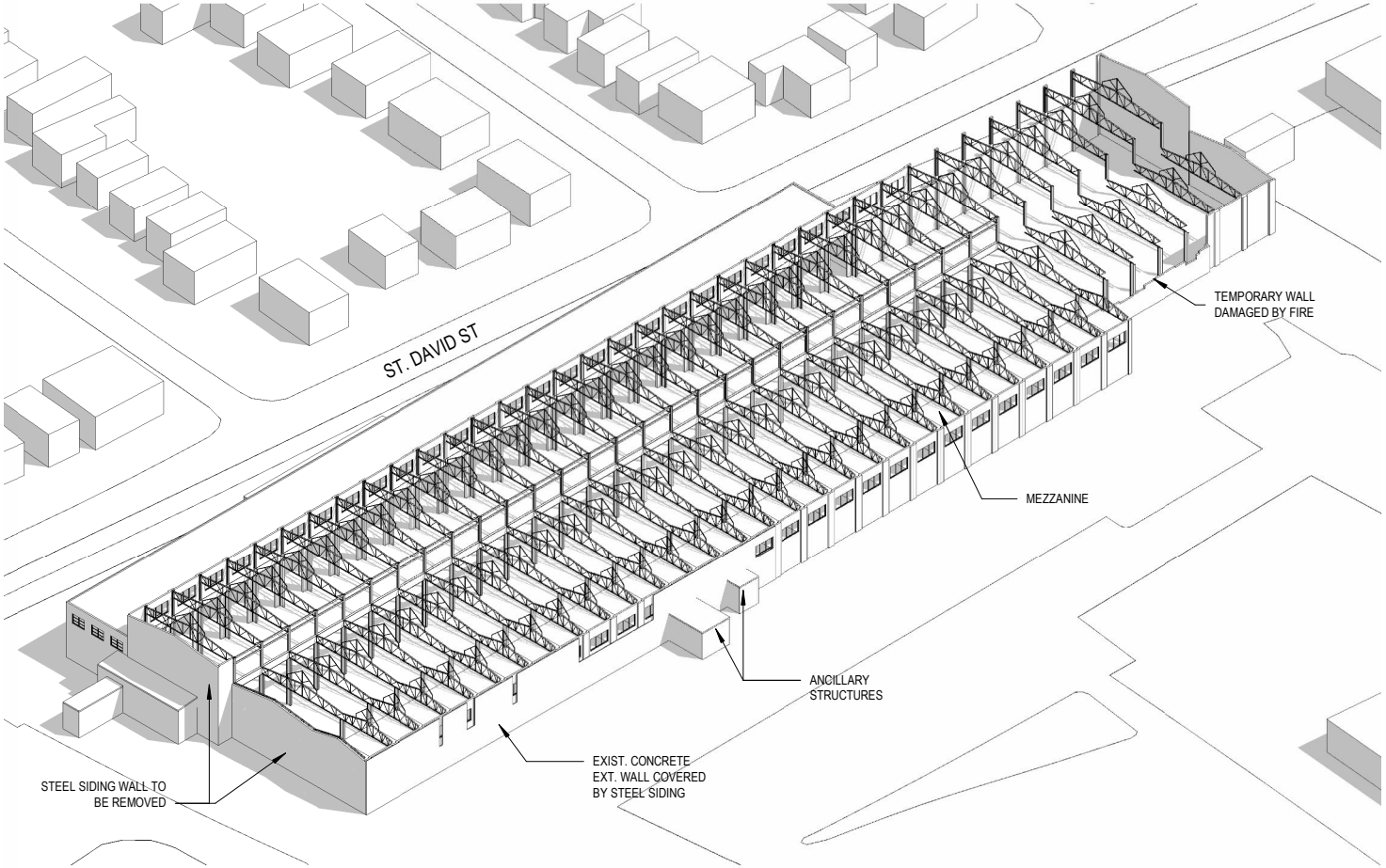
HISTORICAL AERIAL OF GRAND TRUNK SHOP

Existing Conditions



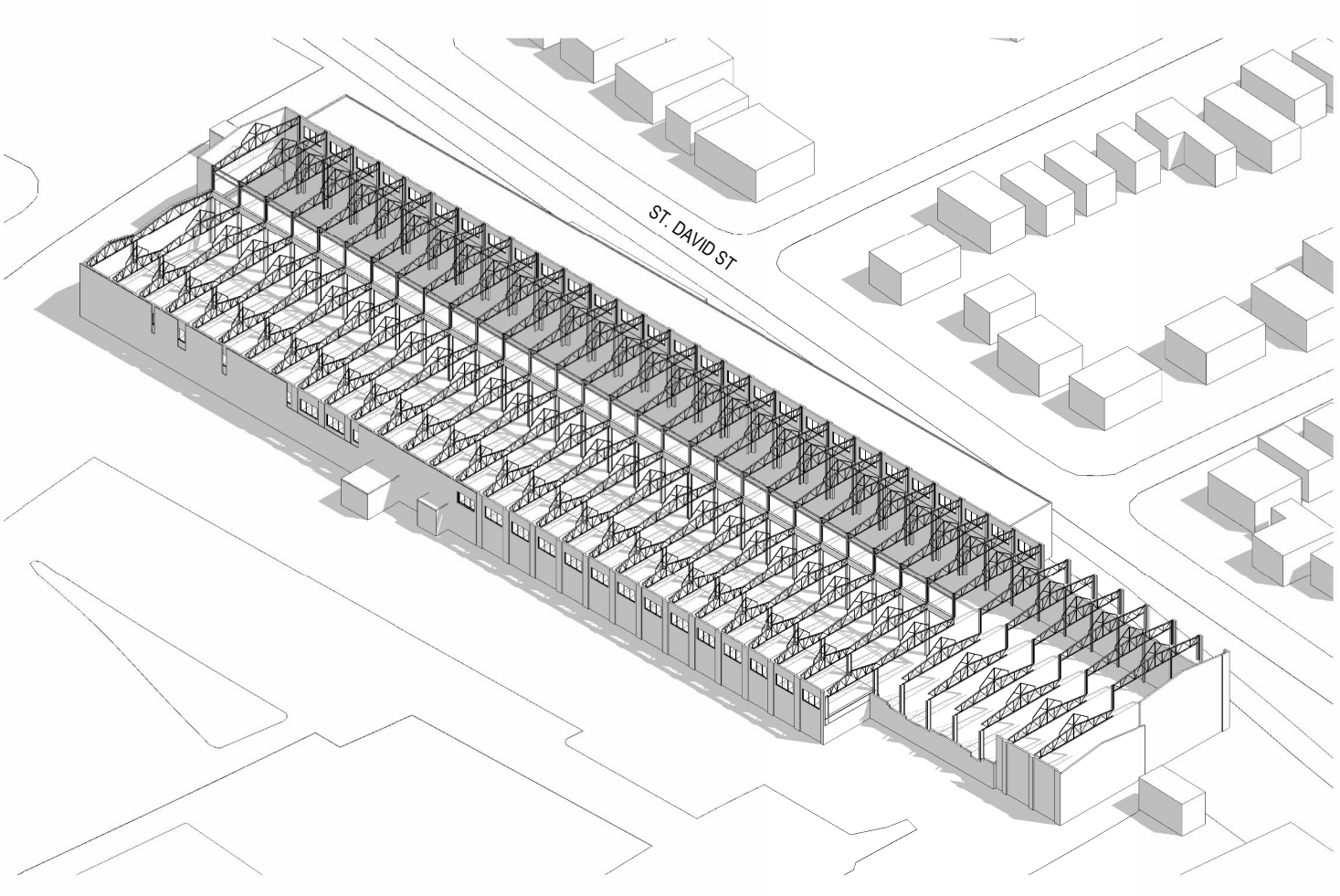
GROUND FLOOR PLAN
SCALE = 1:750

Existing Conditions



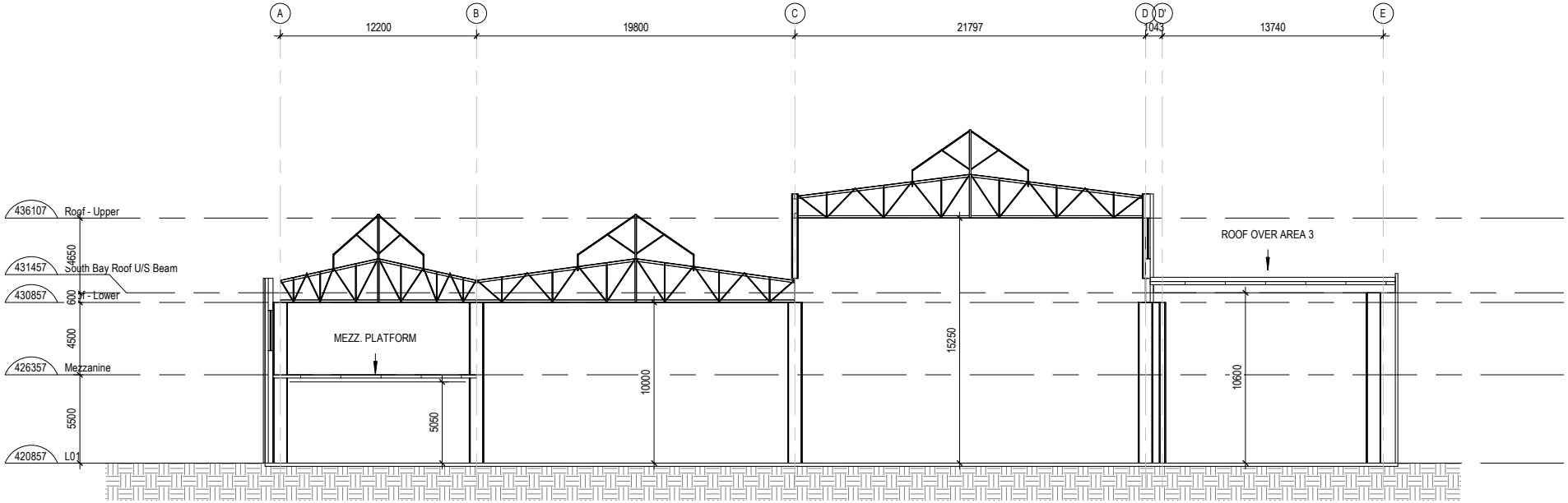
NE AXONOMETRIC
SCALE = NTS

Existing Conditions



NW AXONOMETRIC
SCALE = NTS

Existing Conditions



NS SECTION LOOKING EAST
SCALE = 1:250

Design Option Summary

		Option 1A		Option 1B		Option 2A		Option 2B	
Topic	**Description**	**1A Included**	**1A Qty.**	**1B Included**	**1B Qty.**	**2A Included**	**2A Qty.**	**2B Included**	**2B Qty.**
Architectural - New Windows	Provide double glazed replacement windows at original locations	☐		☐		☑	40	☑	54
Architectural - Roof, Insulated	R1 mod-bit roof and R2 corr. Metal roof on steel deck. 100mm insulation for both. See sections.	☐		☐		☑		☑	
Architectural - Roof, Non-Insulated	Corr. Metal roof on steel deck	☐		☑		☐		☐	
Architectural - Skylights	See axonometric and sections for approx. locations	☐		☑		☑		☑	
Architectural - Wall Enclosure	Rainscreen façade w. 100mm insulation. Curtain wall Glazing 60% at surface area to be added to new envelope as shown.	☐		☐		☑	3 Sides	☑	3 Sides
Demolition - Exist. Ancilary Structures	See Plans	☑	4	☑	4	☑	4	☑	4
Demolition - Exist. Mezzanine	Remove existing mezzanine structure	☑	2418m2	☑	2418m2	☑	2418m2	☑	2418m2
Demolition - Exist. Structure / Area	See Plans	☑	10172.27m2	☑	10172.27m2	☑	7845.25m2	☑	4924.15m2
Demolition - Exist. Walls	See Plans	☑		☑		☑		☑	
Demolition - Exist. Windows	Remove all existing windows	☑		☑		☑		☑	
Electrical - Lighting	Interior lighting for multi-use. See Plans for area	☑		☑		☑		☑	
Mechanical - HVAC	Basic HVAC. See Plans for area	☐		☐		☑		☑	
Mechanical - Plumbing	Basic plumbing rough-ins. See Plans for area	☑		☑		☑		☑	
Parking - Lines Painted	Parking lot provided per space. Provide asphalt surface, drive aisle, and access as req.	☑	300	☑	300	☑	200	☑	100
Structural - Concrete Slab Remediation	Provide 100mm Slab on top of existing. Minor surface preparation as req. Exist slab contains known contaminants.	☑	5090.78m2	☑	5090.78m2	☑	7322.43m2	☑	9894.73m2
Structural - Exist. Structure	Clean existing exposed steel structure and surfaces, paint interior surfaces. Provide base rate for amount of work so adjusting area retained can be prorated in the future.	☑	5090.78m2	☑	5090.78m2	☑	7322.43m2	☑	9894.73m2

Open-Air Shell / Partial Shelter

Option 1A: Open-Air Shell

~50,000 sqft Retained

Scope Items for Costing (See also Design Option Summary)

Structural

- 100mm Concrete slab poured over existing floor
- Minor slab remediation and surface preparation (as required)

Demolition

- Removal of existing mezzanine structure
- Removal of all existing windows
- Select demolition of non-structural interior elements (as required)

Architectural

- Cleaning of existing exposed structure and surfaces
- Painting of interior surfaces
- Parking line painting and basic wayfinding markings, provide asphalt parking lot (allowance level)

Mechanical

- Basic plumbing rough-ins and fixtures (allowance level)

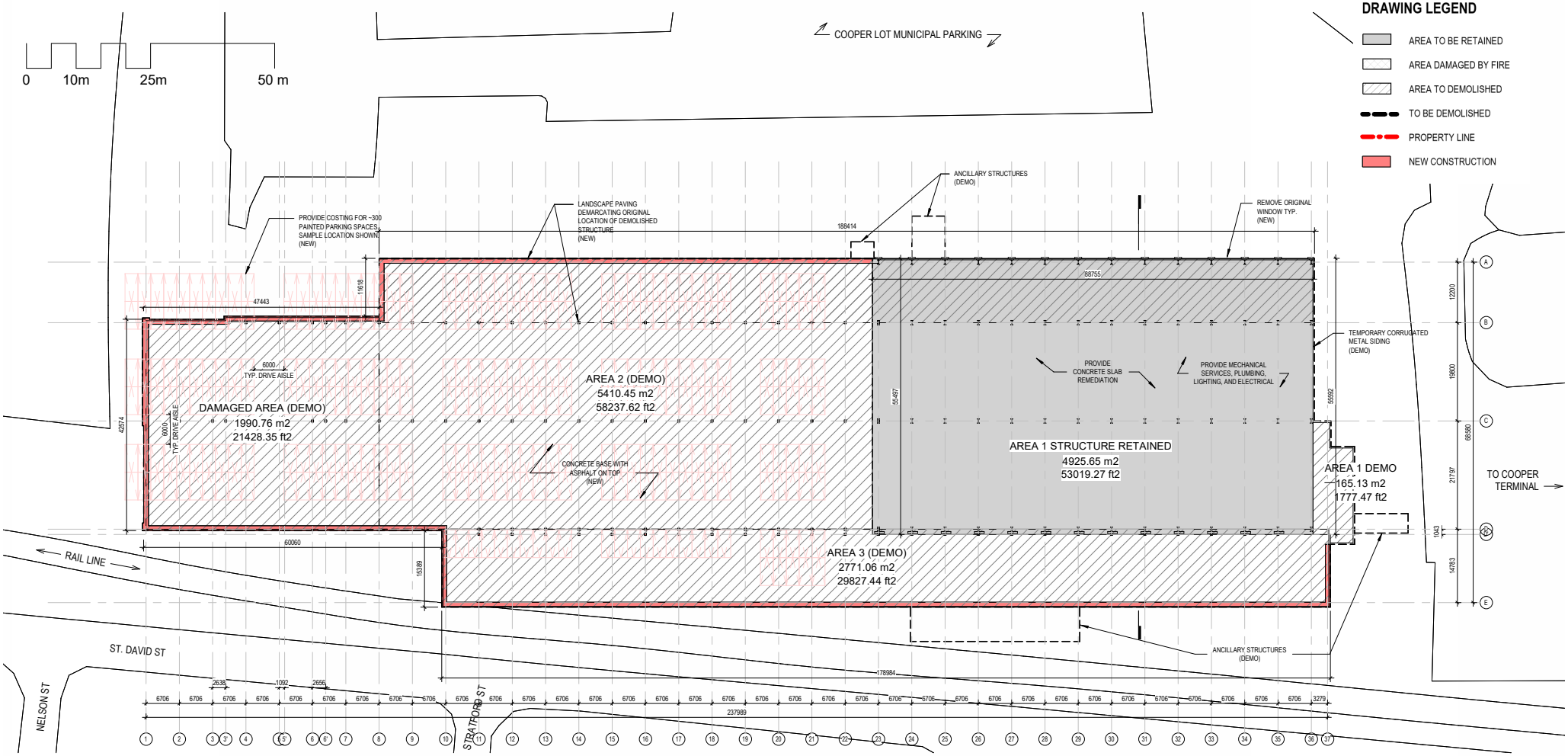
Electrical

- New interior lighting

NOTES:
Provide base rate for amount of structural work so adjusting area retained can be prorated in the future. For example, cost if 50k sf structure is retained vs. 60k, 70k for Option 1A.

Option 1A & 1B: Open-Air Shell & Partial Shelter

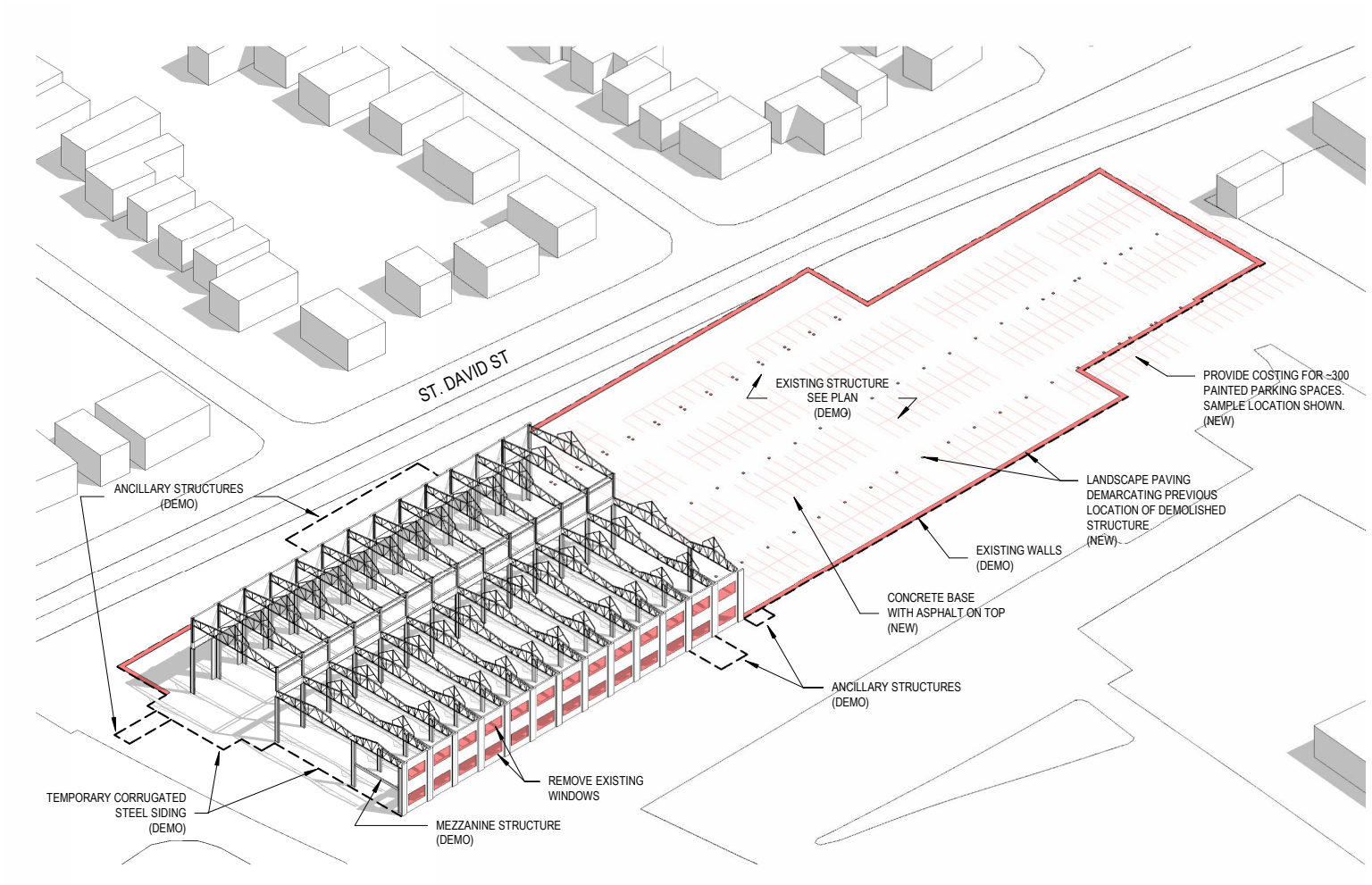
~50,000 sqft Retained



GROUND FLOOR PLAN
SCALE = 1:750

Option 1A: Open-Air Shell

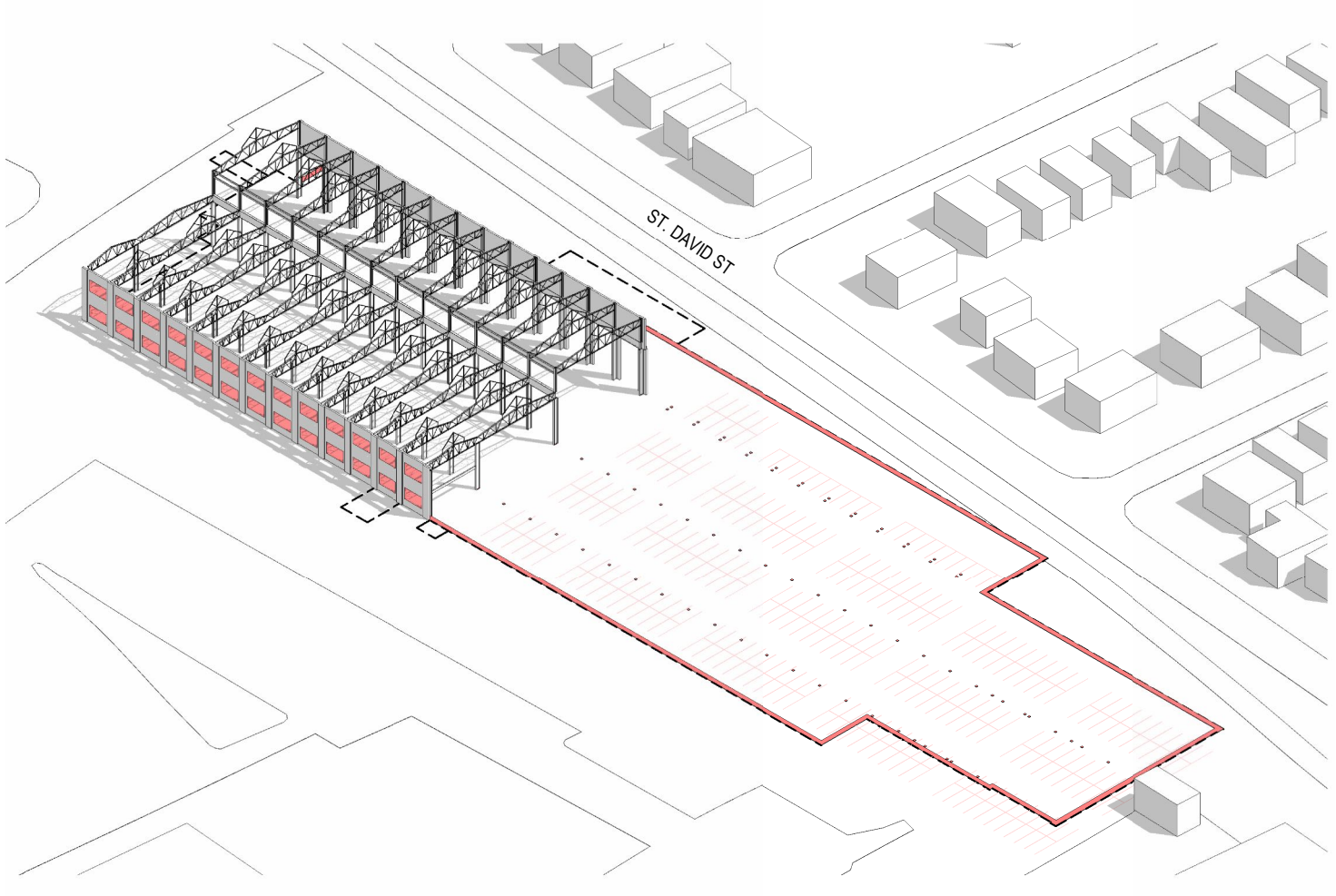
~50,000 sqft Retained



NE AXONOMETRIC
SCALE = NTS

Option 1A: Open-Air Shell

~50,000 sqft Retained



NW AXONOMETRIC
SCALE = NTS

Option 1B: Partial Shelter

~50,000 sqft Retained

Scope Items for Costing (See also Design Option Summary)

Structural

- 100mm Concrete slab poured over existing floor
- Minor slab remediation and surface preparation (as required)

Demolition

- Removal of existing mezzanine structure
- Removal of all existing windows
- Select demolition of non-structural interior elements (as required)

Architectural

- Cleaning of existing exposed structure and surfaces
- Painting of interior surfaces
- Parking line painting and basic wayfinding markings, provide asphalt parking lot (allowance level)
- Un-insulated roof with skylights.

Mechanical

- Basic plumbing rough-ins and fixtures (allowance level)

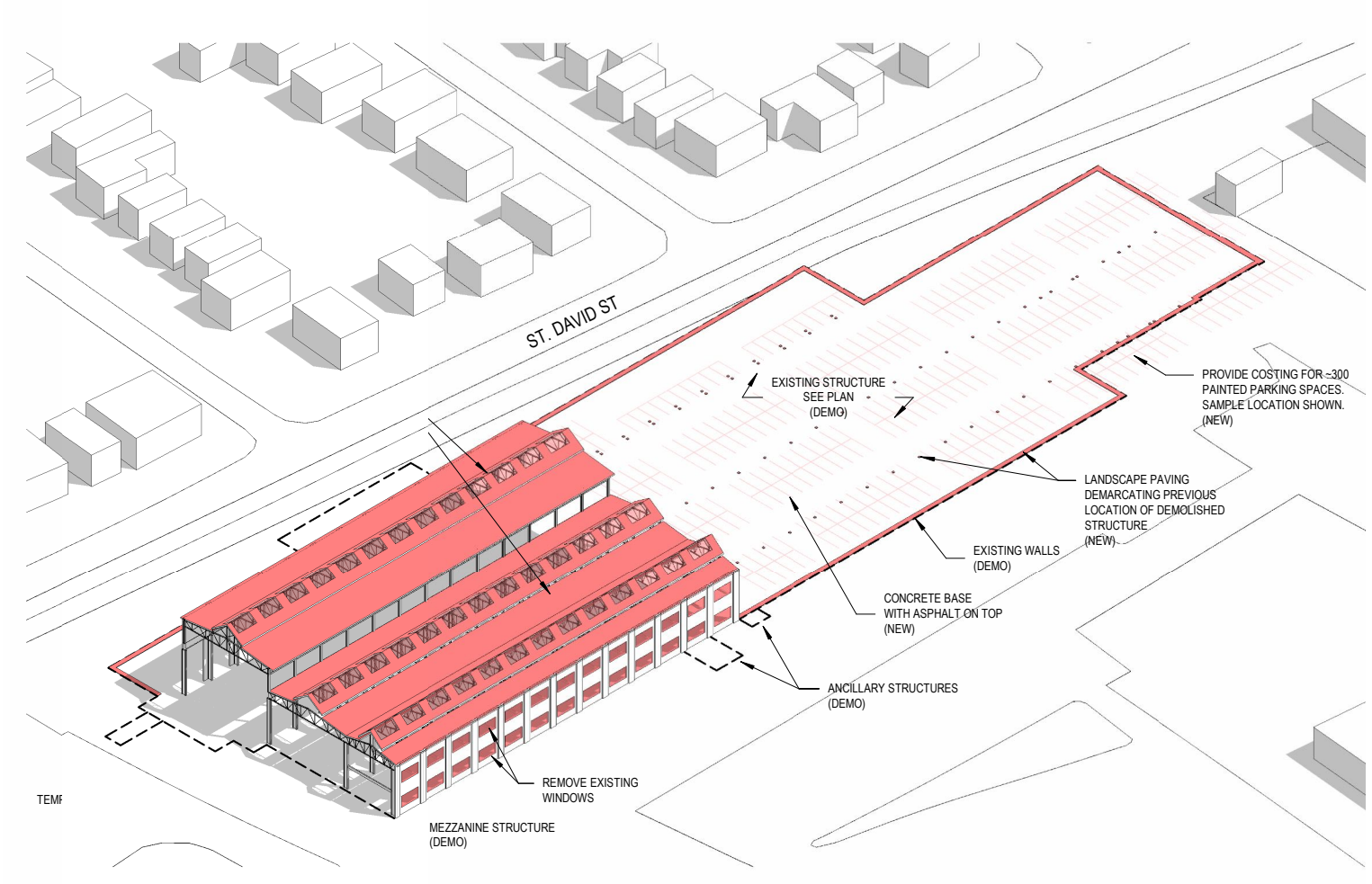
Electrical

- New interior lighting

NOTES:
The primary difference between Option 1A and 1B is the addition of an un-insulated roof with skylights in Option 1B.
Area is identical.

Option 1B: Partial Shelter

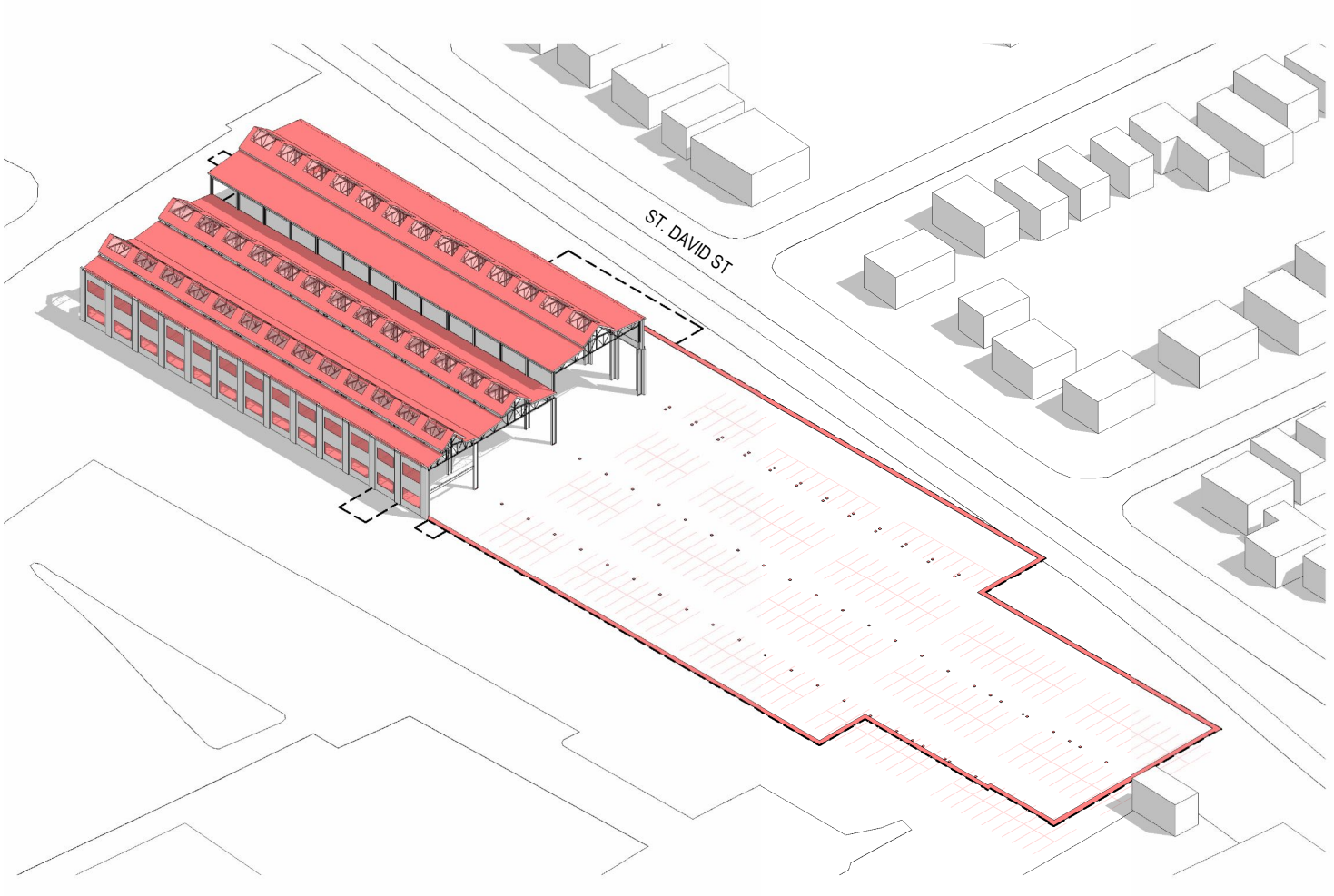
~50,000 sqft Retained



NE AXONOMETRIC
SCALE = NTS

Option 1B: Partial Shelter

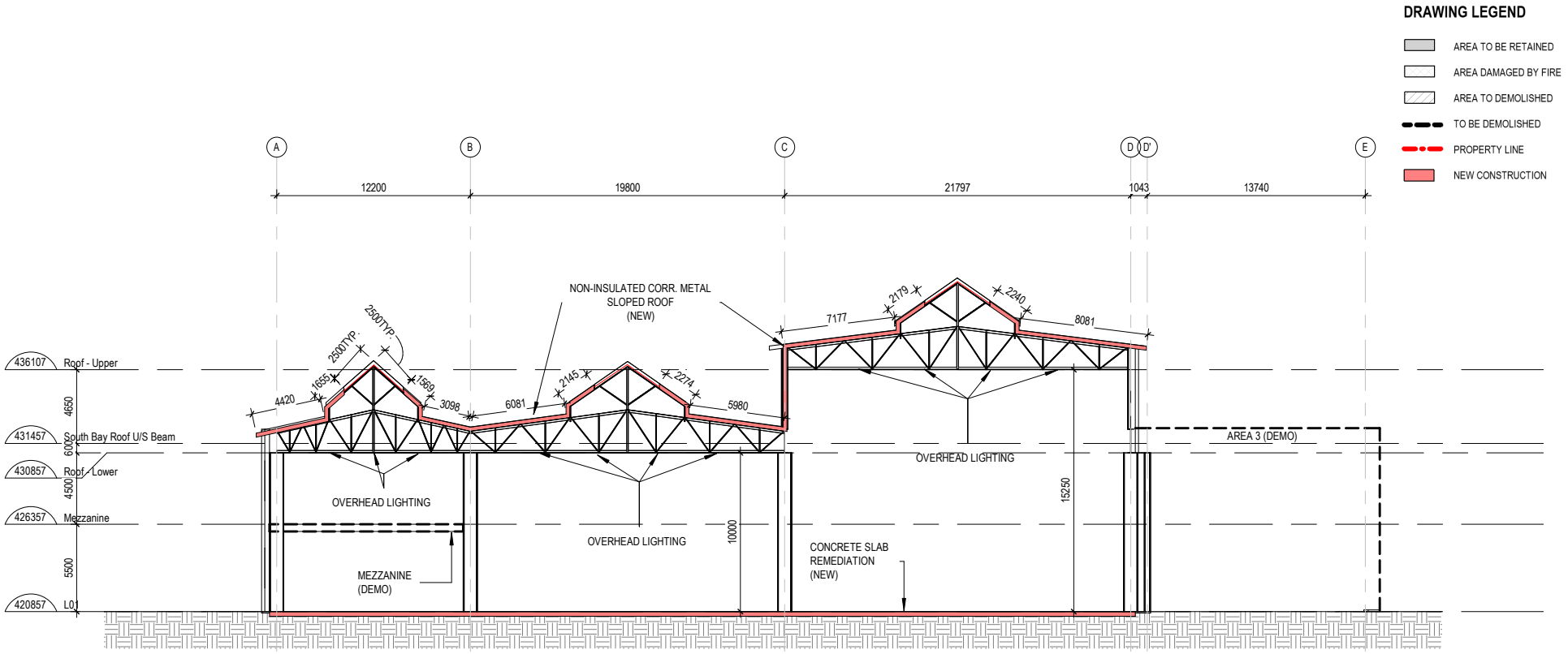
~50,000 sqft Retained



NW AXONOMETRIC
SCALE = NTS

Option 1B: Partial Shelter

~50,000 sqft Retained



NS SECTION LOOKING EAST
SCALE = 1:250

Fully Enclosed

Option 2A: Fully Enclosed

~75,000 sqft Retained

Scope Items for Costing (See also Design Option Summary)

Structural

- 100mm Concrete slab poured over existing floor
- Minor slab remediation and surface preparation (as required)

Demolition

- Removal of existing mezzanine structure
- Removal of all existing windows
- Select demolition of non-structural interior elements (as required)

Architectural

- Cleaning of existing exposed structure and surfaces
- Painting of interior surfaces
- Parking line painting and basic wayfinding markings, provide asphalt parking lot (allowance level)
- Fully enclosed envelope walls (rainscreen with 60% curtain wall glass opening)
- Fully insulated roof with skylights.
- New double glazed windows to replace the existing windows

Mechanical

- Basic plumbing rough-ins and fixtures (allowance level)
- Basic HVAC (allowance level)

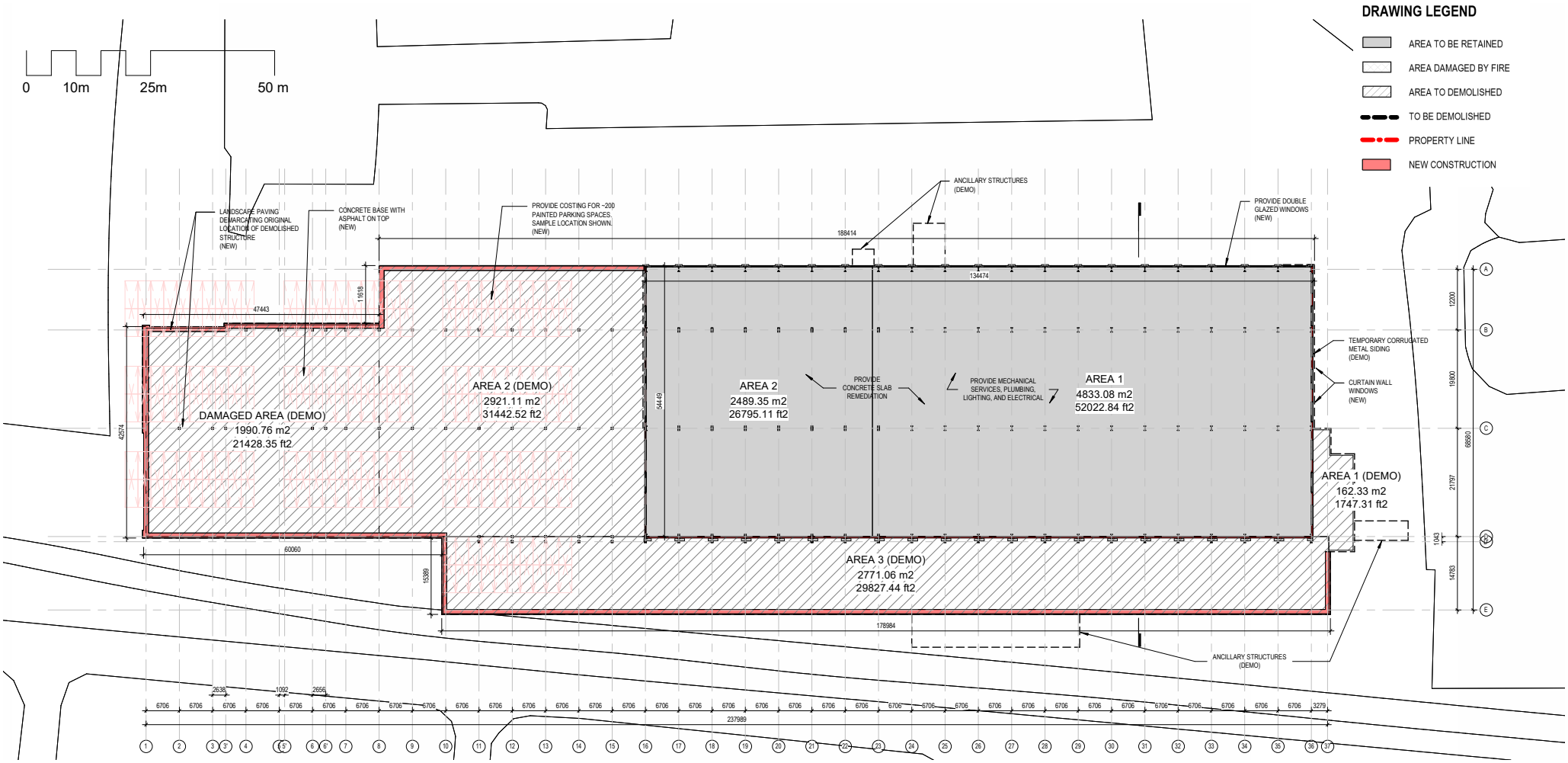
Electrical

- New interior lighting

NOTES:
Option is fully enclosed with the intent for public indoor community usage.

Option 2A: Fully Enclosed

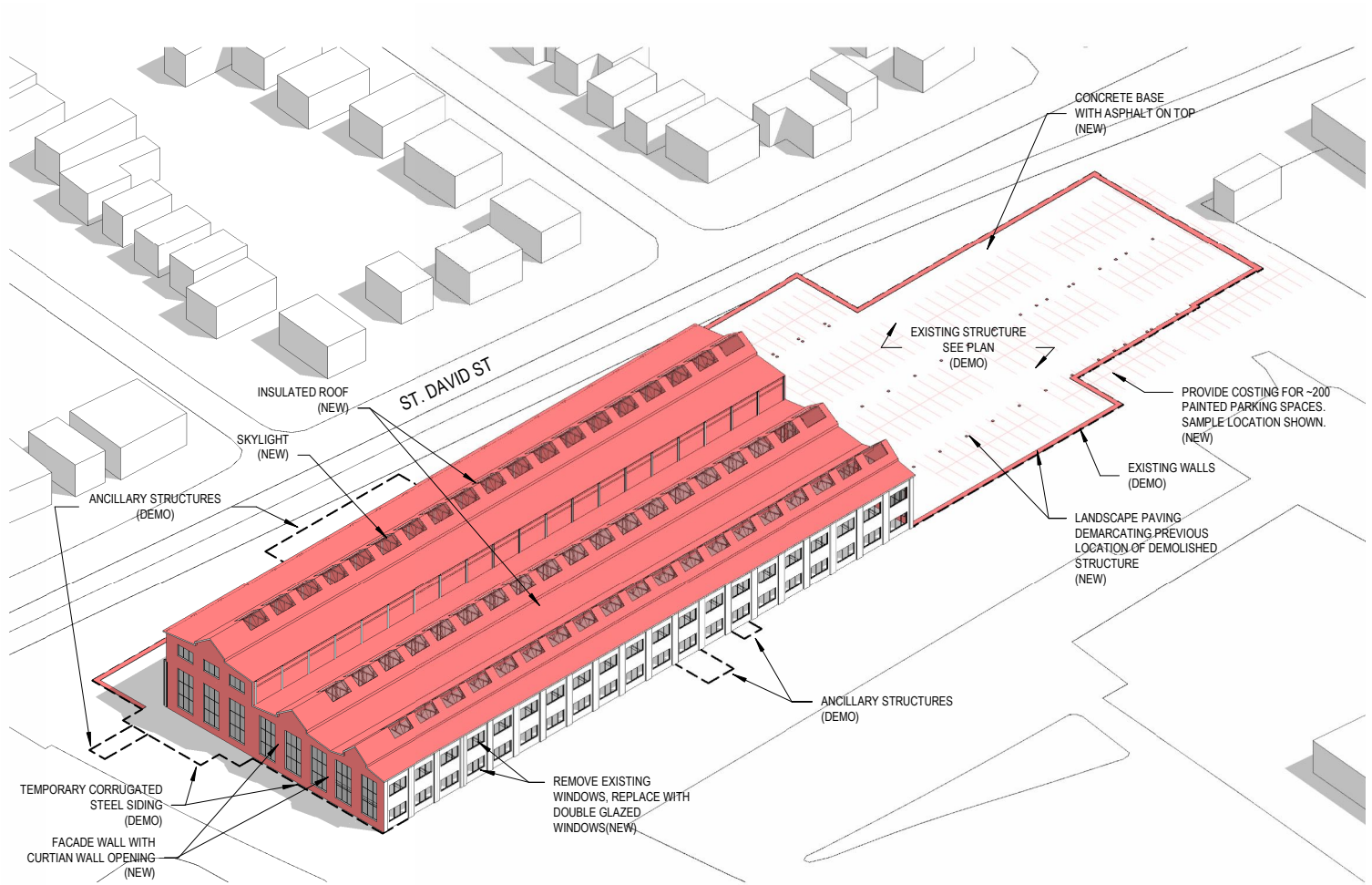
~75,000 sqft Retained



GROUND FLOOR PLAN
SCALE = 1:750

Option 2A: Fully Enclosed

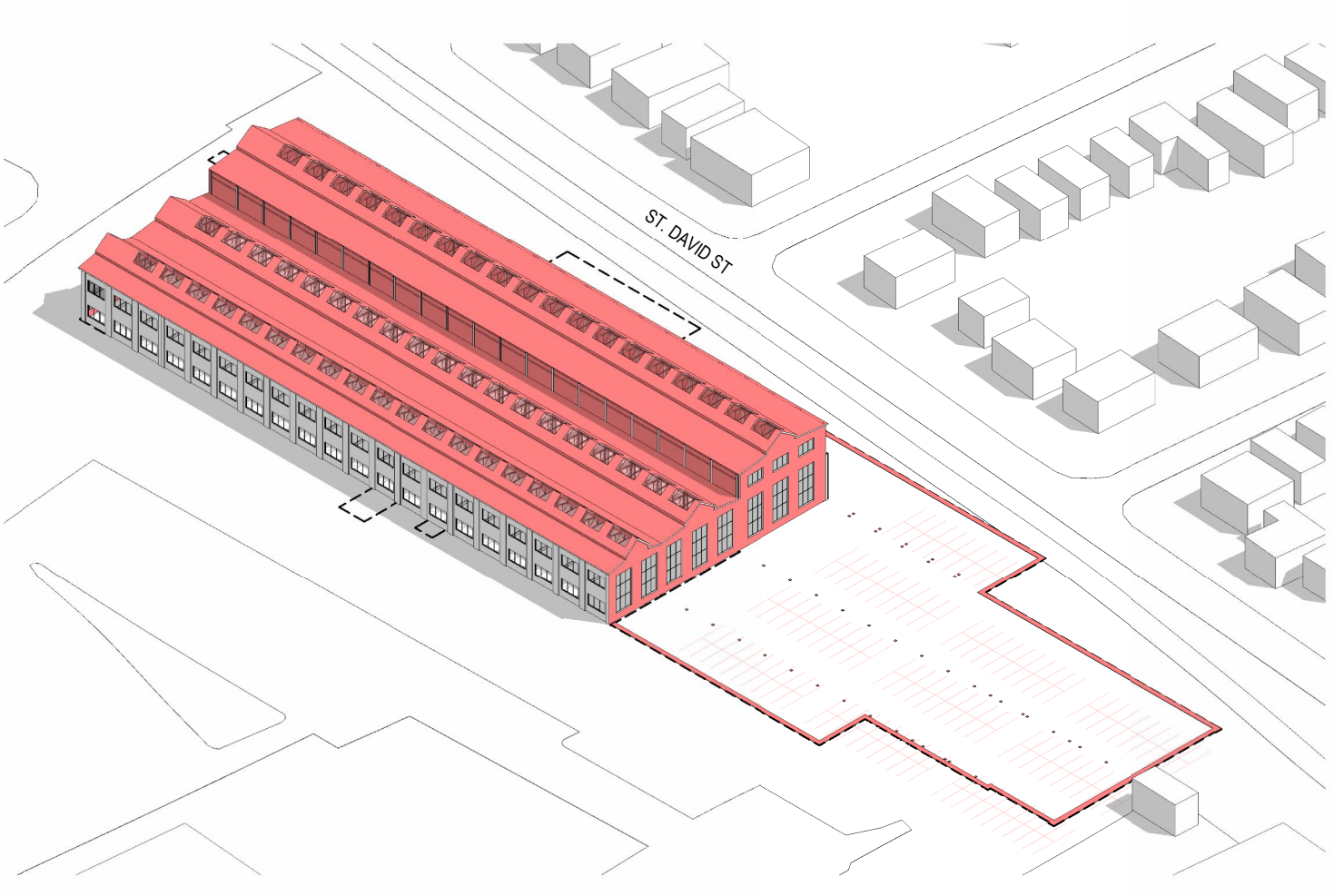
~75,000 sqft Retained



NE AXONOMETRIC
SCALE = NTS

Option 2A: Fully Enclosed

~75,000 sqft Retained



NW AXONOMETRIC
SCALE = NTS

Option 2B: Fully Enclosed

~100,000 sqft Retained

Scope Items for Costing (See also Design Option Summary)

Structural

- 100mm Concrete slab poured over existing floor
- Minor slab remediation and surface preparation (as required)

Demolition

- Removal of existing mezzanine structure
- Removal of all existing windows
- Select demolition of non-structural interior elements (as required)

Architectural

- Cleaning of existing exposed structure and surfaces
- Painting of interior surfaces
- Parking line painting and basic wayfinding markings, provide asphalt parking lot (allowance level)
- Fully enclosed envelope walls (rainscreen with 60% curtain wall glass opening)
- Fully insulated roof with skylights.
- New double glazed windows to replace the existing windows

Mechanical

- Basic plumbing rough-ins and fixtures (allowance level)
- Basic HVAC (allowance level)

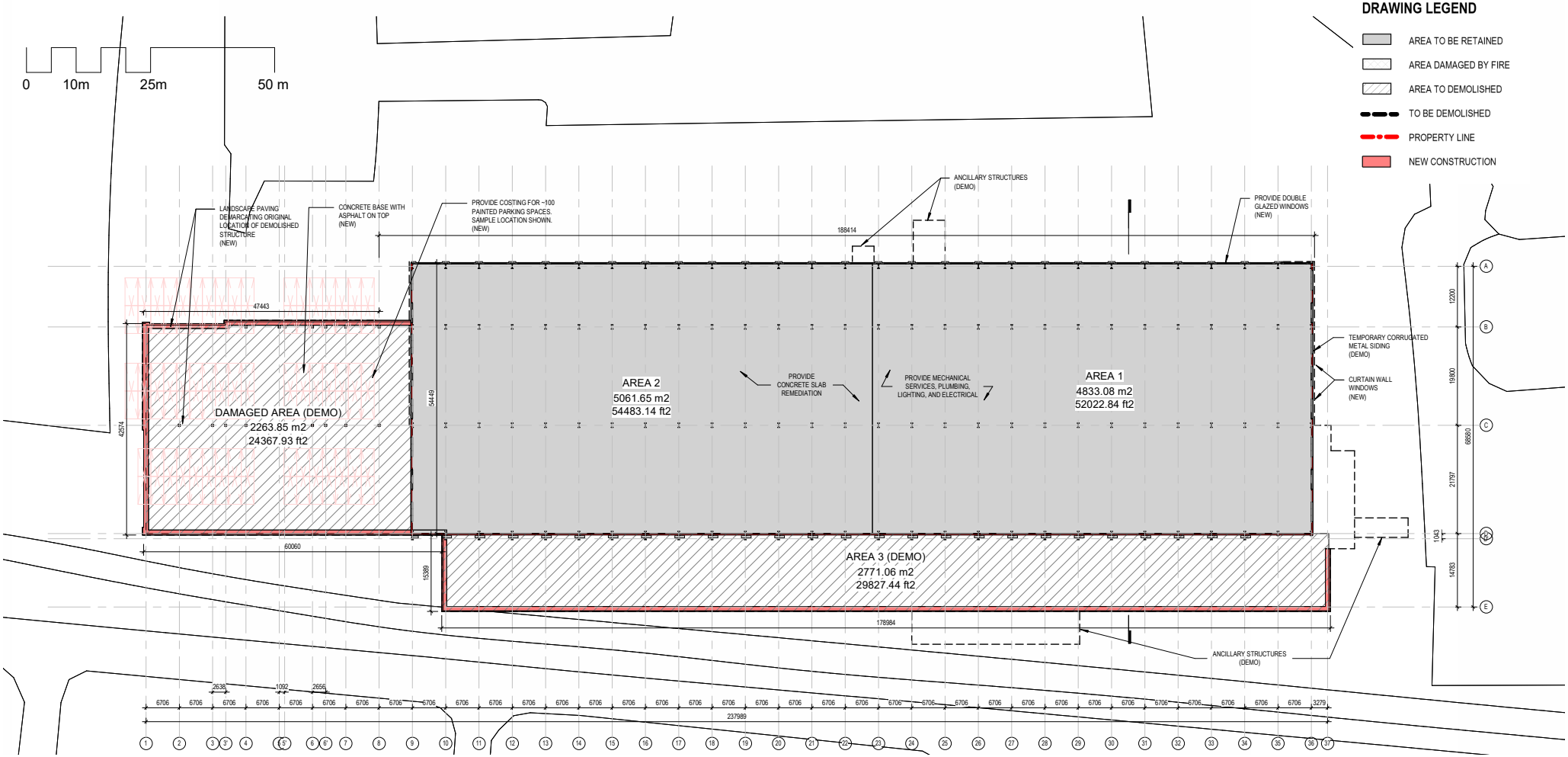
Electrical

- New interior lighting

NOTES:
Similar option to Option 2A, additional ~25k sf added.

Option 2B: Fully Enclosed

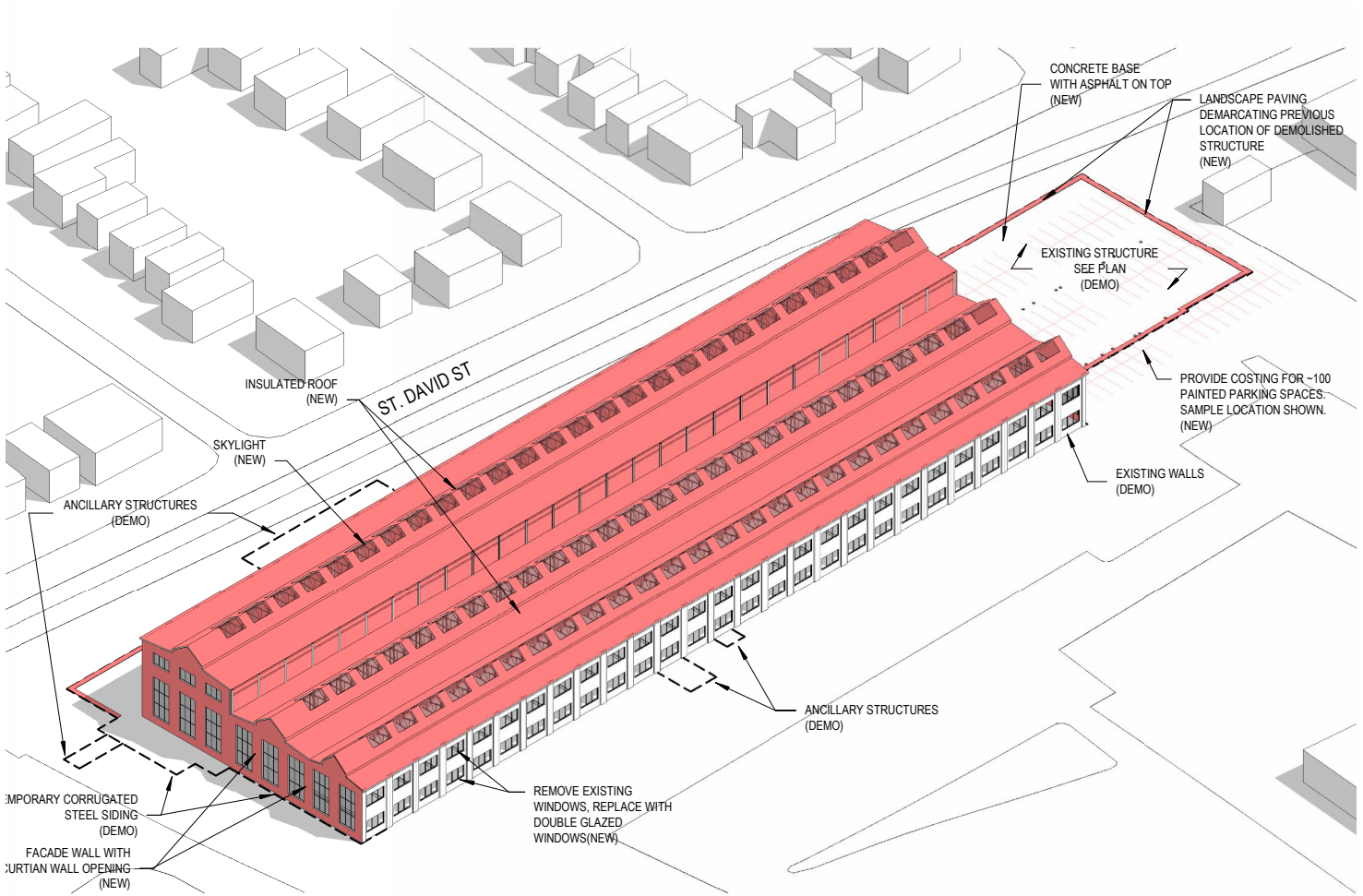
~100,000 sqft Retained



GROUND FLOOR PLAN
SCALE = 1:750

Option 2B: Fully Enclosed

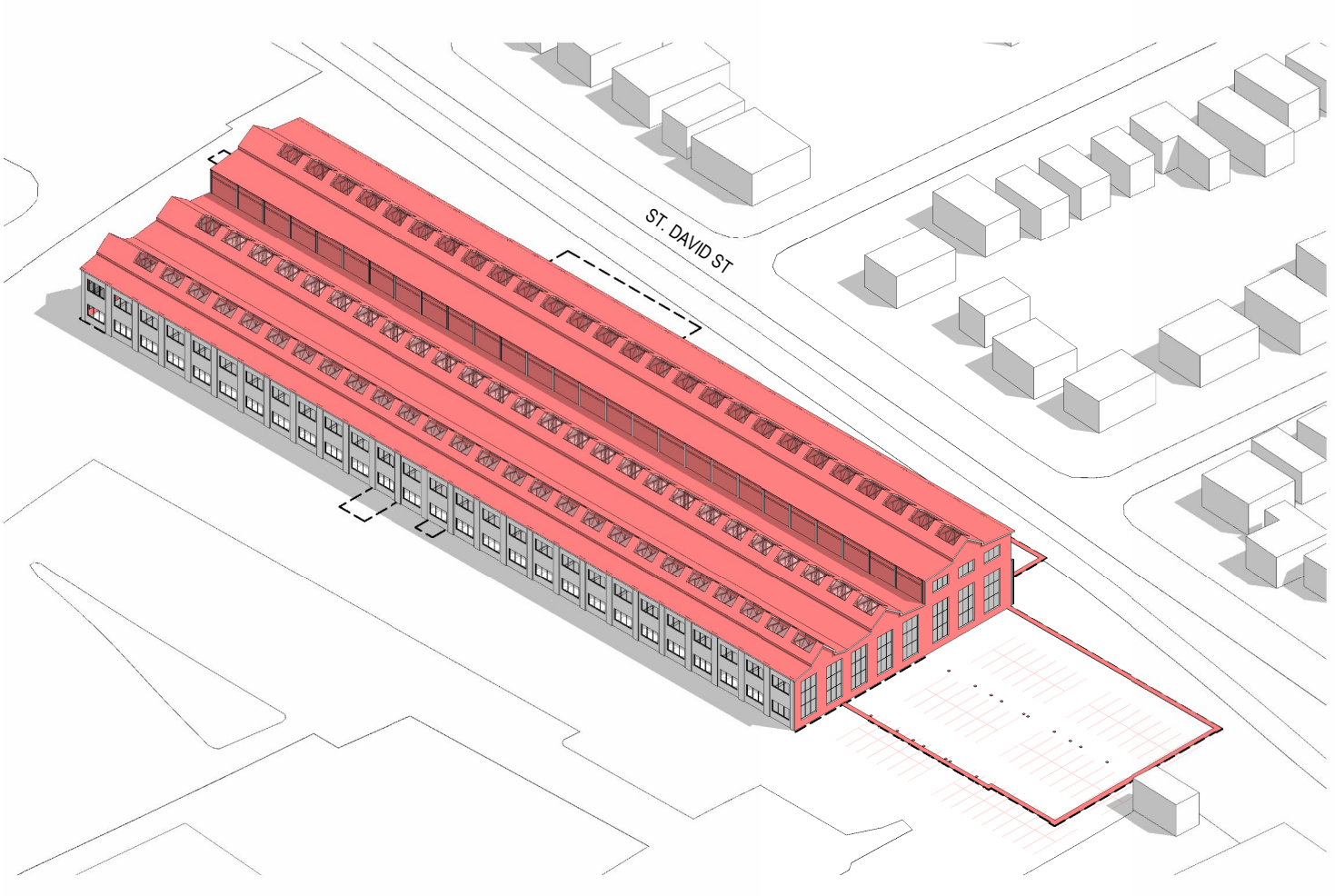
~100,000 sqft Retained



NE AXONOMETRIC
SCALE = NTS

Option 2B: Fully Enclosed

~100,000 sqft Retained

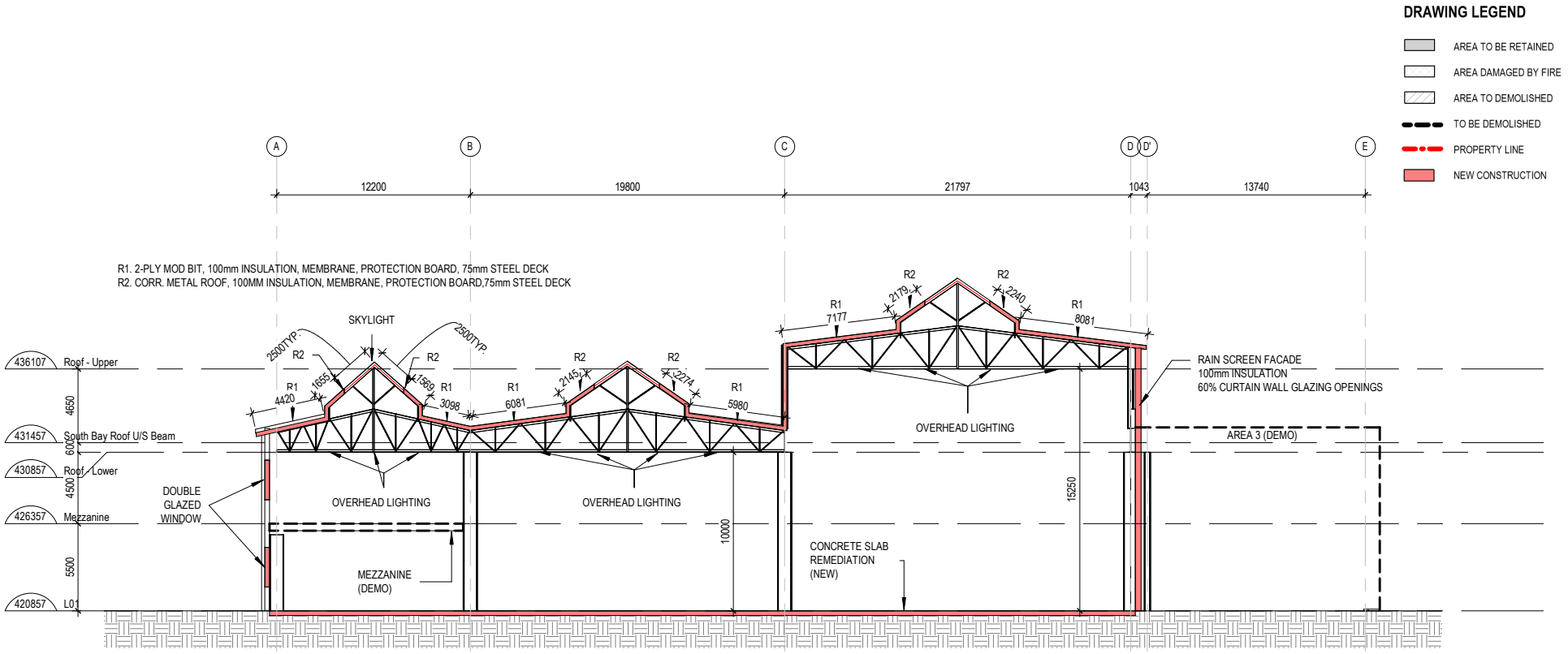


DRAWING LEGEND

- AREA TO BE RETAINED
- AREA DAMAGED BY FIRE
- AREA TO DEMOLISHED
- TO BE DEMOLISHED
- PROPERTY LINE
- NEW CONSTRUCTION

NW AXONOMETRIC
SCALE = NTS

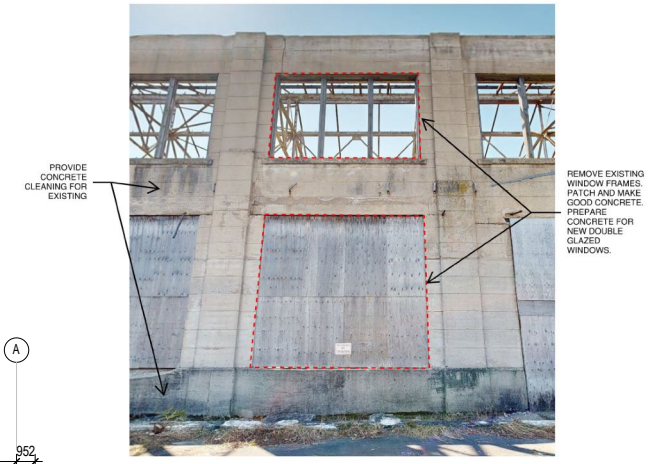
Option 2A & 2B: Section



NS SECTION LOOKING EAST
SCALE = 1:250

Option 2A & 2B: Elevations Studies

EAST ELEVATION OF NEW FACADE ENVELOPE
SCALE = 1:250



Typical Existing Bay Study
Scale = NTS

COST MANAGEMENT REPORT

Grand Trunk/YMCA Stratford, Ontario Class C Estimate

REPORT NUMBER 1.0
DECEMBER 1, 2025

PREPARED FOR:
City of Stratford

625 Wellington St, London, ON N6A 3R8
T 519 433 3908

Contents

#N/A

1.0 Introduction

1.1 Instructions Received

This report has been prepared by BTY Group ("BTY") at the request of City of Stratford (the "Client").

The Client has appointed BTY to provide an Order of Magnitude estimate developed for the project at 204 Downie st, Stratford Ontario (the "Project"). The Project will be delivered using a Construction Management (CM) at Risk construction model.

This report has been prepared in accordance with the scope of our Fee Proposal, dated May 1, 2025, and is subject to the terms of that appointment.

Information related to the Project for the purposes of this report was received by BTY on November 4, 2025. Please refer to Section 12.0 for a list of information received in producing this report.

1.2 Report Reliance

This Report is owned by BTY Group, and it is provided for the benefit and sole reliance of the Client. BTY Group, its directors, staff, or agents do not make any express or implied representation or warranty whatsoever as to the factual accuracy of the information provided to us on behalf of the Client, its subcontractors or agents, upon which this Report is based. This Report contains confidential, proprietary information and related intellectual property rights of BTY Group which is licensed on a non-exclusive and limited basis to the Client and the Report may not be reproduced, transferred, copied, shared, or distributed, in whole or in part, to any party, without the express prior written permission of BTY Group.

1.3 Report Qualifications

This Report has been prepared based on information provided to us by the Client up to the date of issue of this Report. BTY Group does not accept any liability or accountability for information that has not been provided, or made available to us, at the time of preparing this Report. Any advice, opinions, or recommendations within this Report should be read and relied upon only in the context of the report as a whole. The contents do not provide legal, insurance or tax advice or opinion. Opinions in this report do not advocate for any party and if called upon to give oral or written testimony it will be given on the same assumption.

1.4 Contacts

Should you have any queries regarding the content of this report, please do not hesitate to contact either of

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Cost Consultant
Tel: 519-433-3908
Email: matthewdesjardins@bty.com

Larry Vidinovski
Director
Tel: 416-596-9339
Email: larryvidinovski@bty.com

625 Wellington St, London, ON N6A 3R8 |519 433 3908

2.0 Executive Summary

2.1 Report Purpose

The purpose of this report is to provide a realistic estimate of the Project cost based on the information available at the time of writing.

The opinion expressed in this report has been prepared without the benefit of detailed architectural, mechanical, electrical or processing system drawings and should, therefore, be considered a Schematic Design (Class C) estimate. Based on the documents reviewed, our estimate should be correct within a range of approximately 10% to 15%

To provide an accurate cost estimate for the Project, BTY Group strongly recommends that a professional Quantity Surveying organization, such as BTY Group, be retained to provide a detailed analysis of any design information produced on behalf of the Client during the remaining stages of design.

2.2 Project Background and Description

Option 1 - Reno and Addition of existing YMCA facility 70,374sf. Renovation will consist of new exterior cladding and roofing systems. Along with a new change room and office space. Addition will consist of a new teaching pool, childcare area, immigration services, atrium and a new 3 storey library.

Option 2 - New YMCA facility 102,858sf. The new building will consist of a new 2 storey YMCA with a Library, 2 pools, a gym, weight room and shared program space.

3.0 Basis & Assumptions

The construction estimate is based on the following list of assumptions:

1. 24 months construction period
2. All phases construction will be carried out by same general contractor
3. No lead time between phases
4. 5% General contractor's fee/profit
5. All work will be performed during normal working hours
6. Foundations will consist of shallow strip and pad footings with perimeter foundation walls
7. Allowance of $50,000 included for ESC & dewatering
8. Ramps and stairs will be concrete
9. 12 lb/ft² for structural steel support to the upper floors
10. The below grade wall will be Cast-in-Place concrete
11. Roofing system will be 2-ply SBS membrane roofing
12. Removal of hazardous materials from existing site and building
13. General contractor bonding - 1.5%
14. Allowance of $175,000 included for interior partitions which are not shown in the drawings (new building)
15. Allowance of $75,000 included for interior partitions which are not shown in the drawings (reno/addition)
16. Allowance of $50,000 included for equipment not shown on drawings (new building)
17. Allowance of $15,000 included for equipment not shown on drawings (reno/addition)
18. Allowance of $5,000included for fully glazed exterior doors. (new building)
19. Allowance of $70,000 included for interior doors (new building)
19. Allowance of $20,000 included for interior doors (reno/addition)
20. Allowance of $75,000 included for wall finishes (new building)
21. Allowance of $35,000 included for millwork (new building)
22. Allowance of $35,000 included for millwork (reno/addition)
23. Allowance of $2,700,000 included for new pools (new building)
24. Allowance of $1,000,000 included for new pools (reno/addition)
25. Allowance of $100,000 included for gym/basketball court (new building)
26. Allowance of $50,000 included for weight room (new building)

Please note that BTY is not qualified to act as design consultant. The assumptions in our estimate should be reviewed and corrected by the design team.

4.0 Exclusions

The construction estimate includes all direct and indirect construction costs derived from the drawings and other information provided by the Consultants, except for the following:

1. Land costs
2. Professional fees and disbursements
3. Planning, administrative and financing costs
4. Legal fees and agreement costs / conditions
5. Building permits and development cost charges
6. Temporary facilities for user groups during construction
7. Unforeseen ground conditions and associated extras
8. Environmental remediation outside building footprint
9. Servicing outside the project site boundary (Main hydro service)
10. Off-site works
11. Phasing of the works and accelerated schedule
12. Decanting & moving
13. Costs associated with "LEED" certification
14. Project commissioning
15. Erratic market conditions, such as lack of bidders, proprietary specifications
16. Seismic upgrade work (FOR RENOVATION PROJECT)
17. Unforeseen existing building conditions (FOR RENOVATION PROJECT)
18. Code upgrades (other than those shown on drawings or described in the specification) (FOR RENOVATION PROJECT)
19. Cost escalation past February 2029
20. Cost impacted by US Tariffs on material imported

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5.0 Construction Cost Summary

The estimated construction cost of the project may be summarized as follows:

Description	Estimated Costs Reno/Addition	Cost / GFA $ / ft²	Estimated Costs New Building	Cost / GFA $ / ft²
A1 SUBSTRUCTURE	1,329,200	18.89	670,000	6.51
A2 STRUCTURE	4,477,506	63.62	7,780,013	75.64
A3 EXTERIOR ENCLOSURE	8,179,780	116.23	5,494,620	53.42
B1 PARTITIONS & DOORS	721,600	10.25	245,000	2.38
B2 FINISHES	1,517,400	21.56	2,613,200	25.41
B3 FITTINGS & EQUIPMENT	1,455,000	20.68	3,135,000	30.48
C1 MECHANICAL	6,626,700	94.16	12,420,200	120.75
C2 ELECTRICAL	4,398,400	62.50	6,428,600	62.50
D1 SITE WORK	1,529,620	21.74	1,873,400	18.21
D2 ANCILLARY WORK	881,300	12.52	100,000	0.97
General Requirements (15%)	4,667,400	66.32	6,114,000	59.44
Fees (5%)	1,555,800	22.11	2,038,000	19.81
Net Construction Cost	**$37,339,706**	**530.59**	**$48,912,033**	**475.53**
Bonding (1.5%)	$560,100	7.96	$733,700	7.13
Design Allowance (15%)	5,685,000	80.78	7,446,900	72.40
Construction Allowance (5%)	2,179,200	30.97	2,854,600	27.75
Total Construction Cost	**$45,764,006**	**650.30**	**$59,947,233**	**582.82**
Escalation Allowance (9.2%)	4,210,300	59.83	5,515,100	53.62
Escalated Construction Cost	**$49,974,306**	**710.12**	**$65,462,333**	**636.43**
Gross Floor Area (sf)	70,374 ft²	70,374 ft²	102,858 ft²	102,858 ft²
Net Construction Cost / sf	$531 /ft²	$531 /ft²	$476 /ft²	$476 /ft²
Total Construction Cost /sf	$650 /ft²	$650 /ft²	$583 /ft²	$583 /ft²
Escalated Construction Cost /sf	$710 /ft²	$710 /ft²	$636 /ft²	$636 /ft²

6.0 Areas

The gross floor area of the projects, measured in accordance with the guidelines established by the Canadian Institute of Quantity Surveyors, is shown below.

Location			Total
Reno/Addition	70,374 ft²		70,374 ft²
New Build	102,858 ft²		102,858 ft²

7.0 Taxes

The estimate excludes the Harmonized Sales Tax (H.S.T.).

8.0 Project Schedule & Escalation

To identify and qualify the escalation allowance for this project, BTY has assumed the following schedule:

Activity	Start	Finish	Duration
Construction	Mar-01-2027	Feb-28-2029	24 months

Based on the above schedule, the mid-point of construction for the project is projected to be February, 2028, which is 27 months from the date of this estimate. On this basis, BTY has calculated the escalation for this project to be 9.2%.

Our current projected escalation rates are shown below. If there is slippage in the schedule, further escalation based on the projected escalation rate per annum should be included in the estimate.

	2025	2026	2027 +
Current BTY Group Forecast	5%	4%	4%

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9.0 Pricing

This estimate has been priced at fourth quarter 2025 rates assuming a normal market. The unit rates utilized are considered appropriate for a project of this type, bid under a stipulated lump-sum form of tender in an open market, with a minimum of five (5) bids, supported by enough sub-contractors to ensure competitiveness.

The estimate allows for labour, material, equipment and other input costs at current rates and levels of productivity. It does not consider extraordinary market conditions, where bidders may be few and may include in their tenders' disproportionate contingencies and profit margins.

A separate allowance has not been included in the estimate to cover Canada's response to potential tariffs that may be imposed by the U.S. Government. Design, escalation and construction contingencies may also be adjusted to reflect the increased risk associated with the current environment. BTY will continue to monitor the construction market and adjust estimates to reflect current pricing.

10.0 Risk Mitigation

BTY Group recommends that the Owner, Project Manager and Design Team carefully review this document, including exclusions, inclusions and assumptions, contingencies, escalation and mark-ups. If the project is over budget, or if there are unresolved budgeting issues, alternative systems/schemes should be evaluated before proceeding into the next design phase.

Requests for modifications of any apparent errors or omissions to this document must be made to BTY Group within ten (10) days of receipt of this estimate. Otherwise, it will be understood that the contents have been concurred with and accepted.

It is recommended that BTY Group design and propose a cost management framework for implementation. This framework would require that a series of further estimates be undertaken at key design stage milestones and a final update estimate be produced which is representative of the completed tender documents, project delivery model and schedule. The final updated estimate will address changes and additions to the documents, as well as addenda issued during the bidding process. BTY Group is unable to reconcile bid results to any estimate not produced from bid documents including all addenda.

11.0 Contingencies

11.1 Design Contingency

A design contingency of fifteen Percent (15%) has been included in the estimate to cover modifications to the program, drawings and specifications during the design.

11.2 Construction Contingency

An allowance of five Percent (5%) has been included in the estimate for changes occurring during the construction period of the project. This amount may be expended due to site conditions or if there are modifications to the drawings and specifications.

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12.0 Documents Reviewed

The list below confirms the information reviewed in preparing our report:

	Description	Revised Date
Drawings & Specifications		
	Architectural Set (19 sheets)	October 31, 2024

625 Wellington St, London, ON N6A 3R8 |519 433 3908

COST MANAGEMENT REPORT

Grand Trunk/YMCA
Stratford, Ontario

APPENDICES

625 Wellington St, London, ON N6A 3R8

T 519 433 3908

APPENDIX I

Elemental Summary

4 page(s)

Grand Trunk/YMCA Options, Stratford, Ontario
Class C Estimate #1.0
December 1, 2025
GFA: 70,374 ft²

Reno/Addition

	Element	Ratio G.F.A.	Element Quantity	Element Unit	Average Unit Cost	Amount $	Total Cost $	Cost/Floor Area $/ ft²	%
A1	**SUBSTRUCTURE**						**1,329,200**	**18.89**	**3.9%**
A11.1	Standard Foundations	0.00		ft²	0.00	1,227,100		17.44	
A11.2	Special Foundations	0.00		ft²	0.00	0		0.00	
A12	Basement Excavation	0.00		yd³	0.00	102,100		1.45	
A2	**STRUCTURE**						**4,477,506**	**63.62**	**13.0%**
A21	Lowest Floor Construction	0.00		ft²	0.00	958,800		13.62	
A22.1	Upper Floor Construction	0.00		ft²	0.00	1,405,806		19.98	
A22.2	Stair Construction	0.00		risr	0.00	277,500		3.94	
A23	Roof Construction	0.00		ft²	0.00	1,835,400		26.08	
A3	**EXTERIOR ENCLOSURE**						**8,179,780**	**116.23**	**23.7%**
A31	Structural Walls Below Grade	0.00		ft²	0.00	0		0.00	
A32.1	Walls Above Grade	0.00		ft²	0.00	2,811,340		39.95	
A32.2	Structural Walls Above Grade	0.00		ft²	0.00	0		0.00	
A32.3	Curtain Walls	0.00		ft²	0.00	4,093,540		58.17	
A33.1	Windows & Louvres	0.00		ft²	0.00	0		0.00	
A33.3	Doors	0.00		lvs.	0.00	48,500		0.69	
A34.1	Roof Covering	0.00		ft²	0.00	1,226,400		17.43	
A35	Projections	0.00		ft²	0.00	0		0.00	
B1	**PARTITIONS & DOORS**						**721,600**	**10.25**	**2.1%**
B11.1	Fixed Partitions	0.00		ft²	0.00	577,600		8.21	
B11.2	Moveable Partitions	0.00		ft²	0.00	0		0.00	
B11.3	Structural Partitions	0.00		ft²	0.00	0		0.00	
B12	Doors	0.00		lvs.	0.00	144,000		2.05	
B2	**FINISHES**						**1,517,400**	**21.56**	**4.4%**
B21	Floor Finishes	0.00		ft²	0.00	683,500		9.71	
B22	Ceiling Finishes	0.00		ft²	0.00	508,100		7.22	
B23	Wall Finishes	0.00		ft²	0.00	325,800		4.63	
B3	**FITTINGS & EQUIPMENT**						**1,455,000**	**20.68**	**4.2%**
B31.1	Metals	0.00	0	ft²	0.00	0		0.00	
B31.2	Millwork	1.00	173,232	ft²	0.23	40,000		0.57	
B31.3	Specialties	1.00	173,232	ft²	5.77	1,000,000		14.21	
B32	Equipment	1.00	173,232	ft²	0.09	15,000		0.21	
B33.1	Elevators	0.00	0	stop	0.00	400,000		5.68	
C1	**MECHANICAL**						**6,626,700**	**94.16**	**19.2%**
C11	Plumbing and Drainage	1.00	173,232	ft²	8.19	1,419,000		20.16	
C11.5	Pool Mechanical	0.00	0	ft²	0.00	0		0.00	
C12	Fire Protection	1.00	173,232	ft²	2.03	351,900		5.00	
C13	HVAC	1.00	173,232	ft²	24.37	4,222,400		60.00	
C14	Controls	1.00	173,232	ft²	3.66	633,400		9.00	
C2	**ELECTRICAL**						**4,398,400**	**62.50**	**12.8%**
C21	Service & Distribution	1.00	173,232	ft²	5.08	879,700		12.50	
C22	Lighting, Devices & Heating	1.00	173,232	ft²	9.14	1,583,400		22.50	
C23	Systems & Ancillaries	1.00	173,232	ft²	11.17	1,935,300		27.50	
Z1	**GENERAL REQUIREMENTS & FEES**						**5,741,100**	**81.58**	**16.7%**
Z11	General Requirements	15.0%				4,305,800		61.18	
Z12	Fee	5.0%				1,435,300		20.40	
NET BUILDING COST							**$34,446,686**	**489.48**	**100.0%**

Grand Trunk/YMCA Options, Stratford, Ontario
Class C Estimate #1.0
December 1, 2025
GFA: 70,374 ft²

Reno/Addition

Element		Ratio G.F.A.	Element Quantity	Element Unit	Average Unit Cost	Amount $	Total Cost $	Cost/Floor Area $/ ft²	%
NET BUILDING COST							**$34,446,686**	**489.48**	
D1	**SITE WORK**						**1,529,620**	**21.74**	
D11.1	Site Preparation	1.00	173,232	ft²	0.12	20,000		0.28	
D11.2	Hard Surfaces	1.00	173,232	ft²	2.72	471,300		6.70	
D11.3	Site Improvements	1.00	173,232	ft²	0.35	60,020		0.85	
D11.4	Landscaping	1.00	173,232	ft²	0.39	68,300		0.97	
D12	Mechanical Site Services	1.00	173,232	ft²	3.06	530,000		7.53	
D13	Electrical Site Services	1.00	173,232	ft²	2.19	380,000		5.40	
D2	**ANCILLARY WORK**						**881,300**	**12.52**	
D21.1	Demolition	1.00	173,232	ft²	4.02	696,400		9.90	
D21.2	Hazardous Materials	1.00	173,232	ft²	0.49	84,900		1.21	
D22	Alteration	1.00	173,232	ft²	0.58	100,000		1.42	
Z1	**GENERAL REQUIREMENTS & FEES**						**482,100**	**6.85**	
Z11	General Requirements	15.0%				361,600		5.14	
Z12	Fee	5.0%				120,500		1.71	
NET CONSTRUCTION COST							**$37,339,706**	**530.59**	
Z2	**ALLOWANCES**						**8,424,300**	**119.71**	
Z20	Bonding	1.5%				560,100		7.96	
Z21	Design Allowance	15.0%				5,685,000		80.78	
Z23	Construction Allowance	5.0%				2,179,200		30.97	
SUBTOTAL CONSTRUCTION COST							**$45,764,006**	**650.30**	
Goods & Services Tax		0.0%					**0**	**0.00**	
TOTAL CONSTRUCTION COST							**$45,764,006**	**650.30**	
Z31	Escalation Allowance	9.2%					**4,210,300**	**59.83**	
ESCALATED CONSTRUCTION COST							**$49,974,306**	**710.12**	

Notes:

Grand Trunk/YMCA Options, Stratford, Ontario
Class C Estimate #1.0
December 1, 2025
GFA: 102,858 ft²

New Build

	Element	Ratio G.F.A.	Element Quantity	Element Unit	Average Unit Cost	Amount $	Total Cost $	Cost/Floor Area $/ ft²	%
A1	**SUBSTRUCTURE**						**670,000**	**6.51**	**1.4%**
A11.1	Standard Foundations	0.00		ft²	0.00	670,000		6.51	
A11.2	Special Foundations	0.00		ft²	0.00	0		0.00	
A12	Basement Excavation	0.00		yd³	0.00	0		0.00	
A2	**STRUCTURE**						**7,780,013**	**75.64**	**16.7%**
A21	Lowest Floor Construction	0.00		ft²	0.00	2,083,600		20.26	
A22.1	Upper Floor Construction	0.00		ft²	0.00	2,883,613		28.03	
A22.2	Stair Construction	0.00		risr	0.00	85,000		0.83	
A23	Roof Construction	0.00		ft²	0.00	2,727,800		26.52	
A3	**EXTERIOR ENCLOSURE**						**5,494,620**	**53.42**	**11.8%**
A31	Structural Walls Below Grade	0.00		ft²	0.00	0		0.00	
A32.1	Walls Above Grade	0.00		ft²	0.00	1,767,920		17.19	
A32.2	Structural Walls Above Grade	0.00		ft²	0.00	0		0.00	
A32.3	Curtain Walls	0.00		ft²	0.00	2,365,500		23.00	
A33.1	Windows & Louvres	0.00		ft²	0.00	0		0.00	
A33.3	Doors	0.00		lvs.	0.00	17,500		0.17	
A34.1	Roof Covering	0.00		ft²	0.00	1,343,700		13.06	
A35	Projections	0.00		ft²	0.00	0		0.00	
B1	**PARTITIONS & DOORS**						**245,000**	**2.38**	**0.5%**
B11.1	Fixed Partitions	0.00		ft²	0.00	175,000		1.70	
B11.2	Moveable Partitions	0.00		ft²	0.00	0		0.00	
B11.3	Structural Partitions	0.00		ft²	0.00	0		0.00	
B12	Doors	0.00		lvs.	0.00	70,000		0.68	
B2	**FINISHES**						**2,613,200**	**25.41**	**5.6%**
B21	Floor Finishes	0.00		ft²	0.00	1,522,900		14.81	
B22	Ceiling Finishes	0.00		ft²	0.00	1,015,300		9.87	
B23	Wall Finishes	0.00		ft²	0.00	75,000		0.73	
B3	**FITTINGS & EQUIPMENT**						**3,135,000**	**30.48**	**6.7%**
B31.1	Metals	0.00	0	ft²	0.00	0		0.00	
B31.2	Millwork	1.00	173,232	ft²	0.20	35,000		0.34	
B31.3	Specialties	1.00	173,232	ft²	16.45	2,850,000		27.71	
B32	Equipment	1.00	173,232	ft²	0.29	50,000		0.49	
B33.1	Elevators	0.00	0	stop	0.00	200,000		1.94	
C1	**MECHANICAL**						**12,420,200**	**120.75**	**26.7%**
C11	Plumbing and Drainage	1.00	173,232	ft²	16.63	2,880,000		28.00	
C11.5	Pool Mechanical	0.00	0	ft²	0.00	0		0.00	
C12	Fire Protection	1.00	173,232	ft²	3.86	668,600		6.50	
C13	HVAC	1.00	173,232	ft²	44.53	7,714,400		75.00	
C14	Controls	1.00	173,232	ft²	6.68	1,157,200		11.25	
C2	**ELECTRICAL**						**6,428,600**	**62.50**	**13.8%**
C21	Service & Distribution	1.00	173,232	ft²	7.42	1,285,700		12.50	
C22	Lighting, Devices & Heating	1.00	173,232	ft²	13.36	2,314,300		22.50	
C23	Systems & Ancillaries	1.00	173,232	ft²	16.33	2,828,600		27.50	
Z1	**GENERAL REQUIREMENTS & FEES**						**7,757,300**	**75.42**	**16.7%**
Z11	General Requirements	15.0%				5,818,000		56.56	
Z12	Fee	5.0%				1,939,300		18.85	
NET BUILDING COST							**$46,543,933**	**452.51**	**100.0%**

Grand Trunk/YMCA Options, Stratford, Ontario
Class C Estimate #1.0
December 1, 2025
GFA: 102,858 ft²

New Build

Element		Ratio G.F.A.	Element Quantity	Element Unit	Average Unit Cost	Amount $	Total Cost $	Cost/Floor Area $/ ft²	%
NET BUILDING COST							**$46,543,933**	**452.51**	
D1	**SITE WORK**						**1,873,400**	**18.21**	
D11.1	Site Preparation	1.00	173,232	ft²	0.12	20,000		0.19	
D11.2	Hard Surfaces	1.00	173,232	ft²	2.38	411,600		4.00	
D11.3	Site Improvements	1.00	173,232	ft²	0.02	3,500		0.03	
D11.4	Landscaping	1.00	173,232	ft²	0.44	76,300		0.74	
D12	Mechanical Site Services	1.00	173,232	ft²	5.26	912,000		8.87	
D13	Electrical Site Services	1.00	173,232	ft²	2.60	450,000		4.37	
D2	**ANCILLARY WORK**						**100,000**	**0.97**	
D21.1	Demolition	0.00	0	ft²	0.00	0		0.00	
D21.2	Hazardous Materials	0.00	0	ft²	0.00	0		0.00	
D22	Alteration	1.00	173,232	ft²	0.58	100,000		0.97	
Z1	**GENERAL REQUIREMENTS & FEES**						**394,700**	**3.84**	
Z11	General Requirements	15.0%				296,000		2.88	
Z12	Fee	5.0%				98,700		0.96	
NET CONSTRUCTION COST							**$48,912,033**	**475.53**	
Z2	**ALLOWANCES**						**11,035,200**	**107.29**	
Z20	Bonding	1.5%				733,700		7.13	
Z21	Design Allowance	15.0%				7,446,900		72.40	
Z23	Construction Allowance	5.0%				2,854,600		27.75	
SUBTOTAL CONSTRUCTION COST							**$59,947,233**	**582.82**	
Goods & Services Tax		0.0%					**0**	**0.00**	
TOTAL CONSTRUCTION COST							**$59,947,233**	**582.82**	
Z31	Escalation Allowance	9.2%					**5,515,100**	**53.62**	
ESCALATED CONSTRUCTION COST							**$65,462,333**	**636.43**	

Notes:

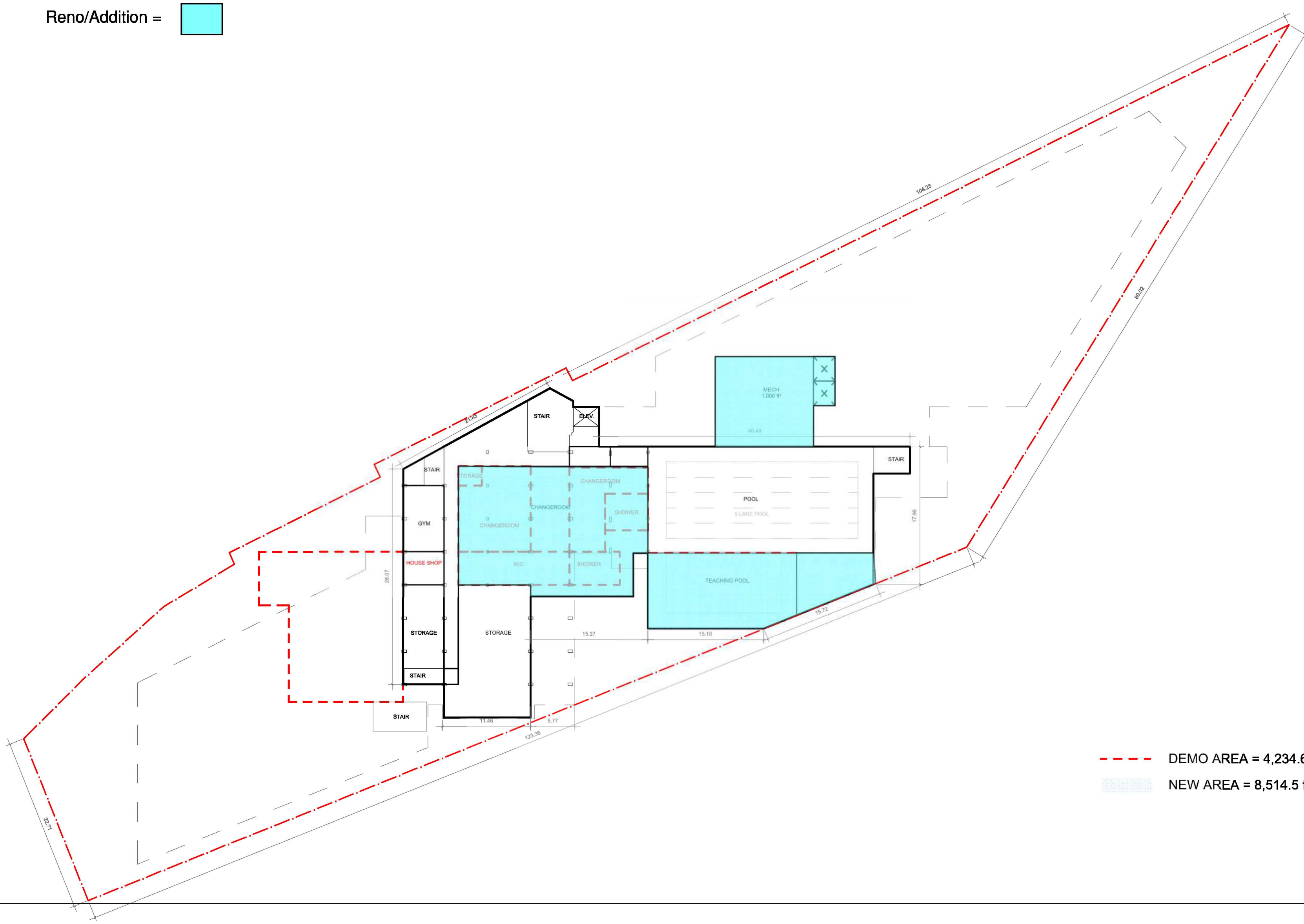
APPENDIX II

Design Drawings

6 page(s)

Level L0 (Basement) | 1:500

Reno/Addition =



DEMO AREA = 4,234.6 ft²

NEW AREA = 8,514.5 ft²

Draft

superkül

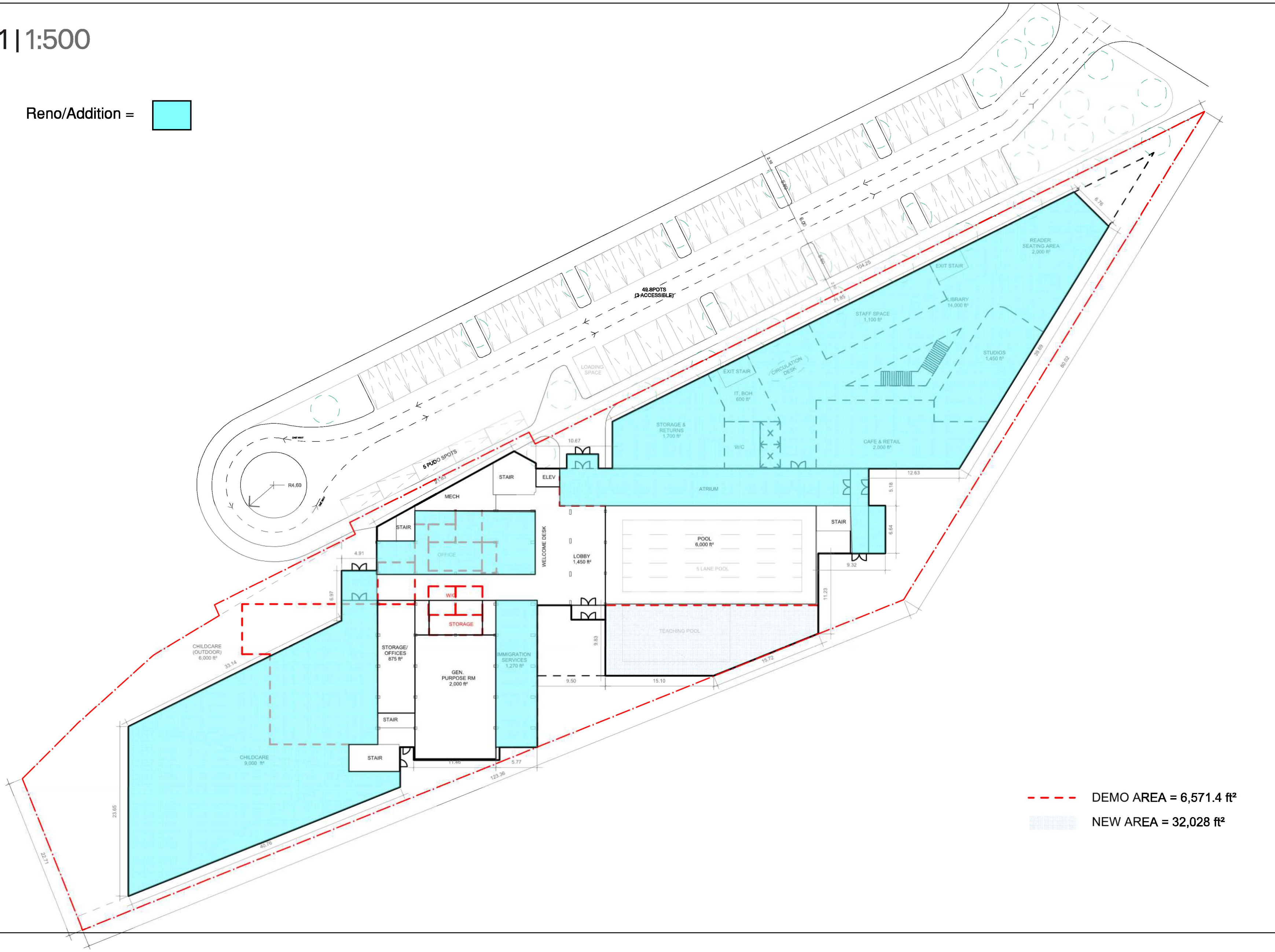
Title: Stratford YMCA & Library

Project No. 2521 | Scale 1:500

Drawing No. SK-001

Level 1 | 1:500

Reno/Addition =



DEMO AREA = 6,571.4 ft²

NEW AREA = 32,028 ft²

superk¨l

101 - 35 Golden Avenue
Toronto, ON M6R 2J5

t> 416.596.0700
f> 416.533.6986
www.superkul.ca

Title: Stratford YMCA & Library

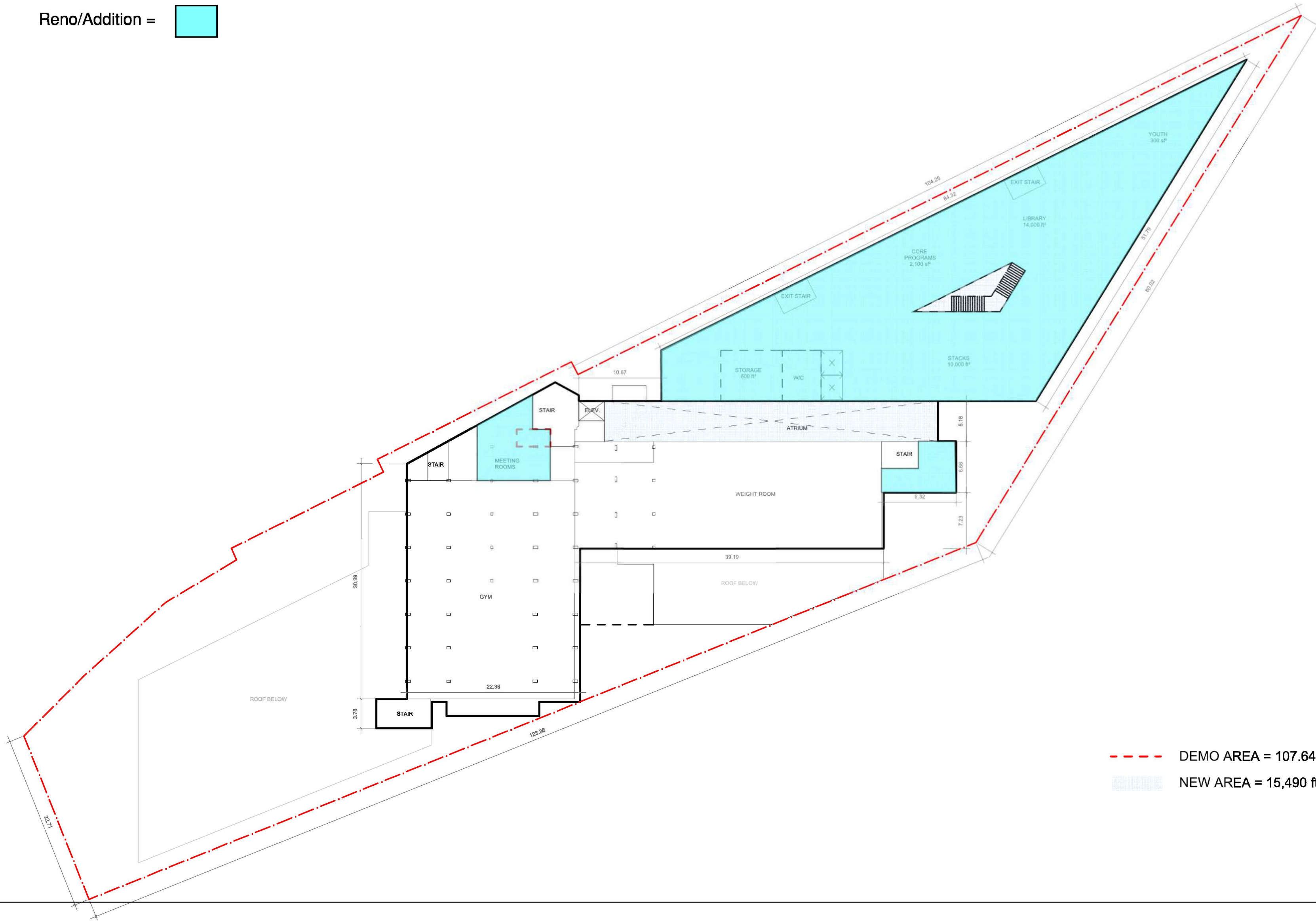
Project No. 2521 | Scale 1:500

Drawing No.

SK-001

Level 2 | 1:500

Reno/Addition =



DEMO AREA = 107.64 ft²

NEW AREA = 15,490 ft²

superk¨l

101 - 35 Golden Avenue
Toronto, ON M6R 2J5
t> 416.596.0700
f> 416.533.6986
www.superkul.ca

Title: Stratford YMCA & Library

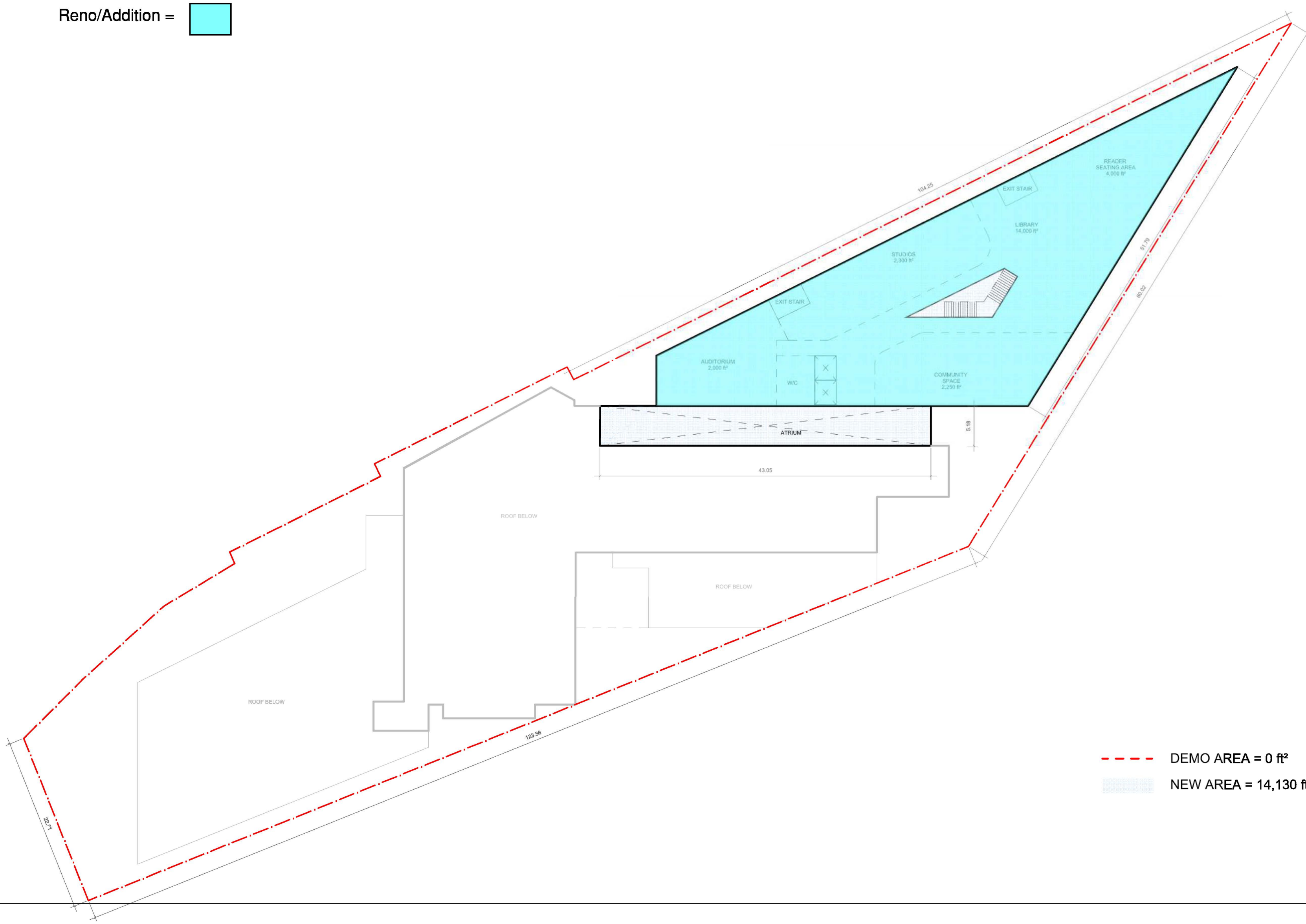
Project No. 2521 | Scale 1:500

Drawing No.

SK-001

Level 3 | 1:500

Reno/Addition =



DEMO AREA = 0 ft²

NEW AREA = 14,130 ft²

superk¨l

101 - 35 Golden Avenue
Toronto, ON M6R 2J5

t> 416.596.0700
f> 416.533.6986
www.superkul.ca

Title: Stratford YMCA & Library

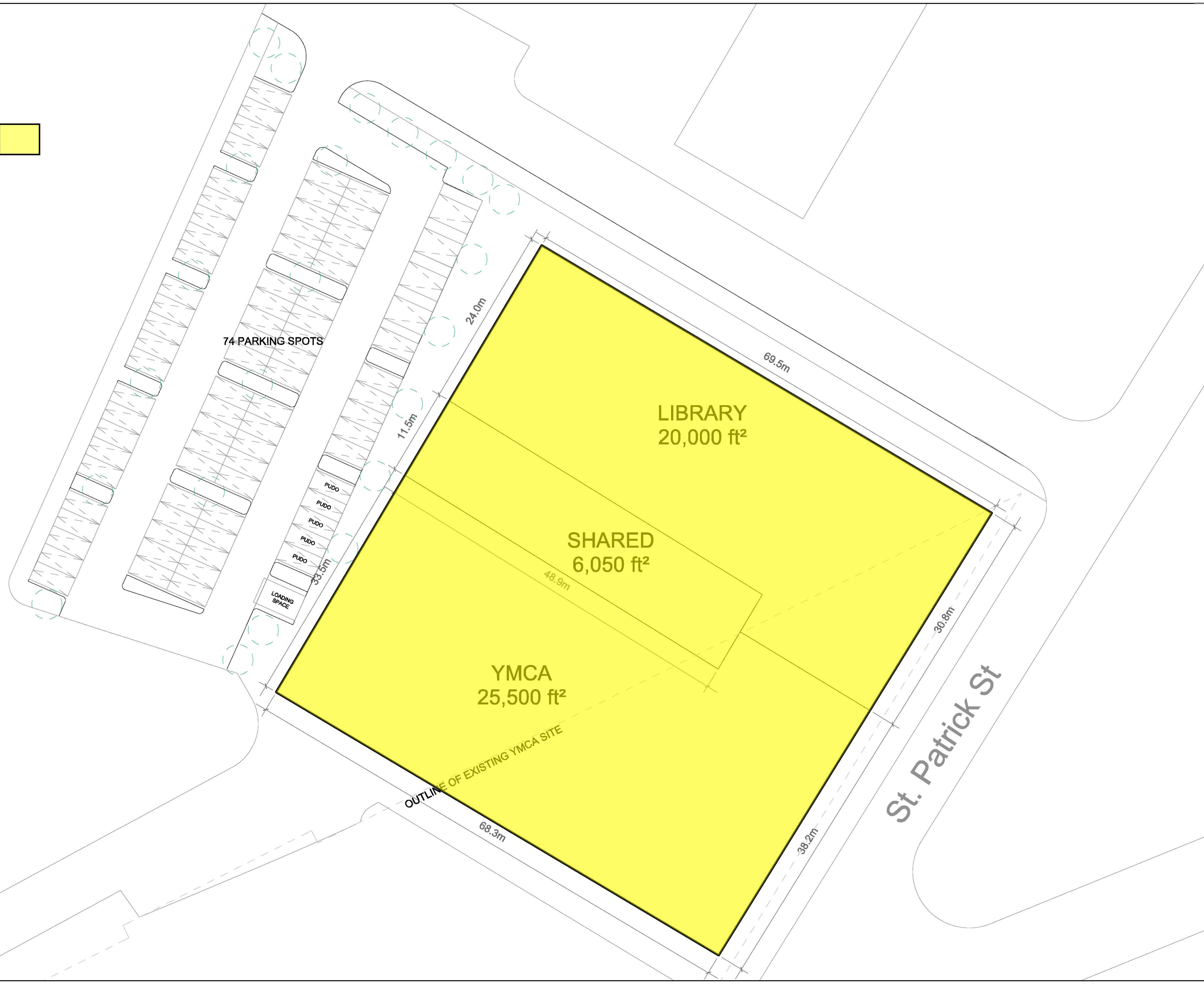
Project No. 2521 | Scale 1:500

Drawing No.

SK-001

Level 1 | 1:500

New Building = (yellow)



superk¨l
101 - 35 Golden Avenue
Toronto, ON M6R 2J5
t> 416.596.0700
f> 416.533.6986
www.superkul.ca

Title: Stratford YMCA & Library

Project No. 2521 | Scale 1:500

Drawing No.

SK-001

Level 2 | 1:500

New Building =

superkül

Title: Stratford YMCA & Library

Project No. 2021 | Scale 1:500

Drawing No.

SK-001

Project: Grand Trunk Stratford
Location: Stratford, Ontario
Client: City of Stratford
Architect: Superkul
Estimate Level: Order of Magnitude #1.1
Date: February 19, 2026

COST SUMMARY OF OPTIONS

Option	GFA* (m^2)	Cost ($)	Cost ($/$m^2$)
1A	5,091	$ 9,534,505	$ 1,873
1B	5,091	$ 17,494,141	$ 3,436
2A	7,322	$ 37,725,467	$ 5,152
2B	9,895	$ 46,587,787	$ 4,708

* GFA - Gross Floor Area

Assumptions

1 Skylight dimension is 4x5m
2 Window dimension is 4.32x2.52m
3 Allowance of 50k for miscellaneous structural steel reinforcement
4 Aluminum rainscreen assumed
5 Interior fit-out excluded
6 Allowance of 50k for contaminated material removal in existing floor
7 No phasing allowance considered
8 No lead time between phases
9 5% General contractor's fee/profit
10 All work will be performed during normal working hours
11 Allowance of 5 and 7 exterior glazed door have been provided for the Options 2A and 2B respectively
12 No foundation and earthworks required
13 No lanscape planting required
14 The surface of existing concrete slab on grade at the demolished area will be prepared to receive new asphalt surface.
15 No new services required
16 Indicative project commencement and completion is 2027 and 2029 respectively

Project: Grand Trunk Stratford
Estimate Level: Order of Magnitude #1.1
Date: February 19, 2026
Elemental Summaries

		OPTION 1A		OPTION 1B		OPTION 2A		OPTION 2B	
GFA (m^2)		5,091		5,091		7,322		9,895	
				$	$	$	$	$	$
C12	Fire Protection	**152,723.40**	**30**	**178,177.30**	**35**	**292,897.20**	**40**	**375,999.74**	**38**
C13	HVAC		**0**		**0**	**1,171,588.80**	**160**	**1,484,209.50**	**150**
C14	Controls		**0**		**0**	**161,093.46**	**22**	**197,894.60**	**20**
C23	Systems & Ancillaries	**178,177.30**	**35**	**203,631.20**	**40**	**366,121.50**	**50**	**445,262.85**	**45**

Project: Grand Trunk Stratford
Estimate Level: Order of Magnitude #1.1
Date: February 19, 2026

Elemental Summaries	OPTION 1A		OPTION 1B		OPTION 2A		OPTION 2B	
GFA (m^2)	5,091		5,091		7,322		9,895	
Element	Total Cost $	Cost/m^2 $	Total Cost $	Cost/m^2 $	Total Cost $	Cost/m^2 $	Total Cost $	Cost/m^2 $
NET BUILDING COST	**2,672,899.66**	**525**	**8,224,899.53**	**1,616**	**23,080,114.80**	**3,152**	**29,983,405.15**	**3,030**
D1 SITE WORK	**2,084,963.00**	**410**	**2,084,963.00**	**410**	**1,618,602.70**	**221**	**1,178,599.80**	**119**
D11.1 Site Preparation	**267,235.00**	**52**	**267,235.00**	**52**	**204,931.50**	**28**	**129,931.00**	**13**
D11.2 Hard Surfaces	**1,317,728.00**	**259**	**1,317,728.00**	**259**	**1,013,671.20**	**138**	**648,668.80**	**66**
D11.3 Site Improvements								
D11.4 Landscaping								
D12 Mechanical Site Services	**300,000.00**	**59**	**300,000.00**	**59**	**250,000.00**	**34**	**250,000.00**	**25**
D13 Electrical Site Services	**200,000.00**	**39**	**200,000.00**	**39**	**150,000.00**	**20**	**150,000.00**	**15**
D2 ANCILLARY WORK	**1,209,117.44**	**238**	**1,209,117.44**	**238**	**1,059,764.40**	**145**	**902,126.86**	**91**
D21.1 Demolition	**1,159,117.44**	**228**	**1,159,117.44**	**228**	**1,009,764.40**	**138**	**852,126.86**	**86**
D21.2 Hazardous Materials	**50,000.00**	**10**	**50,000.00**	**10**	**50,000.00**	**7**	**50,000.00**	**5**
D22 Alteration								
Z1 GENERAL REQUIREMENTS & FEES	**683,521.69**	**134**	**683,521.69**	**134**	**555,761.17**	**76**	**431,750.78**	**44**
Z11 General Requirements - 15%	**494,112.07**	**97**	**494,112.07**	**97**	**401,755.07**	**55**	**312,109.00**	**32**
Z12 Fee - 5%	**189,409.63**	**37**	**189,409.63**	**37**	**154,006.11**	**21**	**119,641.78**	**12**
NET CONSTRUCTION COST	**6,650,501.79**	**1,306.38**	**12,202,501.66**	**2,396.98**	**26,314,243.08**	**3,593.65**	**32,495,882.59**	**3,284.16**
Z2 ALLOWANCES	**2,128,160.57**	**418**	**3,904,800.53**	**767**	**8,420,557.78**	**1,150**	**10,398,682.43**	**1,051**
Z21 Design Allowance - 20%	**1,330,100.36**	**261.28**	**2,440,500.33**	**479.40**	**5,262,848.62**	**718.73**	**6,499,176.52**	**656.83**
Z23 Construction Allowance - 10%	**798,060.22**	**157**	**1,464,300.20**	**288**	**3,157,709.17**	**431**	**3,899,505.91**	**394**
SUBTOTAL CONSTRUCTION COST	**8,778,662.37**	**1,724**	**16,107,302.20**	**3,164**	**34,734,800.86**	**4,744**	**42,894,565.02**	**4,335**
Harmonized Sales Tax	**-**	**0**	**-**	**0**	**-**	**0**	**-**	**0**
TOTAL CONSTRUCTION COST	**8,778,662.37**	**1,724**	**16,107,302.20**	**3,164**	**34,734,800.86**	**4,744**	**42,894,565.02**	**4,335**
Z22 Escalation Allowance - 8.61%	**755,842.83**	**148**	**1,386,838.72**	**272**	**2,990,666.35**	**408**	**3,693,222.05**	**373**
ESCALATED CONSTRUCTION COST	**9,534,505.20**	**1,873**	**17,494,141**	**3,436**	**37,725,467**	**5,152**	**46,587,787**	**4,708**

Notes:

Skylight dimension is 4x5m
Window dimension is 4.32x2.52m
Allowance of 50k for miscellaneous structural steel reinforcement
Aluminum rainscreen assumed
Interior fit-out excluded
Allowance of 50k for contaminated material removal in existing floor
No phasing allowance considered
No lead time between phases
5% General contractor's fee/profit
All work will be performed during normal working hours
Allowance of 5 and 7 exterior glazed door have been provided for the Options 2A and 2B respectively
No foundation and earthworks required
No landscape planting required
The surface of existing concrete slab on grade at the demolished area will be prepared to receive new asphalt surface.
No new services required
Indicative project commencement and completion is 2027 and 2029 respectively

TECHNICAL MEMORANDUM

DATE April 10, 2026 **Project No.** CA0059612.3910_M01_Rev.0

TO Mr. André Morin, Chief Administrative Officer
The Corporation of the City of Stratford

FROM Marcus Hammoud, H.B.Sc., OCGC
WSP Canada Inc.

EMAIL **marcus.hammoud@wsp.com**

HIGH-LEVEL COST ESTIMATE – ENVIRONMENTAL CONSULTING SERVICES
GRAND TRUNK RAILWAY SITE REDEVELOPEMENT OPTIONS
350 DOWNIE STREET, STRATFORD, ONTARIO

1.0 INTRODUCTION

WSP Canada Inc. ("WSP") was retained by the Corporation of the City of Stratford (the "City") to conduct a high-level cost estimate for environmental work related to the proposed redevelopment options for the City's vacant and former industrial-use building located at 350 Downie Street in Stratford, Ontario (the "Site"). The proposed redevelopment options being considered for this cost have been provided by Svec Group ("Svec").

WSP understands that the four (4) potential redevelopment options, as provided in the document "*Grand Trunk Stratford – Costing Set*", authored by Superkül and dated 15 January 2026, and provided by Svec, only consider the existing, vacant industrial building at the Site (the "Site Building") and not the abutting parcels at 350 Downie Street.

WSP also understands that this cost estimate will be incorporated into Svec's overall cost analysis for the proposed redevelopment of the Site (for all four options) which is to be presented by Svec to the City for their 26 February 2026 workshop and council meeting. WSP understands that this cost estimate was requested by the City to assist with the determination of the most feasible and suitable redevelopment option for the Site.

2.0 EXISTING SITE CONDITIONS

Golder Associates Ltd. (now part of WSP) was previously retained by the City to prepare a Record of Site Condition (RSC) for the 6.3-hectare former industrial property in Stratford known as the Cooper Site. The work was to be completed in accordance with Ontario Regulation 153/04, and the original scope included:

- an updated Phase One Environmental Site Assessment (ESA) with data gap analysis,
- a Phase Two ESA,
- a Risk Assessment (RA), and
- filing of the RSC with the Ministry of the Environment, Conservation and Parks (MECP).

At the City's direction, Golder's investigation focused on the central 20% of the Site, including the eastern portion of the remaining industrial building (referred to as Parcel 1A). A parcel-specific RA was required to support the RSC for this area. The remaining portions of the Site will need to be addressed separately and

may require additional RSCs and supporting RAs depending on their intended future use. Any required Risk Management Measures (RMMs) – such as hard or soft caps – or remediation would be determined through that process.

The Site has been used for industrial purposes since the late 1800s. Redevelopment to a more sensitive land use (e.g., residential, parkland, institutional) would require an RSC. However, an RSC cannot be filed if soil or groundwater impacts exceed applicable Site Condition Standards (SCS) unless remediation and/or risk management is implemented.

To date, environmental impacts identified across the Site primarily involve metals and petroleum hydrocarbons in shallow soils at concentrations above the applicable full-depth generic SCSs under non-potable groundwater conditions. These impacts must be addressed – through remediation or risk management – before an RSC can be completed for any parcel other than Parcel 1A. Additional delineation or characterization would also be required to meet O. Reg. 153/04 requirements.

When full remediation is not technically or economically feasible, a risk management approach may be used. This involves preparing an RA that evaluates human and environmental health risks based on future land use, develops site-specific standards, and outlines a Risk Management Plan. The RA requirements for RSC purposes are defined in O. Reg. 153/04.

For preliminary planning, Table 1 outlines potential pathways – remediation or risk management – for each parcel shown on Figure 1. These approaches are not mutually exclusive; in many cases, targeted remediation can simplify and accelerate the RA process.

The cost estimates in Table 1 are preliminary only. More accurate costing would require additional work, including subsurface delineation, development of remedial options, evaluation of site development scenarios, and obtaining contractor pricing. None of this work has yet been completed, and the estimates should be used only for early planning in consultation with WSP.

2.1 Remediation Approach

The remediation scenario in Table 1 assumes a worst-case approach: all fill and impacted native soil would be excavated and disposed of off-site, and the Site would be restored to current grades using imported clean fill. This scenario is unlikely, as significant cost savings could be achieved by:

- reducing the volume of imported clean fill,
- reducing the amount of soil requiring off-site disposal through further characterization, or
- diverting material from landfill for reuse elsewhere.

Additional site assessment would be required to support any refined remedial plan.

2.2 Risk Management Approach

The risk management scenario assumes that all fill and impacted native soil within a parcel could be managed on-site through an RA and Risk Management Plan, eliminating off-site disposal costs. Most of the timeline associated with this approach relates to MECP review and approval of the RA.

3.0 REDEVELOPMENT DESIGN OPTION SUMMARY

The following redevelopment options, as provided by Svec, are understood to be under consideration for the Site Building:

Table 1: Redevelopment Options

Topic	Option 1A (open air shell)	Option 1B (partial shelter)	Option 2A (fully enclosed)	Option 2B (fully enclosed)
Area Retained	~50,000 sq ft	~50,000 sq ft	~75,000 sq ft	~100,000 sq ft
Structural	■ 100mm Concrete slab poured over existing floor ■ Minor slab remediation and surface preparation (as required)	■ 100mm Concrete slab poured over existing floor ■ Minor slab remediation and surface preparation (as required)	■ 100mm Concrete slab poured over existing floor ■ Minor slab remediation and surface preparation (as required)	■ 100mm Concrete slab poured over existing floor ■ Minor slab remediation and surface preparation (as required)
Demolition	■ Removal of existing mezzanine structure ■ Removal of all existing windows ■ Select demolition of non-structural interior elements (as required)	■ Removal of existing mezzanine structure ■ Removal of all existing windows ■ Select demolition of non-structural interior elements (as required)	■ Removal of existing mezzanine structure ■ Removal of all existing windows ■ Select demolition of non-structural interior elements (as required)	■ Removal of existing mezzanine structure ■ Removal of all existing windows ■ Select demolition of non-structural interior elements (as required)
Architectural	■ Cleaning of existing exposed structure and surfaces ■ Painting of interior surfaces ■ Parking line painting and basic wayfinding markings, provide asphalt parking lot (allowance level)	■ Cleaning of existing exposed structure and surfaces ■ Painting of interior surfaces ■ Parking line painting and basic wayfinding markings, provide asphalt parking lot (allowance level) ■ Un-insulated roof with skylights.	■ Cleaning of existing exposed structure and surfaces ■ Painting of interior surfaces ■ Parking line painting and basic wayfinding markings, provide asphalt parking lot (allowance level) ■ Fully enclosed envelope walls (rainscreen with 60% curtain wall glass opening) ■ Fully insulated roof with skylights. ■ New double-glazed windows to replace the existing windows	■ Cleaning of existing exposed structure and surfaces ■ Painting of interior surfaces ■ Parking line painting and basic wayfinding markings, provide asphalt parking lot ■ (allowance level) ■ Fully enclosed envelope walls (rainscreen with 60% curtain wall glass opening) ■ Fully insulated roof with skylights. ■ New double glazed windows to replace the existing windows
Mechanical	■ Basic plumbing rough-ins and fixtures (allowance level)	■ Basic plumbing rough-ins and fixtures (allowance level)	■ Basic plumbing rough-ins and fixtures (allowance level) ■ Basic HVAC (allowance level)	■ Basic plumbing rough-ins and fixtures (allowance level) ■ Basic HVAC (allowance level)
Electrical	■ New interior lighting	■ New interior lighting	■ New interior lighting	■ New interior lighting

Through discussion with Svec, it is understood that the usage of the Site Building may include, to varying degrees (depending on the development option chosen) and in order of most to least prominent:

- Community – meaning any of the following uses:
  - Use of land on the property for a road;
  - Use of a building on the property for:
    - indoor recreational activities;
    - travel purposes, such as a railway station or an airport passenger terminal, or like purposes, or;
    - an indoor gathering of people for civic or social purposes.
- Parkland – the use of land or a building on the property for:
  - outdoor recreational activities, including use for a playground or a playing field;
  - a day camp, an overnight camp or an overnight camping facility;
  - an outdoor gathering of people for civic or social purposes, or;
  - assembly occupancies in which occupants are gathered in the open air other than use for a stadium
- Institutional – meaning any of the following uses:
  - Use of land or a building on the property as a child care centre within the meaning of the *Child Care and Early Years Act, 2014*;
  - Use of land or a building on the property as a school as defined in the *Education Act*;
  - Use of land or a building on the property as a private school as defined in the *Education Act*, or;
  - Use of a building on the property for an indoor gathering of people for religious purposes.
- Commercial – meaning any use of land or a building on the property for an enterprise or activity involving the exchange of goods or services, including the following uses:
  - Use as a hotel, motel, hostel or similar accommodation;
  - Use as an office building;
  - In respect of the classification of occupancies in Table 3.1.2.1. of Division B of the building code, use that falls within:
    - Group D, business and personal services occupancies, or;
    - Group E, mercantile occupancies.

Under O.Reg.153/04, land use change from a less sensitive land use to a more sensitive land use will require the filing of an RSC; however, it is also possible the City may request than an RSC be filed for a property or parcel within a property regardless of the land use change (i.e., even if the land use change does not become more sensitive). Therefore, the requirement for filing an RSC for the entire Site Building has been considered for this cost estimate.

4.0 COST ESTIMATE

With reference to the appended Table 1, cost estimates and associated details have been summarized for environmental due-diligence and/or regulatory work associated with each of the aforementioned design options being considered for the Site Building.

5.0 ASSUMPTIONS

The following assumptions are made for the above cost estimate:

1) **Site Assessment:** Limited to environmental investigation and characterization of soil, groundwater and/or soil vapour quality (if/where warranted). *Exclusions include (but are not necessarily limited to): assessment of building condition (above and below-ground structural considerations to support demolition, renovation or new construction), assessment of hazardous building materials (if / where present), geotechnical assessment to support construction and redevelopment.*

2) **Remedial Costs:** Limited to preliminary assessment of potential costs for dig-and-dump remediation of chemically impacted fill material and/or shallow soils to a maximum depth of 3 metres and based on the application of generic site conditions standards for non-potable groundwater conditions. Volumes are based on the assumption that impacts to soil quality extend across the entire parcel footprint(s) and to the depths (of fill material) encountered to date. Preliminary, all-inclusive, remediation costs are based on a unit rate of $300 per cubic metre (actual costs will depend on landfill tipping rates and whether site restoration is included). *Exclusions include (but are not necessarily limited to): allowances for management of subsurface infrastructure (e.g., foundations, historical rail lines, abandoned utilities or other industrial infrastructure, such as buried tanks) if/where encountered. Based on conditions encountered to date, groundwater remediation is not anticipated to be required, and no such allowances have been made herein.*

3) **Cost Estimates**: The cost estimates presented in Table 1 are based on RSC No. B 404 4248275192. Fees have been prorated according to building size and adjusted to reflect current inflation, subcontractor pricing, and laboratory costs.

4) **Proposed Land Use**: These estimates assume the land uses identified in Table 1. If a more sensitive land use is proposed, additional evaluation would be required to determine the applicable RSC requirements.

5) **Western Portion**: Environmental assessment completed to date indicates limited soil, groundwater, and/or soil vapour data for the western portion of the building. Further investigation will be necessary to determine the most appropriate remediation and/or risk assessment approach.

6) **Basis of Estimate**: The cost estimate reflects existing site conditions and the current design options under consideration. It does not account for alternative design scenarios or address existing data gaps.

6.0 LIMITATIONS

This letter was prepared by WSP Canada Inc. (“WSP”) for the exclusive use of the City of Stratford (the “City”) for environmental due diligence purposes to support their internal discussions regarding potential redevelopment options for the Site.

The appended Table 1 includes a summary of high-level cost estimate (related to environmental work) for the Site Building redevelopment options and includes a preliminary evaluation of potential management options for the Site. The information, recommendations and opinions expressed in this letter are for the sole benefit of the City and were prepared for the specific purpose set out herein. No other party may use or rely on this letter

or any portion thereof without WSP's express written consent. Any use which a third party makes of this letter, or any reliance on or decisions to be made based on it, is the responsibility of such third parties. WSP accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this letter.

There is no warranty, expressed or implied, by WSP that the summary provided herein has identified all potential contaminants at the Site or that the Site is free from any and all contamination from past or current practices other than that noted, nor that all issues of environmental compliance have been addressed.

The scope and the period of WSP's assessment of environmental conditions at the Site are limited to a review of available information regarding the characterization of soil, groundwater and soil vapour as carried out by WSP and others at the Site. WSP has not performed a complete assessment of all possible conditions or circumstances that may exist at the Site. As noted in Table 1, exclusions included (but were not necessarily limited to): assessment of building condition (above and below-ground structural considerations to support demolition, renovation or new construction), assessment of hazardous building materials (if / where present), and geotechnical assessment to support construction and redevelopment.

As noted in Table 1, the remedial cost estimates excluded (exclusions were not necessarily limited to): allowances for management of subsurface infrastructure (e.g., foundations, historical rail lines, abandoned utilities or other industrial infrastructure, such as buried tanks) if/where encountered. Based on subsurface conditions encountered to date, groundwater remediation is not anticipated to be required, and no such allowances have been made herein.

In evaluating the Site, WSP has relied in good faith on information on the Site provided by the City, including the results of environmental investigations carried out by others. We assume that the information provided is factual and accurate. We accept no responsibility for any deficiency, misstatements or inaccuracies contained in this letter as a result of omissions, misinterpretations or fraudulent acts associated with the information provided for review.

WSP accepts no responsibility for the consequential effects of this summary letter on the real or perceived property value of the Site, on its saleability, or on the ability to gain financing.

7.0 CLOSURE

We trust that this memorandum adequately summarizes our costing estimate as requested. If you have any questions, please do not hesitate to contact the undersigned.

WSP Canada Inc.

Marcus Hammoud, H.B.Sc., OCGC
Senior Environmental Scientist

Cindy McKee, P.Geo., QPESA
Principal Environmental Geoscientist

MH/CM

Distribution: 1 e-Copy: The Corporation of the City of Stratford
1 e-Copy: The Svec Group
1 e-Copy: WSP Canada Inc.

Attachments Table 1 – Summary of Potential Environmental Costs and Schedule by Design Option
Figure 1 – Conceptual Site Plan (Working Draft)

https://wsponlinecan.sharepoint.com/sites/ca-ca0059612.3910/shared documents/06. deliverables/1. feb 2026 costing for svec/ca0059612.3910_final_hl costing gtr options_10apr2026.docx

TABLES

Summary of Potential Environmental Costs and Schedule by Design Option

Table 1: Summary of Potential Environmental Costs and Schedule by Design Option

Design Option (see *Grand Trunk Stratford Costing Set Superkül, 15 Jan. 2026*)	Description and Current Parcel Status	Possible Future Use	Approach to Redevelopment (summary)	Potential Costs (preliminary allowances)	Schedule Considerations
1A (Open-Air Shell – ~50,000 ft^2)	■ East portion of the Site Building, bounded by railway to the south. Currently vacant. ■ Area: 4,995 m^2 (53,761 ft^2) ■ Depth of Fill: 0.5-2.5 metres ■ Includes east portion of existing industrial building. Historical operations (dating back to late 1800s) included heavy industry (locomotive maintenance), with rail spurs, power generation and fuel storage. ■ A Record of Site Condition (RSC) with Risk Assmessment (RA) for Parcel 1A (which covers the area considered for Option 1A and the a portion of the surrounding Site area; see attached Figure 1 for reference) has been filed for institutional land use. ▪ **RSC No. B-404-4248275192, filed 19 January 2024**	■ It is understood that approximately 50,000 square feet of the Site Building would be retained (frame and roof only) for potential open-air (outdoor) gatherings of people for civic or social purposes, or; assembly occupancies in which occupants are gathered in the open air other than use for a stadium (parkland use). It is understood that the remaining area of the Site Building would be used as a parking area (community land use). It is unlikely that an RSC would be required for the parking area, unless the City requests this to be done (would not be a regulatory requirement). ■ Parcel 1A (see attached Figure 1 for reference), through management of the corresponding Certificate of Property Use (CPU), can be redeveloped and utilized for **institutional and /or community land use**. ▪ **CPU No. 2486-CBJK83**	■ Risk Management Measures (RMMs) are required to be developed and implemented to support redevelopment of the parcel, in accordance with the CPU. ▪ **Hard cap and fill cap barriers:** Minimum depth of 225 mm, minimum depth of 1,000 mm if planting shrubs or trees, fence area if disturbing cap, semi-annual inspections of cap integrity, site plan maintenance. ▪ **Soil and Groundwater Management Plan (SGMP):** Signed by Qualified Professional [QP], dust and soil control, excess soil management, storm water management, excavated soil characterization, record keeping. ▪ **Health and Saftey Plan** ▪ **Building Elements to Mitigate Vapour Intrusion:** Refrain from constructing any enclosed buildings on, in or under the RSC property, unless the Building includes a passive soil vapour intrusion mitigation system (SVIMS), meeting the CPU requirements, including, but not limited to, a monitoring program and annual reporting.	■ A conservative cost estimate to complete an SGMP for this redevelopmemnt option would be **$60K**. ■ The cost for lead paint (and potentially asbestos) abatement should be considered for this redevelopment option, since a portion of the original Site Building structure is planned to be retained and was previously identified to likely contain lead-based painted surfaces. Additional information and effort would be required to accurately estimate the potential cost for lead (and potentially other hazardous substances [e.g., silica, mould, asbestos]) abatement and related planning; however, a conservative cost estimate could range from **$1.25M to $2M (depending on the method of lead abatement chosen) or more.** ■ The cost for geotechnical investigations and potentially required hydrogeological assessment has not been included in this cost estimate as it is beyond the scope of this assessment; however, these costs could be significant and should be considered. A possible range of costs for this item(s) could be **$100K to $150K or more.**	■ Building improvements / construction / demolition could likely occur immediately upon consultation with MECP district engineer, QP consultation, engineering inspections, geotechnical (and potentially hydrogeological) investigations, design and implementation of a Soil and Groundwater Management Plan, hazardous substances (lead, silica, asbestos and potential mould) abatement and preparation of a Health and Safety Plan. ■ Any building modifications should be carried out with consideration to the proposed future use of the remainder of the Site Building.

Design Option (see *Grand Trunk Stratford Costing Set Superkül, 15 Jan. 2026*)	Description and Current Parcel Status	Possible Future Use	Approach to Redevelopment (summary)	Potential Costs (preliminary allowances)	Schedule Considerations
1B (Partial Shelter – ~50,000 ft^2)	■ East portion of the Site Building, bounded by railway to the south. Currently vacant. ■ Area: 4,995 m^2 (53,761 ft^2) ■ Depth of Fill: 0.5-2.5 metres ■ Includes east portion of existing industrial building. Historical operations (dating back to late 1800s) included heavy industry (locomotive maintenance), with rail spurs, power generation and fuel storage. ■ A Record of Site Condition (RSC) with Risk Assmessment (RA) for Parcel 1A (which covers the area considered for Option 1A and the a portion of the surrounding Site area; see attached Figure 1 for reference) has been filed for institutional land use. ▪ **RSC No. B-404-4248275192, filed 19 January 2024**	■ It is understood that approximately 50,000 square feet of the Site Building would be retained (frame and roof only) for potential open-air (outdoor) gatherings of people for civic or social purposes, or; assembly occupancies in which occupants are gathered in the open air other than use for a stadium (parkland use). It is understood that the remaining area of the Site Building would be used as a parking area (community land use). It is unlikely that an RSC would be required for the parking area, unless the City requests this to be done (would not be a regulatory requirement). ■ Parcel 1A (see attached Figure 1 for reference), through management of the corresponding Certificate of Property Use (CPU), can be redeveloped and utilized for **institutional and /or community land use**. ▪ **CPU No. 2486-CBJK83**	■ Risk Management Measures (RMMs) are required to be developed and implemented to support redevelopment of the parcel, in accordance with the CPU. ▪ **Hard cap and fill cap barriers:** Minimum depth of 225 mm, minimum depth of 1,000 mm if planting shrubs or trees, fence area if disturbing cap, semi-annual inspections of cap integrity, site plan maintenance. ▪ **Soil and Groundwater Management Plan (SGMP):** Signed by Qualified Professional [QP], dust and soil control, excess soil management, storm water management, excavated soil characterization, record keeping. ▪ **Health and Saftey Plan** ▪ **Building Elements to Mitigate Vapour Intrusion:** Refrain from constructing any enclosed buildings on, in or under the RSC property, unless the Building includes a passive soil vapour intrusion mitigation system (SVIMS), meeting the CPU requirements, including, but not limited to, a monitoring program and annual reporting.	■ A conservative cost estimate to complete an SGMP for this redevelopmemnt option would be **$60K**. ■ The cost for lead paint (and potentially asbestos) abatement should be considered for this redevelopment option, since a portion of the original Site Building structure is planned to be retained and was previously identified to likely contain lead-based painted surfaces. Additional information and effort would be required to accurately estimate the potential cost for lead (and potentially other hazardous substances [e.g., silica, mould, asbestos]) abatement and related planning; however, a conservative cost estimate could range from **$1.25M to $2M (depending on the method of lead abatement chosen) or more.** ■ The cost for geotechnical investigations and potentially required hydrogeological assessment has not been included in this cost estimate as it is beyond the scope of this assessment; however, these costs could be significant and should be considered. A possible range of costs for this item(s) could be **$100K to $150K.**	■ Building improvements / construction / demolition could likely occur immediately upon consultation with MECP district engineer, QP consultation, engineering inspections, geotechnical (and potentially hydrogeological) investigations, design and implementation of a Soil and Groundwater Management Plan, hazardous substances (lead, silica, asbestos and potential mould) abatement and preparation of a Health and Safety Plan. ■ Any building modifications should be carried out with consideration to the proposed future use of the remainder of the Site Building.

2A (Fully Enclosed – ~75,000 ft^2)	■ Including the above, and considering the central-portion of the Site Building, bounded by railway to the south. Currently vacant. ■ Area: 7,325 m^2 (78,818 ft^2) ■ Depth of Fill: 0.5-2.5 metres ■ Includes central portion of existing industrial building. Historical operations (dating back to late 1800s) included heavy industry (locomotive maintenance), with rail spurs (and turntable) and fuel storage. ■ Preliminary site assessment activities have been carried out (soil, groundwater and soil vapour quality assessments). ■ Environmental impacts identified to date have primarily been related to metals and hydrocarbon impacts to relatively shallow soils. Localized area of chlorinated solvent impacts to soil and groundwater identified within the building footprint.	■ It is understood that approximately 75,000 square feet of the Site Building would be retained and renovated (and effectively encapsulated) for potential indoor gatherings of people for civic or social purposes (community land use). It is understood that the remaining area of the Site Building would be used as a parking area (community land use). It is unlikely that an RSC would be required for the parking area, unless the City requests this to be done (would not be a regulatory requirement). ■ An RSC may be required to support the proposed redevelopment for community land use (although, not for regulatory purposes, but rather, for due diligence purposes and if the City requests this be completed). ■ Completion of a Risk Assessment (RA) is a likely path to an RSC (site remediation is not practical or cost effective within building envelope if retaining ~75,000 ft^2 of the Site Building structure), similar to that which was completed for Parcel 1A.	■ Scope of additional site investigation (if any) is dependant on confirmation of future use and whether RSC is required. ■ Minimal scope of work would include reporting on findings of investigaitons completed to date. ■ An RSC would require additional site investigation and the completion of a Risk Assessment and potentially some amount of remediation. ■ Based on the outcome of the RA, property-specific Risk Management Measures (RMMs), dictacted by a Certificate of Property Use (CPU), will need to be developed to support redevelopment of the parcel. ▪ These RMMs would likely be very similar to what has already been documented in the RSC filed for Parcel 1A; however, the design, installation, monitoring, reporting and liasing regarding a passive soil vapour intrusion mitigation system (SVIMS) would be required given the closed-air structure design being considered for this option.	■ Additional information and effort would be required to accurately estimate the potential cost for implementing a passive SVIMS, but approximate costs for this technology can **range from $8 to $13 per square foot for installation only** (does not include predesign testing, preparation of work plan, design and specifications, post-installation monitoring, reporting or liasing with regulatory bodies). Installation alone for this system could amount to **$600K – $1M or more**. ■ The cost for lead paint (and potentially asbestos) abatement should be considered for this redevelopment option, since a portion of the original Site Building structure is planned to be retained and was previously identified to likely contain lead-based painted surfaces. Additional information and effort would be required to accurately estimate the potential cost for lead (and potentially other hazardous substances [e.g., silica, mould, asbestos]) abatement and related planning; however, a conservative cost estimate could range from **$1.9M to $3M (depending on the method of lead abatement chosen) or more.** ■ The cost for geotechnical investigations and potentially required hydrogeological assessment has not been included in this cost estimate as it is beyond the scope of this assessment; however, these costs could be significant and should be considered. A possible range of costs for this item(s) could be **$175K to $200K.** ■ If an RSC is deemed to be required, the potential costs to complete site	**No RSC** ■ Allow two to three months for reporting and preliminary consultations for RMM design and planning. ■ Timeline for construction of RMM is not considered in the above timeline. **RSC Required** ■ Allow for up to 2 or more years for RSC approval (including site investigation activities and MECP reviews and consultation). ■ Building improvements / construction / demolition could occur prior to the RSC being finalized (consultation with MECP district engineer is recommended). Additionally, QP consultation, engineering inspections, geotechnical (and potentially hydrogeological) investigations, design and implementation of a Soil and Groundwater Management Plan, hazardous substances (lead, silica, asbestos and potential mould) abatement and preparation of a Health and Safety Plan is highly recommended and very likely to be required. ■ Any building modifications should be carried out with consideration to the proposed future use of the remainder of the Site Building.

Design Option (see *Grand Trunk Stratford Costing Set Superkül, 15 Jan. 2026*)	Description and Current Parcel Status	Possible Future Use	Approach to Redevelopment (summary)	Potential Costs (preliminary allowances)	Schedule Considerations
				investigations/reporting, an RA and file the RSC (assuming up to 3 rounds of submission and comments) could cost **up to $300K or more** (depending on the number of RSC submissions required to successfully file the RSC. ■ Precise soil remediation costs have not been considered at this time, however, they **could range from $1.2M to $1.5M or more**, based on the assumption that all of upper 0.5 m of fill material requires off-site disposal.	

2B (Fully Enclosed – ~100,000 ft^2)	■ Including the above, this area also considers the western portion of the Site Building bounded by a University of Waterloo campus buidling to the north and a historical manufactured gas plant to the west. ■ It should be noted that a historical fire took place on the western portion of the Site, further increasing the environmental risk and likely reducing the quality of soil in this area of the Site. ■ Area: 9,895 m^2 (106,506 ft^2) ■ Depth of Fill: 1.5-2.5 metres ■ Includes area of rail turn-table, associated with historial locomotive maintenance. Area is currently comprised of paved parking and undeveloped green-space. ■ Limited environmental assessment (soil and groundwater quality testing) has been carried out within Parcel 1C (see attached Figure 1). Environmental impacts identified to date have primarily been related to metals and hydrocarbon impacts to shallow soil quality.	■ It is understood that approximately 100,000 square feet of the Site Building would be retained and renovated (and effectively encapsulated) for potential indoor gatherings of people for civic or social purposes (community land use). It is understood that the remaining area of the Site Building would be used as a parking area (community land use). It is unlikely that an RSC would be required for the parking area, unless the City requests this to be done (would not be a regulatory requirement). ■ Completion of a Risk Assessment (RA) is a likely path to an RSC (site remediation is not practical or cost effective within building envelope if retaining ~100,000 ft^2 of the Site Building structure), similar to that which was completed for Parcel 1A.	■ Scope of additional site investigation (if any) is dependant on confirmation of future use and whether RSC is required. ■ Minimal scope of work would include reporting on findings of investigaitons completed to date. ■ An RSC would require additional site investigation and the completion of a Risk Assessment and likely some amount of remediation (involving soil and groundwater delineation). ■ Based on the outcome of the RA, property-specific Risk Management Measures (RMMs), dictacted by a Certificate of Property Use (CPU), will need to be developed to support redevelopment of the parcel. ▪ These RMMs would likely be very similar to what has already been documented in the RSC filed for Parcel 1A; however, the design, installation, monitoring, reporting and liasing regarding a passive soil vapour intrusion mitigation system (SVIMS) would be required given the closed-air structure design being considered for this option.	■ Additional information and effort would be required to accurately estimate the potential cost for implementing a passive SVIMS, but approximate costs for this technology can **range from $8 to $13 per square foot for installation only** (does not include predesign testing, preparation of work plan, design and specifications, post-installation monitoring, reporting or liasing with regulatory bodies). Installation alone for this system could amount to **$800K – $1.3M**. ■ The cost for lead paint (and potentially asbestos) abatement should be considered for this redevelopment option, since a portion of the original Site Building structure is planned to be retained and was previously identified to likely contain lead-based painted surfaces. Additional information and effort would be required to accurately estimate the potential cost for lead (and potentially other hazardous substances [e.g., silica, mould, asbestos]) abatement and related planning; however, a conservation cost estimate could range from **$2.5M to $4M (depending on the method of lead abatement chosen) or more.** ■ The cost for geotechnical investigations and potentially required hydrogeological assessment has not been included in this cost estimate as it is beyond the scope of this assessment; however, these costs could be significant and should be considered. A possible range of costs for this item(s) could be up to **$200K or more.** ■ If an RSC is deemed to be required, the potential costs to complete site	**No RSC** ■ Allow two to three months for reporting and preliminary consultations for RMM design and planning. ■ Timeline for construction of RMM is not considered in the above timeline. **RSC Required** ■ Allow for up to 2 or more years for RSC approval (including site investigation activities and MECP reviews and consultation). ■ Building improvements / construction / demolition could occur prior to the RSC being finalized (consultation with MECP district engineer is recommended). Additionally, QP consultation, engineering inspections, geotechnical (and potentially hydrogeological) investigations, design and implementation of a Soil and Groundwater Management Plan, hazardous substances (lead, silica, asbestos and potential mould) abatement and preparation of a Health and Safety Plan is highly recommended and very likely to be required. ■ Any building modifications should be carried out with consideration to the proposed future use of the remainder of the Site Building.

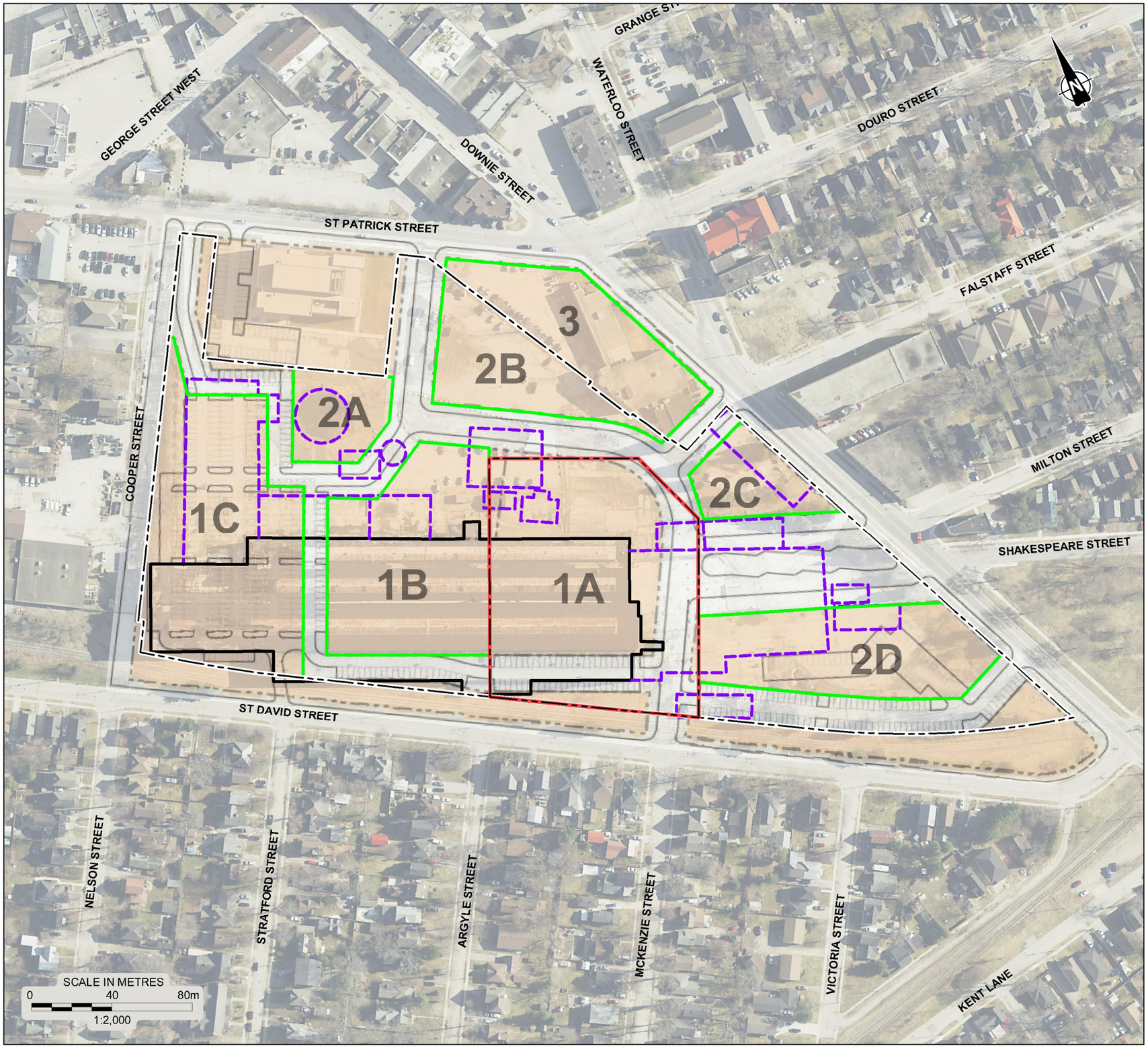
Design Option (see *Grand Trunk Stratford Costing Set Superkül, 15 Jan. 2026*)	Description and Current Parcel Status	Possible Future Use	Approach to Redevelopment (summary)	Potential Costs (preliminary allowances)	Schedule Considerations
				investigations/reporting, an RA and file the RSC (assuming up to 3 rounds of submission and comments) could cost **up to $300K or more** (depending on the number of RSC submissions required to successfully file the RSC. ■ Precise soil remediation costs have not been considered at this time, however, they **could range from $1.5M to $2M or more**, based on the assumption that all of upper 0.5 m of fill material requires off-site disposal.	

Assumptions and Limitations

- **See corresponding technical memo for details.**

FIGURES

Figure 1 – Conceptual Site Plan (Working Draft)



LEGEND

- COOPER SITE PROPERTY BOUNDARY
- RSC PROPERTY BOUNDARY
- EXISTING BUILDING
- FORMER BUILDING
- CONCEPTUAL PROPERTY PARCELS (REFER TO ACCOMPANYING TEXT FOR ADDITIONAL DETAILS)

REFERENCE

DRAWING BASED ON 2015 AERIAL IMAGERY PRODUCED BY GOLDER ASSOCIATES UNDER LICENCE WITH THE ONTARIO MINISTRY OF NATURAL RESOURCES AND FORESTRY © QUEEN'S PRINTER FOR ONTARIO, 2017; AND
URBAN STRATEGIES INC., COOPER BLOCK MASTER PLAN - BLOCK LAYOUT, OCTOBER 20, 2017.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.

ALL LOCATIONS ARE APPROXIMATE.

PROJECT

PRELIMINARY CONCEPTUAL PLAN
COOPER SITE, 350 DOWNIE STREET
STRATFORD, ONTARIO

TITLE

CONCEPTUAL SITE PLAN

Golder Associates

PROJECT No.			1665603	FILE No.	1665603–G09001
				SCALE AS SHOWN	REV.
CADD	ZJB	Feb. 12/18			
CHECK				FIGURE 1	

Drawing file: 1665603–G09001.dwg Feb 12, 2018 – 2:04pm

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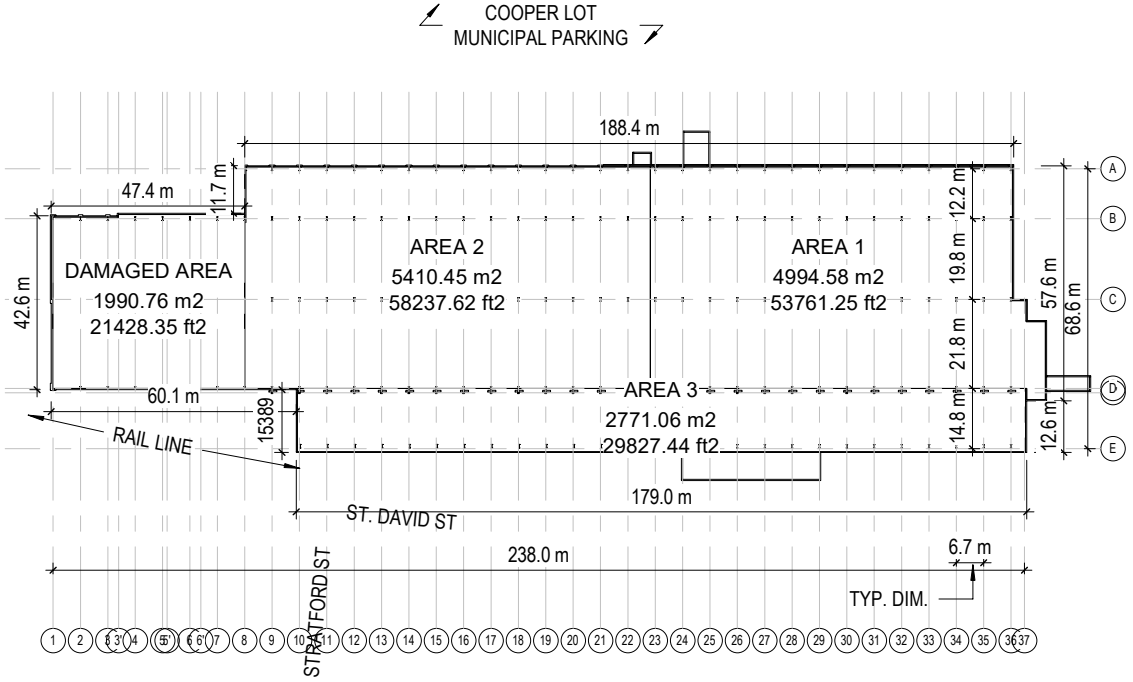

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101-35 Golden Ave., Toronto, ON M6R 2J5
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Title:
EXISTING - Plan

Project No.: 2521
Scale: As indicated

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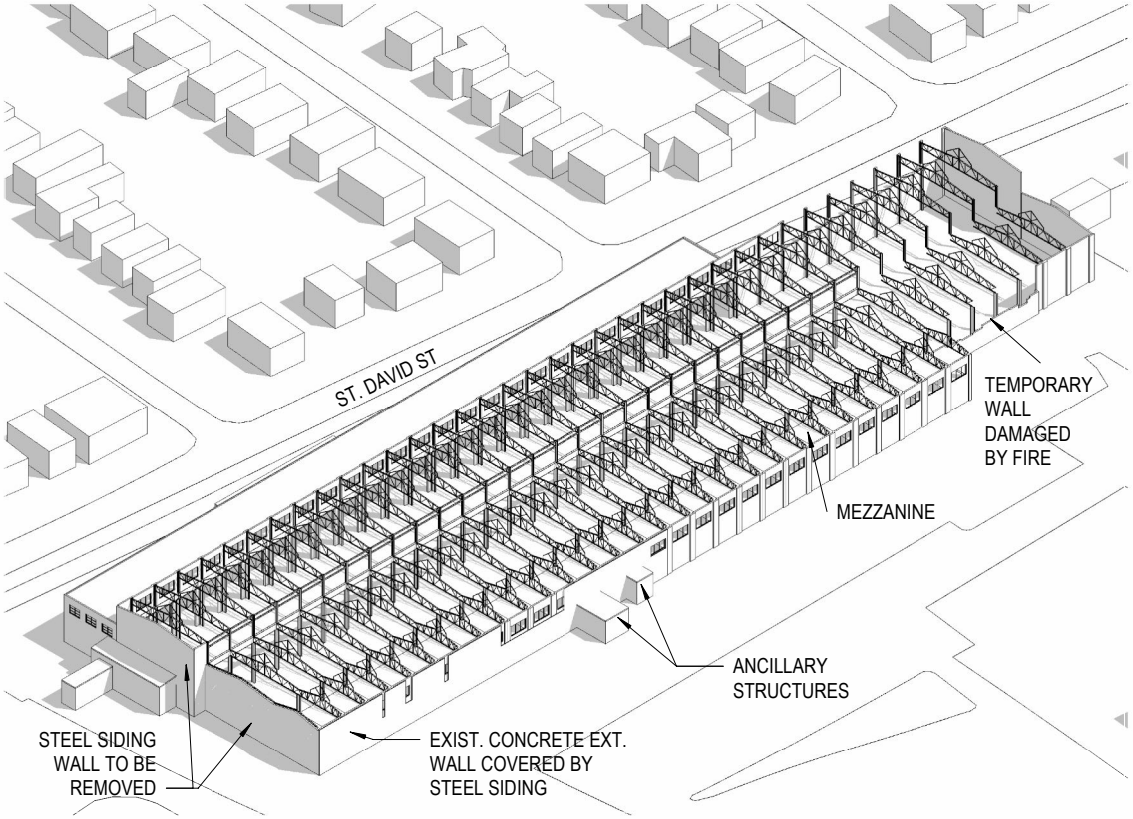

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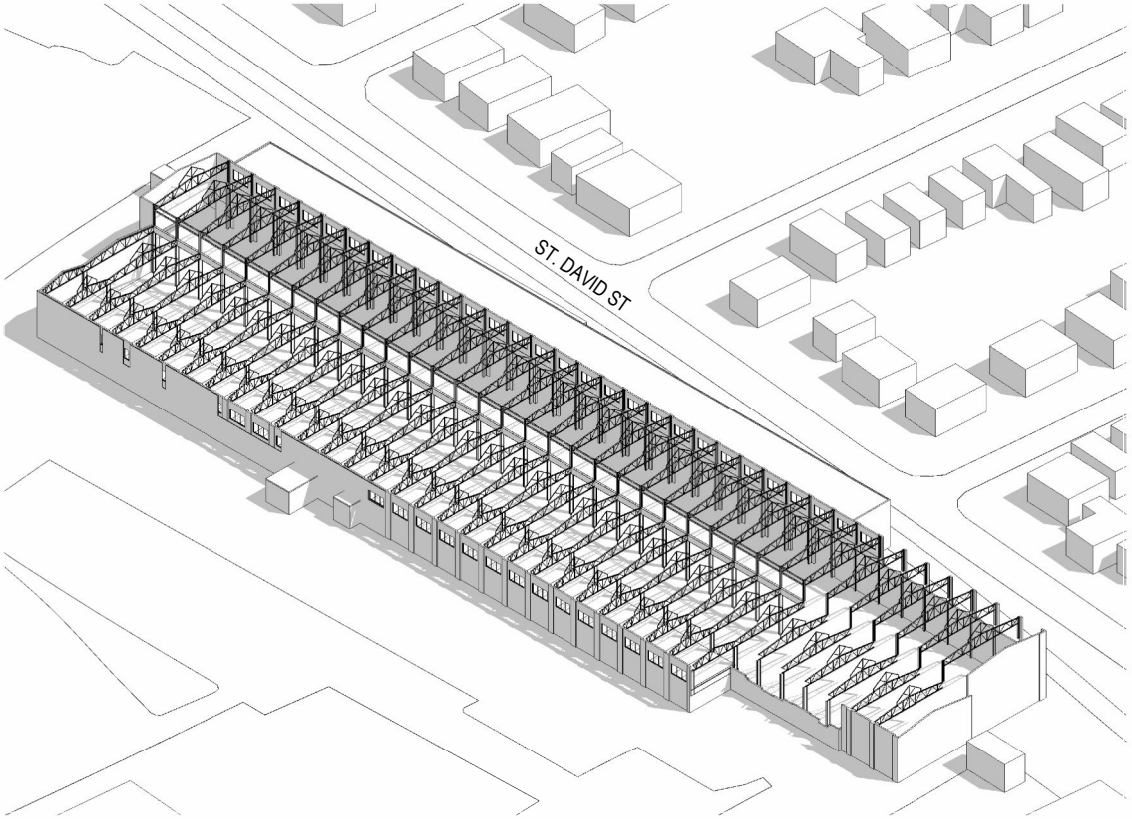

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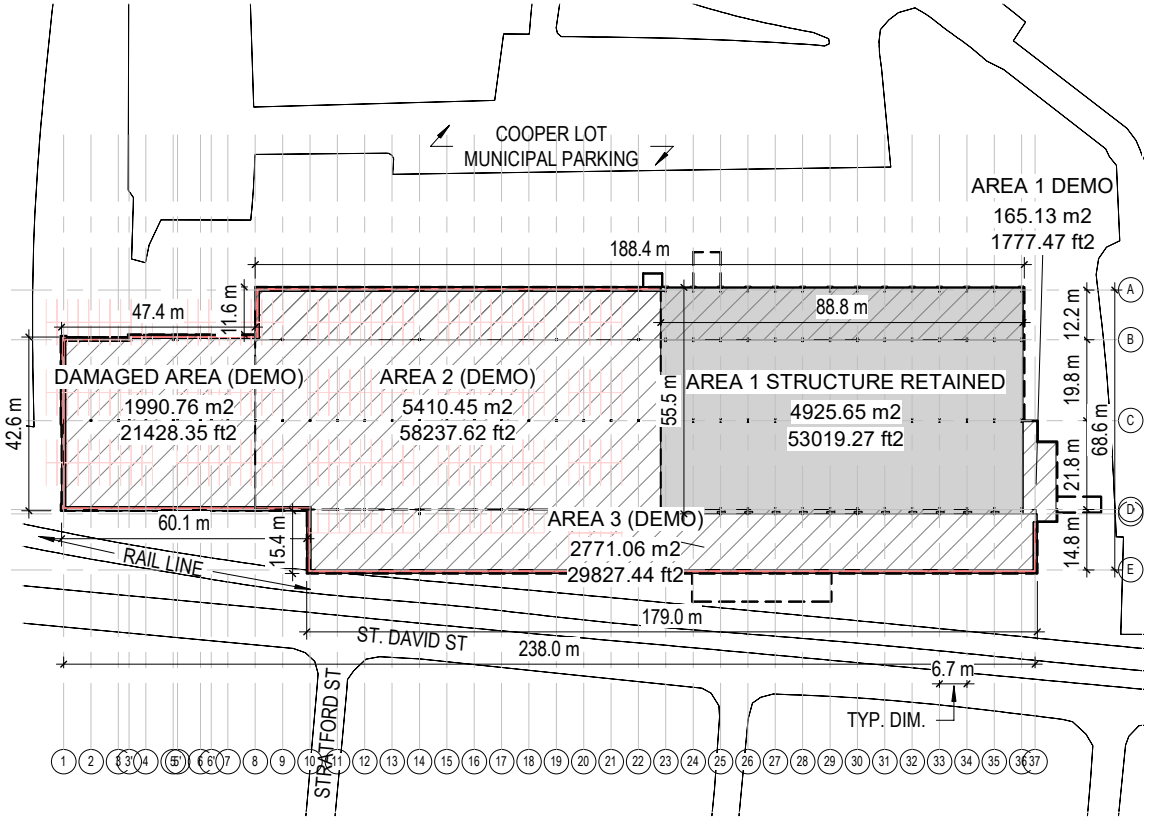

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Title: OPTION 1A - Plan

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Scale: As indicated

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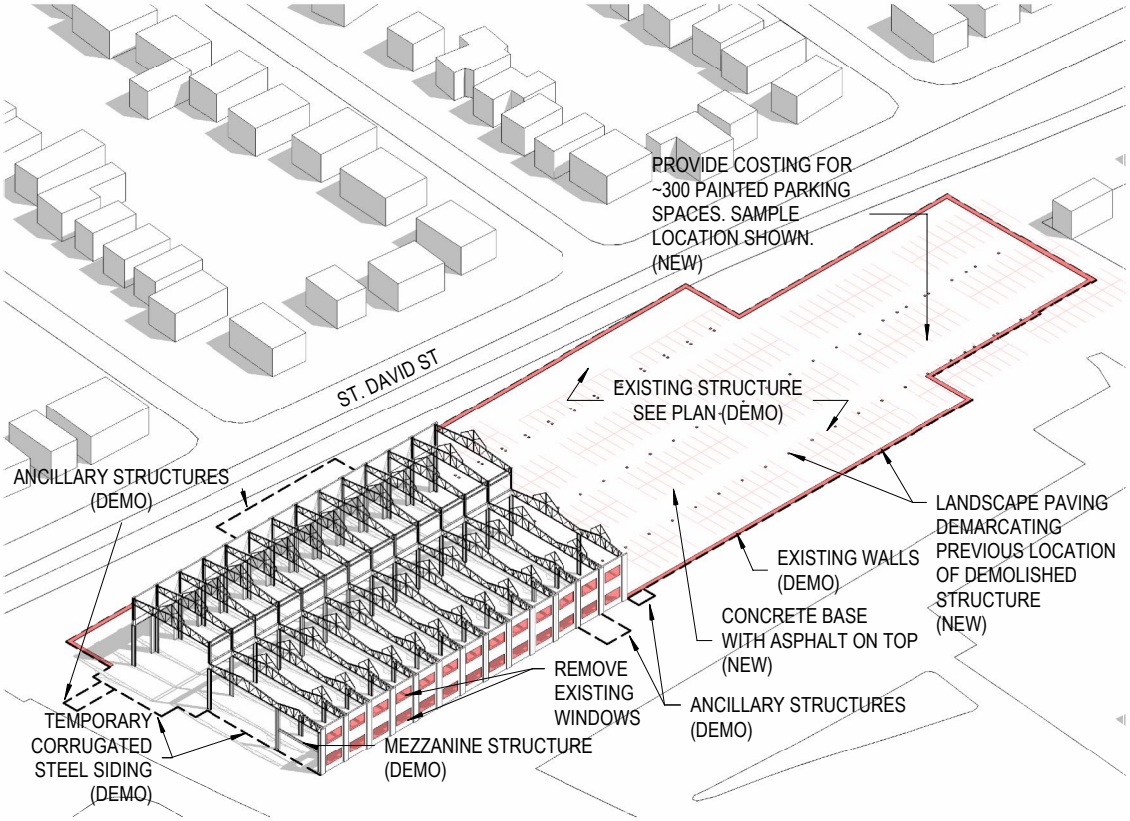

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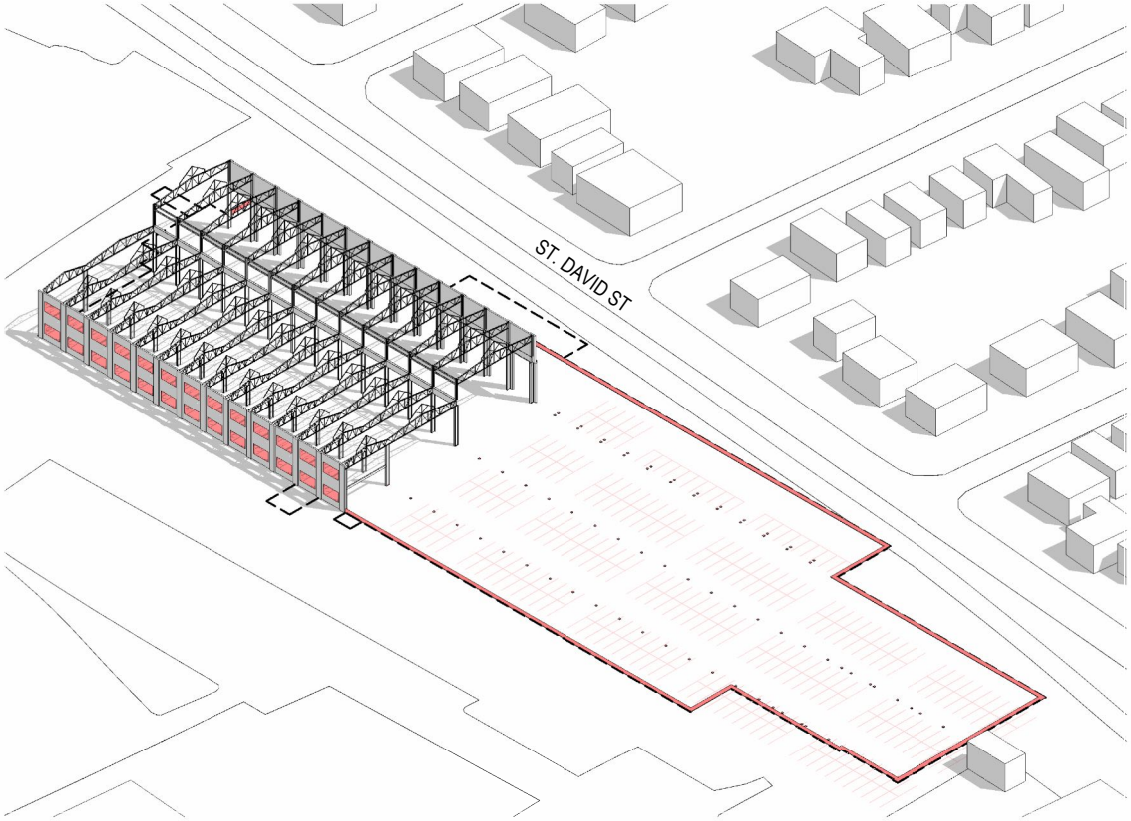

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Title:
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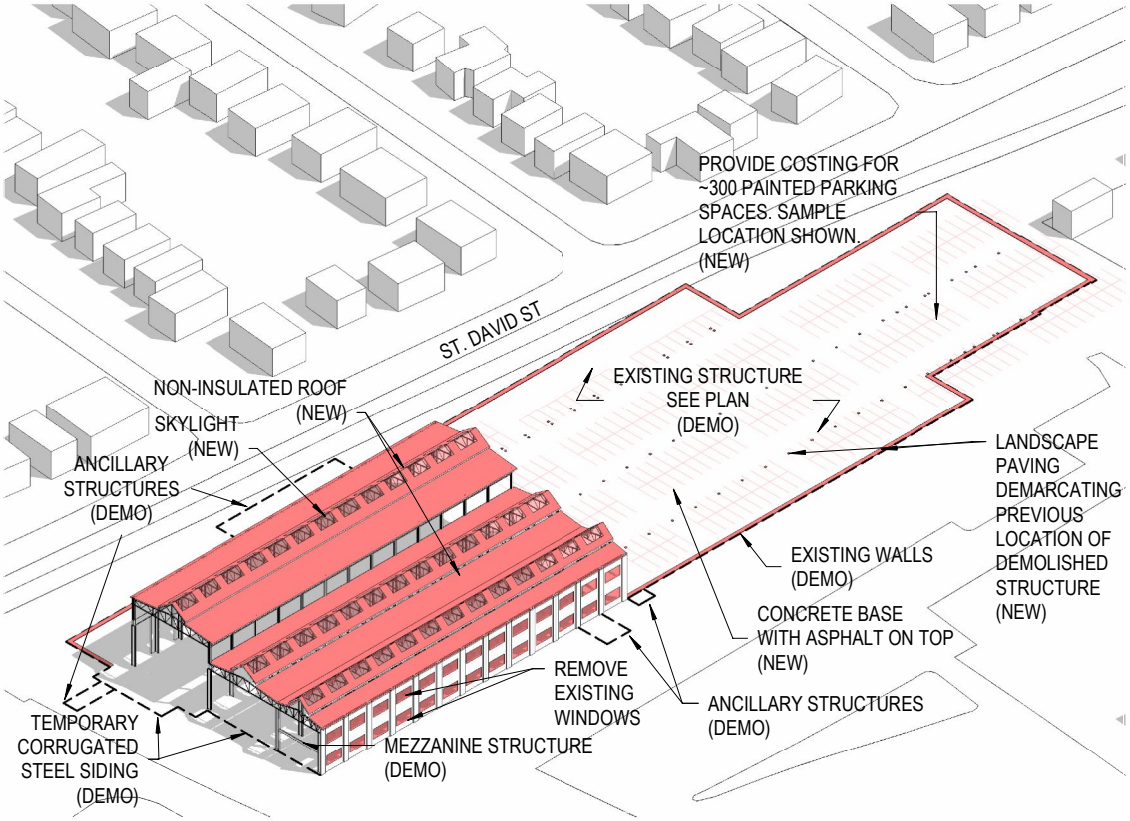

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Title: OPTION 1B - Axo NE

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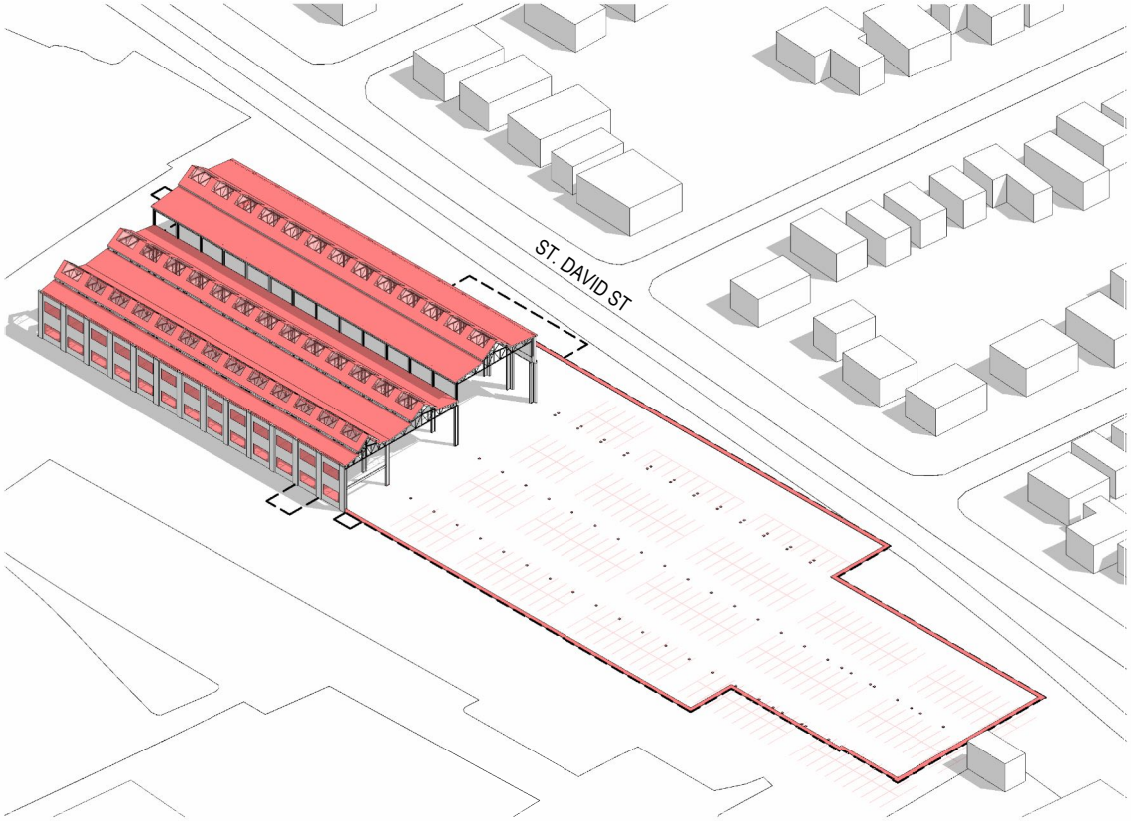
Drawing No. SD_1B L1



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Title:
OPTION 1B - Axo NW

Project No.: 2521
Scale: 1 : 100

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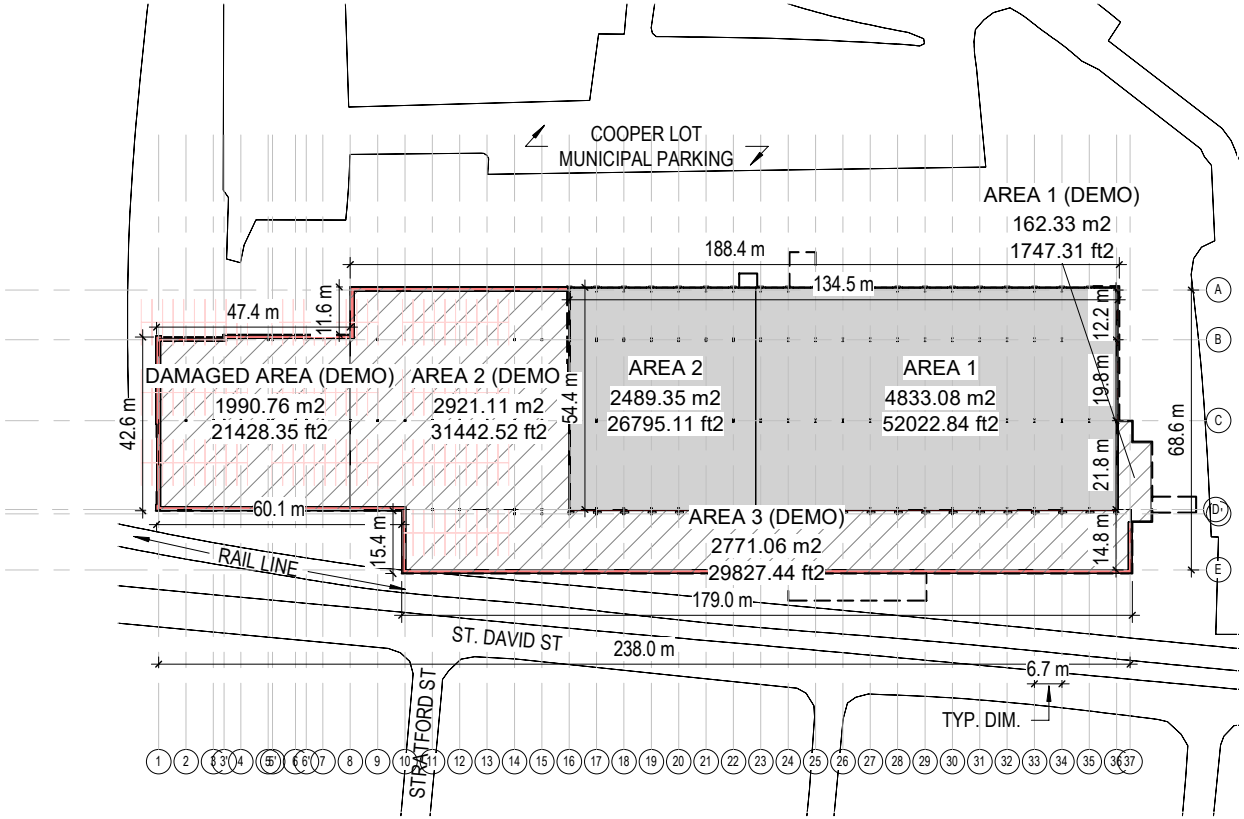

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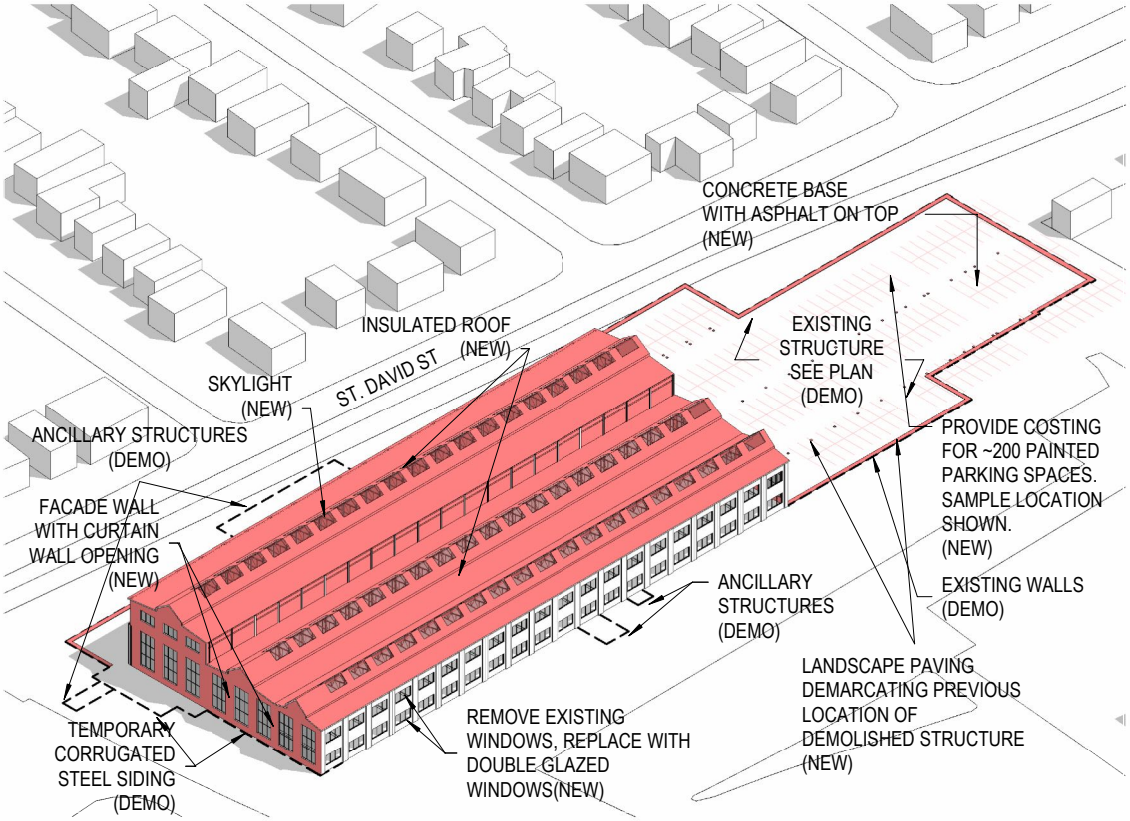
Title: Option 2A - 75k ft2 - Plan

Project No.: 2521
Scale: As indicated

Drawing No. SD_2A L1



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Title:
Option 2A - 75k ft2 - Axo NE

Project No.: 2521
Scale: 1 : 100

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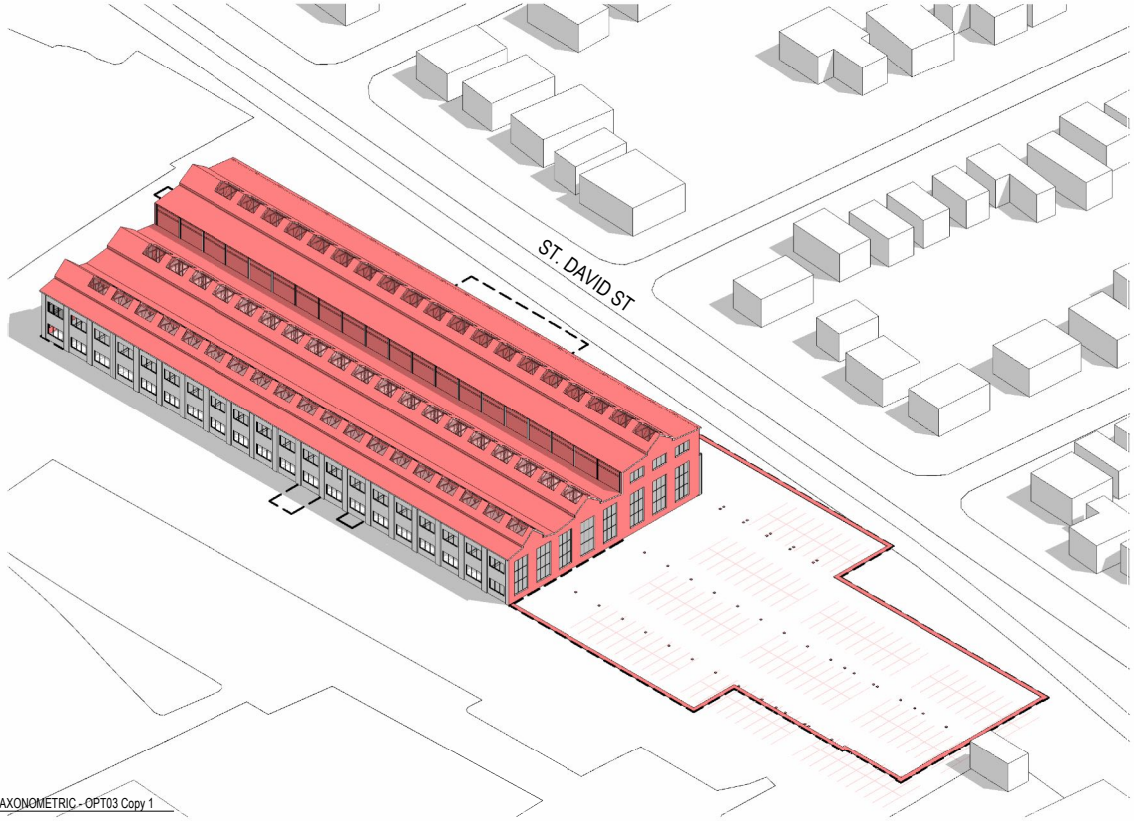

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Title:
Option 2A - 75k ft2 - Axo NW

Project No.: 2521
Scale: 1 : 100

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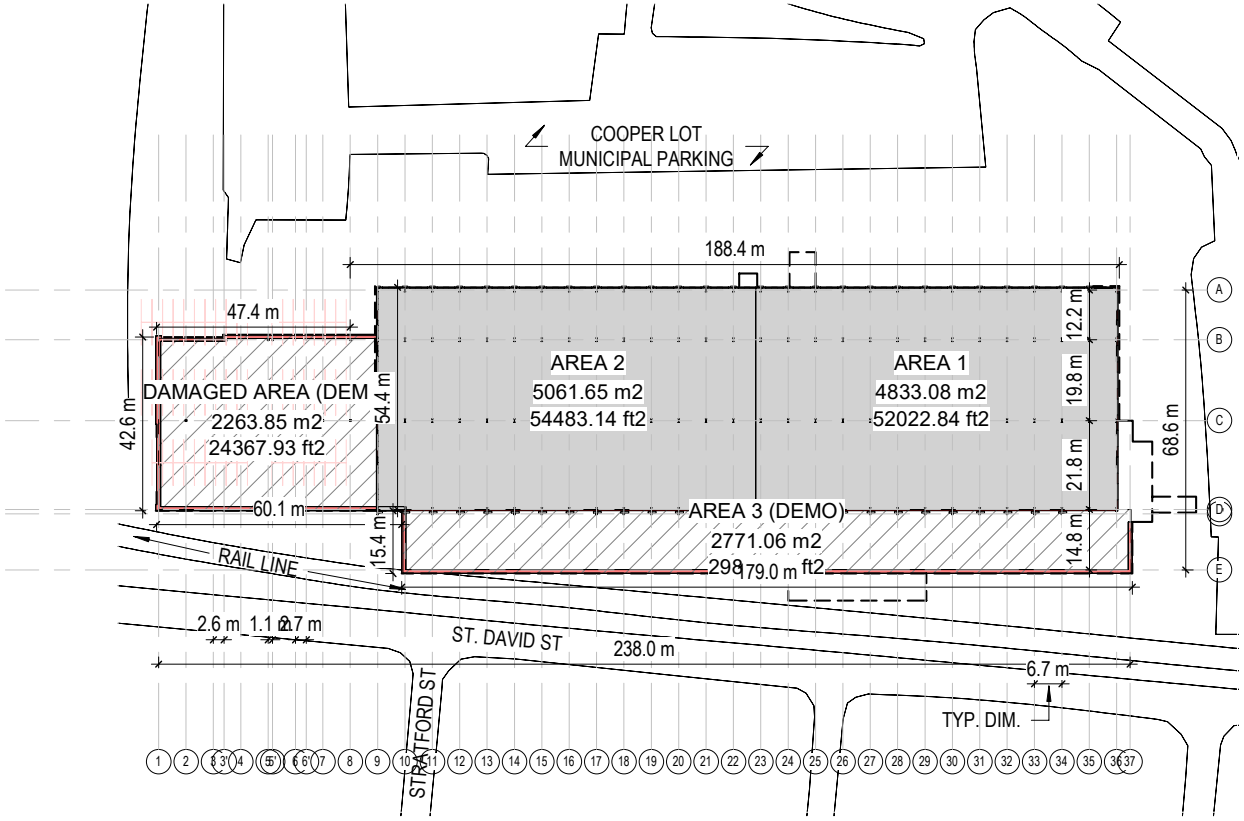

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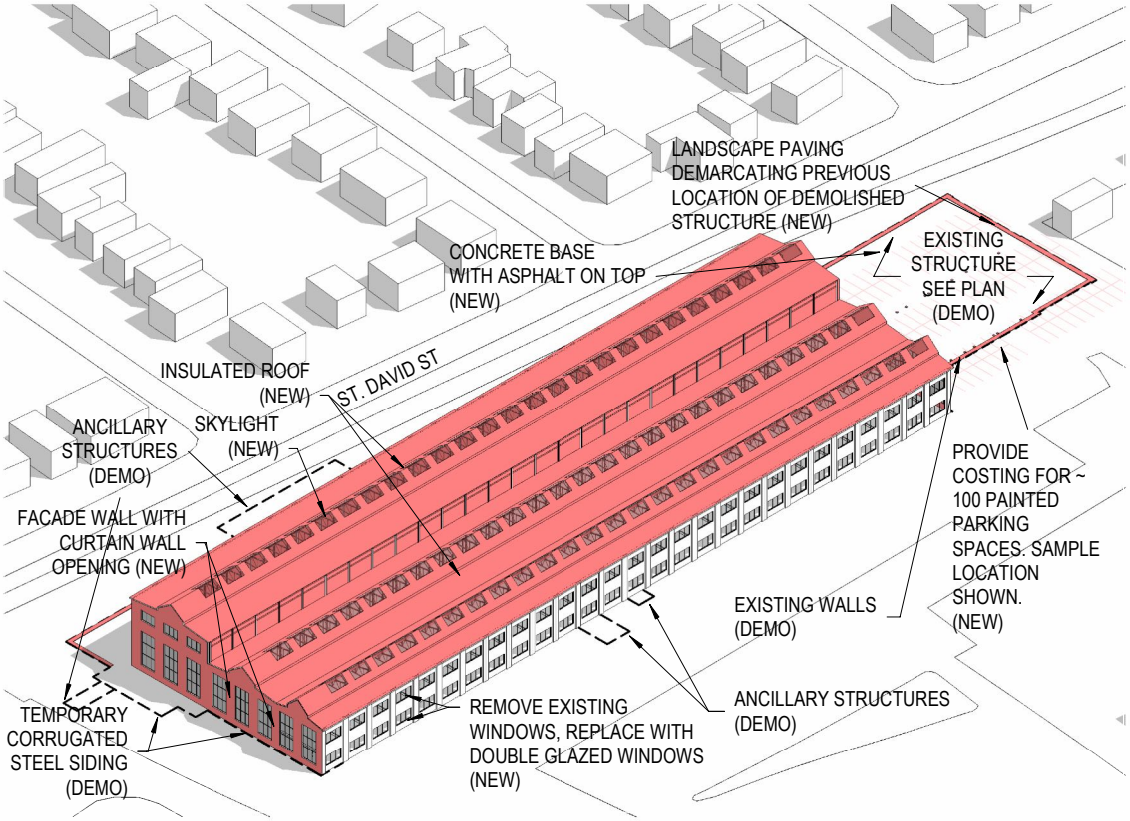
Title: Option 2B - 100k ft2 Plan

Project No.: 2521
Scale: As indicated

Drawing No. SD_2B L1



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Title: Option 2B - 100k ft2 - Axo NE

Project No.: 2521
Scale: 1 : 100

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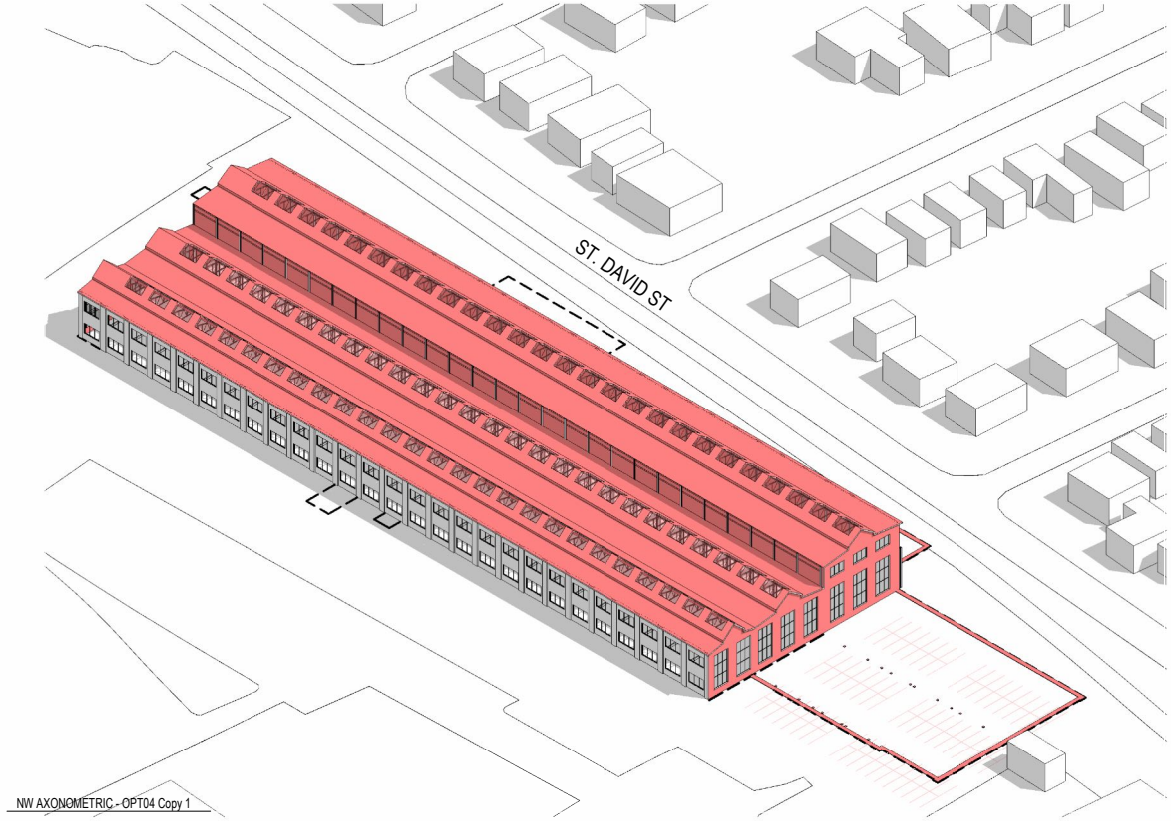

NW AXONOMETRIC - OPT04 Copy 1

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Title: Option 2B - 100k ft2 - Axo NW

Project No.: 2521
Scale: 1 : 100

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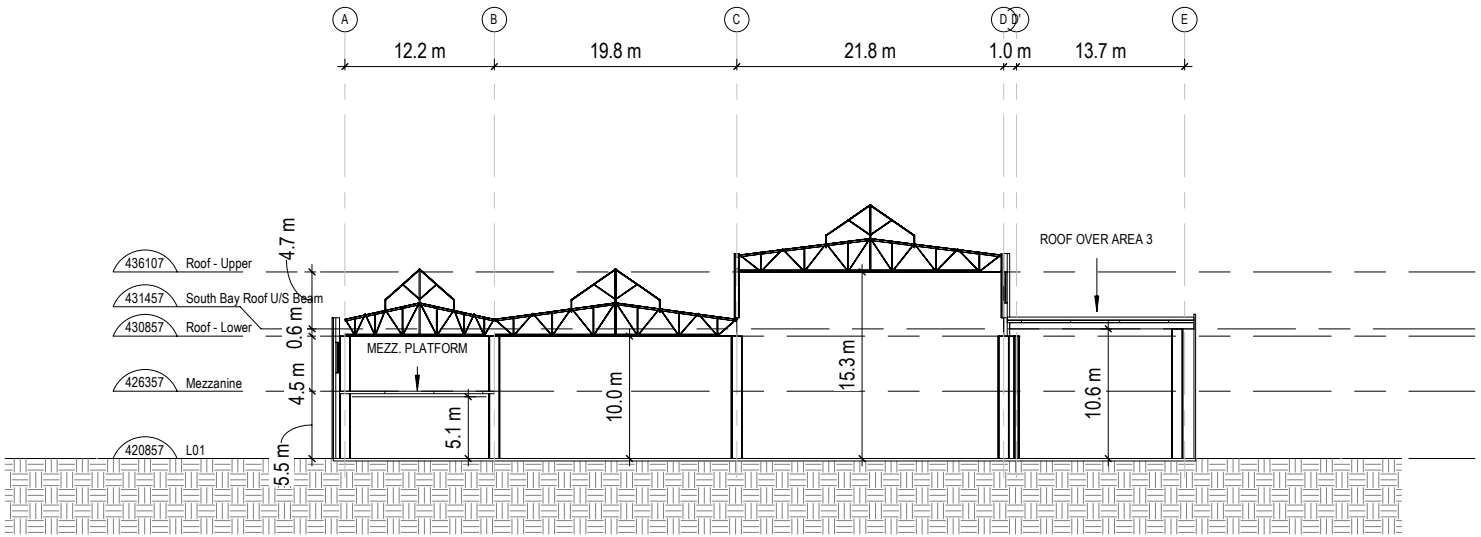

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f> 416.533.6986

Title:
Existing Section

Project No.: 2521
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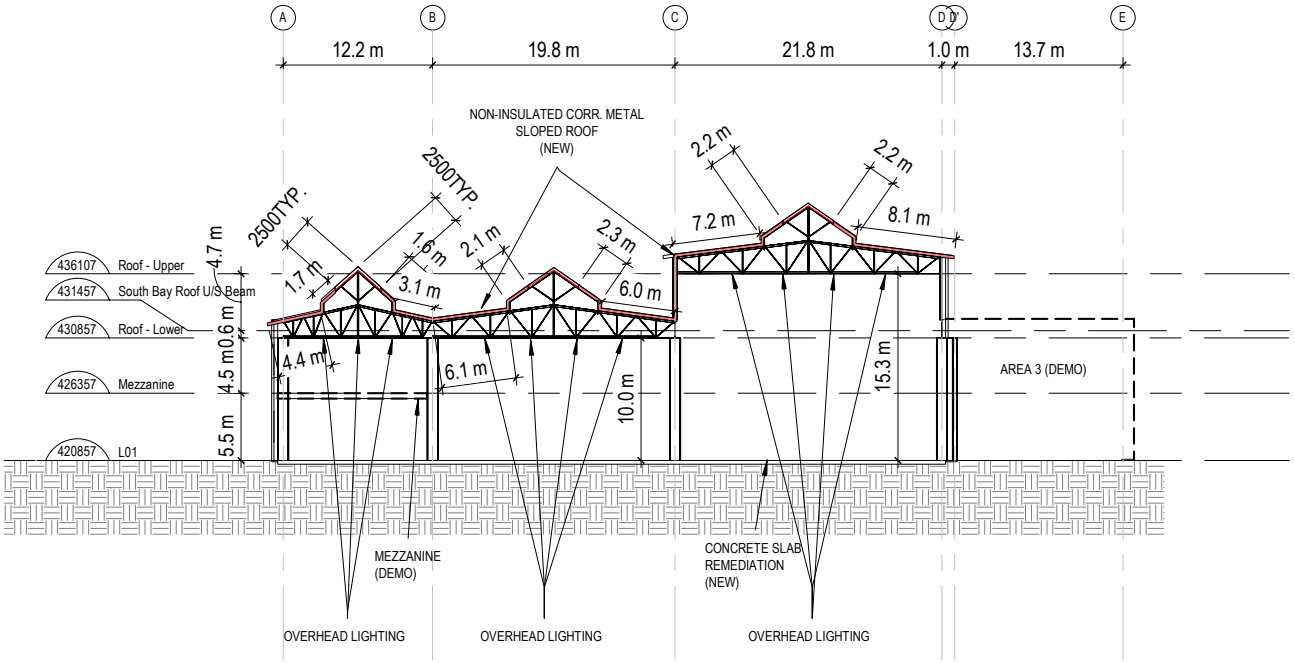

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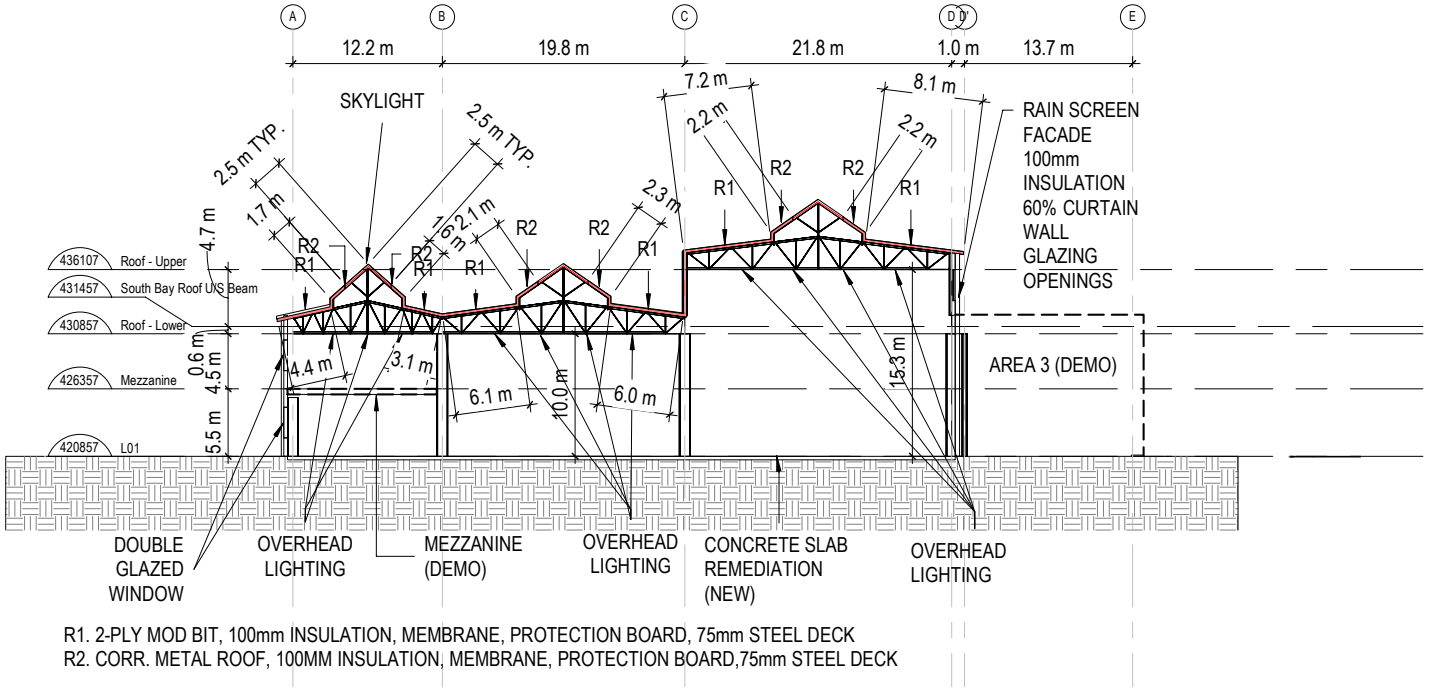
Toronto, ON M6R 2J5 f> 416.533.6986

Title:
Option 1B Section

Project No.: 2521
Scale: 1 : 400

Drawing No.
SD_3 L2



R1. 2-PLY MOD BIT, 100mm INSULATION, MEMBRANE, PROTECTION BOARD, 75mm STEEL DECK
R2. CORR. METAL ROOF, 100MM INSULATION, MEMBRANE, PROTECTION BOARD,75mm STEEL DECK

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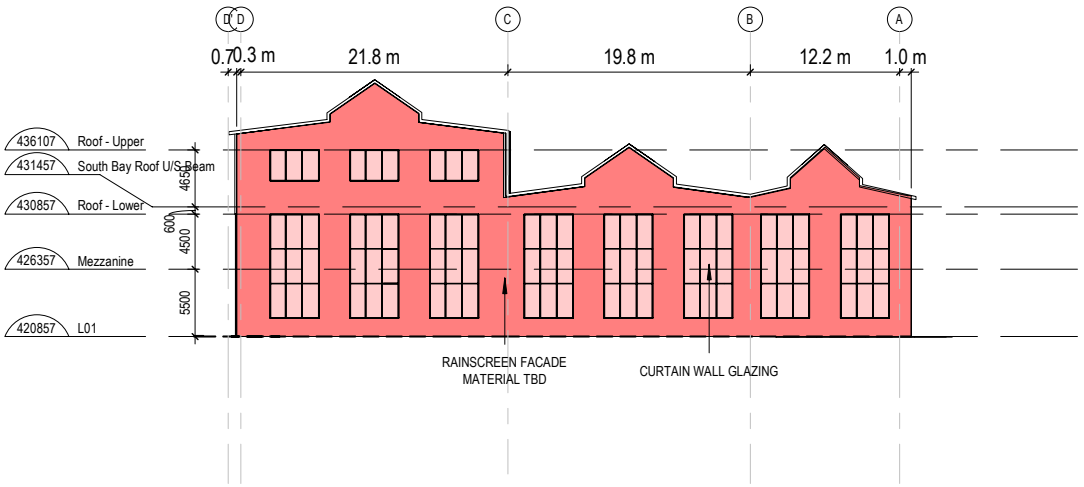
Title:
SectiOption 2A & 2B Section

Project No.2521
Scale: 1 : 400

Drawing No.
SD_3 L3



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Title:
Elevation

Project No.: 2521
Scale: 1 : 400

Drawing No.
SD_04 L1