



1. I am not sure what the most current project estimated cost is, but project costs typically include the direct and indirect costs including: cost of construction; design fees; project management fees; cost of borrowing; site services; commissioning costs; contingency fees. Are all of these costs included in the current estimate? Please share the summary and detailed project estimates with the public.
 - The \$46M construction estimate includes contingency fees and construction fees. It does not include design and project management fees
 - Construction Cost is 43.1M +HST = \$470/sf
 - Design Fees = 6%
 - PM Fees = ?
 - Cost of Borrowing = ?
 - Site Services = included in estimate minus certain maintenance fees
 - Commissioning costs = included in design fee except or third party if required
 - Contingency Fees = included in estimate
2. Who prepared the estimate and what are their qualifications? What is the accuracy (class) of the estimate?
 - Cantin Consulting prepared the estimate. This consulting company was recommended by our architect.
3. If the estimate does not include the site services (electricity, natural gas, potable water, sanitary sewer, storm sewer, fire protection, roads) how much will they cost and how will these expenses be paid for?
 - Site services are included in the construction cost estimate.
4. What costs are included in the estimate for the interim operation, and disposition or demolition of the Cambridge Avenue facility?
 - These costs are not included. We are working to have the existing manor appraised so it can be sold and proceeds can go towards the new build.
5. What risks have been identified for the project execution phase? Identification of risks will determine the size of the contingency funds carried in the indirect costs.
 - CONTINGENCIES Overall \$2,464,000
 - Design Development 1,0% 406,000
 - Escalation 1,5% \$615,000
 - Construction 3,5% \$1,443,000
6. What contingency funds are included in the project's indirect costs?
 - N/A
7. What is the value of A49's Professional Errors & Omissions Liability Insurance in the signed contract between MICs and A49, assuming that there is a signed contract?
 - There is a signed contract between A49 and MICs.

The professional liability insurance to be carried by the *Architect* pursuant to GC 10.1 shall be a claims made policy with limits of not less than \$ 1,000,000.00 per claim, with an aggregate limit of not less than \$ 4,000,000.00 within any policy year. This policy shall be maintained continuously from the commencement of the *Services* and, subject to commercial availability, for a minimum of three years after the *Ready-for-Takeover* date. The *Client* acknowledges that the actual amount of insurance available at any given time under a claims made policy will be dependent on the aggregate amount of all claims made during a policy year.



8. What is the estimated cost of borrowing for the 2-year construction loan? What is the estimated cost of borrowing for the \$10M fundraising objective?
 - Estimated cost for borrowing is 5% when we borrow through OFA; no loan payback during construction period
9. If there is a shortfall in the 5-year \$10M fundraising goal, who will be responsible for the outstanding balance?
 - AGH Hospital would be responsible for shortfalls associated with this project
10. If there are construction over-runs who will be financially responsible?
 - AGH Hospital would be responsible for shortfalls associated with this project
11. Have funds been budgeted for repairs to damaged municipal roads post-construction?
 - Undetermined at this time