

Township of Uxbridge
Brock St. Culvert Replacement Project
Budget Estimate and Actual Cost
Period - January 1, 2010 to December 31, 2025

Budget Estimate July 2018 (1)	Costs April 2022 Report TR_11/22	Actual Costs December 31, 2025 (2)
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Design, Construction and Related Costs:

Construction Costs - paid to Brennan	12,506,867	10,947,685	10,947,685
Construction Costs - Holdbacks (paid)		1,749,648	1,991,773
Construction Costs - Settlements (AECOM & Brennan)			460,000
Construction - Change Orders - paid to Brennan - include the following:			
Construction Delay, Overheads	672,487		
Contamination	1,649,337		
Box Culverts	163,272		
Building Settlement	384,125		
Centennial Drive (paving & guide rails)	100,985		
Redi Rock Wall	565,477		
Other	754,666		
		1,876,030	4,290,349
Environmental Assessments - first, second and third		174,749	190,656
Detailed Design, Project Management & Inspection - AECOM		1,325,599	1,533,429
Internal Project Management - third party		150,470	312,057
Sense Engineering			47,314
Stinson Equipment - signs			38,891
Springside Paving			12,710
Todd Brothers - test holes			14,042
Addison Custom Iron			23,848
Heritage Restoration			8,544
Veridian - relocation costs		70,000	66,201
Enbridge - relocation costs - gas services		75,000	28,638
Bell Canada - relocation costs			16,835
Meek Electric - site servicing costs			19,357
Lake Simcoe Region/Ministry - permits			9,700
Business Loss Claims		100,000	-
Negotiated Costs			45,000
Legal & Litigation costs, including experts		0	435,269
Communication Costs		40,000	22,886
Debenture Issuance Costs		0	78,629
Miscellaneous costs		95,533	48,975
		16,414,248	19,874,872
			21,588,424

Land and Related Costs:

36 Brock St. - per agreement		722,496	448,057	1,085,760
36 Brock St. - est of future committed costs - per agreement			580,000	206,075
23/31 Brock St. - Land easement (north of Brock St.)	(3)	350,000	-	-
Land acquisition cost - 23/31 Brock St.	(4)	0	3,000,000	3,014,611
Land transfer tax - 23/31 Brock St.		0	56,475	-
Land acquisition costs - legal		0	66,105	63,790
Land acquisition costs - appraisal & survey		0	45,339	51,445
Land acquisition cost - 33 Toronto St. N.,		19,000	19,000	19,000
Land Access costs		15,000	114,333	34,000
Other Land Costs		79,256	10,820	10,453
		1,185,752	4,340,129	4,485,133

Total Project Costs (with non recoverable HST)	17,600,000	24,215,001	26,073,557
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Funding Sources:

Property Disposition & Sale - Old Firehall		(700,000)	(954,801)
Future Disposition & Sale - 23/31 Brock St	(5)		In Negotiations (TBD)
Small Communities Fund (SCF Grant)		(5,022,412)	(5,022,412)
Region of Durham		(2,750,000)	(5,250,000)
OCIF Funding - Province		(718,474)	(726,569)
RED Grant		(40,000)	(10,948)
Development Charges		(2,000,000)	(1,745,813)
Brock Street Culvert Reserve		(1,069,114)	(934,452)
Debentures Issued		(5,300,000)	(9,900,000)
Net Rental Income on 23 Brock St			(320,826)
Tax Levy/Surplus			(1,207,737)
		(17,600,000)	(26,073,557)

Notes:

(1) Budget Estimate - was the Township's best estimate of cost, based on the information available July 2018.
(2) Actual Costs from January 1, 2010 to December 31, 2025.
(3) The Township was unsuccessful in obtaining a land easement on the property known as 23/31 Brock St., and therefore the Township purchased this property which was required for construction.
(4) The property known as 23/31 Brock St will be sold upon project completion.
(5) These properties are included in the land assembly currently being negotiated for sale as part of the Downtown Revitalization Project.