



Municipality of Lambton Shores Grand Bend Community Centre

CONCEPTUAL DESIGN & BUDGET
ARCHITECTURAL / ENGINEERING REPORT

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Grand Bend Community Centre

Construction, Management, & Consultant Budget Standard & Net-Zero Energy Building Options

Line	Description	Amount
1	Construction Cost Budget (34,478 ft / 3,203m finished floor area)	
2	Construction contingency allowance	500,000
3	Bonds & liability insurance	165,500
4	Builders risk insurance	35,000
5	Independent testing & inspection	50,000
6	Landscaping allowance	35,000
7	In ground waste collection or garbage enclosure	25,000
8	Applied films	7,500
9	Signage	20,000
10	Excavation, backfilling, site services (within site and not including storm retention)	775,500
11	Site Works outside of Building including storm retention	1,750,000
12	Concrete curbs & sidewalks, asphalt paving and line painting (within site)	110,700
13	Cast in place concrete, reinforcing steel	585,500
14	Precast core-slab second floor	508,300
15	Structural steel & metal deck	760,900
16	Masonry & concrete block	1,561,600
17	Miscellaneous metals	137,500
18	Rough carpentry	226,900
19	Waterproofing elevator pit	7,500
20	Spray foam insulation, cavity wall, air vapour barriers	323,700
21	Two ply modified bitumen roofing, metal flashing parapets	610,800
22	Prefinished metal siding, insulation, air vapour barriers	598,700
23	Hollow metal doors, screens and frames	155,000
24	Aluminum frame double glazed curtain wall window and doors	875,700
25	Mechanical & plumbing	2,410,000
26	Fire protection & sprinklers	177,300
27	Electrical	1,542,000
28	Steel studs, insulation, vapour barrier, drywall	555,700
29	Elevator	153,000
30	Finished carpentry labour	51,300
31	Millwork, countertops, sills, trims	347,500
32	Firestopping & smoke seals	36,900
33	Exterior & interior sealants	30,600
34	Supply & install finish hardware	300,000
35	Painting & floor sealing	128,700
36	Flooring (tiling, resilient, and carpet)	365,000
37	Toilet partitions & washroom accessories	59,400

38	Manually operated folding partitions and accordion partitions	80,000
39	Metal lockers	22,200
40	Athletic equipment allowance	135,000
41	Entrance floor grilles	6,500
42	Miscellaneous specialty items (white boards, projection screen, flag poles)	15,000
43	Installation of owner supplied appliances	7,000
44	CM Contractor General Conditions	950,000
45	Sub-Total Construction Cost (\$470 / ft)	16,199,400
46	Management & Consultants Cost:	
47	Architectural Project Management:	
48	Conceptual / Design Development / Budget	150,000
49	Construction Documents / Budget / Tender / RFP CM	600,000
50	Contract Administration	250,000
51	Geotechnical Engineering	15,000
52	Civil / Site Engineering	50,000
53	Structural Engineering	100,000
54	Mechanical & Electrical Engineering	120,000
55	Sub-Total Management & Consultants Cost:	1,285,000
56	Project Cost Option 1: (Ontario Building Code Standard) Including Construction, Management & Consultants: (\$507 / ft)	\$17,484,400
57	Net Zero Energy Building Option: (costs in addition to above)	
58	Solar array roof mounted 250kW	700,000
59	Upgrade windows to triple glazing	200,000
60	Upgrade insulation	100,000
61	Upgrade mechanical system	1,250,000
62	Net Zero Consultant	115,000
63	Net Zero Mechanical & Electrical Engineering	20,000
64	Net Zero Solar Engineering	45,000
65	Airtight design, testing & inspection	40,000
66	Sub-Total Net Zero Costs: (about 15% premium on base construction cost)	2,470,000
67	Project Cost Option 2: Net Zero Energy Building Including Construction, Management & Consultants: (\$578 / ft)	\$19,954,400
	Not included in the above: HST, permit & development fees, furniture, kitchen equipment, audio visual / communications / security, primary services to the site, generator.	