



**HAMILTON-WENTWORTH DISTRICT SCHOOL BOARD
GLENDALE SECONDARY SCHOOL - CONCEPT DESIGN AND FEASIBILITY STUDY
ESTIMATED CONSTRUCTION COSTS**

March 30, 2016

Description	Area (sf)	Cost per sf.	Total
Tier 3 Programs			
ESL / ELD (3) Classrooms	2,200	\$0	\$0
Baccalaureate		\$0	\$0
Strings Renovations Completed 2014			\$0
Performing Arts			
Backstage Work, Orchestra Pit Increase, Lighting, Air-Cond, New Finishes	9,540	\$50	\$477,000
Dance Studio 1064 and new Change rooms	1,150	\$50	\$57,500
Subtotal:			\$534,500
Specialist High Skills Major Programs			
Arts and Culture : Arts			
Performing Arts Office Renovation	240	\$50	\$12,000
Arts and Culture Classroom and Media Arts Classroom	2,640	\$80	\$211,200
Set Design Classroom	1,925	\$120	\$231,000
Business - Tech Computer Lab 2038	1,000	\$100	\$100,000
Business Classroom 2033	2,475	\$100	\$247,500
Transportation Shop and Office / Storage	3,500	\$60	\$210,000
Subtotal:			\$1,011,700
Intervention and Support Programs			
Extended Support			
New Calming room and Renovations to 1007	140	\$150	\$21,000
New Orth washroom 1008	200	\$220	\$44,000
Alternative Education 1020A	425	\$100	\$42,500
ESP classroom 1018, 1009 and 1008 renovations	2,600	\$40	\$104,000
Personalized Learning and Support Program			
Subtotal:			\$211,500
Non Tier 3 Program Spaces			
6 Science Labs and 3 Prep Rooms	6,420	\$200	\$1,284,000
Administration Offices	2,285	\$30	\$68,550
Learning Commons	4,460	\$50	\$223,000
Staff Workrooms and Offices 1075, 2050A and 2067	680	\$50	\$34,000
Male and Female Washroom Renovations			\$420,000
Universal Washroom 1065			\$20,000
Exterior windows to Corridor off Business Classroom 2033			\$80,000
Cafeteria / Servery Renovations	5,700	\$10	\$57,000
Abatement Cash Allowance**			\$300,000
Subtotal:			\$2,486,550
TOTAL ESTIMATED CONSTRUCTION COSTS			\$4,244,250
SOFT COSTS			
Building Permit (1.5% of Construction Costs)			\$63,664
Subtotal:			\$63,664
All Above construction costs include Mechanical and Electrical costs. See attached breakdowns for mechanical and electrical costs			
** This is an estimate only and must be verified by Board's Abatement Consultant			
Contingency Allowance	10%		\$424,425
TOTAL ESTIMATED CONSTRUCTION BUDGET			\$4,732,339

Grguric Architects Incorporated has no control over the cost of labour and materials, the general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions. This opinion of probable costs of construction is made on the basis of experience, qualifications and best judgement of the professional consultants familiar with the construction industry. GAI does not guarantee that the bids or actual construction costs will not vary from this estimate.

1.0 OPINION OF PROBABLE COST ESTIMATE

The following Opinion of Probable Cost is based on our understanding of the Mechanical Scope of Work for the construction presented in this Report, excluding seismic bracing costs. As such, we cannot guarantee the full extent of renovations has been determined and included in the following Opinion of Cost. Costs and associated overhead charges attributed to the work of other trades has been excluded.

Construction Costs may also vary as a result of choosing differing methods of construction, the workload in the market place at the time of construction, or relationships your firm has with Contractors. Therefore, the Opinion of Cost cannot not be taken to be as a guaranteed minimum or maximum value of the work discussed.

The Opinion of Probable Cost does not include escalation or inflation and it is presented in March, 2016 values.

Room/Area	Plumbing Upgrades	HVAC Upgrades
Washrooms	\$60,000	\$30,000
Cafeteria/Kitchen	\$1,000	\$25,000
General Offices	NIL	\$2,500
General Offices - Guidance	NIL	\$2,500
Alternate Education/Kitchen	\$5,000	\$20,000
Wood Shop/Set Design Classroom	\$15,000	\$75,000
Library/Offices/Seminar Rooms	NIL	\$2,500
Science Labs/Prep Rooms	\$150,000	\$100,000
Office	NIL	\$10,000
Staff Rooms/Male Staff Washroom/Female Staff Washroom	\$7,500	\$2,500
General Science/Prep Room	\$150,000	\$100,000
Tech Computer Lab	\$1,500	\$30,000
Extended Learning Classroom	\$5,000	\$15,000
Theatre/Dance Studio Washroom	\$5,000	\$1,500
Dance Studio/Change Room	NIL	NIL
Auditorium/Stage/Dressing Room/Costume Room	\$10,000	\$125,000
Music Room/Practice Rooms/Instrument Storage	\$5,000	\$20,000
Performing Arts Office	NIL	\$10,000
Arts & Culture Classroom	NIL	\$2,500
Computer Lab (First Floor)	\$2,500	\$25,000

Hamilton-Wentworth District School Board - Glendale Secondary School
 Mechanical Services Feasibility Study & Concept Design
 exp Project No. GR8-00016023-00
 March 29, 2016 (Revision 1)

Room/Area	Plumbing Upgrades	HVAC Upgrades
Transformer	\$2,500	\$25,000
Automotive Shop	\$15,000	\$50,000
Sub-total	\$435,000	\$674,000
Sub-total (Plumbing + HVAC upgrades)		\$1,109,000
plus Contingency (10%)		\$115,000
Sub-total		\$1,225,000
plus Profit/Overhead (15%)		\$185,000
Total Opinion of Probable Cost Estimate		\$1,410,000

1.0 OPINION OF PROBABLE COST ESTIMATE

The following Opinion of Probable Cost is based on our understanding of the Electrical Scope of Work for the construction presented in this Report, excluding seismic bracing costs. As such, we cannot guarantee the full extent of renovations has been determined and included in the following Opinion of Cost. Costs and associated overhead charges attributed to the work of other trades has been excluded.

Construction Costs may also vary as a result of choosing differing methods of construction, the workload in the market place at the time of construction, or relationships your firm has with Contractors. Therefore, the Opinion of Cost cannot not be taken to be as a guaranteed minimum or maximum value of the work discussed.

The Opinion of Probable Cost does not include escalation or inflation and it is presented in March, 2016 values.

Room/Area	Electrical Upgrades
Washrooms	\$20,000
Office/Workroom/Guidance Areas	\$20,000
Cafeteria	\$60,000
Cafeteria Servery	\$10,000
Technology Labs (Shops)	\$25,000
Science Labs/Classrooms	\$125,000
General Science Rooms	\$50,000
Office	\$10,000
Theatre/Dance Studio	\$30,000
Dance Studio/Change Rooms	\$10,000
Auditorium/Stage/Dressing Room/Costume Room	\$250,000
Music Room/Practice Rooms/Instrument Storage	\$10,000
Performing Arts Office	\$5,000
Arts & Culture Classroom	\$20,000
Computer Lab (First Floor)	\$25,000
Extended Learning Classroom	\$5,000
Sub-total (Electrical Upgrades)	\$675,000
plus Contingency (10%)	\$70,000
Sub-total	\$740,000
plus Profit/Overhead (15%)	\$115,000
Total Electrical Base Opinion of Probable Cost Estimate	\$860,000

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Room/Area	Electrical Upgrades
Plus new incoming electrical service (if required)	\$250,000
Total Electrical Opinion of Probable Cost Estimate (with new incoming electrical service)	\$1,110,000