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HAMILTON-WENTWORTH DISTRICT SCHOOL BOARD
SIR ALLAN MACNAB SECONDARY SCHOOL - CONCEPT DESIGN AND FEASIBILITY STUDY
ESTIMATED CONSTRUCTION COSTS

March 30, 2016

Description	Area (sf)	Cost per sf.	Total
Tier 3 Programs			
Artsmart			
Existing Auditorium Stage: stage flooring system replacement	1,860	\$60	\$111,600
Subtotal:			\$111,600
Specialist High Skills Major Programs			
Arts and Culture : Arts			
Computer Classroom (Mac Lab) Renovations	775	\$100	\$77,500
Health & Wellness			
New Phys-Ed Classroom Renovation	1,014	\$100	\$101,400
Hospitality & Tourism			
Food Services Classroom Renovations	2,260	\$120	\$271,200
Extended Support Program			
Ortho Washroom Renovations	200	\$150	\$30,000
Subtotal:			\$480,100
Non Tier 3 Program Spaces			
6 Science Labs and 3 Prep Rooms	7,000	\$200	\$1,400,000
Library Renovations	3,690	\$50	\$184,500
Cafeteria and Servery Renovations	6,000	\$40	\$240,000
Changerooms, Showers & Washrooms	4,140	\$90	\$372,600
Gymnasium Staff Room Renovations	550	\$80	\$44,000
Male and Female Washrooms	2,100	\$150	\$315,000
Universal Washroom			\$20,000
New Elevators and related additions (2)			\$300,000
Abatement Cash Allowance**			\$400,000
Subtotal:			\$3,276,100
TOTAL ESTIMATED CONSTRUCTION COSTS			\$3,867,800
SOFT COSTS			
Building Permit (1.5% of Construction Costs)			\$58,017
Subtotal:			\$58,017
** This is an estimate only and must be verified by Board's Abatement Consultant			
Contingency Allowance	10%		\$386,780
TOTAL ESTIMATED CONSTRUCTION BUDGET			\$4,312,597

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/Cafeteria Servery Renovation	\$5,000	\$30,000
Hospitality/Tourism	\$60,000	\$75,000
Library	\$2,500	\$20,000
Science Labs/Prep Rooms	\$300,000	\$200,000
Staff Washroom	\$20,000	\$5,000
General Science	\$100,000	\$100,000
Boys Change Rooms/Washrooms>Showers/Office	\$40,000	\$10,000
Girls Change Rooms/Washrooms>Showers/Office	\$40,000	\$10,000
Health & Wellness	\$10,000	\$15,000
Office (Gymnasium Area)	NIL	\$20,000
Arts & Culture	\$5,000	\$30,000
Extended Support	\$20,000	\$10,000
Sub-total	\$662,500	\$555,000
Sub-total (Plumbing + HVAC upgrades)		\$1,217,500
plus Contingency (10%)		\$125,000
Sub-total		\$1,342,500
plus Profit/Overhead (15%)		\$205,000
Total Opinion of Probable Cost Estimate		\$1,550,000

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
Cafeteria	\$40,000
Cafeteria/Servery	\$20,000
Science Labs/Classrooms	\$175,000
General Science Rooms	\$20,000
Hospitality/Tourism	\$40,000
Library	\$25,000
Staff Washrooms	\$10,000
Boys Change Rooms/Washrooms/Showers/Office	\$30,000
Girls Change Rooms/Washrooms/Showers/Office	\$15,000
Health and Wellness	\$5,000
Office (Gymnasium Area)	\$5,000
Arts and Culture	\$20,000
Extended Support	\$10,000
Sub-total (Electrical Upgrades)	\$435,000
plus Contingency (10%)	\$45,000
Sub-total	\$480,000
plus Profit/Overhead (15%)	\$75,000
Total Electrical Opinion of Probable Cost Estimate	\$555,000