

Grovedale House Community Hall - Budget Review

June 8, 2018

	Original Budget	Current Budget	Increase (Decrease)
	August 31, 2017	June 8, 2018	
Exterior Site Work	\$ 530,000	\$ 530,000	\$ -
Landscaping	\$ 20,000	\$ 20,000	\$ -
Site Work Sub-Total	\$ 550,000	\$ 550,000	\$ -
Foundations	\$ 245,000	\$ 296,289	\$ 51,289
Concrete Slab	\$ 60,000	\$ 60,000	\$ -
Precast Concrete	\$ 65,000	\$ 56,900	\$ (8,100)
Structural Steel	\$ 95,000	\$ 104,854	\$ 9,854
Wood Trusses (Supply only)	\$ 25,000	\$ 25,694	\$ 694
Rough Carpentry	\$ 142,000	\$ 148,100	\$ 6,100
Millwork and Railings	\$ 50,000	\$ 50,000	\$ -
Roofing	\$ 75,000	\$ 136,740	\$ 61,740
Exterior Cladding/Decorative features	\$ 220,000	\$ 220,000	\$ -
Glass/Glazing	\$ 58,500	\$ 51,500	\$ (7,000)
Interior Glazing/Additional Film	\$ 10,000	\$ 10,000	\$ -
Doors & Hardware	\$ 65,000	\$ 65,000	\$ -
Drywall/Insulation/Acoustics	\$ 237,550	\$ 265,000	\$ 27,450
Flooring	\$ 35,000	\$ 35,000	\$ -
Painting	\$ 30,000	\$ 30,000	\$ -
Toilet Partitions & Accessories	\$ 20,000	\$ 20,000	\$ -
Elevator	\$ 80,000	\$ 55,046	\$ (24,954)
Kitchen Equipment	\$ -	\$ -	\$ -
Mechanical	\$ 175,000	\$ 310,627	\$ 135,627
Electrical	\$ 150,000	\$ 237,000	\$ 87,000
Reimbursable Costs & Contingency	\$ 100,000	\$ 27,753	\$ (72,247)
Project Management Fee on Trade Contracts	\$ -	\$ 33,160	\$ 33,160
Project Management Fixed Fee	\$ -	\$ 84,990	\$ 84,990
Building Sub-Total	\$ 1,938,050	\$ 2,323,653	\$ 385,603
Total Construction Budget (Site & Building)	\$ 2,488,050	\$ 2,873,653	\$ 385,603
Soft Costs (A/E Fees, Survey, Permits, etc.)	\$ 79,800	\$ 111,910	\$ 32,110
FF+E (Shades, A/V and Security)	\$ 76,806	\$ 115,000	\$ 38,194
Total Project Expenses	\$ 2,644,656	\$ 3,100,563	\$ 455,907
Less:			
Canada 150 Grant	\$ (181,500)	\$ (112,000)	\$ 69,500
Total Project Expenses, Net of Grant	\$ 2,463,156	\$ 2,988,563	\$ 525,407

General Notes:

- Indicates sub-contractor tenders to be completed yet
- Indicates sub-contractor tenders awarded
- The foundation costs increased due to the amount of lean concrete fill required in the area of the old basement.
- Steel costs were a bit higher due to increases in pricing of the raw steel.
- The original budget for the elevator included the shaft. The shaft was simplified and these costs are now buried in the structural steel and rough carpentry costs.
- The roofing pricing received is extremely high. Limited quotes were received. Cost savings are being explored.
- The Drywall/Insulation/Acoustics costs are higher due to acoustic tile ceilings being added to the main banquet area and the mezzanine.
- The mechanical and electrical costs are high due to state of M/E industry being very busy. Cost savings are being explored.
- The complexity and length of time required to complete the mechanical and electrical work has impacted the M/E pricing.