



---

---

## Mettawas Hotel Concept

### Advantages:

- Lower Initial construction cost.
  - sloped roof (asphalt shingle) vs. flat roof membrane.
  - lower cost for structure of single storey construction vs. two
  - smaller total building area
- Barrier-free accessible without the need for an elevator.
- Single storey space is more conducive for assembly hall programming.
  - Linear design is more flexible space allowing for optional movable partition to divide the room into 2 rentable halls.
- Speed of construction.
  - Smaller total building area
- Lower long term maintenance cost.
  - sloped roof vs. flat (replacement cost)
  - primarily building stone masonry vs. composite siding

### Disadvantages:

- Extra cost to build Grovedale House Homage Garden.

## Grovedale House Concept

### Advantages:

- Layout provides additional 2000sqft event space (2<sup>nd</sup> floor).
- Replacement of original structure ideal from a heritage perspective.

### Disadvantages:

- Additional initial construction cost.
  - Increased total building area beyond programmatic needs
  - two storey structure
  - flat roof (requires steel joist vs. wood truss).
- Additional long term maintenance costs.
  - flat roof (replacement cost increase)
  - composite siding and Victorian details
  - 2<sup>nd</sup> storey porches (floor surface)
  - elevator maintenance
- Additional municipal liability.
  - 2<sup>nd</sup> storey porches.

PROJECT No. 17040

**King's Landing**

Comparative Construction Cost Budget Estimates

8/31/2017



Option 1 Mettawas Concept	Unit Quantity	Unit Price	Unit Total
General Building Cost / square foot	7,500	\$ 160.00	\$ 1,200,000
Large porch areas / square foot	1,780	\$ 80.00	\$ 142,400
Porte-cochere with flat roof / square foot	1,440	\$ 70.00	\$ 100,800
5% Contingency			\$ 70,000
		<b>Bldg Total</b>	<b>\$ 1,513,200</b>

**Mettawas: Approx 7500sf**

Slab on grade w/ burnished Conc Finish			Inc
Wood framed			Inc
Wood Trusses at 2'-0' o/c			Inc
Asphalt shingle sloped roof			Inc
Porte-cochere with flat roof			Inc
Masonry and siding facade			Inc
Parking Area Allowance (Add)		\$	250,000
Landscape & Grovedale House Homage Garden Allowance (Add)		\$	100,000

Option 2 Grovedale House Concept	Unit Quantity	Unit Price	Unit Total
General Building Cost / square foot	7,500	\$ 160.00	\$ 1,200,000
Ground Floor (Slab on Grade)	2,000	\$ 140.00	\$ 280,000
Second Floor	2,850	\$ 80.00	\$ 228,000
Large covered porch areas ( on 2 levels)	715	\$ 70.00	\$ 50,050
Porte-cochere with flat roof			\$ 80,000
Elevator	each	\$ 80,000.00	\$ 80,000
5% Contingency			\$ 100,000
		<b>Bldg Total</b>	<b>\$ 1,938,050</b>

**Grovedale House: Approx 9500sf**

2 storey portion (includes 2 stairways)			Inc
Elevator			Inc
Steel Joists and metal deck w/ flat roofs			Inc
Steel Frame w/ Wood Infill			Inc
Flat roof			Inc
2 storey covered porches			Inc
Siding Façade			Inc
Parking Area Allowance (Add)		\$	250,000

Notes Common to both Options

- 2016 Means Square Foot Cost Data for " Community Centre" constructed with face masonry with concrete block backup; steel frame
- No kitchen equipment has been accounted for in this budget
- No sprinkler system
- This is an order of magnitude construction cost budget estimate subject to design development
- This estimate does not include any soft costs such as design, Legal, furniture, etc)
- No allowance has been included related to phasing the construction
- No park washrooms nor park concession stand has been included in this estimate
- Taxes not included
- Subject to increases due to inflation