

September 1<sup>st</sup> 2017

The Corporation of the Town of Kingsville  
2021 Division Road North  
Kingsville, Ontario  
N9Y 2Y9

**Attention:** Tim Del Greco, P.Eng  
**Manager of Facilities and Property**  
**Re:** Kings Landing – Additional Design Concept  
Glos Job No. 17040

email: [tdelgreco@kingsville.ca](mailto:tdelgreco@kingsville.ca)

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Mr. Tim Del Greco.

Glos Associates Inc. was asked to prepare 3 concepts in July of 2017 for the re-development of the Kings Landing property. Town of Kingsville administration during preliminary design meetings requested the following direction be taken and presented to the community:

- a. 2 storey design, traditional in nature, and reminiscent of the original Grovedale House.
- b. 1 storey design, contemporary in nature.
- c. 1 storey design, traditional in nature and reminiscent of the original Mettawas Hotel and Casino.

During a public meeting that took place on August 17<sup>th</sup> town council and members of the public were asked to provide feedback on 3 concepts presented. Two of the three concepts were overwhelmingly preferred based on internet and written responses received. Attached is a summary of the advantages and disadvantages for both of the 2 preferred concepts and a preliminary budget.

Based on the budget calculations and the program requirements of the project set out by the Town of Kingsville and the public feedback received, that we recommend proceeding with the “Mettawas Hotel” Concept.

Best Regards

Shane Mitchell – Project Manager

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## **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			
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