

**Cost Consultant**

GWH Construction Management Services Ltd.  
419 Laidlaw Boulevard, Winnipeg, Manitoba R3P 0K8  
www.gwhcms.com

**Architect**

Harold Funk Architect, Inc.  
401-55 Donald Street, Winnipeg, Manitoba R3C 1L8  
www.funkarchitect.com

**Construction Team****Structural Engineer:**

Lavergne Draward & Associates Ltd.  
402-135 Portage Avenue East, Winnipeg, Manitoba R3C 0A1

**General Contractor:**

Penn-Co Construction Ltd.  
Box 60, Blumenort, Manitoba, R0A 0C0

**Mechanical & Electrical Engineer:**

MCW/AGE Consulting Professional Engineers  
201-1821 Wellington Avenue, Winnipeg, Manitoba R3H 0G4

**Project General Description**

**Location:** Steinbach, Manitoba, Canada

**Date Bid:** Apr 2008

**Construction Period:** May 2008 to Apr 2009

**Total Square Feet:** 14,746

**Site:** 1.103 acres.

**Number of Buildings:** One.

**Building Size:** Garage, 8,185; basement, 801; first floor, 5,760;  
total, 14,746 square feet.



**Building Height:** Garage, 20; basement, 10'; first floor, 16';  
total, varies.

**Basic Construction Type:** Addition/Adaptive Reuse/Renovation.

**Foundation:** Cast-in-place, pier & grade beam, slab-on-grade.

**Exterior Walls:** CMU, brick. **Roof:** Membrane. **Floors:** Concrete.

**Interior Walls:** CMU, metal stud drywall.

**Currency Conversion Rate: April 2008 (0.9963)**

DIVISION	COST	% OF COST	SQ.FT. COST
GENERAL REQUIREMENTS	196,346	8.27	13.32
CONCRETE	189,560	7.98	12.86
MASONRY	326,241	13.73	22.12
METALS	236,066	9.94	16.01
WOOD, PLASTICS & COMPOSITES	45,938	1.93	3.12
THERMAL & MOISTURE PROTECTION	283,097	11.92	19.20
OPENINGS	173,906	7.32	11.79
FINISHES	162,657	6.85	11.03
SPECIALTIES	33,806	1.42	2.29
EQUIPMENT	15,751	0.66	1.07
CONVEYING SYSTEMS	3,986	0.17	0.27
MECHANICAL	411,293	17.31	27.89
ELECTRICAL	244,493	10.29	16.58
ELECTRICAL POWER GENERATION	52,306	2.20	3.55
<b>TOTAL BUILDING COSTS</b>	<b>2,375,446</b>	<b>100%</b>	<b>\$161.09</b>
EXISTING CONDITIONS	25,212		
EARTHWORK	74,106		
EXTERIOR IMPROVEMENTS	104,810		
<b>TOTAL PROJECT COST</b>	<b>2,579,574</b>		

**SPECIFICATIONS**

Administrative requirements, quality requirements, temporary facilities & controls, product requirements, performance.

Forming & accessories, reinforcing, cast-in-place (Concrete breakdown: cubic yards foundation, 26.64; cubic yards walls, 23.44; cubic yards floors, 237.2).  
Unit, manufactured.

Structural metal framing, joists, decking, fabrications.

Rough carpentry, finish carpentry, architectural woodwork.

Dampproofing & waterproofing, thermal protection, membrane roofing, flashing & sheet metal, roof & wall specialties & accessories, fire & smoke protection.

Doors & frames, specialty doors & frames, windows, hardware, glazing.

Plaster & gypsum board, flooring, wall finishes, acoustic treatment, painting & coating.

Information, interior, storage, exterior, other.

Other.

Other.

Plumbing piping & pumps, equipment, fixtures; HVAC air distribution, central HVAC equipment.

Medium-voltage distribution, lighting, communications.

Electrical power generation.

Demolition & structure moving.

Excavation & support & protection.

Bases, bollards, & paving, improvements.

(Excluding architectural and engineering fees)

**UPDATED ESTIMATE TO AUGUST 2011: \$179.20 PER SQUARE FOOT****Regional Cost Trends**

*This project, updated to August 2011 in the selected cities of the United States.*

EASTERN U.S.	Sq.Ft. Cost	Total Cost	CENTRAL U.S.	Sq.Ft. Cost	Total Cost	WESTERN U.S.	Sq.Ft. Cost	Total Cost
Atlanta GA	\$155.43	\$2,291,943	Dallas TX	\$155.43	\$2,291,943	Los Angeles CA	\$199.31	\$2,939,080
Pittsburgh PA	\$170.06	\$2,507,655	Kansas City KS	\$160.91	\$2,372,835	Las Vegas NV	\$181.03	\$2,669,439
New York NY	\$219.43	\$3,235,684	Chicago IL	\$195.66	\$2,885,152	Seattle WA	\$193.83	\$2,858,188

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