

Visual Lizard Interior Fit-Up

Winnipeg, Manitoba

Construction Manager

GWH Construction Management Services Ltd.



Photos Courtesy of Gerhard Hoppenheit, Dean Swenson

Visual Lizard is an office of computer programmers. They focus on building accessible web applications, and in the last decade, business has been good.

They had previously occupied two different rental spaces in the Historic Exchange District in Winnipeg, but by 2010, owners Julian Moffatt and Doug Ross decided it was time to buy. They wanted to stay in the heart of the Exchange District, and preferred to be in an older building with architectural character.

Ultimately, they were able to purchase a street front 'business condo' on the ground floor of the Fairchild Lofts Building at 110 Princess Street. At 2,430 square feet in area, the space had to accommodate a modest renovation program, including: a large, open plan work environment; two or three

enclosed offices; a large meeting room that could be divided and used as two smaller meeting rooms when required; a partitioned kitchen/ lunch room; general storage, printing and collating spaces, and washrooms - one with a shower.

Visual Lizard commissioned Syverson Monteyne Architecture of Winnipeg to design the space, and GWH Construction Management Services of Winnipeg was hired as Construction Manager.

With a motto that promises to transform Internet code writing into "incredible magic", Visual Lizard is a web development company with a distinct appreciation for functional modern design. With prime street frontage in the heart of Winnipeg's Historic Exchange district, they embraced

the opportunity to establish a strong physical presence within the community. The objectives for the tenant fit-up project were threefold: to design a space that reflected the Visual Lizard brand, to create a flexible and desirable work environment, and to expose their creativity to the public at the pedestrian level.

The writing is literally on the walls as many of the walls, doors, and moving partitions function as surfaces to sketch ideas and plan assignments. The end result is a collage of off-the-shelf materials, readily available hardware, and strategic blocks of color that work together within the space that drifts from work to play, that blurs the function of archetypal elements, and that invites the curious to just come in for a look.

Construction Manager & Cost Estimator

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

Project Team

Architect:

Syerson Monteyne Architecture
 194 Sherbrook Street, Winnipeg, Manitoba R3C 2B6

Mechanical & Electrical Engineer (Phase 1 & 2):

Nova 3 Engineering Ltd.
 201-120 Fort Street, Winnipeg, Manitoba R3C 1C7

Electrical Engineer (Phase 2):

MCW AGE
 210-1821 Wellington Avenue, Winnipeg, Manitoba R3H 0G4

Project General Description

Location: Winnipeg, Manitoba

Date Bid: Apr 2011

Construction Period: June 2011 to Oct 2011

Total Square Feet: 2,430 **Site:** -

Number of Buildings: One.

Building Sizes: First floor, 2,410; total, 2,410 square feet.

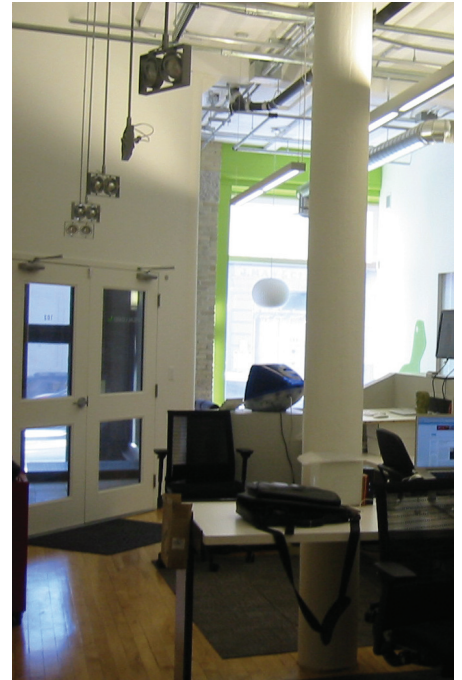
Building Height: First floor, 16'; total, 16'.

Basic Construction Type: Interior build out.

Foundation: n/a. **Exterior Walls:** n/a.

Roof: n/a. **Floors:** Wood.

Interior Walls: Metal stud drywall, tempered glass.



Currency Conversion Rate: April 2011 (1.03)

DIVISION	COST	% OF COST	SQ.FT. COST
GENERAL REQUIREMENTS	14,723	8.04	6.06
WOOD, PLASTICS & COMPOSITES	48,451	26.45	19.94
OPENINGS	2,037	1.11	0.84
FINISHES	44,873	24.50	18.47
FIRE SUPPRESSION	6,153	3.36	2.53
PLUMBING	11,742	6.41	4.83
HVAC	19,859	10.84	8.17
ELECTRICAL	35,346	19.29	14.54
TOTAL BUILDING COSTS	183,184	100%	\$75.38
EXTERIOR IMPROVEMENTS	—	—	—
TOTAL PROJECT COST	183,184		

SPECIFICATIONS

Price & payment procedures, administrative requirements, quality requirements, execution & closeout.
 Rough carpentry, architectural woodwork.
 Doors & frames, glazing.
 Plaster & gypsum board, tiling, flooring, painting & coating.
 Water-based fire-suppression systems.
 Fixtures.
 Air distribution.
 Medium-voltage distribution, lighting, communications, electronic safety & security.

(Excluding architectural and engineering fees)

UPDATED ESTIMATE TO OCTOBER 2013: \$80.19 PER SQUARE FOOT

Regional Cost Trends

This project, updated to October 2013 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	\$75.28	\$182,923	Dallas TX	\$72.82	\$176,958	Los Angeles CA	\$97.37	\$236,606
Pittsburgh PA	\$94.91	\$230,641	Kansas City KS	\$98.19	\$238,595	Las Vegas NV	\$89.19	\$216,723
New York NY	\$121.10	\$294,267	Chicago IL	\$102.28	\$248,536	Seattle WA	\$97.37	\$236,606

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