

NEW HAMBURG ARENA RECONSTRUCTION/MULTI-USE FACILITY CLASS D CONSTRUCTION COST ESTIMATE		
ITEM	EST. COST (excl. HST)	COMMENTS
Prime Consultant		
Professional Design Fees: Prime Consultant (Architect) & Design Team	\$1,178,255.36	(8% of Construction Budget) Incl. Project Planning and Management, Subconsultant Coordination, Design Development, Regulatory Compliance and Permitting, Cost Estimation and Budgeting, Tendering and Procurement Support, Construction Administration, Project Close-Out and Commissioning
Professional Design Fees: Contingency	*excluded	
Base Prime Consultant Budget	\$1,178,255.36	
Independent Consulting Fees (Retained by Owner)		
Designated Substance Survey and Related Construction Scope Development	\$80,000.00	Suspected Asbestos
Boundary & Topographical Survey	\$15,000.00	Requirement of GRCA
Geo-Technical report	\$20,000.00	Requirement of Structural Consultant
3rd Party Mechanical & Electrical Systems Commissioning	\$30,000.00	Requirement of Utility Providers
Independent Testing & Inspection During Construction	\$30,000.00	
Base Independent Consulting Fees Budget	\$175,000.00	
Hard Construction Costs		
A1 - Shell		
A1.1 Foundations	\$23,000	Based on the assumption that the load-bearing soil conditions exist and meet the levels indicated in the Schematic Designs
A1.2 Basement Excavation (*excluded)		
A2 - Structure		
A2.1 Lowest Floor Construction	\$894,070	Excludes any special foundation systems such as caissons/piles
A2.2 Upper Floor Construction		
A2.3 Roof Construction (*excluded)		
A3 - Exterior Enclosure		
A3.1 Walls Below Grade (*excluded)	\$1,066,790	Includes provisions for Structural Wall Bracing and Fritting to East, West, and South glazing, Barrier-Free Operators, and Louvers at the Mechanical Room
A3.2 Walls Above Grade		
A3.3 Windows & Entrances		
A3.4 Roof Finish (*excluded)		
A3.5 Projections		
B1 - Partitions & Doors		
B1.1 Partitions	\$861,747	Includes infill of openings, Barrier-Free Operators, and new paint to existing doors
B1.2 Doors		
B2 - Finishes		
B2.1 Floor Finishes	\$723,315	Includes provisions for protecting existing floor finishes and applying a fresh coat of paint to all areas not included in the renovations but intended to remain unchanged
B2.2 Ceiling Finishes		
B2.3 Wall Finishes		
B3 - Fittings & Equipment		
B3.1 Fittings & Fixtures	\$3,426,570	Includes walking track perimeter guardrails, elevator pit ladder, millwork, architectural specialties, and FF&E for Refrigeration Plant only.
B3.2 Equipment		
B3.3 Conveying Systems		
C1 - Mechanical		
C1.1 Plumbing & Drainage	\$2,880,123	Includes provisions for Utility Providers to cut and cap utility connections to allow for demolition works, as well as provisions for a new fire main to the building. Excludes vibration isolators and acoustic treatments to MEP systems
C1.2 Fire Protection		
C1.3 HVAC		
C1.4 Controls		
C2 - Electrical		
C2.1 Service & Distribution	\$1,747,049	Includes provisions to replace existing end-of-life panel, conduct remedial work to grounding system, and provide security devices
C2.2 Lighting, Devices, & Heating		
C2.3 Systems & Ancillaries		
D1 - Site Work		
D1.1 Site Development	\$221,668	Includes provisions for site restoration works, removal and upgrading water and sanitary mains to the building, and upgrading exterior light fixtures to LED
D1.2 Mechanical Site Services		
D1.3 Electrical Site Services		
D2 - Ancillary Work		
D2.1 Demolition	\$847,860	Includes provisions for garbage bins and disposal fees, core cutting in the basement for domestic water lines, and repairs to the existing northeast emergency exit stairwell
D2.2 Alterations		
Z1 - General Requirements		
Z1.11 General Contractor Supervision & Labour	\$2,036,000	Excludes Structural Reinforcement of existing roof areas for new Mechanical Units and Structural reinforcements/modifications to existing ground floor to allow for the removal of existing temporary shoring in basement
Z1.13 Permits, Insurance, & Bonds (*excluded)		
Z1.21 General Contractor Fees (*excluded)		
Z2 - Allowances		
Z2.2 Escalation Contingency (*excluded)	*excluded	Escalation Contingency estimated at 4.2% if Tendered by Q1 2026
Z2.3 Tariffs due to Geopolitical Uncertainty (*excluded)		
Construction Contingency	*excluded	30% of Estimated Construction Costs
Base Hard Construction Costs Budget	\$14,728,192.00	Per A.W. Hooker Class D Construction Cost Estimate
CONSTRUCTION PROJECT BASE BUDGET (excl. Future Maintenance & Required Additional)	\$16,081,447.36	Approx. \$3,274.58 per square meter (\$304.19 per square foot)
Future Maintenance Needs (Outside Project Scope)		
Replacement of all Existing Roofs	\$2,858,000.00	Previous Roof Replacement Project - 2001
Existing Parking Lot Reconstruction. Include for pavement reconstruction, perimeter chain link perimeter fencing & contingency for any retaining wall repairs	\$108,000.00	Previous Parking Lot Expansion Project - 2008
Base Future Maintenance Needs Budget	\$2,966,000.00	
Required Additional		
Interior Signage / Fixtures, Furnishings & Equipment	\$420,000.00	Excluding Refrigeration Plant FF&E (see B3.1 & B3.2)
Soft Costs	\$160,814.47	(1% of Constructon Budget) Includes: regulatory authority fees, development charges, document production, planning and administrative expenses, financing costs, legal fees, related expenditures, etc.
Base Required Additional Budget	\$580,814.47	
The documentation for this project is intended to support the necessary authority approvals, meet applicable standards and regulations, and is deemed suitable for tendering to General Contractors in alignment with Township of Wilmot Procurement Bylaw 2021-43.		
The Archaeological Study and Indigenous Consultation, conducted in July 2023, confirmed that no artifacts were discovered on the site of the New Hamburg Arena/Community Centre, located at 251 Jacob Street, New Hamburg, ON N3A 1C6.		