

Bowen Island Arts Council

Community Hall and Arts Centre

Basic Hall Potential Capital Costs Information 2014

In 2012, the Bowen Community Centre Action Committee (BCCAC) Final Report estimated that a **stand-alone Community Hall facility of 8320 SF** would cost **\$4,060,844.00** to build, at **\$420.00/SF**. This was based on the Engineering Firm, BTY Group's most up-to-date capital cost projections, and included a lobby, public washrooms, offices, First Aid room, small kitchen, and all contingency and hard costs associated with construction. The area of the **Hall/Dressing Rooms/storage/Tech Booth** envisioned in this document was **5600 SF**.

Since that date, BIAC has explored reducing the Hall size to its lowest practical size, which is **3192 SF** for the **Hall/Dressing Rooms/storage/Tech Booth**. This reduces costs by about **25%**, leading to a total area of **6000 SF**, rather than **8320 SF**.

That same year, Wolfgang Duntz, Daron Jennings, and Tim Rhodes publicly stated that construction could be achieved at a cost of **\$300.00/SF**.

I have estimated costs, based on both these amounts, and itemized **Soft costs** (just the large Hall and support rooms, with no lobby, contingency, etc.), and **Hard costs** (including lobby, contingency, etc.) These figures were extrapolated from the BCCAC Report, and cannot be totaled with a simple multiplication of floor area x per SF cost.

3192 SF Community Hall element, no lobby (Soft cost)

Soft Cost @ \$420.00/SF- **\$2.6 M**

Soft Cost @ \$300.00/SF- **\$2 M**

Stand-alone 6000 SF Community Hall (Hard cost)

Hard Cost @ 420.00/SF- **\$4 M**

Hard Cost @ \$300.00/SF- **\$3 M**