



GOVAN BROWN & ASSOCIATES LIMITED

CONSTRUCTION MANAGERS

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WHAT DOES IT COST TO BUILD IN TORONTO?

- Open Office (Downtown) \$70 - \$80 SF
- Open Office (Suburbs) \$65 - \$75 SF
- Professional Services Firm \$100 - \$120 SF
- Conference Floor/
Client Facing Areas \$250 - \$300 SF
- Hospitality/Restaurant \$500+ SF

Average cost including GC fees, trade costs and other miscellaneous costs

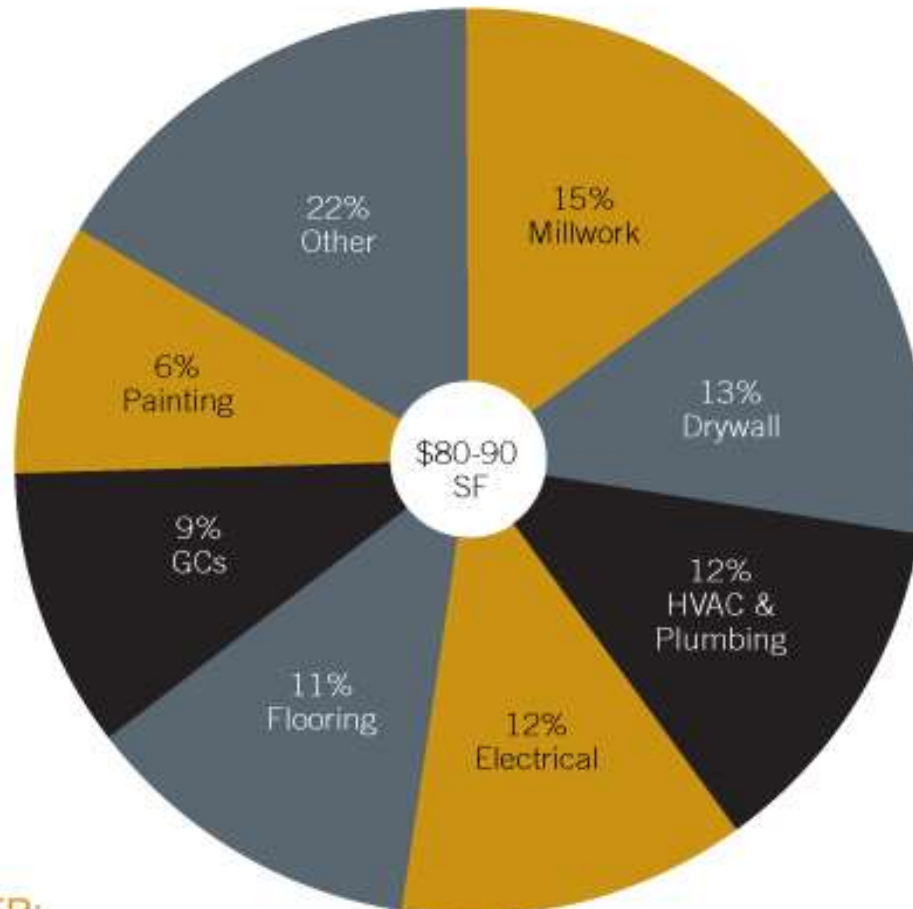


HOW DO YOU REALLY CONTROL COSTS?

- Get your GC/CM in early
- Understand your space and building
- Make them a part of the solution
- Carefully review tender documents
- Limit changes
- Develop streamlined decision process



BREAKDOWN OF COSTS FOR DOWNTOWN BUILDOUTS



OTHER:

Other includes: permits, demolition, structural stairs, hardware, glazing, access flooring, folding partitions, fire protection, communications, AV, security, sound masking and misc.



THANK YOU