

# wild salt architecture inc.

## Staff Progress Report

Project            New Administration Building for the Municipality of Argyle  
Date                31<sup>st</sup> May 2019

Hello team,

This week we shared our conceptual sections and 3D exterior model with staff and answered questions on that. Staff have now approved the floor plan and exterior form, and we have moved into BIM (Building Information Modelling). We are involving staff at a more preliminary level than we would normally and that's so that there is good understanding on how the building evolves and why everything is the shape it is. That also means that there will be things that seem to be not right, but really they just haven't been dealt with at that level of detail yet. So at this point we have our floor plan and the overall building form which comes from the structurally economic way of forming the roof while bringing daylight to the middle of the building. Yesterday we reviewed this with our structural engineer and he has confirmed everything is structurally efficient and economical. His next step is to calculate the loads on the structure.

We've established that the Construction Budget is \$3,488,554, and that the per square foot cost of the building (including contingencies, relocating house, PVs, loose and fixed furniture) will be \$408 / sqft. We want a cost estimator to comment on this and determine if it is appropriate for MODA to proceed with further design. Randy Mosher has declined to work with us on the project, he is facing a high workload and cannot help us further. We are having discussions with our other contacts and we will retain another professional cost estimator.

The building is much more economical this time around and bidders will find the work to be very familiar to their usual practice. For the basis of cost estimate we will propose a metal roof and prefinished wood siding, vinyl windows and metal doors. Aside from downgrading these materials, the only other design element that is over and above the absolute minimum cost per square foot is the roof form that permits natural light. That is to say that the building is as economical as it can reasonably be, and only a shave over the bare minimum on roofing, siding and roof structure in order to achieve far better value for money. We will involve MODA in the discussion on this next week before we proceed with more detailed design.

Have a good weekend, speak to you next week!