

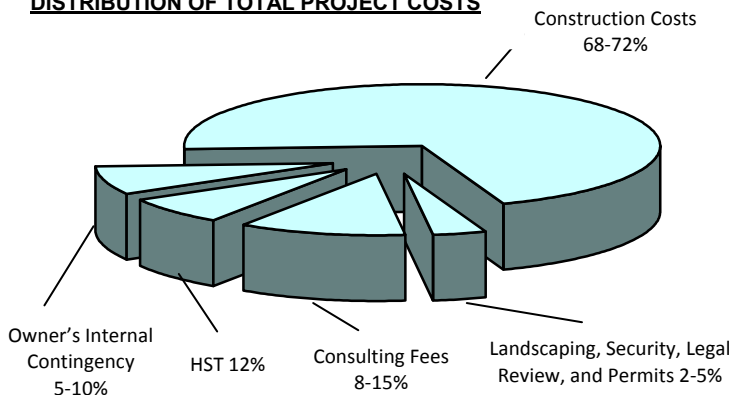


Building Envelope Renovation Costs and Timelines

PROJECT COSTS

Cost estimates are not easy to make with building envelope renovations. Until the building framing is exposed, it is often not possible to know the extent of the damage or provide accurate estimates of the repair costs. Budget estimates typically involve large construction contingencies. At the condition assessment stage, estimates are based on historic information from any previous projects, and might be accurate to $\pm 40\%$. By the design stage, the project cost estimates are more detailed and accurate, to $\pm 20\%$. By the pre-tender stage, the construction cost estimates provided by contractors are combined with other costs to arrive at an overall project estimate for the building envelope renovation which could be accurate to the $\pm 5-10\%$ level.

DISTRIBUTION OF TOTAL PROJECT COSTS



The figure to the left graphically represents the cost distribution for a typical building envelope renovation budget. The percentages shown may vary depending on the size of the project.

PROJECT SCHEDULE

The time required to undertake the building envelope renovation represents only a portion of the time required for the entire process. The total time frame for the rehabilitation process must take into account the preparation of drawings and specifications, obtaining permits, pre-qualifying contractors, tendering the work, finalizing a contract with the contractor, and a mobilization period for the contractor in addition to the duration of the actual construction activity. A schedule for a typical building envelope renovation project with an anticipated construction value of one million dollars is below.

FOR MORE INFORMATION CONTACT

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TYPICAL SCHEDULE FOR A BUILDING ENVELOPE RENOVATION (MONTHLY)

TASKS	M1	M2	M3	M4	M5	M6	M7	M8
Potential Problems	◆							
Extraordinary General Meeting (EGM)		◆						
Select Consultant		▬						
Evaluation Stage			▬					
Information Meeting				◆				
EGM				◆				
Design				▬				
Information Meeting					◆			
EGM					◆			
Construction Documents						▬		
Tender							▬	
Building Permit							▬	
Evaluate Bids								▬
Prepare Contract(s)								▬
Construction								▬

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