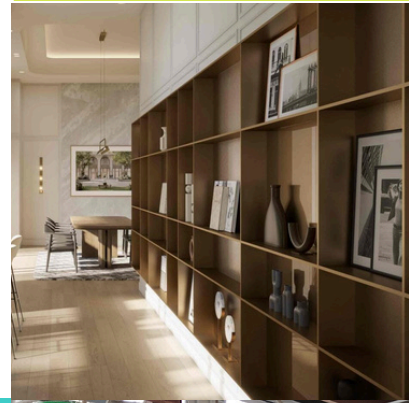


GTA Institutional Construction Benchmark Report

Cost, Servicing, VE, and Risk Analysis
for Low-Rise Institutional Buildings

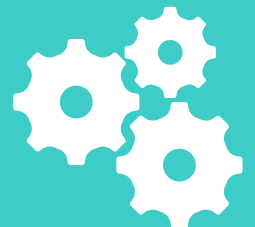
2025

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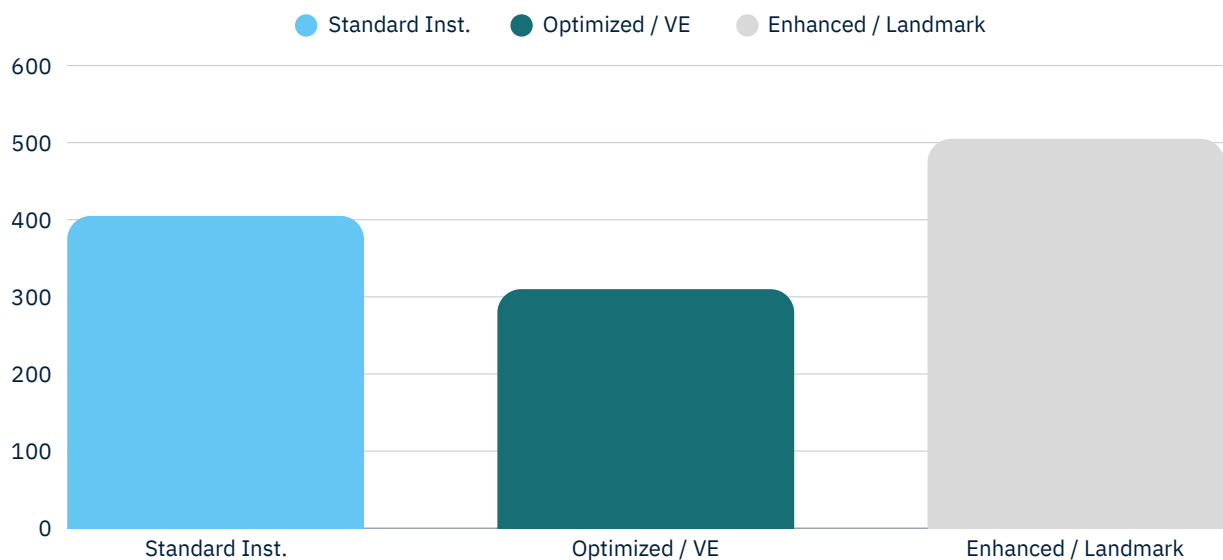
Design-Build
Project Management



INSTITUTIONAL COST BENCHMARKS

ONTARIO, CANADA (2025)

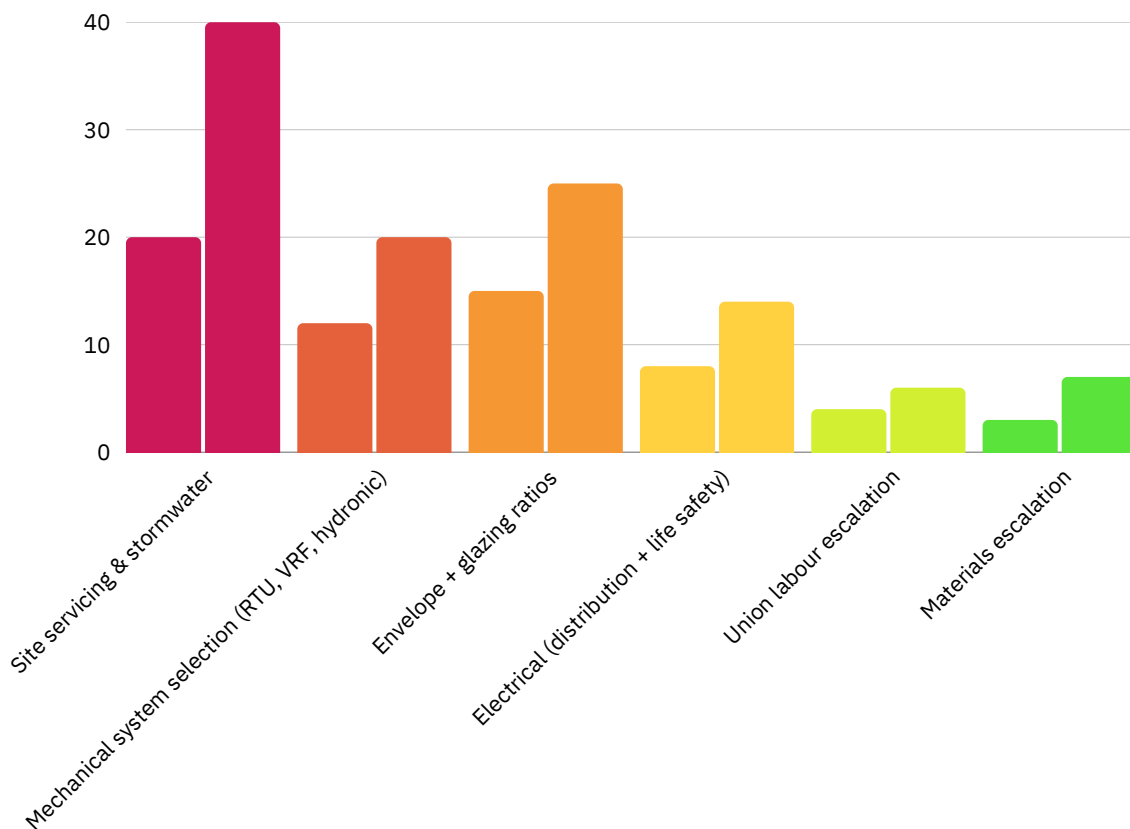
Scenario	Cost Range (\$/sq.ft)	Notes
Optimized / VE	\$290 – \$330	Simplified envelope, cost-controlled glazing, efficient mechanical zoning.
Standard Institutional	\$370 – \$440	Typical for community centres, churches, libraries, clinics.
Enhanced / Landmark	\$460 – \$550	High-performance envelope, stone/glazing features, premium interior finishes.



NOTE:
RANGES REFLECT VERIFIED ONTARIO 2025 CONSTRUCTION CONDITIONS

KEY COST DRIVERS & RISKS

ONTARIO, CANADA (2025)



- SITE SERVICING & STORMWATER: +20–40% VARIANCE
- MECHANICAL SYSTEM SELECTION (RTU, VRF, HYDRONIC): +12–20%
- ENVELOPE + GLAZING RATIOS: +15–25%
- ELECTRICAL (DISTRIBUTION + LIFE SAFETY): +8–14%
- UNION LABOUR ESCALATION: +4–6% ANNUALLY
- MATERIALS ESCALATION: +3–7%

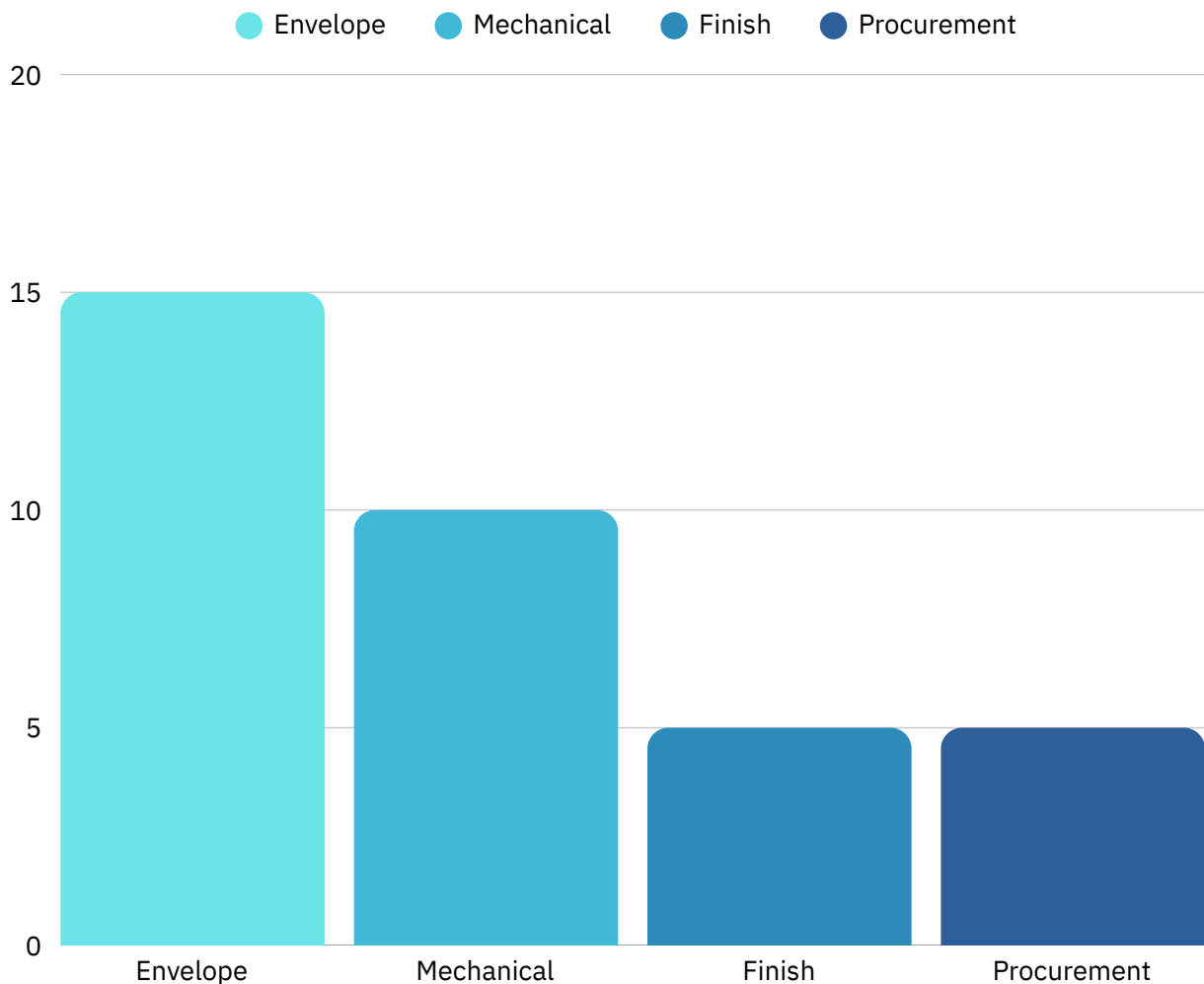
NOTE:

58–67% OF ONTARIO INSTITUTIONAL PROJECTS EXCEED EARLY BUDGETS BY 25–35% (ALTUS/BTY)

VALUE ENGINEERING (VE) OPPORTUNITIES

ONTARIO, CANADA (2025)

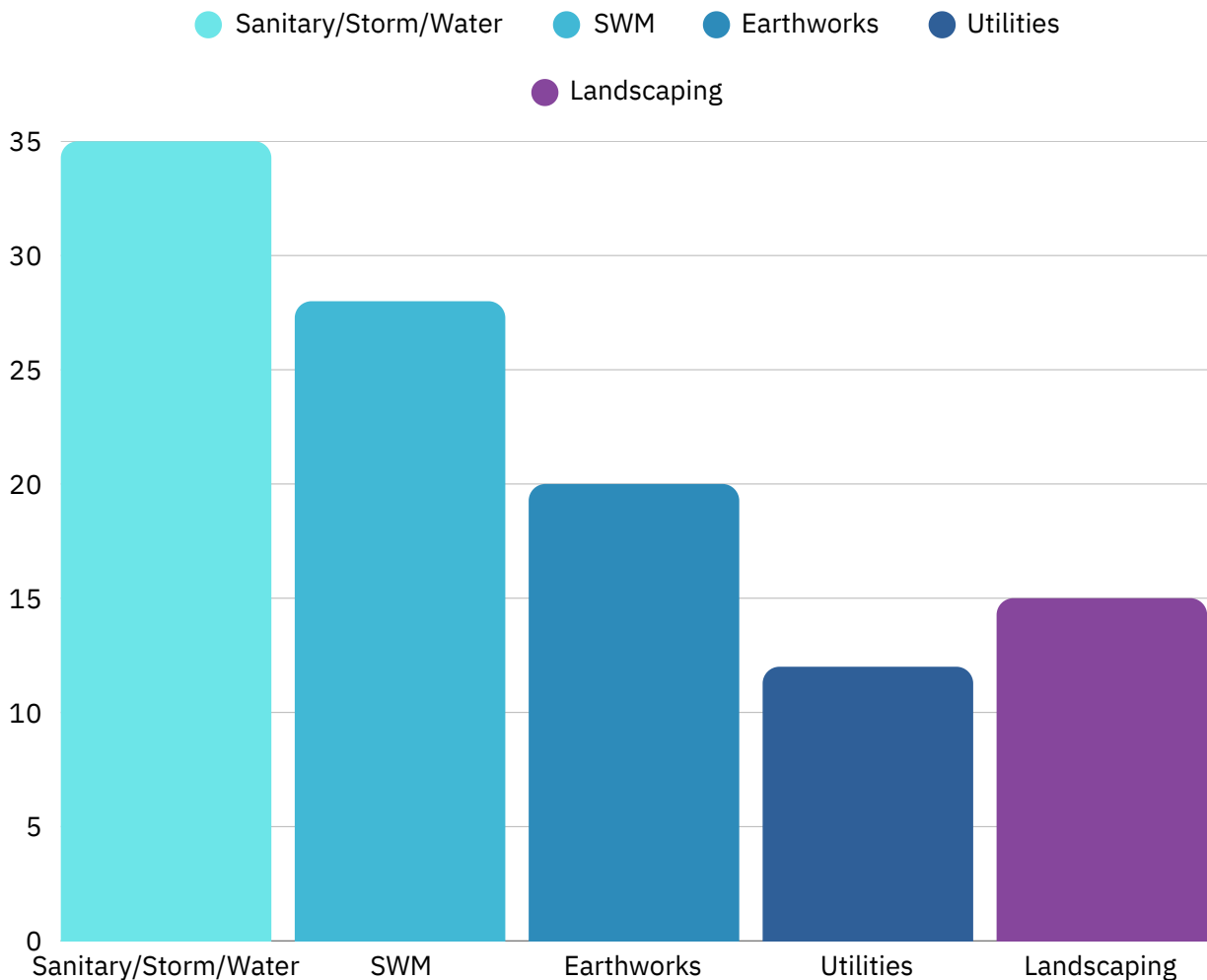
- ENVELOPE SIMPLIFICATION: 10–15% SAVINGS
- MECHANICAL OPTIMIZATION: 8–12% SAVINGS
- FINISH SCOPE CONTROL: 3–6% SAVINGS
- PROCUREMENT STRATEGY (COMPETITIVE TENDERING + BID LEVELING): 4–7% SAVINGS
- TOTAL REALISTIC VE SAVINGS IN ONTARIO: 12–20%



SERVICING COST BREAKDOWN

YORK REGION - ONTARIO, CANADA (2025)

- SANITARY/STORM/WATER: 25–45%
- STORMWATER MANAGEMENT: 20–35%
- EARTHWORKS & GRADING: 15–25%
- UTILITIES TRENCHING: 8–15%
- LANDSCAPING / ASPHALT / CURBS: 10–18%



MEP COST INFLUENCES

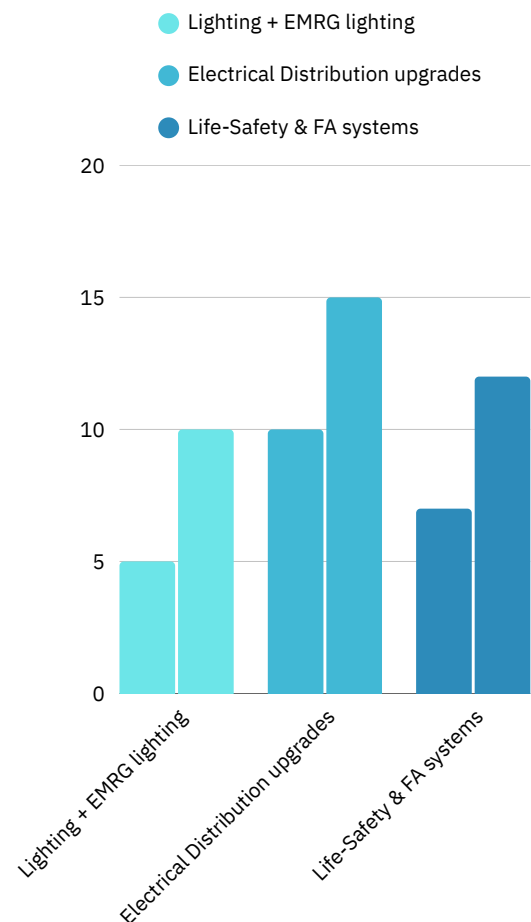
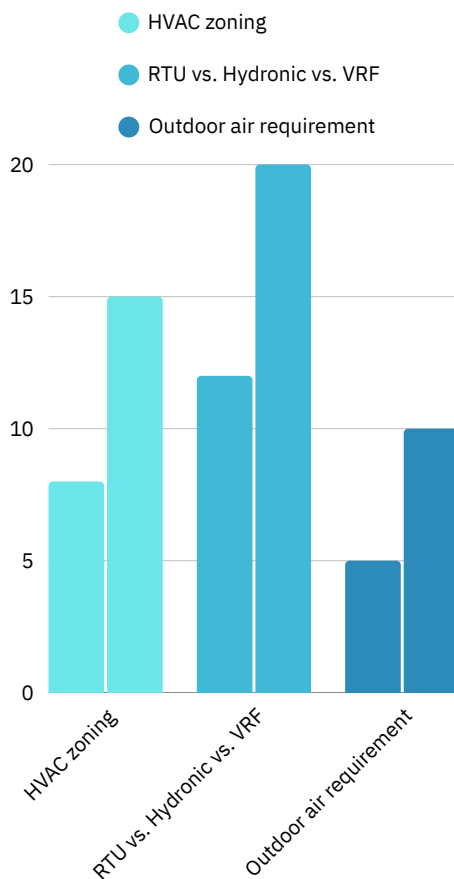
(ASSEMBLY OCCUPANCY) - ONTARIO, CANADA (2025)

MECHANICAL

- HVAC ZONING: +8–15%
- RTU VS. HYDRONIC VS. VRF: +12–20%
- OUTDOOR AIR REQUIREMENT FOR ASSEMBLY OCCUPANCY: +5–10%

ELECTRICAL

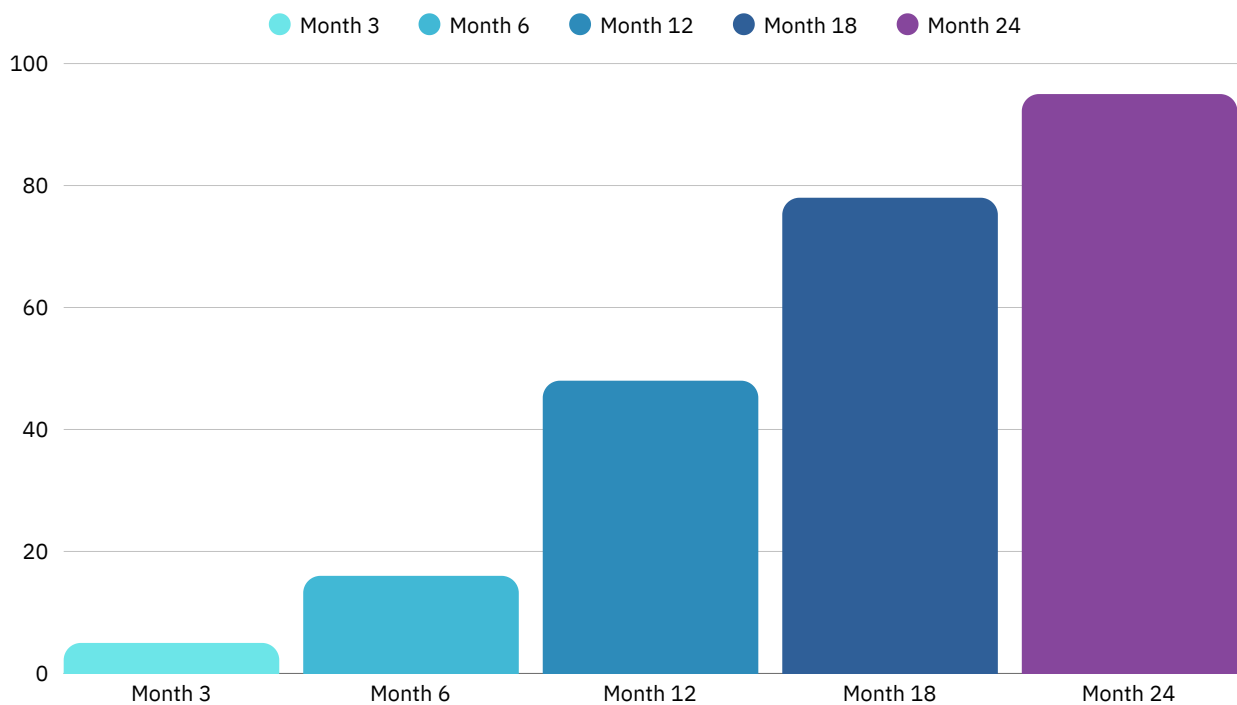
- LIGHTING + EMERGENCY LIGHTING: +5–10%
- ELECTRICAL DISTRIBUTION UPGRADES: +10–15%
- LIFE-SAFETY & FA SYSTEMS: +7–12%



CASH FLOW CURVE

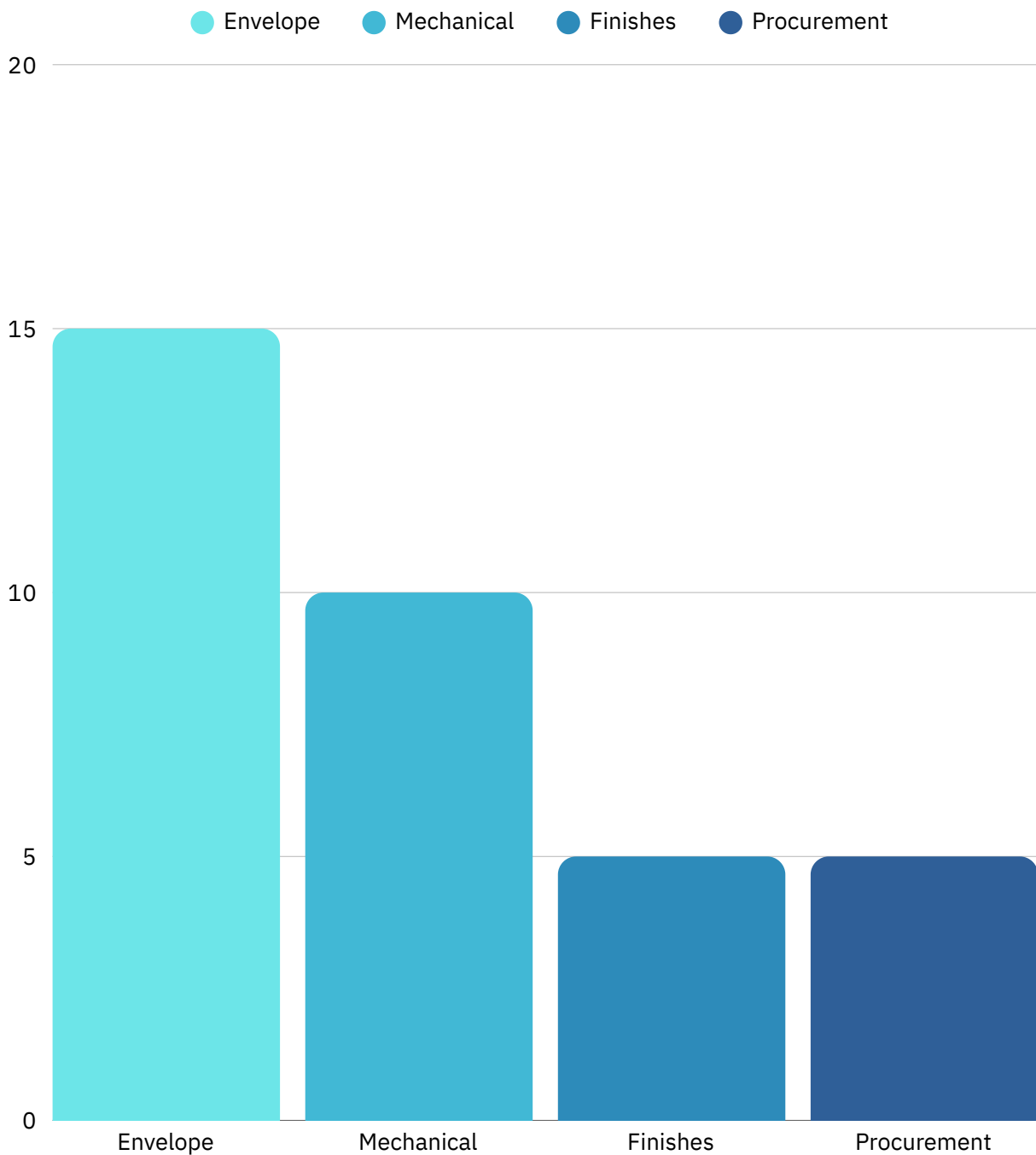
INSTITUTIONAL CONSTRUCTION CASH FLOW CURVE (24–26 MONTHS)

Month Range	% of Budget Completed
1-3	3-7%
4-6	12-20%
7-12	40-55%
13-18	70-85%
19-24	90-100%



VE SAVINGS COMPARISON

POTENTIAL VE SAVINGS BY CATEGORY (ONTARIO 2025)



WHY SHAMAIM?

Why SHAMAIM Delivers Safer & More Predictable Outcomes:

STEP 01

Planning First, Not Guessing First

We deliver Class D methodology ($\pm 15\text{--}25\%$) with CSI division breakdowns, servicing assumptions, mechanical assumptions, risk matrix, escalation modeling & cash-flow mapping.

STEP 02

Transparent, Open-Book Construction Management

Full visibility on trade quotes, budget dashboard, weekly reporting, and zero hidden markups

STEP 03

Real-Time Project Access for the Committee

Cloud-based PM system with RFIs, site photos, decisions, schedules, and financial logs

STEP 04

High-Complexity Project Experience

Our experience in medical, commercial, institutional retrofit, and award-winning interiors exceeds the complexity of most Institutional projects

STEP 05

Cost-Saving Procurement Strategy

Competitive tendering, bid leveling, VE rounds, and long-lead planning reduces cost pressure

STEP 06

Committee Support Model

We attend committee meetings, explain risks clearly, manage decisions, and advise with full transparency.

Canadian Standards Global Reach

Contact & Team Support

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SHAMAIM

Design-Build
Project Management



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