

**4.200.061 GENERAL DESCRIPTION****COMPONENT DESCRIPTION - LOUNGE FINISH**

4173	<b>Perimeter Wall</b> - insulation, good to expensive wood panelling or equivalent
4341	<b>Partitions</b> - insulation, gypsum wallboard, paint; partition area 30.0%
4539	<b>Ceiling Finish</b> - suspended panels
4716	<b>Doors</b> - expensive solid core wood
4906	<b>Baseboards &amp; Trim</b> - good to expensive
5124	<b>Floor Finish</b> - good to expensive carpet or equivalent
6906	<b>Electrical Fixtures</b> - good lighting

**COMPONENT DESCRIPTION - ROOM FINISH**

4118	<b>Interior Wall Finish</b> - gypsum wallboard, paint
4335	<b>Partitions</b> - gypsum wallboard, paint; partition area 45.0%
4346	<b>Party &amp; Corridor Walls</b> - insulation, sound board, gypsum wallboard, paint or equivalent
4507	<b>Ceiling Finish</b> - sprayed plaster
4703	<b>Interior Door</b> - good hollow core wood
4714	<b>Entrance Door</b> - good solid core wood
4905	<b>Baseboards &amp; Trim</b> - good
5123	<b>Floor Finish</b> - good carpet or equivalent
6904	<b>Electrical Fixtures</b> - average lighting

**4.200.062 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 2		Size 3		Size 4		Size 5	
		(0-249)	(250-699)	(700-1999)	(2000 & over)	K	AR	K	AR		
61	Main Level & Concrete Slab	48 700	513	85 300	372	131 200	306	208 400	267		
63	Main Level & Basement	89 000	730	135 300	553	193 400	470	291 100	420		
70	Upper Level	29 700	213	42 600	162	58 300	139	84 600	126		
85	Lobby Finish	3 700	123	7 200	109	12 600	102	21 900	97		

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 1		Size 2	
		(0-49)	(50 & over)	K	AR	K	AR
82	Lounge Finish	5 200	241	9 300	160		

ST Code	Structure	All Sizes - m <sup>2</sup>	
		K	AR
87	Room Finish, per unit	3 700	77

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 63 designates the base structure of a main level with a basement.

ST Code 70 designates the base structure of an upper level.

ST Code 82 designates typical hotel lounge interior finish for this classification (see General Information).

ST Code 85 designates typical hotel lobby interior finish for this classification (see General Information).

ST Code 87 designates typical hotel room interior finish, per unit, for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.200.063 MODULE RATES (in dollars)****Concrete Slab on Grade**

(MT 200 QU 06 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation	140	5.70	280	5.10	450	4.80	750	4.70		
0702	Piles	990	8.70	2 030	4.60	3 320	2.80	5 500	1.70		
0924	Concrete Pads	0	0.00	-610	3.90	-1 300	4.90	-2 560	5.50		
1128	Grade Beams	1 880	16.60	3 850	8.80	6 300	5.30	10 450	3.20		
1525	Concrete Slab	0	19.30	0	19.30	0	19.30	0	19.30		
6106	Plumbing Basic	80	1.30	140	1.10	220	0.90	360	0.90		
6546	Heating	300	5.00	560	4.20	880	3.70	1 420	3.40		
6566	Air Conditioning	230	3.90	430	3.20	680	2.90	1 090	2.70		
6706	Electrical Basic	120	2.00	220	1.60	340	1.50	560	1.40		
	Miscellaneous	80	1.30	140	1.10	220	0.90	360	0.90		
	Architect Fees	290	4.80	530	4.00	840	3.50	1 350	3.30		
	<b>Total:</b>	<b>4 110</b>	<b>68.60</b>	<b>7 570</b>	<b>56.90</b>	<b>11 950</b>	<b>50.50</b>	<b>19 280</b>	<b>47.00</b>		

**Basement**

(MT 200 QU 06 ST 52)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation	1 380	57.80	2 830	52.00	4 640	49.40	7 700	47.80		
0555	Concrete Footings	750	6.70	1 540	3.50	2 520	2.10	4 180	1.30		
0924	Concrete Pads	0	0.00	-610	3.90	-1 300	4.90	-2 560	5.50		
1338	Foundation Walls	9 800	86.60	20 060	45.60	32 820	27.30	54 430	16.50		
1525	Concrete Slab	0	19.30	0	19.30	0	19.30	0	19.30		
1755	Columns	0	0.00	-1 100	7.10	-2 340	8.80	-4 620	10.00		
2154	Base Floor Constr.	0	69.00	0	69.00	0	69.00	0	69.00		
2373	Stairs	5 570	0.00	5 570	0.00	5 570	0.00	5 570	0.00		
2382	Stair	6 030	0.00	6 030	0.00	6 030	0.00	6 030	0.00		
3911	Mechanical Shafts	4 230	0.00	4 230	0.00	4 230	0.00	4 230	0.00		
3922	Stairwells 10 120	0.00	10 120	0.00	10 120	0.00	10 120	0.00			
4729	Interior Doors	1 380	0.00	1 380	0.00	1 380	0.00	1 380	0.00		
6106	Plumbing Basic	190	2.50	330	2.00	500	1.70	790	1.60		
6546	Heating	750	9.70	1 300	7.80	1 980	6.80	3 120	6.20		
6566	Air Conditioning	580	7.60	1 000	6.00	1 530	5.30	2 400	4.90		
6706	Electrical Basic	300	3.90	510	3.00	770	2.70	1 230	2.50		
	Miscellaneous	190	2.50	330	2.00	500	1.70	790	1.60		
	Architect Fees	3 110	20.00	4 030	16.60	5 190	15.00	7 130	14.00		
	<b>Total:</b>	<b>44 380</b>	<b>285.60</b>	<b>57 550</b>	<b>237.80</b>	<b>74 140</b>	<b>214.00</b>	<b>101 920</b>	<b>200.20</b>		

**4.200.063 MODULE RATES (in dollars)****Main Level Base Structure**

(MT 200 QU 06 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0100	Sitework	500	1.00	500	0.90	500	0.80	500	0.80	500	0.70
1755	Interior Columns	0	0.00	-1 180	7.50	-2 490	9.40	-4 920	10.60		
1757	Exterior Columns	940	8.30	1 930	4.40	3 160	2.60	5 230	1.60		
2536	Base Wall Constr.	8 430	74.50	17 250	39.20	28 220	23.50	46 800	14.20		
2767	Ext. Wall Finish	14 540	128.50	29 750	67.60	48 690	40.60	80 740	24.50		
2966	Base Roof Constr.	0	60.00	0	60.00	0	60.00	0	60.00		
3314	Roof Finish	0	27.50	0	27.50	0	27.50	0	27.50		
3911	Mechanical Shafts	4 510	0.00	4 510	0.00	4 510	0.00	4 510	0.00		
4729	Interior Doors	1 380	0.00	1 380	0.00	1 380	0.00	1 380	0.00		
6106	Plumbing Basic	1 060	10.70	1 720	8.10	2 550	6.90	3 950	6.20		
6546	Heating	4 190	42.30	6 810	32.10	10 080	27.40	15 610	24.60		
6566	Air Conditioning	3 240	32.70	5 260	24.80	7 790	21.20	12 050	19.00		
6706	Electrical Basic	1 640	16.60	2 670	12.60	3 960	10.80	6 120	9.70		
	Miscellaneous	1 060	10.70	1 720	8.10	2 550	6.90	3 950	6.20		
	Architect Fees	3 120	31.10	5 440	22.00	8 350	17.90	13 240	15.40		
	<b>Total:</b>	<b>44 610</b>	<b>443.90</b>	<b>77 760</b>	<b>314.80</b>	<b>119 250</b>	<b>255.50</b>	<b>189 160</b>	<b>220.20</b>		

**Upper Level Base Structure**

(MT 200 QU 06 ST 70)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
1752	Interior Columns	-360	8.30	-920	10.50	-1 810	11.70	-3 530	12.60		
1754	Exterior Columns	780	6.90	1 590	3.60	2 600	2.20	4 320	1.30		
2150	Base Floor Constr.	0	45.00	0	45.00	0	45.00	0	45.00		
2373	Stairs	3 150	0.00	3 150	0.00	3 150	0.00	3 150	0.00		
2510	Base Wall Constr.	860	7.60	1 760	4.00	2 880	2.40	4 780	1.40		
2767	Ext. Wall Finish	7 710	68.20	15 790	35.90	25 830	21.50	42 840	13.00		
3911	Mechanical Shafts	2 390	0.00	2 390	0.00	2 390	0.00	2 390	0.00		
3922	Stairwells 5 720	0.00	5 720	0.00	5 720	0.00	5 720	0.00			
4729	Interior Doors	1 380	0.00	1 380	0.00	1 380	0.00	1 380	0.00		
6106	Plumbing Basic	570	5.90	830	4.90	1 140	4.40	1 670	4.20		
6546	Heating	2 250	23.30	3 270	19.20	4 510	17.50	6 590	16.40		
6566	Air Conditioning	1 740	18.00	2 520	14.90	3 480	13.50	5 090	12.70		
6706	Electrical Basic	880	9.10	1 280	7.50	1 770	6.80	2 590	6.40		
	Miscellaneous	570	5.90	830	4.90	1 140	4.40	1 670	4.20		
	Architect Fees	2 080	14.90	2 980	11.30	4 080	9.70	5 920	8.80		
	<b>Total:</b>	<b>29 720</b>	<b>213.10</b>	<b>42 570</b>	<b>161.70</b>	<b>58 260</b>	<b>139.10</b>	<b>84 580</b>	<b>126.00</b>		

**4.200.063 MODULE RATES (in dollars)****Lobby Finish**

(MT 200 QU 06 ST 85) - finish height - 3.7 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
4145	Int. Wall Finish	2 090	18.50	4 280	9.70	7 010	5.80	11 620	3.50		
4340	Partitions 0	16.80	0	16.80	0	16.80	0	16.80	0	16.80	
4536	Ceiling Finish	0	16.50	0	16.50	0	16.50	0	16.50	0	16.50
4714	Interior Doors	1 180	14.10	2 120	10.30	4 330	7.20	8 080	5.30		
4905	Baseboards	120	2.90	250	2.40	410	2.20	680	2.10		
5123	Floor Finish	0	25.00	0	25.00	0	25.00	0	25.00	0	25.00
6906	Electric. Fixtures	0	21.00	0	21.00	0	21.00	0	21.00	0	21.00
	Architect Fees	260	8.60	500	7.70	880	7.10	1 530	6.80		
	<b>Total:</b>	<b>3 650</b>	<b>123.40</b>	<b>7 150</b>	<b>109.40</b>	<b>12 630</b>	<b>101.60</b>	<b>21 910</b>	<b>97.00</b>		

**Lounge Finish**

(MT 200 QU 06 ST 82) - finish height - 3.7 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
4173	Perimeter Wall	2 450	127.70	6 120	54.10		
4341	Partitions 0	13.40	0	13.40			
4539	Ceiling Finish	0	26.00	0	26.00		
4716	Doors	2 320	0.00	2 320	0.00		
4906	Baseboards	70	5.30	190	3.10		
5124	Floor Finish	0	31.00	0	31.00		
6906	Electric. Fixtures	0	21.00	0	21.00		
	Architect Fees	360	16.90	650	11.20		
	<b>Total:</b>	<b>5 200</b>	<b>241.30</b>	<b>9 280</b>	<b>159.80</b>		

**Room Finish, per unit**

(MT 200 QU 06 ST 87)

**All Sizes - m<sup>2</sup>**

Code	Component	K	AR
4118	Int. Wall Finish	40	4.10
4335	Partitions 0	17.50	
4346	Corridor Walls	490	0.00
4346	Party Walls	1 880	0.00
4507	Ceiling Finish	0	9.60
4703	Interior Door	380	0.00
4714	Entrance Door	470	0.00
4905	Baseboards	130	2.10
5123	Floor Finish	0	25.00
6904	Electric. Fixtures	0	13.00
	Architect Fees	260	5.40
	<b>Total:</b>	<b>3 650</b>	<b>76.70</b>



**4.200.064 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
	K	AR	K	AR	K	AR	K	AR	K	AR
Foundation Wall	2 630	23.20	5 110	14.10	8 210	9.60	13 400	7.20		
Exterior Wall-Main										
Base Wall Constr.	1 720	15.20	3 520	8.00	5 760	4.80	9 550	2.90		
Ext. Wall Finish	2 970	26.20	6 070	13.80	9 940	8.30	16 480	5.00		
Exterior Columns	190	1.70	390	0.90	640	0.50	1 070	0.30		
Interior Columns	0	0.00	-230	1.50	-500	1.90	-990	2.20		
Plumbing Basic	120	1.10	240	0.60	390	0.40	650	0.30		
Heating	490	4.30	980	2.40	1 580	1.60	2 610	1.00		
Air Conditioning	430	3.80	860	2.10	1 390	1.40	2 300	0.90		
Electrical Basic	210	1.90	420	1.00	680	0.70	1 130	0.40		
<b>Total:</b>	<b>6 130</b>	<b>54.20</b>	<b>12 250</b>	<b>30.30</b>	<b>19 880</b>	<b>19.60</b>	<b>32 800</b>	<b>13.00</b>		
Ext. Wall - Upper										
Base Wall Constr.	330	2.90	680	1.50	1 100	0.90	1 840	0.60		
Ext. Wall Finish	2 970	26.20	6 070	13.80	9 940	8.30	16 480	5.00		
Exterior Columns	320	2.80	650	1.50	1 060	0.90	1 760	0.50		
Interior Columns	-170	4.20	-460	5.30	-910	6.00	-1 790	6.40		
Plumbing Basic	90	0.90	170	0.50	280	0.40	450	0.30		
Heating	350	3.60	690	2.20	1 120	1.60	1 830	1.20		
Air Conditioning	300	3.20	610	1.90	990	1.40	1 610	1.10		
Electrical Basic	150	1.60	300	1.00	480	0.70	790	0.50		
<b>Total:</b>	<b>4 340</b>	<b>45.40</b>	<b>8 710</b>	<b>27.70</b>	<b>14 060</b>	<b>20.20</b>	<b>22 970</b>	<b>15.60</b>		
Mechanical Shafts, per shaft	460	0.00460	460	0.00460	460	0.00460	460	0.00		
Stairwells, per stairwell	1 100	0.00	1 100	0.00	1 100	0.00	1 100	0.00		
Stairs, per stair										
Basement	1 310	0.00	1 310	0.00	1 310	0.00	1 310	0.00		
Upper	600	0.00	600	0.00	600	0.00	600	0.00		

**Plumbing**per fixture - **add \$ 980.00**

specialty fixtures - refer to 5.015.245

**Heating**good hot water and ventilation - **deduct total cost of air conditioning times 0.8**

In Quality 06 assume the necessity to always have ventilation along with hot water heating.

**Old Style Mechanical**plumbing, heating and electrical - **deduct 30% of mechanical installations****Spans**

(for each metre more or less than spans in rate)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area**floor along joists - **add or deduct \$ 2.60 per m<sup>2</sup> of area**floor along beam - **add or deduct \$ 1.30 per m<sup>2</sup> of area**

**4.200.065 UNIT COST ADJUSTMENTS****Hotel Equipment**

bar service - refer to 5.020.000  
 food service - refer to 5.011.250

**Fire Protection**

sprinkler systems - refer to 5.015.500

**Chutes**

linen or garbage - refer to 5.014.215

**Conveying Systems**

elevators - refer to 5.014.110  
 elevator shafts - refer to 5.900.390

**Windows**

good double glazed aluminum window, per m<sup>2</sup> - **add \$ 191.00**  
 good clear sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 184.00**  
 good bronze sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 231.00**  
 good black sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 286.00**

**Doors, Exterior**

good clear aluminum door, EA - **add \$ 890.00**  
 good bronze aluminum door, EA - **add \$ 1 000.00**  
 good black aluminum door, EA - **add \$ 1 200.00**  
 good hollow steel door, EA - **add \$ 620.00**

**Wall Openings**

(areas replaced by doors and windows)

unit masonry or wood frame wall systems - **deduct 60% of wall cost**  
 store front window system - **deduct 85% of wall cost**  
 curtain wall window system - **deduct 100% of wall cost**  
 architecturally integrated window systems - **no deduction** for wall areas replaced by integrated window framing in precast concrete wall panels. (Multiply total wall area by appropriate panel cost and add for windows.)

**Note:** Wall Cost (as per Component Description)

## Main Level

2536	Base Wall Construction	\$ 80.00
2767	Exterior Wall Finish	138.00
4145	Interior Wall Finish	<u>26.30</u>
<b>Total:</b>	m <sup>2</sup>	<b>\$ 244.30</b>

**OR**

## Upper Level

2510	Base Wall Construction	\$ 15.40
2767	Exterior Wall Finish	138.00
4118	Interior Wall Finish	<u>14.30</u>
<b>Total:</b>	m <sup>2</sup>	<b>\$ 167.70</b>

**4.200.066 GENERAL INFORMATION**

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas per level from exterior measurements.

To calculate average size per unit for room finish, divide the total finished floor area per level by the number of units on that level.

Hotel lobby finish often includes areas other than the lobby. Examples of areas which may be encountered are administrative offices, meeting rooms, dining areas, lounges and taverns. Lounges and formal dining rooms may be considered as lobby finish or calculated separately as lounge finish.

Hotel lounges and formal dining rooms generally appear with better quality finish materials than those found in the remainder of the hotel. The perimeter or party walls which separate the lounge or dining room from other areas are included in the lounge finish rate and must not be considered as partition area.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

Assume concrete block back-up for brick variations, thereby giving obsolescence to older type buildings.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.



**4.205.032 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
61	Main Level & Concrete Slab	15 600	228	27 000	196	42 100	174	67 100	161		
63	Main Level & Basement	25 900	340	40 100	306	59 300	279	90 900	262		
70	Upper Level	21 500	171	30 100	149	41 700	133	61 000	123		
85	Lobby Finish	1 700	68	3 300	61	6 300	57	10 500	55		

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
82	Lounge Finish	2 600	118	4 400	82		

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 63 designates the base structure of a main level with a basement.

ST Code 70 designates the base structure of an upper level.

ST Code 82 designates typical motor hotel lounge interior finish for this classification (see General Information).

ST Code 85 designates typical motor hotel lobby interior finish for this classification (see General Information).

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.205.033 MODULE RATES (in dollars)**

**Concrete Slab on Grade**  
(MT 205 QU 03 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation	140	5.70	280	5.10	450	4.80	750	4.70		
0700	Piles	700	6.20	1 430	3.30	2 340	2.00	3 880	1.20		
0920	Concrete Pads	0	0.00	-110	0.90	-220	1.10	-430	1.20		
1100	Grade Beams	1 230	10.80	2 510	5.70	4 100	3.40	6 810	2.10		
1514	Concrete Slab	0	15.90	0	15.90	0	15.90	0	15.90		
6103	Plumbing Basic	50	0.90	100	0.80	160	0.70	270	0.60		
6543	Heating	220	4.10	440	3.30	710	2.90	1 170	2.70		
6563	Air Conditioning	180	3.30	350	2.60	560	2.30	930	2.10		
6703	Electrical Basic	80	1.60	170	1.30	270	1.10	450	1.00		
	Miscellaneous	50	1.00	110	0.80	170	0.70	280	0.60		
	Architect Fees	120	2.30	240	1.80	390	1.60	650	1.50		
	<b>Total:</b>	<b>2 770</b>	<b>51.80</b>	<b>5 520</b>	<b>41.50</b>	<b>8 930</b>	<b>36.50</b>	<b>14 760</b>	<b>33.60</b>		

**4.205.033 MODULE RATES (in dollars)****Basement**

(MT 205 QU 03 ST 52)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation	900	37.70	1 850	33.90	3 030	32.20	5 020	31.20		
0545	Concrete Footings	560	4.90	1 140	2.60	1 870	1.60	3 100	0.90		
0920	Concrete Pads	0	0.00	-110	0.90	-220	1.10	-430	1.20		
1311	Foundation Walls	4 350	38.50	8 910	20.30	14 580	12.20	24 180	7.30		
1514	Concrete Slab	0	15.90	0	15.90	0	15.90	0	15.90		
1731	Columns	0	0.00	-620	5.20	-1 280	6.10	-2 470	6.70		
1905	Beams	0	0.00	-920	9.40	-1 590	10.40	-2 950	11.10		
2129	Base Floor Constr.	0	42.50	0	42.50	0	42.50	0	42.50		
2355	Stair	5 660	0.00	5 660	0.00	5 660	0.00	5 660	0.00		
6103	Plumbing Basic	90	1.50	160	1.30	250	1.20	410	1.00		
6543	Heating	400	6.60	720	5.50	1 120	4.90	1 790	4.60		
6563	Air Conditioning	320	5.30	570	4.30	880	3.90	1 430	3.60		
6703	Electrical Basic	150	2.60	280	2.10	430	1.90	690	1.70		
	Miscellaneous	90	1.60	180	1.30	270	1.20	430	1.10		
	Architect Fees	580	7.20	820	6.70	1 150	6.20	1 700	5.90		
	<b>Total:</b>	<b>13 100</b>	<b>164.30</b>	<b>18 640</b>	<b>151.90</b>	<b>26 150</b>	<b>141.30</b>	<b>38 560</b>	<b>134.70</b>		

**Main Level Base Structure**

(MT 205 QU 03 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0100	Sitework	500	1.00	500	0.90	500	0.80	500	0.70		
1716	Exterior Columns	890	7.90	1 830	4.20	2 990	2.50	4 970	1.50		
1731	Interior Columns	0	0.00	-890	7.40	-1 830	8.70	-3 540	9.60		
1905	Interior Beams	0	0.00	-920	9.40	-1 590	10.40	-2 950	11.10		
1905	Perimeter Beams	1 060	9.40	2 170	4.90	3 550	3.00	5 890	1.80		
2507	Base Wall Constr.	2 760	24.40	5 650	12.90	9 250	7.70	15 350	4.60		
2709	Ext. Wall Finish	2 960	26.10	6 050	13.80	9 910	8.30	16 430	4.90		
2943	Base Roof Constr.	0	22.50	0	22.50	0	22.50	0	22.50		
3312	Roof Finish	0	22.70	0	22.70	0	22.70	0	22.70		
6103	Plumbing Basic	350	4.70	530	4.20	770	3.90	1 160	3.70		
6543	Heating	1 550	20.40	2 320	18.40	3 360	16.90	5 070	16.00		
6563	Air Conditioning	1 230	16.20	1 850	14.60	2 670	13.40	4 030	12.70		
6703	Electrical Basic	600	7.90	900	7.10	1 290	6.50	1 950	6.20		
	Miscellaneous	370	4.90	560	4.40	810	4.10	1 220	3.90		
	Architect Fees	560	7.70	950	6.80	1 460	6.00	2 300	5.60		
	<b>Total:</b>	<b>12 830</b>	<b>175.80</b>	<b>21 500</b>	<b>154.20</b>	<b>33 140</b>	<b>137.40</b>	<b>52 380</b>	<b>127.50</b>		

**4.205.033 MODULE RATES (in dollars)****Upper Level Base Structure**

(MT 205 QU 03 ST 70)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
1716	Exterior Columns	890	7.90	1 830	4.20	2 990	2.50	4 970	1.50		
1731	Interior Columns	0	0.00	-890	7.40	-1 830	8.70	-3 540	9.60		
1905	Interior Beams	0	0.00	-920	9.40	-1 590	10.40	-2 950	11.10		
1905	Perimeter Beams	1 060	9.40	2 170	4.90	3 550	3.00	5 890	1.80		
2129	Base Floor Constr.	0	42.50	0	42.50	0	42.50	0	42.50		
2355	Stair	8 110	0.00	8 110	0.00	8 110	0.00	8 110	0.00		
2507	Base Wall Constr.	2 760	24.40	5 650	12.90	9 250	7.70	15 350	4.60		
2709	Ext. Wall Finish	2 960	26.10	6 050	13.80	9 910	8.30	16 430	4.90		
6103	Plumbing Basic	410	4.60	590	4.10	820	3.80	1 210	3.60		
6543	Heating	1 790	20.00	2 560	18.00	3 590	16.50	5 300	15.60		
6563	Air Conditioning	1 420	15.90	2 030	14.30	2 850	13.10	4 210	12.40		
6703	Electrical Basic	690	7.70	990	6.90	1 380	6.40	2 040	6.00		
	Miscellaneous	430	4.80	620	4.30	870	4.00	1 280	3.80		
	Architect Fees	940	7.50	1 320	6.60	1 840	5.80	2 680	5.40		
	<b>Total:</b>	<b>21 460</b>	<b>170.80</b>	<b>30 090</b>	<b>149.30</b>	<b>41 740</b>	<b>132.70</b>	<b>60 980</b>	<b>122.80</b>		

**Lobby Finish**

(MT 205 QU 03 ST 85) - finish height - 3.0 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
4118	Int. Wall Finish	930	8.20	1 890	4.30	3 090	2.50	5 130	1.60		
4313	Partitions 0	15.20	0	15.20	0	15.20	0	15.20			
4533	Ceiling Finish	0	11.00	0	11.00	0	11.00	0	11.00		
4701	Interior Doors	590	6.50	1 110	4.30	2 690	1.90	4 490	0.90		
4902	Baseboards	80	1.80	160	1.40	260	1.30	430	1.20		
5120	Floor Finish	0	12.50	0	12.50	0	12.50	0	12.50		
6903	Electric. Fixtures	0	10.00	0	10.00	0	10.00	0	10.00		
	Architect Fees	70	3.00	150	2.70	280	2.50	460	2.40		
	<b>Total:</b>	<b>1 670</b>	<b>68.20</b>	<b>3 310</b>	<b>61.40</b>	<b>6 320</b>	<b>56.90</b>	<b>10 510</b>	<b>54.80</b>		

**Lounge Finish**

(MT 205 QU 03 ST 82) - finish height - 3.0 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
4165	Perimeter Wall	1 130	59.30	2 840	25.10		
4313	Partitions 0	11.40	0	11.40			
4534	Ceiling Finish	0	13.00	0	13.00		
4711	Doors	1 320	0.00	1 320	0.00		
4903	Baseboards	30	2.50	80	1.60		
5121	Floor Finish	0	17.00	0	17.00		
6903	Electric. Fixtures	0	10.00	0	10.00		
	Architect Fees	110	5.20	200	3.60		
	<b>Total:</b>	<b>2 590</b>	<b>118.40</b>	<b>4 440</b>	<b>81.70</b>		

**4.205.034 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
	K	AR	K	AR	K	AR	K	AR	K	AR
Foundation Wall	1 810	16.00	3 460	10.60	5 550	7.60	9 060	5.80		
Exterior Wall										
Base Wall Constr.	640	5.70	1 320	3.00	2 150	1.80	3 570	1.10		
Ext. Wall Finish	690	6.10	1 410	3.20	2 300	1.90	3 820	1.20		
Exterior Columns	210	1.80	430	1.00	700	0.60	1 150	0.30		
Interior Columns	0	0.00	-200	1.70	-420	2.00	-810	2.20		
Plumbing Basic	40	0.30	70	0.20	110	0.10	180	0.10		
Heating 160	1.40310		0.90500		0.70820		0.50			
Air Conditioning	150	1.30	290	0.90	460	0.60	750	0.50		
Electrical Basic	70	0.60	130	0.40	210	0.30	350	0.20		
<b>Total:</b>	<b>1 960</b>	<b>17.20</b>	<b>3 760</b>	<b>11.30</b>	<b>6 010</b>	<b>8.00</b>	<b>9 830</b>	<b>6.10</b>		
Stairs										
Basement	1 880	0.00	1 880	0.00	1 880	0.00	1 880	0.00		
Upper	1 880	0.00	1 880	0.00	1 880	0.00	1 880	0.00		

**Eave Overhang**

(wood or steel framing, aluminum siding or equivalent)

0.6 m overhang height, per m<sup>2</sup> of soffit - **add \$ 121.00**0.9 m overhang height, per m<sup>2</sup> of soffit - **add \$ 151.00**1.2 m overhang height, per m<sup>2</sup> of soffit - **add \$ 176.00****Canopy**without columns, per m<sup>2</sup> - **add \$ 109.00**with columns - **add K \$ 350.00****AR m<sup>2</sup> \$ 122.00****Plumbing**per fixture - **add \$ 470.00****Heating**fair hot water only - **deduct total cost of air conditioning**fair hot water and ventilation - **deduct total cost of air conditioning times 0.8****Spans**

(for each metre more or less than 6.1 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area**floor along joists - **add or deduct \$ 2.60 per m<sup>2</sup> of area**floor along beam - **add or deduct \$ 1.30 per m<sup>2</sup> of area**



**4.205.035 UNIT COST ADJUSTMENTS****Hotel Equipment**bar service - **refer to 5.020.000**food service - **refer to 5.011.250****Fire Protection**sprinkler systems - **refer to 5.015.500****Chutes**linen or garbage - **refer to 5.014.215****Conveying Systems**elevators - **refer to 5.014.110**elevator shafts - **refer to 5.900.390****Windows**fair double glazed aluminum window, per m<sup>2</sup> - **add \$ 173.00**fair clear sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 157.00****Doors, Exterior**fair clear aluminum door, EA - **add \$ 540.00**fair hollow steel door, EA - **add \$ 400.00****Wall Openings**

(areas replaced by doors and windows)

unit masonry or wood frame wall systems - **deduct 60% of wall cost**store front window system - **deduct 85% of wall cost**architecturally integrated window systems - **no deduction** for wall areas replaced by integrated window framing in precast concrete wall panels. (Multiply total wall area by appropriate panel cost and add for windows.)**Note:** Wall Cost (as per Component Description)

2507 Base Wall Construction	\$ 29.90
2709 Exterior Wall Finish	32.00
4118 Interior Wall Finish	<u>14.30</u>
<b>Total:</b>	m <sup>2</sup> <b>\$ 76.20</b>

**4.205.036 GENERAL INFORMATION**

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas per level from exterior measurements.

Motor hotel lobby finish often includes areas other than the lobby. Examples of areas which may be encountered are administrative offices, meeting rooms, dining areas, lounges and taverns. Lounges and formal dining rooms may be considered as lobby finish or calculated separately as lounge finish.

Motor hotel lounges and formal dining rooms generally appear with better quality finish materials than those found in the remainder of the motor hotel. The perimeter or party walls which separate the lounge or dining room from other areas are included in the lounge finish rate and must not be considered as partition area.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.205.040 MODEL TYPE 205  
QUALITY 04**

**MOTOR HOTEL - STANDARD**

**4.205.041 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 5.6 %  
**Span:** 7.6 m

**Foundation** - Basement 3.0 m

**Exterior Wall** - Main 4.3 m  
- Upper 4.3 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0548</b>	<b>Concrete Footings</b> - medium reinforced
<b>0701</b>	<b>Piles</b> - reinforced concrete
<b>0920</b>	<b>Concrete Pads</b> - reinforced
<b>1101</b>	<b>Grade Beams</b> - reinforced concrete
<b>1321</b>	<b>Foundation Walls</b> - 200 mm medium reinforced concrete
<b>1524</b>	<b>Concrete Slab - Basement and On Grade</b> - 100 mm light reinforced
	<b>Framing</b> - steel columns and beams
<b>2137</b>	<b>Base Floor Construction</b> - open web steel joists, steel decking, 75 mm light reinforced concrete slab
<b>2355</b>	<b>Stairs - Basement and Upper</b> - one steel stair, concrete pan treads
<b>2514</b>	<b>Base Wall Construction</b> - steel studding, insulation, sheathing
<b>2709</b>	<b>Exterior Wall Finish</b> - stucco or equivalent
<b>2945</b>	<b>Base Roof Construction</b> - open web steel joists, steel decking
<b>3313</b>	<b>Roof Finish</b> - rigid insulation, 4-ply built-up
<b>6104</b>	<b>Plumbing Basic</b> - average
<b>6544</b>	<b>Heating</b> - average hot water
<b>6564</b>	<b>Air Conditioning</b> - average
<b>6704</b>	<b>Electrical Basic</b> - average wiring

**COMPONENT DESCRIPTION - LOBBY FINISH**

<b>4118</b>	<b>Interior Wall Finish</b> - gypsum wallboard, paint
<b>4335</b>	<b>Partitions</b> - gypsum wallboard, paint; partition area 40.0%
<b>4535</b>	<b>Ceiling Finish</b> - suspended panels
<b>4702</b>	<b>Interior Doors</b> - average hollow core wood
<b>4903</b>	<b>Baseboards &amp; Trim</b> - average
<b>5121</b>	<b>Floor Finish</b> - average carpet or equivalent
<b>6904</b>	<b>Electrical Fixtures</b> - average lighting

**COMPONENT DESCRIPTION - LOUNGE FINISH**

<b>4171</b>	<b>Perimeter Wall</b> - insulation, average to good wood panelling or equivalent
<b>4338</b>	<b>Partitions</b> - gypsum wallboard, paint; partition area 30.0%
<b>4536</b>	<b>Ceiling Finish</b> - suspended panels
<b>4712</b>	<b>Doors</b> - average solid core wood
<b>4904</b>	<b>Baseboards &amp; Trim</b> - average to good
<b>5122</b>	<b>Floor Finish</b> - average to good carpet or equivalent
<b>6904</b>	<b>Electrical Fixtures</b> - average lighting

**4.205.042 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (20 & over)	
		K	AR	K	AR	K	AR	K	AR		
61	Main Level & Concrete Slab	18 200	257	31 700	211	49 500	185	79 100	170		
63	Main Level & Basement	28 500	376	44 500	325	66 200	294	102 000	276		
70	Upper Level	22 800	195	32 600	164	45 600	146	67 300	134		
85	Lobby Finish	1 900	83	3 800	76	7 400	71	12 300	68		

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR		
82	Lounge Finish	3 200	146	5 500	101		

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 63 designates the base structure of a main level with a basement.

ST Code 70 designates the base structure of an upper level.

ST Code 82 designates typical motor hotel lounge interior finish for this classification (see General Information).

ST Code 85 designates typical motor hotel lobby interior finish for this classification (see General Information).

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.205.043 MODULE RATES (in dollars)**

**Concrete Slab on Grade**  
(MT 205 QU 04 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR		
0300	Excavation	140	5.70	280	5.10	450	4.80	750	4.70		
0701	Piles	800	7.00	1 630	3.70	2 670	2.20	4 420	1.30		
0920	Concrete Pads	0	0.00	-80	0.50	-170	0.60	-330	0.70		
1101	Grade Beams	1 780	15.80	3 650	8.30	5 980	5.00	9 910	3.00		
1524	Concrete Slab	0	16.80	0	16.80	0	16.80	0	16.80		
6104	Plumbing Basic	70	1.10	130	0.80	220	0.70	360	0.60		
6544	Heating	300	5.00	610	3.80	990	3.30	1 640	2.90		
6564	Air Conditioning	240	4.00	480	3.00	780	2.60	1 290	2.30		
6704	Electrical Basic	110	1.90	230	1.40	370	1.20	610	1.10		
	Miscellaneous	70	1.20	140	0.90	230	0.80	380	0.70		
	Architect Fees	210	3.50	420	2.60	680	2.30	1 130	2.00		
	<b>Total:</b>	<b>3 720</b>	<b>62.00</b>	<b>7 490</b>	<b>46.90</b>	<b>12 200</b>	<b>40.30</b>	<b>20 160</b>	<b>36.10</b>		

**4.205.043 MODULE RATES (in dollars)****Basement**

(MT 205 QU 04 ST 52)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation	900	37.70	1 850	33.90	3 030	32.20	5 020	31.20		
0548	Concrete Footings	630	5.60	1 300	3.00	2 120	1.80	3 520	1.10		
0920	Concrete Pads	0	0.00	-80	0.50	-170	0.60	-330	0.70		
1321	Foundation Walls	4 710	41.60	9 650	21.90	15 790	13.10	26 180	7.90		
1524	Concrete Slab	0	16.80	0	16.80	0	16.80	0	16.80		
1732	Columns	0	0.00	-470	3.00	-1 010	3.80	-1 990	4.30		
1908	Beams	0	0.00	-1 180	8.90	-2 030	10.10	-3 670	10.90		
2137	Base Floor Constr.	0	48.00	0	48.00	0	48.00	0	48.00		
2355	Stair	5 660	0.00	5 660	0.00	5 660	0.00	5 660	0.00		
6104	Plumbing Basic	120	1.70	200	1.30	330	1.20	530	1.10		
6544	Heating	510	7.90	940	6.30	1 480	5.60	2 390	5.00		
6564	Air Conditioning	410	6.30	740	5.00	1 170	4.40	1 880	4.00		
6704	Electrical Basic	190	3.00	350	2.30	550	2.00	890	1.90		
	Miscellaneous	120	1.90	220	1.50	340	1.30	550	1.20		
	Architect Fees	790	10.10	1 140	9.00	1 620	8.40	2 410	8.00		
	<b>Total:</b>	<b>14 040</b>	<b>180.60</b>	<b>20 320</b>	<b>161.40</b>	<b>28 880</b>	<b>149.30</b>	<b>43 040</b>	<b>142.10</b>		

**Main Level Base Structure**

(MT 205 QU 04 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0100	Sitework	500	1.00	500	0.90	500	0.80	500	0.70		
1718	Exterior Columns	860	7.60	1 760	4.00	2 870	2.40	4 760	1.40		
1732	Interior Columns	0	0.00	-680	4.30	-1 440	5.50	-2 850	6.10		
1908	Interior Beams	0	0.00	-1 180	8.90	-2 030	10.10	-3 670	10.90		
1908	Perimeter Beams	1 330	11.80	2 730	6.20	4 460	3.70	7 400	2.20		
2514	Base Wall Constr.	3 210	28.30	6 560	14.90	10 740	8.90	17 810	5.40		
2709	Ext. Wall Finish	2 960	26.10	6 050	13.80	9 910	8.30	16 430	4.90		
2945	Base Roof Constr.	0	24.00	0	24.00	0	24.00	0	24.00		
3313	Roof Finish	0	22.80	0	22.80	0	22.80	0	22.80		
6104	Plumbing Basic	410	5.30	600	4.60	860	4.30	1 290	4.00		
6544	Heating	1 840	23.80	2 720	21.00	3 890	19.30	5 840	18.30		
6564	Air Conditioning	1 450	18.90	2 150	16.60	3 080	15.20	4 620	14.40		
6704	Electrical Basic	680	8.90	1 010	7.80	1 450	7.20	2 170	6.80		
	Miscellaneous	430	5.50	630	4.90	910	4.50	1 360	4.20		
	Architect Fees	810	10.90	1 360	9.20	2 090	8.10	3 300	7.50		
	<b>Total:</b>	<b>14 480</b>	<b>194.90</b>	<b>24 210</b>	<b>163.90</b>	<b>37 290</b>	<b>145.10</b>	<b>58 960</b>	<b>133.60</b>		

**4.205.043 MODULE RATES (in dollars)****Upper Level Base Structure**

(MT 205 QU 04 ST 70)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
1718	Exterior Columns	860	7.60	1 760	4.00	2 870	2.40	4 760	1.40		
1732	Interior Columns	0	0.00	-680	4.30	-1 440	5.50	-2 850	6.10		
1908	Interior Beams	0	0.00	-1 180	8.90	-2 030	10.10	-3 670	10.90		
1908	Perimeter Beams	1 330	11.80	2 730	6.20	4 460	3.70	7 400	2.20		
2137	Base Floor Constr.	0	48.00	0	48.00	0	48.00	0	48.00		
2355	Stair	8 110	0.00	8 110	0.00	8 110	0.00	8 110	0.00		
2514	Base Wall Constr.	3 210	28.30	6 560	14.90	10 740	8.90	17 810	5.40		
2709	Ext. Wall Finish	2 960	26.10	6 050	13.80	9 910	8.30	16 430	4.90		
6104	Plumbing Basic	430	5.30	620	4.60	880	4.30	1 310	4.00		
6544	Heating	1 940	23.90	2 820	21.00	3 990	19.30	5 940	18.30		
6564	Air Conditioning	1 530	18.90	2 230	16.60	3 160	15.30	4 700	14.50		
6704	Electrical Basic	720	8.90	1 050	7.80	1 490	7.20	2 210	6.80		
	Miscellaneous	450	5.60	660	4.90	930	4.50	1 380	4.30		
	Architect Fees	1 280	10.90	1 820	9.20	2 550	8.20	3 770	7.50		
	<b>Total:</b>	<b>22 820</b>	<b>195.30</b>	<b>32 550</b>	<b>164.20</b>	<b>45 600</b>	<b>145.70</b>	<b>67 300</b>	<b>134.30</b>		

**Lobby Finish**

(MT 205 QU 04 ST 85) - finish height - 3.0 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
4118	Int. Wall Finish	930	8.20	1 890	4.30	3 090	2.60	5 120	1.50		
4335	Partitions	0	15.60	0	15.60	0	15.60	0	15.60		
4535	Ceiling Finish	0	14.50	0	14.50	0	14.50	0	14.50		
4702	Interior Doors	810	8.60	1 510	5.80	3 640	2.60	6 070	1.30		
4903	Baseboards 80	1.70	1.70	1.40	2.70	1.30	4.50	1.20			
5121	Floor Finish	0	17.00	0	17.00	0	17.00	0	17.00		
6904	Electric. Fixtures	0	13.00	0	13.00	0	13.00	0	13.00		
	Architect Fees	110	4.70	210	4.20	420	4.00	690	3.80		
	<b>Total:</b>	<b>1 930</b>	<b>83.30</b>	<b>3 780</b>	<b>75.80</b>	<b>7 420</b>	<b>70.60</b>	<b>12 330</b>	<b>67.90</b>		

**Lounge Finish**

(MT 205 QU 04 ST 82) - finish height - 3.0 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
4171	Perimeter Wall	1 380	72.10	3 460	30.50		
4338	Partitions 0	12.70	0	12.70			
4536	Ceiling Finish	0	16.50	0	16.50		
4712	Doors	1 640	0.00	1 640	0.00		
4904	Baseboards 40	2.90	1.00	1.80			
5122	Floor Finish	0	21.00	0	21.00		
6904	Electric. Fixtures	0	13.00	0	13.00		
	Architect Fees	180	8.20	310	5.70		
	<b>Total:</b>	<b>3 240</b>	<b>146.40</b>	<b>5 510</b>	<b>101.20</b>		

**4.205.044 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
	K	AR	K	AR	K	AR	K	AR	K	AR
Foundation Wall	1 970	17.50	3 860	10.40	6 200	7.20	10 160	5.00		
Exterior Wall										
Base Wall Constr.	750	6.60	1 530	3.50	2 500	2.10	4 140	1.30		
Ext. Wall Finish	690	6.10	1 410	3.20	2 300	1.90	3 820	1.20		
Exterior Columns	200	1.80	410	0.90	670	0.60	1 110	0.30		
Interior Columns	0	0.00	-150	1.00	-330	1.30	-650	1.40		
Plumbing Basic	40	0.30	80	0.20	120	0.10	200	0.10		
Heating 180	1.60	350	1.00	570	0.60	930	0.50			
Air Conditioning	170	1.50	320	0.90	520	0.60	850	0.40		
Electrical Basic	70	0.70	150	0.40	230	0.30	380	0.20		
<b>Total:</b>	<b>2 100</b>	<b>18.60</b>	<b>4 100</b>	<b>11.10</b>	<b>6 580</b>	<b>7.50</b>	<b>10 780</b>	<b>5.40</b>		
Stairs										
Basement	1 880	0.00	1 880	0.00	1 880	0.00	1 880	0.00		
Upper	1 880	0.00	1 880	0.00	1 880	0.00	1 880	0.00		

**Eave Overhang**

(wood or steel framing, aluminum siding or equivalent)

0.6 m overhang height, per m<sup>2</sup> of soffit - **add \$ 123.00**0.9 m overhang height, per m<sup>2</sup> of soffit - **add \$ 154.00**1.2 m overhang height, per m<sup>2</sup> of soffit - **add \$ 180.00****Canopy**without columns, per m<sup>2</sup> - **add \$ 121.00**with columns - **add K \$ 400.00****AR m<sup>2</sup> \$ 136.00****Plumbing**per fixture - **add \$ 670.00**specialty fixtures - **refer to 5.015.245****Heating**average hot water only - **deduct total cost of air conditioning**average hot water and ventilation - **deduct total cost of air conditioning times 0.8****Spans**

(for each metre more or less than 7.6 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area**floor along joists - **add or deduct \$ 2.60 per m<sup>2</sup> of area**floor along beam - **add or deduct \$ 1.30 per m<sup>2</sup> of area**

**4.205.045 UNIT COST ADJUSTMENTS****Hotel Equipment**

bar service - **refer to 5.020.000**  
 food service - **refer to 5.011.250**

**Fire Protection**

sprinkler systems - **refer to 5.015.500**

**Chutes**

linen or garbage - **refer to 5.014.215**

**Conveying Systems**

elevators - **refer to 5.014.110**  
 elevator shafts - **refer to 5.900.390**

**Windows**

average double glazed aluminum window, per m<sup>2</sup> - **add \$ 182.00**  
 average clear sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 172.00**  
 average bronze sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 189.00**  
 average black sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 268.00**

**Doors, Exterior**

average clear aluminum door, EA - **add \$ 670.00**  
 average bronze aluminum door, EA - **add \$ 760.00**  
 average black aluminum door, EA - **add \$ 890.00**  
 average hollow steel door, EA - **add \$ 480.00**

**Wall Openings**

(areas replaced by doors and windows)

unit masonry or wood frame wall systems - **deduct 60% of wall cost**  
 store front window system - **deduct 85% of wall cost**  
 architecturally integrated window systems - **no deduction** for wall areas replaced by integrated window framing in precast concrete wall panels. (Multiply total wall area by appropriate panel cost and add for windows.)

**Note:** Wall Cost (as per Component Description)

2514 Base Wall Construction	\$	34.70
2709 Exterior Wall Finish		32.00
4118 Interior Wall Finish		<u>14.30</u>
<b>Total:</b>	m <sup>2</sup>	<b>\$ 81.00</b>



**4.205.046 GENERAL INFORMATION**

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas per level from exterior measurements.

Motor hotel lobby finish often includes areas other than the lobby. Examples of areas which may be encountered are administrative offices, meeting rooms, dining areas, lounges and taverns. Lounges and formal dining rooms may be considered as lobby finish or calculated separately as lounge finish.

Motor hotel lounges and formal dining rooms generally appear with better quality finish materials than those found in the remainder of the motor hotel. The perimeter or party walls which separate the lounge or dining room from other areas are included in the lounge finish rate and must not be considered as partition area.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.205.050 MODEL TYPE 205  
QUALITY 05**

**MOTOR HOTEL - SEMI CUSTOM**

**4.205.051 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 6.3 %  
**Span:** 7.6 m

**Foundation - Basement** 3.0 m

**Exterior Wall - Main** 4.3 m  
- Upper 4.3 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0548</b>	<b>Concrete Footings</b> - medium reinforced
<b>0701</b>	<b>Piles</b> - reinforced concrete
<b>0921</b>	<b>Concrete Pads</b> - reinforced
<b>1101</b>	<b>Grade Beams</b> - reinforced concrete
<b>1326</b>	<b>Foundation Walls</b> - 200 mm medium reinforced concrete
<b>1534</b>	<b>Concrete Slab - Basement and On Grade</b> - 100 mm light reinforced
	<b>Framing</b> - steel columns and beams
<b>2137</b>	<b>Base Floor Construction</b> - open web steel joists, steel decking, 75 mm light reinforced concrete slab
<b>2361</b>	<b>Stairs - Basement and Upper</b> - one steel stair, terrazzo pan treads or equivalent
<b>2514</b>	<b>Base Wall Construction</b> - steel studding, insulation, sheathing
<b>2717</b>	<b>Exterior Wall Finish</b> - wood siding, paint or equivalent
<b>2946</b>	<b>Base Roof Construction</b> - open web steel joists, steel decking
<b>3313</b>	<b>Roof Finish</b> - rigid insulation, 4-ply built-up
<b>6104</b>	<b>Plumbing Basic</b> - average
<b>6544</b>	<b>Heating</b> - average hot water
<b>6564</b>	<b>Air Conditioning</b> - average
<b>6704</b>	<b>Electrical Basic</b> - average wiring

**COMPONENT DESCRIPTION - LOBBY FINISH**

<b>4118</b>	<b>Interior Wall Finish</b> - gypsum wallboard
<b>4335</b>	<b>Partitions</b> - gypsum wallboard, paint; partition area 40.0%
<b>4536</b>	<b>Ceiling Finish</b> - suspended panels
<b>4712</b>	<b>Interior Doors</b> - average solid core wood
<b>4904</b>	<b>Baseboards &amp; Trim</b> - average to good
<b>5122</b>	<b>Floor Finish</b> - average to good carpet or equivalent
<b>6905</b>	<b>Electrical Fixtures</b> - average to good lighting

**COMPONENT DESCRIPTION - LOUNGE FINISH**

<b>4172</b>	<b>Perimeter Wall</b> - insulation, good wood panelling or equivalent
<b>4338</b>	<b>Partitions</b> - gypsum wallboard, paint; partition area 30.0%
<b>4538</b>	<b>Ceiling Finish</b> - suspended panels
<b>4714</b>	<b>Doors</b> - good solid core wood
<b>4905</b>	<b>Baseboards &amp; Trim</b> - good
<b>5123</b>	<b>Floor Finish</b> - good carpet or equivalent
<b>6905</b>	<b>Electrical Fixtures</b> - average to good lighting

**4.205.052 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR		
61	Main Level & Concrete Slab	18 800	267 3	2 700	220	50 900	194 8	1 300	178		
63	Main Level & Basement	31 200	392 4	8 200	339	71 000	30710	8 900	287		
70	Upper Level	25 500	201 3	5 600	169	49 200	150 7	1 700	138		
85	Lobby Finish	2 200	96	4 300	88	8 600	82 1	4 300	79		

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR		
82	Lounge Finish	3 900	181	6 700	124		

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 63 designates the base structure of a main level with a basement.

ST Code 70 designates the base structure of an upper level.

ST Code 82 designates typical motor hotel lounge interior finish for this classification (see General Information).

ST Code 85 designates typical motor hotel lobby interior finish for this classification (see General Information).

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.205.053 MODULE RATES (in dollars)****Concrete Slab on Grade**

(MT 205 QU 05 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR		
0300	Excavation	140	5.70	280	5.10	450	4.80	750	4.70		
0701	Piles	800	7.00	1 630	3.70	2 670	2.20	4 420	1.30		
0921	Concrete Pads	0	0.00	-140	0.90	-310	1.20	-600	1.30		
1101	Grade Beams	1 780	15.80	3 650	8.30	5 980	5.00	9 910	3.00		
1534	Concrete Slab	0	19.30		19.30	0	19.30	0	19.30		
6104	Plumbing Basic	70	1.10	130	0.80	220	0.70	360	0.60		
6544	Heating	300	5.00	610	3.80	990	3.30	1 640	2.90		
6564	Air Conditioning	240	4.00	480	3.00	780	2.60	1 290	2.30		
6704	Electrical Basic	110	1.90	230	1.40	370	1.20	610	1.10		
	Miscellaneous	70	1.20	140	1.00	230	0.80	380	0.80		
	Architect Fees	240	4.10	470	3.20	770	2.80	1 260	2.50		
	<b>Total:</b>	<b>3 750</b>	<b>65.10</b>	<b>7 480</b>	<b>50.50</b>	<b>12 150</b>	<b>43.90</b>	<b>20 020</b>	<b>39.80</b>		

**4.205.053 MODULE RATES (in dollars)****Basement**

(MT 205 QU 05 ST 52)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation	900	37.70	1 850	33.90	3 030	32.20	5 020	31.20		
0548	Concrete Footings	630	5.60	1 300	3.00	2 120	1.80	3 520	1.10		
0921	Concrete Pads	0	0.00	-140	0.90	-310	1.20	-600	1.30		
1326	Foundation Walls	5 330	47.10	10 900	24.80	17 840	14.90	29 590	9.00		
1534	Concrete Slab	0	19.30	0	19.30	0	19.30	0	19.30		
1733	Columns	0	0.00	-580	3.70	-1 230	4.70	-2 430	5.30		
1908	Beams	0	0.00	-1 180	8.90	-2 030	10.10	-3 670	10.90		
2137	Base Floor Constr.	0	48.00	0	48.00	0	48.00	0	48.00		
2361	Stair	6 960	0.00	6 960	0	6 960	0.00	6 960	0.00		
6104	Plumbing Basic	120	1.70	200	1.30	330	1.20	530	1.10		
6544	Heating	510	7.90	940	6.30	1 480	5.60	2 390	5.00		
6564	Air Conditioning	410	6.30	740	5.00	1 170	4.40	1 880	4.00		
6704	Electrical Basic	190	3.00	350	2.30	550	2.00	890	1.90		
	Miscellaneous	120	1.90	220	1.60	350	1.40	550	1.30		
	Architect Fees	1 020	12.00	1 450	10.70	2 030	9.90	3 000	9.40		
	<b>Total:</b>	<b>16 190</b>	<b>190.50</b>	<b>23 010</b>	<b>169.70</b>	<b>32 290</b>	<b>156.70</b>	<b>47 630</b>	<b>148.80</b>		

**Main Level Base Structure**

(MT 205 QU 05 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0100	Sitework	500	1.00	500	0.90	500	0.80	500	0.70		
1720	Exterior Columns	1 110	9.80	2 280	5.20	3 730	3.10	6 180	1.90		
1733	Interior Columns	0	0.00	-830	5.30	-1 760	6.70	-3 480	7.50		
1908	Interior Beams	0	0.00	-1 180	8.90	-2 030	10.10	-3 670	10.90		
1908	Perimeter Beams	1 330	11.80	2 730	6.20	4 460	3.70	7 400	2.20		
2514	Base Wall Constr.	3 210	28.30	6 560	14.90	10 740	8.90	17 810	5.40		
2717	Ext. Wall Finish	3 110	27.50	6 370	14.50	10 430	8.70	17 300	5.20		
2946	Base Roof Constr.	0	25.00	0	25.00	0	25.00	0	25.00		
3313	Roof Finish	0	22.80	0	22.80	0	22.80	0	22.80		
6104	Plumbing Basic	410	5.30	600	4.60	860	4.30	1 290	4.00		
6544	Heating	1 840	23.80	2 720	21.00	3 890	19.30	5 840	18.30		
6564	Air Conditioning	1 450	18.90	2 150	16.60	3 080	15.20	4 620	14.40		
6704	Electrical Basic	680	8.90	1 010	7.80	1 450	7.20	2 170	6.80		
	Miscellaneous	460	6.00	670	5.30	960	4.90	1 430	4.60		
	Architect Fees	950	12.70	1 590	10.70	2 440	9.50	3 860	8.70		
	<b>Total:</b>	<b>15 050</b>	<b>201.80</b>	<b>25 170</b>	<b>169.70</b>	<b>38 750</b>	<b>150.20</b>	<b>61 250</b>	<b>138.40</b>		

**4.205.053 MODULE RATES (in dollars)****Upper Level Base Structure**

(MT 205 QU 05 ST 70)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
1720	Exterior Columns	1 110	9.80	2 280	5.20	3 730	3.10	6 180	1.90		
1733	Interior Columns	0	0.00	-830	5.30	-1 760	6.70	-3 480	7.50		
1908	Interior Beams	0	0.00	-1 180	8.90	-2 030	10.10	-3 670	10.90		
1908	Perimeter Beams	1 330	11.80	2 730	6.20	4 460	3.70	7 400	2.20		
2137	Base Floor Constr.	0	48.00	0	48.00	0	48.00	0	48.00		
2361	Stair	9 980	0.00	9 980	0.00	9 980	0.00	9 980	0.00		
2514	Base Wall Constr.	3 210	28.30	6 560	14.90	10 740	8.90	17 810	5.40		
2717	Ext. Wall Finish	3 110	27.50	6 370	14.50	10 430	8.70	17 300	5.20		
6104	Plumbing Basic	430	5.30	620	4.60	880	4.30	1 310	4.00		
6544	Heating	1 940	23.90	2 820	21.00	3 990	19.30	5 940	18.30		
6564	Air Conditioning	1 530	18.90	2 230	16.60	3 160	15.30	4 700	14.50		
6704	Electrical Basic	720	8.90	1 050	7.80	1 490	7.20	2 210	6.80		
	Miscellaneous	510	5.90	720	5.30	1 010	4.80	1 480	4.60		
	Architect Fees	1 600	12.70	2 240	10.60	3 100	9.40	4 520	8.70		
	<b>Total:</b>	<b>25 470</b>	<b>201.00</b>	<b>35 590</b>	<b>168.90</b>	<b>49 180</b>	<b>149.50</b>	<b>71 680</b>	<b>138.00</b>		

**Lobby Finish**

(MT 205 QU 05 ST 85) - finish height - 3.0 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
4118	Int. Wall Finish	930	8.20	1 890	4.30	3 090	2.60	5 120	1.50		
4335	Partitions	0	15.60	0	15.60	0	15.60	0	15.60		
4536	Ceiling Finish	0	16.50	0	16.50	0	16.50	0	16.50		
4712	Interior Doors	1 040	11.00	1 930	7.40	4 660	3.30	7 780	1.70		
4904	Baseboards 100	2.00	200	1.70	320	1.50	540	1.40			
5122	Floor Finish	0	21.00	0	21.00	0	21.00	0	21.00		
6905	Electric. Fixtures	0	16.00	0	16.00	0	16.00	0	16.00		
	Architect Fees	140	6.10	270	5.50	540	5.10	900	5.00		
	<b>Total:</b>	<b>2 210</b>	<b>96.40</b>	<b>4 290</b>	<b>88.00</b>	<b>8 610</b>	<b>81.60</b>	<b>14 340</b>	<b>78.70</b>		

**Lounge Finish**

(MT 205 QU 05 ST 82) - finish height - 3.0 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
4172	Perimeter Wall	1 700	89.00	4 260	37.70		
4339	Partitions	0	12.90	0	12.90		
4538	Ceiling Finish	0	22.50	0	22.50		
4714	Doors	1 880	0.00	1 880	0.00		
4905	Baseboards	50	3.70	130	2.30		
5123	Floor Finish	0	25.00	0	25.00		
6905	Electric. Fixtures	0	16.00	0	16.00		
	Architect Fees	240	11.40	420	7.80		
	<b>Total:</b>	<b>3 870</b>	<b>180.50</b>	<b>6 690</b>	<b>124.20</b>		

**4.205.054 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Size Ranges - m <sup>2</sup>	Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
	K	AR	K	AR	K	AR	K	AR
Foundation Wall	2 240	19.70	4 340	11.90	6 980	8.30	11 400	6.00
Exterior Wall								
Base Wall Constr.	750	6.60	1 530	3.50	2 500	2.10	4 140	1.30
Ext. Wall Finish	720	6.40	1 480	3.40	2 430	2.00	4 020	1.20
Exterior Columns	260	2.30	530	1.20	870	0.70	1 440	0.40
Interior Columns	0	0.00	-180	1.20	-400	1.60	-800	1.80
Plumbing Basic	40	0.40	80	0.20	130	0.20	210	0.10
Heating	190	1.70	370	1.00	600	0.70	970	0.50
Air Conditioning	170	1.50	340	0.90	550	0.70	890	0.50
Electrical Basic	80	0.70	150	0.40	250	0.30	400	0.20
<b>Total:</b>	<b>2 210</b>	<b>19.60</b>	<b>4 300</b>	<b>11.80</b>	<b>6 930</b>	<b>8.30</b>	<b>11 270</b>	<b>6.00</b>
Stairs								
Basement	2 320	0.00	2 320	0.00	2 320	0.00	2 320	0.00
Upper	2 320	0.00	2 320	0.00	2 320	0.00	2 320	0.00

**Eave Overhang**

(wood or steel framing, wood siding or equivalent)

0.6 m overhang height, per m<sup>2</sup> of soffit - **add \$ 138.00**0.9 m overhang height, per m<sup>2</sup> of soffit - **add \$ 175.00**1.2 m overhang height, per m<sup>2</sup> of soffit - **add \$ 207.00****Canopy**without columns, per m<sup>2</sup> - **add \$ 139.00**with columns - **add K \$ 550.00****AR m<sup>2</sup> \$ 160.00****Plumbing**per fixture - **add \$ 820.00**specialty fixtures - **refer to 5.015.245****Heating**average hot water only - **deduct total cost of air conditioning**average hot water and ventilation - **deduct total cost of air conditioning times 0.8****Spans**

(for each metre more or less than 7.6 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area**floor along joists - **add or deduct \$ 2.60 per m<sup>2</sup> of area**floor along beam - **add or deduct \$ 1.30 per m<sup>2</sup> of area**

**4.205.055 UNIT COST ADJUSTMENTS****Hotel Equipment**bar service - **refer to 5.020.000**food service - **refer to 5.011.250****Fire Protection**sprinkler systems - **refer to 5.015.500****Chutes**linen or garbage - **refer to 5.014.215****Conveying Systems**elevators - **refer to 5.014.110**elevator shafts - **refer to 5.900.390****Windows**average double glazed aluminum window, per m<sup>2</sup> - **add \$ 182.00**average clear sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 172.00**average bronze sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 189.00**average black sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 309.00****Doors, Exterior**average clear aluminum door, EA - **add \$ 670.00**average bronze aluminum door, EA - **add \$ 760.00**average black aluminum door, EA - **add \$ 890.00**average hollow steel door, EA - **add \$ 480.00****Wall Openings**

(areas replaced by doors and windows)

unit masonry or wood frame wall systems - **deduct 60% of wall cost**store front window system - **deduct 85% of wall cost**architecturally integrated window systems - **no deduction** for wall areas replaced by integrated window framing in precast concrete wall panels. (Multiply total wall area by appropriate panel cost and add for windows.)**Note:** Wall Cost (as per Component Description)

2514 Base Wall Construction \$ 34.70

2717 Exterior Wall Finish 33.70

4118 Interior Wall Finish 14.30**Total:** m<sup>2</sup> **\$ 82.70**

**4.205.056 GENERAL INFORMATION**

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas per level from exterior measurements.

Motor hotel lobby finish often includes areas other than the lobby. Examples of areas which may be encountered are administrative offices, meeting rooms, dining areas, lounges and taverns. Lounges and formal dining rooms may be considered as lobby finish or calculated separately as lounge finish.

Motor hotel lounges and formal dining rooms generally appear with better quality finish materials than those found in the remainder of the motor hotel. The perimeter or party walls which separate the lounge or dining room from other areas are included in the lounge finish rate and must not be considered as partition area.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.



4.205.060 **MODEL TYPE 205**  
**QUALITY 06**

**MOTOR HOTEL - CUSTOM**

4.205.061 **GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 7.0 %  
**Span:** 9.1 m

**Foundation** - Basement 3.0 m

**Exterior Wall** - Main 4.3 m  
- Upper 4.3 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

0555 **Concrete Footings** - medium reinforced  
0702 **Piles** - reinforced concrete  
0922 **Concrete Pads** - reinforced  
1104 **Grade Beams** - reinforced concrete  
1327 **Foundation Walls** - 250 mm medium reinforced concrete  
1534 **Concrete Slab - Basement and On Grade** - 100 mm light reinforced  
**Framing** - steel columns and beams  
2134 **Base Floor Construction** - open web steel joists, steel decking, 75 mm light reinforced concrete slab  
2362 **Stairs - Basement and Upper** - one steel stair, terrazzo pan treads or equivalent  
2514 **Base Wall Construction** - steel studding, insulation, sheathing  
2724 **Exterior Wall Finish** - good wood siding, paint or equivalent  
2948 **Base Roof Construction** - open web steel joists, steel decking  
3314 **Roof Finish** - rigid insulation, 4-ply built-up  
6106 **Plumbing Basic** - good  
6546 **Heating** - good hot water  
6566 **Air Conditioning** - good  
6706 **Electrical Basic** - good wiring

**COMPONENT DESCRIPTION - LOBBY FINISH**

4118 **Interior Wall Finish** - gypsum wallboard, paint  
4340 **Partitions** - gypsum wallboard, paint; partition area 40.0%  
4536 **Ceiling Finish** - suspended panels  
4714 **Interior Doors** - good solid core wood  
4905 **Baseboards & Trim** - good  
5123 **Floor Finish** - good carpet or equivalent  
6906 **Electrical Fixtures** - good lighting

**COMPONENT DESCRIPTION - LOUNGE FINISH**

4173 **Perimeter Wall** - insulation, good to expensive wood panelling or equivalent  
4341 **Partitions** - insulation, gypsum wallboard, paint; partition area 30.0%  
4539 **Ceiling Finish** - suspended panels  
4716 **Doors** - expensive solid core wood  
4906 **Baseboards & Trim** - good to expensive  
5124 **Floor Finish** - good to expensive carpet or equivalent  
6906 **Electrical Fixtures** - good lighting

**4.205.062 BASE RATES (in dollars)**

Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
ST Code	Structure	K	AR	K	AR	K	AR	K	AR
61	Main Level & Concrete Slab	23 600	320	4 0 900	2566	3 700	223	101 500	204
63	Main Level & Basement	37 600	450	5 7 900	3778	5 300	3381	30 400	314
70	Upper Level	31 800	242	4 5 100	1936	2 800	168	9 2 100	153
85	Lobby Finish	2 400	112	4 600	103	8 400	98	1 4 900	95

Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50 & over)	
ST Code	Structure	K	AR	K	AR
82	Lounge Finish	4 700	20	28 000	135

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 63 designates the base structure of a main level with a basement.

ST Code 70 designates the base structure of an upper level.

ST Code 82 designates typical motor hotel lounge interior finish for this classification (see General Information).

ST Code 85 designates typical motor hotel lobby interior finish for this classification (see General Information).

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.205.063 MODULE RATES (in dollars)**

**Concrete Slab on Grade**  
(MT 205 QU 06 ST 50)

Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
Code	Component	K	AR	K	AR	K	AR	K	AR
0300	Excavation	140	5.70	280	5.10	450	4.80	750	4.70
0702	Piles	760	6.70	1 550	3.50	2 530	2.10	4 200	1.30
0922	Concrete Pads	0	0.00	-200	1.00	-420	1.30	-860	1.50
1104	Grade Beams	2 090	18.40	4 270	9.70	6 980	5.80	11 580	3.50
1534	Concrete Slab	0	19.30	0	19.30	0	19.30	0	19.30
6106	Plumbing Basic	80	1.30	150	1.00	250	0.90	400	0.80
6546	Heating	320	5.30	630	4.10	1 020	3.60	1 670	3.20
6566	Air Conditioning	250	4.30	500	3.30	810	2.80	1 330	2.60
6706	Electrical Basic	130	2.10	250	1.60	400	1.40	660	1.30
	Miscellaneous	80	1.30	150	1.00	250	0.90	400	0.80
	Architect Fees	290	4.80	570	3.70	920	3.20	1 520	2.90
	<b>Total:</b>	<b>4 140</b>	<b>69.20</b>	<b>8 150</b>	<b>53.30</b>	<b>13 190</b>	<b>46.10</b>	<b>21 650</b>	<b>41.90</b>

**4.205.063 MODULE RATES (in dollars)****Basement**

(MT 205 QU 06 ST 52)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation	900	37.70	1 850	33.90	3 030	32.20	5 020	31.20		
0555	Concrete Footings	750	6.70	1 540	3.50	2 520	2.10	4 180	1.30		
0922	Concrete Pads	0	0.00	-200	1.00	-420	1.30	-860	1.50		
1327	Foundation Walls	5 490	48.50	11 230	25.50	18 380	15.30	30 480	9.20		
1534	Concrete Slab	0	19.30	0	19.30	0	19.30	0	19.30		
1734	Columns	0	0.00	-640	3.30	-1 380	4.40	-2 800	5.00		
1909	Beams	0	0.00	-1 320	7.60	-2 260	9.00	-4 040	9.80		
2134	Base Floor Constr.	0	49.10	0	49.10	0	49.10	0	49.10		
2362	Stair	8 130	0.00	8 130	0.00	8 130	0.00	8 130	0.00		
6106	Plumbing Basic	150	2.20	250	1.70	400	1.60	620	1.40		
6546	Heating	590	8.80	1 050	7.10	1 620	6.30	2 580	5.70		
6566	Air Conditioning	470	7.10	830	5.70	1 290	5.00	2 060	4.60		
6706	Electrical Basic	240	3.50	420	2.80	640	2.50	1 020	2.30		
	Miscellaneous	150	2.20	250	1.70	400	1.60	620	1.40		
	Architect Fees	1 270	13.90	1 760	12.20	2 430	11.30	3 540	10.70		
	<b>Total:</b>	<b>18 140</b>	<b>199.00</b>	<b>25 150</b>	<b>174.40</b>	<b>34 780</b>	<b>161.00</b>	<b>50 550</b>	<b>152.50</b>		

**Main Level Base Structure**

(MT 205 QU 06 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0100	Sitework	500	1.00	500	0.90	500	0.80	500	0.70		
1722	Exterior Columns	1 430	12.70	2 930	6.70	4 800	4.00	7 960	2.40		
1734	Interior Columns	0	0.00	-920	4.70	-1 970	6.20	-4 020	7.20		
1909	Interior Beams	0	0.00	-1 320	7.60	-2 260	9.00	-4 040	9.80		
1909	Perimeter Beams	1 470	13.00	3 020	6.90	4 940	4.10	8 190	2.50		
2514	Base Wall Constr.	3 210	28.30	6 560	14.90	10 740	8.90	1 7 810	5.40		
2724	Ext. Wall Finish	5 010	44.20	10 250	23.30	16 780	14.00	2 7 830	8.40		
2948	Base Roof Constr.	0	27.00	0	27.00	0	27.00	0	27.00		
3314	Roof Finish	0	27.50	0	27.50	0	27.50	0	27.50		
6106	Plumbing Basic	580	7.20	850	6.20	1 210	5.70	1 800	5.40		
6546	Heating	2 420	29.70	3 540	25.60	5 020	23.50	7 470	22.20		
6566	Air Conditioning	1 920	23.60	2 810	20.40	3 990	18.70	5 940	17.70		
6706	Electrical Basic	960	11.80	1 410	10.20	1 990	9.30	2 970	8.80		
	Miscellaneous	580	7.20	850	6.20	1 210	5.70	1 800	5.40		
	Architect Fees	1 360	17.60	2 290	14.20	3 530	12.40	5 590	11.30		
	<b>Total:</b>	<b>19 440</b>	<b>250.80</b>	<b>32 770</b>	<b>202.30</b>	<b>50 480</b>	<b>176.80</b>	<b>79 800</b>	<b>161.70</b>		

**4.205.063 MODULE RATES (in dollars)****Upper Level Base Structure**

(MT 205 QU 06 ST 70)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
1722	Exterior Columns	1 430	12.70	2 930	6.70	4 800	4.00	7 960	2.40		
1734	Interior Columns	0	0.00	-920	4.70	-1 970	6.20	-4 020	7.20		
1909	Interior Beams	0	0.00	-1 320	7.60	-2 260	9.00	-4 040	9.80		
1909	Perimeter Beams	1 470	13.00	3 020	6.90	4 940	4.10	8 190	2.50		
2134	Base Floor Constr.	0	49.10	0	49.10	0	49.10	0	49.10		
2362	Stair	11 650	0.00	11 650	0.00	11 650	0.00	11 650	0.00		
2514	Base Wall Constr.	3 210	28.30	6 560	14.90	10 740	8.90	17 810	5.40		
2724	Ext. Wall Finish	5 010	44.20	10 250	23.30	16 780	14.00	27 830	8.40		
6106	Plumbing Basic	610	7.00	880	6.00	1 240	5.50	1 830	5.20		
6546	Heating	2 540	29.10	3 660	25.00	5 140	22.90	7 590	21.60		
6566	Air Conditioning	2 020	23.10	2 910	19.80	4 090	18.20	6 040	17.20		
6706	Electrical Basic	1 010	11.60	1 460	9.90	2 040	9.10	3 020	8.60		
	Miscellaneous	610	7.00	880	6.00	1 240	5.50	1 830	5.20		
	Architect Fees	2 220	16.90	3 160	13.50	4 400	11.80	6 450	10.70		
	<b>Total:</b>	<b>31 780</b>	<b>242.00</b>	<b>45 120</b>	<b>193.40</b>	<b>62 830</b>	<b>168.30</b>	<b>92 140</b>	<b>153.30</b>		

**Lobby Finish**

(MT 205 QU 06 ST 85) - finish height - 3.0 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
4118	Int. Wall Finish	930	8.20	1 890	4.30	3 090	2.50	5 130	1.60		
4340	Partitions	0	16.80	0	16.80	0	16.80	0	16.80		
4536	Ceiling Finish	0	16.50	0	16.50	0	16.50	0	16.50		
4714	Interior Doors	1 180	14.10	2 120	10.30	4 330	7.20	8 080	5.30		
4905	Baseboards 120	2.60	250	2.10	410	2.00	680	1.80			
5123	Floor Finish	0	25.00	0	25.00	0	25.00	0	25.00		
6906	Electric. Fixtures	0	21.00	0	21.00	0	21.00	0	21.00		
	Architect Fees	170	7.80	320	7.20	590	6.80	1 050	6.60		
	<b>Total:</b>	<b>2 400</b>	<b>112.00</b>	<b>4 580</b>	<b>103.20</b>	<b>8 420</b>	<b>97.80</b>	<b>14 940</b>	<b>94.60</b>		

**Lounge Finish**

(MT 205 QU 06 ST 82) - finish height - 3.0 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
4173	Perimeter Wall	1 980	103.40	4 960	43.80		
4341	Partitions	0	13.40	0	13.40		
4539	Ceiling Finish	0	13.00	0	13.00		
4716	Doors	2 320	0.00	2 320	0.00		
4906	Baseboards 70	5.60	190	3.50			
5124	Floor Finish	0	31.00	0	31.00		
6906	Electric. Fixtures	0	21.00	0	21.00		
	Architect Fees	330	14.10	560	9.50		
	<b>Total:</b>	<b>4 700</b>	<b>201.50</b>	<b>8 030</b>	<b>135.20</b>		

**4.205.064 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
	K	AR	K	AR	K	AR	K	AR	K	AR
Foundation Wall	2 290	20.30	4 440	12.00	7 120	8.30	11 580	6.00		
Exterior Wall										
Base Wall Constr.	750	6.60	1 530	3.50	2 500	2.10	4 140	1.30		
Ext. Wall Finish	1 170	10.30	2 380	5.40	3 900	3.30	6 470	2.00		
Exterior Columns	330	2.90	680	1.50	1 120	0.90	1 850	0.60		
Interior Columns	0	0.00	-200	1.10	-450	1.50	-920	1.70		
Plumbing Basic	60	0.50	110	0.30	180	0.20	290	0.10		
Heating 240	2.10470		1.20750		0.80	1 230	0.60			
Air Conditioning	220	1.90	430	1.10	690	0.80	1 120	0.50		
Electrical Basic	110	0.90	210	0.50	330	0.40	540	0.30		
<b>Total:</b>	<b>2 880</b>	<b>25.20</b>	<b>5 610</b>	<b>14.60</b>	<b>9 020</b>	<b>10.00</b>	<b>14 720</b>	<b>7.10</b>		
Stairs										
Basement	2 710	0.00	2 710	0.00	2 710	0.00	2 710	0.00		
Upper	2 710	0.00	2 710	0.00	2 710	0.00	2 710	0.00		

**Eave Overhang**

(wood or steel framing, wood siding or equivalent)

0.6 m overhang height, per m<sup>2</sup> of soffit - **add \$ 159.00**0.9 m overhang height, per m<sup>2</sup> of soffit - **add \$ 206.00**1.2 m overhang height, per m<sup>2</sup> of soffit - **add \$ 248.00****Canopy**without columns, per m<sup>2</sup> - **add \$ 162.00**with columns - **add K \$ 900.00****AR m<sup>2</sup> \$ 197.00****Plumbing**per fixture - **add \$ 980.00**specialty fixtures - **refer to 5.015.245****Heating**good hot water and ventilation - **deduct total cost of air conditioning times 0.8**

In Quality 06 assume the necessity to always have ventilation along with hot water heating.

**Spans**

(for each metre more or less than 9.1 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area**floor along joists - **add or deduct \$ 2.60 per m<sup>2</sup> of area**floor along beam - **add or deduct \$ 1.30 per m<sup>2</sup> of area**

**4.205.065 UNIT COST ADJUSTMENTS****Hotel Equipment**bar service - **refer to 5.020.000**food service - **refer to 5.011.250****Fire Protection**sprinkler systems - **refer to 5.015.500****Chutes**linen or garbage - **refer to 5.014.215****Conveying Systems**elevators - **refer to 5.014.110**elevator shafts - **refer to 5.900.390****Windows**good double glazed aluminum window, per m<sup>2</sup> - **add \$ 191.00**good clear sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 184.00**good bronze sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 231.00**good black sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 286.00****Doors, Exterior**good clear aluminum door, EA - **add \$ 890.00**good bronze aluminum door, EA - **add \$ 1 000.00**good black aluminum door, EA - **add \$ 1 200.00**good hollow steel door, EA - **add \$ 620.00****Wall Openings**

(areas replaced by doors and windows)

unit masonry or wood frame wall systems - **deduct 60% of wall cost**store front window system - **deduct 85% of wall cost**architecturally integrated window systems - **no deduction** for wall areas replaced by integrated window framing in precast concrete wall panels. (Multiply total wall area by appropriate panel cost and add for windows.)**Note:** Wall Cost (as per Component Description)

2514	Base Wall Construction	\$ 34.70
2724	Exterior Wall Finish	54.20
4118	Interior Wall Finish	<u>14.30</u>
<b>Total:</b>	m <sup>2</sup>	<b>\$ 103.20</b>

**4.205.066 GENERAL INFORMATION**

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas per level from exterior measurements.

Motor hotel lobby finish often includes areas other than the lobby. Examples of areas which may be encountered are administrative offices, meeting rooms, dining areas, lounges and taverns. Lounges and formal dining rooms may be considered as lobby finish or calculated separately as lounge finish.

Motor hotel lounges and formal dining rooms generally appear with better quality finish materials than those found in the remainder of the motor hotel. The perimeter or party walls which separate the lounge or dining room from other areas are included in the lounge finish rate and must not be considered as partition area.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.





**4.206.032 BASE RATES (in dollars)**

		All Sizes - m <sup>2</sup>	
ST Code	Structure	K	AR
61	Main Level & Concrete Slab	9 700	180
63	Main Level & Basement	14 200	298
64	Main Level & Basement 1/2 Above Grade	16 300	320
70	Upper Level	8 200	106

		Average Size - m <sup>2</sup>	
ST Code	Structure	K	AR
87	Room Finish, per unit	3 700	59

ST Code 61 designates the base structure of a main level with a concrete slab on grade.  
 ST Code 63 designates the base structure of a main level with a basement.  
 ST Code 64 designates the base structure of a main level with a basement 1/2 above grade.  
 ST Code 70 designates the base structure of an upper level.  
 ST Code 87 designates typical room interior finish, per unit, for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**Note:** MT 206, Motor Hotel Room Sections, is a structure which is meant to be attached to another structure, usually a Motor Hotel. The base structure Base Rates for MT 206 have been designed accordingly.

**4.206.033 MODULE RATES (in dollars)**

**Concrete Slab on Grade**  
(MT 206 QU 03 ST 52)

**Basement**  
(MT 206 QU 03 ST 52)

All Sizes - m <sup>2</sup>				All Sizes - m <sup>2</sup>			
Code	Component	K	AR	Code	Component	K	AR
0300	Excavation	90	5.40	0300	Excavation	520	32.20
0700	Piles	340	3.60	0545	Concrete Footings	360	17.60
1100	Grade Beams	780	8.20	1311	Foundation Walls	2 500	26.30
1514	Concrete Slab	0	15.90	1514	Concrete Slab	0	15.90
6103	Plumbing Basic	30	0.70	2120	Base Floor Constr.	0	35.90
6543	Heating	120	3.20	2333	Stairs	1 080	0.00
6703	Electrical Basic	50	1.30	6103	Plumbing Basic	110	2.90
	Miscellaneous	30	0.80	6543	Heating	480	12.50
	Architect Fees	70	1.80	6703	Electrical Basic	180	4.80
					Miscellaneous	110	3.00
					Architect Fees	260	7.00
	<b>Total:</b>	<b>1 510</b>	<b>40.90</b>		<b>Total:</b>	<b>6 000</b>	<b>158.10</b>

**4.206.033 MODULE RATES (in dollars)****Basement 1/2 Above Grade**  
(MT 206 QU 03 ST 53)

Code	Component	All Sizes - m <sup>2</sup>	
		K	AR
0300	Excavation 230	14.30	0100 Sitework
0545	Concrete Footings	360	17.60
1347	Foundation Walls	0	18.20
1353	Found. End Wall	2 720	0.00
1514	Concrete Slab	0	15.90
2120	Base Floor Constr.	0	35.90
2333	Stairs	1 080	0.00
2709	Ext. Wall Finish	660	6.90
3521	Windows	0	17.30
4727	Interior Doors	940	0.00
6103	Plumbing Basic	210	5.70
6543	Heating	940	24.70
6703	Electrical Basic	360	9.50
	Miscellaneous	230	6.00
	Architect Fees	360	7.90
<b>Total:</b>		<b>8 090</b>	<b>179.90</b>

**Main Level Base Structure**  
(MT 206 QU 03 ST 60)

Code	Component	All Sizes - m <sup>2</sup>	
		K	AR
		0	0.80
2504	Base Wall Constr.	0	8.40
2545	Base End Wall 2 860	0.00	
2709	Ext. Wall Finish	1 180	12.40
2972	Base Roof Constr.	0	36.20
3312	Roof Finish	0	22.70
3521	Windows	0	17.30
3730	Exterior Doors 1 080	0.00	
4727	Interior Doors 940	0.00	
6103	Plumbing Basic	220	4.40
6543	Heating	940	19.20
6703	Electrical Basic	360	7.40
	Miscellaneous	230	4.60
	Architect Fees	360	6.10
<b>Total:</b>		<b>8 170</b>	<b>139.50</b>

**Upper Level Base Structure**  
(MT 206 QU 03 ST 70)

Code	Component	All Sizes - m <sup>2</sup>	
		K	AR
2120	Base Floor Constr.	0	35.90
2333	Stairs	1 080	0.00
2504	Base Wall Constr.	0	8.40
2545	Base End Wall	2 860	0.00
2709	Ext. Wall Finish	1 180	12.40
3521	Windows	0	17.30
4727	Interior Doors	940	0.00
6103	Plumbing Basic	220	3.30
6543	Heating	940	14.50
6703	Electrical Basic	360	5.60
	Miscellaneous	230	3.50
	Architect Fees	360	4.60
<b>Total:</b>		<b>8 170</b>	<b>105.50</b>

**Room Finish, per unit**  
(MT 206 QU 03 ST 87)

Code	Component	All Sizes - m <sup>2</sup>	
		K	AR
4118	Int. Wall Finish	20	4.90
4313	Partitions	0	17.10
4317	Corridor Walls 330	0.00	
4369	Party Walls	2 550	0.00
4514	Ceiling Finish 0	14.40	
4701	Interior Door 260	0.00	
4711	Entrance Door 330	0.00	
4902	Baseboards	70	1.40
5120	Floor Finish	0	12.50
6902	Electric. Fixtures	0	6.20
	Architect Fees	160	2.60
<b>Total:</b>		<b>3 720</b>	<b>59.10</b>

**4.206.034 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Component	All Sizes - m <sup>2</sup>	
	K	AR
Exterior Wall		
Base Wall Constr.	300	3.10
Ext. Wall Finish	440	4.60
Plumbing Basic	20	0.20
Heating	70	0.70
Electrical Basic	30	0.30
<b>Total:</b>	<b>860</b>	<b>8.90</b>

**4.206.034 PRECALCULATED ADJUSTMENTS (in dollars)****Plumbing**per fixture - **add \$ 470.00****Heating**fair forced air and ventilation - **deduct total cost of heating times 0.4**fair multi-zone forced air - **deduct total cost of heating times 0.2**fair multi-zone forced air and air conditioning - **add total cost of heating times 0.7**fair hot water and ventilation - **add total cost of heating times 0.3**fair air conditioning - **add total cost of heating times 1.1****4.206.035 UNIT COST ADJUSTMENTS**electric heating and air conditioning units, EA - **add \$ 1 000.00****Wall Openings**

(areas replaced by doors and windows which are less than or greater than the areas included in rate)

unit masonry or wood frame wall systems - **add or deduct 60% of wall cost****Note:** Wall Cost (as per Component Description)

2504 Base Wall Construction	\$ 21.80	
2709 Exterior Wall Finish		32.00
4118 Interior Wall Finish		<u>14.30</u>
<b>Total:</b>		<b>\$ 68.10</b>

**4.206.036 GENERAL INFORMATION**

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

To calculate average size per unit for room finish, divide the total finished floor area per level by the number of units on that level.

Determine floor areas per level from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

Assume concrete block back-up for brick variations, thereby giving obsolescence to older type buildings.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.



**4.206.042 BASE RATES (in dollars)**

		All Sizes - m <sup>2</sup>	
ST Code	Structure	K	AR
61	Main Level & Concrete Slab	12 000	208
63	Main Level & Basement	18 600	335
64	Main Level & Basement 1/2 Above Grade	21 300	367
70	Upper Level	11 500	127

		All Sizes - m <sup>2</sup>	
ST Code	Structure	K	AR
87	Room Finish, per unit	4 500	64

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 63 designates the base structure of a main level with a basement.

ST Code 64 designates the base structure of a main level with a basement 1/2 above grade.

ST Code 70 designates the base structure of an upper level.

ST Code 87 designates typical room interior finish, per unit, for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**Note:** MT 206, Motor Hotel Room Sections, is a structure which is meant to be attached to another structure, usually a Motor Hotel. The base structure Base Rates for MT 206 have been designed accordingly.

**4.206.043 MODULE RATES (in dollars)**

Concrete Slab on Grade (MT 206 QU 04 ST 50)				Basement (MT 206 QU 04 ST 52)			
		All Sizes - m <sup>2</sup>				All Sizes - m <sup>2</sup>	
Code	Component	K	AR	Code	Component	K	AR
0300	Excavation	90	5.40	0300	Excavation	590	31.60
0701	Piles	530	4.50	0548	Concrete Footings	460	18.40
1101	Grade Beams	1 290	10.80	1321	Foundation Walls	2 940	27.40
1524	Concrete Slab	0	16.80	1524	Concrete Slab	0	16.80
6104	Plumbing Basic	40	0.80	2150	Base Floor Constr.	0	45.00
6544	Heating	200	3.80	2367	Stairs	2 990	0.00
6704	Electrical Basic	70	1.40	6104	Plumbing Basic	190	3.10
	Miscellaneous	50	0.90	6544	Heating	850	13.80
	Architect Fees	130	2.60	6704	Electrical Basic	320	5.10
					Miscellaneous	200	3.20
					Architect Fees	510	9.80
	<b>Total:</b>	<b>2 400</b>	<b>47.00</b>		<b>Total:</b>	<b>9 050</b>	<b>174.20</b>

**4.206.043 MODULE RATES (in dollars)****Basement 1/2 Above Grade**  
(MT 206 QU 04 ST 53)

Code	Component	All Sizes - m <sup>2</sup>	
		K	AR
0300	Excavation	260	14.10
0548	Concrete Footings	460	18.40
1348	Foundation Walls	0	19.60
1354	Found. End Wall	3 150	0.00
1524	Concrete Slab	0	16.80
2150	Base Floor Constr.	0	45.00
2367	Stairs 2 990	0.00	3522
2709	Ext. Wall Finish	660	6.90
3522	Windows	0	21.80
4728	Interior Doors	1 100	0.00
6104	Plumbing Basic	290	6.30
6544	Heating	1 330	28.50
6704	Electrical Basic	490	10.60
	Miscellaneous	310	6.60
	Architect Fees	650	11.50
	<b>Total:</b>	<b>11 690</b>	<b>206.10</b>

**Main Level Base Structure**  
(MT 206 QU 04 ST 60)

Code	Component	All Sizes - m <sup>2</sup>	
		K	AR
0100	Sitework	0	0.80
2513	Base Wall Constr.	0	8.90
2545	Base End Wall	3 110	0.00
2709	Ext. Wall Finish	1 290	11.90
2965	Base Roof Constr.	0	45.00
3313	Roof Finish	0	22.80
	Windows 0		21.80
3731	Exterior Doors	1 340	0.00
4728	Interior Doors	1 100	0.00
6104	Plumbing Basic	260	4.90
6544	Heating	1 230	22.30
6704	Electrical Basic	440	8.30
	Miscellaneous	270	5.20
	Architect Fees	540	9.00
	<b>Total:</b>	<b>9 580</b>	<b>160.90</b>

**Upper Level Base Structure**  
(MT 206 QU 04 ST 70)

Code	Component	All Sizes - m <sup>2</sup>	
		K	AR
2150	Base Floor Constr.	0	45.00
2367	Stairs	2 990	0.00
2513	Base Wall Constr.	0	8.90
2545	Base End Wall	3 110	0.00
2709	Ext. Wall Finish	1 290	11.90
3522	Windows	0	21.80
4728	Interior Doors	1 100	0.00
6104	Plumbing Basic	290	3.90
6544	Heating	1 300	17.50
6704	Electrical Basic	480	6.50
	Miscellaneous	300	4.10
	Architect Fees	640	7.10
	<b>Total:</b>	<b>11 500</b>	<b>126.70</b>

**Room Finish, per unit**  
(MT 206 QU 04 ST 87)

Code	Component	All Size- m <sup>2</sup>	
		K	AR
4119	Int. Wall Finish	20	4.90
4335	Partitions	0	17.50
4345	Corridor Walls	440	0.00
4369	Party Walls	2 930	0.00
4507	Ceiling Finish	0	9.60
4702	Interior Door	320	0.00
4712	Entrance Door	410	0.00
4903	Baseboards	80	1.50
5121	Floor Finish	0	17.00
6903	Electric. Fixtures	0	10.00
	Architect Fees	250	3.60
	<b>Total:</b>	<b>4 450</b>	<b>64.10</b>

**4.206.044 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Component	All Sizes - m <sup>2</sup>	
	K	AR
Exterior Wall		
Base Wall Constr.	370	3.10
Ext. Wall Finish	500	4.10
Plumbing Basic	20	0.20
Heating	90	0.70
Electrical Basic	30	0.30
<b>Total:</b>	<b>1 010</b>	<b>8.40</b>

**4.206.044 PRECALCULATED ADJUSTMENTS (in dollars)****Plumbing**per fixture - **add \$ 670.00****Heating**average forced air and ventilation - **deduct total cost of heating times 0.4**average multi-zone forced air - **deduct total cost of heating times 0.2**average multi-zone forced air and air conditioning - **add total cost of heating times 0.7**average hot water and ventilation - **add total cost of heating times 0.3**average air conditioning - **add total cost of heating times 1.1****4.206.045 UNIT COST ADJUSTMENTS**electric heating and air conditioning units, EA - **add \$ 1 200.00****Wall Openings**

(areas replaced by doors and windows which are less than or greater than the areas included in rate)

unit masonry or wood frame wall systems - **add or deduct 60% of wall cost****Note:** Wall Cost (as per Component Description)

2513 Base Wall Construction	\$ 24.00
2709 Exterior Wall Finish	32.00
4119 Interior Wall Finish	<u>14.40</u>
<b>Total:</b>	<b>\$ 70.40</b>

m<sup>2</sup>**4.206.046 GENERAL INFORMATION**

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

To calculate average size per unit for room finish, divide the total finished floor area per level by the number of units on that level.

Determine floor areas per level from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

Assume concrete block back-up for brick variations, thereby giving obsolescence to older type buildings.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.206.050 MODEL TYPE 206  
QUALITY 05**

**MOTOR HOTEL ROOM SECTIONS - SEMI CUSTOM**

**4.206.051 GENERAL DESCRIPTION**

**Wall Heights**

<b>Architect Fees:</b> 6.3 %	<b>Foundation - Basement</b> 2.6 m	<b>Exterior Wall - Main</b> 2.6 m
<b>Window Area:</b> 12.0 %		- Upper 2.6 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0548</b>	<b>Concrete Footings</b> - medium reinforced
<b>0701</b>	<b>Piles</b> - reinforced concrete
<b>1101</b>	<b>Grade Beams</b> - reinforced concrete
<b>1326</b>	<b>Foundation Walls</b> - 200 mm medium reinforced concrete
<b>1348</b>	<b>Foundation Walls - Lift</b> - 200 mm medium reinforced concrete and steel studding, insulation, sheathing
<b>1354</b>	<b>Foundation End Wall - Lift</b> - 200 mm medium reinforced concrete and 190 mm concrete block or equivalent
<b>1534</b>	<b>Concrete Slab - Basement and On Grade</b> - 100 mm light reinforced <b>Framing</b> - bearing walls
<b>2150</b>	<b>Base Floor Construction</b> - concrete flat plate system or equivalent
<b>2367</b>	<b>Stairs - Basement and Upper</b> - two concrete stairs or equivalent
<b>2513</b>	<b>Base Wall Construction</b> - steel studding, insulation, sheathing
<b>2546</b>	<b>Base End Wall Construction</b> - 190 mm concrete block, loose fill insulation
<b>2717</b>	<b>Exterior Wall Finish</b> - wood siding, paint
<b>2965</b>	<b>Base Roof Construction</b> - concrete flat plate system or equivalent
<b>3313</b>	<b>Roof Finish</b> - rigid insulation, 4-ply built-up
<b>3522</b>	<b>Windows</b> - average double glazed aluminum or equivalent
<b>3732</b>	<b>Exterior Doors</b> - two average bronze aluminum doors
<b>4728</b>	<b>Interior Doors</b> - two average fire rated steel doors
<b>6104</b>	<b>Plumbing Basic</b> - average
<b>6544</b>	<b>Heating</b> - average hot water
<b>6704</b>	<b>Electrical Basic</b> - average wiring

**COMPONENT DESCRIPTION - ROOM FINISH**

<b>4119</b>	<b>Interior Wall Finish</b> - gypsum wallboard, paint
<b>4335</b>	<b>Partitions</b> - gypsum wallboard, paint; partition area 45.0%
<b>4345</b>	<b>Corridor Walls</b> - insulation, soundboard, gypsum wallboard, paint or equivalent
<b>4373</b>	<b>Party Walls</b> - 190 mm scored concrete block, insulation, paint or equivalent
<b>4507</b>	<b>Ceiling Finish</b> - sprayed plaster or equivalent
<b>4702</b>	<b>Interior Door</b> - average hollow core wood
<b>4712</b>	<b>Entrance Door</b> - average solid core wood
<b>4904</b>	<b>Baseboards</b> - average to good
<b>5122</b>	<b>Floor Finish</b> - average to good carpet or equivalent
<b>6904</b>	<b>Electrical Fixtures</b> - average lighting



**4.206.052 BASE RATES (in dollars)**

ST Code	Structure	All Sizes - m <sup>2</sup>	
		K	AR
61	Main Level & Concrete Slab	12 700	213
63	Main Level & Basement	19 900	345
64	Main Level & Basement 1/2 Above Grade	22 200	374
70	Upper Level	12 000	129

ST Code	Structure	All Sizes - m <sup>2</sup>	
		K	AR
87	Room Finish, per unit	5 000	72

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 63 designates the base structure of a main level with a basement.

ST Code 64 designates the base structure of a main level with a basement 1/2 above grade.

ST Code 70 designates the base structure of an upper level.

ST Code 87 designates typical room interior finish, per unit, for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**Note:** MT 206, Motor Hotel Room Sections, is a structure which is meant to be attached to another structure, usually a Motor Hotel. The base structure Base Rates for MT 206 have been designed accordingly.

**4.206.053 MODULE RATES (in dollars)****Concrete Slab on Grade**  
(MT 206 QU 05 ST 50)

Code	Component	All Sizes - m <sup>2</sup>	
		K	AR
0300	Excavation	100	5.40
0701	Piles	560	4.40
1101	Grade Beams	1 340	10.70
1534	Concrete Slab	0	19.30
6104	Plumbing Basic	40	0.80
6544	Heating	200	3.80
6704	Electrical Basic	70	1.40
	Miscellaneous	70	1.10
	Architect Fees	160	3.20
	<b>Total:</b>	<b>2 540</b>	<b>50.10</b>

**Basement 1/2 Above Grade**  
(MT 206 QU 05 ST 53)

Code	Component	All Sizes - m <sup>2</sup>	
		K	AR
0300	Excavation 260	14.10	0100 Sitework
0548	Concrete Footings	480	18.40
1348	Foundation Walls	0	19.60
1354	Found. End Wall	3 150	0.00
1534	Concrete Slab	0	19.30
2150	Base Floor Constr.	0	45.00
2367	Stairs	2 990	0.00
2717	Ext. Wall Finish	760	7.30
3522	Windows	0	21.80
4728	Interior Doors	1 100	0.00
6104	Plumbing Basic	290	6.30
6544	Heating	1 330	28.50
6704	Electrical Basic	490	10.60
	Miscellaneous	350	6.90
	Architect Fees	750	13.30
	<b>Total:</b>	<b>11 950</b>	<b>211.10</b>

**Upper Level Base Structure**  
(MT 206 QU 05 ST 70)

Code	Component	All Sizes - m <sup>2</sup>	
		K	AR
2150	Base Floor Constr.	0	45.00
2367	Stairs	2 990	0.00
2513	Base Wall Constr.	0	8.90
2546	Base End Wall	3 270	0.00
2717	Ext. Wall Finish	1 420	12.50
3522	Windows	0	21.80
4728	Interior Doors	1 100	0.00
6104	Plumbing Basic	290	3.90
6544	Heating	1 300	17.50
6704	Electrical Basic	480	6.50
	Miscellaneous	360	4.60
	Architect Fees	750	8.10
	<b>Total:</b>	<b>11 960</b>	<b>28.80</b>

**Basement**  
(MT 206 QU 05 ST 52)

Code	Component	All Sizes - m <sup>2</sup>	
		K	AR
0300	Excavation	590	31.60
0548	Concrete Footings	480	18.40
1326	Foundation Walls	3 480	30.90
1534	Concrete Slab	0	19.30
2150	Base Floor Constr.	0	45.00
2367	Stairs	2 990	0.00
6104	Plumbing Basic	190	3.10
6544	Heating	850	13.80
6704	Electrical Basic	320	5.10
	Miscellaneous	230	3.40
	Architect Fees	610	11.50
	<b>Total:</b>	<b>9 740</b>	<b>182.10</b>

**Main Level Base Structure**  
(MT 206 QU 05 ST 60)

Code	Component	All Sizes - m <sup>2</sup>	
		K	AR
0	0.80		
2513	Base Wall Constr.	0	8.90
2546	Base End Wall	3 270	0.00
2717	Ext. Wall Finish	1 420	12.50
2965	Base Roof Constr.	0	45.00
3313	Roof Finish	0	22.80
3522	Windows	0	21.80
3732	Exterior Doors	1 520	0.00
4728	Interior Doors	1 100	0.00
6104	Plumbing Basic	260	4.90
6544	Heating	1 230	22.30
6704	Electrical Basic	440	8.30
	Miscellaneous	320	5.60
	Architect Fees	640	10.30
	<b>Total:</b>	<b>10 200</b>	<b>163.20</b>

**Room Finish, per unit**  
(MT 206 QU 05 ST 87)

Code	Component	All Sizes - m <sup>2</sup>	
		K	AR
4119	Int. Wall Finish	20	4.90
4335	Partitions	0	17.50
4345	Corridor Walls	470	0.00
4373	Party Walls	3 380	0.00
4507	Ceiling Finish	0	9.60
4702	Interior Door	320	0.00
4712	Entrance Door	410	0.00
4904	Baseboards	100	1.70
5122	Floor Finish	0	21.00
6904	Electric. Fixtures	0	13.00
	Architect Fees	320	4.60
	<b>Total:</b>	<b>5 020</b>	<b>72.30</b>

**4.206.054 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Component	All Sizes - m <sup>2</sup>	
	K	AR
Exterior Wall		
Base Wall Constr.	390	3.00
Ext. Wall Finish	550	4.20
Plumbing Basic	20	0.20
Heating 90	0.70	
Electrical Basic	30	0.30
<b>Total:</b>	<b>1 080</b>	<b>8.40</b>

**Plumbing**per fixture - **add \$ 670.00****Heating**average forced air and ventilation - **deduct total cost of heating times 0.4**average multi-zone forced air - **deduct total cost of heating times 0.2**average multi-zone forced air and air conditioning - **add total cost of heating times 0.7**average hot water and ventilation - **add total cost of heating times 0.3**average air conditioning - **add total cost of heating times 1.1****4.206.055 UNIT COST ADJUSTMENTS**electric heating and air conditioning units, EA - **add \$ 1 200.00****Wall Openings**

(areas replaced by doors and windows which are less than or greater than the areas included in rate)

unit masonry or wood frame wall systems - **add or deduct 60% of wall cost****Note:** Wall Cost (as per Component Description)

2513 Base Wall Construction	\$ 24.00
2717 Exterior Wall Finish	33.70
4119 Interior Wall Finish	<u>14.40</u>
<b>Total:</b>	m <sup>2</sup> <b>\$ 72.10</b>

**4.206.056 GENERAL INFORMATION**

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

To calculate average size per unit for room finish, divide the total finished floor area per level by the number of units on that level.

Determine floor areas per level from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

Assume concrete block back-up for brick variations, thereby giving obsolescence to older type buildings.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.206.060 MODEL TYPE 206**  
**QUALITY 06**

**MOTOR HOTEL ROOM SECTIONS - CUSTOM**

**4.206.061 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 7.0 %  
**Window Area:** 15.0 %

**Foundation - Basement** 2.6 m

**Exterior Wall - Main** 2.6 m  
 - Upper 2.6 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0555</b>	<b>Concrete Footings</b> - medium reinforced
<b>0702</b>	<b>Piles</b> - reinforced concrete
<b>1104</b>	<b>Grade Beams</b> - reinforced concrete
<b>1327</b>	<b>Foundation Walls</b> - 250 mm medium reinforced
<b>1349</b>	<b>Foundation Walls - Lift</b> - 250 mm medium reinforced concrete and steel studding, insulation, sheathing
<b>1355</b>	<b>Foundation End Wall - Lift</b> - 250 mm medium reinforced concrete and 190 mm concrete block or equivalent
<b>1534</b>	<b>Concrete Slab - Basement and On Grade</b> - 100 mm light reinforced <b>Framing</b> - bearing walls
<b>2145</b>	<b>Base Floor Construction</b> - 200 mm hollow core concrete slab
<b>2373</b>	<b>Stairs - Basement and Upper</b> - two concrete stairs, painted
<b>2514</b>	<b>Base Wall Construction</b> - steel studding, insulation, sheathing
<b>2546</b>	<b>Base End Wall Construction</b> - 190 mm concrete block, loose fill insulation
<b>2724</b>	<b>Exterior Wall Finish</b> - good wood siding, paint or equivalent
<b>2973</b>	<b>Base Roof Construction</b> - 200 mm hollow core concrete slab
<b>3314</b>	<b>Roof Finish</b> - rigid insulation, 4-ply built-up or equivalent
<b>3523</b>	<b>Windows</b> - good double glazed aluminum or equivalent
<b>3735</b>	<b>Exterior Doors</b> - two good bronze aluminum doors or equivalent
<b>4729</b>	<b>Interior Doors</b> - two good fire rated steel doors
<b>6106</b>	<b>Plumbing Basic</b> - good
<b>6546</b>	<b>Heating</b> - good hot water
<b>6706</b>	<b>Electrical Basic</b> - good wiring

**COMPONENT DESCRIPTION - ROOM FINISH**

<b>4120</b>	<b>Interior Wall Finish</b> - gypsum wallboard, paint
<b>4335</b>	<b>Partitions</b> - gypsum wallboard, paint; partition area 45.0%
<b>4346</b>	<b>Corridor Walls</b> - insulation, soundboard, gypsum wallboard, paint or equivalent
<b>4373</b>	<b>Party Walls</b> - 190 mm scored concrete block, insulation, paint or equivalent
<b>4507</b>	<b>Ceiling Finish</b> - sprayed plaster or equivalent
<b>4703</b>	<b>Interior Door</b> - good hollow core wood
<b>4714</b>	<b>Entrance Door</b> - good solid core wood
<b>4905</b>	<b>Baseboards &amp; Trim</b> - good
<b>5123</b>	<b>Floor Finish</b> - good carpet or equivalent
<b>6905</b>	<b>Electrical Fixtures</b> - average to good lighting

**4.206.062 BASE RATES (in dollars)**

ST Code	Structure	All Sizes - m <sup>2</sup>	
		K	AR
61	Main Level & Concrete Slab	15 700	275
63	Main Level & Basement	23 200	433
64	Main Level & Basement 1/2 Above Grade	26 400	488
70	Upper Level	14 300	181

ST Code	Structure	All Sizes - m <sup>2</sup>	
		K	AR
87	Room Finish, per unit	5 300	81

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 63 designates the base structure of a main level with a basement.

ST Code 64 designates the base structure of a main level with a basement 1/2 above grade.

ST Code 70 designates the base structure of an upper level.

ST Code 87 designates typical room interior finish, per unit, for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**Note:** MT 206, Motor Hotel Room Sections, is a structure which is meant to be attached to another structure, usually a Motor Hotel. The base structure Base Rates for MT 206 have been designed accordingly.

**4.206.063 MODULE RATES (in dollars)****Concrete Slab on Grade**  
(MT 206 QU 06 ST 50)

Code	Component	All Sizes - m <sup>2</sup>	
		K	AR
0300	Excavation 100	5.40	0300 Excavation
0702	Piles	660	4.70
1104	Grade Beams	1 630	11.70
1534	Concrete Slab	0	19.30
6105	Plumbing Basic	60	1.00
6545	Heating	240	4.00
6705	Electrical Basic	90	1.60
	Miscellaneous	80	1.20
	Architect Fees	220	3.70
	<b>Total:</b>	<b>3 080</b>	<b>52.60</b>

**Basement**  
(MT 206 QU 06 ST 52)

Code	Component	All Sizes - m <sup>2</sup>	
		K	AR
590	31.60		
0555	Concrete Footings	590	20.20
1327	Foundation Walls	3 720	27.40
1534	Concrete Slab	0	19.30
2145	Base Floor Constr.	0	66.50
2373	Stairs	3 150	0.00
6105	Plumbing Basic	220	3.90
6545	Heating	910	16.00
6705	Electrical Basic	360	6.40
	Miscellaneous	280	3.90
	Architect Fees	740	14.70
	<b>Total:</b>	<b>10 560</b>	<b>209.90</b>

**Basement 1/2 Above Grade**  
(MT 206 QU 06 ST 53)

Code	Component	All Sizes - m <sup>2</sup>	
		K	AR
0300	Excavation 260	14.100	100100 Sitework
0555	Concrete Footings	590	20.20
1349	Foundation Walls	0	23.30
1355	Found. End Wall	3 190	0.00
1534	Concrete Slab	0	19.30
2145	Base Floor Constr.	0	66.50
2373	Stairs	3 150	0.00
2724	Ext. Wall Finish	1 270	9.10
3523	Windows	0	28.70
4729	Interior Doors	1 380	0.00
6105	Plumbing Basic	380	8.40
6545	Heating	1 580	34.80
6705	Electrical Basic	630	13.80
	Miscellaneous	390	8.40
	Architect Fees	960	18.60
	<b>Total:</b>	<b>13 780</b>	<b>265.20</b>

**Main Level Base Structure**  
(MT 206 QU 06 ST 60)

Code	Component	All Sizes - m <sup>2</sup>	
		K	AR
		0	0.80
2514	Base Wall Constr.	0	10.80
2546	Base End Wall	3 270	0.00
2724	Ext. Wall Finish	2 370	16.80
2973	Base Roof Constr.	0	66.50
3314	Roof Finish	27.50	
3523	Windows	0	28.70
3735	Exterior Doors	2 000	0.00
4729	Interior Doors	1 380	0.00
6105	Plumbing Basic	340	7.20
6545	Heating	1 430	29.70
6705	Electrical Basic	570	11.80
	Miscellaneous	390	7.20
	Architect Fees	880	15.60
	<b>Total:</b>	<b>12 630</b>	<b>222.60</b>

**Upper Level Base Structure**  
(MT 206 QU 06 ST 70)

Code	Component	All Sizes - m <sup>2</sup>	
		K	AR
2145	Base Floor Constr.	0	66.50
2373	Stairs	3 150	0.00
2514	Base Wall Constr.	0	10.80
2546	Base End Wall	3 270	0.00
2724	Ext. Wall Finish	2 370	16.80
3523	Windows	0	28.70
4729	Interior Doors	1 380	0.00
6105	Plumbing Basic	400	5.80
6545	Heating	1 660	24.20
6705	Electrical Basic	660	9.60
	Miscellaneous	440	5.80
	Architect Fees	1 000	12.70
	<b>Total:</b>	<b>14 330</b>	<b>180.90</b>

**Room Finish, per unit**  
(MT 206 QU 06 ST 87)

Code	Component	All Sizes - m <sup>2</sup>	
		K	AR
4120	Int. Wall Finish	40	5.30
4335	Partitions	0	17.50
4346	Corridor Walls	510	0.00
4373	Party Walls	3 380	0.00
4507	Ceiling Finish	0	9.60
4703	Interior Door	380	0.00
4714	Entrance Door	470	0.00
4905	Baseboards	130	2.10
5123	Floor Finish	0	25.00
6905	Electric. Fixtures	0	16.00
	Architect Fees	370	5.70
	<b>Total:</b>	<b>5 280</b>	<b>81.20</b>

**4.206.064 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct****All Sizes - m<sup>2</sup>**

<b>Component</b>	<b>K</b>	<b>AR</b>
Exterior Wall		
Base Wall Constr.	580	4.10
Ext. Wall Finish	910	6.50
Plumbing Basic	30	0.20
Heating 140	1.00	
Electrical Basic	60	0.40
<b>Total:</b>	<b>1 720</b>	<b>12.20</b>

**Plumbing**per fixture - **add \$ 820.00****Heating**forced air and ventilation - **deduct total cost of heating times 0.4**multi-zone forced air - **deduct total cost of heating times 0.2**multi-zone forced air and air conditioning - **add total cost of heating times 0.7**hot water and ventilation - **add total cost of heating times 0.3**air conditioning - **add total cost of heating times 1.1****4.206.065 UNIT COST ADJUSTMENTS**electric heating and air conditioning units, EA - **add \$ 1 350.00****Wall Openings**

(areas replaced by doors and windows which are less than or greater than the areas included in rate)

unit masonry or wood frame wall systems - **add or deduct 60% of wall cost****Note:** Wall Cost (as per Component Description)

2514 Base Wall Construction	\$ 34.70	
2724 Exterior Wall Finish		54.20
4120 Interior Wall Finish		<u>15.60</u>
<b>Total:</b>	<b>m<sup>2</sup></b>	<b>\$ 104.50</b>

**4.206.066 GENERAL INFORMATION**

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

To calculate average size per unit for room finish, divide the total finished floor area per level by the number of units on that level.

Determine floor areas per level from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

Assume concrete block back-up for brick variations, thereby giving obsolescence to older type buildings.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.300.020 MODEL TYPE 300  
QUALITY 02**

**STORE - SUBSTANDARD**

**4.300.021 GENERAL DESCRIPTION**

**Wall Heights**

<b>Architect Fees:</b> 3.0 %	<b>Foundation - Basementless</b> 0.6 m	<b>Exterior Wall - Main</b> 3.0 m
<b>Span:</b> 3.7 m	- Basement 3.0 m	- Upper 3.0 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0509</b>	<b>Concrete Footings</b> - unreinforced or equivalent
<b>0900</b>	<b>Concrete Pads</b> - unreinforced
<b>1306</b>	<b>Foundation Walls</b> - 200 mm unreinforced concrete
<b>1513</b>	<b>Concrete Slab - Basement and On Grade</b> - 75 mm light reinforced <b>Framing</b> - steel columns and beams; mill type construction or equivalent in older types
<b>2125</b>	<b>Base Floor Construction</b> - open web steel joists, steel decking, 64 mm light reinforced concrete slab; wood joist and deck floor system or equivalent in older types
<b>2304</b>	<b>Stairs - Basement</b> - one wood stair, painted
<b>2310</b>	<b>Stairs - Upper</b> - one wood stair, tile finish
<b>2531</b>	<b>Base Wall Construction</b> - 140 mm standard or 190 mm substandard concrete block, loose fill insulation; wood framing, stucco, sheathing, insulation, gypsum wallboard or equivalent in older types
<b>2940</b>	<b>Base Roof Construction</b> - open web steel joists, steel decking; wood joists and deck roof system or equivalent in older types
<b>3311</b>	<b>Roof Finish</b> - rigid insulation, 3-ply built-up or equivalent
<b>6102</b>	<b>Plumbing Basic</b> - substandard
<b>6502</b>	<b>Heating</b> - substandard forced air heating with simple ducting
<b>6702</b>	<b>Electrical Basic</b> - substandard wiring

**COMPONENT DESCRIPTION - STORE FINISH**

<b>4101</b>	<b>Interior Wall Finish</b> - paint
<b>4531</b>	<b>Ceiling Finish</b> - suspended panels
<b>4901</b>	<b>Baseboards &amp; Trim</b> - low grade
<b>5101</b>	<b>Floor Finish</b> - low grade tile or equivalent
<b>6902</b>	<b>Electrical Fixtures</b> - substandard lighting



**4.300.022 BASE RATES (in dollars)**

ST Code	Structure	Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR
61	Main Level & Concrete Slab	2 800	191	5 700	139	11 100	117	17 600	108
63	Main Level & Basement	5 100	356	10 500	256	20 700	216	32 900	198
70	Upper Level	2 500	150	5 000	102	9 900	83	15 700	75
80	Store Finish	200	40	600	33	1 200	30	2 000	29

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 63 designates the base structure of a main level with a basement.

ST Code 70 designates the base structure of an upper level.

ST Code 80 designates typical store interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.300.023 MODULE RATES (in dollars)**

**Concrete Slab on Grade**  
(MT 300 QU 02 ST 50)

Code	Component	Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR
0300	Excavation 50	7.30	140	5.70280		5.10	450	4.80	
0509	Concrete Footings	150	7.90	380	3.30	770	1.80	1 260	1.10
0900	Concrete Pads	0	0.00	-30	0.80	-60	0.90	-120	1.00
1513	Concrete Slab	0	13.20	0	13.20	0	13.20	0	13.20
6102	Plumbing Basic	10	1.00	20	0.80	30	0.70	50	0.70
6502	Heating	20	2.10	40	1.70	70	1.60	120	1.50
6702	Electrical Basic	10	1.70	30	1.30	60	1.20	90	1.20
	Miscellaneous	0	0.70	10	0.50	20	0.50	40	0.50
	Architect Fees	10	1.00	20	0.80	40	0.80	60	0.70
	<b>Total:</b>	<b>250</b>	<b>34.90</b>	<b>610</b>	<b>28.10</b>	<b>1 210</b>	<b>25.80</b>	<b>1 950</b>	<b>24.70</b>

**Basement**  
(MT 300 QU 02 ST 52)

Code	Component	Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR
0300	Excavation 360	48.60	900	37.70	1 850	33.90	3 030	32.20	
0509	Concrete Footings	150	7.90	380	3.30	770	1.80	1 260	1.10
0900	Concrete Pads	0	0.00	-30	0.80	-60	0.90	-120	1.00
1306	Foundation Walls	1 550	81.20	3 890	34.40	7 960	18.10	13 020	10.80
1513	Concrete Slab	0	13.20	0	13.20	0	13.20	0	13.20
1704	Columns	0	0.00	-120	3.40	-270	4.00	-530	4.40
1901	Beams	0	0.00	-230	7.50	-400	8.20	-730	8.70
2125	Base Floor Constr.	0	34.00	0	34.00	0	34.00	0	34.00
2304	Stair	270	0.00	270	0.00	270	0.00	270	0.00
6102	Plumbing Basic	20	1.60	40	1.30	60	1.10	100	1.10
6502	Heating	40	3.50	80	2.70	140	2.50	230	2.30
6702	Electrical Basic	20	2.80	60	2.10	120	1.90	180	1.90
	Miscellaneous	10	1.10	20	0.80	40	0.80	80	0.80
	Architect Fees	70	6.00	160	4.40	320	3.70	520	3.40
	<b>Total:</b>	<b>2 490</b>	<b>199.90</b>	<b>5 420</b>	<b>145.60</b>	<b>10 800</b>	<b>124.10</b>	<b>17 310</b>	<b>114.90</b>

**4.300.023 MODULE RATES (in dollars)****Main Level Base Structure**

(MT 300 QU 02 ST 60)

Code	Component	Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR
0100	Sitework	500	0.00	500	1.00	500	0.90	500	0.80
1704	Columns	0	0.00	-120	3.40	-270	4.00	-530	4.40
1900	Beams	0	0.00	-210	6.90	-360	7.50	-660	7.90
2531	Base Wall Constr.	1 580	82.50	3 950	34.90	8 090	18.40	13 240	11.00
2940	Base Roof Constr.	0	18.80	0	18.80	0	18.80	0	18.80
3311	Roof Finish	0	20.30	0	20.30	0	20.30	0	20.30
6102	Plumbing Basic	80	5.30	150	4.00	300	3.40	470	3.10
6502	Heating	170	11.60	330	8.60	640	7.40	1 020	6.80
6702	Electrical Basic	130	9.00	260	6.70	500	5.70	790	5.30
	Miscellaneous	50	3.70	110	2.70	200	2.30	320	2.20
	Architect Fees	80	4.70	150	3.30	300	2.70	470	2.50
	<b>Total:</b>	<b>2 590</b>	<b>155.90</b>	<b>5 120</b>	<b>110.60</b>	<b>9 900</b>	<b>91.40</b>	<b>15 620</b>	<b>83.10</b>

**Upper Level Base Structure**

(MT 300 QU 02 ST 70)

Code	Component	Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR
1701	Columns	0	0.00	-70	2.00	-160	2.30	-310	2.60
1901	Beams	0	0.00	-230	7.50	-400	8.20	-730	8.70
2125	Base Floor Constr.	0	34.00	0	34.00	0	34.00	0	34.00
2310	Stair	400	0.00	400	0.00	400	0.00	400	0.00
2531	Base Wall Constr.	1 580	82.50	3 950	34.90	8 090	18.40	13 240	11.00
6102	Plumbing Basic	70	5.20	150	3.70	300	3.10	470	2.90
6502	Heating	160	11.20	330	8.10	640	6.80	1 020	6.30
6702	Electrical Basic	120	8.70	250	6.30	500	5.30	800	4.90
	Miscellaneous	50	3.60	100	2.60	200	2.20	320	2.00
	Architect Fees	70	4.50	150	3.10	300	2.50	470	2.20
	<b>Total:</b>	<b>2 450</b>	<b>149.70</b>	<b>5 030</b>	<b>102.20</b>	<b>9 870</b>	<b>82.80</b>	<b>15 680</b>	<b>74.60</b>

**4.300.023 MODULE RATES (in dollars)****Store Finish**

(MT 300 QU 02 ST 80) - finish height - 2.4 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR		
4101	Int. Wall Finish	50	2.50	120	1.10			250	0.60	410	0.30
4310	Cross Partition	150	8.00	380	3.40			780	1.80	1 280	1.10
4531	Ceiling Finish	0	10.50	0	10.50			0	10.50	0	10.50
4901	Baseboards & Trim	20	1.30	60	0.60			130	0.30	210	0.20
5101	Floor Finish	0	9.90	0	9.90			0	9.90	0	9.90
6902	Electric. Fixtures	0	6.20	0	6.20			0	6.20	0	6.20
	Architect Fees	10	1.20	20	1.00			40	0.90	60	0.90
	<b>Total:</b>	<b>230</b>	<b>39.60</b>	<b>580</b>	<b>32.70</b>			<b>1 200</b>	<b>30.20</b>	<b>1 960</b>	<b>29.10</b>

**4.300.024 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
	K	AR	K	AR	K	AR	K	AR	K	AR
Foundation Wall	610	31.50	1 480	14.70			2 990	8.50	4 850	5.90
Exterior Wall										
Base Wall Constr.	530	27.50	1 320	11.60			2 700	6.10	4 410	3.70
Interior Columns	0	0.00	-30	1.10			-80	1.30	-170	1.50
Plumbing Basic	20	0.90	40	0.40			90	0.20	140	0.20
Heating 40	2.10	1.00	1.00	2.00			0.60	3.20	0.40	
Electrical Basic	30	1.70	80	0.80			170	0.50	270	0.30
<b>Total:</b>	<b>620</b>	<b>32.20</b>	<b>1 510</b>	<b>14.90</b>			<b>3 080</b>	<b>8.70</b>	<b>4 970</b>	<b>6.10</b>
Int. Wall Finish	80	4.40	210	1.90			430	1.00	700	0.60
Stairs										
Basement	90	0.00	90	0.00			90	0.00	90	0.00
Upper	130	0.00	130	0.00			130	0.00	130	0.00

**Plumbing**per fixture - **add \$ 400.00****Old Style Mechanical**plumbing, heating and electrical - **deduct 30% of mechanical installations****Spans**

(for each metre more or less than 3.7 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area**floor along joists - **add or deduct \$ 2.60 per m<sup>2</sup> of area**floor along beam - **add or deduct \$ 1.30 per m<sup>2</sup> of area**

**4.300.025 UNIT COST ADJUSTMENTS****Windows**

low grade single glazed wood window, per m<sup>2</sup> - **add \$ 102.00**

low grade double glazed wood window, per m<sup>2</sup> - **add \$ 161.00**

**Doors, Exterior**

low grade wood door, EA - **add \$ 310.00**

**Wall Openings**

(areas replaced by doors and windows)

unit masonry or wood frame wall systems - **deduct 60% of wall cost**

**Note:** Wall Cost (as per Component Description)

2531 Base Wall Construction	\$ 61.30
4101 Interior Wall Finish	<u>4.70</u>
<b>Total:</b>	<b>\$ 66.00</b>

**4.300.026 GENERAL INFORMATION**

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Apply store finish Base Rates to the structure's finished floor area.

Determine floor areas per level from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

Assume concrete block back-up for brick variations, thereby giving obsolescence to older type buildings.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.300.030 MODEL TYPE 300  
QUALITY 03**

**STORE - FAIR**

**4.300.031 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 4.6 %  
**Span:** 5.2 m

**Foundation** - Basementless 1.2 m  
- Basement 3.0 m

**Exterior Wall** - Main 3.0 m  
- Upper 3.0 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0545</b>	<b>Concrete Footings</b> - medium reinforced
<b>0700</b>	<b>Piles</b> - reinforced concrete
<b>0920</b>	<b>Concrete Pads</b> - reinforced
<b>1100</b>	<b>Grade Beams</b> - reinforced concrete or equivalent
<b>1311</b>	<b>Foundation Walls</b> - 200 mm light reinforced concrete
<b>1514</b>	<b>Concrete Slab - Basement and On Grade</b> - 100 mm light reinforced
	<b>Framing</b> - steel columns and beams; mill type construction or equivalent in older types
<b>2131</b>	<b>Base Floor Construction</b> - open web steel joists, steel decking, 64 mm light reinforced concrete slab; wood joists and deck floor system or equivalent in older types
<b>2305</b>	<b>Stairs - Basement</b> - one wood stair, painted
<b>2311</b>	<b>Stairs - Upper</b> - one wood stair, tile finish
<b>2532</b>	<b>Base Wall Construction</b> - 190 mm concrete block, loose fill insulation
<b>2941</b>	<b>Base Roof Construction</b> - open web steel joists, steel decking; wood joists and deck roof system or equivalent in older types
<b>3312</b>	<b>Roof Finish</b> - rigid insulation, 4-ply built-up or equivalent
<b>6103</b>	<b>Plumbing Basic</b> - fair
<b>6503</b>	<b>Heating</b> - fair forced air
<b>6703</b>	<b>Electrical Basic</b> - fair wiring

**COMPONENT DESCRIPTION - STORE FINISH**

<b>4101</b>	<b>Interior Wall Finish</b> - paint
<b>4531</b>	<b>Ceiling Finish</b> - suspended panels
<b>4902</b>	<b>Baseboards &amp; Trim</b> - fair
<b>5102</b>	<b>Floor Finish</b> - fair tile or equivalent
<b>6903</b>	<b>Electrical Fixtures</b> - fair lighting

**4.300.032 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
61	Main Level & Concrete Slab	3 800	253	8 200	167	16 000	137	25 500	122		
63	Main Level & Basement	5 800	409	12 100	284	23 700	240	37 700	218		
70	Upper Level	2 800	171	5 600	114	11 000	95	17 400	84		
80	Store Finish	300	50	700	41	1 500	39	2 400	37		

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 63 designates the base structure of a main level with a basement.

ST Code 70 designates the base structure of an upper level.

ST Code 80 designates typical store interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.300.033 MODULE RATES (in dollars)**

**Concrete Slab on Grade**  
(MT 300 QU 03 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation 50	7.30	140	5.70	280	5.10	450	4.80			
0700	Piles	260	13.60	650	5.80	1 340	3.00	2 190	1.80		
0920	Concrete Pads	0	0.00	-50	1.00	-140	1.30	-260	1.50		
1100	Grade Beams	490	25.60	1 230	10.80	2 510	5.70	4 100	3.40		
1514	Concrete Slab	0	15.90	0	15.90	0	15.90	0	15.90		
6103	Plumbing Basic	20	1.70	60	1.10	110	0.90	180	0.80		
6503	Heating	50	4.20	130	2.60	270	2.10	430	1.80		
6703	Electrical Basic	40	3.10	100	1.90	200	1.50	320	1.30		
	Miscellaneous	20	1.50	50	0.90	90	0.70	150	0.60		
	Architect Fees	40	3.50	110	2.20	220	1.70	360	1.50		
	<b>Total:</b>	<b>970</b>	<b>76.40</b>	<b>2 420</b>	<b>47.90</b>	<b>4 880</b>	<b>37.90</b>	<b>7 920</b>	<b>33.40</b>		

**Basement**

(MT 300 QU 03 ST 52)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation 360	48.60	900	37.70	1 850	33.90	3 030	32.20			
0545	Concrete Footings	220	11.70	560	4.90	1 140	2.60	1 870	1.60		
0920	Concrete Pads	0	0.00	-50	1.00	-140	1.30	-260	1.50		
1311	Foundation Walls	1 740	90.90	4 350	38.50	8 910	20.30	14 580	12.20		
1514	Concrete Slab	0	15.90	0	15.90	0	15.90	0	15.90		
1706	Columns	0	0.00	-130	2.50	-340	3.30	-660	3.80		
1903	Beams	0	0.00	-360	7.20	-630	9.60	-1 140	9.00		
2131	Base Floor Constr.	0	40.10	0	40.10	0	40.10	0	40.10		
2305	Stair	330	0.00	330	0.00	330	0.00	330	0.00		
6103	Plumbing Basic	30	2.40	80	1.60	150	1.30	240	1.20		
6503	Heating	70	5.80	180	3.70	360	3.10	570	2.70		
6703	Electrical Basic	60	4.30	130	2.70	270	2.20	430	1.90		
	Miscellaneous	30	2.10	70	1.30	120	1.00	200	0.90		
	Architect Fees	140	10.70	290	7.60	580	6.50	930	5.90		
	<b>Total:</b>	<b>2 980</b>	<b>232.50</b>	<b>6 350</b>	<b>164.70</b>	<b>12 600</b>	<b>141.10</b>	<b>20 120</b>	<b>128.90</b>		

**4.300.033 MODULE RATES (in dollars)****Main Level Base Structure**  
(MT 300 QU 03 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR		
0100	Sitework	500	0.00	500	1.00	500	0.90	500	0.80		
1706	Columns	0	0.00	-130	2.50	-340	3.30	-660	3.80		
1901	Beams	0	0.00	-230	4.70	-420	6.30	-750	5.90		
2532	Base Wall Constr.	1 800	94.10	4 510	39.80	9 230	21.00	15 100	12.60		
2941	Base Roof Constr.	0	21.30	0	21.30	0	21.30	0	21.30		
3312	Roof Finish	0	22.70	0	22.70	0	22.70	0	22.70		
6103	Plumbing Basic	70	5.00	140	3.60	270	3.20	430	2.90		
6503	Heating	160	12.00	330	8.70	640	7.50	1 010	6.90		
6703	Electrical Basic	120	8.80	240	6.40	470	5.50	750	5.10		
	Miscellaneous	60	4.20	120	3.00	220	2.60	360	2.40		
	Architect Fees	130	8.20	260	5.60	510	4.60	810	4.20		
<b>Total:</b>		<b>2 840</b>	<b>176.30</b>	<b>5 740</b>	<b>119.30</b>	<b>11 080</b>	<b>98.90</b>	<b>17 550</b>	<b>88.60</b>		

**Upper Level Base Structure**  
(MT 300 QU 03 ST 70)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR		
1703	Columns	0	0.00	-60	1.20	-160	1.60	-310	1.80		
1903	Beams	0	0.00	-360	7.20	-630	9.60	-1 140	9.00		
2131	Base Floor Constr.	0	40.10	0	40.10	0	40.10	0	40.10		
2311	Stair	430	0.00	430	0.00	430	0.00	430	0.00		
2532	Base Wall Constr.	1 800	94.10	4 510	39.80	9 230	21.00	15 100	12.60		
6103	Plumbing Basic	70	4.90	140	3.50	270	3.00	420	2.70		
6503	Heating	160	11.60	320	8.30	630	7.10	1 010	6.50		
6703	Electrical Basic	120	8.50	240	6.10	470	5.30	740	4.80		
	Miscellaneous	60	4.10	110	2.90	220	2.50	350	2.30		
	Architect Fees	130	7.90	260	5.30	500	4.30	800	3.80		
<b>Total:</b>		<b>2 770</b>	<b>171.20</b>	<b>5 590</b>	<b>114.40</b>	<b>10 960</b>	<b>94.50</b>	<b>17 400</b>	<b>83.60</b>		

**4.300.033 MODULE RATES (in dollars)****Upper Level Base Structure - Extension**

(MT 300 QU 03 ST 71)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR		
0300	Excavation 0	5.70	0	5.10	0	4.80			
0700	Piles	0	5.80	0	3.00	0	1.80		
0920	Concrete Pads	0	1.00	0	1.30	0	1.50		
1100	Grade Beams	0	10.80	0	5.70	0	3.40		
1706	Columns, Main	0	2.50	0	3.30	0	3.80		
1703	Columns, Upper	0	1.20	0	1.60	0	1.80		
1901	Beams, Main	0	4.70	0	6.30	0	5.90		
1903	Beams, Upper	0	7.20	0	9.60	0	9.00		
2175	Base Floor Constr.	0	73.50	0	73.50	0	73.50		
2532	Base Wall Constr.	0	39.80	0	21.00	0	12.60		
2941	Base Roof Constr.	0	21.30	0	21.30	0	21.30		
3312	Roof Finish	0	22.70	0	22.70	0	22.70		
6103	Plumbing Basic	0	3.50	0	3.00	0	2.70		
6503	Heating	0	8.30	0	7.10	0	6.50		
6703	Electrical Basic	0	6.10	0	5.30	0	4.80		
	Miscellaneous	0	2.90	0	2.50	0	2.30		
	Architect Fees	0	10.50	0	9.30	0	8.60		
	<b>Total:</b>	<b>0</b>	<b>227.50</b>	<b>0</b>	<b>201.60</b>	<b>0</b>	<b>187.00</b>		

**Upper Level Base Structure - Cantilever Extension**

(MT 300 QU 03 ST 72)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR		
1703	Columns, Upper	0	1.20	0	1.60	0	1.80		
1903	Beams, Upper	0	7.20	0	9.60	0	9.00		
2175	Base Floor Constr.	0	73.50	0	73.50	0	73.50		
2532	Base Wall Constr.	0	39.80	0	21.00	0	12.60		
2941	Base Roof Constr.	0	21.30	0	21.30	0	21.30		
3312	Roof Finish	0	22.70	0	22.70	0	22.70		
6103	Plumbing Basic	0	3.50	0	3.00	0	2.70		
6503	Heating	0	8.30	0	7.10	0	6.50		
6703	Electrical Basic	0	6.10	0	5.30	0	4.80		
	Miscellaneous	0	2.90	0	2.50	0	2.30		
	Architect Fees	0	9.00	0	8.10	0	7.60		
	<b>Total:</b>	<b>0</b>	<b>195.50</b>	<b>0</b>	<b>175.70</b>	<b>0</b>	<b>164.80</b>		

**Note:** The Upper Level Extension (ST 71) and the Upper Level Cantilever Extension (ST 72) are provided for buildings that have a supported or unsupported portion of an upper level extending out from the main structure. Accordingly, the Base Rates applied against all areas of an upper level must be selected from the size range that corresponds to the upper level's total floor area.



**4.300.033 MODULE RATES (in dollars)****Store Finish**

(MT 300 QU 03 ST 80) - finish height - 2.4 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR		
4101	Int. Wall Finish	50	2.50	120	1.10	250	0.60	410	0.30		
4312	Cross Partition	190	9.90	470	4.20	970	2.20	1 580	1.30		
4531	Ceiling Finish	0	10.50	0	10.50	0	10.50	0	10.50		
4902	Baseboards & Trim	30	1.60	80	0.70	160	0.40	260	0.20		
5102	Floor Finish	0	13.00	0	13.00	0	13.00	0	13.00		
6903	Electric. Fixtures	0	10.00	0	10.00	0	10.00	0	10.00		
	Architect Fees	10	2.30	30	1.90	70	1.80	110	1.70		
	<b>Total:</b>	<b>280</b>	<b>49.80</b>	<b>700</b>	<b>41.40</b>	<b>1 450</b>	<b>38.50</b>	<b>2 360</b>	<b>37.00</b>		

**4.300.034 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
	K	AR	K	AR	K	AR	K	AR		
Foundation Wall	660	34.50	1 620	15.50	3 270	9.00	5 300	6.20		
Exterior Wall										
Base Wall Constr.	600	31.40	1 500	13.30	3 080	7.00	5 030	4.20		
Interior Columns	0	0.00	-30	0.80	-100	1.10	-210	1.30		
Plumbing Basic	20	0.90	40	0.40	80	0.20	130	0.20		
Heating 40	2.10	1.00	0.90	2.00	0.50	3.20	0.40			
Electrical Basic	30	1.60	80	0.70	160	0.40	250	0.30		
<b>Total:</b>	<b>690</b>	<b>36.00</b>	<b>1 690</b>	<b>16.10</b>	<b>3 420</b>	<b>9.20</b>	<b>5 520</b>	<b>6.40</b>		
Int. Wall Finish	100	5.20	250	2.20	510	1.20	830	0.70		
Stairs										
Basement	110	0.00	110	0.00	110	0.00	110	0.00		
Upper	140	0.00	140	0.00	140	0.00	140	0.00		

**Plumbing**per fixture - **add \$ 470.00****Heating**fair multi-zone forced air - **add total cost of heating times 0.5**fair air conditioning - **add total cost of heating times 1.6**fair multi-zone forced air and air conditioning - **add total cost of heating times 2.1**fair hot water - **add total cost of heating times 0.8**fair hot water and ventilation - **add total cost of heating times 1.3**fair hot water and air conditioning - **add total cost of heating times 2.7****Old Style Mechanical**plumbing, heating and electrical - **deduct 30% of mechanical installations**

**4.300.034 PRECALCULATED ADJUSTMENTS****Spans**

(for each metre more or less than 5.2 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area**floor along joists - **add or deduct \$ 2.60 per m<sup>2</sup> of area**floor along beam - **add or deduct \$ 1.30 per m<sup>2</sup> of area****4.300.035 UNIT COST ADJUSTMENTS****Windows**fair double glazed aluminum window, per m<sup>2</sup> - **add \$ 173.00**fair clear sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 157.00****Doors, Exterior**fair clear aluminum door, EA - **add \$ 540.00**fair hollow steel door, EA - **add \$ 400.00****Wall Openings**

(areas replaced by doors and windows)

unit masonry or wood frame wall systems - **deduct 60% of wall cost****Note:** Wall Cost (as per Component Description)

2532 Base Wall Construction	\$ 69.90
4101 Interior Wall Finish	<u>4.70</u>
<b>Total:</b>	<b>\$ 74.60</b>

**4.300.036 GENERAL INFORMATION**

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Apply store finish Base Rates to the structure's finished floor area.

Determine floor areas per level from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

Assume concrete block back-up for brick variations, thereby giving obsolescence to older type buildings.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.300.040 MODEL TYPE 300  
QUALITY 04**

**STORE - STANDARD**

**4.300.041 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 5.6 %  
**Span:** 6.1 m

**Foundation** - Basementless 1.2 m  
- Basement 3.0 m

**Exterior Wall** - Main 3.0 m  
- Upper 3.0 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0548</b>	<b>Concrete Footings</b> - medium reinforced
<b>0700</b>	<b>Piles</b> - reinforced concrete
<b>0920</b>	<b>Concrete Pads</b> - reinforced
<b>1120</b>	<b>Grade Beams</b> - reinforced concrete or equivalent
<b>1326</b>	<b>Foundation Walls</b> - 200 mm medium reinforced concrete
<b>1524</b>	<b>Concrete Slab - Basement and On Grade</b> - 100 mm light reinforced
	<b>Framing</b> - steel columns and beams
<b>2135</b>	<b>Base Floor Construction</b> - open web steel joists, steel decking, 100 mm light reinforced concrete slab
<b>2349</b>	<b>Stairs - Basement</b> - one steel stair with grate treads and railing
<b>2355</b>	<b>Stairs - Upper</b> - one steel stair with concrete pan treads and railing
<b>2546</b>	<b>Base Wall Construction</b> - 190 mm light reinforced concrete block, loose fill insulation
<b>2703</b>	<b>Exterior Wall Finish</b> - paint
<b>2951</b>	<b>Base Roof Construction</b> - open web steel joists, steel decking
<b>3313</b>	<b>Roof Finish</b> - rigid insulation, 4-ply built-up
<b>6104</b>	<b>Plumbing Basic</b> - average
<b>6514</b>	<b>Heating</b> - average forced air and ventilation
<b>6704</b>	<b>Electrical Basic</b> - average wiring

**COMPONENT DESCRIPTION - STORE FINISH**

<b>4102</b>	<b>Interior Wall Finish</b> - paint
<b>4533</b>	<b>Ceiling Finish</b> - suspended panels
<b>4903</b>	<b>Baseboards &amp; Trim</b> - average
<b>5103</b>	<b>Floor Finish</b> - average tile or equivalent
<b>6904</b>	<b>Electrical Fixtures</b> - average lighting

**4.300.042 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR		
61	Main Level & Concrete Slab	10 200	181	19 000	152	30 500	136	49 500	126		
63	Main Level & Basement	20 900	307	33 700	271	50 800	246	79 000	232		
70	Upper Level	14 100	130	19 900	116	27 900	104	41 000	98		
80	Store Finish	800	53	1 700	50	2 800	48	4 700	47		

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 63 designates the base structure of a main level with a basement.

ST Code 70 designates the base structure of an upper level.

ST Code 80 designates typical store interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.300.043 MODULE RATES (in dollars)**

**Concrete Slab on Grade**  
(MT 300 QU 04 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR		
0300	Excavation 140	5.70	280	5.10	450	4.80	750	4.70			
0700	Piles	560	4.90	1 140	2.60	1 870	1.60	3 090	0.90		
0920	Concrete Pads	0	0.00	-110	0.90	-220	1.10	-430	1.20		
1120	Grade Beams	1 400	12.40	2 860	6.50	4 680	3.90	7 760	2.40		
1524	Concrete Slab	0	16.80	0	16.80	0	16.80	0	16.80		
6104	Plumbing Basic	60	1.10	120	0.90	190	0.80	320	0.70		
6514	Heating	160	3.10	330	2.50	530	2.20	870	2.00		
6704	Electrical Basic	110	2.10	220	1.70	360	1.50	590	1.40		
	Miscellaneous	50	0.90	100	0.80	160	0.70	260	0.60		
	Architect Fees	150	2.80	290	2.20	480	2.00	780	1.80		
	<b>Total:</b>	<b>2 630</b>	<b>49.80</b>	<b>5 230</b>	<b>40.00</b>	<b>8 500</b>	<b>35.40</b>	<b>13 990</b>	<b>32.50</b>		

**Basement**  
(MT 300 QU 04 ST 52)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR		
0300	Excavation 900	37.70	1 850	33.90	3 030	32.20	5 020	31.20			
0548	Concrete Footings	630	5.60	1 300	3.00	2 120	1.80	3 520	1.10		
0920	Concrete Pads	0	0.00	-110	0.90	-220	1.10	-430	1.20		
1326	Foundation Walls	5 330	47.10	10 900	24.80	17 840	14.90	29 590	9.00		
1524	Concrete Slab	0	16.80	0	16.80	0	16.80	0	16.80		
1708	Columns	0	0.00	-330	2.70	-670	3.20	-1 300	3.50		
1906	Beams	0	0.00	-1 020	10.50	-1 770	11.60	-3 290	12.30		
2135	Base Floor Constr.	0	48.00	0	48.00	0	48.00	0	48.00		
2349	Stair	5 150	0.00	5 150	0.00	5 150	0.00	5 150	0.00		
6104	Plumbing Basic	80	1.60	170	1.40	260	1.20	440	1.10		
6514	Heating	230	4.60	450	3.80	730	3.40	1 190	3.10		
6704	Electrical Basic	160	3.10	300	2.60	500	2.30	810	2.20		
	Miscellaneous	70	1.40	140	1.20	220	1.10	360	0.90		
	Architect Fees	740	9.80	1 120	8.90	1 610	8.20	2 440	7.70		
	<b>Total:</b>	<b>13 290</b>	<b>175.70</b>	<b>19 920</b>	<b>158.50</b>	<b>28 800</b>	<b>145.80</b>	<b>43 500</b>	<b>138.10</b>		

**4.300.043 MODULE RATES (in dollars)****Main Level Base Structure**

(MT 300 QU 04 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR		
0100	Sitework	500	1.00	500	0.90	500	0.80	500	0.70		
1708	Columns	0	0.00	-330	2.70	-670	3.20	-1 300	3.50		
1902	Beams	0	0.00	-560	5.70	-970	6.30	-1 800	6.70		
2546	Base Wall Constr.	5 010	44.30	10 250	23.30	16 780	14.00	27 830	8.40		
2703	Ext. Wall Finish	500	4.40	1 030	2.30	1 680	1.40	2 790	0.80		
2951	Base Roof Constr.	0	23.50	0	23.50	0	23.50	0	23.50		
3313	Roof Finish	0	22.80	0	22.80	0	22.80	0	22.80		
6104	Plumbing Basic	180	4.30	330	3.80	530	3.50	860	3.40		
6514	Heating	500	11.70	910	10.50	1 450	9.70	2 350	9.20		
6704	Electrical Basic	340	8.00	620	7.10	990	6.60	1 600	6.30		
	Miscellaneous	150	3.60	280	3.20	440	2.90	710	2.80		
	Architect Fees	430	7.30	770	6.30	1 230	5.60	1 990	5.20		
	<b>Total:</b>	<b>7 610</b>	<b>130.90</b>	<b>13 800</b>	<b>112.10</b>	<b>21 960</b>	<b>100.30</b>	<b>35 530</b>	<b>93.30</b>		

**Upper Level Base Structure**

(MT 300 QU 04 ST 70)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR		
1704	Columns	0	0.00	-150	1.20	-300	1.50	-590	1.60		
1906	Beams	0	0.00	-1 020	10.50	-1 770	11.60	-3 290	12.30		
2135	Base Floor Constr.	0	48.00	0	48.00	0	48.00	0	48.00		
2355	Stair	5 660	0.00	5 660	0.00	5 660	0.00	5 660	0.00		
2546	Base Wall Constr.	5 010	44.30	10 250	23.30	16 780	14.00	27 830	8.40		
2703	Ext. Wall Finish	500	4.40	1 030	2.30	1 680	1.40	2 790	0.80		
6104	Plumbing Basic	330	4.00	470	3.70	660	3.40	980	3.20		
6514	Heating	900	11.10	1 290	10.10	1 820	9.40	2 700	8.90		
6704	Electrical Basic	620	7.60	880	6.90	1 240	6.40	1 840	6.10		
	Miscellaneous	270	3.40	390	3.10	550	2.80	820	2.70		
	Architect Fees	790	7.30	1 120	6.50	1 560	5.80	2 300	5.50		
	<b>Total:</b>	<b>14 080</b>	<b>130.10</b>	<b>19 920</b>	<b>115.60</b>	<b>27 880</b>	<b>104.30</b>	<b>41 040</b>	<b>97.50</b>		

**4.300.043 MODULE RATES (in dollars)****Upper Level Base Structure - Extension**  
(MT 300 QU 04 ST 71)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation	0	5.70	0	5.10	0	4.80	0	4.70		
0700	Piles	0	4.90	0	2.60	0	1.60	0	0.90		
0920	Concrete Pads	0	0.00	0	0.90	0	1.10	0	1.20		
1120	Grade Beams	0	12.40	0	6.50	0	3.90	0	2.40		
1708	Columns, Main	0	0.00	0	2.70	0	3.20	0	3.50		
1704	Columns, Upper	0	0.00	0	1.20	0	1.50	0	1.60		
1902	Beams, Main	0	0.00	0	5.70	0	6.30	0	6.70		
1906	Beams, Upper	0	0.00	0	10.50	0	11.60	0	12.30		
2176	Base Floor Constr.	0	91.70	0	91.70	0	91.70	0	91.70		
2546	Base Wall Constr.	0	44.30	0	23.30	0	14.00	0	8.40		
2703	Ext. Wall Finish	0	4.40	0	2.30	0	1.40	0	0.80		
2951	Base Roof Constr.	0	23.50	0	23.50	0	23.50	0	23.50		
3313	Roof Finish	0	22.80	0	22.80	0	22.80	0	22.80		
6104	Plumbing Basic	0	4.00	0	3.70	0	3.40	0	3.20		
6514	Heating	0	11.10	0	10.10	0	9.40	0	8.90		
6704	Electrical Basic	0	7.60	0	6.90	0	6.40	0	6.10		
	Miscellaneous	0	3.40	0	3.10	0	2.80	0	2.70		
	Architect Fees	0	14.00	0	13.20	0	12.40	0	11.90		
	<b>Total:</b>	<b>0</b>	<b>249.80</b>	<b>0</b>	<b>235.80</b>	<b>0</b>	<b>221.80</b>	<b>0</b>	<b>213.30</b>		

**Upper Level Base Structure - Cantilever Extension**  
(MT 300 QU 04 ST 72)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
1704	Columns, Upper	0	0.00	0	1.20	0	1.50	0	1.60		
1906	Beams, Upper	0	0.00	0	10.50	0	11.60	0	12.30		
2176	Base Floor Constr.	0	91.70	0	91.70	0	91.70	0	91.70		
2546	Base Wall Constr.	0	44.30	0	23.30	0	14.00	0	8.40		
2703	Ext. Wall Finish	0	4.40	0	2.30	0	1.40	0	0.80		
2951	Base Roof Constr.	0	23.50	0	23.50	0	23.50	0	23.50		
3313	Roof Finish	0	22.80	0	22.80	0	22.80	0	22.80		
6104	Plumbing Basic	0	4.00	0	3.70	0	3.40	0	3.20		
6514	Heating	0	11.10	0	10.10	0	9.40	0	8.90		
6704	Electrical Basic	0	7.60	0	6.90	0	6.40	0	6.10		
	Miscellaneous	0	3.40	0	3.10	0	2.80	0	2.70		
	Architect Fees	0	12.60	0	11.80	0	11.20	0	10.80		
	<b>Total:</b>	<b>0</b>	<b>225.40</b>	<b>0</b>	<b>210.90</b>	<b>0</b>	<b>199.70</b>	<b>0</b>	<b>192.80</b>		

**Note:** The Upper Level Extension (ST 71) and the Upper Level Cantilever Extension (ST 72) are provided for buildings that have a supported or unsupported portion of an upper level extending out from the main structure. Accordingly, the Base Rates applied against all areas of an upper level must be selected from the size range that corresponds to the upper level's total floor area.

**4.300.043 MODULE RATES (in dollars)****Store Finish**

(MT 300 QU 04 ST 80) - finish height - 2.4 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
4102	Int. Wall Finish	150	1.30	300	0.70			500	0.40	830	0.20
4339	Cross Partition	550	4.90	1 130	2.60			1 850	1.50	3 070	0.90
4533	Ceiling Finish	0	11.00	0	11.00			0	11.00	0	11.00
4903	Baseboards	80	0.70	170	0.40			270	0.20	450	0.10
5103	Floor Finish	0	18.50	0	18.50			0	18.50	0	18.50
6904	Electric. Fixtures	0	13.00	0	13.00			0	13.00	0	13.00
	Architect Fees	60	3.70	120	3.50			200	3.40	330	3.30
	<b>Total:</b>	<b>840</b>	<b>53.10</b>	<b>1 720</b>	<b>49.70</b>			<b>2 820</b>	<b>48.00</b>	<b>4 680</b>	<b>47.00</b>

**4.300.044 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
	K	AR	K	AR	K	AR	K	AR	K	AR
Foundation Wall	2 060	18.20	4 080	10.60			6 640	7.10	10 910	4.90
Exterior Wall										
Base Wall Constr.	1 670	14.80	3 420	7.80			5 590	4.70	9 280	2.80
Ext. Wall Finish	170	1.50	340	0.80			560	0.50	930	0.30
Interior Columns	0	0.00	-100	0.90			-210	1.10	-420	1.20
Plumbing Basic	50	0.50	100	0.30			170	0.20	280	0.10
Heating 150		1.30290		0.80470				0.50 780		0.30
Electrical Basic	110	1.00	210	0.60			350	0.40	570	0.20
<b>Total:</b>	<b>2 150</b>	<b>19.10</b>	<b>4 260</b>	<b>11.20</b>			<b>6 930</b>	<b>7.40</b>	<b>11 420</b>	<b>4.90</b>
Int. Wall Finish	290	2.60	600	1.40			980	0.80	1 630	0.50
Stairs										
Basement	1 710	0.00	1 710	0.00			1 710	0.00	1 710	0.00
Upper	1 880	0.00	1 880	0.00			1 880	0.00	1 880	0.00

**Plumbing**per fixture - **add \$ 570.00****Heating**average multi-zone forced air - **add total cost of heating times 0.5**average air conditioning - **add total cost of heating times 1.6**average multi-zone forced air and air conditioning - **add total cost of heating times 2.1**average hot water - **add total cost of heating times 0.8**average hot water and ventilation - **add total cost of heating times 1.3**average hot water and air conditioning - **add total cost of heating times 2.7**

**4.300.044 PRECALCULATED ADJUSTMENTS****Old Style Mechanical**

plumbing, heating and electrical - **deduct 30% of mechanical installations**

**Spans**

(for each metre more or less than 6.1 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**

roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area**

floor along joists - **add or deduct \$ 2.60 per m<sup>2</sup> of area**

floor along beam - **add or deduct \$ 1.30 per m<sup>2</sup> of area**

**4.300.045 UNIT COST ADJUSTMENTS****Windows**

average double glazed aluminum window, per m<sup>2</sup> - **add \$ 182.00**

average clear sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 172.00**

average bronze sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 189.00**

average black sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 309.00**

**Doors, Exterior**

average clear aluminum door, EA - **add \$ 670.00**

average bronze aluminum door, EA - **add \$ 760.00**

average black aluminum door, EA - **add \$ 890.00**

average hollow steel door, EA - **add \$ 480.00**

**Wall Openings**

(areas replaced by doors and windows)

unit masonry or wood frame wall systems - **deduct 60% of wall cost**

store front window system - **deduct 85% of wall cost**

curtain wall window system - **deduct 100% of wall cost**

architecturally integrated window systems - **no deduction** for wall areas replaced by integrated window framing in precast concrete wall panels. (Multiply total wall area by appropriate panel cost and add for windows.)

**Note:** Wall Cost (as per Component Description)

2546 Base Wall Construction	\$ 77.70
2703 Exterior Wall Finish	7.80
4102 Interior Wall Finish	<u>5.80</u>
<b>Total:</b>	m <sup>2</sup> <b>\$ 91.30</b>

**4.300.046 GENERAL INFORMATION**

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Apply store finish Base Rates to the structure's finished floor area.

Determine floor areas per level from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

Assume concrete block back-up for brick variations, thereby giving obsolescence to older type buildings.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.



**4.300.060 MODEL TYPE 300  
QUALITY 06**

**STORE - CUSTOM**

**4.300.061 GENERAL DESCRIPTION**

**Wall Heights**

<b>Architect Fees:</b> 7.0 %	<b>Foundation</b> - Basementless 1.2 m	<b>Exterior Wall</b> - Main 3.0 m
<b>Span:</b> 7.6 m	- Basement 3.0 m	- Upper 3.0 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

**0555 Concrete Footings** - medium reinforced  
**0702 Piles** - reinforced concrete  
**0924 Concrete Pads** - reinforced  
**1124 Grade Beams** - reinforced concrete or equivalent  
**1328 Foundation Walls** - 300 mm medium reinforced concrete  
**1526 Concrete Slab - Basement and On Grade** - 150 mm light reinforced  
**Framing** - non bearing walls; reinforced concrete columns and suspended framing system or steel columns and beams  
**2156 Base Floor Construction** - concrete one-way joist slab system or open web steel joists, steel decking, 100 mm light reinforced concrete slab or equivalent  
**2367 Stairs - Basement and Upper** - two concrete stairs, unfinished  
**2527 Base Wall Construction** - 190 mm reinforced concrete back-up block, loose fill insulation  
**2731 Exterior Wall Finish** - good brick veneer  
**2969 Base Roof Construction** - concrete one-way joist slab system or open web steel joists, steel decking, 50 mm concrete slab or equivalent  
**3314 Roof Finish** - rigid insulation, 4-ply built-up or equivalent  
**3910 Shafts - Mechanical** - concrete block  
**3920 Stairwells** - concrete block, painted  
**4729 Interior Doors** - two good fire rated steel doors  
**6106 Plumbing Basic** - good  
**6546 Heating** - good hot water  
**6566 Air Conditioning** - good  
**6706 Electrical Basic** - good wiring

**COMPONENT DESCRIPTION - STORE FINISH**

**4113 Interior Wall Finish** - plaster and paint  
**4535 Ceiling Finish** - suspended panels  
**4905 Baseboards & Trim** - good  
**5104 Floor Finish** - good tile or equivalent  
**6906 Electrical Fixtures** - good lighting

**4.300.062 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR		
61	Main Level & Concrete Slab	47 500	291	74 100	252	118 900	230	199 300	215		
63	Main Level & Basement	69 200	412	101 500	366	155 900	339	252 900	321		
70	Upper Level	50 800	188	72 400	157	109 000	139	175 000	127		
80	Store Finish	3 300	71	5 400	68	8 900	66	15 500	65		

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 63 designates the base structure of a main level with a basement.

ST Code 70 designates the base structure of an upper level.

ST Code 80 designates typical store interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.300.063 MODULE RATES (in dollars)****Concrete Slab on Grade**

(MT 300 QU 06 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR		
0300	Excavation	280	5.10	450	4.80	750	4.70	1 300	4.60		
0702	Piles	1 480	3.40	2 420	2.00	4 010	1.20	6 940	0.70		
0924	Concrete Pads	-610	3.90	-1 300	4.90	-2 560	5.50	-5 580	6.10		
1124	Grade Beams	4 800	10.90	7 850	6.50	13 010	3.90	22 530	2.20		
1526	Concrete Slab	0	21.30	0	21.30	0	21.30	0	21.30		
6106	Plumbing Basic	180	1.40	290	1.20	470	1.10	770	1.10		
6546	Heating	730	5.50	1 160	4.80	1 870	4.50	3 090	4.30		
6566	Air Conditioning	590	4.50	940	3.90	1 520	3.70	2 520	3.50		
6706	Electrical Basic	320	2.40	500	2.10	810	2.00	1 340	1.90		
	Miscellaneous	160	1.20	250	1.10	410	1.00	670	0.90		
	Architect Fees	600	4.50	950	4.00	1 530	3.70	2 530	3.50		
	<b>Total:</b>	<b>8 530</b>	<b>64.10</b>	<b>13 510</b>	<b>56.60</b>	<b>21 820</b>	<b>52.60</b>	<b>36 110</b>	<b>50.10</b>		

**4.300.063 MODULE RATES (in dollars)****Basement**

(MT 300 QU 06 ST 52)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation	1 850	33.90	3 030	32.20	5 020	31.20	8 690	30.50		
0555	Concrete Footings	1 540	3.50	2 520	2.10	4 180	1.30	7 230	0.70		
0924	Concrete Pads	-610	3.90	-1 300	4.90	-2 560	5.50	-5 580	6.10		
1328	Foundation Walls	11 690	26.60	19 140	15.90	31 730	9.60	54 940	5.40		
1526	Concrete Slab	0	21.30	0	21.30	0	21.30	0	21.30		
1765	Interior Columns	-700	4.50	-1 490	5.60	-2 940	6.40	-6 420	7.00		
2156	Base Floor Constr.	0	55.00	0	55.00	0	55.00	0	55.00		
2367	Stairs	3 450	0.00	3 450	0.00	3 450	0.00	3 450	0.00		
3910	Mechanical Shaft	1 020	0.00	1 020	0.00	1 020	0.00	1 020	0.00		
3920	Stairwells 5 310	0.00	5 310	0.00	5 310	0.00	5 310	0.00			
4729	Interior Doors	1 380	0.00	1 380	0.00	1 380	0.00	1 380	0.00		
6106	Plumbing Basic	290	2.20	460	1.90	750	1.80	1 230	1.70		
6546	Heating	1 170	8.70	1 850	7.70	2 980	7.20	4 950	6.80		
6566	Air Conditioning	950	7.10	1 500	6.20	2 420	5.90	4 030	5.60		
6706	Electrical Basic	510	3.80	800	3.40	1 290	3.20	2 150	3.00		
	Miscellaneous	260	1.90	400	1.70	650	1.60	1 070	1.50		
	Architect Fees	2 120	13.00	2 870	11.90	4 120	11.30	6 280	10.90		
	<b>Total:</b>	<b>30 230</b>	<b>185.40</b>	<b>40 940</b>	<b>169.80</b>	<b>58 800</b>	<b>161.30</b>	<b>89 730</b>	<b>155.50</b>		

**Main Level Base Structure**

(MT 300 QU 06 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0100	Sitework	500	0.90	500	0.80	500	0.70	500	0.60		
1765	Interior Columns	-700	4.50	-1 490	5.60	-2 940	6.40	-6 420	7.00		
1766	Exterior Columns	1 180	2.70	1 930	1.60	3 200	1.00	5 550	0.50		
2527	Base Wall Constr.	8 540	19.40	13 970	11.60	23 180	7.00	40 120	3.90		
2731	Ext. Wall Finish	14 390	32.70	23 540	19.60	39 040	11.80	67 590	6.70		
2969	Base Roof Constr.	0	50.50	0	50.50	0	50.50	0	50.50		
3314	Roof Finish	0	27.50	0	27.50	0	27.50	0	27.50		
3910	Mechanical Shaft	1 020	0.00	1 020	0.00	1 020	0.00	1 020	0.00		
4729	Interior Doors	1 380	0.00	1 380	0.00	1 380	0.00	1 380	0.00		
6106	Plumbing Basic	910	6.70	1 430	6.00	2 290	5.50	3 870	5.20		
6546	Heating	3 650	26.80	5 710	23.80	9 180	22.10	15 470	20.90		
6566	Air Conditioning	2 980	21.80	4 650	19.40	7 480	18.00	12 610	17.10		
6706	Electrical Basic	1 590	11.70	2 480	10.40	3 990	9.60	6 730	9.10		
	Miscellaneous	790	5.80	1 240	5.20	2 000	4.80	3 360	4.60		
	Architect Fees	2 730	15.90	4 240	13.70	6 800	12.40	11 420	11.60		
	<b>Total:</b>	<b>38 960</b>	<b>226.90</b>	<b>60 600</b>	<b>195.70</b>	<b>97 120</b>	<b>177.30</b>	<b>163 200</b>	<b>165.20</b>		

**4.300.063 MODULE RATES (in dollars)****Upper Level Base Structure**

(MT 300 QU 06 ST 70)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
1765	Interior Columns	-700	4.50	-1 490	5.60	-2 940	6.40	-6 420	7.00		
1766	Exterior Columns	1 180	2.70	1 930	1.60	3 200	1.00	5 550	0.50		
2156	Base Floor Constr.	0	55.00	0	55.00	0	55.00	0	55.00		
2367	Stairs	3 450	0.00	3 450	0.00	3 450	0.00	3 450	0.00		
2527	Base Wall Constr.	8 540	19.40	13 970	11.60	23 180	7.00	40 120	3.90		
2731	Ext. Wall Finish	14 390	32.70	23 540	19.60	39 040	11.80	67 590	6.70		
3910	Mechanical Shaft	1 020	0.00	1 020	0.00	1 020	0.00	1 020	0.00		
3920	Stairwells 5 310	0.00	5 310	0.00	5 310	0.00	5 310	0.00	0.00		
4729	Interior Doors	1 380	0.00	1 380	0.00	1 380	0.00	1 380	0.00		
6106	Plumbing Basic	1 170	5.60	1 680	4.80	2 550	4.40	4 120	4.10		
6546	Heating	4 670	22.20	6 720	19.30	10 190	17.50	16 480	16.40		
6566	Air Conditioning	3 800	18.10	5 480	15.70	8 310	14.30	13 440	13.40		
6706	Electrical Basic	2 030	9.70	2 920	8.40	4 430	7.60	7 170	7.10		
	Miscellaneous	1 010	4.80	1 460	4.20	2 220	3.80	3 580	3.60		
	Architect Fees	3 560	13.10	5 070	11.00	7 630	9.70	12 250	8.90		
	<b>Total:</b>	<b>50 810</b>	<b>187.80</b>	<b>72 440</b>	<b>156.80</b>	<b>108 970</b>	<b>138.50</b>	<b>175 040</b>	<b>126.60</b>		

**Store Finish**

(MT 300 QU 06 ST 80) - finish height - 2.4 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
4113	Int. Wall Finish*	1 620	3.70	2 640	2.20	4 380	1.30	7 590	0.70		
4342	Cross Partition	1 200	2.70	1 960	1.60	3 240	1.00	5 620	0.60		
4535	Ceiling Finish	0	14.50	0	14.50	0	14.50	0	14.50		
4905	Baseboards & Trim	250	0.60	410	0.30	680	0.20	1 180	0.10		
5104	Floor Finish	0	23.50	0	23.50	0	23.50	0	23.50		
6906	Electric. Fixtures	0	21.00	0	21.00	0	21.00	0	21.00		
	Architect Fees	230	5.00	380	4.70	620	4.60	1 080	4.50		
	<b>Total:</b>	<b>3 300</b>	<b>71.00</b>	<b>5 390</b>	<b>67.80</b>	<b>8 920</b>	<b>66.10</b>	<b>15 470</b>	<b>64.90</b>		

\*includes an allowance for a minimal amount of partition area

**4.300.063 MODULE RATES (in dollars)****Upper Level Base Structure - Extension**  
(MT 300 QU 06 ST 71)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation 0	5.10	0	4.80	0	4.70	0	4.60			
0702	Piles	0	3.40	0	2.00	0	1.20	0	0.70		
0924	Concrete Pads	0	3.90	0	4.90	0	5.50	0	6.10		
1124	Grade Beams	0	10.90	0	6.50	0	3.90	0	2.20		
1765	Int. Columns, Main	0	4.50	0	5.60	0	6.40	0	7.00		
1766	Ext. Columns, Main	0	2.70	0	1.60	0	1.00	0	0.50		
1765	Int. Columns, Upper	0	4.50	0	5.60	0	6.40	0	7.00		
1766	Ext. Columns, Upper	0	2.70	0	1.60	0	1.00	0	0.50		
2177	Base Floor Constr.	0	110.50	0	110.50	0	110.50	0	110.50		
2527	Base Wall Constr.	0	19.40	0	11.60	0	7.00	0	3.90		
2731	Ext. Wall Finish	0	32.70	0	19.60	0	11.80	0	6.70		
2969	Base Roof Constr.	0	50.50	0	50.50	0	50.50	0	50.50		
3314	Roof Finish	0	27.50	0	27.50	0	27.50	0	27.50		
6106	Plumbing Basic	0	5.60	0	4.80	0	4.40	0	4.10		
6546	Heating	0	22.20	0	19.30	0	17.50	0	16.40		
6566	Air Conditioning	0	18.10	0	15.70	0	14.30	0	13.40		
6706	Electrical Basic	0	9.70	0	8.40	0	7.60	0	7.10		
	Miscellaneous	0	4.80	0	4.20	0	3.80	0	3.60		
	Architect Fees	0	25.50	0	22.90	0	21.50	0	20.50		
	<b>Total:</b>	<b>0</b>	<b>364.20</b>	<b>0</b>	<b>327.60</b>	<b>0</b>	<b>306.50</b>	<b>0</b>	<b>292.80</b>		

**Upper Level Base Structure - Cantilever Extension**  
(MT 300 QU 06 ST 72)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
1765	Int. Columns, Upper	0	4.50	0	5.60	0	6.40	0	7.00		
1766	Ext. Columns, Upper	0	2.70	0	1.60	0	1.00	0	0.50		
2177	Base Floor Constr.	0	110.50	0	110.50	0	110.50	0	110.50		
2527	Base Wall Constr.	0	19.40	0	11.60	0	7.00	0	3.90		
2731	Ext. Wall Finish	0	32.70	0	19.60	0	11.80	0	6.70		
2969	Base Roof Constr.	0	50.50	0	50.50	0	50.50	0	50.50		
3314	Roof Finish	0	27.50	0	27.50	0	27.50	0	27.50		
6106	Plumbing Basic	0	5.60	0	4.80	0	4.40	0	4.10		
6546	Heating	0	22.20	0	19.30	0	17.50	0	16.40		
6566	Air Conditioning	0	18.10	0	15.70	0	14.30	0	13.40		
6706	Electrical Basic	0	9.70	0	8.40	0	7.60	0	7.10		
	Miscellaneous	0	4.80	0	4.20	0	3.80	0	3.60		
	Architect Fees	0	23.20	0	21.40	0	20.10	0	19.30		
	<b>Total:</b>	<b>0</b>	<b>331.40</b>	<b>0</b>	<b>305.70</b>	<b>0</b>	<b>287.40</b>	<b>0</b>	<b>275.50</b>		

**Note:** The Upper Level Extension (ST 71) and the Upper Level Cantilever Extension (ST 72) are provided for buildings that have a supported or unsupported portion of an upper level extending out from the main structure. Accordingly, the Base Rates applied against all areas of an upper level must be selected from the size range that corresponds to the upper level's **total** floor area.

**4.300.064 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
	K	AR	K	AR	K	AR	K	AR	K	AR
Foundation Wall	4 780	13.50	7 650	9.40	12 480	6.90	21 010	5.30		
Exterior Wall										
Base Wall Constr.	2 850	6.50	4 660	3.90	7 730	2.30	13 370	1.30		
Ext. Wall Finish	4 800	10.90	7 850	6.50	13 010	3.90	22 530	2.20		
Interior Columns	-220	1.50	-490	1.90	-970	2.10	-2 130	2.30		
Exterior Columns	390	0.90	640	0.50	1 070	0.30	1 850	0.20		
Plumbing Basic	230	0.60	380	0.40	620	0.30	1 060	0.20		
Heating 960	2.40	1 560	1.60	2 560	1.10	4 380	0.70			
Air Conditioning	920	2.30	1 500	1.50	2 460	1.00	4 210	0.70		
Electrical Basic	470	1.20	760	0.80	1 250	0.50	2 130	0.40		
<b>Total:</b>	<b>10 400</b>	<b>26.30</b>	<b>16 860</b>	<b>17.10</b>	<b>27 730</b>	<b>11.50</b>	<b>47 400</b>	<b>8.00</b>		
Int. Wall Finish	1 180	2.70	1 920	1.60	3 180	1.00	5 500	0.50		
Mechanical Shaft	340	0.00	340	0.00	340	0.00	340	0.00		
Stairwells, per stairwell	880	0.00	880	0.00	880	0.00	880	0.00		
Stairs, per stair										
Basement	570	0.00	570	0.00	570	0.00	570	0.00		
Upper	570	0.00	570	0.00	570	0.00	570	0.00		

**Heating**good hot water only – **deduct total cost of air conditioning**good hot water and ventilation - **deduct total cost of air conditioning times 0.8**

In Quality 06 assume the necessity to always have ventilation along with hot water heating.

**Plumbing**per fixture - **add \$ 670.00****Old Style Mechanical**plumbing, heating and electrical - **deduct 30% of mechanical installations****Spans**

(for each metre more or less than 7.6 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area**floor along joists - **add or deduct \$ 2.60 per m<sup>2</sup> of area**floor along beam - **add or deduct \$ 1.30 per m<sup>2</sup> of area**

**4.300.065 UNIT COST ADJUSTMENTS****Windows**

- good double glazed aluminum window, per m<sup>2</sup> - **add \$ 191.00**
- good clear sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 184.00**
- good bronze sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 231.00**
- good black sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 286.00**

**Doors, Exterior**

- good clear aluminum door, EA - **add \$ 890.00**
- good bronze aluminum door, EA - **add \$ 1 000.00**
- good black aluminum door, EA - **add \$ 1 200.00**
- good hollow steel door, EA - **add \$ 620.00**

**Wall Openings**

(areas replaced by doors and windows)

- unit masonry or wood frame wall systems - **deduct 60% of wall cost**
- store front window system - **deduct 85% of wall cost**
- curtain wall window system - **deduct 100% of wall cost**
- architecturally integrated window systems - **no deduction** for wall areas replaced by integrated window framing in precast concrete wall panels. (Multiply total wall area by appropriate panel cost and add for windows.)

**Note:** Wall Cost (as per Component Description)

2527 Base Wall Construction	\$ 64.70
2731 Exterior Wall Finish	109.00
4113 Interior Wall Finish	<u>30.60</u>
<b>Total:</b>	<b>m<sup>2</sup> \$ 204.30</b>

**4.300.066 GENERAL INFORMATION**

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Apply store finish Base Rates to the structure's finish floor area.

Determine floor areas per level from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

Assume concrete block back-up for brick variations, thereby giving obsolescence to older type buildings.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.310.030 MODEL TYPE 310  
QUALITY 03**

**STRIP SHOPPING CENTRE - FAIR**

**4.310.031 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 4.6 %  
**Span:** 5.2 m

**Foundation - Basement** 3.0 m

**Exterior Wall - Main** 3.0 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0546</b>	<b>Concrete Footings</b> - medium reinforced
<b>0700</b>	<b>Piles</b> - reinforced concrete
<b>0920</b>	<b>Concrete Pads</b> - reinforced
<b>1100</b>	<b>Grade Beams</b> - reinforced concrete
<b>1311</b>	<b>Foundation Walls</b> - 200 mm light reinforced concrete
<b>1514</b>	<b>Concrete Slab - Basement and On Grade</b> - 100 mm light reinforced
	<b>Framing</b> - interior steel columns and beam along common party wall
<b>2132</b>	<b>Base Floor Construction</b> - open web steel joists, steel decking, 75 mm light reinforced concrete slab or wood joists and deck floor system or equivalent
<b>2318</b>	<b>Stairs - Basement</b> - one wood stair or equivalent
<b>2532</b>	<b>Base Wall Construction</b> - 190 mm light reinforced concrete block, loose fill insulation
<b>2701</b>	<b>Exterior Wall Finish</b> - paint
<b>2941</b>	<b>Base Roof Construction</b> - open web steel joists or wood joists and deck roof system or equivalent
<b>3312</b>	<b>Roof Finish</b> - rigid insulation, 4-ply built-up
<b>4326</b>	<b>Party Walls</b> - studding, insulation, gypsum wallboard or equivalent
<b>6103</b>	<b>Plumbing Basic</b> - fair
<b>6503</b>	<b>Heating</b> - fair forced air
<b>6703</b>	<b>Electrical</b> - fair wiring

**COMPONENT DESCRIPTION - STORE FINISH**

<b>4101</b>	<b>Interior Wall Finish</b> - paint
<b>4531</b>	<b>Ceiling Finish</b> - suspended panels
<b>4902</b>	<b>Baseboards &amp; Trim</b> - fair
<b>5102</b>	<b>Floor Finish</b> - fair tile or equivalent
<b>6903</b>	<b>Electrical Fixtures</b> - fair lighting



**4.310.032 BASE RATES PER UNIT (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
61	Main Level & Concrete Slab	5 300	133	10 800	112		
63	Main Level & Basement	8 900	230	17 400	197		
80	Store Finish	300	38	700	37		

ST 61 designates the base structure of a main level with a concrete slab on grade.

ST 63 designates the base structure of a main level with a basement.

ST 80 designates typical store interior finish for this classification.

**4.310.033 MODULE RATES PER UNIT (in dollars)****Concrete Slab on Grade**

(MT 310 QU 03 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
0300	Excavation 60	5.00	120			4.70	
0700	Piles	220	1.90	440	1.00		
1100	Grade Beams	510	4.50	1 040	2.40		
1514	Concrete Slab	0	15.90	0	15.90		
6103	Plumbing Basic	60	0.90	80	0.80		
6503	Heating	130	2.60	270	2.10		
6703	Electrical Basic	90	1.80	180	1.40		
	Miscellaneous	20	0.70	40	0.60		
	Architect Fees	50	1.60	100	1.40		
	<b>Total:</b>	<b>1 120</b>	<b>34.90</b>	<b>2 270</b>	<b>30.30</b>		

**Basement**

(MT 310 QU 03 ST 52)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
0300	Excavation 160	31.10	330			30.40	
0546	Concrete Footings	240	2.10	500	1.10		
0920	Concrete Pads	60	0.50	110	0.30		
1311	Foundation Walls	1 810	16.00	3 710	8.50		
1514	Concrete Slab	0	15.90	0	15.90		
1703	Columns	70	0.60	140	0.30		
1901	Beams	240	2.10	490	1.10		
2132	Base Floor Constr.	0	41.10	0	41.10		
2318	Stair	600	0.00	600	0.00		
4326	Party Wall 860	7.60	1 770	4.00			
6103	Plumbing Basic	60	1.50	110	1.30		
6503	Heating	180	3.70	360	3.10		
6703	Electrical Basic	110	2.60	220	2.10		
	Miscellaneous	50	1.20	90	0.90		
	Architect Fees	210	6.10	410	5.30		
	<b>Total:</b>	<b>4 650</b>	<b>132.10</b>	<b>8 840</b>	<b>115.40</b>		

**4.310.033 MODULE RATES PER UNIT (in dollars)****Main Level Base Structure**

(MT 310 QU 03 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
0100	Sitework	50	1.00	50	1.00	50	1.00
1703	Columns	70	0.60	140	0.60	140	0.30
1901	Beams	240	2.10	490	2.10	490	1.10
2532	Base Wall Constr.	1 880	16.60	3 840	16.60	3 840	8.80
2701	Ext. Wall Finish	160	1.40	340	1.40	340	0.80
2941	Base Roof Constr.	0	21.30	0	21.30	0	21.30
3312	Roof Finish	0	22.70	0	22.70	0	22.70
4326	Party Wall860	7.60	1 770	4.00	1 770	4.00	1 770
6103	Plumbing Basic	120	3.20	240	3.20	240	2.90
6503	Heating	330	8.70	640	8.70	640	7.50
6703	Electrical Basic	220	5.80	420	5.80	420	5.00
	Miscellaneous	100	2.80	190	2.80	190	2.30
	Architect Fees	190	4.50	390	4.50	390	3.70
	<b>Total:</b>	<b>4 220</b>	<b>98.30</b>	<b>8 510</b>	<b>98.30</b>	<b>8 510</b>	<b>81.40</b>

**Store Finish**

(MT 310 QU 03 ST 80) - finish height - 2.4 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
4101	Int. Wall Finish	240	2.10	490	2.10	490	1.10
4531	Ceiling Finish	0	10.50	0	10.50	0	10.50
4902	Baseboards & Trim	70	0.60	160	0.60	160	0.30
5102	Floor Finish	0	13.00	0	13.00	0	13.00
6903	Electric. Fixtures	0	10.00	0	10.00	0	10.00
	Architect Fees	10	1.70	30	1.70	30	1.70
	<b>Total:</b>	<b>320</b>	<b>37.90</b>	<b>680</b>	<b>37.90</b>	<b>680</b>	<b>36.60</b>

**4.310.034 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct per unit**

Component	Size Ranges - m <sup>2</sup>		Size 3 (250 & over)	
	Size 2 (0-249)	Size 3 (250 & over)	K	AR
Foundation Wall	740	17.10	1 510	14.10
Exterior Wall				
Base Wall Constr.	630	5.50	1 280	2.90
Ext. Wall Finish	50	0.50	110	0.30
Columns	20	0.20	50	0.10
Plumbing Basic	40	1.10	80	1.00
Heating 110	2.90	210	2.50	
Electrical Basic	70	1.90	140	1.70
<b>Total:</b>	<b>920</b>	<b>12.10</b>	<b>1 870</b>	<b>8.50</b>
Party Wall	290	2.50	590	1.30
Int. Wall Finish	100	0.90	200	0.50
Stair	200	0.00	200	0.00

**Eave Overhang (Facades)**

(wood or steel framing, aluminum siding or equivalent)

0.6 m overhang height, per m<sup>2</sup> of soffit - **add \$ 121.00**0.9 m overhang height, per m<sup>2</sup> of soffit - **add \$ 151.00**1.2 m or greater overhang height, per m<sup>2</sup> of soffit - **add \$ 176.00****Plumbing**per fixture - **add \$ 470.00****Heating**fair air conditioning - **add total cost of heating times 1.6**roof top heat and air conditioning units - **add total cost of heating times 4.6****Spans**

(for each metre more or less than 5.2 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area**floor along joists - **add or deduct \$ 2.60 per m<sup>2</sup> of area**floor along beam - **add or deduct \$ 1.30 per m<sup>2</sup> of area****4.310.035 UNIT COST ADJUSTMENTS****Partitions**gypsum wallboard & paint, per m<sup>2</sup> - **add \$ 38.90**concrete block & paint, per m<sup>2</sup> - **add \$ 72.20****Windows**fair double glazed aluminum window, per m<sup>2</sup> - **add \$ 173.00**fair clear sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 157.00**

**4.310.035 UNIT COST ADJUSTMENTS****Doors, Exterior**fair clear aluminum door, EA - **add \$ 540.00**fair hollow steel door, EA - **add \$ 400.00****Doors, Interior**fair hollow core wood door, EA - **add \$ 260.00**fair solid core wood door, EA - **add \$ 330.00**fair hollow steel door, EA - **add \$ 470.00****Wall Openings**

(areas replaced by doors and windows)

unit masonry or wood frame wall systems - **deduct 60% of wall cost**store front window system - **deduct 85% of wall cost**architecturally integrated window systems - **no deduction** for wall areas replaced by integrated window framing in precast concrete wall panels. (Multiply total wall area by appropriate panel cost and add for windows.)**Note:** Wall Cost (as per Component Description)

2532 Base Wall Construction	\$ 69.90
2701 Exterior Wall Finish	6.10
4101 Interior Wall Finish	<u>4.70</u>
<b>Total:</b>	<b>m<sup>2</sup> \$ 80.70</b>

**4.310.036 GENERAL INFORMATION**

Model Type 310, Strip Shopping Centre, is a one storey structure that consists of a number of alike bays or units. The purpose of a Strip Shopping Centre is to provide a variety of stores and services for convenient and brief shopping. Also referred to as Convenience or Neighborhood Shopping Centres, they are usually located for easy access in residential areas or along major roadways. Although a store or service may occupy more than one adjoining unit, each unit is similar in detail and will have its own mechanical service. A convenience food store, drug store, dry cleaner, beauty parlor, bank, restaurant, video store and medical centre are examples of commonly encountered stores and services. A service station may appear on the same site and, on occasion, a large food or department store may be attached to the Strip Shopping Centre.

Apply base structure Base Rates to the total floor area of each unit.

Apply store finish Base Rates to the finished floor area within each unit.

Total Base Cost is produced when Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas per level from exterior measurements.

For perimeter and/or design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.310.040 MODEL TYPE 310  
QUALITY 04**

**STRIP SHOPPING CENTRE - STANDARD**

**4.310.041 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 5.6 %  
**Span:** 6.1 m

**Foundation - Basement** 3.0 m

**Exterior Wall - Main** 3.0 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0548</b>	<b>Concrete Footings</b> - medium reinforced
<b>0700</b>	<b>Piles</b> - reinforced concrete
<b>0920</b>	<b>Concrete Pads</b> - reinforced
<b>1101</b>	<b>Grade Beams</b> - reinforced concrete
<b>1326</b>	<b>Foundation Walls</b> - 200 mm medium reinforced concrete
<b>1524</b>	<b>Concrete Slab - Basement and On Grade</b> - 100 mm light reinforced <b>Framing</b> - exterior bond beam and pilasters or steel columns and beams or equivalent; interior steel columns and beam along common party wall
<b>2135</b>	<b>Base Floor Construction</b> - open web steel joists, steel decking, 100 mm light reinforced concrete slab
<b>2319</b>	<b>Stairs - Basement</b> - one wood stair or equivalent
<b>2545</b>	<b>Base Wall Construction</b> - 190 mm light reinforced concrete block, loose fill insulation
<b>2703</b>	<b>Exterior Wall Finish</b> - paint
<b>2951</b>	<b>Base Roof Construction</b> - open web steel joists, steel decking
<b>3322</b>	<b>Roof Finish</b> - rigid insulation, 4-ply built-up
<b>4326</b>	<b>Party Walls</b> - studding, insulation and gypsum wallboard or equivalent
<b>6104</b>	<b>Plumbing Basic</b> - average
<b>6556</b>	<b>Heating</b> - roof top heat and air conditioning units
<b>6704</b>	<b>Electrical Basic</b> - average wiring

**COMPONENT DESCRIPTION - STORE FINISH**

<b>4102</b>	<b>Interior Wall Finish</b> - paint
<b>4533</b>	<b>Ceiling Finish</b> - suspended panels
<b>4903</b>	<b>Baseboards &amp; Trim</b> - average
<b>5103</b>	<b>Floor Finish</b> - average tile or equivalent
<b>6904</b>	<b>Electrical Fixtures</b> - average lighting

**4.310.042 BASE RATES PER UNIT (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
61	Main Level & Concrete Slab	8 200	212	15 900	184		
63	Main Level & Basement	12 400	325	23 500	282		
80	Store Finish	400	49	800	47		

ST 61 designates the base structure of a main level with a concrete slab on grade.

ST 63 designates the base structure of a main level with a basement.

ST 80 designates typical store interior finish for this classification.

**4.310.043 MODULE RATES PER UNIT (in dollars)**

**Concrete Slab on Grade**  
(MT 310 QU 04 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
0300	Excavation 60	5.00	120			4.70	
0700	Piles	220	1.90			440	1.00
1101	Grade Beams	740	6.60			1 520	3.50
1524	Concrete Slab	0	16.80			0	16.80
6104	Plumbing Basic	40	1.00			90	0.80
6556	Heating & Air Cond.	540	10.40			1 120	8.50
6704	Electrical Basic	80	1.90			170	1.50
	Miscellaneous	40	0.80			80	0.70
	Architect Fees	100	2.60			210	2.20
	<b>Total:</b>	<b>1 820</b>	<b>47.00</b>			<b>3 750</b>	<b>39.70</b>

**Basement**  
(MT 310 QU 04 ST 52)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
0300	Excavation 160	31.10	330			30.40	
0548	Concrete Footings	260	2.30			540	1.20
0920	Concrete Pads	60	0.50			110	0.30
1326	Foundation Walls	2 220	19.60			4 540	10.40
1524	Concrete Slab	0	16.80			0	16.80
1704	Columns	80	0.70			160	0.30
1902	Beams	310	2.70			630	1.40
2135	Base Floor Constr.	0	48.00			0	48.00
2319	Stair	700	0.00			700	0.00
4326	Party Wall 860	7.60	1 770			4.00	
6104	Plumbing Basic	70	1.60			120	1.40
6556	Heating & Air Cond.	780	15.60			1 530	12.80
6704	Electrical Basic	130	3.10			250	2.60
	Miscellaneous	50	1.30			110	1.10
	Architect Fees	340	9.00			640	7.80
	<b>Total:</b>	<b>6 020</b>	<b>159.50</b>			<b>11 430</b>	<b>138.50</b>

**4.310.043 MODULE RATES PER UNIT (in dollars)****Main Level Base Structure**

(MT 310 QU 04 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
0100	Sitework	50	1.00	50	1.00	50	1.00
1704	Columns	80	0.70	160	0.70	160	0.30
1902	Beams	310	2.70	630	2.70	630	1.40
2545	Base Wall Constr.	2 070	18.30	4 220	18.30	4 220	9.70
2703	Ext. Wall Finish	210	1.80	430	1.80	430	1.00
2951	Base Roof Constr.	0	23.50	0	23.50	0	23.50
3322	Roof Finish	0	49.70	0	49.70	0	49.70
4326	Party Wall860	7.60	1 770	4.00	1 770	4.00	1 770
6104	Plumbing Basic	200	3.00	290	3.00	290	2.60
6556	Heating & Air Cond.	1 690	39.50	3 070	39.50	3 070	35.40
6704	Electrical Basic	380	5.70	550	5.70	550	5.00
	Miscellaneous	170	2.50	250	2.50	250	2.20
	Architect Fees	360	9.30	680	9.30	680	8.10
	<b>Total:</b>	<b>6 380</b>	<b>165.30</b>	<b>12 100</b>	<b>165.30</b>	<b>12 100</b>	<b>143.90</b>

**Store Finish**

(MT 310 QU 04 ST 80) - finish height - 2.4 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
4102	Int. Wall Finish	300	2.60	610	2.60	610	1.40
4533	Ceiling Finish	0	11.00	0	11.00	0	11.00
4903	Baseboards & Trim	80	0.70	170	0.70	170	0.40
5103	Floor Finish	0	18.50	0	18.50	0	18.50
6904	Electric. Fixtures	0	13.00	0	13.00	0	13.00
	Architect Fees	20	2.70	50	2.70	50	2.60
	<b>Total:</b>	<b>400</b>	<b>48.50</b>	<b>830</b>	<b>48.50</b>	<b>830</b>	<b>46.90</b>

**4.310.044 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct per unit**

Component	Size Ranges - m <sup>2</sup>		Size 3 (250 & over)	
	Size 2 (0-249)		K	AR
Foundation Wall	820	17.10	1 680	41.10
Exterior Wall				
Base Wall Constr.	690	6.10	1 410	3.20
Ext. Wall Finish	70	0.60	140	0.30
Columns	30	0.20	50	0.10
Plumbing Basic	70	0.80	100	0.70
Electrical Basic	100	1.40	140	1.30
<b>Total:</b>	<b>960</b>	<b>9.10</b>	<b>1 840</b>	<b>5.60</b>
Party Wall	290	2.50	590	1.30
Int. Wall Finish	130	1.10	250	0.60
Stair	230	0.00	230	0.00

**Eave Overhang (Facades)**

(wood or steel framing, aluminum siding or equivalent)

0.6 m overhang height, per m<sup>2</sup> of soffit - **add \$ 123.00**0.9 m overhang height, per m<sup>2</sup> of soffit - **add \$ 154.00**1.2 m or greater overhang height, per m<sup>2</sup> of soffit - **add \$ 180.00****Plumbing**per fixture - **add \$ 570.00****Heating**average forced air - **deduct total cost of heating times 0.7**average forced air and air conditioning - **deduct total cost of heating times 0.52****Spans**

(for each metre more or less than 6.1 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area**floor along joists - **add or deduct \$ 2.60 per m<sup>2</sup> of area**floor along beam - **add or deduct \$ 1.30 per m<sup>2</sup> of area****4.310.045 UNIT COST ADJUSTMENTS****Partitions**gypsum wallboard & paint, per m<sup>2</sup> - **add \$ 38.90**concrete block & paint, per m<sup>2</sup> - **add \$ 72.20****Windows**average double glazed aluminum window, per m<sup>2</sup> - **add \$ 182.00**average clear sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 172.00**average bronze sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 189.00**average black sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 309.00**



**4.310.045 UNIT COST ADJUSTMENTS****Doors, Exterior**

average clear aluminum door, EA - **add \$ 670.00**  
 average bronze aluminum door, EA - **add \$ 760.00**  
 average black aluminum door, EA - **add \$ 890.00**  
 average hollow steel door, EA - **add \$ 480.00**

**Doors, Interior**

average hollow core wood door, EA - **add \$ 320.00**  
 average solid core wood door, EA - **add \$ 410.00**  
 average hollow steel door, EA - **add \$ 550.00**

**Wall Openings**

(areas replaced by doors and windows)

unit masonry or wood frame wall systems - **deduct 60% of wall cost**  
 store front window system - **deduct 85% of wall cost**  
 architecturally integrated window systems - **no deduction** for wall areas replaced by integrated window framing in precast concrete wall panels. (Multiply total wall area by appropriate panel cost and add for windows.)

**Note:** Wall Cost (as per Component Description)

2545 Base Wall Construction	\$ 76.90
2703 Exterior Wall Finish	7.80
4102 Interior Wall Finish	<u>5.80</u>
<b>Total:</b>	<b>\$ 90.50</b>

**4.310.046 GENERAL INFORMATION**

Model Type 310, Strip Shopping Centre, is a one storey structure that consists of a number of alike bays or units. The purpose of a Strip Shopping Centre is to provide a variety of stores and services for convenient and brief shopping. Also referred to as Convenience or Neighborhood Shopping Centres, they are usually located for easy access in residential areas or along major roadways. Although a store or service may occupy more than one adjoining unit, each unit is similar in detail and will have its own mechanical service. A convenience food store, drug store, dry cleaner, beauty parlor, bank, restaurant, video store and medical centre are examples of commonly encountered stores and services. A service station may appear on the same site and, on occasion, a large food or department store may be attached to the Strip Shopping Centre.

Apply base structure Base Rates to the total floor area of each unit.

Apply store finish Base Rates to the finished floor area within each unit.

Total Base Cost is produced when Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas per level from exterior measurements.

For perimeter and/or design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.310.050 MODEL TYPE 310  
QUALITY 05**

**STRIP SHOPPING CENTRE - SEMI CUSTOM**

**4.310.051 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 5.6 %                      **Foundation - Basement** 3.0 m                      **Exterior Wall - Main** 3.0 m  
**Span:** 6.1 m

**CODE                      COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0554</b>	<b>Concrete Footings</b> - medium reinforced
<b>0701</b>	<b>Piles</b> - reinforced concrete
<b>0920</b>	<b>Concrete Pads</b> - reinforced
<b>1101</b>	<b>Grade Beams</b> - reinforced concrete
<b>1327</b>	<b>Foundation Walls</b> - 250 mm medium reinforced concrete
<b>1525</b>	<b>Concrete Slab - Basement and On Grade</b> - 125 mm light reinforced
	<b>Framing</b> - exterior bond beam and pilasters or steel columns and beams or equivalent; interior steel columns and beam along common party wall
<b>2135</b>	<b>Base Floor Construction</b> - open web steel joists, steel decking, 100 mm light reinforced concrete slab
<b>2323</b>	<b>Stairs - Basement</b> - one wood stair or equivalent
<b>2546</b>	<b>Base Wall Construction</b> - 190 mm light reinforced concrete block, loose fill insulation
<b>2718</b>	<b>Exterior Wall Finish</b> - wood siding or prefinished steel siding or ribbed face finish on concrete block or equivalent
<b>2951</b>	<b>Base Roof Construction</b> - open web steel joists, steel decking
<b>3322</b>	<b>Roof Finish</b> - rigid insulation, 4-ply built-up
<b>4326</b>	<b>Party Walls</b> - studding, insulation and gypsum wallboard or equivalent
<b>6104</b>	<b>Plumbing Basic</b> - average
<b>6556</b>	<b>Heating</b> - roof top heat and air conditioning units
<b>6704</b>	<b>Electrical Basic</b> - average wiring

**COMPONENT DESCRIPTION - STORE FINISH**

<b>4118</b>	<b>Interior Wall Finish</b> - gypsum wallboard and paint
<b>4533</b>	<b>Ceiling Finish</b> - suspended panels
<b>4904</b>	<b>Baseboards &amp; Trim</b> - average to good
<b>5122</b>	<b>Floor Finish</b> - average to good carpet, tile or equivalent
<b>6905</b>	<b>Electrical Fixtures</b> - average to good lighting

**4.310.052 BASE RATES PER UNIT (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR		
61	Main Level & Concrete Slab	9 100	224	17 700	191		
63	Main Level & Basement	13 500	339	25 700	292		
80	Store Finish	900	59	1 800	55		

ST 61 designates the base structure of a main level with a concrete slab on grade.

ST 63 designates the base structure of a main level with a basement.

ST 80 designates typical store interior finish for this classification.

**4.310.053 MODULE RATES PER UNIT (in dollars)**

**Concrete Slab on Grade**  
(MT 310 QU 05 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR		
0300	Excavation	60	5.00	120	4.70		
0701	Piles	310	2.70	620	1.40		
1101	Grade Beams	740	6.60	1 520	3.50		
1525	Concrete Slab	0	19.30	0	19.30		
6104	Plumbing Basic	40	1.00	90	0.80		
6556	Heating & Air Cond.	540	10.40	1 120	8.50		
6704	Electrical Basic	80	1.90	170	1.50		
	Miscellaneous	40	1.00	80	0.80		
	Architect Fees	110	2.80	220	2.40		
	<b>Total:</b>	<b>1 920</b>	<b>50.70</b>	<b>3 940</b>	<b>42.90</b>		

**Basement**  
(MT 310 QU 05 ST 52)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR		
0300	Excavation	160	31.10	330	30.40		
0554	Concrete Footings	290	2.60	610	1.40		
0920	Concrete Pads	60	0.50	110	0.30		
1327	Foundation Walls	2 290	20.20	4 680	10.70		
1525	Concrete Slab	0	19.30	0	19.30		
1704	Columns	80	0.70	160	0.30		
1902	Beams	310	2.70	630	1.40		
2135	Base Floor Constr.	0	48.00	0	48.00		
2323	Stair	820	0.00	820	0.00		
4326	Party Wall860	7.60	1 770	4.00			
6104	Plumbing Basic	70	1.60	120	1.40		
6556	Heating & Air Cond.	780	15.60	1 530	12.80		
6704	Electrical Basic	130	3.10	250	2.60		
	Miscellaneous	120	3.10	220	2.70		
	Architect Fees	350	9.30	670	8.00		
	<b>Total:</b>	<b>6 320</b>	<b>165.40</b>	<b>11 900</b>	<b>143.30</b>		

**4.310.053 MODULE RATES PER UNIT (in dollars)****Main Level Base Structure**

(MT 310 QU 05 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
0100	Sitework	50	1.00	50	1.00		
1704	Columns	80	0.70	160	0.30		
1902	Beams	310	2.70	630	1.40		
2546	Base Wall Constr.	2 090	18.50	4 260	9.80		
2718	Ext. Wall Finish	960	8.20	1 970	4.60		
2951	Base Roof Constr.	0	23.50	0	23.50		
3322	Roof Finish	0	49.70	0	49.70		
4326	Party Wall860	7.60	1 770	4.00			
6104	Plumbing Basic	200	3.00	290	2.60		
6556	Heating & Air Cond.	1 690	39.50	3 070	35.40		
6704	Electrical Basic	380	5.70	550	5.00		
	Miscellaneous	190	3.30	280	2.80		
	Architect Fees	400	9.70	770	8.30		
	<b>Total:</b>	<b>7 210</b>	<b>173.10</b>	<b>13 800</b>	<b>148.40</b>		

**Store Finish**

(MT 310 QU 05 ST 80) - finish height - 2.4 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
4118	Int. Wall Finish	740	6.40	1 500	3.50		
4533	Ceiling Finish	0	11.00	0	11.00		
4904	Baseboards & Trim	90	0.80	200	0.50		
5122	Floor Finish	0	21.00	0	21.00		
6905	Electric. Fixtures	0	16.00	0	16.00		
	Architect Fees	50	3.30	100	3.10		
	<b>Total:</b>	<b>880</b>	<b>58.50</b>	<b>1 800</b>	<b>55.10</b>		

**4.310.054 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct per unit**

Component	Size Ranges - m <sup>2</sup>		Size 3 (250 & over)	
	Size 2 (0-249)	Size 3 (250 & over)	K	AR
Foundation Wall	840	17.30	1 720	13.80
Exterior Wall				
Base Wall Constr.	700	6.20	1 420	3.30
Ext. Wall Finish	320	2.70	660	1.50
Columns	30	0.20	50	0.10
Plumbing Basic	70	0.80	100	0.70
Electrical Basic	100	1.40	140	1.30
<b>Total:</b>	<b>1 22011.30</b>	<b>2 370</b>	<b>6.90</b>	
Party Wall	290	2.50	590	1.30
Int. Wall Finish	310	2.70	630	1.50
Stair	270	0.00	270	0.00

**Eave Overhang (Facades)**

(wood or steel framing, wood siding or equivalent)

0.6 m overhang height, per m<sup>2</sup> of soffit - **add \$ 138.00**0.9 m overhang height, per m<sup>2</sup> of soffit - **add \$ 175.00**1.2 m or greater overhang height, per m<sup>2</sup> of soffit - **add \$ 207.00****Plumbing**per fixture - **add \$ 570.00****Heating**average forced air - **deduct total cost of heating times 0.7**average forced air and air conditioning - **deduct total cost of heating times 0.52****Spans**

(for each metre more or less than 6.1 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area**floor along joists - **add or deduct \$ 2.60 per m<sup>2</sup> of area**floor along beam - **add or deduct \$ 1.30 per m<sup>2</sup> of area****4.310.055 UNIT COST ADJUSTMENTS****Partitions**gypsum wallboard & paint, per m<sup>2</sup> - **add \$ 38.90**concrete block & paint, per m<sup>2</sup> - **add \$ 72.20****Windows**average double glazed aluminum window, per m<sup>2</sup> - **add \$ 182.00**average clear sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 172.00**average bronze sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 189.00**average black sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 268.00**

**4.310.055 UNIT COST ADJUSTMENTS****Doors, Exterior**

- average clear aluminum door, EA - **add \$ 670.00**
- average bronze aluminum door, EA - **add \$ 760.00**
- average black aluminum door, EA - **add \$ 890.00**
- average hollow steel door, EA - **add \$ 480.00**

**Doors, Interior**

- average hollow core wood door, EA - **add \$ 320.00**
- average solid core wood door, EA - **add \$ 410.00**
- average hollow steel door, EA - **add \$ 550.00**

**Wall Openings**

(areas replaced by doors and windows)

- unit masonry or wood frame wall systems - **deduct 60% of wall cost**
- store front window system - **deduct 85% of wall cost**
- architecturally integrated window systems - **no deduction** for wall areas replaced by integrated window framing in precast concrete wall panels. (Multiply total wall area by appropriate panel cost and add for windows.)

**Note:** Wall Cost (as per Component Description)

2546 Base Wall Construction	\$ 77.70
2718 Exterior Wall Finish	35.70
4118 Interior Wall Finish	<u>14.30</u>
<b>Total:</b>	<b>m<sup>2</sup> \$ 127.70</b>

**4.310.056 GENERAL INFORMATION**

Model Type 310, Strip Shopping Centre, is a one storey structure that consists of a number of alike bays or units. The purpose of a Strip Shopping Centre is to provide a variety of stores and services for convenient and brief shopping. Also referred to as Convenience or Neighborhood Shopping Centres, they are usually located for easy access in residential areas or along major roadways. Although a store or service may occupy more than one adjoining unit, each unit is similar in detail and will have its own mechanical service. A convenience food store, drug store, dry cleaner, beauty parlor, bank, restaurant, video store and medical centre are examples of commonly encountered stores and services. A service station may appear on the same site and, on occasion, a large food or department store may be attached to the Strip Shopping Centre.

Apply base structure Base Rates to the total floor area of each unit.

Apply store finish Base Rates to the finished floor area within each unit.

Total Base Cost is produced when Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas per level from exterior measurements.

For perimeter and/or design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.310.060 MODEL TYPE 310  
QUALITY 06**

**STRIP SHOPPING CENTRE - CUSTOM**

**4.310.061 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 7.0 %  
**Span:** 7.6 m

**Foundation - Basement** 3.0 m

**Exterior Wall - Main** 3.0 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0555</b>	<b>Concrete Footings</b> - medium reinforced
<b>0701</b>	<b>Piles</b> - reinforced concrete
<b>0921</b>	<b>Concrete Pads</b> - reinforced
<b>1104</b>	<b>Grade Beams</b> - reinforced concrete
<b>1327</b>	<b>Foundation Walls</b> - 250 mm medium reinforced concrete
<b>1535</b>	<b>Concrete Slab - Basement and On Grade</b> - 125 mm light reinforced
	<b>Framing</b> - exterior bond beam and pilasters or steel columns and beams or equivalent
<b>2138</b>	<b>Base Floor Construction</b> - open web steel joists, steel decking, 100 mm light reinforced concrete slab
<b>2324</b>	<b>Stairs - Basement</b> - one wood stair or equivalent
<b>2527</b>	<b>Base Wall Construction</b> - 190 mm reinforced concrete back-up block, loose fill insulation or equivalent
<b>2731</b>	<b>Exterior Wall Finish</b> - good brick veneer or equivalent
<b>2953</b>	<b>Base Roof Construction</b> - open web steel joists, steel decking
<b>3324</b>	<b>Roof Finish</b> - fibreboard insulation, 4-ply built-up
<b>4326</b>	<b>Party Walls</b> - studding, insulation and gypsum wallboard or equivalent
<b>6105</b>	<b>Plumbing Basic</b> - average to good
<b>6556</b>	<b>Heating</b> - roof top heat and air conditioning units
<b>6706</b>	<b>Electrical Basic</b> - good wiring

**COMPONENT DESCRIPTION - STORE FINISH**

<b>4120</b>	<b>Interior Wall Finish</b> - gypsum wallboard, paint
<b>4535</b>	<b>Ceiling Finish</b> - suspended panels
<b>4905</b>	<b>Baseboards &amp; Trim</b> - good
<b>5123</b>	<b>Floor Finish</b> - good carpet, tile or equivalent
<b>6906</b>	<b>Electrical Fixtures</b> - good

**4.310.062 BASE RATES PER UNIT (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
61	Main Level & Concrete Slab	11 400	269	22 300	229		
63	Main Level & Basement	16 000	389	30 500	335		
80	Store Finish	1 000	74	2 000	70		

ST 61 designates the base structure of a main level with a concrete slab on grade.

ST 63 designates the base structure of a main level with a basement.

ST 80 designates typical store interior finish for this classification.

**4.310.063 MODULE RATES PER UNIT (in dollars)**

**Concrete Slab on Grade**  
(MT 310 QU 06 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
0300	Excavation	60	5.00	120	4.70		
0701	Piles	310	2.70	620	1.40		
1104	Grade Beams	870	7.70	1 780	4.10		
1535	Concrete Slab	0	21.80	0	21.80		
6105	Plumbing Basic	50	1.20	100	0.90		
6556	Heating & Air Cond.	540	10.40	1 120	8.50		
6706	Electrical Basic	90	2.20	200	1.70		
	Miscellaneous	40	1.10	100	0.90		
	Architect Fees	150	3.90	300	3.30		
	<b>Total:</b>	<b>2 110</b>	<b>56.00</b>	<b>4 340</b>	<b>47.40</b>		

**Basement**

(MT 310 QU 06 ST 52)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
0300	Excavation	160	31.10	330	30.40		
0555	Concrete Footings	300	2.70	640	1.50		
0921	Concrete Pads	90	0.70	160	0.40		
1327	Foundation Walls	2 290	20.20	4 680	10.70		
1535	Concrete Slab	0	21.80	0	21.80		
1705	Columns	90	0.80	180	0.40		
1903	Beams	370	3.20	750	1.70		
2138	Base Floor Constr.	0	51.10	0	51.10		
2324	Stair	970	0.00	970	0.00		
4326	Party Wall860	7.60	1 770	4.00			
6105	Plumbing Basic	80	1.80	140	1.60		
6556	Heating & Air Cond.	780	15.60	1 530	12.80		
6706	Electrical Basic	150	3.60	290	3.00		
	Miscellaneous	140	3.50	250	3.10		
	Architect Fees	470	12.30	880	10.70		
	<b>Total:</b>	<b>6 750</b>	<b>176.00</b>	<b>12 570</b>	<b>153.20</b>		



**4.310.063 MODULE RATES PER UNIT (in dollars)****Main Level Base Structure**

(MT 310 QU 06 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
0100	Sitework	50	1.00	50	1.00		
1705	Columns	90	0.80	180	0.40		
1903	Beams	370	3.20	750	1.70		
2527	Base Wall Constr.	1 740	15.40	3 550	8.20		
2731	Ext. Wall Finish	2 930	25.00	6 010	14.00		
2953	Base Roof Constr.	0	26.00	0	26.00		
3324	Roof Finish	0	66.00	0	66.00		
4326	Party Wall	7.60	1 770	4.00			
6105	Plumbing Basic	230	3.50	330	3.00		
6556	Heating & Air Cond.	1 690	39.50	3 070	35.40		
6706	Electrical Basic	440	6.60	630	5.80		
	Miscellaneous	220	3.80	320	3.20		
	Architect Fees	650	14.90	1 250	12.70		
	<b>Total:</b>	<b>9 270</b>	<b>213.30</b>	<b>17 910</b>	<b>181.40</b>		

**Store Finish**

(MT 310 QU 06 ST 80) - finish height - 2.4 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
4120	Int. Wall Finish	810	7.00	1 640	3.80		
4535	Ceiling Finish	0	14.50	0	14.50		
4905	Baseboards & Trim	110	1.00	250	0.60		
5123	Floor Finish	0	25.00	0	25.00		
6906	Electric. Fixtures	0	21.00	0	21.00		
	Architect Fees	70	5.20	140	4.90		
	<b>Total:</b>	<b>990</b>	<b>73.70</b>	<b>2 030</b>	<b>69.80</b>		

**4.310.064 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct per unit**

Component	Size Ranges - m <sup>2</sup>		Size 3 (250 & over)	
	Size 2 (0-249)		K	AR
	K	AR	K	AR
Foundation Wall	850	17.40	1 730	13.80
Exterior Wall				
Base Wall Constr.	580	5.10	1 180	2.70
Ext. Wall Finish	980	8.30	2 000	4.70
Columns	30	0.30	60	0.10
Plumbing Basic	80	1.20	110	1.00
Electrical Basic	150	2.20	210	1.90
<b>Total:</b>	<b>1 820</b>	<b>17.10</b>	<b>3 560</b>	<b>10.40</b>
Party Wall	290	2.50	590	1.30
Int. Wall Finish	340	2.90	680	1.60
Stair	320	0.00	320	0.00

**Eave Overhang (Facades)**

(wood or steel framing, wood siding or equivalent)

0.6 m overhang height, per m<sup>2</sup> of soffit - **add \$ 159.00**0.9 m overhang height, per m<sup>2</sup> of soffit - **add \$ 206.00**1.2 m or greater overhang height, per m<sup>2</sup> of soffit - **add \$ 248.00****Plumbing**per fixture - **add \$ 670.00****Heating**average forced air - **deduct total cost of heating times 0.7**average forced air and air conditioning - **deduct total cost of heating times 0.52****Spans**

(for each metre more or less than 7.6 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area**floor along joists - **add or deduct \$ 2.60 per m<sup>2</sup> of area**floor along beam - **add or deduct \$ 1.30 per m<sup>2</sup> of area****4.310.065 UNIT COST ADJUSTMENTS****Partitions**gypsum wallboard & paint, per m<sup>2</sup> - **add \$ 38.90**concrete block & paint, per m<sup>2</sup> - **add \$ 72.20****Windows**good double glazed aluminum window, per m<sup>2</sup> - **add \$ 191.00**good clear sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 184.00**good bronze sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 231.00**good black sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 286.00**

**4.310.065 UNIT COST ADJUSTMENTS****Doors, Exterior**

- good clear aluminum door, EA - **add \$ 890.00**
- good bronze aluminum door, EA - **add \$ 1 000.00**
- good black aluminum door, EA - **add \$ 1 200.00**
- good hollow steel door, EA - **add \$ 620.00**

**Doors, Interior**

- good hollow core wood door, EA - **add \$ 380.00**
- good solid core wood door, EA - **add \$ 470.00**
- good hollow steel door, EA - **add \$ 690.00**

**Wall Openings**

(areas replaced by doors and windows)

- unit masonry or wood frame wall systems - **deduct 60% of wall cost**
- store front window system - **deduct 85% of wall cost**
- architecturally integrated window systems - **no deduction** for wall areas replaced by integrated window framing in precast concrete wall panels. (Multiply total wall area by appropriate panel cost and add for windows.)

**Note:** Wall Cost (as per Component Description)

2527 Base Wall Construction	\$ 64.70
2731 Exterior Wall Finish	109.00
4120 Interior Wall Finish	<u>15.60</u>
<b>Total:</b>	<b>m<sup>2</sup> \$ 189.30</b>

**4.310.066 GENERAL INFORMATION**

Model Type 310, Strip Shopping Centre, is a one storey structure that consists of a number of alike bays or units. The purpose of a Strip Shopping Centre is to provide a variety of stores and services for convenient and brief shopping. Also referred to as Convenience or Neighborhood Shopping Centres, they are usually located for easy access in residential areas or along major roadways. Although a store or service may occupy more than one adjoining unit, each unit is similar in detail and will have its own mechanical service. A convenience food store, drug store, dry cleaner, beauty parlor, bank, restaurant, video store and medical centre are examples of commonly encountered stores and services. A service station may appear on the same site and, on occasion, a large food or department store may be attached to the Strip Shopping Centre.

Apply base structure Base Rates to the total floor area of each unit.

Apply store finish Base Rates to the finished floor area within each unit.

Total Base Cost is produced when Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas per level from exterior measurements.

For perimeter and/or design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.312.040 MODEL TYPE 312  
QUALITY 04**

**MALL SHOPPING CENTRE - STANDARD**

**4.312.041 GENERAL DESCRIPTION**

**Wall Heights**

<b>Architect Fees:</b> 5.6 %	<b>Foundation</b> - Basementless 1.2 m	<b>Exterior Wall</b> - Main 3.0 m
<b>Span:</b> 6.1 m	- Basement 3.0 m	- Upper 3.0 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0548</b>	<b>Concrete Footings</b> - medium reinforced
<b>0700</b>	<b>Piles</b> - reinforced concrete
<b>0920</b>	<b>Concrete Pads</b> - reinforced
<b>1120</b>	<b>Grade Beams</b> - reinforced concrete or equivalent
<b>1326</b>	<b>Foundation Walls</b> - 200 mm medium reinforced concrete
<b>1524</b>	<b>Concrete Slab - Basement and On Grade</b> - 100 mm light reinforced
	<b>Framing</b> - steel columns and beams
<b>2135</b>	<b>Base Floor Construction</b> - open web steel joists, steel decking, 100 mm light reinforced concrete slab
<b>2349</b>	<b>Stairs - Basement</b> - one steel stair with grate treads and railing
<b>2355</b>	<b>Stairs - Upper</b> - one steel stair with concrete pan treads and railing
<b>2546</b>	<b>Base Wall Construction</b> - 190 mm light reinforced concrete block, loose fill insulation
<b>2703</b>	<b>Exterior Wall Finish</b> - paint
<b>2951</b>	<b>Base Roof Construction</b> - open web steel joists, steel decking
<b>3313</b>	<b>Roof Finish</b> - rigid insulation, 4-ply built-up
<b>6104</b>	<b>Plumbing Basic</b> - average
<b>6514</b>	<b>Heating</b> - average forced air and ventilation
<b>6704</b>	<b>Electrical Basic</b> - average wiring

**COMPONENT DESCRIPTION - MALL FINISH**

<b>4533</b>	<b>Ceiling Finish</b> - suspended panels
<b>5103</b>	<b>Floor Finish</b> - average tile or equivalent
<b>6904</b>	<b>Electrical Fixtures</b> - average lighting

**COMPONENT DESCRIPTION - STORE FINISH (RENTAL UNIT)**

<b>4126</b>	<b>Interior Wall Finish</b> - gypsum wallboard, paint
<b>4313</b>	<b>Interior Partitions</b> - gypsum wallboard, paint; partition area 30%
<b>4316</b>	<b>Store Wall</b> - gypsum wallboard, paint
<b>4316</b>	<b>Party Walls</b> - gypsum wallboard, paint
<b>4533</b>	<b>Ceiling Finish</b> - suspended panels
<b>4702</b>	<b>Interior Doors</b> - average hollow core wood
<b>4903</b>	<b>Baseboards &amp; Trim</b> - average
<b>5103</b>	<b>Floor Finish</b> - average tile or equivalent
<b>6904</b>	<b>Electrical Fixtures</b> - average lighting

## 4.312.042 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR		
61	Main Level & Concrete Slab	10 200	181	19 000	152	30 500	136	49 500	126		
63	Main Level & Basement	20 900	307	33 700	271	50 800	246	79 000	232		
70	Upper Level	14 100	130	19 900	116	27 900	104	41 000	98		
71	Upper Level Extension	0	250	0	236	0	222	0	213		
72	Upper Level Cantilever	0	225	0	211	0	200	0	193		

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR		
80	Store Finish (Rental Unit)	700	97	1 800	77	3 700	69	6 100	66		
81	Mall Finish	0	45	0	45	0	45	0	45		

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 63 designates the base structure of a main level with a basement.

ST Code 70 designates the base structure of an upper level.

ST Code 80 designates typical store interior finish for this classification on a per store rental unit basis.

ST Code 81 designates typical mall interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.312.043 MODULE RATES (in dollars)****Concrete Slab on Grade**

(MT 312 QU 04 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR		
0300	Excavation	140	5.70	280	5.10	450	4.80	750	4.70		
0700	Piles	560	4.90	1 140	2.60	1 870	1.60	3 090	0.90		
0920	Concrete Pads	0	0.00	-110	0.90	-220	1.10	-430	1.20		
1120	Grade Beams	1 400	12.40	2 860	6.50	4 680	3.90	7 760	2.40		
1524	Concrete Slab	0	16.80	0	16.80	0	16.80	0	16.80		
6104	Plumbing Basic	60	1.10	120	0.90	190	0.80	320	0.70		
6514	Heating	160	3.10	330	2.50	530	2.20	870	2.00		
6704	Electrical Basic	110	2.10	220	1.70	360	1.50	590	1.40		
	Miscellaneous	50	0.90	100	0.80	160	0.70	260	0.60		
	Architect Fees	150	2.80	290	2.20	480	2.00	780	1.80		
	<b>Total:</b>	<b>2 630</b>	<b>49.80</b>	<b>5 230</b>	<b>40.00</b>	<b>8 500</b>	<b>35.40</b>	<b>13 990</b>	<b>32.50</b>		

**Basement**

(MT 312 QU 04 ST 52)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR		
0300	Excavation	900	37.70	1 850	33.90	3 030	32.20	5 020	31.20		
0548	Concrete Footings	630	5.60	1 300	3.00	2 120	1.80	3 520	1.10		
0920	Concrete Pads	0	0.00	-110	0.90	-220	1.10	-430	1.20		
1326	Foundation Walls	5 330	47.10	10 900	24.80	17 840	14.90	29 590	9.00		
1524	Concrete Slab	0	16.80	0	16.80	0	16.80	0	16.80		
1708	Columns	0	0.00	-330	2.70	-670	3.20	-1 300	3.50		
1906	Beams	0	0.00	-1 020	10.50	-1 770	11.60	-3 290	12.30		
2135	Base Floor Constr.	0	48.00	0	48.00	0	48.00	0	48.00		
2349	Stair	5 150	0.00	5 150	0.00	5 150	0.00	5 150	0.00		
6104	Plumbing Basic	80	1.60	170	1.40	260	1.20	440	1.10		
6514	Heating	230	4.60	450	3.80	730	3.40	1 190	3.10		
6704	Electrical Basic	160	3.10	300	2.60	500	2.30	810	2.20		
	Miscellaneous	70	1.40	140	1.20	220	1.10	360	0.90		
	Architect Fees	740	9.80	1 120	8.90	1 610	8.20	2 440	7.70		
	<b>Total:</b>	<b>13 290</b>	<b>175.70</b>	<b>19 920</b>	<b>158.50</b>	<b>28 800</b>	<b>145.80</b>	<b>43 500</b>	<b>138.10</b>		

**4.312.043 MODULE RATES (in dollars)****Main Level Base Structure**

(MT 312 QU 04 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0100	Sitework	500	1.00	500	0.90	500	0.80	500	0.70		
1708	Columns	0	0.00	-330	2.70	-670	3.20	-1 300	3.50		
1902	Beams	0	0.00	-560	5.70	-970	6.30	-1 800	6.70		
2546	Base Wall Constr.	5 010	44.30	10 250	23.30	16 780	14.00	27 830	8.40		
2703	Ext. Wall Finish	500	4.40	1 030	2.30	1 680	1.40	2 790	0.80		
2951	Base Roof Constr.	0	23.50	0	23.50	0	23.50	0	23.50		
3313	Roof Finish	0	22.80	0	22.80	0	22.80	0	22.80		
6104	Plumbing Basic	180	4.30	330	3.80	530	3.50	860	3.40		
6514	Heating	500	11.70	910	10.50	1 450	9.70	2 350	9.20		
6704	Electrical Basic	340	8.00	620	7.10	990	6.60	1 600	6.30		
	Miscellaneous	150	3.60	280	3.20	440	2.90	710	2.80		
	Architect Fees	430	7.30	770	6.30	1 230	5.60	1 990	5.20		
	<b>Total:</b>	<b>7 610</b>	<b>130.90</b>	<b>13 800</b>	<b>112.10</b>	<b>21 960</b>	<b>100.30</b>	<b>35 530</b>	<b>93.30</b>		

**Upper Level Base Structure**

(MT 312 QU 04 ST 70)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
1704	Columns	0	0.00	-150	1.20	-300	1.50	-590	1.60		
1906	Beams	0	0.00	-1 020	10.50	-1 770	11.60	-3 290	12.30		
2135	Base Floor Constr.	0	48.00	0	48.00	0	48.00	0	48.00		
2355	Stair	5 660	0.00	5 660	0.00	5 660	0.00	5 660	0.00		
2546	Base Wall Constr.	5 010	44.30	10 250	23.30	16 780	14.00	27 830	8.40		
2703	Ext. Wall Finish	500	4.40	1 030	2.30	1 680	1.40	2 790	0.80		
6104	Plumbing Basic	330	4.00	470	3.70	660	3.40	980	3.20		
6514	Heating	900	11.10	1 290	10.10	1 820	9.40	2 700	8.90		
6704	Electrical Basic	620	7.60	880	6.90	1 240	6.40	1 840	6.10		
	Miscellaneous	270	3.40	390	3.10	550	2.80	820	2.70		
	Architect Fees	790	7.30	1 120	6.50	1 560	5.80	2 300	5.50		
	<b>Total:</b>	<b>14 080</b>	<b>130.10</b>	<b>19 920</b>	<b>115.60</b>	<b>27 880</b>	<b>104.30</b>	<b>41 040</b>	<b>97.50</b>		

**4.312.043 MODULE RATES (in dollars)****Upper Level Base Structure - Extension**  
(MT 312 QU 04 ST 71)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation	0	5.70	0	5.10	0	4.80	0	4.70		
0700	Piles	0	4.90	0	2.60	0	1.60	0	0.90		
0920	Concrete Pads	0	0.00	0	0.90	0	1.10	0	1.20		
1120	Grade Beams	0	12.40	0	6.50	0	3.90	0	2.40		
1708	Columns, Main	0	0.00	0	2.70	0	3.20	0	3.50		
1704	Columns, Upper	0	0.00	0	1.20	0	1.50	0	1.60		
1902	Beams, Main	0	0.00	0	5.70	0	6.30	0	6.70		
1906	Beams, Upper	0	0.00	0	10.50	0	11.60	0	12.30		
2176	Base Floor Constr.	0	91.70	0	91.70	0	91.70	0	91.70		
2546	Base Wall Constr.	0	44.30	0	23.30	0	14.00	0	8.40		
2703	Ext. Wall Finish	0	4.40	0	2.30	0	1.40	0	0.80		
2951	Base Roof Constr.	0	23.50	0	23.50	0	23.50	0	23.50		
3313	Roof Finish	0	22.80	0	22.80	0	22.80	0	22.80		
6104	Plumbing Basic	0	4.00	0	3.70	0	3.40	0	3.20		
6514	Heating	0	11.10	0	10.10	0	9.40	0	8.90		
6704	Electrical Basic	0	7.60	0	6.90	0	6.40	0	6.10		
	Miscellaneous	0	3.40	0	3.10	0	2.80	0	2.70		
	Architect Fees	0	14.00	0	13.20	0	12.40	0	11.90		
	<b>Total:</b>	<b>0</b>	<b>249.80</b>	<b>0</b>	<b>235.80</b>	<b>0</b>	<b>221.80</b>	<b>0</b>	<b>213.30</b>		

**Upper Level Base Structure - Cantilever Extension**  
(MT 312 QU 04 ST 72)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
1704	Columns, Upper	0	0.00	0	1.20	0	1.50	0	1.60		
1906	Beams, Upper	0	0.00	0	10.50	0	11.60	0	12.30		
2176	Base Floor Constr.	0	91.70	0	91.70	0	91.70	0	91.70		
2546	Base Wall Constr.	0	44.30	0	23.30	0	14.00	0	8.40		
2703	Ext. Wall Finish	0	4.40	0	2.30	0	1.40	0	0.80		
2951	Base Roof Constr.	0	23.50	0	23.50	0	23.50	0	23.50		
3313	Roof Finish	0	22.80	0	22.80	0	22.80	0	22.80		
6104	Plumbing Basic	0	4.00	0	3.70	0	3.40	0	3.20		
6514	Heating	0	11.10	0	10.10	0	9.40	0	8.90		
6704	Electrical Basic	0	7.60	0	6.90	0	6.40	0	6.10		
	Miscellaneous	0	3.40	0	3.10	0	2.80	0	2.70		
	Architect Fees	0	12.60	0	11.80	0	11.20	0	10.80		
	<b>Total:</b>	<b>0</b>	<b>225.40</b>	<b>0</b>	<b>210.90</b>	<b>0</b>	<b>199.70</b>	<b>0</b>	<b>192.80</b>		

**Note:** The Upper Level Extension (ST 71) and the Upper Level Cantilever Extension (ST 72) are provided for buildings that have a supported or unsupported portion of an upper level extending out from the main structure. Accordingly, the Base Rates applied against all areas of an upper level must be selected from the size range that corresponds to the upper level's **total** floor area.



**4.312.043 MODULE RATES PER UNIT (in dollars)****Store Finish (Rental Unit)**

(MT 312 QU 04 ST 80) - finish height - 2.4 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR		
4126	Int. Wall Finish	70	3.90	190	1.70	380	0.90	630	0.50		
4313	Int. Partitions	0	11.40	0	11.40	0	11.40	0	11.40	0	11.40
4316	Store Wall 130	6.90	330	2.90	670	1.50	1 100	0.90			
4316	Party Walls	260	13.70	660	5.80	1 340	3.10	2 200	1.80		
4533	Ceiling Finish	0	11.00	0	11.00	0	11.00	0	11.00	0	11.00
4702	Interior Doors*	190	9.70	460	4.10	950	2.20	1 550	1.30		
4903	Baseboards & Trim	30	3.30	80	3.90	170	3.50	270	3.40		
5103	Floor Finish	0	18.50	0	18.50	0	18.50	0	18.50	0	18.50
6904	Electric. Fixtures	0	13.00	0	13.00	0	13.00	0	13.00	0	13.00
	Architect Fees	40	5.40	100	4.30	210	3.90	340	3.70		
	<b>Total:</b>	<b>730</b>	<b>96.80</b>	<b>1 820</b>	<b>76.50</b>	<b>3 730</b>	<b>69.90</b>	<b>6 100</b>	<b>65.50</b>		

\* No Entrance Doors contained in 4702 Interior Door Rate.

**4.312.043 MODULE RATES (in dollars)****Mall Finish**

(MT 312 QU 04 ST 81)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR		
4533	Ceiling Finish	0	11.00	0	11.00	0	11.00	0	11.00	0	11.00
5103	Floor Finish	0	18.50	0	18.50	0	18.50	0	18.50	0	18.50
6904	Electric. Fixtures	0	13.00	0	13.00	0	13.00	0	13.00	0	13.00
	Architect Fees	0	2.50	0	2.50	0	2.50	0	2.50	0	2.50
	<b>Total:</b>	<b>0</b>	<b>45.00</b>	<b>0</b>	<b>45.00</b>	<b>0</b>	<b>45.00</b>	<b>0</b>	<b>45.00</b>	<b>0</b>	<b>45.00</b>

**4.312.044 PRECALCULATED ADJUSTMENTS (in dollars)****Height (Structure)**per metre of height - **add or deduct**

Size Ranges - m <sup>2</sup>	Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
	K	AR	K	AR	K	AR	K	AR
Foundation Wall	2 060	18.20	4 080	10.60	6 640	7.10	10 910	4.90
Exterior Wall								
Base Wall Constr.	1 670	14.80	3 420	7.80	5 590	4.70	9 280	2.80
Ext. Wall Finish	170	1.50	340	0.80	560	0.50	930	0.30
Interior Columns	0	0.00	-100	0.90	-210	1.10	-420	1.20
Plumbing Basic	50	0.50	100	0.30	170	0.20	280	0.10
Heating 150	1.30	290	0.80	470	0.50	780	0.30	
Electrical Basic	110	1.00	210	0.60	350	0.40	570	0.20
<b>Total:</b>	<b>2 150</b>	<b>19.10</b>	<b>4 260</b>	<b>11.20</b>	<b>6 930</b>	<b>7.40</b>	<b>11 420</b>	<b>4.90</b>
Stairs								
Basement	1 710	0.00	1 710	0.00	1 710	0.00	1 710	0.00
Upper	1 880	0.00	1 880	0.00	1 880	0.00	1 880	0.00

**Height (Rental Unit)**per metre of height - **add or deduct per unit**

Size Ranges - m <sup>2</sup>	Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
	K	AR	K	AR	K	AR	K	AR
Store Wall Finish	190	10.20	490	4.30	1 000	2.30	1 640	1.30
Mall Wall Finish	190	10.20	490	4.30	1 000	2.30	1 640	1.30

**Plumbing**per fixture - **add \$ 570.00****Heating**average multi-zone forced air - **add total cost of heating times 0.5**average air conditioning - **add total cost of heating times 1.6**average multi-zone forced air and air conditioning - **add total cost of heating times 2.1**average hot water - **add total cost of heating times 0.8**average hot water and ventilation - **add total cost of heating times 1.3**average hot water and air conditioning - **add total cost of heating times 2.7**

**4.312.044 PRECALCULATED ADJUSTMENTS****Spans**

(for each metre more or less than 6.1 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area**floor along joists - **add or deduct \$ 2.60 per m<sup>2</sup> of area**floor along beam - **add or deduct \$ 1.30 per m<sup>2</sup> of area****Mall Ceiling**metal frame suspended, gyproc, stipple or paint, per m<sup>2</sup> - **add \$ 19.90**metal frame suspended, plaster, stipple or paint, per m<sup>2</sup> - **add \$ 33.10****Mall Wall Finish, wall surface area**cedar, T & G, per m<sup>2</sup> - **add \$ 39.50**linear metal, baked enamel, per m<sup>2</sup> - **add \$ 52.40**linear metal, nickel, brass, chrome, steel, per m<sup>2</sup> - **add \$ 118.00**marble tile, good, per m<sup>2</sup> - **add \$ 149.00**marble tile, good to expensive, per m<sup>2</sup> - **add \$ 202.00**mirror tiles, per m<sup>2</sup> - **add \$ 126.00**mirror panels, per m<sup>2</sup> - **add \$ 69.00**ceramic wall tile, average, per m<sup>2</sup> - **add \$ 73.40**average face brick veneer, per m<sup>2</sup> - **add \$ 96.90****Note:** Mall Wall Cost (above store front)(04) #4316 \$ 38.20 m<sup>2</sup>**Column Finish, mirror panels, per metre of height**300 mm square column, per m - **add \$ 83.00**400 mm square column, per m - **add \$ 110.50**500 mm square column, per m - **add \$ 138.00**600 mm square column, per m - **add \$ 165.50**800 mm square column, per m - **add \$ 221.00**900 mm square column, per m - **add \$ 248.50****4.312.045 UNIT COST ADJUSTMENTS****Floor Finish**average thin-set terrazzo with zinc strip, per m<sup>2</sup> - **\$ 83.50**average thin-set terrazzo with brass strip, per m<sup>2</sup> - **\$ 94.00**good portland cement terrazzo with zinc strip, per m<sup>2</sup> - **\$ 92.00**good portland cement terrazzo with brass strip, per m<sup>2</sup> - **\$ 103.00****Fire Protection**

sprinkler systems - refer to 5.015.505

sprinkler system ancillary equipment - refer to 5.015.510

annunciator panel alarm systems - refer to 5.015.530

**Loading Dock Ramps**

refer to 5.013.300

**Plate Glass Store Fronts**standard store front, 9.5 mm, clear anodized trim, per m<sup>2</sup> - **\$ 172.00**standard store front, 9.5 mm, bronze or black trim, per m<sup>2</sup> - **\$ 207.00**heavy store front, 12.7 mm, clear anodized trim, per m<sup>2</sup> - **\$ 198.00**heavy store front, 12.7 mm, bronze or black trim, per m<sup>2</sup> - **\$ 238.00**

**4.312.045 UNIT COST ADJUSTMENTS****Plate Glass Doors**

- 9.5 mm single door, 0.9 m wide - **add EA \$ 5 350**
- 9.5 mm single door, 1.2 m wide - **add EA \$ 6 150**
- 12.7 mm single door, 0.9 m wide - **add EA \$ 6 000**
- 12.7 mm single door, 1.2 m wide - **add EA \$ 6 900**

**Add 100%** for additional door in one frame.

**Windows**

- average double glazed aluminum window, per m<sup>2</sup> - **add \$ 182.00**
- average clear sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 172.00**
- average bronze sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 189.00**
- average black sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 268.00**

**Doors, Exterior**

- average clear aluminum door, EA - **add \$ 670.00**
- average bronze aluminum door, EA - **add \$ 760.00**
- average black aluminum door, EA - **add \$ 890.00**
- average hollow steel door, EA - **add \$ 480.00**

**Wall Openings**

(areas replaced by doors and windows)

- unit masonry or wood frame wall systems - **deduct 60% of wall cost**
- store front window system - **deduct 85% of wall cost**
- curtain wall window system - **deduct 100% of wall cost**
- architecturally integrated window systems - **no deduction** for wall areas replaced by integrated window framing in precast concrete wall panels. (Multiply total wall area by appropriate panel cost and add for windows.)

**Note:** Wall Cost (as per Component Description)

2546 Base Wall Construction	\$ 77.70
2703 Exterior Wall Finish	7.80
4126 Interior Wall Finish	<u>21.80</u>
<b>Total:</b>	m <sup>2</sup> <b>\$ 107.30</b>

#### 4.312.046 GENERAL INFORMATION

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Apply finish Base Rates to the structure's total floor area.

Determine floor areas per level from exterior measurements.

**Store Wall Finish** is defined as and includes in each rental unit the rear wall finish, two finished side party walls, and the finished store front wall facing onto a mall concourse, with all of the above components corresponding in height (2.4 m) to the framed front wall (04), the front glazed window unit system (06) or the front sliding door system (07) in the rates.

**Mall Wall Finish** is identified in each rental unit as the finished framed wall portion commencing above the framed front wall (04), the store wall front glazed window unit system (06) or front sliding door system (07) up to the mall ceiling and includes costs for rear wall finish and two finished side party walls corresponding in height to the mall wall. No mall wall costs are included in any module and must be added for by applying rates found in the Rental Unit Height Adjustment Tables.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.312.060 MODEL TYPE 312  
QUALITY 06**

**MALL SHOPPING CENTRE - CUSTOM**

**4.312.061 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 7.0 %  
**Span:** 7.6 m

**Foundation** - Basementless 1.2 m  
- Basement 3.0 m

**Exterior Wall** - Main 3.0 m  
- Upper 3.0 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0555</b>	<b>Concrete Footings</b> - medium reinforced
<b>0702</b>	<b>Piles</b> - reinforced concrete
<b>0924</b>	<b>Concrete Pads</b> - reinforced
<b>1124</b>	<b>Grade Beams</b> - reinforced concrete or equivalent
<b>1328</b>	<b>Foundation Walls</b> - 300 mm medium reinforced concrete
<b>1526</b>	<b>Concrete Slab - Basement and On Grade</b> - 150 mm light reinforced
	<b>Framing</b> - non bearing walls; reinforced concrete columns and suspended framing system or steel columns and beams
<b>2156</b>	<b>Base Floor Construction</b> - concrete one-way joist slab system or open web steel joists, steel decking, 100 mm light reinforced concrete slab or equivalent
<b>2367</b>	<b>Stairs - Basement and Upper</b> - two concrete stairs, unfinished
<b>2527</b>	<b>Base Wall Construction</b> - 190 mm reinforced concrete back-up block, loose fill insulation
<b>2731</b>	<b>Exterior Wall Finish</b> - good brick veneer
<b>2969</b>	<b>Base Roof Construction</b> - concrete one-way joist slab system or open web steel joists, steel decking, 50 mm concrete slab or equivalent
<b>3314</b>	<b>Roof Finish</b> - rigid insulation, 4-ply built-up or equivalent
<b>3910</b>	<b>Shafts - Mechanical</b> - concrete block
<b>3920</b>	<b>Stairwells</b> - concrete block, painted
<b>4729</b>	<b>Interior Doors</b> - two good fire rated steel doors
<b>6106</b>	<b>Plumbing Basic</b> - good
<b>6546</b>	<b>Heating</b> - good hot water and ventilation
<b>6566</b>	<b>Air Conditioning</b> - good
<b>6706</b>	<b>Electrical Basic</b> - good wiring

**COMPONENT DESCRIPTION - MALL FINISH (QU 06 - GOOD)**

<b>4535</b>	<b>Ceiling Finish</b> - suspended panels
<b>5161</b>	<b>Floor Finish</b> - average ceramic tile or equivalent
<b>6906</b>	<b>Electrical Fixtures</b> - good lighting

**COMPONENT DESCRIPTION - MALL FINISH (QU 07 - GOOD TO EXPENSIVE)**

<b>4536</b>	<b>Ceiling Finish</b> - suspended panels
<b>5162</b>	<b>Floor Finish</b> - good ceramic tile or equivalent
<b>6907</b>	<b>Electrical Fixtures</b> - good to expensive lighting

**COMPONENT DESCRIPTION - MALL FINISH (QU 08 - EXPENSIVE)**

<b>5172</b>	<b>Ceiling Finish</b> - flat and shaped suspended bulkhead type
<b>6908</b>	<b>Floor Finish</b> - good to expensive marble tile or equivalent
	<b>Electrical Fixtures</b> - expensive lighting

**4.312.061 GENERAL DESCRIPTION****COMPONENT DESCRIPTION - STORE FINISH  
(QU 06 - GOOD RENTAL UNIT)**

<b>4119</b>	<b>Interior Wall Finish</b> - gypsum wallboard, paint
<b>4337</b>	<b>Interior Partitions</b> - gypsum wallboard, paint; partition area 30%
<b>3532</b>	<b>Store Wall</b> - average bronze single glazed aluminum framing system
<b>4339</b>	<b>Party Walls</b> - gypsum wallboard, paint
<b>4535</b>	<b>Ceiling Finish</b> - suspended panels
<b>4703</b>	<b>Interior Doors</b> - good hollow core wood
<b>4905</b>	<b>Baseboards &amp; Trim</b> - good
<b>5123</b>	<b>Floor Finish</b> - good carpet or equivalent
<b>6906</b>	<b>Electrical Fixtures</b> - good lighting

**COMPONENT DESCRIPTION - STORE FINISH  
(QU 07 - GOOD TO EXPENSIVE RENTAL UNIT)**

<b>4120</b>	<b>Interior Wall Finish</b> - gypsum wallboard, paint
<b>4339</b>	<b>Interior Partitions</b> - gypsum wallboard, paint; partitions 30%
<b>4342</b>	<b>Party Walls</b> - gypsum wallboard, paint
<b>4536</b>	<b>Ceiling Finish</b> - suspended panels
<b>4714</b>	<b>Interior Doors</b> - good solid core wood
<b>4741</b>	<b>Store Wall</b> - bronze multi-track sliding store front doors
<b>4906</b>	<b>Baseboards &amp; Trim</b> - good to expensive
<b>5124</b>	<b>Floor Finish</b> - good to expensive carpet or equivalent
<b>6907</b>	<b>Electrical Fixtures</b> - good to expensive lighting

**COMPONENT DESCRIPTION - STORE FINISH  
(QU 08 - EXPENSIVE RENTAL UNIT)**

<b>4152</b>	<b>Interior Wall Finish</b> - gypsum wallboard, paint
<b>4339</b>	<b>Interior Partitions</b> - gypsum wallboard, vinyl; partitions 30%
<b>4342</b>	<b>Party Walls</b> - gypsum wallboard, vinyl
<b>4398</b>	<b>Party Walls</b> - gypsum backing board, good to expensive wood panelling
	<b>Ceiling Finish</b> - flat and shaped suspended bulkhead type
<b>4716</b>	<b>Interior Doors</b> - expensive solid core wood
	<b>Store Wall</b> - expensive tempered plate glass panels
<b>4907</b>	<b>Baseboards &amp; Trim</b> - expensive
<b>5125</b>	<b>Floor Finish</b> - expensive carpet, hardwood or equivalent
<b>6908</b>	<b>Electrical Fixtures</b> - expensive lighting

## 4.312.062 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR		
61	Main Level & Concrete Slab	47 500	291	74 100	252	118 900	230	199 300	215		
63	Main Level & Basement	69 200	412	101 500	366	155 900	339	252 900	321		
70	Upper Level	50 800	188	72 400	157	109 000	139	175 000	127		
71	Upper Level Extension	0	364	0	328	0	307	0	293		
72	Upper Level Cantilever	0	331	0	306	0	287	0	276		

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR		
80	Store Finish (QU 06 Rental Unit)	1 200	143	3 000	109	6 200	97	10 100	91		
80	Store Finish (QU 07 Rental Unit)	2 200	214	5 500	151	11 300	128	18 600	117		
80	Store Finish (QU 08 Rental Unit)	2 300	293	5 800	223	11 900	199	19 400	188		
81	Mall Finish (QU 06)	0	153	0	153	0	153	0	153		
81	Mall Finish (QU 07)	0	193	0	193	0	193	0	193		
81	Mall Finish (QU 08)	0	356	0	356	0	356	0	356		

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 63 designates the base structure of a main level with a basement.

ST Code 70 designates the base structure of an upper level.

ST Code 80 designates typical store interior finish for this classification on a per store rental unit basis.

ST Code 81 designates typical mall interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.



**4.312.063 MODULE RATES (in dollars)****Concrete Slab on Grade**

(MT 312 QU 06 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation	280	5.10	450	4.80	750	4.70	1 300	4.60		
0702	Piles	1 480	3.40	2 420	2.00	4 010	1.20	6 940	0.70		
0924	Concrete Pads	-610	3.90	-1 300	4.90	-2 560	5.50	-5 580	6.10		
1124	Grade Beams	4 800	10.90	7 850	6.50	13 010	3.90	22 530	2.20		
1526	Concrete Slab	0	21.30	0	21.30	0	21.30	0	21.30		
6106	Plumbing Basic	180	1.40	290	1.20	470	1.10	770	1.10		
6546	Heating	730	5.50	1 160	4.80	1 870	4.50	3 090	4.30		
6566	Air Conditioning	590	4.50	940	3.90	1 520	3.70	2 520	3.50		
6706	Electrical Basic	320	2.40	500	2.10	810	2.00	1 340	1.90		
	Miscellaneous	160	1.20	250	1.10	410	1.00	670	0.90		
	Architect Fees	600	4.50	950	4.00	1 530	3.70	2 530	3.50		
	<b>Total:</b>	<b>8 530</b>	<b>64.10</b>	<b>13 510</b>	<b>56.60</b>	<b>21 820</b>	<b>52.60</b>	<b>36 110</b>	<b>50.10</b>		

**Basement**

(MT 312 QU 06 ST 52)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation	1 850	33.90	3 030	32.20	5 020	31.20	8 690	30.50		
0555	Concrete Footings	1 540	3.50	2 520	2.10	4 180	1.30	7 230	0.70		
0924	Concrete Pads	-610	3.90	-1 300	4.90	-2 560	5.50	-5 580	6.10		
1328	Foundation Walls	11 690	26.60	19 140	15.90	31 730	9.60	54 940	5.40		
1526	Concrete Slab	0	21.30	0	21.30	0	21.30	0	21.30		
1765	Interior Columns	-700	4.50	-1 490	5.60	-2 940	6.40	-6 420	7.00		
2156	Base Floor Constr.	0	55.00	0	55.00	0	55.00	0	55.00		
2367	Stairs	3 450	0.00	3 450	0.00	3 450	0.00	3 450	0.00		
3910	Mechanical Shaft	1 020	0.00	1 020	0.00	1 020	0.00	1 020	0.00		
3920	Stairwells 5 310	0.00	5 310	0.00	5 310	0.00	5 310	0.00	5 310		
4729	Interior Doors	1 380	0.00	1 380	0.00	1 380	0.00	1 380	0.00		
6106	Plumbing Basic	290	2.20	460	1.90	750	1.80	1 230	1.70		
6546	Heating	1 170	8.70	1 850	7.70	2 980	7.20	4 950	6.80		
6566	Air Conditioning	950	7.10	1 500	6.20	2 420	5.90	4 030	5.60		
6706	Electrical Basic	510	3.80	800	3.40	1 290	3.20	2 150	3.00		
	Miscellaneous	260	1.90	400	1.70	650	1.60	1 070	1.50		
	Architect Fees	2 120	13.00	2 870	11.90	4 120	11.30	6 280	10.90		
	<b>Total:</b>	<b>30 230</b>	<b>185.40</b>	<b>40 940</b>	<b>169.80</b>	<b>58 800</b>	<b>161.30</b>	<b>89 730</b>	<b>155.50</b>		

**4.312.063 MODULE RATES (in dollars)****Main Level Base Structure**

(MT 312 QU 06 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0100	Sitework	500	0.90	500	0.80	500	0.70	500	0.60		
1765	Interior Columns	-700	4.50	-1 490	5.60	-2 940	6.40	-6 420	7.00		
1766	Exterior Columns	1 180	2.70	1 930	1.60	3 200	1.00	5 550	0.50		
2527	Base Wall Constr.	8 540	19.40	13 970	11.60	23 180	7.00	40 120	3.90		
2731	Ext. Wall Finish	14 390	32.70	23 540	19.60	39 040	11.80	67 590	6.70		
2969	Base Roof Constr.	0	50.50	0	50.50	0	50.50	0	50.50		
3314	Roof Finish	0	27.50	0	27.50	0	27.50	0	27.50		
3910	Mechanical Shaft	1 020	0.00	1 020	0.00	1 020	0.00	1 020	0.00	1 020	0.00
4729	Interior Doors	1 380	0.00	1 380	0.00	1 380	0.00	1 380	0.00	1 380	0.00
6106	Plumbing Basic	910	6.70	1 430	6.00	2 290	5.50	3 870	5.20		
6546	Heating	3 650	26.80	5 710	23.80	9 180	22.10	15 470	20.90		
6566	Air Conditioning	2 980	21.80	4 650	19.40	7 480	18.00	12 610	17.10		
6706	Electrical Basic	1 590	11.70	2 480	10.40	3 990	9.60	6 730	9.10		
	Miscellaneous	790	5.80	1 240	5.20	2 000	4.80	3 360	4.60		
	Architect Fees	2 730	15.90	4 240	13.70	6 800	12.40	11 420	11.60		
	<b>Total:</b>	<b>38 960</b>	<b>226.90</b>	<b>60 600</b>	<b>195.70</b>	<b>97 120</b>	<b>177.30</b>	<b>163 200</b>	<b>165.20</b>		

**Upper Level Base Structure**

(MT 312 QU 06 ST 70)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
1765	Interior Columns	-700	4.50	-1 490	5.60	-2 940	6.40	-6 420	7.00		
1766	Exterior Columns	1 180	2.70	1 930	1.60	3 200	1.00	5 550	0.50		
2156	Base Floor Constr.	0	55.00	0	55.00	0	55.00	0	55.00		
2367	Stairs	3 450	0.00	3 450	0.00	3 450	0.00	3 450	0.00	3 450	0.00
2527	Base Wall Constr.	8 540	19.40	13 970	11.60	23 180	7.00	40 120	3.90		
2731	Ext. Wall Finish	14 390	32.70	23 540	19.60	39 040	11.80	67 590	6.70		
3910	Mechanical Shaft	1 020	0.00	1 020	0.00	1 020	0.00	1 020	0.00	1 020	0.00
3920	Stairwells 5 310	0.00	5 310	0.00	5 310	0.00	5 310	0.00	5 310	0.00	
4729	Interior Doors	1 380	0.00	1 380	0.00	1 380	0.00	1 380	0.00	1 380	0.00
6106	Plumbing Basic	1 170	5.60	1 680	4.80	2 550	4.40	4 120	4.10		
6546	Heating	4 670	22.20	6 720	19.30	10 190	17.50	16 480	16.40		
6566	Air Conditioning	3 800	18.10	5 480	15.70	8 310	14.30	13 440	13.40		
6706	Electrical Basic	2 030	9.70	2 920	8.40	4 430	7.60	7 170	7.10		
	Miscellaneous	1 010	4.80	1 460	4.20	2 220	3.80	3 580	3.60		
	Architect Fees	3 560	13.10	5 070	11.00	7 630	9.70	12 250	8.90		
	<b>Total:</b>	<b>50 810</b>	<b>187.80</b>	<b>72 440</b>	<b>156.80</b>	<b>108 970</b>	<b>138.50</b>	<b>175 040</b>	<b>126.60</b>		

**4.312.063 MODULE RATES (in dollars)****Upper Level Base Structure - Extension**  
(MT 312 QU 06 ST 71)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation	0	5.10	0	4.80	0	4.70	0	4.70	0	4.60
0702	Piles	0	3.40	0	2.00	0	1.20	0	1.20	0	0.70
0924	Concrete Pads	0	3.90	0	4.90	0	5.50	0	5.50	0	6.10
1124	Grade Beams	0	10.90	0	6.50	0	3.90	0	3.90	0	2.20
1765	Int. Columns, Main	0	4.50	0	5.60	0	6.40	0	6.40	0	7.00
1766	Ext. Columns, Main	0	2.70	0	1.60	0	1.00	0	1.00	0	0.50
1765	Int. Columns, Upper	0	4.50	0	5.60	0	6.40	0	6.40	0	7.00
1766	Ext. Columns, Upper	0	2.70	0	1.60	0	1.00	0	1.00	0	0.50
2177	Base Floor Constr.	0	110.50	0	110.50	0	110.50	0	110.50	0	110.50
2527	Base Wall Constr.	0	19.40	0	11.60	0	7.00	0	7.00	0	3.90
2731	Ext. Wall Finish	0	32.70	0	19.60	0	11.80	0	11.80	0	6.70
2969	Base Roof Constr.	0	50.50	0	50.50	0	50.50	0	50.50	0	50.50
3314	Roof Finish	0	27.50	0	27.50	0	27.50	0	27.50	0	27.50
6106	Plumbing Basic	0	5.60	0	4.80	0	4.40	0	4.40	0	4.10
6546	Heating	0	22.20	0	19.30	0	17.50	0	17.50	0	16.40
6566	Air Conditioning	0	18.10	0	15.70	0	14.30	0	14.30	0	13.40
6706	Electrical Basic	0	9.70	0	8.40	0	7.60	0	7.60	0	7.10
	Miscellaneous	0	4.80	0	4.20	0	3.80	0	3.80	0	3.60
	Architect Fees	0	25.50	0	22.90	0	21.50	0	21.50	0	20.50
	<b>Total:</b>	<b>0</b>	<b>364.20</b>	<b>0</b>	<b>327.60</b>	<b>0</b>	<b>306.50</b>	<b>0</b>	<b>306.50</b>	<b>0</b>	<b>292.80</b>

**Upper Level Base Structure - Cantilever Extension**  
(MT 312 QU 06 ST 72)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
1765	Int. Columns, Upper	0	4.50	0	5.60	0	6.40	0	6.40	0	7.00
1766	Ext. Columns, Upper	0	2.70	0	1.60	0	1.00	0	1.00	0	0.50
2177	Base Floor Constr.	0	110.50	0	110.50	0	110.50	0	110.50	0	110.50
2527	Base Wall Constr.	0	19.40	0	11.60	0	7.00	0	7.00	0	3.90
2731	Ext. Wall Finish	0	32.70	0	19.60	0	11.80	0	11.80	0	6.70
2969	Base Roof Constr.	0	50.50	0	50.50	0	50.50	0	50.50	0	50.50
3314	Roof Finish	0	27.50	0	27.50	0	27.50	0	27.50	0	27.50
6106	Plumbing Basic	0	5.60	0	4.80	0	4.40	0	4.40	0	4.10
6546	Heating	0	22.20	0	19.30	0	17.50	0	17.50	0	16.40
6566	Air Conditioning	0	18.10	0	15.70	0	14.30	0	14.30	0	13.40
6706	Electrical Basic	0	9.70	0	8.40	0	7.60	0	7.60	0	7.10
	Miscellaneous	0	4.80	0	4.20	0	3.80	0	3.80	0	3.60
	Architect Fees	0	23.20	0	21.40	0	20.10	0	20.10	0	19.30
	<b>Total:</b>	<b>0</b>	<b>331.40</b>	<b>0</b>	<b>305.70</b>	<b>0</b>	<b>287.40</b>	<b>0</b>	<b>287.40</b>	<b>0</b>	<b>275.50</b>

**Note:** The Upper Level Extension (ST 71) and the Upper Level Cantilever Extension (ST 72) are provided for buildings that have a supported or unsupported portion of an upper level extending out from the main structure. Accordingly, the Base Rates applied against all areas of an upper level must be selected from the size range that corresponds to the upper level's **total** floor area.

**4.312.063 MODULE RATES PER UNIT (in dollars)****Store Finish (Good Rental Unit)**

(MT 312 QU 06 ST 80) - finish height - 2.4 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR		
4119	Int. Wall Finish	50	2.60	120	1.10	250	0.60	410	0.30		
4337	Int. Partitions	0	11.60	0	11.60	0	11.60	0	11.60	0	11.60
4339	Party Walls300	15.40	740	6.50	1 510	3.40	2 470	2.10			
3532	Store Wall 530	27.60	1 320	11.70	2 710	6.20	4 440	3.70			
4535	Ceiling Finish	0	14.50	0	14.50	0	14.50	0	14.50	0	14.50
4703	Interior Doors*	190	10.20	490	4.30	1 000	2.30	1 630	1.40		
4905	Baseboards & Trim	50	5.00	120	5.80	250	5.30	410	5.10		
5123	Floor Finish	0	25.00	0	25.00	0	25.00	0	25.00	0	25.00
6906	Electric. Fixtures	0	21.00	0	21.00	0	21.00	0	21.00	0	21.00
	Architect Fees	80	10.00	210	7.60	430	6.80	700	6.40		
	<b>Total:</b>	<b>1 200</b>	<b>142.90</b>	<b>3 000</b>	<b>109.10</b>	<b>6 150</b>	<b>96.70</b>	<b>10 060</b>	<b>91.10</b>		

**Store Finish (Good to Expensive Rental Unit)**

(MT 312 QU 07 ST 80) - finish height - 2.4 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR		
4120	Int. Wall Finish	50	2.80	130	1.20	270	0.60	450	0.40		
4339	Int. Partitions	0	12.90	0	12.90	0	12.90	0	12.90	0	12.90
4342	Party Walls310	16.30	780	6.90	1 590	3.60	2 610	2.20			
4536	Ceiling Finish	0	16.50	0	16.50	0	16.50	0	16.50	0	16.50
4714	Interior Doors*	320	16.50	790	7.00	1 620	3.70	2 650	2.20		
4741	Store Wall 1 300	68.00	3 260	28.80	6 670	15.20	10 920	9.10			
4906	Baseboards & Trim	70	7.60	190	8.90	380	8.10	630	7.80		
5124	Floor Finish	0	31.00	0	31.00	0	31.00	0	31.00	0	31.00
6907	Electric. Fixtures	0	27.00	0	27.00	0	27.00	0	27.00	0	27.00
	Architect Fees	160	15.00	390	10.50	790	8.90	1 300	8.20		
	<b>Total:</b>	<b>2 210</b>	<b>213.60</b>	<b>5 530</b>	<b>150.70</b>	<b>11 320</b>	<b>127.50</b>	<b>18 560</b>	<b>117.30</b>		

\* No Entrance Doors contained in 4703 or 4714 Interior Door Rates.

**Store Finish (Expensive Rental Unit)**

(MT 312 Qu 08 ST 80) - finish height - 2.4 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR		
4152	Int. Wall Finish	110	5.70	270	2.40	560	1.30	910	0.80		
4339	Int. Partitions	0	12.90	0	12.90	0	12.90	0	12.90	0	12.90
4342	Party Walls	150	8.10	390	3.40	790	1.80	1 290	1.10		
4398	Party Walls	470	24.70	1 180	10.50	2 420	5.50	3 970	3.30		
	Store Wall	900	47.20	2 260	20.00	4 630	10.50	7 580	6.30		
	Ceiling Finish	0	61.00	0	61.00	0	61.00	0	61.00	0	61.00
4716	Interior Doors	400	20.80	1 000	8.80	2 040	4.60	3 340	2.80		
4907	Baseboards & Trim	90	7.00	220	4.40	440	3.50	720	3.10		
5125	Floor Finish	0	46.50	0	46.50	0	46.50	0	46.50	0	46.50
6908	Electrical Fixtures	0	35.00	0	35.00	0	35.00	0	35.00	0	35.00
	Architect Fees	190	24.20	480	18.40	980	16.40	1 600	15.60		
	<b>Total:</b>	<b>2 310</b>	<b>293.10</b>	<b>5 800</b>	<b>223.30</b>	<b>11 860</b>	<b>199.00</b>	<b>19 410</b>	<b>188.40</b>		

**4.312.063 MODULE RATES (in dollars)****Mall Finish (Good)**

(MT 312 QU 06 ST 81)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR		
4535	Ceiling Finish	0	14.50	0	14.50	0	14.50	0	14.50	0	14.50
5161	Floor Finish	0	107.00	0	107.00	0	107.00	0	107.00	0	107.00
6906	Electric. Fixtures	0	21.00	0	21.00	0	21.00	0	21.00	0	21.00
	Architect Fees	0	10.70	0	10.70	0	10.70	0	10.70	0	10.70
	<b>Total:</b>	<b>0</b>	<b>153.20</b>	<b>0</b>	<b>153.20</b>	<b>0</b>	<b>153.20</b>	<b>0</b>	<b>153.20</b>	<b>0</b>	<b>153.20</b>

**Mall Finish (Good to Expensive)**

(MT 312 QU 07 ST 81)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR		
4536	Ceiling Finish	0	16.50	0	16.50	0	16.50	0	16.50	0	16.50
5162	Floor Finish	0	136.00	0	136.00	0	136.00	0	136.00	0	136.00
6907	Electric. Fixtures	0	27.00	0	27.00	0	27.00	0	27.00	0	27.00
	Architect Fees	0	13.50	0	13.50	0	13.50	0	13.50	0	13.50
	<b>Total:</b>	<b>0</b>	<b>193.00</b>	<b>0</b>	<b>193.00</b>	<b>0</b>	<b>193.00</b>	<b>0</b>	<b>193.00</b>	<b>0</b>	<b>193.00</b>

**Mall Finish (Expensive)**

(MT 312 QU 08 ST 81)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR		
	Ceiling Finish	0	61.00	0	61.00	0	61.00	0	61.00	0	61.00
5172	Floor Finish	0	231.00	0	231.00	0	231.00	0	231.00	0	231.00
6908	Electrical Fixtures	0	35.00	0	35.00	0	35.00	0	35.00	0	35.00
	Architect Fees	0	29.40	0	29.40	0	29.40	0	29.40	0	29.40
	<b>Total:</b>	<b>0</b>	<b>356.40</b>	<b>0</b>	<b>356.40</b>	<b>0</b>	<b>356.40</b>	<b>0</b>	<b>356.40</b>	<b>0</b>	<b>356.40</b>

**4.312.064 PRECALCULATED ADJUSTMENTS (in dollars)****Height (Structure)**per metre of height - **add or deduct**

Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
	K	AR	K	AR	K	AR	K	AR	K	AR
Foundation Wall	4 780	13.50	7 650	9.40	12 480	6.90	21 010	5.30		
Exterior Wall										
Base Wall Constr.	2 850	6.50	4 660	3.90	7 730	2.30	13 370	1.30		
Ext. Wall Finish	4 800	10.90	7 850	6.50	13 010	3.90	22 530	2.20		
Interior Columns	-220	1.50	-490	1.90	-970	2.10	-2 130	2.30		
Exterior Columns	390	0.90	640	0.50	1 070	0.30	1 850	0.20		
Plumbing Basic	230	0.60	380	0.40	620	0.30	1 060	0.20		
Heating	960	2.40	1 560	1.60	2 560	1.10	4 380	0.70		
Air Conditioning	920	2.30	1 500	1.50	2 460	1.00	4 210	0.70		
Electrical Basic	470	1.20	760	0.80	1 250	0.50	2 130	0.40		
<b>Total:</b>	<b>10 400</b>	<b>26.30</b>	<b>16 860</b>	<b>17.10</b>	<b>27 730</b>	<b>11.50</b>	<b>47 400</b>	<b>8.00</b>		
Mechanical Shaft	340	0.00	340	0.00	340	0.00	340	0.00		
Stairwells, per stairwell	880	0.00	880	0.00	880	0.00	880	0.00		
Stairs, per stair										
Basement	570	0.00	570	0.00	570	0.00	570	0.00		
Upper	570	0.00	570	0.00	570	0.00	570	0.00		

**Height (Rental Unit)**per metre of height - **add or deduct per unit**

Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
	K	AR	K	AR	K	AR	K	AR	K	AR
Store Wall Finish (QU 06)	370	19.00	910	8.00	1 860	4.30	3 050	2.50		
Mall Wall Finish (QU 06)	210	10.70	510	4.50	1 050	2.40	1 720	1.40		
Store Wall Finish (QU 07)	690	36.30	1 740	15.40	3 550	8.10	5 830	4.90		
Mall Wall Finish (QU 07)	220	11.30	540	4.80	1 110	2.50	1 820	1.50		
Store Wall Finish (QU 08)	680	41.10	1 710	20.50	3 500	13.30	5 730	10.20		
Mall Wall Finish (QU 08)	380	19.70	940	8.30	1 930	4.40	3 160	2.60		

**Heating**good hot water and ventilation - **deduct total cost of air conditioning**

In Quality 06 assume the necessity to always have ventilation along with hot water heating.

**Plumbing**per fixture - **add \$ 670.00**

**4.312.064 PRECALCULATED ADJUSTMENTS (in dollars)****Spans**

(for each metre more or less than 7.6 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area**floor along joists - **add or deduct \$ 2.60 per m<sup>2</sup> of area**floor along beam - **add or deduct \$ 1.30 per m<sup>2</sup> of area****Mall Ceiling (QU 06)**metal frame suspended, gyproc, stipple or paint, per m<sup>2</sup> - **add \$ 16.40**metal frame suspended, plaster, stipple or paint, per m<sup>2</sup> - **add \$ 29.60****Mall Ceiling (QU 07)**metal frame suspended, gyproc, stipple or paint, per m<sup>2</sup> - **add \$ 14.40**metal frame suspended, plaster, stipple or paint, per m<sup>2</sup> - **add \$ 27.60****Mall Wall Finish, wall surface area**cedar, T & G, per m<sup>2</sup> - **add \$ 39.50**linear metal, baked enamel, per m<sup>2</sup> - **add \$ 52.40**linear metal, nickel, brass, chrome, steel, per m<sup>2</sup> - **add \$ 118.00**marble tile, good, per m<sup>2</sup> - **add \$ 149.00**marble tile, good to expensive, per m<sup>2</sup> - **add \$ 202.00**mirror tiles, per m<sup>2</sup> - **add \$ 126.00**mirror panels, per m<sup>2</sup> - **add \$ 69.00**ceramic wall tile, good, per m<sup>2</sup> - **add \$ 95.90**ceramic wall tile, good to expensive, per m<sup>2</sup> - **add \$ 139.90**good face brick veneer, per m<sup>2</sup> - **add \$ 103.90****Note:** Mall Wall Cost (above store front)(06) #4339 \$ 42.90 m<sup>2</sup>(07) #4342 \$ 45.30 m<sup>2</sup>**Column Finish, mirror panels, per metre of height**300 mm square column, per m - **add \$ 83.00**400 mm square column, per m - **add \$ 110.50**500 mm square column, per m - **add \$ 138.00**600 mm square column, per m - **add \$ 165.50**800 mm square column, per m - **add \$ 221.00**900 mm square column, per m - **add \$ 248.50****4.312.065 UNIT COST ADJUSTMENTS****Floor Finish**good portland cement terrazzo with zinc strip, per m<sup>2</sup> - **\$ 92.00**good portland cement terrazzo with brass strip, per m<sup>2</sup> - **\$ 103.00**expensive floating terrazzo with zinc strip, m<sup>2</sup> - **\$ 96.50**expensive floating terrazzo with brass strip, m<sup>2</sup> - **\$ 108.50**exterior terrazzo, pebbled gravel finish, m<sup>2</sup> - **\$ 69.00****Fire Protection**

sprinkler systems - refer to 5.015.505

sprinkler system ancillary equipment - refer to 5.015.510

annunciator panel alarm systems - refer to 5.015.530

**Loading Dock Ramps**

refer to 5.013.300

**4.312.065 UNIT COST ADJUSTMENTS****Plate Glass Store Fronts**

- standard store front, 9.5 mm, clear anodized trim, per m<sup>2</sup> - **\$ 172.00**  
 standard store front, 9.5 mm, bronze or black trim, per m<sup>2</sup> - **\$ 207.00**  
 standard store front, 9.5 mm, brass trim, per m<sup>2</sup> - **\$ 224.00**  
 heavy store front, 12.7 mm, clear anodized trim, per m<sup>2</sup> - **\$ 198.00**  
 heavy store front, 12.7 mm, bronze or black trim, per m<sup>2</sup> - **\$ 238.00**  
 heavy store front, 12.7 mm, brass trim, per m<sup>2</sup> - **\$ 258.00**

**Plate Glass Doors**

- 9.5 mm single door, 0.9 m wide - **add EA \$ 5 350**  
 9.5 mm single door, 1.2 m wide - **add EA \$ 6 150**  
 12.7 mm single door, 0.9 m wide - **add EA \$ 6 000**  
 12.7 mm single door, 1.2 m wide - **add EA \$ 6 900**

**Add 100%** for additional door in one frame.

**Windows**

- good double glazed aluminum window, per m<sup>2</sup> - **add \$ 191.00**  
 good clear sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 184.00**  
 good bronze sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 231.00**  
 good black sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 286.00**

**Doors, Exterior**

- good clear aluminum door, EA - **add \$ 890.00**  
 good bronze aluminum door, EA - **add \$ 1 000.00**  
 good black aluminum door, EA - **add \$ 1 200.00**  
 good hollow steel door, EA - **add \$ 620.00**

**Wall Openings**

(areas replaced by doors and windows)

- unit masonry or wood frame wall systems - **deduct 60% of wall cost**  
 store front window system - **deduct 85% of wall cost**  
 curtain wall window system - **deduct 100% of wall cost**  
 architecturally integrated window systems - **no deduction** for wall areas replaced by integrated window framing in precast concrete wall panels. (Multiply total wall area by appropriate panel cost and add for windows.)

**Note:** Wall Cost (as per Component Description)

2527 Base Wall Construction	\$ 64.70
2731 Exterior Wall Finish	109.00
4119 Interior Wall Finish	<u>14.40</u>
<b>Total:</b>	m <sup>2</sup> <b>\$ 188.10</b>



#### 4.312.066 GENERAL INFORMATION

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Apply finish Base Rates to the structure's total floor area.

Determine floor areas per level from exterior measurements.

**Store Wall Finish** is defined as and includes in each rental unit the rear wall finish, two finished side party walls, and the finished store front wall facing onto a mall concourse, with all of the above components corresponding in height (2.4 m) to the framed front wall (04), the front glazed window unit system (06) or the front sliding door system (07) in the rates.

**Mall Wall Finish** is identified in each rental unit as the finished framed wall portion commencing above the framed front wall (04), the store wall front glazed window unit system (06) or front sliding door system (07) up to the mall ceiling and includes costs for rear wall finish and two finished side party walls corresponding in height to the mall wall. No mall wall costs are included in any module and must be added for by applying rates found in the Rental Unit Height Adjustment Tables.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.350.020 MODEL TYPE 350  
QUALITY 02**

**OFFICE - SUBSTANDARD**

**4.350.021 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 3.0 %  
**Span:** 3.7 m

**Foundation** - Basementless 0.6 m  
- Basement 3.0 m

**Exterior Wall** - Main 3.0 m  
- Upper 3.0 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0509</b>	<b>Concrete Footings</b> - unreinforced or equivalent
<b>0900</b>	<b>Concrete Pads</b> - unreinforced
<b>1306</b>	<b>Foundation Walls</b> - 200 mm unreinforced concrete
<b>1353</b>	<b>Foundation Wall - Lift</b> - 200 mm concrete and 190 mm concrete block or wood framing
<b>1513</b>	<b>Concrete Slab - Basement and On Grade</b> - 75 mm light reinforced <b>Framing</b> - steel columns and beams; mill type construction or equivalent in older types
<b>2125</b>	<b>Base Floor Construction</b> - open web steel joists, steel decking, 64 mm light reinforced concrete slab; wood joists and deck floor system or equivalent in older types
<b>2310</b>	<b>Stairs - Basement and Upper</b> - two wood stairs, tile finish
<b>2531</b>	<b>Base Wall Construction</b> - 140 mm standard or 190 mm substandard concrete block, loose fill insulation; wood framing, stucco, sheathing, insulation, gypsum wallboard or equivalent in older types
<b>2940</b>	<b>Base Roof Construction</b> - open web steel joists, steel decking; wood joists and deck roof system or equivalent in older types
<b>3311</b>	<b>Roof Finish</b> - rigid insulation, 3-ply built-up or equivalent
<b>6102</b>	<b>Plumbing Basic</b> - substandard
<b>6502</b>	<b>Heating</b> - substandard forced air heating with simple ducting
<b>6702</b>	<b>Electrical Basic</b> - substandard wiring

**COMPONENT DESCRIPTION - OFFICE FINISH**

<b>4101</b>	<b>Interior Wall Finish</b> - paint
<b>4311</b>	<b>Interior &amp; Corridor Partitions</b> - gypsum wallboard, paint
<b>4531</b>	<b>Ceiling Finish</b> - suspended panels
<b>4700</b>	<b>Interior Doors</b> - low grade hollow core wood
<b>4901</b>	<b>Baseboards &amp; Trim</b> - low grade
<b>5101</b>	<b>Floor Finish</b> - low grade tile or equivalent
<b>6903</b>	<b>Electrical Fixtures</b> - fair lighting

**4.350.022 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR		
61	Main Level & Concrete Slab	3 000	197	5 900	145	11 600	123		
62	Main Level & Foundation	3 300	237	6 500	184	12 800	159		
63	Main Level & Basement	5 800	362	11 200	263	21 700	222		
64	Main Level & Basement 1/2 Above Grade	6 300	367	12 200	260	23 700	216		
70	Upper Level	3 000	156	5 600	109	10 700	89		

**Average Size Per Office**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR		
83	Office Finish	600	52	1 200	40		

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 62 designates the base structure of a main level with a basementless foundation.

ST Code 63 designates the base structure of a main level with a basement.

ST Code 64 designates the base structure of a main level with a basement 1/2 above grade.

ST Code 70 designates the base structure of an upper level.

ST Code 83 designates typical office interior finish for this classification on a per room basis.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.350.023 MODULE RATES (in dollars)****Concrete Slab on Grade**

(MT 350 QU 02 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR		
0300	Excavation	50	7.30	140	5.70	280	5.10		
0509	Concrete Footings	150	7.90	380	3.30	770	1.80		
0900	Concrete Pads	0	0.00	-30	0.80	-60	0.90		
1513	Concrete Slab	0	13.20	0	13.20	0	13.20		
6102	Plumbing Basic	10	0.80	10	0.60	30	0.60		
6502	Heating	10	1.90	30	1.60	70	1.40		
6702	Electrical Basic	10	1.60	30	1.30	60	1.20		
	Miscellaneous	0	0.70	10	0.50	20	0.50		
	Architect Fees	10	1.00	20	0.80	40	0.80		
	<b>Total:</b>	<b>240</b>	<b>34.40</b>	<b>590</b>	<b>27.80</b>	<b>1 210</b>	<b>25.50</b>		

**4.350.023 MODULE RATES (in dollars)****Foundation - Basementless**

(MT 350 QU 02 ST 51)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR		
0300	Excavation	70	9.70	180	7.50	370	6.80		
0509	Concrete Footings	150	7.90	380	3.30	770	1.80		
0900	Concrete Pads	0	0.00	-30	0.80	-60	0.90		
1306	Foundation Walls	310	16.20	780	6.90	1 590	3.60		
1704	Columns	0	0.00	-20	0.70	-50	0.80		
1901	Beams	0	0.00	-230	7.50	-400	8.20		
2125	Base Floor Constr.	0	34.00	0	34.00	0	34.00		
6102	Plumbing Basic	10	0.80	10	0.60	30	0.60		
6502	Heating	10	1.90	30	1.60	70	1.40		
6702	Electrical Basic	10	1.60	30	1.30	60	1.20		
	Miscellaneous	0	0.70	10	0.50	20	0.50		
	Architect Fees	20	2.30	40	2.00	70	1.80		
	<b>Total:</b>	<b>580</b>	<b>75.10</b>	<b>1 180</b>	<b>66.70</b>	<b>2 470</b>	<b>61.60</b>		

**Basement**

(MT 350 QU 02 ST 52)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR		
0300	Excavation	360	48.60	900	37.70	1 850	33.90		
0509	Concrete Footings	150	7.90	380	3.30	770	1.80		
0900	Concrete Pads	0	0.00	-30	0.80	-60	0.90		
1306	Foundation Walls	1 550	81.20	3 890	34.40	7 960	18.10		
1513	Concrete Slab	0	13.20	0	13.20	0	13.20		
1704	Columns	0	0.00	-120	3.40	-270	4.00		
1901	Beams	0	0.00	-230	7.50	-400	8.20		
2125	Base Floor Constr.	0	34.00	0	34.00	0	34.00		
2310	Stairs	800	0.00	800	0.00	800	0.00		
6102	Plumbing Basic	20	1.50	30	1.10	70	1.10		
6502	Heating	30	3.50	70	2.90	160	2.50		
6702	Electrical Basic	30	2.90	70	2.30	130	2.10		
	Miscellaneous	10	1.30	20	0.90	50	0.90		
	Architect Fees	90	6.00	180	4.40	340	3.70		
	<b>Total:</b>	<b>3 040</b>	<b>200.10</b>	<b>5 960</b>	<b>145.90</b>	<b>11 400</b>	<b>124.40</b>		

**4.350.023 MODULE RATES (in dollars)****Basement 1/2 Above Grade**

(MT 350 QU 02 ST 53)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR		
0300	Excavation	70	9.70	180	7.50	370	6.80		
0509	Concrete Footings	150	7.90	380	3.30	770	1.80		
0900	Concrete Pads	0	0.00	-30	0.80	-60	0.90		
1353	Foundation Walls	1 900	99.00	4 740	41.90	9 700	22.10		
1513	Concrete Slab	0	13.20	0	13.20	0	13.20		
1704	Columns	0	0.00	-120	3.40	-270	4.00		
1901	Beams	0	0.00	-230	7.50	-400	8.20		
2125	Base Floor Constr.	0	34.00	0	34.00	0	34.00		
2310	Stairs	800	0.00	800	0.00	800	0.00		
6102	Plumbing Basic	80	5.60	150	4.40	320	3.80		
6502	Heating	200	13.40	360	10.50	780	9.20		
6702	Electrical Basic	160	11.10	300	8.70	650	7.60		
	Miscellaneous	70	4.60	130	3.60	270	3.20		
	Architect Fees	110	6.10	210	4.30	400	3.60		
	<b>Total:</b>	<b>3 540</b>	<b>204.60</b>	<b>6 870</b>	<b>143.10</b>	<b>13 330</b>	<b>118.40</b>		

**Main Level Base Structure**

(MT 350 QU 02 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR		
0100	Sitework	500	0.00	500	1.00	500	0.90		
1704	Columns	0	0.00	-120	3.40	-270	4.00		
1900	Beams	0	0.00	-210	6.90	-360	7.50		
2531	Base Wall Constr.	1 580	82.50	3 950	34.90	8 090	18.40		
2940	Base Roof Constr.	0	18.80	0	18.80	0	18.80		
3311	Roof Finish	0	20.30	0	20.30	0	20.30		
6102	Plumbing Basic	90	5.70	160	4.50	330	4.00		
6502	Heating	220	13.80	390	11.00	800	9.70		
6702	Electrical Basic	190	11.40	320	9.10	660	8.00		
	Miscellaneous	80	4.80	130	3.80	280	3.30		
	Architect Fees	80	4.90	160	3.50	310	2.90		
	<b>Total:</b>	<b>2 740</b>	<b>162.20</b>	<b>5 280</b>	<b>117.20</b>	<b>10 340</b>	<b>97.80</b>		

**4.350.023 MODULE RATES (in dollars)****Upper Level Base Structure**

(MT 350 QU 02 ST 70)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR	K	AR
1701	Columns	0	0.00	-70	2.00	-160	2.30		
1901	Beams	0	0.00	-230	7.50	-400	8.20		
2125	Base Floor Constr.	0	34.00	0	34.00	0	34.00		
2310	Stairs	800	0.00	800	0.00	800	0.00		
2531	Base Wall Constr.	1 580	82.50	3 950	34.90	8 090	18.40		
6102	Plumbing Basic	80	5.60	150	4.40	320	3.80		
6502	Heating	200	13.40	360	10.50	780	9.20		
6702	Electrical Basic	160	11.10	300	8.70	650	7.60		
	Miscellaneous	70	4.60	130	3.60	270	3.20		
	Architect Fees	90	4.70	170	3.30	320	2.70		
<b>Total:</b>		<b>2 980</b>	<b>155.90</b>	<b>5 560</b>	<b>108.90</b>	<b>10 670</b>	<b>89.40</b>		

**Office Finish**

(MT 350 QU 02 ST 83) - finish height - 2.4 m

**Average Size Per Office**

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
4101	Int. Wall Finish	20	0.90	50	0.40		
4311	Int. Partitions	240	12.70	610	5.40		
4311	Corr. Partitions	90	4.60	220	2.00		
4531	Ceiling Finish	0	10.50	0	10.50		
4700	Interior Doors	220	0.00	220	0.00		
4901	Baseboards & Trim	30	1.40	70	0.60		
5101	Floor Finish	0	9.90	0	9.90		
6903	Electric. Fixtures	0	10.00	0	10.00		
	Architect Fees	20	1.50	40	1.20		
<b>Total:</b>		<b>620</b>	<b>51.50</b>	<b>1 210</b>	<b>40.00</b>		

**4.350.024 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
	K	AR	K	AR	K	AR	K	AR
Foundation Wall	600	31.10	1 460	14.50	2 950	8.40		
Exterior Wall								
Base Wall Constr.	530	27.50	1 320	11.60	2 700	6.10		
Interior Columns	0	0.00	-30	1.10	-80	1.30		
Plumbing Basic	10	0.80	40	0.40	70	0.20		
Heating 40	1.90	90	0.90	180	0.50			
Electrical Basic	30	1.70	80	0.80	160	0.40		
<b>Total:</b>	<b>610</b>	<b>31.90</b>	<b>1 500</b>	<b>14.80</b>	<b>3 030</b>	<b>8.50</b>		
Stairs, per stair								
Basement	130	0.00	130	0.00	130	0.00		
Upper	130	0.00	130	0.00	130	0.00		

**Plumbing**per fixture - **add \$ 400.00****Old Style Mechanical**plumbing, heating and electrical - **deduct 30% of mechanical installations****Spans**

(for each metre more or less than 3.7 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area**floor along joists - **add or deduct \$ 2.60 per m<sup>2</sup> of area**floor along beam - **add or deduct \$ 1.30 per m<sup>2</sup> of area****4.350.025 UNIT COST ADJUSTMENTS****Windows**low grade single glazed wood window, per m<sup>2</sup> - **add \$ 102.00**low grade double glazed wood window, per m<sup>2</sup> - **add \$ 161.00****Doors, Exterior**low grade wood door, EA - **add \$ 310.00****Wall Openings**

(areas replaced by doors and windows)

unit masonry or wood frame wall systems - **deduct 60% of wall cost****Note:** Wall Cost (as per Component Description)

2531 Base Wall Construction	\$ 61.30
4101 Interior Wall Finish	<u>4.70</u>
<b>Total:</b>	m <sup>2</sup> <b>\$ 66.00</b>

**4.350.026 GENERAL INFORMATION**

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

To calculate average size per office for office finish, divide the finished floor area per level by the number of offices on that level.

Determine floor areas per level from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

Assume concrete block back-up for brick variations, thereby giving obsolescence to older type buildings.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.



**4.350.030 MODEL TYPE 350  
QUALITY 03**

**OFFICE - FAIR**

**4.350.031 GENERAL DESCRIPTION**

**Wall Heights**

<b>Architect Fees:</b> 4.4 %	<b>Foundation</b> - Basementless 1.2 m	<b>Exterior Wall</b> - Main 3.0 m
<b>Span:</b> 5.2 m	- Basement 3.0 m	- Upper 3.0 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0517</b>	<b>Concrete Footings</b> - unreinforced or equivalent
<b>0700</b>	<b>Piles</b> - reinforced concrete
<b>0920</b>	<b>Concrete Pads</b> - reinforced
<b>1100</b>	<b>Grade Beams</b> - reinforced concrete or equivalent
<b>1311</b>	<b>Foundation Walls</b> - 200 mm light reinforced concrete
<b>1353</b>	<b>Foundation Wall - Lift</b> - 200 mm light reinforced concrete and 190 mm concrete block or equivalent
<b>1514</b>	<b>Concrete Slab - Basement and On Grade</b> - 100 mm light reinforced
	<b>Framing</b> - steel columns and beams; mill type construction or equivalent in older types
<b>2127</b>	<b>Base Floor Construction</b> - open web steel joists, steel decking, 64 mm light reinforced concrete slab; wood joists and deck floor system or equivalent in older types
<b>2333</b>	<b>Stairs - Basement and Upper</b> - two wood stairs, tile finish
<b>2532</b>	<b>Base Wall Construction</b> - 190 mm concrete block, loose fill insulation
<b>2941</b>	<b>Base Roof Construction</b> - open web steel joists, steel decking; wood joists and deck roof system or equivalent in older types
<b>3312</b>	<b>Roof Finish</b> - rigid insulation, 4-ply built-up or equivalent
<b>6103</b>	<b>Plumbing Basic</b> - fair
<b>6503</b>	<b>Heating</b> - fair forced air
<b>6703</b>	<b>Electrical Basic</b> - fair wiring

**COMPONENT DESCRIPTION - OFFICE FINISH**

<b>4102</b>	<b>Interior Wall Finish</b> - paint
<b>4312</b>	<b>Interior &amp; Corridor Partitions</b> - gypsum wallboard, paint
<b>4531</b>	<b>Ceiling Finish</b> - suspended panels
<b>4701</b>	<b>Interior Doors</b> - fair hollow core wood
<b>4902</b>	<b>Baseboards &amp; Trim</b> - fair
<b>5102</b>	<b>Floor Finish</b> - fair tile or equivalent
<b>6904</b>	<b>Electrical Fixtures</b> - average lighting

**4.350.032 BASE RATES (in dollars)**

ST Code	Structure	Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR
61	Main Level & Concrete Slab	4 100	262	8 500	176	16 700	145	26 400	130
62	Main Level & Foundation	4 300	306	8 600	222	17 200	191	27 000	174
63	Main Level & Basement	7 000	416	13 300	292	25 300	247	39 300	224
64	Main Level & Basement 1/2 Above Grade	7 400	417	13 800	291	26 400	246	40 800	222
70	Upper Level	3 800	179	6 700	121	12 500	101	19 100	90

**Average Size Per Office**

ST Code	Structure	Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR
83	Office Finish	700	60	1 300	47

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 62 designates the base structure of a main level with a basementless foundation.

ST Code 63 designates the base structure of a main level with a basement.

ST Code 64 designates the base structure of a main level with a basement 1/2 above grade.

ST Code 70 designates the base structure of an upper level.

ST Code 83 designates typical office interior finish for this classification on a per room basis.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.350.033 MODULE RATES (in dollars)****Concrete Slab on Grade**

(MT 350 QU 03 ST 50)

Code	Component	Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR
0300	Excavation	50	7.30	140	5.70	280	5.10	450	4.80
0700	Piles	260	13.60	650	5.80	1 340	3.00	2 190	1.80
0920	Concrete Pads	0	0.00	-50	1.00	-140	1.30	-260	1.50
1100	Grade Beams	490	25.60	1 230	10.80	2 510	5.70	4 100	3.40
1514	Concrete Slab	0	15.90	0	15.90	0	15.90	0	15.90
6103	Plumbing Basic	20	1.40	40	0.90	90	0.70	140	0.60
6503	Heating	50	4.20	130	2.60	270	2.10	430	1.80
6703	Electrical Basic	50	3.60	110	2.20	230	1.80	370	1.60
	Miscellaneous	20	1.50	50	0.90	90	0.70	150	0.60
	Architect Fees	40	3.40	110	2.10	210	1.70	350	1.50
	<b>Total:</b>	<b>980</b>	<b>76.50</b>	<b>2 410</b>	<b>47.90</b>	<b>4 880</b>	<b>38.00</b>	<b>7 920</b>	<b>33.50</b>

**4.350.033 MODULE RATES (in dollars)****Foundation - Basementless**

(MT 350 QU 03 ST 51)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR		
0300	Excavation	140	19.40	360	15.10	740	13.60	1 210	12.90		
0517	Concrete Footings	200	10.30	490	4.40	1 010	2.30	1 660	1.40		
0920	Concrete Pads	0	0.00	-50	1.00	-140	1.30	-260	1.50		
1311	Foundation Walls	700	36.30	1 740	15.40	3 560	8.10	5 830	4.90		
1706	Columns	0	0.00	-50	1.00	-140	1.30	-270	1.50		
1903	Beams	0	0.00	-360	7.20	-630	9.60	-1 140	9.00		
2127	Base Floor Constr.	0	38.60	0	38.60	0	38.60	0	38.60		
6103	Plumbing Basic	20	1.40	40	0.90	90	0.70	140	0.60		
6503	Heating	50	4.20	130	2.60	270	2.10	430	1.80		
6703	Electrical Basic	50	3.60	110	2.20	230	1.80	370	1.60		
	Miscellaneous	20	1.50	50	0.90	90	0.70	150	0.60		
	Architect Fees	50	5.30	110	4.10	230	3.70	370	3.40		
	<b>Total:</b>	<b>1 230</b>	<b>120.60</b>	<b>2 570</b>	<b>93.40</b>	<b>5 310</b>	<b>83.80</b>	<b>8 490</b>	<b>77.80</b>		

**Basement**

(MT 350 QU 03 ST 52)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR		
0300	Excavation	360	48.60	900	37.70	1 850	33.90	3 030	32.20		
0517	Concrete Footings	200	10.30	490	4.40	1 010	2.30	1 660	1.40		
0920	Concrete Pads	0	0.00	-50	1.00	-140	1.30	-260	1.50		
1311	Foundation Walls	1 740	90.90	4 350	38.50	8 910	20.30	14 580	12.20		
1514	Concrete Slab	0	15.90	0	15.90	0	15.90	0	15.90		
1706	Columns	0	0.00	-130	2.50	-340	3.30	-660	3.80		
1903	Beams	0	0.00	-360	7.20	-630	9.60	-1 140	9.00		
2127	Base Floor Constr.	0	38.60	0	38.60	0	38.60	0	38.60		
2333	Stairs	1 200	0.00	1 200	0.00	1 200	0.00	1 200	0.00		
6103	Plumbing Basic	30	2.10	60	1.40	130	1.10	200	1.00		
6503	Heating	80	6.20	190	4.10	390	3.40	610	3.00		
6703	Electrical Basic	80	5.30	160	3.50	330	2.90	520	2.60		
	Miscellaneous	30	2.20	70	1.40	130	1.10	210	1.00		
	Architect Fees	170	10.10	320	7.20	590	6.20	920	5.60		
	<b>Total:</b>	<b>3 890</b>	<b>230.20</b>	<b>7 200</b>	<b>163.40</b>	<b>13 430</b>	<b>139.90</b>	<b>20 870</b>	<b>127.80</b>		

**4.350.033 MODULE RATES (in dollars)****Basement 1/2 Above Grade**

(MT 350 QU 03 ST 53)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation	140	19.40	360	15.10			740	13.60	1 210	12.90
0517	Concrete Footings	200	10.30	490	4.40			1 010	2.30	1 660	1.40
0920	Concrete Pads	0	0.00	-50	1.00			-140	1.30	-260	1.50
1353	Foundation Walls	1 900	99.00	4 740	41.90			9 700	22.10	15 880	13.20
1514	Concrete Slab	0	15.90	0	15.90			0	15.90	0	15.90
1706	Columns	0	0.00	-130	2.50			-340	3.30	-660	3.80
1903	Beams	0	0.00	-360	7.20			-630	9.60	-1 140	9.00
2127	Base Floor Constr.	0	38.60	0	38.60			0	38.60	0	38.60
2333	Stairs	1 200	0.00	-1 200	0.00			1 200	0.00	1 200	0.00
6103	Plumbing Basic	80	5.00	140	3.80			300	3.40	450	3.10
6503	Heating	240	14.90	430	11.50			910	10.10	1 340	9.40
6703	Electrical Basic	210	12.80	370	9.90			780	8.70	1 160	8.10
	Miscellaneous	90	5.20	150	4.00			320	3.50	470	3.30
	Architect Fees	190	10.20	340	7.20			640	6.10	980	5.50
	<b>Total:</b>	<b>4 250</b>	<b>231.30</b>	<b>7 680</b>	<b>163.00</b>			<b>14 490</b>	<b>138.50</b>	<b>22 290</b>	<b>125.70</b>

**Main Level Base Structure**

(MT 350 QU 03 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0100	Sitework	500	0.00	500	1.00			500	0.90	500	0.80
1706	Columns	0	0.00	-130	2.50			-340	3.30	-660	3.80
1901	Beams	0	0.00	-230	4.70			-420	6.30	-750	5.90
2532	Base Wall Constr.	1 800	94.10	4 510	39.80			9 230	21.00	15 100	12.60
2941	Base Roof Constr.	0	21.30	0	21.30			0	21.30	0	21.30
3312	Roof Finish	0	22.70	0	22.70			0	22.70	0	22.70
6103	Plumbing Basic	90	5.10	150	4.00			310	3.50	450	3.30
6503	Heating	260	15.40	450	12.00			930	10.60	1 360	9.90
6703	Electrical Basic	220	13.30	390	10.30			800	9.10	1 170	8.50
	Miscellaneous	90	5.40	160	4.20			330	3.70	480	3.50
	Architect Fees	140	8.30	270	5.70			520	4.80	810	4.30
	<b>Total:</b>	<b>3 100</b>	<b>185.60</b>	<b>6 070</b>	<b>128.20</b>			<b>11 860</b>	<b>107.20</b>	<b>18 460</b>	<b>96.60</b>

**4.350.033 MODULE RATES (in dollars)****Upper Level Base Structure**

(MT 350 QU 03 ST 70)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR		
1703	Columns	0	0.00	-60	1.20	-160	1.60	-310	1.80		
1903	Beams	0	0.00	-360	7.20	-630	9.60	-1 140	9.00		
2127	Base Floor Constr.	0	38.60	0	38.60	0	38.60	0	38.60		
2333	Stairs	1 200	0.00	1 200	0.00	1 200	0.00	1 200	0.00		
2532	Base Wall Constr.	1 800	94.10	4 510	39.80	9 230	21.00	15 100	12.60		
6103	Plumbing Basic	80	5.00	140	3.80	300	3.40	450	3.10		
6503	Heating	240	14.90	430	11.50	910	10.10	1 340	9.40		
6703	Electrical Basic	210	12.80	370	9.90	780	8.70	1 160	8.10		
	Miscellaneous	90	5.20	150	4.00	320	3.50	470	3.30		
	Architect Fees	170	7.90	290	5.30	550	4.40	840	4.00		
	<b>Total:</b>	<b>3 790</b>	<b>178.50</b>	<b>6 670</b>	<b>121.30</b>	<b>12 500</b>	<b>100.90</b>	<b>19 110</b>	<b>89.90</b>		

**Office Finish**

(MT 350 QU 03 ST 83) - finish height - 2.4 m

**Average Size Per Office**

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
4102	Int. Wall Finish	20	1.20	60	0.50		
4312	Int. Partitions	250	13.00	620	5.50		
4312	Corr. Partitions	90	4.70	230	2.00		
4531	Ceiling Finish	0	10.50	0	10.50		
4701	Interior Doors	260	0.00	260	0.00		
4902	Baseboards & Trim	30	1.70	80	0.70		
5102	Floor Finish	0	13.00	0	13.00		
6904	Electric. Fixtures	0	13.00	0	13.00		
	Architect Fees	30	2.60	60	2.10		
	<b>Total:</b>	<b>680</b>	<b>59.70</b>	<b>1 310</b>	<b>47.30</b>		

**4.350.033 MODULE RATES (in dollars)****Upper Level Base Structure - Extension**

(MT 350 QU 03 ST 71)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR		
0300	Excavation	0	5.70	0	5.10	0	4.80	0	4.80
0700	Piles	0	5.80	0	3.00	0	1.80	0	1.80
0920	Concrete Pads	0	1.00	0	1.30	0	1.50	0	1.50
1100	Grade Beams	0	10.80	0	5.70	0	3.40	0	3.40
1706	Columns, Main	0	2.50	0	3.30	0	3.80	0	3.80
1703	Columns, Upper	0	1.20	0	1.60	0	1.80	0	1.80
1901	Beams, Main	0	4.70	0	6.30	0	5.90	0	5.90
1903	Beams, Upper	0	7.20	0	9.60	0	9.00	0	9.00
2178	Base Floor Constr.	0	72.00	0	72.00	0	72.00	0	72.00
2532	Base Wall Constr.	0	39.80	0	21.00	0	12.60	0	12.60
2941	Base Roof Constr.	0	21.30	0	21.30	0	21.30	0	21.30
3312	Roof Finish	0	22.70	0	22.70	0	22.70	0	22.70
6103	Plumbing Basic	0	3.80	0	3.40	0	3.10	0	3.10
6503	Heating	0	11.50	0	10.10	0	9.40	0	9.40
6703	Electrical Basic	0	9.90	0	8.70	0	8.10	0	8.10
	Miscellaneous	0	4.00	0	3.50	0	3.30	0	3.30
	Architect Fees	0	10.30	0	9.10	0	8.50	0	8.50
	<b>Total:</b>	<b>0</b>	<b>234.20</b>	<b>0</b>	<b>207.70</b>	<b>0</b>	<b>193.00</b>	<b>0</b>	<b>193.00</b>

**Upper Level Base Structure - Cantilever Extension**

(MT 350 QU 03 ST 72)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR		
1703	Columns, Upper	0	1.20	0	1.60	0	1.80	0	1.80
1903	Beams, Upper	0	7.20	0	9.60	0	9.00	0	9.00
2178	Base Floor Constr.	0	72.00	0	72.00	0	72.00	0	72.00
2532	Base Wall Constr.	0	39.80	0	21.00	0	12.60	0	12.60
2941	Base Roof Constr.	0	21.30	0	21.30	0	21.30	0	21.30
3312	Roof Finish	0	22.70	0	22.70	0	22.70	0	22.70
6103	Plumbing Basic	0	3.80	0	3.40	0	3.10	0	3.10
6503	Heating	0	11.50	0	10.10	0	9.40	0	9.40
6703	Electrical Basic	0	9.90	0	8.70	0	8.10	0	8.10
	Miscellaneous	0	4.00	0	3.50	0	3.30	0	3.30
	Architect Fees	0	8.90	0	8.00	0	7.50	0	7.50
	<b>Total:</b>	<b>0</b>	<b>202.30</b>	<b>0</b>	<b>181.90</b>	<b>0</b>	<b>170.80</b>	<b>0</b>	<b>170.80</b>

**Note:** The Upper Level Extension (ST 71) and the Upper Level Cantilever Extension (ST 72) are provided for buildings that have a supported or unsupported portion of an upper level extending out from the main structure. Accordingly, the Base Rates applied against all areas of an upper level must be selected from the size range that corresponds to the upper level's **total** floor area.

**4.350.034 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
	K	AR	K	AR	K	AR	K	AR	K	AR
Foundation Wall	660	34.60	1 620	15.50	3 280	9.00	5 310	6.20		
Exterior Wall										
Base Wall Constr.	600	31.40	1 500	13.30	3 080	7.00	5 030	4.20		
Interior Columns	0	0.00	-30	0.80	-100	1.10	-210	1.30		
Plumbing Basic	10	0.70	30	0.30	60	0.20	100	0.10		
Heating 40	2.10	100	0.90	200	0.50	320	0.40			
Electrical Basic	40	1.90	90	0.90	180	0.50	290	0.30		
<b>Total:</b>	<b>690</b>	<b>36.10</b>	<b>1 690</b>	<b>16.20</b>	<b>3 420</b>	<b>9.30</b>	<b>5 530</b>	<b>6.30</b>		
Stairs, per stair										
Basement	200	0.00	200	0.00	200	0.00	200	0.00		
Upper	200	0.00	200	0.00	200	0.00	200	0.00		

**Plumbing**per fixture - **add \$ 470.00****Heating**fair multi-zone forced air - **add total cost of heating times 0.5**fair air conditioning - **add total cost of heating times 1.6**fair multi-zone forced air and air conditioning - **add total cost of heating times 2.1**fair hot water - **add total cost of heating times 0.8**fair hot water and ventilation - **add total cost of heating times 1.3**fair hot water and air conditioning - **add total cost of heating times 2.7****Old Style Mechanical**plumbing, heating and electrical - **deduct 30% of mechanical installations****Spans**

(for each metre more or less than 5.2 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area**floor along joists - **add or deduct \$ 2.60 per m<sup>2</sup> of area**floor along beam - **add or deduct \$ 1.30 per m<sup>2</sup> of area****4.350.035 UNIT COST ADJUSTMENTS****Windows**fair double glazed aluminum window, per m<sup>2</sup> - **add \$ 173.00**fair clear sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 157.00****Doors, Exterior**fair clear aluminum door, EA - **add \$ 540.00**fair hollow steel door, EA - **add \$ 400.00****Wall Openings**

(areas replaced by doors and windows)

unit masonry or wood frame wall systems - **deduct 60% of wall cost****Note:** Wall Cost (as per Component Description)

2532 Base Wall Construction \$ 69.90

4102 Interior Wall Finish 5.80**Total:** m<sup>2</sup> **\$ 75.70**

**4.350.036 GENERAL INFORMATION**

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

To calculate average size per office for office finish, divide the finished floor area per level by the number of offices on that level.

Determine floor areas per level from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

Assume concrete block back-up for brick variations, thereby giving obsolescence to older type buildings.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.



**4.350.040 MODEL TYPE 350  
QUALITY 04**

**OFFICE - STANDARD**

**4.350.041 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 5.6 %  
**Span:** 6.1 m

**Foundation** - Basementless 1.2 m  
- Basement 3.0 m

**Exterior Wall** - Main 3.0 m  
- Upper 3.0 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0548</b>	<b>Concrete Footings</b> - medium reinforced
<b>0700</b>	<b>Piles</b> - reinforced concrete
<b>0920</b>	<b>Concrete Pads</b> - reinforced
<b>1120</b>	<b>Grade Beams</b> - reinforced concrete or equivalent
<b>1326</b>	<b>Foundation Walls</b> - 200 mm medium reinforced concrete
<b>1354</b>	<b>Foundation Wall - Lift</b> - 200 mm medium reinforced concrete and 190 mm concrete block or equivalent
<b>1524</b>	<b>Concrete Slab - Basement and On Grade</b> - 100 mm light reinforced
	<b>Framing</b> - steel columns and beams
<b>2129</b>	<b>Base Floor Construction</b> - open web steel joists, steel decking, 75 mm light reinforced concrete slab
<b>2360</b>	<b>Stairs - Basement and Upper</b> - two steel stairs, terrazzo pan treads and railing
<b>2546</b>	<b>Base Wall Construction</b> - 190 mm light reinforced concrete block, loose fill insulation
<b>2703</b>	<b>Exterior Wall Finish</b> - paint
<b>2951</b>	<b>Base Roof Construction</b> - open web steel joists, steel decking
<b>3313</b>	<b>Roof Finish</b> - rigid insulation, 4-ply built-up
<b>3920</b>	<b>Stairwells</b> - concrete block, painted
<b>4728</b>	<b>Interior Doors</b> - two average fire rated steel doors
<b>6104</b>	<b>Plumbing Basic</b> - average
<b>6514</b>	<b>Heating</b> - average forced air and ventilation
<b>6704</b>	<b>Electrical Basic</b> - average wiring

**COMPONENT DESCRIPTION - OFFICE FINISH**

<b>4126</b>	<b>Interior Wall Finish</b> - gypsum wallboard, paint
<b>4313</b>	<b>Interior &amp; Corridor Partitions</b> - gypsum wallboard, paint
<b>4533</b>	<b>Ceiling Finish</b> - suspended panels
<b>4712</b>	<b>Interior Doors</b> - average solid core wood
<b>4903</b>	<b>Baseboards &amp; Trim</b> - average
<b>5103</b>	<b>Floor Finish</b> - average tile or equivalent
<b>6905</b>	<b>Electrical Fixtures</b> - average to good lighting

**4.350.042 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR		
61	Main Level & Concrete Slab	12 200	192	21 900	161	33 800	145	53 100	135		
62	Main Level & Foundation	13 300	236	23 000	213	35 500	195	55 500	185		
63	Main Level & Basement	37 800	313	51 800	274	69 300	249	98 000	234		
64	Main Level & Basement 1/2 Above Grade	41 700	314	56 300	275	74 100	250	102 700	235		
70	Upper Level	31 300	134	38 200	117	46 700	105	60 300	98		

**Average Size Per Office**

ST Code	Structure	Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR
83	Office Finish	900	74	1 700	59

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 62 designates the base structure of a main level with a basementless foundation.

ST Code 63 designates the base structure of a main level with a basement.

ST Code 64 designates the base structure of a main level with a basement 1/2 above grade.

ST Code 70 designates the base structure of an upper level.

ST Code 83 designates typical office interior finish for this classification on a per room basis.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.350.043 MODULE RATES (in dollars)****Concrete Slab on Grade**

(MT 350 QU 04 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR		
0300	Excavation	140	5.70	280	5.10	450	4.80	750	4.70		
0700	Piles	560	4.90	1 140	2.60	1 870	1.60	3 090	0.90		
0920	Concrete Pads	0	0.00	-110	0.90	-220	1.10	-430	1.20		
1120	Grade Beams	1 400	12.40	2 860	6.50	4 680	3.90	7 760	2.40		
1524	Concrete Slab	0	16.80	0	16.80	0	16.80	0	16.80		
6104	Plumbing Basic	50	0.90	90	0.70	150	0.60	250	0.60		
6514	Heating	150	2.90	300	2.30	500	2.10	820	1.90		
6704	Electrical Basic	120	2.30	250	1.90	400	1.70	660	1.50		
	Miscellaneous	50	0.90	100	0.80	160	0.70	260	0.60		
	Architect Fees	150	2.80	290	2.20	470	2.00	780	1.80		
	<b>Total:</b>	<b>2 620</b>	<b>49.60</b>	<b>5 200</b>	<b>39.80</b>	<b>8 460</b>	<b>35.30</b>	<b>13 940</b>	<b>32.40</b>		

**4.350.043 MODULE RATES (in dollars)****Foundation - Basementless**

(MT 350 QU 04 ST 51)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation	360	15.10	740	13.60	1 210	12.90	2 010	12.50		
0548	Concrete Footings	630	5.60	1 300	3.00	2 120	1.80	3 520	1.10		
0920	Concrete Pads	0	0.00	-110	0.90	-220	1.10	-430	1.20		
1326	Foundation Walls	2 130	18.80	4 360	9.90	7 140	5.90	11 830	3.60		
1708	Columns	0	0.00	-130	1.10	-270	1.30	-520	1.40		
1905	Beams	0	0.00	-920	9.40	-1 590	10.40	-2 950	11.10		
2129	Base Floor Constr.	0	42.50	0	42.50	0	42.50	0	42.50		
6104	Plumbing Basic	50	0.90	90	0.70	150	0.60	250	0.60		
6514	Heating	150	2.90	300	2.30	500	2.10	820	1.90		
6704	Electrical Basic	120	2.30	250	1.90	400	1.70	660	1.50		
	Miscellaneous	50	0.90	100	0.80	160	0.70	260	0.60		
	Architect Fees	210	5.30	350	5.10	570	4.80	920	4.60		
	<b>Total:</b>	<b>3 700</b>	<b>94.30</b>	<b>6 330</b>	<b>91.20</b>	<b>10 170</b>	<b>85.80</b>	<b>16 370</b>	<b>82.60</b>		

**Basement**

(MT 350 QU 04 ST 52)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation	900	37.70	1 850	33.90	3 030	32.20	5 020	31.20		
0548	Concrete Footings	630	5.60	1 300	3.00	2 120	1.80	3 520	1.10		
0920	Concrete Pads	0	0.00	-110	0.90	-220	1.10	-430	1.20		
1326	Foundation Walls	5 330	47.10	10 900	24.80	17 840	14.90	29 590	9.00		
1524	Concrete Slab	0	16.80	0	16.80	0	16.80	0	16.80		
1708	Columns	0	0.00	-330	2.70	-670	3.20	-1 300	3.50		
1905	Beams	0	0.00	-920	9.40	-1 590	10.40	-2 950	11.10		
2129	Base Floor Constr.	0	42.50	0	42.50	0	42.50	0	42.50		
2360	Stairs	12 780	0.00	12 780	0.00	12 780	0.00	12 780	0.00		
3920	Stairwells	5 310	0.00	5 310	0.00	5 310	0.00	5 310	0.00		
4728	Interior Doors	1 100	0.00	1 100	0.00	1 100	0.00	1 100	0.00		
6104	Plumbing Basic	80	1.50	150	1.20	230	1.10	370	1.00		
6514	Heating	240	4.80	490	3.90	770	3.60	1 220	3.30		
6704	Electrical Basic	200	3.80	400	3.20	620	2.90	990	2.60		
	Miscellaneous	80	1.50	160	1.30	250	1.20	390	1.10		
	Architect Fees	1 580	9.60	1 960	8.50	2 470	7.80	3 300	7.40		
	<b>Total:</b>	<b>28 230</b>	<b>170.90</b>	<b>35 040</b>	<b>152.10</b>	<b>44 040</b>	<b>139.50</b>	<b>58 910</b>	<b>131.80</b>		

**4.350.043 MODULE RATES (in dollars)****Basement 1/2 Above Grade**

(MT 350 QU 04 ST 53)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation	360	15.10	740	13.60	1 210	12.90	2 010	12.50		
0548	Concrete Footings	630	5.60	1 300	3.00	2 120	1.80	3 520	1.10		
0920	Concrete Pads	0	0.00	-110	0.90	-220	1.10	-430	1.20		
1354	Foundation Walls	5 030	44.50	10 300	23.40	16 850	14.00	27 940	8.50		
1524	Concrete Slab	0	16.80	0	16.80	0	16.80	0	16.80		
1708	Columns	0	0.00	-330	2.70	-670	3.20	-1 300	3.50		
1905	Beams	0	0.00	-920	9.40	-1 590	10.40	-2 950	11.10		
2129	Base Floor Constr.	0	42.50	0	42.50	0	42.50	0	42.50		
2360	Stairs	12 780	0.00	12 780	0.00	12 780	0.00	12 780	0.00		
2703	Ext. Wall Finish	250	2.20	510	1.20	840	0.70	1 400	0.40		
3920	Stairwells	0.00	5 310	0.00	5 310	0.00	5 310	0.00	0.00		
4728	Interior Doors	1 100	0.00	1 100	0.00	1 100	0.00	1 100	0.00		
6104	Plumbing Basic	610	4.50	840	3.90	1 050	3.70	1 340	3.50		
6514	Heating	1 990	14.60	2 740	12.90	3 420	12.00	4 380	11.50		
6704	Electrical Basic	1 600	11.80	2 210	10.40	2 760	9.70	3 530	9.30		
	Miscellaneous	640	4.70	880	4.10	1 100	3.90	1 410	3.70		
	Architect Fees	1 800	9.60	2 220	8.60	2 730	7.90	3 560	7.50		
<b>Total:</b>		<b>32 100</b>	<b>171.90</b>	<b>39 570</b>	<b>153.40</b>	<b>48 790</b>	<b>140.60</b>	<b>63 600</b>	<b>133.10</b>		

**Main Level Base Structure**

(MT 350 QU 04 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0100	Sitework	500	1.00	500	0.90	500	0.80	500	0.70		
1708	Columns	0	0.00	-330	2.70	-670	3.20	-1 300	3.50		
1902	Beams	0	0.00	-560	5.70	-970	6.30	-1 800	6.70		
2546	Base Wall Constr.	5 010	44.30	10 250	23.30	16 780	14.00	27 830	8.40		
2703	Ext. Wall Finish	500	4.40	1 030	2.30	1 680	1.40	2 790	0.80		
2951	Base Roof Constr.	0	23.50	0	23.50	0	23.50	0	23.50		
3313	Roof Finish	0	22.80	0	22.80	0	22.80	0	22.80		
4728	Interior Doors	1 100	0.00	1 100	0.00	1 100	0.00	1 100	0.00		
6104	Plumbing Basic	240	4.80	480	4.20	690	3.90	980	3.80		
6514	Heating	790	15.60	1 550	13.70	2 240	12.80	3 210	12.30		
6704	Electrical Basic	640	12.60	1 250	11.00	1 800	10.30	2 590	9.90		
	Miscellaneous	250	5.00	500	4.40	720	4.10	1 040	4.00		
	Architect Fees	540	7.90	940	6.80	1 420	6.10	2 190	5.70		
<b>Total:</b>		<b>9 570</b>	<b>141.90</b>	<b>16 710</b>	<b>121.30</b>	<b>25 290</b>	<b>109.20</b>	<b>39 130</b>	<b>102.10</b>		

**4.350.043 MODULE RATES (in dollars)****Upper Level Base Structure**  
(MT 350 QU 04 ST 70)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
1704	Columns	0	0.00	-150	1.20	-300	1.50	-590	1.60		
1905	Beams	0	0.00	-920	9.40	-1 590	10.40	-2 950	11.10		
2129	Base Floor Constr.	0	42.50	0	42.50	0	42.50	0	42.50		
2360	Stairs	12 780	0.00	12 780	0.00	12 780	0.00	12 780	0.00		
2546	Base Wall Constr.	5 010	44.30	10 250	23.30	16 780	14.00	27 830	8.40		
2703	Ext. Wall Finish	500	4.40	1 030	2.30	1 680	1.40	2 790	0.80		
3920	Stairwells	5 310	0.00	5 310	0.00	5 310	0.00	5 310	0.00		
4728	Interior Doors	1 100	0.00	1 100	0.00	1 100	0.00	1 100	0.00		
6104	Plumbing Basic	610	4.50	840	3.90	1 050	3.70	1 340	3.50		
6514	Heating	1 990	14.60	2 740	12.90	3 420	12.00	4 380	11.50		
6704	Electrical Basic	1 600	11.80	2 210	10.40	2 760	9.70	3 530	9.30		
	Miscellaneous	640	4.70	880	4.10	1 100	3.90	1 410	3.70		
	Architect Fees	1 750	7.50	2 140	6.50	2 620	5.90	3 380	5.50		
	<b>Total:</b>	<b>31 290</b>	<b>134.30</b>	<b>38 210</b>	<b>116.50</b>	<b>46 710</b>	<b>105.00</b>	<b>60 310</b>	<b>97.90</b>		

**Office Finish**

(MT 350 QU 04 ST 83) - finish height - 2.4 m

**Average Size Per Office**

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
4126	Int. Wall Finish	80	4.50	210	1.90		
4313	Int. Partitions	260	13.50	650	5.70		
4313	Corr. Partitions	90	4.90	240	2.10		
4533	Ceiling Finish	0	11.00	0	11.00		
4712	Interior Doors	410	0.00	410	0.00		
4903	Baseboards & Trim	30	1.80	90	0.80		
5103	Floor Finish	0	18.50	0	18.50		
6905	Electric. Fixtures	0	16.00	0	16.00		
	Architect Fees	60	4.20	100	3.30		
	<b>Total:</b>	<b>930</b>	<b>74.40</b>	<b>1 700</b>	<b>59.30</b>		

**4.350.043 MODULE RATES (in dollars)****Upper Level Base Structure - Extension**  
(MT 350 QU 04 ST 71)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation	0	5.70	0	5.10	0	4.80	0	4.70		
0700	Piles	0	4.90	0	2.60	0	1.60	0	0.90		
0920	Concrete Pads	0	0.00	0	0.90	0	1.10	0	1.20		
1120	Grade Beams	0	12.40	0	6.50	0	3.90	0	2.40		
1708	Columns, Main	0	0.00	0	2.70	0	3.20	0	3.50		
1704	Columns, Upper	0	0.00	0	1.20	0	1.50	0	1.60		
1902	Beams, Main	0	0.00	0	5.70	0	6.30	0	6.70		
1905	Beams, Upper	0	0.00	0	9.40	0	10.40	0	11.10		
2179	Base Floor Constr.	0	86.20	0	86.20	0	86.20	0	86.20		
2546	Base Wall Constr.	0	44.30	0	23.30	0	14.00	0	8.40		
2703	Ext. Wall Finish	0	4.40	0	2.30	0	1.40	0	0.80		
2951	Base Roof Constr.	0	23.50	0	23.50	0	23.50	0	23.50		
3313	Roof Finish	0	22.80	0	22.80	0	22.80	0	22.80		
6104	Plumbing Basic	0	4.50	0	3.90	0	3.70	0	3.50		
6514	Heating	0	14.60	0	12.90	0	12.00	0	11.50		
6704	Electrical Basic	0	11.80	0	10.40	0	9.70	0	9.30		
	Miscellaneous	0	4.70	0	4.10	0	3.90	0	3.70		
	Architect Fees	0	14.20	0	13.30	0	12.50	0	12.00		
	<b>Total:</b>	<b>0</b>	<b>254.00</b>	<b>0</b>	<b>236.80</b>	<b>0</b>	<b>222.50</b>	<b>0</b>	<b>213.80</b>		

**4.350.043 MODULE RATES (in dollars)****Upper Level Base Structure - Cantilever Extension**  
(MT 350 QU 04 ST 72)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
1704	Columns, Upper	0	0.00	0	1.20	0	1.50	0	1.60		
1905	Beams, Upper	0	0.00	0	9.40	0	10.40	0	11.10		
2179	Base Floor Constr.	0	86.20	0	86.20	0	86.20	0	86.20		
2546	Base Wall Constr.	0	44.30	0	23.30	0	14.00	0	8.40		
2703	Ext. Wall Finish	0	4.40	0	2.30	0	1.40	0	0.80		
2951	Base Roof Constr.	0	23.50	0	23.50	0	23.50	0	23.50		
3313	Roof Finish	0	22.80	0	22.80	0	22.80	0	22.80		
6104	Plumbing Basic	0	4.50	0	3.90	0	3.70	0	3.50		
6514	Heating	0	14.60	0	12.90	0	12.00	0	11.50		
6704	Electrical Basic	0	11.80	0	10.40	0	9.70	0	9.30		
	Miscellaneous	0	4.70	0	4.10	0	3.90	0	3.70		
	Architect Fees	0	12.90	0	11.90	0	11.20	0	10.80		
	<b>Total:</b>	<b>0</b>	<b>229.70</b>	<b>0</b>	<b>211.90</b>	<b>0</b>	<b>200.30</b>	<b>0</b>	<b>193.20</b>		

**Note:** The Upper Level Extension (ST 71) and the Upper Level Cantilever Extension (ST 72) are provided for Buildings that have a supported or unsupported portion of an upper level extending out from the main structure. Accordingly, the Base Rates applied against all areas of an upper level must be selected from the size range that corresponds to the upper level's **total** floor area.

**4.350.044 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
	K	AR	K	AR	K	AR	K	AR	K	AR
Foundation Wall	2 050	18.10	4 060	10.60	6 610	7.00	10 860	4.80		
Exterior Wall										
Base Wall Constr.	1 670	14.80	3 420	7.80	5 590	4.70	9 280	2.80		
Ext. Wall Finish	170	1.50	340	0.80	560	0.50	930	0.30		
Interior Columns	0	0.00	-100	0.90	-210	1.10	-420	1.20		
Plumbing Basic	40	0.40	80	0.20	130	0.10	210	0.10		
Heating 130		1.20270		0.70430		0.50710		0.30		
Electrical Basic	120	1.00	230	0.60	370	0.40	620	0.30		
<b>Total:</b>	<b>2 130</b>	<b>18.90</b>	<b>4 240</b>	<b>11.00</b>	<b>6 870</b>	<b>7.30</b>	<b>11 330</b>	<b>5.00</b>		
Stairwells, per stairwell	890	0.00	890	0.00	890	0.00	890	0.00		
Stairs, per stair										
Basement	2 130	0.00	2 130	0.00	2 130	0.00	2 130	0.00		
Upper	2 130	0.00	2 130	0.00	2 130	0.00	2 130	0.00		

**Plumbing**per fixture - **add \$ 670.00****Heating**average multi-zone forced air - **add total cost of heating times 0.5**average air conditioning - **add total cost of heating times 1.6**average multi-zone forced air and air conditioning - **add total cost of heating times 2.1**average hot water - **add total cost of heating times 0.8**average hot water and ventilation - **add total cost of heating times 1.3**average hot water and air conditioning - **add total cost of heating times 2.7****Old Style Mechanical**plumbing, heating, and wiring - **deduct 30% of mechanical installations****Spans**

(for each metre more or less than 6.1 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area**floor along joists - **add or deduct \$ 2.60 per m<sup>2</sup> of area**floor along beam - **add or deduct \$ 1.30 per m<sup>2</sup> of area**

**4.350.045 UNIT COST ADJUSTMENTS****Windows**

- average double glazed aluminum window, per m<sup>2</sup> - **add \$ 182.00**
- average clear sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 172.00**
- average bronze sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 189.00**
- average black sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 268.00**

**Doors, Exterior**

- average clear aluminum door, EA - **add \$ 670.00**
- average bronze aluminum door, EA - **add \$ 760.00**
- average black aluminum door, EA - **add \$ 890.00**
- average hollow steel door, EA - **add \$ 480.00**

**Wall Openings**

(areas replaced by doors and windows)

- unit masonry or wood frame wall systems - **deduct 60% of wall cost**
- store front window system - **deduct 85% of wall cost**
- curtain wall window system - **deduct 100% of wall cost**
- architecturally integrated window systems - **no deduction** for wall areas replaced by integrated window framing in precast concrete wall panels. (Multiply total wall area by appropriate panel cost and add for windows.)

**Note:** Wall Cost (as per Component Description)

2546 Base Wall Construction	\$ 77.70
2703 Exterior Wall Finish	7.80
4126 Interior Wall Finish	<u>21.80</u>
<b>Total:</b>	<b>m<sup>2</sup> \$ 107.30</b>

**4.350.046 GENERAL INFORMATION**

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

To calculate average size per office for office finish, divide the finished floor area per level by the number of offices on that level.

Determine floor areas per level from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

Assume concrete block back-up for brick variations, thereby giving obsolescence to older type buildings.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.



**4.350.060 MODEL TYPE 350**  
**QUALITY 06**

**OFFICE - CUSTOM**

**4.350.061 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 7.0 %  
**Span:** 7.6 m

**Foundation** - Basementless 1.2 m  
 - Basement 3.0 m

**Exterior Wall** - Main 3.0 m  
 - Upper 3.0 m

<b>CODE</b>	<b>COMPONENT DESCRIPTION - BASE STRUCTURE</b>
0555	<b>Concrete Footings</b> - medium reinforced
0700	<b>Piles</b> - reinforced concrete
0923	<b>Concrete Pads</b> - reinforced
1123	<b>Grade Beams</b> - reinforced concrete or equivalent
1327	<b>Foundation Walls</b> - 250 mm medium reinforced concrete
1525	<b>Concrete Slab - Basement and On Grade</b> - 125 mm light reinforced
	<b>Framing</b> - non bearing walls; reinforced concrete columns and suspended framing system or steel columns and beams
2151	<b>Base Floor Construction</b> - concrete flat slab system or open web steel joists, steel decking, 100 mm light reinforced concrete slab or equivalent
2374	<b>Stairs - Basement and Upper</b> - two concrete stairs, painted with railing
2510	<b>Base Wall Construction</b> - steel studs, insulation
2766	<b>Exterior Wall Finish</b> - 100 mm precast concrete panels, insulation
2966	<b>Base Roof Construction</b> - concrete flat slab system or open web steel joists, steel decking, 50 mm concrete slab or equivalent
3314	<b>Roof Finish</b> - rigid insulation, 4-ply built-up or equivalent
3911	<b>Shafts - Mechanical</b> - concrete
3923	<b>Stairwells</b> - concrete, plastered
4729	<b>Interior Doors</b> - two good fire rated steel doors
6106	<b>Plumbing Basic</b> - good
6546	<b>Heating</b> - good hot water and ventilation
6566	<b>Air Conditioning</b> - good
6706	<b>Electrical Basic</b> - good wiring

**COMPONENT DESCRIPTION - OFFICE FINISH (QU 06 - CUSTOM)**

4120	<b>Interior Wall Finish</b> - gypsum wallboard, paint
4386	<b>Interior &amp; Corridor Partitions</b> - good vinyl faced demountable
4535	<b>Ceiling Finish</b> - suspended panels
4714	<b>Interior Doors</b> - good solid core wood
5123	<b>Floor Finish</b> - good carpet or equivalent
6907	<b>Electrical Fixtures</b> - good to expensive lighting

**COMPONENT DESCRIPTION - OFFICE FINISH (QU 08 - EXPENSIVE)**

4120	<b>Interior Wall Finish</b> - gypsum wallboard, paint
4382	<b>Interior &amp; Corridor Partitions</b> - steel studding, insulation, sound board, gypsum wallboard and good vinyl or expensive vinyl faced demountable
4536	<b>Ceiling Finish</b> - suspended panels
4716	<b>Interior Doors</b> - expensive solid core wood
4907	<b>Baseboards &amp; Trim</b> - expensive wood
5126	<b>Floor Finish</b> - expensive carpet or equivalent
6908	<b>Electrical Fixtures</b> - expensive lighting

**4.350.062 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR		
61	Main Level & Concrete Slab	27 100	383	48 300	311	71 500	278	108 800	260		
63	Main Level & Basement	49 100	537	76 100	443	106 300	401	155 200	377		
70	Upper Level	37 500	274	55 900	211	75 700	184	107 300	168		
71	Upper Level Extension		453		383		352		334		
72	Upper Level Cantilever		422		362		336		321		

**Average Size Per Office**

ST Code	Structure	Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR
83	Office Finish (QU 06)	1 200	109	2 300	88
83	Office Finish (QU 08)	1 800	166	3 300	136

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 63 designates the base structure of a main level with a basement.

ST Code 70 designates the base structure of an upper level.

ST Code 83 designates typical office interior finish for this classification on a per room basis.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.350.063 MODULE RATES (in dollars)****Concrete Slab on Grade  
(MT 350 QU 06 ST 50)**

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR		
0300	Excavation	140	5.70	280	5.10	450	4.80	750	4.70		
0700	Piles	450	4.00	920	2.10	1 500	1.20	2 480	0.80		
0923	Concrete Pads	0	0.00	-410	2.60	-860	3.30	-1 700	3.70		
1123	Grade Beams	1 580	14.00	3 230	7.40	5 290	4.40	8 780	2.70		
1525	Concrete Slab	0	19.30	0	19.30	0	19.30	0	19.30		
6106	Plumbing Basic	70	1.30	130	1.10	200	1.00	320	1.00		
6546	Heating	270	5.40	510	4.60	810	4.20	1 300	3.90		
6566	Air Conditioning	220	4.40	410	3.70	650	3.40	1 050	3.20		
6706	Electrical Basic	150	3.00	280	2.60	450	2.30	730	2.20		
	Miscellaneous	60	1.20	110	1.00	170	0.90	280	0.80		
	Architect Fees	220	4.40	410	3.70	650	3.40	1 050	3.20		
	<b>Total:</b>	<b>3 160</b>	<b>62.70</b>	<b>5 870</b>	<b>53.20</b>	<b>9 310</b>	<b>48.20</b>	<b>15 040</b>	<b>45.50</b>		

**4.350.063 MODULE RATES (in dollars)****Basement**

(MT 350 QU 06 ST 52)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation	900	37.70	1 850	33.90	3 030	32.20	5 020	31.20		
0555	Concrete Footings	750	6.70	1 540	3.50	2 520	2.10	4 180	1.30		
0923	Concrete Pads	0	0.00	-410	2.60	-860	3.30	-1 700	3.70		
1327	Foundation Walls	5 490	48.50	11 230	25.50	18 380	15.30	30 480	9.20		
1525	Concrete Slab	0	19.30	0	19.30	0	19.30	0	19.30		
1759	Interior Columns	0	0.00	-560	3.60	-1 200	4.50	-2 360	5.10		
2151	Base Floor Constr.	0	60.00	0	60.00	0	60.00	0	60.00		
2374	Stairs	3 990	0.00	3 990	0.00	3 990	0.00	3 990	0.00		
3911	Mechanical Shafts	2 760	0.00	2 760	0.00	2 760	0.00	2 760	0.00		
3923	Stairwells 6 480	0.00	6 480	0.00	6 480	0.00	6 480	0.00	0.00		
4729	Interior Doors	1 380	0.00	1 380	0.00	1 380	0.00	1 380	0.00		
6108	Plumbing Basic	140	2.50	270	2.10	400	1.90	600	1.90		
6546	Heating	560	10.20	1 080	8.60	1 620	7.90	2 440	7.40		
6566	Air Conditioning	460	8.30	870	6.90	1 300	6.40	1 970	6.10		
6706	Electrical Basic	310	5.70	600	4.90	900	4.40	1 370	4.20		
	Miscellaneous	120	2.20	230	1.90	340	1.70	530	1.60		
	Architect Fees	1 760	15.10	2 360	13.00	3 090	12.00	4 300	11.40		
	<b>Total:</b>	<b>25 100</b>	<b>216.20</b>	<b>33 670</b>	<b>185.80</b>	<b>44 130</b>	<b>171.00</b>	<b>61 440</b>	<b>162.40</b>		

**Main Level Base Structure**

(MT 350 QU 06 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0100	Sitework	500	1.00	500	0.90	500	0.80	500	0.70		
1759	Interior Columns	0	0.00	-560	3.60	-1 200	4.50	-2 360	5.10		
1760	Exterior Columns	560	4.90	1 140	2.60	1 860	1.60	3 090	0.90		
2510	Base Wall Constr.	990	8.80	2 030	4.60	3 320	2.80	5 510	1.70		
2766	Ext. Wall Finish	8 580	75.80	17 560	39.90	28 730	23.90	47 640	14.40		
2966	Base Roof Constr.	0	60.00	0	60.00	0	60.00	0	60.00		
3314	Roof Finish	0	27.50	0	27.50	0	27.50	0	27.50		
3911	Mechanical Shafts	2 760	0.00	2 760	0.00	2 760	0.00	2 760	0.00		
4729	Interior Doors	1 380	0.00	1 380	0.00	1 380	0.00	1 380	0.00		
6106	Plumbing Basic	660	10.50	1 280	8.80	1 790	8.10	2 510	7.80		
6546	Heating	2 650	42.50	5 160	35.50	7 240	32.90	10 140	31.40		
6566	Air Conditioning	2 140	34.30	4 160	28.70	5 840	26.50	8 170	25.30		
6706	Electrical Basic	1 480	23.80	2 890	19.90	4 050	18.40	5 670	17.60		
	Miscellaneous	570	9.10	1 110	7.60	1 560	7.10	2 180	6.80		
	Architect Fees	1 680	22.40	2 970	18.00	4 350	16.10	6 560	15.00		
	<b>Total:</b>	<b>23 950</b>	<b>320.60</b>	<b>42 380</b>	<b>257.60</b>	<b>62 180</b>	<b>230.20</b>	<b>93 750</b>	<b>214.20</b>		

**4.350.063 MODULE RATES (in dollars)****Upper Level Base Structure**  
(MT 350 QU 06 ST 70)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
1759	Interior Columns	0	0.00	-570	3.60	-1 200	4.50	-2 360	5.10		
1760	Exterior Columns	560	4.90	1 140	2.60	1 860	1.60	3 090	0.90		
2151	Base Floor Constr.	0	60.00	0	60.00	0	60.00	0	60.00	0	60.00
2374	Stairs	3 990	0.00	3 990	0.00	3 990	0.00	3 990	0.00	3 990	0.00
2510	Base Wall Constr.	990	8.80	2 030	4.60	3 320	2.80	5 510	1.70		
2766	Ext. Wall Finish	8 580	75.80	17 560	39.90	28 730	23.90	47 640	14.40		
3911	Mechanical Shafts	2 760	0.00	2 760	0.00	2 760	0.00	2 760	0.00	2 760	0.00
3923	Stairwells 6 480	0.00	6 480	0.00	6 480	0.00	6 480	0.00	6 480	0.00	6 480
4729	Interior Doors	1 380	0.00	1 380	0.00	1 380	0.00	1 380	0.00	1 380	0.00
6108	Plumbing Basic	890	9.20	1 510	7.50	2 020	6.80	2 740	6.50		
6546	Heating	3 580	37.20	6 090	30.30	8 170	27.60	11 060	26.20		
6566	Air Conditioning	2 890	30.00	4 910	24.40	6 590	22.30	8 920	21.10		
6706	Electrical Basic	2 000	20.80	3 410	16.90	4 570	15.40	6 190	14.60		
	Miscellaneous	770	8.00	1 310	6.50	1 760	5.90	2 380	5.60		
	Architect Fees	2 620	19.20	3 910	14.80	5 300	12.90	7 510	11.70		
	<b>Total:</b>	<b>37 490</b>	<b>273.90</b>	<b>55 910</b>	<b>211.10</b>	<b>75 730</b>	<b>183.70</b>	<b>107 290</b>	<b>167.80</b>		

**4.350.063 MODULE RATES (in dollars)****Upper Level Base Structure - Extension**  
(MT 350 QU 06 ST 71)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1899)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation	0	5.70	0	5.10	0	4.80	0	4.70		
0700	Piles	0	4.00	0	2.10	0	1.20	0	0.80		
0923	Concrete Pads	0	0.00	0	2.60	0	3.30	0	3.70		
1123	Grade Beams	0	14.00	0	7.40	0	4.40	0	2.70		
1759	Int. Columns, Main	0	0.00	0	3.60	0	4.50	0	5.10		
1760	Ext. Columns, Main	0	4.90	0	2.60	0	1.60	0	0.90		
1759	Int. Columns, Upper	0	0.00	0	3.60	0	4.50	0	5.10		
1760	Ext. Columns, Upper	0	4.90	0	2.60	0	1.60	0	0.90		
2180	Base Floor Constr.	0	115.50	0	115.50	0	115.50	0	115.50	0	115.50
2510	Base Wall Constr.	0	8.80	0	4.60	0	2.80	0	1.70		
2766	Ext. Wall Finish	0	75.80	0	39.90	0	23.90	0	14.40		
2966	Base Roof Constr.	0	60.00	0	60.00	0	60.00	0	60.00	0	60.00
3314	Roof Finish	0	27.50	0	27.50	0	27.50	0	27.50	0	27.50
6106	Plumbing Basic	0	9.20	0	7.50	0	6.80	0	6.50		
6546	Heating	0	37.20	0	30.30	0	27.60	0	26.20		
6566	Air Conditioning	0	30.00	0	24.40	0	22.30	0	21.10		
6706	Electrical Basic	0	20.80	0	16.90	0	15.40	0	14.60		
	Miscellaneous	0	8.00	0	6.50	0	5.90	0	5.60		
	Architect Fees	0	31.70	0	26.70	0	24.70	0	23.40		
	<b>Total:</b>	<b>0</b>	<b>453.10</b>	<b>0</b>	<b>383.20</b>	<b>0</b>	<b>352.20</b>	<b>0</b>	<b>334.40</b>		

**4.350.063 MODULE RATES (in dollars)****Upper Level Base Structure - Cantilever Extension**  
(MT 350 QU 06 ST 72)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
1759	Int. Columns, Upper	0	0.00	0	3.60	0	4.50	0	5.10		
1760	Ext. Columns, Upper	0	4.90	0	2.60	0	1.60	0	0.90		
2180	Base Floor Constr.	0	115.50	0	115.50	0	115.50	0	115.50		
2510	Base Wall Constr.	0	8.80	0	4.60	0	2.80	0	1.70		
2766	Ext. Wall Finish	0	75.80	0	39.90	0	23.90	0	14.40		
2966	Base Roof Constr.	0	60.00	0	60.00	0	60.00	0	60.00		
3314	Roof Finish	0	27.50	0	27.50	0	27.50	0	27.50		
6106	Plumbing Basic	0	9.20	0	7.50	0	6.80	0	6.50		
6546	Heating	0	37.20	0	30.30	0	27.60	0	26.20		
6566	Air Conditioning	0	30.00	0	24.40	0	22.30	0	21.10		
6706	Electrical Basic	0	20.80	0	16.90	0	15.40	0	14.60		
	Miscellaneous	0	8.00	0	6.50	0	5.90	0	5.60		
	Architect Fees	0	29.60	0	25.30	0	23.50	0	22.40		
	<b>Total:</b>	<b>0</b>	<b>422.40</b>	<b>0</b>	<b>362.00</b>	<b>0</b>	<b>335.70</b>	<b>0</b>	<b>320.60</b>		

**Note:** The Upper Level Extension (ST 71) and the Upper Level Cantilever Extension (ST 72) are provided for buildings that have a supported or unsupported portion of an upper level extending out from the main structure. Accordingly, the Base Rates applied against all areas of an upper level must be selected from the size range that corresponds to the upper level's **total** floor area.

**Office Finish (Good)**

(MT 350 QU 06 ST 83) - finish height - 2.4 m

**Average Size Per Office**

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
4120	Int. Wall Finish	60	3.20	150	1.40		
4386	Int. Partitions	440	23.10	1 110	9.80		
4386	Corr. Partitions	160	8.40	400	3.60		
4535	Ceiling Finish	0	14.50	0	14.50		
4714	Interior Doors	470	0.00	470	0.00		
5123	Floor Finish	0	25.00	0	25.00		
6907	Electric. Fixtures	0	27.00	0	27.00		
	Architect Fees	90	7.60	170	6.10		
	<b>Total:</b>	<b>1 220</b>	<b>108.80</b>	<b>2 300</b>	<b>87.40</b>		

**4.350.063 MODULE RATES (in dollars)****Office Finish (Expensive)**

(MT 350 QU 08 ST 83) - finish height - 2.4 m

**Average Size Per Office**

Code	Component	Size Ranges - m <sup>2</sup>			
		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR
4120	Int. Wall Finish	60	3.20	150	1.40
4382	Int. Partitions	570	29.70	1 420	12.60
4382	Corr. Partitions	210	10.80	520	4.60
4536	Ceiling Finish	0	16.50	0	16.50
4716	Interior Doors	700	0.00	700	0.00
4907	Baseboards & Trim	90	4.80	230	2.00
5126	Floor Finish	0	54.00	0	54.00
6908	Electric. Fixtures	0	35.00	0	35.00
	Architect Fees	120	11.60	230	9.50
<b>Total:</b>		<b>1 750</b>	<b>165.60</b>	<b>3 250</b>	<b>135.60</b>

**4.350.064 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
	K	AR	K	AR	K	AR	K	AR	K	AR
Foundation Wall	2 420	21.40	4 700	12.80	7 580	8.70	12 390	6.30		
Exterior Wall										
Base Wall Constr.	330	2.90	680	1.50	1 110	0.90	1 840	0.60		
Ext. Wall Finish	2 860	25.30	5 850	13.30	9 580	8.00	15 880	4.80		
Interior Columns	0	0.00	-180	1.20	-390	1.50	-780	1.70		
Exterior Columns	180	1.60	380	0.90	620	0.50	1 030	0.30		
Plumbing Basic	100	0.90	200	0.50	330	0.30	550	0.20		
Heating 430	3.80	850	2.10	1 380	1.40	2 280	0.90			
Air Conditioning	410	3.70	820	2.10	1 340	1.30	2 200	0.90		
Electrical Basic	270	2.40	530	1.30	870	0.90	1 430	0.60		
<b>Total:</b>	<b>4 580</b>	<b>40.60</b>	<b>9 130</b>	<b>22.90</b>	<b>14 840</b>	<b>14.80</b>	<b>24 430</b>	<b>10.00</b>		
Mechanical Shafts, per shaft	460	0.00	460	0.00	460	0.00	460	0.00		
Stairwells, per stairwell	1 080	0.00	1 080	0.00	1 080	0.00	1 080	0.00		
Stairs, per stair										
Basement	660	0.00	660	0.00	660	0.00	660	0.00		
Upper	660	0.00	660	0.00	660	0.00	660	0.00		

**Plumbing**per fixture - **add \$ 980.00****Heating**good hot water and ventilation - **deduct total cost of air conditioning**

In Quality 06 assume the necessity to always have ventilation along with hot water heating.

**Old Style Mechanical**plumbing, heating and electrical - **deduct 30% of mechanical installations****Spans**

(for each metre more or less than 7.6 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area**floor along joists - **add or deduct \$ 2.60 per m<sup>2</sup> of area**floor along beam - **add or deduct \$ 1.30 per m<sup>2</sup> of area**

**4.350.065 UNIT COST ADJUSTMENTS****Fire Protection Systems**

- automatic sprinkler systems - **refer to 5.015.505**
- sprinkler system ancillary equipment - **refer to 5.015.510**
- fire detector systems - **refer to 5.015.515**
- detector system ancillary equipment - **refer to 5.015.520**
- halon gas fire suppression systems - **refer to 5.015.540**

**Fire Alarm Systems**

- annunciator panels - **refer to 5.015.530**

**Mail Boxes**

- backloading, EA - **add \$ 55.00**
- frontloading, EA - **add \$ 63.00**

**Conveying Systems**

- elevators - **refer to 5.014.110**
- elevator shafts - **refer to 5.900.390**

**Windows**

- good double glazed aluminum window, per m<sup>2</sup> - **add \$ 191.00**
- good clear sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 184.00**
- good bronze sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 231.00**
- good black sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 286.00**

**Doors, Exterior**

- good clear aluminum door, EA - **add \$ 890.00**
- good bronze aluminum door, EA - **add \$ 1 000.00**
- good black aluminum door, EA - **add \$ 1 200.00**
- good hollow steel door, EA - **add \$ 620.00**

**Wall Openings**

(areas replaced by doors and windows)

- unit masonry or wood frame wall systems - **deduct 60% of wall cost**
- store front window system - **deduct 85% of wall cost**
- curtain wall window system - **deduct 100% of wall cost**
- architecturally integrated window systems - **no deduction** for wall areas replaced by integrated window framing in precast concrete wall panels. (Multiply total wall area by appropriate panel cost and add for windows.)

**Note:** Wall Cost (as per Component Description)

2510 Base Wall Construction	\$ 15.40
2766 Exterior Wall Finish	133.00
4120 Interior Wall Finish	<u>15.60</u>
<b>Total:</b>	m <sup>2</sup> <b>\$ 164.00</b>



#### **4.350.066 GENERAL INFORMATION**

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

To calculate average size per office for office finish, divide the finished floor area per level by the number of offices on that level.

Determine floor areas per level from exterior measurements.

For perimeter and/or design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

Assume concrete block back-up for brick variations, thereby giving obsolescence to older type buildings.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.390.060 MODEL TYPE 390  
QUALITY 06**

**SKYWALK PEDWAY - CUSTOM**

**4.390.061 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 7.0 %

**Exterior Wall - Main** 3.0 m

**COMPONENT DESCRIPTION - BASE STRUCTURE**

**Concrete Footings** - heavy reinforced

**Piles** - heavy reinforced concrete

**Framing** - steel columns and beams

**Base Floor Construction** - steel trusses, steel decking, light weight concrete floor

**Base Wall Construction** - steel studs, insulation

**Exterior Wall Finish** - bronzed aluminum window framing system with spandrel panels

**Base Roof Construction** - steel trusses, steel decking, light-weight concrete slab

**Roof Finish**- rigid insulation, 4-ply built-up or equivalent

**Windows** - tinted sealed glass units or equivalent

**Interior Wall Finish** - prefinished panelling or gypsum wallboard and paint

**Ceiling Finish** - fire-rated gyproc and paint or suspended panels

**Baseboards & Trim** - good

**Floor Finish** - good vinyl tile, good carpet or equivalent

**Heating** - good hot water and ventilation

**Air Conditioning** - good

**Electrical Basic** - good wiring

**Electrical Fixtures** - good lighting

**Fire Protection** - good sprinkler and fire alarm system

**4.390.062 BASE RATES (in dollars)**

		All Sizes - m <sup>2</sup>	
ST			
<u>Code</u>	<u>Structure</u>	<u>K</u>	<u>AR</u>
71	Upper Level	87 200	2507

ST Code 71 designates a base structure with interior finish, that is a supported upper level extension

#### 4.390.065 UNIT COST ADJUSTMENTS

**Fire Protection**

nil sprinkler system - refer to 5.015.505 - **deduct at Additional Level AR rates only**

**Doors**

end wall entrance/exit doors - **add as found**

**Stairs**

access stairs and stairwells - **add as found**

#### 4.390.066 GENERAL INFORMATION

A skywalk pedway is an enclosed elevated pedestrian bridge normally spanning a street and connecting or joining two buildings at an upper level.

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the buildings' floor area.

Determine floor areas from exterior measurements.

Base Structure designates a structure including interior finish.

Where a skywalk pedway connects to a major anchor structure, such as an office building, several components such as concrete footings, piles and steel columns may not be apparent. The office building structure will however have additional or heavier footings, piles, walls and columns built into the main structure to accommodate the loading and support for a skywalk. Therefore there must be no deductions or adjustment calculated for these non-visible components.

This classification is provided with mechanical installations such as heat and lighting. These installations are usually extensions of the systems found in one of the connected anchor buildings.

Perimeter and/or design adjustments **are not applicable** for this classification.

Overall Structural Height adjustments **are applicable** for this classification.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.391.060 MODEL TYPE 391  
QUALITY 06**

**UNDERGROUND PEDWAY - CUSTOM**

**4.391.061 GENERAL DESCRIPTION**

Architect Fees: 7.0%

**COMPONENT DESCRIPTION - BASE STRUCTURE**

- Concrete Footings** - heavy reinforced
- Piles** - heavy reinforced concrete
- Framing** - heavy reinforced concrete
- Base Floor Construction** - heavy reinforced concrete slab
- Stairs** - one concrete with railing, ceramic tile finish and trim
- Base Wall Construction** - heavy reinforced concrete
- Base Roof Construction** - heavy reinforced concrete
- Stairwell** - one concrete, ribbed concrete panels or drywall and veneer plaster or equivalent
- Interior Wall Finish** - good ribbed concrete panels or ceramic tile or spectra-glazed block or equivalent
- Ceiling Finish** - good chromed linear metal
- Interior Doors** - two good to expensive clear aluminum doors
- Baseboards & Trim** - good ceramic tile coving and trim
- Floor Finish** - good ceramic tile or equivalent
- Heating** - good hot water and ventilation
- Air Conditioning** - good
- Electrical Basic** - good wiring
- Electrical Fixtures** - good lighting
- Fire Protection** - good sprinkler and fire alarm system

**4.391.062 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 3		Size 4	
				(0 - 699)		(700 & over)	
		K	AR	K	AR	K	AR
<b>52</b>	<b>Basement</b>	<b>67 600</b>	<b>3 110</b>	<b>456 400</b>	<b>2 630</b>		

ST Code 52 designates a base structure with interior finish, that is an underground basement level pedway.

**4.391.064 PRECALCULATED ADJUSTMENTS (in dollars)****Walls**

fire rated gypsum backing board, plaster and paint, per m<sup>2</sup> wall area - **deduct \$53.40**

**Ceiling**

metal frame suspended, plaster and paint, per m<sup>2</sup> - **deduct \$80.90**

sprayed texture and paint on concrete, per m<sup>2</sup> - **deduct \$112.70**

good fire rated suspended panels, per m<sup>2</sup> - **deduct \$106.50**

**Floor Finish**

good vinyl floor tile, per m<sup>2</sup> - **deduct \$112.50**

good to expensive carpet, per m<sup>2</sup> - **deduct \$105.00**

good marble floor tile, per m<sup>2</sup> - **add \$ 42.00**

**4.391.065 UNIT COST ADJUSTMENTS****Fire Protection**

nil sprinkler system, per m<sup>2</sup> - **deduct at Additional Level AR rates only**

nil sprinkler system ancillary equipment, per m<sup>2</sup> - **deduct at Basement Level AR rates only**

**Conveying Systems**

add as found for shafts and passenger elevators

add as found for escalators - refer to 5.014.155

**4.391.066 GENERAL INFORMATION**

An underground pedway is a pedestrian walkway tunnel normally connecting or joining two buildings or a building and a transportation system at the respective lower levels.

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the buildings' floor area.

Determine floor areas from interior measurements.

Base Structure designates a structure including interior finish.

This classification is provided with mechanical installations including heat, air conditioning, electrical and fire protection. These installations are usually extensions of the systems found in one of the connected buildings or LRT terminals.

Perimeter and/or design adjustments **are not applicable** for this classification.

Overall Structural Height adjustments **are applicable** for this classification.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.395.050 MODEL TYPE 395  
QUALITY 05**

**MECHANICAL PENTHOUSE - SEMI CUSTOM**

**4.395.051 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 7.0 %  
**Span:** 5.2 m

**Exterior Wall - Main** 3.0 m  
**- Upper** 3.0 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

	<b>Framing</b> - steel columns and beams
<b>2132</b>	<b>Base Floor Construction</b> - open web steel joists, steel decking, 75 mm light reinforced concrete slab
<b>2367</b>	<b>Stairs</b> - one concrete stair, unfinished
<b>2512</b>	<b>Base Wall Construction</b> - steel studs, insulation
<b>2757</b>	<b>Exterior Wall Finish</b> - prefinished metal siding
<b>2942</b>	<b>Base Roof Construction</b> - open web steel joists and steel decking or equivalent
	<b>Roof Finish</b> - transfers from primary structure
<b>3911</b>	<b>Shafts - Mechanical</b> - concrete
<b>3922</b>	<b>Stairwells</b> - concrete
<b>6106</b>	<b>Plumbing Basic</b> - good
<b>6546</b>	<b>Heating</b> - good hot water
<b>6706</b>	<b>Electrical Basic</b> - good wiring

**COMPONENT DESCRIPTION - MECHANICAL PENTHOUSE FINISH**

<b>4120</b>	<b>Interior Wall Finish</b> - gypsum wallboard, paint
<b>4337</b>	<b>Partitions</b> - steel studs, gypsum wallboard, paint; partition area 15%
<b>4515</b>	<b>Ceiling Finish</b> - gypsum wallboard, paint
<b>4729</b>	<b>Interior Doors</b> - two good fire rated steel doors
<b>6904</b>	<b>Electrical Fixtures</b> - average lighting

**4.395.052 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR		
<b>60</b>	<b>Main Level</b>	<b>10 800</b>	<b>180</b>	<b>14 700</b>	<b>101</b>		
<b>70</b>	<b>Upper Level</b>	<b>10 800</b>	<b>200</b>	<b>14 700</b>	<b>122</b>		
<b>90</b>	<b>Mech. Penthouse Finish</b>	<b>1 900</b>	<b>58</b>	<b>2 500</b>	<b>46</b>		

ST Code 60 designates the base structure of a main level.

ST Code 70 designates the base structure of an upper level.

ST Code 90 designates typical mechanical penthouse interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.395.053 MODULE RATES (in dollars)****Main Level Base Structure**  
(MT 395 QU 05 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
1716	Interior Columns	0	0.00	-70	1.40		
1716	Exterior Columns	290	15.20	730	6.50		
1900	Interior Beams	0	0.00	-210	4.30		
1900	Exterior Beams	260	13.70	660	5.80		
2367	Stair	1 730	0.00	1 730	0.00		
2512	Base Wall Constr.	650	33.60	1 600	14.20		
2757	Ext. Wall Finish	1 050	54.60	2 610	23.10		
2942	Base Roof Constr.	0	22.30	0	22.30		
3911	Mechanical Shaft	1 380	0.00	1 380	0.00		
3922	Stairwell	3 300	0.00	3 300	0.00		
6106	Plumbing Basic	170	3.40	240	2.10		
6546	Heating	680	13.50	940	8.20		
6706	Electrical Basic	380	7.60	530	4.60		
	Miscellaneous	150	3.00	220	1.70		
	Architect Fees	760	12.60	1 030	7.10		
	<b>Total:</b>	<b>10 800</b>	<b>179.50</b>	<b>14 690</b>	<b>101.30</b>		

**Upper Level Base Structure**  
(MT 395 QU 05 ST 70)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
1716	Interior Columns	0	0.00	-70	1.40		
1716	Exterior Columns	290	15.20	730	6.50		
1900	Interior Beams	0	0.00	-210	4.30		
1900	Exterior Beams	260	13.70	660	5.80		
2132	Base Floor Constr.	0	41.10	0	41.10		
2367	Stair	1 730	0.00	1 730	0.00		
2512	Base Wall Constr.	650	33.60	1 600	14.20		
2757	Ext. Wall Finish	1 050	54.60	2 610	23.10		
3911	Mechanical Shaft	1 380	0.00	1 380	0.00		
3922	Stairwell	3 300	0.00	3 300	0.00		
6106	Plumbing Basic	170	3.40	240	2.10		
6546	Heating	680	13.50	940	8.20		
6706	Electrical Basic	380	7.60	530	4.60		
	Miscellaneous	150	3.40	220	2.20		
	Architect Fees	760	14.00	1 030	8.50		
	<b>Total:</b>	<b>10 800</b>	<b>200.00</b>	<b>14 690</b>	<b>122.00</b>		

**4.395.053 MODULE RATES (in dollars)****Mechanical Penthouse Finish**  
(MT 395 QU 05 ST 90)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
4120	Int. Wall Finish	370	19.40	920	8.20		
4337	Partitions 0	5.80	0	5.80			
4515	Ceiling Finish	0	15.60	0	15.60		
4729	Interior Doors	1 380	0.00	1 380	0.00		
6904	Electric. Fixtures	0	13.00	0	13.00		
	Architect Fees	130	4.00	170	3.20		
	<b>Total:</b>	<b>1 880</b>	<b>57.80</b>	<b>2 470</b>	<b>45.80</b>		

**4.395.054 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
Exterior Wall							
	Base Wall Constr.	220	11.20	530	4.70		
	Ext. Wall Finish	350	18.20	870	7.70		
	Interior Columns	0	0.00	20	0.50		
	Exterior Columns	100	5.10	240	2.20		
	Plumbing Basic	60	1.10	80	0.70		
	Heating	230	4.50	310	2.70		
	Electrical Basic	130	2.50	180	1.50		
	<b>Total:</b>	<b>1 090</b>	<b>42.60</b>	<b>2 230</b>	<b>20.00</b>		
	Int. Wall Finish	120	6.50	310	2.70		
	Stair	580	0.00	580	0.00		
	Stairwell	1 100	0.00	1 100	0.00		
	Mechanical Shaft	460	0.00	460	0.00		

**Plumbing**per fixture - **add \$ 570.00****Spans**

(for each metre more or less than 5.2 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area**floor along joists - **add or deduct \$ 2.60 per m<sup>2</sup> of area**floor along beams - **add or deduct \$ 1.30 per m<sup>2</sup> of area**



**4.395.055 UNIT COST ADJUSTMENTS****Ladders**open steel ladder, per m - **add \$ 90.50**steel ladder with safety loops, per m - **add \$ 272.00****Conveying Systems**

elevators - refer to 5.014.110

elevator shafts - refer to 5.900.390

**Doors, Exterior**good hollow steel door, EA - **add \$ 620.00****Wall Openings**

(areas replaced by doors)

unit masonry or frame wall systems - **deduct 60% of wall cost****Note:** Wall Cost (as per Component Description)

2512 Base Wall Construction \$ 24.90

2757 Exterior Wall Finish 40.50

4120 Interior Wall Finish 15.60**Total:** m<sup>2</sup> **\$ 81.00****4.395.056 GENERAL INFORMATION**

The Base Cost is calculated by applying appropriate Total Base Rates to the floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas per level from exterior measurements.

For Perimeter/Area/Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.395.060 MODEL TYPE 395**  
**QUALITY 06**

**MECHANICAL PENTHOUSE - CUSTOM**

**4.395.061 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 7.0 %  
**Span:** 4.6 m

**Exterior Wall - Main** 3.0 m  
 - Upper 3.0 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

	<b>Framing</b> - reinforced columns and suspended framing system
<b>2150</b>	<b>Base Floor Construction</b> - concrete flat plate system or open web steel joists, steel decking, 100 mm light reinforced concrete slab or equivalent
<b>2367</b>	<b>Stair</b> - one concrete stair, unfinished
<b>2532</b>	<b>Base Wall Construction</b> - 190 mm light reinforced concrete block
<b>2703</b>	<b>Exterior Wall Finish</b> - paint
<b>2965</b>	<b>Base Roof Construction</b> - concrete flat plate system or open web steel joists, steel decking, 50 mm concrete slab or equivalent
	<b>Roof Finish</b> - transfers from primary structure
<b>3911</b>	<b>Shafts - Mechanical</b> - concrete
<b>3922</b>	<b>Stairwells</b> - concrete
<b>6106</b>	<b>Plumbing Basic</b> - good
<b>6546</b>	<b>Heating</b> - good hot water
<b>6706</b>	<b>Electrical Basic</b> - good wiring

**COMPONENT DESCRIPTION - MECHANICAL PENTHOUSE FINISH**

<b>4102</b>	<b>Interior Wall Finish</b> - paint
<b>4363</b>	<b>Partitions</b> - concrete block, paint; partition area 15%
<b>4501</b>	<b>Ceiling Finish</b> - paint
<b>4729</b>	<b>Interior Doors</b> - two good fire rated steel doors
<b>6904</b>	<b>Electrical Fixtures</b> - average lighting

**4.395.062 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
<b>60</b>	<b>Main Level</b>	<b>11 000</b>	<b>211</b>	<b>15 300</b>	<b>125</b>		
<b>70</b>	<b>Upper Level</b>	<b>11 000</b>	<b>211</b>	<b>15 300</b>	<b>125</b>		
<b>90</b>	<b>Mech. Penthouse Finish</b>	<b>1 600</b>	<b>39</b>	<b>1 900</b>	<b>34</b>		

ST Code 60 designates the base structure of a main level.

ST Code 70 designates the base structure of an upper level.

ST Code 90 designates typical mechanical penthouse interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.395.063 MODULE RATES (in dollars)****Main Level Base Structure**

(MT 395 QU 06 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
1750	Interior Columns	0	0.00	-90	2.20		
1754	Exterior Columns	360	18.70	900	8.00		
2367	Stair	1 730	0.00	1 730	0.00		
2533	Base Wall Constr.	1 800	94.20	4 510	39.80		
2703	Ext. Wall Finish	200	10.50	510	4.50		
2965	Base Roof Constr.	0	45.00	0	45.00		
3911	Mechanical Shaft	1 380	0.00	1 380	0.00		
3922	Stairwell	3 300	0.00	3 300	0.00		
6106	Plumbing Basic	170	3.40	240	2.10		
6546	Heating	680	13.50	940	8.20		
6706	Electrical Basic	380	7.60	530	4.60		
	Miscellaneous	180	3.60	250	2.20		
	Architect Fees	770	14.80	1 070	8.80		
	<b>Total:</b>	<b>10 950</b>	<b>211.30</b>	<b>15 270</b>	<b>125.40</b>		

**Upper Level Base Structure**

(MT 395 QU 06 ST 70)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
1750	Interior Columns	0	0.00	-90	2.20		
1754	Exterior Columns	360	18.70	900	8.00		
2150	Base Floor Constr.	0	45.00	0	45.00		
2367	Stair	1 730	0.00	1 730	0.00		
2533	Base Wall Constr.	1 800	94.20	4 510	39.80		
2703	Ext. Wall Finish	200	10.50	510	4.50		
3911	Mechanical Shaft	1 380	0.00	1 380	0.00		
3922	Stairwell	3 300	0.00	3 300	0.00		
6106	Plumbing Basic	170	3.40	240	2.10		
6546	Heating	680	13.50	940	8.20		
6706	Electrical Basic	380	7.60	530	4.60		
	Miscellaneous	180	3.60	250	2.20		
	Architect Fees	770	14.80	1 070	8.80		
	<b>Total:</b>	<b>10 950</b>	<b>211.30</b>	<b>15 270</b>	<b>125.40</b>		

**4.395.063 MODULE RATES (in dollars)****Mechanical Penthouse Finish**

(MT 395 QU 06 ST 90)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
4102	Int. Wall Finish	140	7.20	350	3.00		
4363	Partitions 0	10.80	0	10.80			
4501	Ceiling Finish	0	5.10	0	5.10		
4729	Interior Doors	1 380	0.00	1 380	0.00		
6904	Electric. Fixtures	0	13.00	0	13.00		
	Architect Fees	110	2.70	130	2.40		
	<b>Total:</b>	<b>1 630</b>	<b>38.80</b>	<b>1 860</b>	<b>34.30</b>		

**4.395.064 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
Exterior Wall							
	Base Wall Constr.	600	31.40	1 500	13.30		
	Ext. Wall Finish	70	3.50	170	1.50		
	Interior Columns	0	0.00	-30	0.70		
	Exterior Columns	120	6.20	300	2.70		
	Plumbing Basic	60	1.10	80	0.70		
	Heating	230	4.50	310	2.70		
	Electrical Basic	130	2.50	180	1.50		
	<b>Total:</b>	<b>1 210</b>	<b>49.20</b>	<b>2 510</b>	<b>23.10</b>		
	Int. Wall Finish	50	2.40	120	1.00		
	Stair	580	0.00	580	0.00		
	Stairwell	1 100	0.00	1 100	0.00		
	Mechanical Shaft	460	0.00	460	0.00		

**Plumbing**per fixture - **add \$ 570.00****Spans**

(for each metre more or less than 4.6 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area**floor along joists - **add or deduct \$ 2.60 per m<sup>2</sup> of area**floor along beams - **add or deduct \$ 1.30 per m<sup>2</sup> of area**

**4.395.065 UNIT COST ADJUSTMENTS****Ladders**open steel ladder, per m - **add \$ 90.50**steel ladder with safety loops, per m - **add \$ 272.00****Conveying Systems**

elevators - refer to 5.014.110

elevator shafts - refer to 5.900.390

**Doors, Exterior**good hollow steel door, EA - **add \$ 620.00****Wall Openings**

(areas replaced by doors)

unit masonry or frame wall systems - **deduct 60% of wall cost****Note:** Wall Cost (as per Component Description)

2532 Base Wall Construction \$ 69.90

2703 Exterior Wall Finish 7.80

4102 Interior Wall Finish 5.80**Total:** m<sup>2</sup> **\$ 83.50****4.395.066 GENERAL INFORMATION**

The Base Cost is calculated by applying appropriate Total Base Rates to the floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas per level from exterior measurements.

For Perimeter/Area/Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.405.030 MODEL TYPE 405  
QUALITY 03**

**FAST FOOD RESTAURANT - FAIR**

**4.405.031 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 4.6 %      **Foundation - Basement** 3.0 m      **Exterior Wall - Main** 3.0 m  
**Span:** 5.2 m

**CODE      COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0545</b>	<b>Concrete Footings</b> - medium reinforced
<b>0700</b>	<b>Piles</b> - reinforced concrete
<b>0920</b>	<b>Concrete Pads</b> - reinforced
<b>1100</b>	<b>Grade Beams</b> - reinforced concrete or equivalent
<b>1311</b>	<b>Foundation Walls</b> - 200 mm light reinforced concrete
<b>1514</b>	<b>Concrete Slab - Basement and On Grade</b> - 100 mm light reinforced
	<b>Framing</b> - steel columns and beams; mill type construction or equivalent
<b>2131</b>	<b>Base Floor Construction</b> - open web steel joists, steel decking, 64 mm light reinforced concrete slab; wood joists and deck floor system or equivalent in older types
<b>2305</b>	<b>Stairs - Basement</b> - one wood stair, painted
<b>2504</b>	<b>Base Wall Construction</b> - 38 x 89 @ 400 wood framing, plywood sheathing, batt insulation, vapour barrier or equivalent
<b>2709</b>	<b>Exterior Wall Finish</b> - stucco or equivalent
<b>2941</b>	<b>Base Roof Construction</b> - open web steel joists, steel decking; wood joists and deck roof system or equivalent
<b>3312</b>	<b>Roof Finish</b> - rigid insulation, 4-ply built-up or equivalent
<b>6103</b>	<b>Plumbing Basic</b> - fair
<b>6503</b>	<b>Heating</b> - fair forced air
<b>6703</b>	<b>Electrical Basic</b> - fair wiring

**COMPONENT DESCRIPTION - RESTAURANT FINISH**

<b>4118</b>	<b>Interior Wall Finish</b> - gypsum wallboard, paint
<b>4313</b>	<b>Partitions</b> - gypsum wallboard, paint; partition area 30%
<b>4711</b>	<b>Interior Doors</b> - fair solid core wood
<b>4533</b>	<b>Ceiling Finish</b> - suspended panels
<b>4902</b>	<b>Baseboards &amp; Trim</b> - fair
<b>5102</b>	<b>Floor Finish</b> - fair tile or equivalent
<b>6903</b>	<b>Electrical Fixtures</b> - fair lighting

**4.405.031 GENERAL DESCRIPTION****COMPONENT DESCRIPTION - KITCHEN FINISH**

<b>4118</b>	<b>Interior Wall Finish</b> - gypsum wallboard <b>Ceramic Wall Tile</b> - fair
<b>4313</b>	<b>Dividing Partition</b> - gypsum wallboard, paint
<b>4514</b>	<b>Ceiling Finish</b> - gypsum wallboard; paint
<b>4711</b>	<b>Interior Doors</b> - fair solid core wood
<b>4902</b>	<b>Baseboards &amp; Trim</b> - fair
<b>5165</b>	<b>Floor Finish</b> - fair quarry tile or equivalent
<b>6903</b>	<b>Electrical Fixtures</b> - fair lighting

**4.405.032 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR		
<b>61</b>	<b>Main Level &amp; Concrete Slab</b>	<b>3 600</b>	<b>240</b>	<b>7 400</b>	<b>164</b>	<b>14 400</b>	<b>137</b>		
<b>63</b>	<b>Main Level &amp; Basement</b>	<b>5 600</b>	<b>399</b>	<b>11 500</b>	<b>282</b>	<b>22 300</b>	<b>241</b>		
<b>82</b>	<b>Restaurant Finish</b>	<b>600</b>	<b>78</b>	<b>1 500</b>	<b>62</b>	<b>3 000</b>	<b>55</b>		
<b>84</b>	<b>Kitchen Finish</b>	<b>1 800</b>	<b>206</b>	<b>4 500</b>	<b>153</b>				

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 63 designates the base structure of a main level with a basement.

ST Code 82 designates typical restaurant interior finish for this classification.

ST Code 84 designates typical kitchen interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.405.033 MODULE RATES (in dollars)****Concrete Slab on Grade**

(MT 405 QU 03 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR	K	AR
0300	Excavation	50	7.30	140	5.70	280	5.10		
0700	Piles	260	13.60	650	5.80	1 340	3.00		
0920	Concrete Pads	0	0.00	-50	1.00	-140	1.30		
1100	Grade Beams	490	25.60	1 230	10.80	2 510	5.70		
1514	Concrete Slab	0	15.90	0	15.90	0	15.90		
6103	Plumbing Basic	40	2.70	90	1.70	170	1.40		
6503	Heating	60	4.30	140	2.70	280	2.10		
6703	Electrical Basic	60	4.80	150	3.00	300	2.40		
	Miscellaneous	20	1.50	50	1.00	100	0.80		
	Architect Fees	50	3.70	110	2.30	230	1.80		
	<b>Total:</b>	<b>1 030</b>	<b>79.40</b>	<b>2 510</b>	<b>49.90</b>	<b>5 070</b>	<b>39.50</b>		

**Basement**

(MT 405 QU 03 ST 52)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR	K	AR
0300	Excavation	360	48.60	900	37.70	1 850	33.90		
0545	Concrete Footings	220	11.70	560	4.90	1 140	2.60		
0920	Concrete Pads	0	0.00	-50	1.00	-140	1.30		
1311	Foundation Walls	1 740	90.90	4 350	38.50	8 910	20.30		
1514	Concrete Slab	0	15.90	0	15.90	0	15.90		
1706	Columns	0	0.00	-130	2.50	-340	3.30		
1903	Beams	0	0.00	-360	7.20	-630	9.60		
2131	Base Floor Constr.	0	40.10	0	40.10	0	40.10		
2305	Stair	330	0.00	330	0.00	330	0.00		
6103	Plumbing Basic	50	4.10	130	2.60	260	2.00		
6503	Heating	80	6.50	200	4.10	410	3.20		
6703	Electrical Basic	90	7.20	230	4.50	460	3.60		
	Miscellaneous	30	2.30	70	1.40	150	1.10		
	Architect Fees	140	11.00	300	7.70	600	6.60		
	<b>Total:</b>	<b>3 040</b>	<b>238.30</b>	<b>6 530</b>	<b>168.10</b>	<b>13 000</b>	<b>143.50</b>		



**4.405.033 MODULE RATES (in dollars)****Main Level Base Structure**

(MT 405 QU 03 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR	K	AR
0100	Sitework	500	0.00	500	1.00	500	0.90		
1706	Interior Columns	0	0.00	-130	2.50	-340	3.30		
1901	Interior Beams	0	0.00	-230	4.70	-420	6.30		
2504	Base Wall Constr.	560	29.40	1 410	12.40	2 880	6.50		
2709	Ext. Wall Finish	830	43.10	2 060	18.20	4 220	9.60		
2941	Base Roof Constr.	0	21.30	0	21.30	0	21.30		
3312	Roof Finish	0	22.70	0	22.70	0	22.70		
6103	Plumbing Basic	120	8.10	240	5.80	460	5.00		
6503	Heating	200	12.80	380	9.20	720	7.90		
6703	Electrical Basic	220	14.10	420	10.20	800	8.70		
	Miscellaneous	70	4.50	130	3.20	250	2.80		
	Architect Fees	70	4.20	140	2.90	260	2.50		
	<b>Total:</b>	<b>2 570</b>	<b>160.20</b>	<b>4 920</b>	<b>114.10</b>	<b>9 330</b>	<b>97.50</b>		

**Restaurant Finish**

(MT 405 QU 03 ST 82) - finish height - 2.4 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR	K	AR
4118	Int. Wall Finish	240	12.80	610	5.40	1 250	2.80		
4313	Partitions 0	11.40	0	11.40	0	11.40			
4533	Ceiling Finish	0	11.00	0	11.00	0	11.00		
4711	Interior Doors	280	14.80	710	6.30	1 450	3.30		
4902	Baseboards & Trim	30	1.00	60	1.50	130	1.20		
5102	Floor Finish	0	13.00	0	13.00	0	13.00		
6903	Electric. Fixtures	0	10.00	0	10.00	0	10.00		
	Architect Fees	30	3.80	70	3.00	140	2.70		
	<b>Total:</b>	<b>580</b>	<b>77.80</b>	<b>1 460</b>	<b>61.60</b>	<b>2 980</b>	<b>55.40</b>		

**4.405.033 MODULE RATES (in dollars)****Kitchen Finish**

(MT 405 QU 03 ST 84) - finish height - 2.4 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
4118	Int. Wall Finish	50	2.60	130	1.10		
	Ceramic Tile	1 260	65.60	3 140	27.80		
4313	Dividing Partition	200	10.20	490	4.30		
4514	Ceiling Finish	0	14.40	0	14.40		
4711	Interior Doors	190	9.90	470	4.20		
4902	Baseboards & Trim	20	0.10	50	0.50		
5165	Floor Finish	0	83.00	0	83.00		
6903	Electrical Fixtures	0	10.00	0	10.00		
	Architect Fees	90	9.90	220	7.40		
	<b>Total:</b>	<b>1 800</b>	<b>205.70</b>	<b>4 500</b>	<b>152.70</b>		

**4.405.034 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
	K	AR	K	AR	K	AR	K	AR
Foundation Wall	660	34.50	1 620	15.50	3 270	9.00		
Exterior Wall								
Interior Columns	0	0.00	-40	0.80	-110	1.10		
Base Wall Constr.	190	9.80	470	4.10	960	2.20		
Ext. Wall Finish	280	14.40	690	6.10	1 410	3.20		
Plumbing Basic	40	2.70	80	1.90	150	1.70		
Heating 70	4.30	130	3.10	240	2.60			
Electrical Basic	70	4.70	140	3.40	270	2.90		
<b>Total:</b>	<b>650</b>	<b>35.90</b>	<b>1 470</b>	<b>19.40</b>	<b>2 920</b>	<b>13.70</b>		
Restaurant Finish	100	10.10	250	7.00	520	5.90		
Kitchen Finish	630	32.70	1 570	13.80				
Stairs								
Basement	110	0.00	110	0.00	110	0.00		

**Plumbing**per fixture - **add \$ 470.00**

**4.405.034 PRECALCULATED ADJUSTMENTS (in dollars)****Heating**

- fair multi-zone forced air - **add total cost of heating times 0.5**
- fair air conditioning - **add total cost of heating times 1.6**
- fair multi-zone forced air and air conditioning - **add total cost of heating times 2.1**
- fair hot water - **add total cost of heating times 0.8**
- fair hot water and ventilation - **add total cost of heating times 1.3**
- fair hot water and air conditioning - **add total cost of heating times 2.7**

**Spans (for flat roofs)**

(for each metre more or less than 5.2 m)

- roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**
- roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area**
- floor along joists - **add or deduct \$2.60 per m<sup>2</sup> of area**
- floor along beam - **add or deduct \$1.30 per m<sup>2</sup> of area**

**Gable Roof, Span 7.3 m - deduct**

Size 2 (0-249)		Size 3 (250 & over)	
K	AR	K	AR
-410	16.00	-900	18.70

**Spans (for truss roofs)**

(for each metre more or less than 7.3 m)

- roof along trusses - **add or deduct \$ 1.80 per m<sup>2</sup> of area**

**4.405.035 UNIT COST ADJUSTMENTS****Windows**

- fair double glazed aluminum window, per m<sup>2</sup> - **add \$ 173.00**
- fair clear sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 157.00**

**Doors, Exterior**

- fair clear aluminum door, EA - **add \$ 540.00**
- fair hollow steel door, EA - **add \$ 400.00**

**Wall Openings**

(areas replaced by doors and windows)

- unit masonry or wood frame wall systems - **deduct 60% of wall cost**
- store front window system - **deduct 85% of wall cost**

**Note:** Wall Cost (as per Component Description)

2504 Base Wall Construction		\$ 21.80	
2709 Ext. Wall Finish		32.00	
4118 Interior Wall Finish		14.30	
<b>Total:</b>	m <sup>2</sup>	<b>\$ 68.10</b>	

#### **4.405.036 GENERAL INFORMATION**

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Apply Kitchen Finish and Restaurant Finish Base Rates to their respective floor areas.

Restaurant Finish often includes areas other than the seating/dining area. Examples of areas which may be encountered and included are offices, waiting areas, entrances and washrooms.

Dividing Partition is the partition that separates or divides two or more categories of interior finish.

Determine floor areas per level from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.405.040 MODEL TYPE 405  
QUALITY 04**

**FAST FOOD RESTAURANT - STANDARD**

**4.405.041 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 5.6 %      **Foundation - Basement** 3.0 m      **Exterior Wall - Main** 3.0 m  
**Span:** 6.1 m

**CODE      COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0548</b>	<b>Concrete Footings</b> - medium reinforced
<b>0700</b>	<b>Piles</b> - reinforced concrete
<b>0920</b>	<b>Concrete Pads</b> - reinforced
<b>1120</b>	<b>Grade Beams</b> - reinforced concrete or equivalent
<b>1326</b>	<b>Foundation Walls</b> - 200 mm medium reinforced concrete
<b>1524</b>	<b>Concrete Slab - Basement and On Grade</b> - 100 mm light reinforced
	<b>Framing</b> - steel columns and beams or equivalent
<b>2135</b>	<b>Base Floor Construction</b> - open web steel joists, steel decking, 100 mm light reinforced concrete slab or equivalent
<b>2334</b>	<b>Stairs - Basement</b> - U or L turn wood stairs, tile
<b>2507</b>	<b>Base Wall Construction</b> - 38 x 140 wood framing, plywood sheathing, batt insulation, vapour barrier
<b>2722</b>	<b>Exterior Wall Finish</b> - cedar siding, paint or equivalent
<b>2951</b>	<b>Base Roof Construction</b> - open web steel joists, steel decking or equivalent
<b>3313</b>	<b>Roof Finish</b> - rigid insulation, 4-ply built-up
<b>6104</b>	<b>Plumbing Basic</b> - average
<b>6556</b>	<b>Heating</b> - roof top heat and air conditioning units
<b>6704</b>	<b>Electrical Basic</b> - average wiring

**COMPONENT DESCRIPTION - RESTAURANT FINISH**

<b>4118</b>	<b>Interior Wall Finish</b> - gypsum wallboard, paint
<b>4313</b>	<b>Partitions</b> - gypsum wallboard, paint; partition area 30%
<b>4535</b>	<b>Ceiling Finish</b> - suspended panels
<b>4712</b>	<b>Interior Doors</b> - average solid core wood
<b>4903</b>	<b>Baseboards &amp; Trim</b> - average
<b>5103</b>	<b>Floor Finish</b> - average tile or equivalent
<b>6904</b>	<b>Electrical Fixtures</b> - average lighting

**4.405.041 GENERAL DESCRIPTION****COMPONENT DESCRIPTION - KITCHEN FINISH**

<b>4118</b>	<b>Interior Wall Finish</b> - gypsum wallboard <b>Ceramic Wall Tile</b> - average
<b>4313</b>	<b>Dividing Partitions</b> - gypsum wallboard, paint
<b>4535</b>	<b>Ceiling Finish</b> - suspended panels
<b>4712</b>	<b>Interior Doors</b> - average solid core wood
<b>4903</b>	<b>Baseboards &amp; Trim</b> - average
<b>5161</b>	<b>Floor Finish</b> - average ceramic tile or equivalent
<b>6904</b>	<b>Electrical Fixtures</b> - average lighting

**4.405.042 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR		
<b>61</b>	<b>Main Level &amp; Concrete Slab</b>	<b>5 200</b>	<b>349</b>	<b>11 600</b>	<b>224</b>	<b>21 400</b>	<b>191</b>		
<b>63</b>	<b>Main Level &amp; Basement</b>	<b>8 900</b>	<b>544</b>	<b>18 500</b>	<b>353</b>	<b>32 500</b>	<b>312</b>		
<b>82</b>	<b>Restaurant Finish</b>	<b>700</b>	<b>95</b>	<b>1 700</b>	<b>77</b>	<b>3 400</b>	<b>70</b>		
<b>84</b>	<b>Kitchen Finish</b>	<b>2 100</b>	<b>253</b>	<b>5 300</b>	<b>190</b>				

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 63 designates the base structure of a main level with a basement.

ST Code 82 designates typical restaurant interior finish for this classification.

ST Code 84 designates typical kitchen interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.405.043 MODULE RATES (in dollars)****Concrete Slab on Grade**

(MT 405 QU 04 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR	K	AR
0300	Excavation	50	7.30	140	5.70	280	5.10		
0700	Piles	220	11.60	560	4.90	1 140	2.60		
0920	Concrete Pads	0	0.00	0	0.00	-110	0.90		
1120	Grade Beams	560	29.20	1 400	12.40	2 860	6.50		
1524	Concrete Slab	0	16.80	0	16.80	0	16.80		
6104	Plumbing Basic	40	2.90	90	1.80	190	1.40		
6556	Heating & Air Cond.	230	18.00	580	11.00	1 160	8.80		
6704	Electrical Basic	70	5.40	180	3.30	350	2.70		
	Miscellaneous	20	1.60	50	1.00	100	0.80		
	Architect Fees	70	5.50	180	3.40	350	2.70		
	<b>Total:</b>	<b>1 260</b>	<b>98.30</b>	<b>3 180</b>	<b>60.30</b>	<b>6 320</b>	<b>48.30</b>		

**Basement**

(MT 405 QU 04 ST 52)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR	K	AR
0300	Excavation	360	48.60	900	37.70	1 850	33.90		
0548	Concrete Footings	250	13.20	630	5.60	1 300	3.00		
0920	Concrete Pads	0	0.00	0	0.00	-110	0.90		
1326	Foundation Walls	2 130	111.20	5 330	47.10	10 900	24.80		
1524	Concrete Slab	0	16.80	0	16.80	0	16.80		
1708	Columns	0	0.00	0	0.00	-330	2.70		
1906	Beams	0	0.00	0	0.00	-1 020	10.50		
2135	Base Floor Constr.	0	48.00	0	48.00	0	48.00		
2334	Stair	1 410	0.00	1 410	0.00	1 410	0.00		
6104	Plumbing Basic	60	4.10	130	2.50	270	2.00		
6556	Heating & Air Cond.	320	25.20	810	15.40	1 620	12.30		
6704	Electrical Basic	100	7.60	250	4.60	490	3.80		
	Miscellaneous	30	2.20	70	1.40	140	1.10		
	Architect Fees	280	16.40	570	10.60	980	9.50		
	<b>Total:</b>	<b>4 940</b>	<b>293.30</b>	<b>10 100</b>	<b>189.70</b>	<b>17 500</b>	<b>169.30</b>		

**4.405.043 MODULE RATES (in dollars)****Main Level Base Structure**

(MT 405 QU 04 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR	K	AR
0100	Sitework	500	0.00	500	1.00	500	0.90		
1708	Interior Columns	0	0.00	0	0.00	-330	2.70		
1902	Interior Beams	0	0.00	0	0.00	-560	5.70		
2507	Base Wall Constr.	770	40.30	1 930	17.00	3 950	9.00		
2722	Ext. Wall Finish	1 080	56.50	2 710	23.90	5 540	12.60		
2951	Base Roof Constr.	0	23.50	0	23.50	0	23.50		
3313	Roof Finish	0	22.80	0	22.80	0	22.80		
6104	Plumbing Basic	160	9.90	300	7.10	520	6.40		
6556	Heating & Air Cond.	860	60.40	1 760	42.90	3 350	36.60		
6704	Electrical Basic	290	18.60	570	13.30	970	12.10		
	Miscellaneous	90	5.50	170	3.90	290	3.60		
	Architect Fees	210	13.00	450	8.20	810	7.10		
	<b>Total:</b>	<b>3 960</b>	<b>250.50</b>	<b>8 390</b>	<b>163.60</b>	<b>15 040</b>	<b>143.00</b>		

**Restaurant Finish**

(MT 405 QU 04 ST 82) - finish height - 2.4 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR	K	AR
4118	Int. Wall Finish	240	12.80	610	5.40	1 250	2.80		
4313	Partition	0	11.40	0	11.40	0	11.40		
4535	Ceiling Finish	0	14.50	0	14.50	0	14.50		
4712	Interior Doors	350	18.40	880	7.80	1 800	4.10		
4903	Baseboards & Trim	30	1.10	70	1.50	140	1.30		
5103	Floor Finish	0	18.50	0	18.50	0	18.50		
6904	Electrical Fixtures	0	13.00	0	13.00	0	13.00		
	Architect Fees	40	5.70	100	4.60	200	4.10		
	<b>Total:</b>	<b>660</b>	<b>95.40</b>	<b>1 660</b>	<b>76.70</b>	<b>3 390</b>	<b>69.70</b>		



**4.405.043 MODULE RATES (in dollars)****Kitchen Finish**

(MT 405 QU 04 ST 84) - finish height - 2.4 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
4118	Int. Wall Finish	50	2.60	130	1.10		
	Ceramic Tile 1 500	78.50	3 760	33.20			
4313	Dividing Partition	200	10.20	490	4.30		
4535	Ceiling Finish	0	14.50	0	14.50		
4712	Interior Doors	240	12.30	590	5.20		
4903	Baseboards & Trim	20	0.10	50	0.50		
5161	Floor Finish	0	107.00	0	107.00		
6904	Electric. Fixtures	0	13.00	0	13.00		
	Architect Fees	130	15.00	320	11.30		
	<b>Total:</b>	<b>2 140</b>	<b>253.20</b>	<b>5 340</b>	<b>190.10</b>		

**4.405.044 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
	K	AR	K	AR	K	AR	K	AR
Foundation Wall	820	42.90	2 060	18.20	4 080	10.60		
Exterior Wall								
Interior Columns	0	0.00	0	0.00	-110	0.90		
Base Wall Constr.	260	13.40	640	5.70	1 320	3.00		
Ext. Wall Finish	360	18.80	900	8.00	1 850	4.20		
Plumbing Basic	50	3.30	100	2.40	170	2.10		
Heating & Air Cond.	290	20.10	590	14.30	1 120	12.20		
Electrical Basic	100	6.20	190	4.40	320	4.00		
<b>Total:</b>	<b>1 060</b>	<b>61.80</b>	<b>2 420</b>	<b>34.80</b>	<b>4 670</b>	<b>26.40</b>		
Restaurant Finish	100	10.10	250	7.00	520	5.90		
Kitchen Finish	730	38.00	1 830	16.10				
Stairs								
Basement	235	0.00	235	0.00	235	0.00		

**Plumbing**per fixture - **add \$ 570.00**

**4.405.044 PRECALCULATED ADJUSTMENTS****Spans (for flat roofs)**

(for each metre more or less than 6.1 m)

- roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**
- roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area**
- floor along joists - **add or deduct \$ 2.60 per m<sup>2</sup> of area**
- floor along beam - **add or deduct \$ 1.30 per m<sup>2</sup> of area**

**Gable Roof, Span 11.0 m - deduct**

Size 2 (0-249)		Size 3 (250 & over)	
K	AR	K	AR
0	1.90	-1 000	11.20

**Spans (for truss roofs)**

(for each metre more or less than 11.0 m)

- roof along trusses - **add or deduct \$ 1.80 per m<sup>2</sup> of area**

**4.405.045 UNIT COST ADJUSTMENTS****Windows**

- average double glazed aluminum window, per m<sup>2</sup> - **add \$ 182.00**
- average clear sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 172.00**
- average bronze sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 189.00**
- average black sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 268.00**

**Doors, Exterior**

- average clear aluminum door, EA - **add \$ 670.00**
- average bronze aluminum door, EA - **add \$ 760.00**
- average black aluminum door, EA - **add \$ 890.00**
- average hollow steel door, EA - **add \$ 480.00**

**Wall Openings**

(areas replaced by doors and windows)

- unit masonry or wood frame wall systems - **deduct 60% of wall cost**
- store front window system - **deduct 85% of wall cost**

**Note:** Wall Cost (as per Component Description)

2507 Base Wall Construction	\$ 29.90
2722 Exterior Wall Finish	42.00
4118 Interior Wall Finish	14.30
<b>Total:</b>	m <sup>2</sup> \$ 86.20

**4.405.046 GENERAL INFORMATION**

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Apply Kitchen Finish and Restaurant Finish Base Rates to their respective floor areas.

Restaurant Finish often includes areas other than the seating/dining area. Examples of areas which may be encountered and included are offices, waiting areas, entrances and washrooms.

Dividing Partition is the partition that separates or divides two or more categories of interior finish.

Determine floor areas per level from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.405.060 MODEL TYPE 405  
QUALITY 06**

**FAST FOOD RESTAURANT - CUSTOM**

**4.405.061 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 7.0 %                      **Foundation - Basement** 3.0 m                      **Exterior Wall - Main** 3.0 m  
**Span:** 7.6 m

**CODE      COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0555</b>	<b>Concrete Footings</b> - medium reinforced
<b>0702</b>	<b>Piles</b> - reinforced concrete
<b>0924</b>	<b>Concrete Pads</b> - reinforced
<b>1124</b>	<b>Grade Beams</b> - reinforced concrete or equivalent
<b>1326</b>	<b>Foundation Walls</b> - 200 mm medium reinforced concrete
<b>1526</b>	<b>Concrete Slab - On Grade</b> - 150 mm light reinforced
<b>1545</b>	<b>Concrete Slab - Basement</b> - 125 mm medium reinforced
	<b>Framing</b> - steel columns and beams or equivalent
<b>2152</b>	<b>Base Floor Construction</b> - concrete flat slab system or open web steel joists, steel decking, 100 mm reinforced concrete slab or equivalent
<b>2353</b>	<b>Stairs - Basement</b> - two concrete pan tread metal
<b>2507</b>	<b>Base Wall Construction</b> - 38 x 140 wood framing, plywood sheathing, batt insulation, vapour barrier
<b>2731</b>	<b>Exterior Wall Finish</b> - good brick veneer
<b>2952</b>	<b>Base Roof Construction</b> - open web steel joists, steel decking or equivalent
<b>3314</b>	<b>Roof Finish</b> - rigid insulation, 4-ply built-up
<b>6106</b>	<b>Plumbing Basic</b> - good
<b>6556</b>	<b>Heating</b> - roof top heat and air conditioning units
<b>6706</b>	<b>Electrical Basic</b> - good wiring

**COMPONENT DESCRIPTION - RESTAURANT FINISH**

<b>4120</b>	<b>Interior Wall Finish</b> - gypsum wallboard and paint
<b>4337</b>	<b>Partitions</b> - gypsum wallboard, paint; partition area 30%
<b>4536</b>	<b>Ceiling Finish</b> - suspended panels
<b>4714</b>	<b>Interior Doors</b> - good solid core wood
<b>4904</b>	<b>Baseboards &amp; Trim</b> - good
<b>5162</b>	<b>Floor Finish</b> - good ceramic tile or equivalent
<b>6906</b>	<b>Electrical Fixtures</b> - good lighting

**4.405.061 GENERAL DESCRIPTION****COMPONENT DESCRIPTION - KITCHEN FINISH**

<b>4120</b>	<b>Interior Wall Finish</b> - gypsum wallboard <b>Ceramic Wall Tile</b> - good
<b>4337</b>	<b>Dividing Partitions</b> - gypsum wallboard, paint
<b>4536</b>	<b>Ceiling Finish</b> - suspended panels
<b>4714</b>	<b>Interior Doors</b> - good solid core wood
<b>4904</b>	<b>Baseboards &amp; Trim</b> - good
<b>5162</b>	<b>Floor Finish</b> - good ceramic tile
<b>6906</b>	<b>Electrical Fixtures</b> - good lighting

**4.405.062 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR		
<b>61</b>	<b>Main Level &amp; Concrete Slab</b>	<b>8 000</b>	<b>518</b>	<b>18 600</b>	<b>309</b>	<b>34 900</b>	<b>249</b>		
<b>63</b>	<b>Main Level &amp; Basement</b>	<b>20 200</b>	<b>739</b>	<b>33 900</b>	<b>467</b>	<b>54 900</b>	<b>391</b>		
<b>82</b>	<b>Restaurant Finish</b>	<b>800</b>	<b>239</b>	<b>1 900</b>	<b>218</b>	<b>3 900</b>	<b>210</b>		
<b>84</b>	<b>Kitchen Finish</b>	<b>2 700</b>	<b>324</b>	<b>6 600</b>	<b>246</b>	<b>13 500</b>	<b>218</b>		

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 63 designates the base structure of a main level with a basement.

ST Code 82 designates typical restaurant interior finish for this classification.

ST Code 84 designates typical kitchen interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.405.063 MODULE RATES (in dollars)****Concrete Slab on Grade**

(MT 405 QU 06 ST 50)

Code	Component	Size Ranges - m <sup>2</sup> (0-49)		Size 1 (50-249)		Size 2 (250 & over)		Size 3	
		K	AR	K	AR	K	AR	K	AR
0300	Excavation 50	7.30	140	5.70	280	5.10			
0702	Piles	290	15.10	720	6.40	1 480	3.40		
0924	Concrete Pads	0	0.00	0	0.00	-610	3.90		
1124	Grade Beams	940	48.90	2 340	20.70	4 800	10.90		
1526	Concrete Slab	0	21.30	0	21.30	0	21.30		
6106	Plumbing Basic	50	4.00	140	2.30	250	1.90		
6556	Heating & Air Cond.	240	18.90	610	11.60	1 220	9.20		
6706	Electrical Basic	100	7.00	240	4.10	450	3.40		
	Miscellaneous	30	2.30	80	1.40	150	1.10		
	Architect Fees	130	9.40	320	5.50	600	4.50		
	<b>Total:</b>	<b>1 830</b>	<b>134.20</b>	<b>4 590</b>	<b>79.00</b>	<b>8 620</b>	<b>64.70</b>		

**Basement**

(MT 405 QU 06 ST 52)

Code	Component	Size Ranges - m <sup>2</sup> (0-49)		Size 1 (50-249)		Size 2 (250 & over)		Size 3	
		K	AR	K	AR	K	AR	K	AR
0300	Excavation 360	48.60	900	88.90	1 850	33.90			
0555	Concrete Footings	300	15.70	750	6.70	1 540	3.50		
0924	Concrete Pads	0	0.00	0	0.00	-610	3.90		
1326	Foundation Walls	2 130	111.20	5 330	47.10	10 900	24.80		
1545	Concrete Slab	0	27.40	0	27.40	0	27.40		
1758	Columns	0	0.00	0	0.00	-560	3.60		
2152	Base Floor Constr.	0	64.50	0	64.50	0	64.50		
2353	Stairs	9 420	0.00	9 420	0.00	9 420	0.00		
6106	Plumbing Basic	150	10.90	380	6.30	700	5.20		
6556	Heating & Air Cond.	340	26.50	850	16.20	1 700	12.90		
6706	Electrical Basic	270	19.20	660	11.20	1 230	9.20		
	Miscellaneous	90	6.40	220	3.70	410	3.10		
	Architect Fees	980	24.80	1 390	16.60	1 990	14.40		
	<b>Total:</b>	<b>14 040</b>	<b>355.20</b>	<b>19 900</b>	<b>237.40</b>	<b>28 580</b>	<b>206.50</b>		

**4.405.063 MODULE RATES (in dollars)****Main Level Base Structure**

(MT 405 QU 06 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR	K	AR
0100	Sitework	500	0.00	500	1.00	500	0.90		
1730	Interior Columns	0	0.00	0	0.00	-320	2.00		
1903	Interior Beams	0	0.00	0	0.00	-680	5.10		
2507	Base Wall Constr.	770	40.30	1 930	17.00	3 950	9.00		
2731	Ext. Wall Finish	2 810	146.80	7 030	62.10	14 390	32.70		
2952	Base Roof Constr.	0	25.00	0	25.00	0	25.00		
3314	Roof Finish	0	27.50	0	27.50	0	27.50		
6106	Plumbing Basic	240	16.90	520	11.50	950	9.90		
6556	Heating & Air Cond.	900	63.40	1 850	45.00	3 520	38.40		
6706	Electrical Basic	430	29.80	910	20.30	1 680	17.40		
	Miscellaneous	140	9.90	300	6.80	560	5.80		
	Architect Fees	400	23.80	920	13.50	1 750	10.40		
	<b>Total:</b>	<b>6 200</b>	<b>383.60</b>	<b>13 970</b>	<b>229.80</b>	<b>26 310</b>	<b>184.30</b>		

**Restaurant Finish**

(MT 405 QU 06 ST 82) - finish height - 2.4 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR	K	AR
4120	Int. Wall Finish	270	13.90	670	5.90	1 370	3.10		
4337	Partitions 0	11.60	0	11.60	0	11.60			
4536	Ceiling Finish	0	16.50	0	16.50	0	16.50		
4714	Interior Doors	400	21.10	1 010	8.90	2 070	4.70		
4904	Baseboards & Trim	30	1.30	80	1.80	160	1.50		
5162	Floor Finish	0	136.00	0	136.00	0	136.00		
6906	Electric. Fixtures	0	21.00	0	21.00	0	21.00		
	Architect Fees	60	18.00	140	16.40	290	15.80		
	<b>Total:</b>	<b>760</b>	<b>239.40</b>	<b>1 900</b>	<b>218.10</b>	<b>3 890</b>	<b>210.20</b>		

**4.405.063 MODULE RATES (in dollars)****Kitchen Finish**

(MT 405 QU 06 ST 84) - finish height - 2.4 m

Code	Component	Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
4120	Int. Wall Finish	50	2.90	140	1.20	280	0.60
	Ceramic Tile	1 900	99.00	4 740	41.90	9 700	22.10
4337	Dividing Partition	200	10.40	500	4.40	1 020	2.30
4536	Ceiling Finish	0	16.50	0	16.50	0	16.50
4714	Interior Doors	270	14.10	670	6.00	1 390	3.10
4904	Baseboards & Trim	30	0.10	60	0.60	130	0.30
5162	Floor Finish	0	136.00	0	136.00	0	136.00
6906	Electric. Fixtures	0	21.00	0	21.00	0	21.00
	Architect Fees	200	24.40	500	18.50	1 020	16.40
	<b>Total:</b>	<b>2 650</b>	<b>324.40</b>	<b>6 610</b>	<b>246.10</b>	<b>13 540</b>	<b>218.40</b>

**4.405.064 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Component	Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
	K	AR	K	AR	K	AR
Foundation Wall	820	42.90	2 060	18.20	4 080	10.60
Exterior Wall						
Interior Columns	0	0.00	0	0.00	-110	0.70
Base Wall Constr.	260	13.40	640	5.70	1 320	3.00
Ext. Wall Finish	940	48.90	2 340	20.70	4 800	10.90
Plumbing Basic	80	5.60	170	3.80	320	3.30
Heating & Air Cond.	300	21.10	620	15.00	1 170	12.80
Electrical Basic	140	9.90	300	6.80	560	5.80
<b>Total:</b>	<b>1 720</b>	<b>98.90</b>	<b>4 070</b>	<b>52.00</b>	<b>8 060</b>	<b>36.50</b>
Restaurant Finish	110	10.60	280	7.30	570	6.10
Kitchen Finish	900	46.80	2 240	19.80	4 580	10.40
Stairs, per stair						
Basement	1 570	0.00	1 570	0.00	1 570	0.00



**4.405.064 PRECALCULATED ADJUSTMENTS (in dollars)****Plumbing**per fixture - **add \$ 670.00****Spans (for flat roofs)**

(for each metre more or less than 7.6 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area**floor along joists - **add or deduct \$ 2.60 per m<sup>2</sup> of area**floor along beam - **add or deduct \$ 1.30 per m<sup>2</sup> of area****Gable Roof, Span 15.8 m - add**

Size 2 (0-249)		Size 3 (250 & over)	
K	AR	K	AR
0	14.80	1 000	5.50

**Spans (for truss roofs)**

(for each metre more or less than 15.8 m)

roof along trusses - **add or deduct \$ 1.80 per m<sup>2</sup> of area****Average Brick Veneer 100% - deduct**

Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
K	AR	K	AR	K	AR
180	9.50	450	4.00	930	2.10

**4.405.065 UNIT COST ADJUSTMENTS****Windows**good double glazed aluminum window, per m<sup>2</sup> - **add \$ 191.00**good clear sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 184.00**good bronze sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 231.00**good black sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 286.00****Doors, Exterior**good clear aluminum door, EA - **add \$ 890.00**good bronze aluminum door, EA - **add \$ 1 000.00**good black aluminum door, EA - **add \$ 1 200.00**good hollow steel door, EA - **add \$ 620.00****Intercom & Speaker System**master control base unit, EA - **add \$ 1 000.00**menu order speaker unit, EA - **add \$ 100.00**

**4.405.065 UNIT COST ADJUSTMENTS****Wall Openings**

(areas replaced by doors and windows)

unit masonry or wood frame wall systems - **deduct 60% of wall cost**

store front window system - **deduct 85% of wall cost**

**Note:** Wall Cost (as per Component Description)

2507 Base Wall Construction	\$ 29.90
2731 Exterior Wall Finish	109.00
4120 Interior Wall Finish	<u>15.60</u>
<b>Total:</b>	m <sup>2</sup> <b>\$ 154.50</b>

**4.405.066 GENERAL INFORMATION**

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Apply Kitchen Finish and Restaurant Finish Base Rates to their respective floor areas.

Restaurant Finish often includes areas other than the seating/dining area. Examples of areas which may be encountered and included are offices, waiting areas, entrances and washrooms.

Dividing Partition is the partition that separates or divides two or more categories of interior finish.

Determine floor areas per level from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.430.040 MODEL TYPE 430  
QUALITY 04**

**PARKADE - STANDARD**

**4.430.041 GENERAL DESCRIPTION**

**Heights**

**Architect Fees:** 4.8 %                      **Foundation -** Basement 2.6 m                      **Exterior** - Main 2.6 m

**CODE      COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0548</b>	<b>Concrete Footings</b> - medium reinforced
<b>0702</b>	<b>Piles</b> - reinforced concrete
<b>0921</b>	<b>Concrete Pads</b> - reinforced
<b>1103</b>	<b>Grade Beams</b> - reinforced concrete or equivalent
<b>1326</b>	<b>Foundation Walls</b> - 200 mm medium reinforced concrete
<b>1525</b>	<b>Concrete Slab - Basement and On Grade</b> - 125 mm light reinforced
	<b>Framing</b> - 7.6 m bays, reinforced concrete columns and beams or equivalent
<b>2154</b>	<b>Base Floor Construction</b> - one way beam and slab system or equivalent
<b>2365</b>	<b>Stairs</b> - two concrete stairs
<b>2970</b>	<b>Base Roof Construction</b> - one way beam and slab system or equivalent
<b>3920</b>	<b>Stairwells</b> - concrete block
<b>6102</b>	<b>Plumbing Basic</b> - substandard
<b>6712</b>	<b>Electrical</b> - substandard wiring and substandard lighting

**4.430.042 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR		
<b>52</b>	<b>Basement</b>	<b>14 300</b>	<b>234</b>	<b>20 800</b>	<b>163</b>	<b>29 000</b>	<b>151</b>	<b>42 800</b>	<b>145</b>		
<b>61</b>	<b>Main Level &amp; Concrete Slab</b>	<b>3 600</b>	<b>135</b>	<b>6 200</b>	<b>126</b>	<b>9 500</b>	<b>122</b>	<b>19 900</b>	<b>119</b>		

ST Code 52 designates the basement level of a parkade.

ST Code 61 designates the main level of a parkade with a concrete slab on grade.

**4.430.043 MODULE RATES (in dollars)****Concrete Slab on Grade**

(MT 430 QU 04 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation	140	5.70	280	5.10	450	4.80	750	4.70		
0702	Piles	660	5.90	1 360	3.10	2 230	1.90	3 690	1.10		
0921	Concrete Pads	0	0.00	-140	0.90	-310	1.20	-600	1.30		
1103	Grade Beams	1 410	12.40	2 880	6.60	4 720	3.90	7 820	2.40		
1525	Concrete Slab	0	19.30	0	19.30	0	19.30	0	19.30		
6102	Plumbing Basic	40	0.90	90	0.70	140	0.60	230	0.60		
6712	Electrical	120	2.30	230	1.80	370	1.60	610	1.50		
	Miscellaneous	50	0.90	100	0.80	160	0.70	260	0.60		
	Architect Fees	120	2.40	240	1.90	390	1.70	640	1.60		
	<b>Total:</b>	<b>2 540</b>	<b>49.80</b>	<b>5 040</b>	<b>40.20</b>	<b>8 150</b>	<b>35.70</b>	<b>13 400</b>	<b>33.10</b>		

**Basement**

(MT 430 QU 04 ST 52)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation	780	77.10	1 600	29.40	2 620	27.90	4 350	27.10		
0548	Concrete Footings	630	5.60	1 300	3.00	2 120	1.80	3 520	1.10		
0921	Concrete Pads	0	0.00	-140	0.90	-310	1.20	-600	1.30		
1326	Foundation Walls	4 620	40.80	9 450	21.50	15 460	12.90	25 640	7.80		
1525	Concrete Slab	0	19.30	0	19.30	0	19.30	0	19.30		
1756	Interior Columns	0	0.00	-440	2.80	-920	3.50	-1 820	3.90		
2154	Base Floor Constr.	0	69.00	0	69.00	0	69.00	0	69.00		
2365	Stairs	2 390	0.00	2 390	0.00	2 390	0.00	2 390	0.00		
3920	Stairwells 4 600	0.00	4 600	0.00	4 600	0.00	4 600	0.00			
6102	Plumbing Basic	110	2.30	210	2.00	340	1.80	550	1.70		
6712	Electrical	310	6.10	570	5.20	900	4.70	1 460	4.50		
	Miscellaneous	130	2.60	240	2.20	380	2.00	610	1.90		
	Architect Fees	680	11.20	1 000	7.80	1 390	7.30	2 050	6.90		
	<b>Total:</b>	<b>14 250</b>	<b>234.00</b>	<b>20 780</b>	<b>163.10</b>	<b>28 970</b>	<b>151.40</b>	<b>42 750</b>	<b>144.50</b>		

**4.430.043 MODULE RATES (in dollars)****Main Level Base Structure**

(MT 430 QU 04 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0100	Sitework	500	1.00	500	0.90	500	0.80	500	0.80	500	0.70
1756	Interior Columns	0	0.00	-440	2.80	-920	3.50	-1 820	3.90		
1769	Exterior Columns	470	4.20	960	2.20	1 580	1.30	2 610	0.80		
2970	Base Roof Constr.	0	69.00	0	69.00	0	69.00	0	69.00	0	69.00
6102	Plumbing Basic	20	1.50	20	1.50	20	1.50	30	1.50		
6712	Electrical Basic	50	3.90	50	3.90	60	3.90	70	3.90		
	Miscellaneous	20	1.60	20	1.60	30	1.60	30	1.60		
	Architect Fees	50	4.10	60	4.10	60	4.10	70	4.10		
	<b>Total:</b>	<b>1 110</b>	<b>85.30</b>	<b>1 170</b>	<b>86.00</b>	<b>1 330</b>	<b>85.70</b>	<b>1 490</b>	<b>85.50</b>		

**4.430.044 PRECALCULATED ADJUSTMENTS****Height**per metre of height - **add or deduct**

Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
	K	AR	K	AR	K	AR	K	AR	K	AR
Foundation Wall	1 780	15.70	3 630	8.30	5 950	5.00	9 860	3.00		
Interior Columns	0	0.00	-170	1.10	-350	1.30	-700	1.50		
Exterior Columns	180	1.60	370	0.80	610	0.50	1 000	0.30		

**Heating**forced air heat including fume exhaust system, per level - **add \$ 2.80 per m<sup>2</sup> of area**hot water heat including fume exhaust system, per level - **add \$ 3.10 per m<sup>2</sup> of area****Spans**

floor or roof along girders

for each metre more or less than 7.6 m - **add or deduct 5.30 per m<sup>2</sup> of area** floor or roof along beamsfor each metre more or less than 7.6 m - **add or deduct 5.30 per m<sup>2</sup> of area**

**4.430.045 UNIT COST ADJUSTMENTS****Partitions**

refer to 5.900.430

**Elevators**

elevator shafts - refer to 5.900.390

passenger elevator equipment - refer to 5.014.110 and 5.014.115

**Fire Protection Systems**

refer to 5.015.500

**Parking Equipment**

refer to 5.011.500

**Concrete Curbs**

precast, per m - **add \$ 23.50**

**Guardrails**

metal, per m - **add \$ 49.00**

**Bumper Posts**

1.2 pipe filled with concrete, EA - **add \$ 100.00**

**4.430.046 GENERAL INFORMATION**

The Base Cost of a building is calculated by applying appropriate Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Determine floor areas per level from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height Adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.430.060 MODEL TYPE 430  
QUALITY 06**

**PARKADE - CUSTOM**

**4.430.061 GENERAL DESCRIPTION**

**Heights**

<b>Architect Fees:</b> 6.0 %	<b>Foundation</b> - Basementless 1.2 m	<b>Exterior</b> - Main 2.6 m
	- Basement 2.6 m	- Upper 2.6 m
	- Sub-Basement 2.6 m	<b>Exterior Wall</b> - Upper 1.0 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0555</b>	<b>Concrete Footings</b> - medium reinforced
<b>0702</b>	<b>Piles</b> - reinforced concrete
<b>0923</b>	<b>Concrete Pads</b> - reinforced
<b>1124</b>	<b>Grade Beams</b> - reinforced concrete or equivalent
<b>1328</b>	<b>Foundation Walls</b> - 300 mm medium reinforced concrete
<b>1525</b>	<b>Concrete Slab - Basement and On Grade</b> - 125 mm light reinforced
	<b>Framing</b> - 7.6 m x 9.1 m bays, reinforced concrete columns and beams or equivalent
<b>2154</b>	<b>Base Floor Construction</b> - one way beam and slab system or equivalent
<b>2367</b>	<b>Stairs</b> - two concrete stairs
<b>2516</b>	<b>Base Wall Construction - Upper</b> - 200 mm light reinforced concrete or 190 mm concrete block or equivalent
<b>2970</b>	<b>Base Roof Construction</b> - one way beam and slab system or equivalent
<b>3922</b>	<b>Stairwells</b> - concrete
<b>6103</b>	<b>Plumbing Basic</b> - fair
<b>6713</b>	<b>Electrical</b> - fair wiring and fair lighting

**4.430.062 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR		
<b>52</b>	<b>Basement 25 000</b>	<b>177</b>	<b>33 900</b>	<b>164</b>	<b>48 800</b>	<b>157</b>	<b>75 000</b>	<b>152</b>			
<b>53</b>	<b>Basement 1/2 Above Grade</b>	<b>13 000</b>	<b>145</b>	<b>17 500</b>	<b>139</b>	<b>25 000</b>	<b>135</b>	<b>37 600</b>	<b>133</b>		
<b>54</b>	<b>Sub-Basement Level</b>	<b>23 700</b>	<b>147</b>	<b>32 000</b>	<b>135</b>	<b>45 800</b>	<b>128</b>	<b>70 900</b>	<b>124</b>		
<b>61</b>	<b>Main Level &amp; Concrete Slab</b>	<b>8 400</b>	<b>137</b>	<b>12 900</b>	<b>131</b>	<b>20 400</b>	<b>127</b>	<b>33 000</b>	<b>125</b>		
<b>70</b>	<b>Upper Level</b>	<b>14 200</b>	<b>95</b>	<b>16 500</b>	<b>92</b>	<b>20 200</b>	<b>90</b>	<b>26 500</b>	<b>89</b>		

ST Code 52 designates the basement level of a parkade.

ST Code 53 designates the level of a parkade that is 1/2 above grade and 1/2 below grade.

ST Code 54 designates the level of a parkade that is below a basement level.

ST Code 61 designates the main level of a parkade with a concrete slab on grade.

ST Code 70 designates the upper level of a parkade.

**4.430.063 MODULE RATES (in dollars)****Concrete Slab on Grade**

(MT 430 QU 06 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation	280	5.10	450	4.80			750	4.70	1 300	4.60
0702	Piles	1 360	3.10	2 230	1.90			3 690	1.10	6 390	0.60
0923	Concrete Pads	-410	2.60	-860	3.30			-1 700	3.70	-3 720	4.10
1124	Grade Beams	4 800	10.90	7 850	6.50			13 010	3.90	22 530	2.20
1525	Concrete Slab	0	19.30	0	19.30			0	19.30	0	19.30
6103	Plumbing Basic	160	1.10	260	1.00			420	0.90	710	0.80
6713	Electrical	380	2.60	610	2.30			1 000	2.10	1 680	2.00
	Miscellaneous	130	0.90	220	0.80			350	0.70	590	0.70
	Architect Fees	430	2.90	690	2.50			1 120	2.30	1 880	2.20
	<b>Total:</b>	<b>7 130</b>	<b>48.50</b>	<b>11 450</b>	<b>42.40</b>			<b>18 640</b>	<b>38.70</b>	<b>31 360</b>	<b>36.50</b>

**Basement**

(MT 430 QU 06 ST 52)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation	1 600	29.40	2 620	27.90			4 350	27.00	7 530	26.50
0555	Concrete Footings	1 540	3.50	2 520	2.10			4 180	1.30	7 230	0.70
0923	Concrete Pads	-410	2.60	-860	3.30			-1 700	3.70	-3 720	4.10
1328	Foundation Walls	10 130	23.00	16 590	13.80			27 500	8.30	47 610	4.70
1525	Concrete Slab	0	19.30	0	19.30			0	19.30	0	19.30
1756	Interior Columns	-430	2.80	-920	3.50			-1 820	3.90	-3 970	4.30
2154	Base Floor Constr.	0	69.00	0	69.00			0	69.00	0	69.00
2367	Stairs	2 990	0.00	2 990	0.00			2 990	0.00	2 990	0.00
3922	Stairwells 5 720	0.00	5 720	0.00	5 720			0.00	5 720	0.00	
6103	Plumbing Basic	560	4.00	770	3.70			1 100	3.50	1 690	3.40
6713	Electrical	1 340	9.50	1 820	8.80			2 610	8.40	4 020	8.20
	Miscellaneous	470	3.30	640	3.10			920	2.90	1 410	2.80
	Architect Fees	1 500	10.60	2 040	9.90			2 930	9.40	4 500	9.10
	<b>Total:</b>	<b>25 010</b>	<b>177.00</b>	<b>33 930</b>	<b>164.40</b>			<b>48 780</b>	<b>156.70</b>	<b>75 010</b>	<b>152.10</b>



**4.430.063 MODULE RATES (in dollars)****Basement 1/2 Above Grade**

(MT 430 QU 06 ST 53)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR		
0300	Excavation	740	13.60	1 210	12.90	2 010	12.50	3 480	12.20		
0555	Concrete Footings	1 540	3.50	2 520	2.10	4 180	1.30	7 230	0.70		
0923	Concrete Pads	-410	2.60	-860	3.30	-1 700	3.70	-3 720	4.10		
1328	Foundation Walls	4 680	10.60	7 660	6.40	12 700	3.80	22 000	2.20		
1525	Concrete Slab	0	19.30	0	19.30	0	19.30	0	19.30		
1756	Interior Columns	-430	2.80	-920	3.50	-1 820	3.90	-3 970	4.30		
1757	Exterior Columns	510	1.20	840	0.70	1 390	0.40	2 410	0.30		
2154	Base Floor Constr.	0	69.00	0	69.00	0	69.00	0	69.00		
2367	Stairs	1 500	0.00	1 500	0.00	1 500	0.00	1 500	0.00		
3922	Stairwells 2 860	0.00	2 860	0.00	2 860	0.00	2 860	0.00	0.00		
6103	Plumbing Basic	290	3.30	400	3.10	560	3.00	850	3.00		
6713	Electrical	700	7.80	940	7.40	1 340	7.20	2 020	7.10		
	Miscellaneous	240	2.70	330	2.60	470	2.50	710	2.40		
	Architect Fees	780	8.70	1 050	8.30	1 500	8.10	2 260	8.00		
	<b>Total:</b>	<b>13 000</b>	<b>145.10</b>	<b>17 530</b>	<b>138.60</b>	<b>24 990</b>	<b>134.70</b>	<b>37 630</b>	<b>132.60</b>		

**Sub-Basement Level**

(MT 430 QU 06 ST 54)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR		
0300	Excavation	1 600	29.40	2 620	27.90	4 350	27.00	7 530	26.50		
1328	Foundation Walls	10 130	23.00	16 590	13.80	27 500	8.30	47 610	4.70		
1756	Interior Columns	-430	2.80	-920	3.50	-1 820	3.90	-3 970	4.30		
2154	Base Floor Constr.	0	69.00	0	69.00	0	69.00	0	69.00		
2367	Stairs	2 990	0.00	2 990	0.00	2 990	0.00	2 990	0.00		
3922	Stairwells 5 720	0.00	5 720	0.00	5 720	0.00	5 720	0.00	0.00		
6103	Plumbing Basic	530	3.30	720	3.00	1 030	2.90	1 600	2.80		
6713	Electrical	1 270	7.90	1 710	7.20	2 460	6.90	3 800	6.60		
	Miscellaneous	450	2.80	600	2.50	860	2.40	1 330	2.30		
	Architect Fees	1 420	8.80	1 920	8.10	2 750	7.70	4 250	7.40		
	<b>Total:</b>	<b>23 680</b>	<b>147.00</b>	<b>31 950</b>	<b>135.00</b>	<b>45 840</b>	<b>128.10</b>	<b>70 860</b>	<b>123.60</b>		

**4.430.063 MODULE RATES (in dollars)****Main Level Base Structure**

(MT 430 QU 06 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR		
0100	Sitework	500	0.90	500	0.80	500	0.70	500	0.60		
1756	Interior Columns	-430	2.80	-920	3.50	-1 820	3.90	-3 970	4.30		
1757	Exterior Columns	1 020	2.30	1 670	1.40	2 780	0.80	4 810	0.50		
2970	Base Roof Constr.	0	69.00	0	69.00	0	69.00	0	69.00		
6103	Plumbing Basic	30	2.00	30	2.00	40	2.00	40	2.00		
6713	Electrical	70	4.80	80	4.70	90	4.70	90	4.70		
	Miscellaneous	20	1.70	30	1.70	30	1.70	30	1.70		
	Architect Fees	80	5.30	90	5.30	100	5.30	100	5.30		
	<b>Total:</b>	<b>1 290</b>	<b>88.80</b>	<b>1 480</b>	<b>88.40</b>	<b>1 720</b>	<b>88.10</b>	<b>1 600</b>	<b>88.10</b>		

**Upper Level Base Structure**

(MT 430 QU 06 ST 70)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR		
1756	Interior Columns	-430	2.80	-920	3.50	-1 820	3.90	-3 970	4.30		
1757	Exterior Columns	1 020	2.30	1 670	1.40	2 780	0.80	4 810	0.50		
2154	Base Floor Constr.	0	69.00	0	69.00	0	69.00	0	69.00		
2367	Stairs	2 990	0.00	2 990	0.00	2 990	0.00	2 990	0.00		
2516	Base Wall Constr.	2 720	6.20	4 460	3.70	7 390	2.20	12 790	1.30		
3922	Stairwells 5 720	0.00	5 720	0.00	5 720	0.00	5 720	0.00			
6103	Plumbing Basic	320	2.10	370	2.10	460	2.00	600	2.00		
6713	Electrical	760	5.10	880	4.90	1 080	4.80	1 420	4.80		
	Miscellaneous	270	1.80	310	1.70	380	1.70	500	1.70		
	Architect Fees	850	5.70	990	5.50	1 210	5.40	1 590	5.30		
	<b>Total:</b>	<b>14 220</b>	<b>95.00</b>	<b>16 470</b>	<b>91.80</b>	<b>20 190</b>	<b>89.80</b>	<b>26 450</b>	<b>88.90</b>		

**4.430.064 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
	K	AR	K	AR	K	AR	K	AR	K	AR
Foundation Wall	3 900	8.80	6 380	5.30	10 580	3.20	18 310	1.80		
Interior Columns	-170	1.10	-350	1.30	-700	1.50	-1 530	1.70		
Exterior Columns	390	0.90	640	0.50	1 070	0.30	1 850	0.20		
Base Wall Constr.	2 720	6.20	4 460	3.70	7 390	2.20	12 790	1.30		

**Heating**forced air heat including fume exhaust system, per level - **add \$ 2.80 per m<sup>2</sup> of area**hot water heat including fume exhaust system, per level - **add \$ 3.10 per m<sup>2</sup> of area****Spans**

floor or roof along girders

for each metre more or less than 7.6 m - **add or deduct 5.30 per m<sup>2</sup> of area**

floor or roof along beams

for each metre more or less than 9.1 m - **add or deduct 5.30 per m<sup>2</sup> of area****4.430.065 UNIT COST ADJUSTMENTS****Partitions**

refer to 5.900.430

**Elevators**

elevator shafts - refer to 5.900.390

passenger elevator equipment - refer to 5.014.110 and 5.014.115

**Fire Protection Systems**

refer to 5.015.500

**Parking Equipment**

refer to 5.011.500

**Concrete Curbs**precast, per m - **add \$ 23.50****Guardrails**metal, per m - **add \$ 49.00****Bumper Posts**1.2 pipe filled with concrete, EA - **add \$ 100.00**

**4.430.066 GENERAL INFORMATION**

The Base Cost of a building is calculated by applying appropriate Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Determine floor areas per level from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height Adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.440.030 MODEL TYPE 440**  
**QUALITY 03**

**THEATRE LOBBY - FAIR**

**4.440.031 GENERAL DESCRIPTION**

**Wall Heights**

<b>Architect Fees:</b> 4.4 %	<b>Exterior Wall - Main</b> 3.3 m
<b>Span:</b> 5.2 m	- Upper 3.3 m
<b>Partition Area:</b> 50.0 %	

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0700</b>	<b>Piles</b> - reinforced concrete
<b>1100</b>	<b>Grade Beams</b> - reinforced concrete or equivalent
<b>1514</b>	<b>Concrete Slab - On Grade</b> - 100 mm light reinforced
	<b>Framing</b> - steel columns and beams; mill type construction or equivalent in older types
<b>2127</b>	<b>Base Floor Construction</b> - open web steel joists, steel decking, 64 mm light reinforced concrete slab
<b>2337</b>	<b>Stairs - Upper</b> - one wood stair, tile finish
<b>2545</b>	<b>Base Wall Construction</b> - 190 mm light reinforced concrete block, loose fill insulation
<b>2701</b>	<b>Exterior Wall Finish</b> - paint
<b>2941</b>	<b>Base Roof Construction</b> - open web steel joists, steel decking
<b>3312</b>	<b>Roof Finish</b> - rigid insulation, 4-ply built-up or equivalent
<b>6103</b>	<b>Plumbing Basic</b> - fair
<b>6513</b>	<b>Heating</b> - fair forced air and ventilation
<b>6703</b>	<b>Electrical Basic</b> - fair wiring

**COMPONENT DESCRIPTION - LOBBY FINISH**

<b>4102</b>	<b>Interior Wall Finish</b> - paint
<b>4313</b>	<b>Partitions</b> - gypsum wallboard, paint
<b>4533</b>	<b>Ceiling Finish</b> - suspended panels
<b>4711</b>	<b>Interior Doors</b> - fair solid core wood
<b>4902</b>	<b>Baseboards &amp; Trim</b> - fair
<b>5103</b>	<b>Floor Finish</b> - average tile or equivalent
<b>6904</b>	<b>Electrical Fixtures</b> - average lighting

**4.440.032 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR		
<b>61</b>	<b>Main Level &amp; Concrete Slab</b>	<b>3 000</b>	<b>227</b>	<b>6 400</b>	<b>160</b>	<b>12 600</b>	<b>137</b>	<b>20 000</b>	<b>125</b>		
<b>70</b>	<b>Upper Level</b>	<b>3 500</b>	<b>158</b>	<b>5 800</b>	<b>111</b>	<b>10 300</b>	<b>94</b>	<b>15 600</b>	<b>85</b>		
<b>85</b>	<b>Lobby Finish</b>	<b>1 300</b>	<b>75</b>	<b>1 400</b>	<b>72</b>	<b>1 700</b>	<b>71</b>	<b>2 100</b>	<b>70</b>		

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 70 designates the base structure of an upper level.

ST Code 85 designates typical theatre lobby interior finish for this classification and usually includes limited office space.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**Note:** MT 440, Theatre Lobbies, is a structure which is meant to be attached to another structure, usually an auditorium. The base structure Base Rates for MT 440 have been designed accordingly.

**4.440.033 MODULE RATES (in dollars)****Concrete Slab on Grade**

(MT 440 QU 03 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR		
0300	Excavation	40	6.30	90	5.30	190	4.90	300	4.70		
0700	Piles	180	9.60	460	4.10	940	2.10	1 550	1.30		
1100	Grade Beams	330	17.10	820	7.20	1 670	3.80	2 740	2.30		
1514	Concrete Slab	0	15.90	0	15.90	0	15.90	0	15.90		
6103	Plumbing Basic	10	1.20	30	0.80	70	0.60	110	0.60		
6513	Heating	30	3.00	80	2.00	170	1.60	280	1.50		
6703	Electrical Basic	30	2.40	70	1.60	140	1.30	220	1.20		
	Miscellaneous	10	1.10	30	0.80	60	0.60	110	0.60		
	Architect Fees	30	2.60	70	1.70	150	1.40	240	1.30		
	<b>Total:</b>	<b>660</b>	<b>59.20</b>	<b>1 650</b>	<b>39.40</b>	<b>3 390</b>	<b>32.20</b>	<b>5 550</b>	<b>29.40</b>		

**Main Level Base Structure**

(MT 440 QU 03 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR		
0100	Sitework	0	1.00	0	1.00	0	1.00	0	1.00		
1707	Columns	0	0.00	-130	2.70	-370	3.70	-720	4.20		
1902	Beams	0	0.00	-290	6.00	-520	8.10	-950	7.60		
2545	Base Wall Constr.	1 460	76.00	3 640	32.20	7 450	16.90	12 190	10.20		
2701	Ext. Wall Finish	120	6.00	290	2.60	590	1.30	970	0.80		
2941	Base Roof Constr.	0	21.30	0	21.30	0	21.30	0	21.30		
3312	Roof Finish	0	24.70	0	24.70	0	24.70	0	24.70		
6103	Plumbing Basic	100	4.90	150	3.90	250	3.50	360	3.30		
6513	Heating	260	12.30	390	9.80	630	8.90	920	8.40		
6703	Electrical Basic	210	9.80	310	7.70	500	7.00	730	6.60		
	Miscellaneous	100	4.70	150	3.70	240	3.30	350	3.20		
	Architect Fees	100	7.40	210	5.30	400	4.60	640	4.20		
	<b>Total:</b>	<b>2 350</b>	<b>168.10</b>	<b>4 720</b>	<b>120.90</b>	<b>9 170</b>	<b>104.30</b>	<b>14 490</b>	<b>95.50</b>		

**4.440.033 MODULE RATES (in dollars)****Upper Level Base Structure**

(MT 440 QU 03 ST 70)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
1707	Columns	0	0.00	-130	2.70	-370	3.70	-720	4.20		
1902	Beams	0	0.00	-290	6.00	-520	8.10	-950	7.60		
2127	Base Floor Constr.	0	38.60	0	38.60	0	38.60	0	38.60		
2337	Stair	970	0.00	970	0.00	970	0.00	970	0.00		
2545	Base Wall Constr.	1 460	76.00	3 640	32.20	7 450	16.90	12 190	10.20		
2701	Ext. Wall Finish	120	6.00	290	2.60	590	1.30	970	0.80		
6103	Plumbing Basic	120	4.70	170	3.70	260	3.30	380	3.10		
6513	Heating	300	11.80	420	9.20	660	8.30	950	7.90		
6703	Electrical Basic	230	9.40	340	7.30	520	6.60	750	6.20		
	Miscellaneous	110	4.50	160	3.50	250	3.10	360	3.00		
	Architect Fees	150	6.90	260	4.90	450	4.10	690	3.80		
	<b>Total:</b>	<b>3 460</b>	<b>157.90</b>	<b>5 830</b>	<b>110.70</b>	<b>10 260</b>	<b>94.00</b>	<b>15 590</b>	<b>85.40</b>		

**Theatre Lobby Finish**

(MT 440 QU 03 ST 85) - finish height - 2.7 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
4102	Int. Wall Finish	90	4.70	220	2.00	460	1.00	750	0.60		
4313	Partitions 0	19.00	0	19.00	0	19.00	0	19.00			
4533	Ceiling Finish	0	11.00	0	11.00	0	11.00	0	11.00		
4711	Interior Doors	1 090	3.30	1 090	3.30	1 090	3.30	1 090	3.30		
4902	Baseboards & Trim	20	2.40	50	1.80	110	1.60	170	1.50		
5103	Floor Finish	0	18.50	0	18.50	0	18.50	0	18.50		
6904	Electric. Fixtures	0	13.00	0	13.00	0	13.00	0	13.00		
	Architect Fees	60	3.30	60	3.20	80	3.10	90	3.10		
	<b>Total:</b>	<b>1 260</b>	<b>75.20</b>	<b>1 420</b>	<b>71.80</b>	<b>1 740</b>	<b>70.50</b>	<b>2 100</b>	<b>70.00</b>		

**4.440.034 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
	K	AR	K	AR	K	AR	K	AR	K	AR
Exterior Wall										
Columns	0	0.00	-40	0.80	-100	1.10	-210	1.30		
Base Wall Constr.	440	23.00	1 100	9.70	2 260	5.10	3 690	3.10		
Ext. Wall Finish	30	1.80	90	0.80	180	0.40	290	0.20		
Plumbing Basic	10	0.60	30	0.30	60	0.20	90	0.10		
Heating	30	1.50	70	0.70	140	0.40	230	0.30		
Electrical Basic	20	1.20	60	0.50	110	0.30	180	0.20		
<b>Total:</b>	<b>530</b>	<b>28.10</b>	<b>1 310</b>	<b>12.80</b>	<b>2 650</b>	<b>7.50</b>	<b>4 270</b>	<b>5.20</b>		
Int. Wall Finish	30	1.70	80	0.70	170	0.40	280	0.20		
Stair	290	0.00	290	0.00	290	0.00	290	0.00		

**Marquee Canopy**wood framing, plywood or metal ceiling and fascia, per m<sup>2</sup> - **add \$ 80.00**wood or pipe posts or equivalent, per m<sup>2</sup> - **add \$ 25.00****Plumbing**per fixture - **add \$ 470.00****Heating**fair multi-zone forced air - **add total cost of heating times 0.5**fair air conditioning - **add total cost of heating times 1.6**fair multi-zone forced air and air conditioning - **add total cost of heating times 2.1**fair hot water - **add total cost of heating times 0.8**fair hot water and ventilation - **add total cost of heating times 1.3**fair hot water and air conditioning - **add total cost of heating times 2.7****Old Style Mechanical**plumbing, heating, and wiring - **deduct 30% of mechanical installations****Spans**

(for each metre more or less than 5.2 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area**floor along joists - **add or deduct \$ 2.60 per m<sup>2</sup> of area**floor along beam - **add or deduct \$ 1.30 per m<sup>2</sup> of area**



**4.440.035 UNIT COST ADJUSTMENTS****Windows**

fair double glazed aluminum window, per m<sup>2</sup> - **add \$ 173.00**

fair clear sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 157.00**

**Doors, Exterior**

fair clear aluminum door, EA - **add \$ 540.00**

fair hollow steel door, EA - **add \$ 400.00**

**Wall Openings**

(areas replaced by doors and windows)

unit masonry or wood frame wall systems - **deduct 60% of wall cost**

store front window system - **deduct 85% of wall cost**

**Note:** Wall Cost (as per Component Description)

2545 Base Wall Construction	\$ 76.90
2701 Exterior Wall Finish	6.10
4102 Interior Wall Finish	<u>5.80</u>
<b>Total:</b>	<b>m<sup>2</sup> \$ 88.80</b>

**4.440.036 GENERAL INFORMATION**

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas per level from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

Assume concrete block back-up for brick variations, thereby giving obsolescence to older type buildings.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.



**4.440.042 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR		
61	Main Level & Concrete Slab	3 600	260	8 100	169	14 800	150	23 500	137		
70	Upper Level	4 800	187	8 200	117	13 000	106	19 300	96		
85	Lobby Finish	1 900	114	2 700	99	4 000	94	5 600	92		

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 70 designates the base structure of an upper level.

ST Code 85 designates typical theatre lobby interior finish for this classification and usually includes limited office space.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**Note:** MT 440, Theatre Lobbies, is a structure which is meant to be attached to another structure, usually an auditorium. The base structure Base Rates for MT 440 have been designed accordingly.

**4.440.043 MODULE RATES (in dollars)**

**Concrete Slab on Grade**  
(MT 440 QU 04 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR		
0300	Excavation	40	6.30	90	5.30	190	4.90	300	4.70		
0700	Piles	170	8.80	420	3.70	870	2.00	1 420	1.20		
1120	Grade Beams	370	19.50	930	8.20	1 910	4.30	3 120	2.60		
1524	Concrete Slab	0	16.80	0	16.80	0	16.80	0	16.80		
6104	Plumbing Basic	10	1.10	30	0.70	60	0.60	100	0.50		
6514	Heating	40	3.30	90	2.20	190	1.80	310	1.60		
6704	Electrical Basic	30	2.70	70	1.80	150	1.50	250	1.30		
	Miscellaneous	10	1.20	30	0.80	70	0.70	120	0.60		
	Architect Fees	40	3.50	100	2.40	210	2.00	330	1.80		
	<b>Total:</b>	<b>710</b>	<b>63.20</b>	<b>1 760</b>	<b>41.90</b>	<b>3 650</b>	<b>34.60</b>	<b>5 950</b>	<b>31.10</b>		

**4.440.043 MODULE RATES (in dollars)****Main Level Base Structure**

(MT 440 QU 04 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0100	Sitework	0	1.00	0	1.00	0	1.00	0	1.00	0	1.00
1708	Columns	0	0.00	0	0.00	-390	3.40	-820	4.00		
1903	Beams	0	0.00	0	0.00	-650	6.80	-1 140	7.50		
2546	Base Wall Constr.	1 650	86.10	4 120	36.40	8 440	19.20	13 810	11.50		
2703	Ext. Wall Finish	170	8.60	410	3.70	850	1.90	1 390	1.20		
2951	Base Roof Constr.	0	23.50	0	23.50	0	23.50	0	23.50		
3313	Roof Finish	0	22.80	0	22.80	0	22.80	0	22.80		
6104	Plumbing Basic	120	5.90	190	4.40	300	4.10	440	3.90		
6514	Heating	350	17.50	570	13.10	880	12.20	1 300	11.60		
6704	Electrical Basic	280	13.30	460	9.70	720	9.00	1 060	8.50		
	Miscellaneous	130	6.60	210	4.90	330	4.60	490	4.40		
	Architect Fees	160	11.00	350	7.10	620	6.40	980	5.90		
	<b>Total:</b>	<b>2 860</b>	<b>196.30</b>	<b>6 310</b>	<b>126.60</b>	<b>11 100</b>	<b>114.90</b>	<b>17 510</b>	<b>105.80</b>		

**Upper Level Base Structure**

(MT 440 QU 04 ST 70)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
1708	Columns	0	0.00	0	0.00	-390	3.40	-820	4.00		
1903	Beams	0	0.00	0	0.00	-650	6.80	-1 140	7.50		
2129	Base Floor Constr.	0	42.50	0	42.50	0	42.50	0	42.50		
2341	Stair	1 620	0.00	1 620	0.00	1 620	0.00	1 620	0.00		
2546	Base Wall Constr.	1 650	86.10	4 120	36.40	8 440	19.20	13 810	11.50		
2703	Ext. Wall Finish	170	8.60	410	3.70	850	1.90	1 390	1.20		
6104	Plumbing Basic	140	5.30	210	3.80	320	3.50	450	3.30		
6514	Heating	420	15.50	630	11.10	930	10.20	1 340	9.60		
6704	Electrical Basic	340	12.60	510	9.00	760	8.30	1 090	7.80		
	Miscellaneous	160	5.80	240	4.20	350	3.90	500	3.60		
	Architect Fees	270	10.50	460	6.60	730	5.90	1 080	5.40		
	<b>Total:</b>	<b>4 770</b>	<b>186.70</b>	<b>8 200</b>	<b>117.30</b>	<b>12 960</b>	<b>105.60</b>	<b>19 320</b>	<b>96.40</b>		

**4.440.043 MODULE RATES (in dollars)****Theatre Lobby Finish**

(MT 440 QU 04 ST 85) - finish height - 3.0 m

Code	Component	Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR
4145	Int. Wall Finish	450	23.60	1 130	10.00	2 320	5.30	3 790	3.20
4315	Partitions	0	25.00	0	25.00	0	25.00	0	25.00
4534	Ceiling Finish	0	13.00	0	13.00	0	13.00	0	13.00
4712	Interior Doors	1 350	4.10	1 350	4.10	1 350	4.10	1 350	4.10
4903	Baseboards & Trim	20	2.70	50	2.00	110	1.80	180	1.70
5104	Floor Finish	0	23.50	0	23.50	0	23.50	0	23.50
6905	Electric. Fixtures	0	16.00	0	16.00	0	16.00	0	16.00
	Architect Fees	110	6.40	150	5.60	220	5.30	320	5.10
	<b>Total:</b>	<b>1 930</b>	<b>114.30</b>	<b>2 680</b>	<b>99.20</b>	<b>4 000</b>	<b>94.00</b>	<b>5 640</b>	<b>91.60</b>

**4.440.044 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Component	Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
	K	AR	K	AR	K	AR	K	AR
Exterior Wall								
Columns	0	0.00	0	0.00	-100	0.90	-210	1.10
Base Wall Constr.	450	23.30	1 110	9.80	2 280	5.20	3 730	3.10
Ext. Wall Finish	40	2.30	110	1.00	230	0.50	370	0.30
Plumbing Basic	10	0.50	30	0.20	50	0.10	80	0.10
Heating	30	1.60	80	0.70	150	0.40	240	0.30
Electrical Basic	50	2.40	110	1.00	220	0.60	360	0.40
<b>Total:</b>	<b>580</b>	<b>30.10</b>	<b>1 440</b>	<b>12.70</b>	<b>2 830</b>	<b>7.70</b>	<b>4 570</b>	<b>5.30</b>
Int. Wall Finish	150	7.90	380	3.30	770	1.80	1 260	1.10
Stair	440	0.00	440	0.00	440	0.00	440	0.00

**Marquee Canopy**steel framing, metal ceiling and fascia, per m<sup>2</sup> - **add \$ 238.00**steel columns or equivalent, per m<sup>2</sup> - **add \$ 61.00****Plumbing**per fixture - **add \$ 570.00****Heating**average multi-zone forced air - **add total cost of heating times 0.5**average air conditioning - **add total cost of heating times 1.6**average multi-zone forced air and air conditioning - **add total cost of heating times 2.1**average hot water - **add total cost of heating times 0.8**average hot water and ventilation - **add total cost of heating times 1.3**average hot water and air conditioning - **add total cost of heating times 2.7****Old Style Mechanical**plumbing, heating, and wiring - **deduct 30% of mechanical installations****Spans**

(for each metre more or less than 6.1 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area**floor along joists - **add or deduct \$ 2.60 per m<sup>2</sup> of area**floor along beam - **add or deduct \$ 1.30 per m<sup>2</sup> of area**

**4.440.045 UNIT COST ADJUSTMENTS****Windows**

- average double glazed aluminum window, per m<sup>2</sup> - **add \$ 182.00**
- average clear sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 172.00**
- average bronze sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 189.00**
- average black sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 309.00**

**Doors, Exterior**

- average clear aluminum door, EA - **add \$ 670.00**
- average bronze aluminum door, EA - **add \$ 760.00**
- average black aluminum door, EA - **add \$ 890.00**
- average hollow steel door, EA - **add \$ 480.00**

**Wall Openings**

(areas replaced by doors and windows)

- unit masonry or wood frame wall systems - **deduct 60% of wall cost**
- store front window system - **deduct 85% of wall cost**
- curtain wall window system - **deduct 100% of wall cost**
- architecturally integrated window systems - **no deduction** for wall areas replaced by integrated window framing in precast concrete wall panels. (Multiply total wall area by appropriate panel cost and add for windows.)

**Note:** Wall Cost (as per Component Description)

2546 Base Wall Construction	\$ 77.70
2703 Exterior Wall Finish	7.80
4145 Interior Wall Finish	<u>26.30</u>
<b>Total:</b>	m <sup>2</sup> <b>\$ 111.80</b>

**4.440.046 GENERAL INFORMATION**

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas per level from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

Assume concrete block back-up for brick variations, thereby giving obsolescence to older type buildings.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.440.060 MODEL TYPE 440  
QUALITY 06**

**THEATRE LOBBY - CUSTOM**

**4.440.061 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 7.0 %

**Span:** 7.6 m

**Partition Area:** 70.0 %

**Exterior Wall - Main** 3.7 m

- Upper 3.7 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0702</b>	<b>Piles</b> - reinforced concrete
<b>1121</b>	<b>Grade Beams</b> - reinforced concrete or equivalent
<b>1545</b>	<b>Concrete Slab - On Grade</b> - 125 mm medium reinforced <b>Framing</b> - reinforced concrete columns & beams or equivalent
<b>2151</b>	<b>Base Floor Construction</b> - concrete flat slab system or open web steel joists, steel decking, 100 mm light reinforced concrete slab or equivalent
<b>2341</b>	<b>Stairs - Upper</b> - one wood stair, tile finish
<b>2546</b>	<b>Base Wall Construction</b> - 190 mm light reinforced concrete block, loose fill insulation
<b>2731</b>	<b>Exterior Wall Finish</b> - good brick veneer
<b>2962</b>	<b>Base Roof Construction</b> - open web steel joists, steel decking, 50 mm concrete slab
<b>3313</b>	<b>Roof Finish</b> - rigid insulation, 4-ply built-up
<b>6106</b>	<b>Plumbing Basic</b> - good
<b>6546</b>	<b>Heating</b> - good hot water
<b>6566</b>	<b>Air Conditioning</b> - good
<b>6706</b>	<b>Electrical Basic</b> - good wiring

**COMPONENT DESCRIPTION - LOBBY FINISH**

<b>4148</b>	<b>Interior Wall Finish</b> - gypsum wallboard, vinyl facing or equivalent
<b>4317</b>	<b>Partitions</b> - gypsum wallboard, paint
<b>4536</b>	<b>Ceiling Finish</b> - suspended panels
<b>4714</b>	<b>Interior Doors</b> - good solid core wood
<b>4905</b>	<b>Baseboards &amp; Trim</b> - good
<b>5123</b>	<b>Floor Finish</b> - good carpet or equivalent
<b>6906</b>	<b>Electrical Fixtures</b> - good lighting

**4.440.062 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR		
61	Main Level & Concrete Slab	19 200	328	35 100	273	55 800	243		
70	Upper Level	18 400	256	31 100	214	48 000	189		
85	Lobby Finish	3 000	118	4 400	113	6 100	110		

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 70 designates the base structure of an upper level.

ST Code 85 designates typical theatre lobby interior finish for this classification and usually includes limited office space.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**Note:** MT 440, Theatre Lobbies, is a structure which is meant to be attached to another structure, usually an auditorium. The base structure Base Rates for MT 440 have been designed accordingly.

**4.440.063 MODULE RATES (in dollars)**

**Concrete Slab on Grade**  
(MT 440 QU 06 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR		
0300	Excavation	90	5.30	190	4.90	300	4.70		
0702	Piles	550	4.80	1 120	2.50	1 830	1.50		
1121	Grade Beams	1 360	12.00	2 790	6.30	4 560	3.80		
1545	Concrete Slab	0	27.40	0	27.40	0	27.40		
6106	Plumbing Basic	60	1.60	130	1.30	220	1.20		
6546	Heating	260	6.50	540	5.40	880	4.90		
6566	Air Conditioning	220	5.30	440	4.40	710	4.00		
6706	Electrical Basic	110	2.70	220	2.20	360	2.00		
	Miscellaneous	50	1.30	110	1.10	180	1.00		
	Architect Fees	200	5.00	420	4.20	680	3.80		
	<b>Total:</b>	<b>2 900</b>	<b>71.90</b>	<b>5 960</b>	<b>59.70</b>	<b>9 720</b>	<b>54.30</b>		



**4.440.063 MODULE RATES (in dollars)****Main Level Base Structure**  
(MT 440 QU 06 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR
0100	Sitework	0	1.00	0	1.00	0	1.00	0	1.00
1758	Columns	0	0.00	-690	4.50	-1 460	5.60	-1 460	5.60
1930	Beams	0	0.00	-1 210	9.20	-2 090	10.40	-2 090	10.40
2546	Base Wall Constr.	4 120	36.40	8 440	19.20	13 810	11.50	13 810	11.50
2731	Ext. Wall Finish	5 780	51.10	11 840	26.90	19 370	16.10	19 370	16.10
2962	Base Roof Constr.	0	36.00	0	36.00	0	36.00	0	36.00
3313	Roof Finish	0	22.80	0	22.80	0	22.80	0	22.80
6106	Plumbing Basic	490	8.30	810	7.30	1 220	6.70	1 220	6.70
6546	Heating	1 970	33.80	3 260	29.50	4 940	27.00	4 940	27.00
6566	Air Conditioning	1 610	27.40	2 650	23.90	4 020	22.00	4 020	22.00
6706	Electrical Basic	810	13.90	1 340	12.10	2 040	11.10	2 040	11.10
	Miscellaneous	410	7.00	670	6.10	1 020	5.60	1 020	5.60
	Architect Fees	1 140	17.90	2 040	14.90	3 230	13.20	3 230	13.20
	<b>Total:</b>	<b>16 330</b>	<b>255.60</b>	<b>29 150</b>	<b>213.40</b>	<b>46 100</b>	<b>189.00</b>	<b>46 100</b>	<b>189.00</b>

**Upper Level Base Structure**  
(MT 440 QU 06 ST 70)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR
1758	Columns	0	0.00	-690	4.50	-1 460	5.60	-1 460	5.60
1930	Beams	0	0.00	-1 210	9.20	-2 090	10.40	-2 090	10.40
2151	Base Floor Constr.	0	60.00	0	60.00	0	60.00	0	60.00
2341	Stair	1 620	0.00	1 620	0.00	1 620	0.00	1 620	0.00
2546	Base Wall Constr.	4 120	36.40	8 440	19.20	13 810	11.50	13 810	11.50
2731	Ext. Wall Finish	5 780	51.10	11 840	26.90	19 370	16.10	19 370	16.10
6106	Plumbing Basic	520	8.30	830	7.30	1 240	6.70	1 240	6.70
6546	Heating	2 090	33.80	3 340	29.50	5 000	27.00	5 000	27.00
6566	Air Conditioning	1 700	27.40	2 720	23.90	4 060	22.00	4 060	22.00
6706	Electrical Basic	860	13.90	1 380	12.10	2 060	11.10	2 060	11.10
	Miscellaneous	430	7.00	690	6.10	1 030	5.60	1 030	5.60
	Architect Fees	1 290	17.90	2 180	15.00	3 360	13.20	3 360	13.20
	<b>Total:</b>	<b>18 410</b>	<b>255.80</b>	<b>31 140</b>	<b>213.70</b>	<b>48 000</b>	<b>189.20</b>	<b>48 000</b>	<b>189.20</b>

**4.440.063 MODULE RATES (in dollars)****Theatre Lobby Finish**

(MT 440 QU 06 ST 85) - finish height - 3.0 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR
4148	Int. Wall Finish	1 140	10.10	2 330	5.30	3 820	3.20		
4317	Partitions 0	29.30	0	29.30	0	29.30			
4536	Ceiling Finish	0	16.50	0	16.50	0	16.50		
4714	Interior Doors	1 550	4.70	1 550	4.70	1 550	4.70		
4905	Baseboards 80	3.40	170	3.00	270	2.90			
5123	Floor Finish	0	25.00	0	25.00	0	25.00		
6906	Electric. Fixtures	0	21.00	0	21.00	0	21.00		
	Architect Fees	210	8.30	300	7.90	420	7.70		
	<b>Total:</b>	<b>2 980</b>	<b>118.30</b>	<b>4 350</b>	<b>112.70</b>	<b>6 060</b>	<b>110.30</b>		

**4.440.064 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
	K	AR	K	AR	K	AR	K	AR
Exterior Wall								
Columns	0	0.00	-180	1.20	-390	1.50		
Base Wall Constr.	1 110	9.80	2 280	5.20	3 730	3.10		
Ext. Wall Finish	1 560	13.80	3 200	7.30	5 230	4.40		
Plumbing Basic	80	0.70	170	0.40	270	0.30		
Heating 340	3.00	680	1.80	1 090	1.20			
Air Conditioning	280	2.50	550	1.40	890	0.90		
Electrical Basic	140	1.20	280	0.70	450	0.50		
<b>Total:</b>	<b>3 510</b>	<b>31.00</b>	<b>6 980</b>	<b>18.00</b>	<b>11 270</b>	<b>11.90</b>		
Int. Wall Finish	380	3.40	780	1.80	1 270	1.10		
Stair	440	0.00	440	0.00	440	0.00		

**Marquee Canopy**concrete flat slab, concrete fascia panels and plaster ceiling or equivalent, per m<sup>2</sup> - **add \$ 276.00**boxed steel columns or equivalent, per m<sup>2</sup> - **add \$ 82.00**concrete columns, per m<sup>2</sup> - **add \$ 37.00****Plumbing**per fixture - **add \$ 670.00****Heating**good hot water and ventilation - **deduct total cost of air conditioning times 0.8**

In Quality 06 assume the necessity to always have ventilation along with hot water heating.

**Old Style Mechanical**plumbing, heating, and wiring - **deduct 30% of mechanical installations****Spans**

(for each metre more or less than 7.6 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area**floor along joists - **add or deduct \$ 2.60 per m<sup>2</sup> of area**floor along beam - **add or deduct \$ 1.30 per m<sup>2</sup> of area**

**4.440.065 UNIT COST ADJUSTMENTS****Windows**

- good double glazed aluminum window, per m<sup>2</sup> - **add \$ 191.00**
- good clear sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 184.00**
- good bronze sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 231.00**
- good black sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 286.00**

**Doors, Exterior**

- good clear aluminum door, EA - **add \$ 890.00**
- good bronze aluminum door, EA - **add \$ 1 000.00**
- good black aluminum door, EA - **add \$ 1 200.00**
- good hollow steel door, EA - **add \$ 620.00**

**Wall Openings**

(areas replaced by doors and windows)

- unit masonry or wood frame wall systems - **deduct 60% of wall cost**
- store front window system - **deduct 85% of wall cost**
- curtain wall window system - **deduct 100% of wall cost**
- architecturally integrated window systems - **no deduction** for wall areas replaced by integrated window framing in precast concrete wall panels. (Multiply total wall area by appropriate panel cost and add for windows.)

**Note:** Wall Cost (as per Component Description)

2546 Base Wall Construction	\$ 77.70
2731 Exterior Wall Finish	109.00
4148 Interior Wall Finish	<u>26.50</u>
<b>Total:</b>	m <sup>2</sup> <b>\$ 213.20</b>

**4.440.066 GENERAL INFORMATION**

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas per level from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.445.030 MODEL TYPE 445  
QUALITY 03**

**THEATRE AUDITORIUM - FAIR**

**4.445.031 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 4.4 %  
**Span:** 12.2 m

**Exterior Wall - Main** 6.7 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0701</b>	<b>Piles</b> - reinforced concrete
<b>1123</b>	<b>Grade Beams</b> - reinforced concrete or equivalent
<b>1514</b>	<b>Concrete Slab - On Grade</b> - 100 mm light reinforced
	<b>Framing</b> - steel columns and beams; mill type construction or equivalent in older types
<b>2365</b>	<b>Stairs</b> - two unfinished concrete stairs with railing
<b>2545</b>	<b>Base Wall Construction</b> - 190 mm light reinforced concrete block, loose fill insulation
<b>2701</b>	<b>Exterior Wall Finish</b> - paint
<b>2949</b>	<b>Base Roof Construction</b> - open web steel joists, steel decking
<b>3312</b>	<b>Roof Finish</b> - rigid insulation, 4-ply built-up or equivalent
<b>6103</b>	<b>Plumbing Basic</b> - fair
<b>6513</b>	<b>Heating</b> - fair forced air and ventilation
<b>6703</b>	<b>Electrical Basic</b> - fair wiring

**COMPONENT DESCRIPTION - AUDITORIUM FINISH**

<b>4102</b>	<b>Interior Wall Finish</b> - paint
<b>4531</b>	<b>Ceiling Finish</b> - suspended panels
<b>4711</b>	<b>Interior Doors</b> - two fair solid core wood double doors
<b>4901</b>	<b>Baseboards &amp; Trim</b> - low grade
<b>5176</b>	<b>Floor Finish</b> - floor hardener
<b>6901</b>	<b>Electrical Fixtures</b> - economy lighting

**4.445.032 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR		
<b>61</b>	<b>Main Level &amp; Concrete Slab</b>	<b>19 900</b>	<b>257</b>	<b>38 400</b>	<b>176</b>	<b>61 400</b>	<b>143</b>		
<b>86</b>	<b>Auditorium Finish</b>	<b>2 000</b>	<b>23</b>	<b>2 900</b>	<b>20</b>	<b>4 000</b>	<b>18</b>		

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 86 designates typical theatre auditorium interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.445.033 MODULE RATES (in dollars)****Concrete Slab on Grade**

(MT 445 QU 03 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR
0300	Excavation	140	5.70	280	5.10	450	4.80		
0701	Piles	680	6.00	1 400	3.20	2 290	1.90		
1123	Grade Beams	1 580	14.00	3 230	7.40	5 290	4.40		
1514	Concrete Slab	0	15.90	0	15.90	0	15.90		
6103	Plumbing Basic	60	1.10	130	0.80	210	0.70		
6513	Heating	160	2.80	330	2.10	530	1.80		
6703	Electrical Basic	120	2.10	250	1.60	400	1.40		
	Miscellaneous	60	1.00	110	0.70	190	1.60		
	Architect Fees	130	2.20	260	1.70	430	1.40		
	<b>Total:</b>	<b>2 930</b>	<b>50.80</b>	<b>5 990</b>	<b>38.50</b>	<b>9 790</b>	<b>32.90</b>		

**Main Level Base Structure**

(MT 445 QU 03 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR
0100	Sitework	500	1.00	500	1.00	500	1.00		
2365	Stairs	1 100	0.00	1 100	0.00	1 100	0.00		
2545	Base Wall Constr.	11 080	97.90	22 670	51.50	37 100	30.90		
2701	Ext. Wall Finish	880	7.80	1 800	4.10	2 940	2.50		
2949	Base Roof Constr.	0	28.50	0	28.50	0	28.50		
3312	Roof Finish	0	24.70	0	24.70	0	24.70		
6103	Plumbing Basic	420	4.70	760	3.30	1 190	2.70		
6513	Heating	1 080	12.10	1 970	8.50	3 080	7.00		
6703	Electrical Basic	820	9.10	1 490	6.40	2 320	5.30		
	Miscellaneous	380	4.20	690	3.00	1 080	2.40		
	Architect Fees	750	8.70	1 430	6.00	2 270	4.80		
	<b>Total:</b>	<b>17 010</b>	<b>198.70</b>	<b>32 410</b>	<b>137.00</b>	<b>51 580</b>	<b>109.80</b>		

**4.445.033 MODULE RATES (in dollars)****Auditorium Finish**

(MT 445 QU 03 ST 86) - finish height - 6.1 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR
4102	Int. Wall Finish	760	6.70	1 560	3.50	2 550	2.10		
4531	Ceiling Finish	0	10.50	0	10.50	0	10.50		
4711	Interior Doors	1 100	0.00	1 100	0.00	1 100	0.00		
4901	Baseboards	60	0.60	130	0.30	210	0.20		
5176	Floor Finish	0	0.90	0	0.90	0	0.90		
6901	Electric. Fixtures	0	3.50	0	3.50	0	3.50		
	Architect Fees	90	1.00	130	0.90	180	0.80		
	<b>Total:</b>	<b>2 010</b>	<b>23.20</b>	<b>2 920</b>	<b>19.60</b>	<b>4 040</b>	<b>18.00</b>		

**4.445.034 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
	K	AR	K	AR	K	AR	K	AR
Exterior Wall								
Base Wall Constr.	1 650	14.60	3 380	7.70	5 540	4.60		
Ext. Wall Finish	130	1.20	270	0.60	440	0.40		
Plumbing Basic	40	0.40	90	0.20	150	0.10		
Heating 120	1.00	240	0.50	390	0.30			
Electrical Basic	90	0.80	180	0.40	290	0.20		
<b>Total:</b>	<b>2 030</b>	<b>18.00</b>	<b>4 160</b>	<b>9.40</b>	<b>6 810</b>	<b>5.60</b>		
Int. Wall Finish	120	1.10	260	0.60	420	0.30		

Party Walls	Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
	K	AR	K	AR	K	AR
per party wall - <b>add</b>	3 800	33.60	7 780	17.70	12 740	10.60

**Note:** for use where single auditoriums are converted to multiple auditoriums**Balcony Floor**open web steel joists or equivalent, floor and ceiling finish - **add K \$ 1 000.00**  
**ARm<sup>2</sup> \$ 50.00****Note:** stairs providing access to a balcony floor from the auditorium floor must be added separately.**Stage**wood framing, hardwood floor or equivalent, per m<sup>2</sup> - **add \$ 51.00**

**4.445.034 PRECALCULATED ADJUSTMENTS****Plumbing**per fixture - **add \$ 470.00****Heating**fair multi-zone forced air - **add total cost of heating times 0.5**fair air conditioning - **add total cost of heating times 1.6**fair multi-zone forced air and air conditioning - **add total cost of heating times 2.1**fair hot water - **add total cost of heating times 0.8**fair hot water and ventilation - **add total cost of heating times 1.3**fair hot water and air conditioning - **add total cost of heating times 2.7****Old Style Mechanical**plumbing, heating, and wiring - **deduct 30% of mechanical installations****Spans**

(for each metre more or less than 12.2 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area****4.445.035 UNIT COST ADJUSTMENTS****Doors, Exterior**fair hollow steel door, EA - **add \$ 400.00****Wall Openings**

(areas replaced by doors and windows)

unit masonry or wood frame wall systems - **deduct 60% of wall cost****Note:** Wall Cost (as per Component Description)

2545 Base Wall Construction \$ 76.90

2701 Exterior Wall Finish 6.10

4102 Interior Wall Finish 5.80**Total:** m<sup>2</sup> **\$ 88.80****4.445.036 GENERAL INFORMATION**

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

Assume concrete block back-up for brick variations, thereby giving obsolescence to older type buildings.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.445.040 MODEL TYPE 445  
QUALITY 04**

**THEATRE AUDITORIUM - STANDARD**

**4.445.041 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 5.6 %

**Exterior Wall - Main** 7.4 m

**Span:** 12.2 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0702</b>	<b>Piles</b> - reinforced concrete
<b>1124</b>	<b>Grade Beams</b> - reinforced concrete or equivalent
<b>1524</b>	<b>Concrete Slab - On Grade</b> - 100 mm light reinforced <b>Framing</b> - steel columns and beams
<b>2366</b>	<b>Stairs</b> - two unfinished concrete stairs with railing
<b>2546</b>	<b>Base Wall Construction</b> - 190 mm light reinforced concrete block, loose fill insulation
<b>2703</b>	<b>Exterior Wall Finish</b> - paint
<b>2958</b>	<b>Base Roof Construction</b> - open web steel joists, steel decking
<b>3313</b>	<b>Roof Finish</b> - rigid insulation, 4-ply built-up
<b>6104</b>	<b>Plumbing Basic</b> - average
<b>6514</b>	<b>Heating</b> - average forced air and ventilation
<b>6704</b>	<b>Electrical Basic</b> - average wiring

**COMPONENT DESCRIPTION - AUDITORIUM FINISH**

<b>4102</b>	<b>Interior Wall Finish</b> - paint
<b>4533</b>	<b>Ceiling Finish</b> - suspended panels
<b>4712</b>	<b>Interior Doors</b> - two average solid core wood double doors
<b>4903</b>	<b>Baseboards &amp; Trim</b> - average
<b>5176</b>	<b>Floor Finish</b> - floor hardener
<b>6904</b>	<b>Electrical Fixtures</b> - substandard lighting



**4.445.042 BASE RATES (in dollars)**

ST Code	Structure	Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR
61	Main Level & Concrete Slab	11 000	542	23 700	288	46 800	200	73 300	160
86	Auditorium Finish	1 800	39	2 400	28	3 400	24	4 700	22

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 86 designates typical theatre auditorium interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.445.043 MODULE RATES (in dollars)****Concrete Slab on Grade**

(MT 445 QU 04 ST 50)

Code	Component	Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR
0300	Excavation	50	7.30	140	5.70	280	5.10	450	4.80
0702	Piles	330	17.50	840	7.40	1 710	3.90	2 800	2.30
1124	Grade Beams	940	48.90	2 340	20.70	4 800	10.90	7 850	6.50
1524	Concrete Slab	0	16.80	0	16.80	0	16.80	0	16.80
6104	Plumbing Basic	30	2.30	80	1.30	170	0.90	280	0.70
6514	Heating	90	6.20	230	3.40	470	2.50	770	2.10
6704	Electrical Basic	80	4.70	170	2.60	360	1.90	580	1.60
	Miscellaneous	30	2.30	80	1.30	170	0.90	280	0.70
	Architect Fees	90	6.30	230	3.50	470	2.50	770	2.10
	<b>Total:</b>	<b>1 640</b>	<b>112.30</b>	<b>4 110</b>	<b>62.70</b>	<b>8 430</b>	<b>45.40</b>	<b>13 780</b>	<b>37.60</b>

**Main Level Base Structure**

(MT 445 QU 04 ST 60)

Code	Component	Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR
0100	Sitework	500	1.00	500	1.00	500	1.00	500	1.00
2366	Stairs	1 250	0.00	1 250	0.00	1 250	0.00	1 250	0.00
2546	Base Wall Constr.	4 940	258.10	12 360	109.20	25 300	57.50	41 400	34.50
2703	Ext. Wall Finish	500	25.90	1 240	11.00	2 540	5.80	4 160	3.50
2958	Base Roof Constr.	0	33.00	0	33.00	0	33.00	0	33.00
3313	Roof Finish	0	22.80	0	22.80	0	22.80	0	22.80
6104	Plumbing Basic	240	9.40	450	5.10	820	3.70	1 280	3.00
6514	Heating	660	25.80	1 240	14.10	2 250	10.10	3 510	8.30
6704	Electrical Basic	520	20.20	970	11.10	1 770	7.90	2 760	6.50
	Miscellaneous	240	9.40	450	5.10	820	3.70	1 280	3.00
	Architect Fees	530	24.10	1 100	12.60	2 150	8.60	3 330	6.90
	<b>Total:</b>	<b>9 380</b>	<b>429.70</b>	<b>19 560</b>	<b>225.00</b>	<b>38 400</b>	<b>154.10</b>	<b>59 470</b>	<b>122.50</b>



**4.445.044 PRECALCULATED ADJUSTMENTS (in dollars)****Old Style Mechanical**

plumbing, heating, and wiring - **deduct 30% of mechanical installations**

**Spans**

(for each metre more or less than 12.2 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**

roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area**

**4.445.045 UNIT COST ADJUSTMENTS****Doors, Exterior**

average hollow steel door, EA - **add \$ 480.00**

**Wall Openings**

(areas replaced by doors and windows)

unit masonry or wood frame wall systems - **deduct 60% of wall cost**

store front window system - **deduct 85% of wall cost**

curtain wall window system - **deduct 100% of wall cost**

architecturally integrated window systems - **no deduction** for wall areas replaced by integrated window framing in precast concrete wall panels. (Multiply total wall area by appropriate panel cost and add for windows.)

**Note:** Wall Cost (as per Component Description)

2546 Base Wall Construction	\$ 77.70
2703 Exterior Wall Finish	7.80
4102 Interior Wall Finish	<u>5.80</u>
<b>Total:</b>	<b>m<sup>2</sup> \$ 91.30</b>

**4.445.046 GENERAL INFORMATION**

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas per level from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

Assume concrete block back-up for brick variations, thereby giving obsolescence to older type buildings.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.445.060 MODEL TYPE 445  
QUALITY 06**

**THEATRE AUDITORIUM - CUSTOM**

**4.445.061 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 7.0 %  
**Span:** 12.2 m

**Exterior Wall - Main** 8.2 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0702</b>	<b>Piles</b> - reinforced concrete
<b>1125</b>	<b>Grade Beams</b> - reinforced concrete
<b>1545</b>	<b>Concrete Slab - On Grade</b> - 125 mm medium reinforced
	<b>Framing</b> - reinforced concrete columns and beams or equivalent
<b>2367</b>	<b>Stairs</b> - two concrete stairs, unfinished
<b>2546</b>	<b>Base Wall Construction</b> - 190 mm light reinforced concrete block, loose fill insulation
<b>2731</b>	<b>Exterior Wall Finish</b> - good brick veneer
<b>2959</b>	<b>Base Roof Construction</b> - open web steel joists, steel decking, 50 mm concrete slab
<b>3313</b>	<b>Roof Finish</b> - rigid insulation, 4-ply built-up
<b>6106</b>	<b>Plumbing Basic</b> - good
<b>6546</b>	<b>Heating</b> - good hot water
<b>6566</b>	<b>Air Conditioning</b> - good
<b>6706</b>	<b>Electrical Basic</b> - good wiring

**COMPONENT DESCRIPTION - AUDITORIUM FINISH**

<b>4120</b>	<b>Interior Wall Finish</b> - gypsum wallboard, paint
<b>4535</b>	<b>Ceiling Finish</b> - suspended panels
<b>4714</b>	<b>Interior Doors</b> - two good solid core wood double doors
<b>4904</b>	<b>Baseboards &amp; Trim</b> - average to good
<b>5178</b>	<b>Floor Finish</b> - colored floor hardener
<b>6903</b>	<b>Electrical Fixtures</b> - fair lighting

**4.445.062 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR		
<b>61</b>	<b>Main Level &amp; Concrete Slab</b>	<b>59 100</b>	<b>642</b>	<b>116 900</b>	<b>411</b>	<b>188 800</b>	<b>308</b>		
<b>86</b>	<b>Auditorium Finish</b>	<b>4 500</b>	<b>56</b>	<b>7 500</b>	<b>44</b>	<b>11 200</b>	<b>39</b>		

ST Code 61 designates the base structure of a main level with a concrete slab on grade.  
ST Code 86 designates typical theatre auditorium interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.445.063 MODULE RATES (in dollars)****Concrete Slab on Grade**  
(MT 445 QU 06 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR
0300	Excavation	140	5.70	280	5.10	450	4.80		
0702	Piles	910	8.00	1 860	4.20	3 040	2.50		
1125	Grade Beams	3 100	27.40	6 340	14.40	10 370	8.60		
1545	Concrete Slab	0	27.40	0	27.40	0	27.40		
6106	Plumbing Basic	140	2.20	280	1.70	450	1.40		
6546	Heating	550	9.00	1 120	6.70	1 830	5.70		
6566	Air Conditioning	440	7.40	910	5.50	1 490	4.70		
6706	Electrical Basic	250	4.20	520	3.10	850	2.70		
	Miscellaneous	110	1.90	230	1.40	380	1.20		
	Architect Fees	420	7.00	870	5.20	1 420	4.40		
	<b>Total:</b>	<b>6 060</b>	<b>100.20</b>	<b>12 410</b>	<b>74.70</b>	<b>20 280</b>	<b>63.40</b>		

**Main Level Base Structure**  
(MT 445 QU 06 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR
0100	Sitework	500	1.00	500	1.00	500	1.00		
2367	Stairs	1 380	0.00	1 380	0.00	1 380	0.00		
2546	Base Wall Constr.	13 700	121.10	28 030	63.70	45 870	38.20		
2731	Ext. Wall Finish	19 220	169.80	39 330	89.40	64 350	53.60		
2959	Base Roof Constr.	0	42.00	0	42.00	0	42.00		
3313	Roof Finish	0	22.80	0	22.80	0	22.80		
6106	Plumbing Basic	1 310	13.30	2 530	8.50	4 040	6.30		
6546	Heating	5 320	53.90	10 230	34.30	16 350	25.50		
6566	Air Conditioning	4 320	43.90	8 320	27.90	13 290	20.80		
6706	Electrical Basic	2 460	25.00	4 470	15.90	7 580	11.80		
	Miscellaneous	1 100	11.10	2 110	7.10	3 370	5.30		
	Architect Fees	3 710	37.90	7 310	23.50	11 800	17.10		
	<b>Total:</b>	<b>53 020</b>	<b>541.80</b>	<b>104 480</b>	<b>336.10</b>	<b>168 530</b>	<b>244.40</b>		

**4.445.063 MODULE RATES (in dollars)****Auditorium Finish**

(MT 445 QU 06 ST 86) - finish height - 7.6 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR		
4120	Int. Wall Finish	2 550	22.50	5 220	11.90	8 540	7.10		
4535	Ceiling Finish	0	14.50	0	14.50	0	14.50		
4714	Interior Doors	1 560	0.00	1 560	0.00	1 560	0.00		
4904	Baseboards	100	0.90	200	0.50	320	0.30		
5178	Floor Finish	0	4.00	0	4.00	0	4.00		
6903	Electric. Fixtures	0	10.00	0	10.00	0	10.00		
	Architect Fees	320	3.90	530	3.10	780	2.70		
	<b>Total:</b>	<b>4 530</b>	<b>55.80</b>	<b>7 510</b>	<b>44.00</b>	<b>11 200</b>	<b>38.60</b>		

**4.445.064 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
	K	AR	K	AR	K	AR		
Exterior Wall								
Base Wall Constr.	1 670	14.80	3 420	7.80	5 590	4.70		
Ext. Wall Finish	2 340	20.70	4 800	10.90	7 850	6.50		
Plumbing Basic	130	1.10	260	0.60	430	0.40		
Heating 510	4.60	1 060	2.40	1 730	1.40			
Air Conditioning	420	3.70	860	2.00	1 400	1.20		
Electrical Basic	240	2.10	490	1.10	800	0.70		
<b>Total:</b>	<b>5 310</b>	<b>47.00</b>	<b>10 890</b>	<b>24.80</b>	<b>17 800</b>	<b>14.90</b>		
Int. Wall Finish	340	3.00	690	1.60	1 120	0.90		

Party Walls	Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
	K	AR	K	AR	K	AR
per party wall - <b>add</b>	5 790	51.20	11 860	27.00	19 400	16.20

**Note:** for use where single auditoriums are converted to multiple auditoriums**Balcony Floor**concrete flat slab or equivalent, floor and ceiling finish - **add K \$ 1 500.00**  
**ARm<sup>2</sup> \$ 79.00****Note:** stairs providing access to a balcony floor from the auditorium floor must be added separately.

**4.445.064 PRECALCULATED ADJUSTMENTS (in dollars)****Stage**

wood framing, carpet or hardwood floor or equivalent, per m<sup>2</sup> - **add \$ 109.00**

**Plumbing**

per fixture - **add \$ 670.00**

**Heating**

good hot water and ventilation - **deduct total cost of air conditioning times 0.8**

In Quality 06 assume the necessity to always have ventilation along with hot water heating.

**Old Style Mechanical**

plumbing, heating, and wiring - **deduct 30% of mechanical installations**

**Spans**

(for each metre more or less than 12.2 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**

roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area**

**4.445.065 UNIT COST ADJUSTMENTS****Doors, Exterior**

good hollow steel door, EA - **add \$ 620.00**

**Wall Openings**

(areas replaced by doors and windows)

unit masonry or wood frame wall systems - **deduct 60% of wall cost**

**Note:** Wall Cost (as per Component Description)

2546 Base Wall Construction	\$ 77.70
2731 Exterior Wall Finish	109.00
4120 Interior Wall Finish	<u>15.60</u>
<b>Total:</b>	<b>m<sup>2</sup> \$ 202.30</b>

**4.445.066 GENERAL INFORMATION**

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.500.010 MODEL TYPE 500  
QUALITY 01**

**WAREHOUSE - ECONOMY**

**4.500.011 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 0.7 %  
**Span:** 3.7 m

**Exterior Wall - Main** 3.0 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0509</b>	<b>Concrete Footings</b> - unreinforced or equivalent
<b>0901</b>	<b>Concrete Pads</b> - unreinforced
<b>1503</b>	<b>Concrete Slab - On Grade</b> - 75 mm unreinforced
	<b>Framing</b> - mill type construction or equivalent
<b>2501</b>	<b>Base Wall Construction</b> - wood framing, sheathing or equivalent
<b>2700</b>	<b>Exterior Wall Finish</b> - paint
<b>2940</b>	<b>Base Roof Construction</b> - open web steel joists, steel decking; wood joists and deck roof system or equivalent in older types
<b>3310</b>	<b>Roof Finish</b> - rigid insulation, 3-ply built-up or equivalent
<b>6701</b>	<b>Electrical Basic</b> - poor wiring

**COMPONENT DESCRIPTION - WAREHOUSE FINISH**

<b>6900</b>	<b>Electrical Fixtures</b> - poor lighting
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**4.500.012 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR		
61	Main Level & Concrete Slab	1 400	104	2 300	90	4 300	82	6 400	79		
90	Warehouse Finish	0	2	0	2	0	2	0	2		

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 90 designates typical warehouse interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.500.013 MODULE RATES (in dollars)**

**Concrete Slab on Grade**  
(MT 500 QU 01 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR		
0300	Excavation	50	7.30	140	5.70	280	5.10	450	4.80		
0509	Concrete Footings	150	7.90	380	3.30	770	1.80	1 260	1.10		
0901	Concrete Pads	0	0.00	-50	1.40	-110	1.70	-220	1.80		
1503	Concrete Slab	0	10.50	0	10.50	0	10.50	0	10.50		
6701	Electrical Basic	20	2.10	40	1.70	80	1.60	120	1.50		
	Miscellaneous	0	0.60	10	0.50	20	0.40	30	0.40		
	Architect Fees	0	0.20	0	0.20	10	0.10	10	0.10		
	<b>Total:</b>	<b>220</b>	<b>28.60</b>	<b>520</b>	<b>23.30</b>	<b>1 050</b>	<b>21.20</b>	<b>1 650</b>	<b>20.20</b>		

**Main Level Base Structure**  
(MT 500 QU 01 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR		
0100	Sitework	500	0.00	500	1.00	500	0.90	500	0.80		
1700	Columns	0	0.00	-60	1.70	-130	2.00	-260	2.10		
1900	Beams	0	0.00	-210	6.90	-360	7.50	-660	7.90		
2501	Base Wall Constr.	440	22.70	1 090	9.60	2 230	5.10	3 650	3.00		
2700	Ext. Wall Finish	130	6.70	320	2.90	660	1.50	1 080	0.90		
2940	Base Roof Constr.	0	18.80	0	18.80	0	18.80	0	18.80		
3310	Roof Finish	0	19.20	0	19.20	0	19.20	0	19.20		
6701	Electrical Basic	90	5.60	130	5.00	240	4.60	350	4.40		
	Miscellaneous	20	1.50	40	1.40	60	1.20	100	1.20		
	Architect Fees	10	0.50	10	0.50	20	0.40	30	0.40		
	<b>Total:</b>	<b>1 190</b>	<b>75.00</b>	<b>1 820</b>	<b>67.00</b>	<b>3 220</b>	<b>61.20</b>	<b>4 790</b>	<b>58.70</b>		

**4.500.013 MODULE RATES (in dollars)****Warehouse Finish**  
(MT 500 QU 01 ST 90)

Code	Component	All Sizes - m <sup>2</sup>	
		K	AR
6900	Electric. Fixtures	0	1.50
	Architect Fees	0	0.10
	<b>Total:</b>	<b>0</b>	<b>1.60</b>

**4.500.014 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
	K	AR	K	AR	K	AR	K	AR	K	AR
Exterior Wall										
Base Wall Constr.	150	7.60	360	3.20	740	1.70	1 220	1.00		
Ext. Wall Finish	40	2.20	110	1.00	220	0.50	360	0.30		
Interior Columns	0	0.00	-10	0.60	-30	0.70	-80	0.70		
Electrical Basic	20	0.80	40	0.40	70	0.20	120	0.20		
<b>Total:</b>	<b>210</b>	<b>10.60</b>	<b>500</b>	<b>5.20</b>	<b>1 000</b>	<b>3.10</b>	<b>1 620</b>	<b>2.20</b>		

**Old Style Mechanical**electrical - **deduct 30% of electrical installations****Spans**

(for each metre more or less than 3.7 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area****4.500.015 UNIT COST ADJUSTMENTS****Windows**economy single glazed wood window, per m<sup>2</sup> - **add \$ 74.50****Doors, Exterior**economy wood door, EA - **add \$ 190.00****Wall Openings**

(areas replaced by doors and windows)

unit masonry or wood frame wall systems - **deduct 60% of wall cost****Note:** Wall Cost (as per Component Description)

2501 Base Wall Construction	\$ 16.90
2700 Exterior Wall Finish	<u>5.00</u>
<b>Total:</b>	m <sup>2</sup> <b>\$ 21.90</b>

#### **4.500.016 GENERAL INFORMATION**

This classification is provided with lighting which is adequate for storage purposes only. Where usages other than storage occur, adjustments to electrical installations must be considered.

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

Assume concrete block back-up for brick variations, thereby giving obsolescence to older type buildings.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations From Model Type specifications.

**4.500.020 MODEL TYPE 500**  
**QUALITY 02**

**WAREHOUSE - SUBSTANDARD**

**4.500.021 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 2.2 %  
**Span:** 5.2 m

**Foundation** - Basementless 0.6 m  
 - Basement 3.0 m

**Exterior Wall** - Main 3.0 m  
 - Upper 3.0 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0517</b>	<b>Concrete Footings</b> - unreinforced or equivalent
<b>0903</b>	<b>Concrete Pads</b> - unreinforced
<b>1306</b>	<b>Foundation Walls</b> - 200 mm unreinforced concrete
<b>1503</b>	<b>Concrete Slab - Basement</b> - 75 mm unreinforced
<b>1513</b>	<b>Concrete Slab - On Grade</b> - 75 mm light reinforced
	<b>Framing</b> - steel columns and beams; mill type construction or equivalent in older types
<b>2127</b>	<b>Base Floor Construction</b> - open web steel joists, steel decking, 64 mm light reinforced concrete slab; wood joists and deck floor system or equivalent in older types
<b>2301</b>	<b>Stairs - Basement and Upper</b> - one wood stair, unpainted
<b>2531</b>	<b>Base Wall Construction</b> - 140 mm standard or 190 mm substandard concrete block, loose fill insulation; wood framing, stucco, sheathing, insulation, plywood lining or equivalent in older types
<b>2941</b>	<b>Base Roof Construction</b> - open web steel joists, steel decking; wood joists and deck roof system or equivalent in older types
<b>3311</b>	<b>Roof Finish</b> - rigid insulation, 3-ply built-up or equivalent
<b>6102</b>	<b>Plumbing Basic</b> - substandard
<b>6702</b>	<b>Electrical Basic</b> - substandard wiring

**COMPONENT DESCRIPTION - WAREHOUSE FINISH**

<b>6901</b>	<b>Electrical Fixtures</b> - economy lighting
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**4.500.022 BASE RATES (in dollars)**

ST Code	Structure	Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR
61	Main Level & Concrete Slab	2 700	176	5 300	124	10 200	106	16 100	96
63	Main Level & Basement	4 900	340	9 900	240	19 300	205	30 600	186
70	Upper Level	2 100	138	4 300	94	8 600	78	13 700	69
90	Warehouse Finish	0	4	0	4	0	4	0	4

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 63 designates the base structure of a main level with a basement.

ST Code 70 designates the base structure of an upper level.

ST Code 90 designates typical warehouse interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.500.023 MODULE RATES (in dollars)****Concrete Slab on Grade**

(MT 500 QU 02 ST 50)

Code	Component	Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR
0300	Excavation	50	7.30	140	5.70	280	5.10	450	4.80
0517	Concrete Footings	200	10.30	490	4.40	1 010	2.30	1 660	1.40
0903	Concrete Pads	0	0.00	-60	1.10	-150	1.40	-290	1.60
1513	Concrete Slab	0	13.20	0	13.20	0	13.20	0	13.20
6102	Plumbing Basic	10	0.70	10	0.50	20	0.50	40	0.40
6702	Electrical Basic	20	2.10	40	1.70	80	1.50	120	1.40
	Miscellaneous	10	0.70	10	0.50	30	0.50	40	0.50
	Architect Fees	10	0.80	10	0.60	30	0.60	50	0.50
	<b>Total:</b>	<b>300</b>	<b>35.10</b>	<b>640</b>	<b>27.70</b>	<b>1 300</b>	<b>25.10</b>	<b>2 070</b>	<b>23.80</b>

**Basement**

(MT 500 QU 02 ST 52)

Code	Component	Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR
0300	Excavation	360	48.60	900	37.70	1 850	33.90	3 030	32.20
0517	Concrete Footings	200	10.30	490	4.40	1 010	2.30	1 660	1.40
0903	Concrete Pads	0	0.00	-60	1.10	-150	1.40	-290	1.60
1306	Foundation Walls	1 550	81.20	3 890	34.40	7 960	18.10	13 020	10.80
1503	Concrete Slab	0	10.50	0	10.50	0	10.50	0	10.50
1706	Columns	0	0.00	-130	2.50	-340	3.30	-660	3.80
1903	Beams	0	0.00	-360	7.20	-630	9.60	-1 140	9.00
2127	Base Floor Constr.	0	38.60	0	38.60	0	38.60	0	38.60
2301	Stair	250	0.00	250	0.00	250	0.00	250	0.00
6102	Plumbing Basic	20	1.00	20	0.70	40	0.70	70	0.60
6702	Electrical Basic	40	3.20	70	2.50	140	2.20	220	2.00
	Miscellaneous	20	1.10	20	0.80	50	0.70	70	0.70
	Architect Fees	50	4.40	110	3.20	230	2.70	370	2.50
	<b>Total:</b>	<b>2 490</b>	<b>198.90</b>	<b>5 200</b>	<b>143.60</b>	<b>10 410</b>	<b>124.00</b>	<b>16 600</b>	<b>113.70</b>

**4.500.023 MODULE RATES (in dollars)****Main Level Base Structure**

(MT 500 QU 02 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0100	Sitework	500	0.00	500	1.00	500	0.90	500	0.80		
1706	Columns	0	0.00	-130	2.50	-340	3.30	-660	3.80		
1901	Beams	0	0.00	-230	4.70	-420	6.30	-750	5.90		
2531	Base Wall Constr.	1 580	82.50	3 950	34.90	8 090	18.40	13 240	11.00		
2941	Base Roof Constr.	0	21.30	0	21.30	0	21.30	0	21.30		
3311	Roof Finish	0	20.30	0	20.30	0	20.30	0	20.30		
6102	Plumbing Basic	40	2.70	90	1.90	170	1.60	260	1.40		
6702	Electrical Basic	140	8.60	280	6.00	530	5.00	840	4.50		
	Miscellaneous	50	2.80	90	2.00	170	1.60	270	1.50		
	Architect Fees	50	3.10	100	2.10	200	1.80	310	1.60		
	<b>Total:</b>	<b>2 360</b>	<b>141.30</b>	<b>4 650</b>	<b>96.70</b>	<b>8 900</b>	<b>80.50</b>	<b>14 010</b>	<b>72.10</b>		

**Upper Level Base Structure**

(MT 500 QU 02 ST 70)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
1703	Columns	0	0.00	-60	1.20	-160	1.60	-310	1.80		
1903	Beams	0	0.00	-360	7.20	-630	9.60	-1 140	9.00		
2127	Base Floor Constr.	0	38.60	0	38.60	0	38.60	0	38.60		
2301	Stair	250	0.00	250	0.00	250	0.00	250	0.00		
2531	Base Wall Constr.	1 580	82.50	3 950	34.90	8 090	18.40	13 240	11.00		
6102	Plumbing Basic	40	2.60	80	1.80	160	1.50	250	1.30		
6702	Electrical Basic	120	8.40	260	5.80	510	4.90	820	4.30		
	Miscellaneous	40	2.80	80	1.90	170	1.60	270	1.40		
	Architect Fees	50	3.00	90	2.10	190	1.70	300	1.50		
	<b>Total:</b>	<b>2 080</b>	<b>137.90</b>	<b>4 290</b>	<b>93.50</b>	<b>8 580</b>	<b>77.90</b>	<b>13 680</b>	<b>68.90</b>		

**4.500.023 MODULE RATES (in dollars)****Warehouse Finish**

(MT 500 QU 02 ST 90)

**All Sizes - m<sup>2</sup>**

<b>Code</b>	<b>Component</b>	<b>K</b>	<b>AR</b>
6901	Electric. Fixtures	0	3.50
	Architect Fees	0	0.10
	<b>Total:</b>	<b>0</b>	<b>3.60</b>

**4.500.024 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

<b>Component</b>	<b>Size Ranges - m<sup>2</sup></b>		<b>Size 1 (0-49)</b>		<b>Size 2 (50-249)</b>		<b>Size 3 (250-699)</b>		<b>Size 4 (700 &amp; over)</b>	
	<b>K</b>	<b>AR</b>	<b>K</b>	<b>AR</b>	<b>K</b>	<b>AR</b>	<b>K</b>	<b>AR</b>	<b>K</b>	<b>AR</b>
Foundation Wall	570	29.50	1 380	13.40	2 770	7.70	4 490	5.30		
Exterior Wall										
Base Wall Constr.	530	27.50	1 320	11.60	2 700	6.10	4 410	3.70		
Interior Columns	0	0.00	-30	0.80	-100	1.10	-210	1.30		
Plumbing Basic	10	0.60	30	0.30	50	0.10	90	0.10		
Electrical Basic	40	1.90	90	0.80	180	0.50	280	0.30		
<b>Total:</b>	<b>580</b>	<b>30.00</b>	<b>1 410</b>	<b>13.50</b>	<b>2 830</b>	<b>7.80</b>	<b>4 570</b>	<b>5.40</b>		
Stairs										
Basement	80	0.00	80	0.00	80	0.00	80	0.00		
Upper	80	0.00	80	0.00	80	0.00	80	0.00		

**Plumbing**per fixture - **add \$ 300.00****Old Style Mechanical**plumbing and electrical - **deduct 30% of mechanical installations****Spans**

(for each metre more or less than 5.2 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area**floor along joists - **add or deduct \$ 2.60 per m<sup>2</sup> of area**floor along beam - **add or deduct \$ 1.30 per m<sup>2</sup> of area**

**4.500.025 UNIT COST ADJUSTMENTS****Windows**

low grade single glazed wood window, per m<sup>2</sup> - **add \$ 102.00**

low grade double glazed wood window, per m<sup>2</sup> - **add \$ 161.00**

**Doors, Exterior**

low grade wood door, EA - **add \$ 310.00**

**Wall Openings**

(areas replaced by doors and windows)

unit masonry or wood frame wall systems - **deduct 60% of wall cost**

**Note:** Wall Cost (as per Component Description)

2531 Base Wall Construction, m<sup>2</sup> \$ **61.30**

**4.500.026 GENERAL INFORMATION**

This classification is provided with lighting which is adequate for storage purposes only. Where usages other than storage occur, adjustments to electrical installations must be considered.

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas per level from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

Assume concrete block back-up for brick variations, thereby giving obsolescence to older type buildings.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.



**4.500.030 MODEL TYPE 500  
QUALITY 03**

**WAREHOUSE - FAIR**

**4.500.031 GENERAL DESCRIPTION**

**Wall Heights**

<b>Architect Fees:</b> 3.3 %	<b>Foundation - Basementless</b> 1.2 m	<b>Exterior Wall - Main</b> 3.0 m
<b>Span:</b> 6.1 m	- Basement 3.0 m	- Upper 3.0 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

**0548 Concrete Footings** - medium reinforced  
**0700 Piles** - reinforced concrete  
**0920 Concrete Pads** - reinforced  
**1100 Grade Beams** - reinforced concrete or equivalent  
**1311 Foundation Walls** - 200 mm light reinforced concrete  
**1514 Concrete Slab - Basement and On Grade** - 100 mm light reinforced  
**Framing** - steel columns and beams; mill type construction or equivalent in older types  
**2133 Base Floor Construction** - open web steel joists, steel decking, 75 mm light reinforced concrete slab; wood joists and deck floor system or equivalent in older types  
**2305 Stairs - Basement** - one wood stair, painted  
**2347 Stairs - Upper** - one steel stair with grate treads and railing  
**2532 Base Wall Construction** - 190 mm concrete block, loose fill insulation  
**2943 Base Roof Construction** - open web steel joists, steel decking; wood joists and deck roof system or equivalent in older types  
**3312 Roof Finish** - rigid insulation, 4-ply built-up or equivalent  
**6103 Plumbing Basic** - fair  
**6503 Heating** - fair heating with gas fired units or forced air with simple ducting  
**6703 Electrical Basic** - fair wiring

**COMPONENT DESCRIPTION - WAREHOUSE FINISH**

**6901 Electrical Fixtures** - economy lighting

**4.500.032 BASE RATES (in dollars)**

ST Code	Structure	Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR
61	Main Level & Concrete Slab	8 300	147	15 100	127	24 000	114	38 800	106
63	Main Level & Basement	12 800	258	22 600	234	35 900	214	57 800	203
70	Upper Level	10 400	101	14 600	93	20 400	85	30 000	80
90	Warehouse Finish	0	4	0	4	0	4	0	4

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 63 designates the base structure of a main level with a basement.

ST Code 70 designates the base structure of an upper level.

ST Code 90 designates typical warehouse interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.500.033 MODULE RATES (in dollars)**

**Concrete Slab on Grade**  
(MT 500 QU 03 ST 50)

Code	Component	Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR
0300	Excavation	140	5.70	280	5.10	450	4.80	750	4.70
0700	Piles	560	4.90	1 140	2.60	1 870	1.60	3 090	0.90
0920	Concrete Pads	0	0.00	-110	0.90	-220	1.10	-430	1.20
1100	Grade Beams	1 230	10.80	2 510	5.70	4 100	3.40	6 810	2.10
1514	Concrete Slab	0	15.90	0	15.90	0	15.90	0	15.90
6103	Plumbing Basic	50	1.00	110	0.80	170	0.70	280	0.70
6503	Heating	100	1.80	190	1.50	310	1.30	510	1.20
6703	Electrical Basic	100	1.80	190	1.50	310	1.30	510	1.20
	Miscellaneous	40	0.90	90	0.70	140	0.60	230	0.60
	Architect Fees	80	1.50	150	1.20	240	1.00	400	1.00
	<b>Total:</b>	<b>2 300</b>	<b>44.30</b>	<b>4 550</b>	<b>35.90</b>	<b>7 370</b>	<b>31.70</b>	<b>12 150</b>	<b>29.50</b>

**Basement**  
(MT 500 QU 03 ST 52)

Code	Component	Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR
0300	Excavation	900	37.70	1 850	33.90	3 030	32.20	5 020	31.20
0548	Concrete Footings	630	5.60	1 300	3.00	2 120	1.80	3 520	1.10
0920	Concrete Pads	0	0.00	-110	0.90	-220	1.10	-430	1.20
1311	Foundation Walls	4 350	38.50	8 910	20.30	14 580	12.20	24 180	7.30
1514	Concrete Slab	0	15.90	0	15.90	0	15.90	0	15.90
1708	Columns	0	0.00	-330	2.70	-670	3.20	-1 300	3.50
1906	Beams	0	0.00	-1 020	10.50	-1 770	11.60	-3 290	12.30
2133	Base Floor Constr.	0	44.60	0	44.60	0	44.60	0	44.60
2305	Stair	330	0.00	330	0.00	330	0.00	330	0.00
6103	Plumbing Basic	70	1.40	150	1.10	230	1.00	370	1.00
6503	Heating	140	2.40	250	2.10	410	1.80	670	1.70
6703	Electrical Basic	140	2.40	250	2.10	410	1.80	670	1.70
	Miscellaneous	60	1.20	120	1.00	190	0.80	310	0.80
	Architect Fees	230	5.10	400	4.70	640	4.40	1 030	4.20
	<b>Total:</b>	<b>6 850</b>	<b>154.80</b>	<b>12 100</b>	<b>142.80</b>	<b>19 280</b>	<b>132.40</b>	<b>31 080</b>	<b>126.50</b>

**4.500.033 MODULE RATES (in dollars)****Main Level Base Structure**

(MT 500 QU 03 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0100	Sitework	500	1.00	500	0.90	500	0.80	500	0.70		
1708	Columns	0	0.00	-330	2.70	-670	3.20	-1 300	3.50		
1902	Beams	0	0.00	-560	5.70	-970	6.30	-1 800	6.70		
2532	Base Wall Constr.	4 510	39.80	9 230	21.00	15 100	12.60	25 040	7.60		
2943	Base Roof Constr.	0	22.50	0	22.50	0	22.50	0	22.50		
3312	Roof Finish	0	22.70	0	22.70	0	22.70	0	22.70		
6103	Plumbing Basic	140	2.50	240	2.20	390	2.00	620	1.90		
6503	Heating	250	4.50	440	4.00	690	3.60	1 110	3.40		
6703	Electrical Basic	250	4.50	440	4.00	690	3.60	1 110	3.40		
	Miscellaneous	120	2.10	200	1.90	320	1.70	520	1.60		
	Architect Fees	200	3.50	350	3.10	550	2.80	880	2.60		
	<b>Total:</b>	<b>5 970</b>	<b>103.10</b>	<b>10 510</b>	<b>90.70</b>	<b>16 600</b>	<b>81.80</b>	<b>26 680</b>	<b>76.60</b>		

**Upper Level Base Structure**

(MT 500 QU 03 ST 70)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
1705	Columns	0	0.00	-210	1.80	-430	2.10	-830	2.30		
1906	Beams	0	0.00	-1 020	10.50	-1 770	11.60	-3 290	12.30		
2133	Base Floor Constr.	0	44.60	0	44.60	0	44.60	0	44.60		
2347	Stair	4 290	0.00	4 290	0.00	4 290	0.00	4 290	0.00		
2532	Base Wall Constr.	4 510	39.80	9 230	21.00	15 100	12.60	25 040	7.60		
6103	Plumbing Basic	240	2.40	340	2.20	470	2.10	700	1.90		
6503	Heating	430	4.30	610	4.00	850	3.70	1 250	3.50		
6703	Electrical Basic	430	4.30	610	4.00	850	3.70	1 250	3.50		
	Miscellaneous	200	2.00	280	1.90	400	1.70	580	1.60		
	Architect Fees	340	3.30	480	3.10	670	2.80	990	2.60		
	<b>Total:</b>	<b>10 440</b>	<b>100.70</b>	<b>14 610</b>	<b>93.10</b>	<b>20 430</b>	<b>84.90</b>	<b>29 980</b>	<b>79.90</b>		

**Warehouse Finish**

(MT 500 QU 03 ST 90)

Code	Component	All Sizes - m <sup>2</sup>	
		K	AR
6901	Electric. Fixtures	0	3.50
	Architect Fees	0	0.10
	<b>Total:</b>	<b>0</b>	<b>3.60</b>

**4.500.033 MODULE RATES (in dollars)****Upper Level Base Structure - Extension**  
(MT 500 QU 03 ST 71)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation	0	5.70	0	5.10	0	4.80	0	4.70		
0700	Piles	0	4.90	0	2.60	0	1.60	0	0.90		
0920	Concrete Pads	0	0.00	0	0.90	0	1.10	0	1.20		
1100	Grade Beams	0	10.80	0	5.70	0	3.40	0	2.10		
1708	Columns, Main	0	0.00	0	2.70	0	3.20	0	3.50		
1705	Columns, Upper	0	0.00	0	1.80	0	2.10	0	2.30		
1902	Beams, Main	0	0.00	0	5.70	0	6.30	0	6.70		
1906	Beams, Upper	0	0.00	0	10.50	0	11.60	0	12.30		
2181	Base Floor Constr.	0	78.00	0	78.00	0	78.00	0	78.00		
2532	Base Wall Constr.	0	39.80	0	21.00	0	12.60	0	7.60		
2943	Base Roof Constr.	0	22.50	0	22.50	0	22.50	0	22.50		
3312	Roof Finish	0	22.70	0	22.70	0	22.70	0	22.70		
6103	Plumbing Basic	0	2.40	0	2.20	0	2.10	0	1.90		
6503	Heating	0	4.30	0	4.00	0	3.70	0	3.50		
6703	Electrical Basic	0	4.30	0	4.00	0	3.70	0	3.50		
	Miscellaneous	0	2.00	0	1.90	0	1.70	0	1.60		
	Architect Fees	0	6.70	0	6.40	0	6.20	0	6.00		
	<b>Total:</b>	<b>0</b>	<b>204.10</b>	<b>0</b>	<b>195.00</b>	<b>0</b>	<b>187.30</b>	<b>0</b>	<b>181.00</b>		

**Upper Level Base Structure - Cantilever Extension**  
(MT 500 QU 03 ST 72)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
1705	Columns, Upper	0	0.00	0	1.80	0	2.10	0	2.30		
1906	Beams, Upper	0	0.00	0	10.50	0	11.60	0	12.30		
2181	Base Floor Constr.	0	78.00	0	78.00	0	78.00	0	78.00		
2532	Base Wall Constr.	0	39.80	0	21.00	0	12.60	0	7.60		
2943	Base Roof Constr.	0	22.50	0	22.50	0	22.50	0	22.50		
3312	Roof Finish	0	22.70	0	22.70	0	22.70	0	22.70		
6103	Plumbing Basic	0	2.40	0	2.20	0	2.10	0	1.90		
6503	Heating	0	4.30	0	4.00	0	3.70	0	3.50		
6703	Electrical Basic	0	4.30	0	4.00	0	3.70	0	3.50		
	Miscellaneous	0	2.00	0	1.90	0	1.70	0	1.60		
	Architect Fees	0	6.00	0	5.80	0	5.50	0	5.30		
	<b>Total:</b>	<b>0</b>	<b>182.00</b>	<b>0</b>	<b>174.40</b>	<b>0</b>	<b>166.20</b>	<b>0</b>	<b>161.20</b>		

**Note:** The Upper Level Extension (ST 71) and the Upper Level Cantilever Extension (ST 72) are provided for buildings that have a supported or unsupported portion of an upper level extending out from the main structure. Accordingly, the Base Rates applied against all areas of an upper level must be selected from the size range that corresponds to the upper level's **total** floor area.

**4.500.034 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
	K	AR	K	AR	K	AR	K	AR	K	AR
Foundation Wall	1 630	14.40	3 220	8.70	5 220	5.80	8 580	4.00		
Exterior Wall										
Base Wall Constr.	1 500	13.30	3 080	7.00	5 030	4.20	8 350	2.50		
Interior Columns	0	0.00	-100	0.90	-210	1.10	-420	1.20		
Plumbing Basic	40	0.40	80	0.20	130	0.10	210	0.10		
Heating	70	0.70	150	0.40	240	0.30	390	0.20		
Electrical Basic	80	0.70	160	0.40	250	0.30	410	0.20		
<b>Total:</b>	<b>1 690</b>	<b>15.10</b>	<b>3 370</b>	<b>8.90</b>	<b>5 440</b>	<b>6.00</b>	<b>8 940</b>	<b>4.20</b>		
Stairs										
Basement	110	0.00	110	0.00	110	0.00	110	0.00		
Upper	1 430	0.00	1 430	0.00	1 430	0.00	1 430	0.00		

**Plumbing**per fixture - **add \$ 400.00****Old Style Mechanical**plumbing, heating and electrical - **deduct 30% of mechanical installations****Spans**

(for each metre more or less than 6.1 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area**floor along joists - **add or deduct \$ 2.60 per m<sup>2</sup> of area**floor along beam - **add or deduct \$ 1.30 per m<sup>2</sup> of area****4.500.035 UNIT COST ADJUSTMENTS****Windows**fair single glazed aluminum window, per m<sup>2</sup> - **add \$ 101.00**fair double glazed aluminum window, per m<sup>2</sup> - **add \$ 173.00****Doors, Exterior**fair clear aluminum door, EA - **add \$ 540.00**fair hollow steel door, EA - **add \$ 400.00**overhead wood sectional door, per m<sup>2</sup> - **add \$ 100.00****Wall Openings**

(areas replaced by doors and windows)

unit masonry or wood frame wall systems - **deduct 60% of wall cost****Note:** Wall Cost (as per Component Description)2532 Base Wall Construction, m<sup>2</sup> **\$ 69.90**

**4.500.036 GENERAL INFORMATION**

This classification is provided with heat and lighting for storage purposes only. Where usages other than storage occur, adjustments to heating and/or electrical installations must be considered.

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas per level from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

Assume concrete block back-up for brick variations, thereby giving obsolescence to older type buildings.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.500.040 MODEL TYPE 500  
QUALITY 04**

**WAREHOUSE - STANDARD**

**4.500.041 GENERAL DESCRIPTION**

**Wall Heights**

<b>Architect Fees:</b> 4.1 %	<b>Foundation - Basementless</b> 1.2 m	<b>Exterior Wall - Main</b> 3.0 m
<b>Span:</b> 9.1 m	- Basement 3.0 m	- Upper 3.0 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0548</b>	<b>Concrete Footings</b> - medium reinforced
<b>0702</b>	<b>Piles</b> - reinforced concrete
<b>0921</b>	<b>Concrete Pads</b> - reinforced
<b>1123</b>	<b>Grade Beams</b> - reinforced concrete or equivalent
<b>1321</b>	<b>Foundation Walls</b> - 200 mm medium reinforced concrete
<b>1524</b>	<b>Concrete Slab - Basement</b> - 100 mm light reinforced
<b>1525</b>	<b>Concrete Slab - On Grade</b> - 125 mm light reinforced
	<b>Framing</b> - steel columns and beams
<b>2134</b>	<b>Base Floor Construction</b> - open web steel joists, steel decking, 75 mm light reinforced concrete slab
<b>2349</b>	<b>Stairs - Basement and Upper</b> - one steel stair with grate treads and railing
<b>2546</b>	<b>Base Wall Construction</b> - 190 mm light reinforced concrete block, loose fill insulation
<b>2703</b>	<b>Exterior Wall Finish</b> - paint
<b>2947</b>	<b>Base Roof Construction</b> - open web steel joists, steel decking
<b>3313</b>	<b>Roof Finish</b> - rigid insulation, 4-ply built-up
<b>6104</b>	<b>Plumbing Basic</b> - average
<b>6504</b>	<b>Heating</b> - average heating with gas fired units or forced air
<b>6704</b>	<b>Electrical Basic</b> - average wiring

**COMPONENT DESCRIPTION - WAREHOUSE FINISH**

<b>4101</b>	<b>Interior Wall Finish</b> - paint
<b>6902</b>	<b>Electrical Fixtures</b> - substandard lighting

**4.500.042 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR		
61	Main Level & Concrete Slab	18 300	148	29 100	133	47 000	124	78 100	118		
63	Main Level & Basement	29 600	260	43 800	240	67 200	228	105 600	221		
70	Upper Level	17 200	110	23 700	100	34 400	95	51 200	92		
90	Warehouse Finish	500	8	800	7	1 400	7	2 400	7		

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 63 designates the base structure of a main level with a basement.

ST Code 70 designates the base structure of an upper level.

ST Code 90 designates typical warehouse interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**Concrete Slab on Grade**

(MT 500 QU 04 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR		
0300	Excavation	280	5.10	450	4.80	750	4.70	1 300	4.60		
0702	Piles	1 230	2.80	2 020	1.70	3 350	1.00	5 790	0.60		
0921	Concrete Pads	-110	0.60	-240	0.80	-480	0.90	-1 050	1.00		
1123	Grade Beams	3 230	7.40	5 290	4.40	8 780	2.70	15 190	1.50		
1525	Concrete Slab	0	19.30	0	19.30	0	19.30	0	19.30		
6104	Plumbing Basic	130	1.00	210	0.90	350	0.80	600	0.80		
6504	Heating	310	2.30	500	2.10	830	1.90	1 420	1.80		
6704	Electrical Basic	240	1.90	400	1.60	650	1.50	1 120	1.40		
	Miscellaneous	110	0.80	180	0.70	290	0.70	500	0.60		
	Architect Fees	230	1.80	380	1.60	620	1.40	1 060	1.40		
	<b>Total:</b>	<b>5 650</b>	<b>43.00</b>	<b>9 190</b>	<b>37.90</b>	<b>15 140</b>	<b>34.90</b>	<b>25 930</b>	<b>33.00</b>		



**4.500.043 MODULE RATES (in dollars)****Basement**

(MT 500 QU 04 ST 52)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation	1 850	33.90	3 030	32.20	5 020	31.20	8 690	30.50		
0548	Concrete Footings	1 300	3.00	2 120	1.80	3 520	1.10	6 100	0.60		
0921	Concrete Pads	-110	0.60	-240	0.80	-480	0.90	-1 050	1.00		
1321	Foundation Walls	9 650	21.90	15 790	13.10	26 180	7.90	45 330	4.50		
1524	Concrete Slab	0	16.80	0	16.80	0	16.80	0	16.80		
1720	Columns	-350	1.80	-770	2.40	-1 560	2.80	-3 380	3.20		
1913	Beams	-2 230	12.90	-3 810	15.10	-6 800	16.60	-14 420	18.00		
2134	Base Floor Constr.	0	49.10	0	49.10	0	49.10	0	49.10		
2349	Stair	5 150	0.00	5 150	0.00	5 150	0.00	5 150	0.00		
6104	Plumbing Basic	170	1.40	280	1.30	460	1.10	790	1.10		
6504	Heating	410	3.20	660	2.90	1 100	2.70	1 860	2.50		
6704	Electrical Basic	320	2.60	530	2.20	860	2.10	1 470	2.00		
	Miscellaneous	150	1.10	240	1.00	380	1.00	660	0.90		
	Architect Fees	700	6.30	980	5.90	1 450	5.70	2 190	5.60		
	<b>Total:</b>	<b>17 010</b>	<b>154.60</b>	<b>23 960</b>	<b>144.60</b>	<b>35 280</b>	<b>139.00</b>	<b>53 390</b>	<b>135.80</b>		

**Main Level Base Structure**

(MT 500 QU 04 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0100	Sitework	500	0.90	500	0.80	500	0.70	500	0.60		
1720	Columns	350	1.80	-770	2.40	-1 560	2.80	-3 380	3.20		
1908	Beams	-1 190	6.90	-2 040	8.10	-3 650	8.90	-7 730	9.60		
2546	Base Wall Constr.	10 250	23.30	16 780	14.00	27 830	8.40	48 180	4.70		
2703	Ext. Wall Finish	1 030	2.30	1 680	1.40	2 790	0.80	4 840	0.50		
2947	Base Roof Constr.	0	26.00	0	26.00	0	26.00	0	26.00		
3313	Roof Finish	0	22.80	0	22.80	0	22.80	0	22.80		
6104	Plumbing Basic	300	2.80	480	2.60	770	2.40	1 260	2.30		
6504	Heating	720	6.70	1 130	6.10	1 820	5.70	2 990	5.50		
6704	Electrical Basic	570	5.30	890	4.80	1 440	4.50	2 360	4.30		
	Miscellaneous	250	2.30	400	2.10	640	2.00	1 050	1.90		
	Architect Fees	520	4.30	810	3.90	1 310	3.60	2 140	3.40		
	<b>Total:</b>	<b>12 600</b>	<b>105.40</b>	<b>19 860</b>	<b>95.00</b>	<b>31 890</b>	<b>88.60</b>	<b>52 210</b>	<b>84.80</b>		

**4.500.043 MODULE RATES (in dollars)****Upper Level Base Structure**

(MT 500 QU 04 ST 70)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR		
01716	Columns -230	1.20	500	1.60	-1 010	1.80	-2 180	2.00			
1913	Beams	-2 230	12.90	-3 810	15.10	-6 800	16.60	-14 420	18.00		
2134	Base Floor Constr.	0	49.10	0	49.10	0	49.10	0	49.10		
2349	Stair	5 150	0.00	5 150	0.00	5 150	0.00	5 150	0.00		
2546	Base Wall Constr.	10 250	23.30	16 780	14.00	27 830	8.40	48 180	4.70		
2703	Ext. Wall Finish	1 030	2.30	1 680	1.40	2 790	0.80	4 840	0.50		
6104	Plumbing Basic	410	2.70	570	2.50	820	2.30	1 230	2.30		
6504	Heating	970	6.40	1 340	5.90	1 960	5.60	2 930	5.40		
6704	Electrical Basic	760	5.10	1 060	4.60	1 540	4.40	2 310	4.30		
	Miscellaneous	340	2.30	470	2.10	690	2.00	1 030	1.90		
	Architect Fees	700	4.50	970	4.10	1 410	3.90	2 100	3.80		
	<b>Total:</b>	<b>17 150</b>	<b>109.80</b>	<b>23 710</b>	<b>100.40</b>	<b>34 380</b>	<b>94.90</b>	<b>51 170</b>	<b>92.00</b>		

**Warehouse Finish**

(MT 500 QU 04 ST 90) - finish height - 2.4 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR		
4101	Int. Wall Finish	490	1.10	810	0.70	1 350	0.40	2 330	0.20		
6902	Electric. Fixtures	0	6.20	0	6.20	0	6.20	0	6.20		
	Architect Fees	20	0.30	30	0.30	60	0.30	100	0.30		
	<b>Total:</b>	<b>510</b>	<b>7.60</b>	<b>840</b>	<b>7.20</b>	<b>1 410</b>	<b>6.90</b>	<b>2 430</b>	<b>6.70</b>		

**4.500.043 MODULE RATES (in dollars)****Upper Level Base Structure - Extension**  
(MT 500 QU 04 ST 71)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation	0	5.10	0	4.80	0	4.70	0	4.60	0	0.60
0702	Piles	0	2.80	0	1.70	0	1.00	0	0.60	0	1.00
0921	Concrete Pads	0	0.60	0	0.80	0	0.90	0	1.00	0	1.50
1123	Grade Beams	0	7.40	0	4.40	0	2.70	0	1.50	0	3.20
1720	Columns, Main	0	1.80	0	2.40	0	2.80	0	3.20	0	2.00
1716	Columns, Upper	0	1.20	0	1.60	0	1.80	0	2.00	0	9.60
1908	Beams, Main	0	6.90	0	8.10	0	8.90	0	9.60	0	18.00
1913	Beams, Upper	0	12.90	0	15.10	0	16.60	0	18.00	0	92.80
2182	Base Floor Constr.	0	92.80	0	92.80	0	92.80	0	92.80	0	4.70
2546	Base Wall Constr.	0	23.30	0	14.00	0	8.40	0	4.70	0	0.50
2703	Ext. Wall Finish	0	2.30	0	1.40	0	0.80	0	0.50	0	26.00
2947	Base Roof Constr.	0	26.00	0	26.00	0	26.00	0	26.00	0	22.80
3313	Roof Finish	0	22.80	0	22.80	0	22.80	0	22.80	0	2.30
6104	Plumbing Basic	0	2.70	0	2.50	0	2.30	0	2.30	0	5.40
6504	Heating	0	6.40	0	5.90	0	5.60	0	5.40	0	4.30
6704	Electrical Basic	0	5.10	0	4.60	0	4.40	0	4.30	0	1.90
	Miscellaneous	0	2.30	0	2.10	0	2.00	0	1.90	0	8.60
	Architect Fees	0	9.50	0	9.00	0	8.70	0	8.60	0	
	<b>Total:</b>	<b>0</b>	<b>231.90</b>	<b>0</b>	<b>220.00</b>	<b>0</b>	<b>213.20</b>	<b>0</b>	<b>209.80</b>	<b>0</b>	

**Upper Level Base Structure - Cantilever Extension**  
(MT 500 QU 04 ST 72)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
1716	Columns, Upper	0	1.20	0	1.60	0	1.80	0	2.00	0	18.00
1913	Beams, Upper	0	12.90	0	15.10	0	16.60	0	18.00	0	92.80
2182	Base Floor Constr.	0	92.80	0	92.80	0	92.80	0	92.80	0	4.70
2546	Base Wall Constr.	0	23.30	0	14.00	0	8.40	0	4.70	0	0.50
2947	Base Roof Constr.	0	26.00	0	26.00	0	26.00	0	26.00	0	22.80
3313	Roof Finish	0	22.80	0	22.80	0	22.80	0	22.80	0	2.30
6104	Plumbing Basic	0	2.70	0	2.50	0	2.30	0	2.30	0	5.40
6504	Heating	0	6.40	0	5.90	0	5.60	0	5.40	0	4.30
6704	Electrical Basic	0	5.10	0	4.60	0	4.40	0	4.30	0	1.90
	Miscellaneous	0	2.30	0	2.10	0	2.00	0	1.90	0	7.70
	Architect Fees	0	8.40	0	8.00	0	7.80	0	7.70	0	
	<b>Total:</b>	<b>0</b>	<b>203.90</b>	<b>0</b>	<b>195.50</b>	<b>0</b>	<b>190.50</b>	<b>0</b>	<b>187.90</b>	<b>0</b>	

**Note:** The Upper Level Extension (ST 71) and the Upper Level Cantilever Extension (ST 72) are provided for buildings that have a supported or unsupported portion of an upper level extending out from the main structure. Accordingly, the Base Rates applied against all areas of an upper level must be selected from the size range that corresponds to the upper level's **total** floor area.

**4.500.044 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
	K	AR	K	AR	K	AR	K	AR	K	AR
Foundation Wall	3 560	9.00	5 730	5.90			9 410	4.00	16 010	3.00
Exterior Wall										
Base Wall Constr.	3 420	7.80	5 590	4.70			9 280	2.80	16 060	1.60
Ext. Wall Finish	340	0.80	560	0.50			930	0.30	1 610	0.20
Interior Columns	-110	0.60	-250	0.80			-510	0.90	-1 120	1.10
Plumbing Basic	100	0.30	160	0.20			270	0.10	450	0.10
Heating	240	0.60	400	0.40			650	0.30	1 110	0.20
Electrical Basic	210	0.50	330	0.30			550	0.20	930	0.20
<b>Total:</b>	<b>4 200</b>	<b>10.60</b>	<b>6 790</b>	<b>6.90</b>			<b>11 170</b>	<b>4.60</b>	<b>19 040</b>	<b>3.40</b>
Int. Wall Finish	160	0.40	270	0.20			450	0.10	780	0.10
Stairs										
Basement	1 710	0.00	1 710	0.00			1 710	0.00	1 710	0.00
Upper	1 710	0.00	1 710	0.00			1 710	0.00	1 710	0.00

**Plumbing**per fixture - **add \$ 470.00****Old Style Mechanical**plumbing, heating, and electrical - **deduct 30% of mechanical installations****Spans**

(for each metre more or less than 9.1 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area**floor along joists - **add or deduct \$ 2.60 per m<sup>2</sup> of area**floor along beam - **add or deduct \$ 1.30 per m<sup>2</sup> of area****4.500.045 UNIT COST ADJUSTMENTS****Windows**average double glazed aluminum window, per m<sup>2</sup> - **add \$ 182.00****Doors, Exterior**average clear aluminum door, EA - **add \$ 670.00**average hollow steel door, EA - **add \$ 480.00**overhead wood sectional door, per m<sup>2</sup> - **add \$ 100.00**overhead aluminum sectional fully glazed, per m<sup>2</sup> - **add \$ 166.00****Wall Openings**

(areas replaced by doors and windows)

unit masonry or wood frame wall systems - **deduct 60% of wall cost**store front window system - **deduct 85% of wall cost**curtain wall window system - **deduct 100% of wall cost**architecturally integrated window systems - **no deduction** for wall areas replaced by integrated window framing in precast concrete wall panels. (Multiply total wall area by appropriate panel cost and add for windows.)**Note:** Wall Cost (as per Component Description)

2546 Base Wall Construction \$ 77.70

2703 Exterior Wall Finish 7.80

4101 Interior Wall Finish 4.70**Total:** m<sup>2</sup> **\$ 90.20**

**4.500.046 GENERAL INFORMATION**

This classification is provided with heat and lighting which is adequate for storage purposes only. Where usages other than storage occur, adjustments to heating and/or electrical installations must be considered.

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas per level from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

Assume concrete block back-up for brick variations, thereby giving obsolescence to older type buildings.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.500.060 MODEL TYPE 500  
QUALITY 06**

**WAREHOUSE - CUSTOM**

**4.500.061 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 5.1 %  
**Span:** 10.7 m

**Foundation -** Basement 3.0 m

**Exterior Wall -** Main 3.0 m  
- Upper 3.0 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0555</b>	<b>Concrete Footings</b> - medium reinforced
<b>0702</b>	<b>Piles</b> - reinforced concrete
<b>0923</b>	<b>Concrete Pads</b> - reinforced
<b>1124</b>	<b>Grade Beams</b> - reinforced concrete or equivalent
<b>1328</b>	<b>Foundation Walls</b> - 300 mm medium reinforced concrete
<b>1526</b>	<b>Concrete Slab - Basement</b> - 150 mm light reinforced
<b>1546</b>	<b>Concrete Slab - On Grade</b> - 150 mm medium reinforced
	<b>Framing</b> - non bearing walls; precast concrete columns and beams or reinforced concrete columns and suspended framing system or steel columns and beams
<b>2149</b>	<b>Base Floor Construction</b> - precast purlin joists, steel decking, 100 mm light reinforced concrete slab or open web steel joists, steel decking, 100 mm light reinforced concrete slab or equivalent
<b>2349</b>	<b>Stairs - Basement and Upper</b> - two steel stairs with grate treads and railing
<b>2548</b>	<b>Base Wall Construction</b> - 240 mm reinforced concrete block, loose fill insulation
<b>2703</b>	<b>Exterior Wall Finish</b> - paint
<b>2961</b>	<b>Base Roof Construction</b> - precast purlin joists, steel decking or open web steel joists, steel decking or equivalent
<b>3314</b>	<b>Roof Finish</b> - rigid insulation, 4-ply built-up or equivalent
<b>6106</b>	<b>Plumbing Basic</b> - good
<b>6506</b>	<b>Heating</b> - good heating with gas fired units or forced air
<b>6706</b>	<b>Electrical Basic</b> - good wiring

**COMPONENT DESCRIPTION - WAREHOUSE FINISH**

<b>4102</b>	<b>Interior Wall Finish</b> - paint
<b>5176</b>	<b>Floor Finish</b> - floor hardener
<b>6903</b>	<b>Electrical Fixtures</b> - fair lighting

**4.500.062 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
61	Main Level & Concrete Slab	28 700	205	42 600	191	69 400	178	117 000	169		
63	Main Level & Basement	56 300	353	75 200	343	115 600	323	185 500	310		
70	Upper Level	37 900	166	47 100	165	68 700	153	105 400	147		
90	Warehouse Finish	600	13	1 100	12	1 800	12	3 000	12		

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 63 designates the base structure of a main level with a basement.

ST Code 70 designates the base structure of an upper level.

ST Code 90 designates typical warehouse interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.500.063 MODULE RATES (in dollars)**

**Concrete Slab on Grade**  
(MT 500 QU 06 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation 280		5.10450		4.80750		4.70	1 300	4.60		
0702	Piles	1 050	2.40	1 720	1.40	2 850	0.90	4 930	0.50		
0923	Concrete Pads	0	0.00	-550	1.50	-1 130	1.80	-2 450	2.00		
1124	Grade Beams	4 800	10.90	7 850	6.50	13 010	3.90	22 530	2.20		
1546	Concrete Slab	0	29.40	0	29.40	0	29.40	0	29.40		
6106	Plumbing Basic	180	1.40	270	1.20	440	1.20	750	1.10		
6506	Heating	520	4.00	800	3.70	1 310	3.40	2 220	3.30		
6706	Electrical Basic	330	2.60	510	2.30	830	2.20	1 410	2.10		
	Miscellaneous	150	1.10	230	1.00	370	1.00	630	0.90		
	Architect Fees	390	3.10	610	2.80	990	2.60	1 680	2.50		
	<b>Total:</b>	<b>7 700</b>	<b>60.00</b>	<b>11 890</b>	<b>54.60</b>	<b>19 420</b>	<b>51.10</b>	<b>33 000</b>	<b>48.60</b>		

**Basement**  
(MT 500 QU 06 ST 52)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation 1 850	33.90	3 030	32.20	5 020	31.20	8 690	30.50			
0555	Concrete Footings	1 540	3.50	2 520	2.10	4 180	1.30	7 230	0.70		
0923	Concrete Pads	0	0.00	-550	1.50	-1 130	1.80	-2 450	2.00		
1328	Foundation Walls	11 690	26.60	19 140	15.90	31 730	9.60	54 940	5.40		
1526	Concrete Slab	0	21.30	0	21.30	0	21.30	0	21.30		
1775	Interior Columns	0	0.00	-440	1.20	-900	1.40	-1 960	1.60		
1914	Interior Beams	0	0.00	-4 920	16.00	-8 690	17.90	-17 980	19.60		
1914	Perimeter Beams	6 530	14.80	10 680	8.90	17 720	5.40	30 670	3.00		
2149	Base Floor Constr.	0	85.00	0	85.00	0	85.00	0	85.00		
2349	Stairs	10 290	0.00	10 290	0.00	10 290	0.00	10 290	0.00		
6106	Plumbing Basic	250	1.90	370	1.70	600	1.70	1 020	1.50		
6506	Heating	720	5.60	1 090	5.20	1 790	4.80	3 030	4.60		
6706	Electrical Basic	460	3.60	700	3.20	1 130	3.10	1 920	2.90		
	Miscellaneous	210	1.50	310	1.40	510	1.40	860	1.30		
	Architect Fees	1 800	10.60	2 270	10.50	3 350	10.00	5 170	9.60		
	<b>Total:</b>	<b>35 340</b>	<b>208.30</b>	<b>44 490</b>	<b>206.10</b>	<b>65 600</b>	<b>195.90</b>	<b>101 430</b>	<b>189.00</b>		

**4.500.063 MODULE RATES (in dollars)****Main Level Base Structure**  
(MT 500 QU 06 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR		
0100	Sitework	500	0.90	500	0.80	500	0.70	500	0.60		
1775	Interior Columns	0	0.00	-440	1.20	-900	1.40	-1 960	1.60		
1775	Exterior Columns	790	1.80	1 290	1.10	2 140	0.60	3 710	0.40		
1930	Interior Beams	0	0.00	-2 120	6.90	-3 750	7.70	-7 760	8.50		
1930	Perimeter Beams	2 820	6.40	4 610	3.80	7 650	2.30	13 240	1.30		
2548	Base Wall Constr.	11 480	26.10	18 790	15.70	31 160	9.40	53 950	5.30		
2703	Ext. Wall Finish	1 030	2.30	1 680	1.40	2 790	0.80	4 840	0.50		
2961	Base Roof Constr.	0	46.50	0	46.50	0	46.50	0	46.50		
3314	Roof Finish	0	27.50	0	27.50	0	27.50	0	27.50		
6106	Plumbing Basic	490	3.90	720	3.70	1 180	3.50	1 980	3.30		
6506	Heating	1 460	11.60	2 140	11.00	3 490	10.30	5 870	9.90		
6706	Electrical Basic	920	7.30	1 360	7.00	2 210	6.50	3 720	6.30		
	Miscellaneous	410	3.30	600	3.10	980	2.90	1 650	2.80		
	Architect Fees	1 070	7.40	1 570	7.00	2 550	6.50	4 290	6.20		
	<b>Total:</b>	<b>20 970</b>	<b>145.00</b>	<b>30 700</b>	<b>136.70</b>	<b>50 000</b>	<b>126.60</b>	<b>84 030</b>	<b>120.70</b>		

**Upper Level Base Structure**  
(MT 500 QU 06 ST 70)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR		
1775	Interior Columns	0	0.00	-440	1.20	-900	1.40	-1 960	1.60		
1775	Exterior Columns	790	1.80	1 290	1.10	2 140	0.60	3 710	0.40		
1914	Interior Beams	0	0.00	-4 920	16.00	-8 690	17.90	-17 980	19.60		
1914	Perimeter Beams	6 530	14.80	10 680	8.90	17 720	5.40	30 670	3.00		
2149	Base Floor Constr.	0	85.00	0	85.00	0	85.00	0	85.00		
2349	Stairs	10 290	0.00	10 290	0.00	10 290	0.00	10 290	0.00		
2548	Base Wall Constr.	11 480	26.10	18 790	15.70	31 160	9.40	53 950	5.30		
2703	Ext. Wall Finish	1 030	2.30	1 680	1.40	2 790	0.80	4 840	0.50		
6106	Plumbing Basic	880	4.10	1 100	4.00	1 600	3.80	2 470	3.60		
6506	Heating	2 600	12.00	3 240	11.90	4 750	11.10	7 300	10.70		
6706	Electrical Basic	1 650	7.60	2 060	7.60	3 010	7.10	4 630	6.80		
	Miscellaneous	730	3.40	910	3.40	1 340	3.10	2 060	3.00		
	Architect Fees	1 930	8.40	2 400	8.40	3 500	7.80	5 370	7.50		
	<b>Total:</b>	<b>37 910</b>	<b>165.50</b>	<b>47 080</b>	<b>164.60</b>	<b>68 710</b>	<b>153.40</b>	<b>105 350</b>	<b>147.00</b>		



**4.500.063 MODULE RATES (in dollars)****Upper Level Base Structure - Extension**  
(MT 500 QU 06 ST 71)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation 0	5.10	0	4.80	0	4.70	0	4.60			
0702	Piles	0	2.40	0	1.40	0	0.90	0	0	0.50	
0923	Concrete Pads	0	0.00	0	1.50	0	1.80	0	0	2.00	
1124	Grade Beams	0	10.90	0	6.50	0	3.90	0	0	2.20	
1775	Int. Columns, Main	0	0.00	0	1.20	0	1.40	0	0	1.60	
1775	Ext. Columns, Main	0	1.80	0	1.10	0	0.60	0	0	0.40	
1775	Int. Columns, Upper	0	0.00	0	1.20	0	1.40	0	0	1.60	
1775	Ext. Columns, Upper	0	1.80	0	1.10	0	0.60	0	0	0.40	
1930	Int. Beams, Main	0	0.00	0	6.90	0	7.70	0	0	8.50	
1930	Perim. Beams, Main	0	6.40	0	3.80	0	2.30	0	0	1.30	
1914	Int. Beams, Upper	0	0.00	0	16.00	0	17.90	0	0	19.60	
1914	Perim. Beams, Upper	0	14.80	0	8.90	0	5.40	0	0	3.00	
2183	Base Floor Constr.	0	140.50	0	140.50	0	140.50	0	0	140.50	
2548	Base Wall Constr.	0	26.10	0	15.70	0	9.40	0	0	5.30	
2703	Ext. Wall Finish	0	2.30	0	1.40	0	0.80	0	0	0.50	
2961	Base Roof Constr.	0	46.50	0	46.50	0	46.50	0	0	46.50	
3314	Roof Finish	0	27.50	0	27.50	0	27.50	0	0	27.50	
6106	Plumbing Basic	0	4.10	0	4.00	0	3.80	0	0	3.60	
6506	Heating	0	12.00	0	11.90	0	11.10	0	0	10.70	
6706	Electrical Basic	0	7.60	0	7.60	0	7.10	0	0	6.80	
	Miscellaneous	0	3.40	0	3.40	0	3.10	0	0	3.00	
	Architect Fees	0	16.80	0	16.80	0	16.00	0	0	15.60	
	<b>Total:</b>	<b>0</b>	<b>330.00</b>	<b>0</b>	<b>329.70</b>	<b>0</b>	<b>314.40</b>	<b>0</b>	<b>0</b>	<b>305.70</b>	

**4.500.063 MODULE RATES (in dollars)****Upper Level Base Structure - Cantilever Extension**  
(MT 500 QU 06 ST 72)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
1775	Int. Columns, Upper	0	0.00	0	1.20	0	1.40	0	1.60		
1775	Ext. Columns, Upper	0	1.80	0	1.10	0	0.60	0	0.40		
1914	Int. Beams, Upper	0	0.00	0	16.00	0	17.90	0	19.60		
1914	Perim. Beams, Upper	0	14.80	0	8.90	0	5.40	0	3.00		
2183	Base Floor Constr.	0	140.50	0	140.50	0	140.50	0	140.50		
2548	Base Wall Constr.	0	26.10	0	15.70	0	9.40	0	5.30		
2703	Ext. Wall Finish	0	2.30	0	1.40	0	0.80	0	0.50		
2961	Base Roof Constr.	0	46.50	0	46.50	0	46.50	0	46.50		
3314	Roof Finish	0	27.50	0	27.50	0	27.50	0	27.50		
6106	Plumbing Basic	0	4.10	0	4.00	0	3.80	0	3.60		
6506	Heating	0	12.00	0	11.90	0	11.10	0	10.70		
6706	Electrical Basic	0	7.60	0	7.60	0	7.10	0	6.80		
	Miscellaneous	0	3.40	0	3.40	0	3.10	0	3.00		
	Architect Fees	0	15.40	0	15.40	0	14.80	0	14.50		
	<b>Total:</b>	<b>0</b>	<b>302.00</b>	<b>0</b>	<b>301.10</b>	<b>0</b>	<b>289.90</b>	<b>0</b>	<b>283.50</b>		

**Note:** The Upper Level Extension (ST 71) and the Upper Level Cantilever Extension (ST 72) are provided for buildings that have a supported or unsupported portion of an upper level extending out from the main structure. Accordingly, the Base Rates applied against all areas of an upper level must be selected from the size range that corresponds to the upper level's **total** floor area.

**4.500.063 MODULE RATES (in dollars)****Warehouse Finish**

(MT 500 QU 06 ST 90) - finish height - 3.0 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
4102	Int. Wall Finish	610	1.40	1 000	0.80	1 660	0.50	2 880	0.30		
5176	Floor Finish	0	0.90	0	0.90	0	0.90	0	0.90	0	0.90
6903	Electric. Fixtures	0	10.00	0	10.00	0	10.00	0	10.00	0	10.00
	Architect Fees	30	0.70	50	0.60	90	0.60	150	0.60		
	<b>Total:</b>	<b>640</b>	<b>13.00</b>	<b>1 050</b>	<b>12.30</b>	<b>1 750</b>	<b>12.00</b>	<b>3 030</b>	<b>11.80</b>		

**4.500.064 PRECALCULATED ADJUSTMENTS (in dollars)****Height**

per metre of height - add or deduct

Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
	K	AR	K	AR	K	AR	K	AR	K	AR
Foundation Wall	4 530	10.30	7 260	6.60	11 970	4.30	20 550	2.70		
Exterior Wall										
Base Wall Constr.	3 830	8.70	6 260	5.20	10 390	3.10	17 980	1.80		
Ext. Wall Finish	340	0.80	560	0.50	930	0.30	1 610	0.20		
Interior Columns	0	0.00	-140	0.40	-290	0.50	-640	0.50		
Exterior Columns	260	0.60	430	0.40	710	0.20	1 240	0.10		
Plumbing Basic	120	0.30	200	0.20	330	0.10	560	0.10		
Heating	380	0.90	600	0.60	1 000	0.30	1 710	0.20		
Electrical Basic	260	0.60	410	0.40	680	0.20	1 180	0.20		
<b>Total:</b>	<b>5 190</b>	<b>11.90</b>	<b>8 320</b>	<b>7.70</b>	<b>13 750</b>	<b>4.70</b>	<b>23 640</b>	<b>3.10</b>		
Int. Wall Finish	200	0.50	330	0.30	550	0.20	960	0.10		
Stairs, per stair										
Basement	1 710	0.00	1 710	0.00	1 710	0.00	1 710	0.00		
Upper	1 710	0.00	1 710	0.00	1 710	0.00	1 710	0.00		

**Plumbing**

per fixture - add \$ 570.00

**Old Style Mechanical**

plumbing, heating, and electrical - deduct 30% of mechanical installations

**Spans**

(for each metre more or less than 10.7 m)

roof along joists - add or deduct \$ 1.60 per m<sup>2</sup> of arearoof along beam - add or deduct \$ 0.80 per m<sup>2</sup> of areafloor along joists - add or deduct \$ 2.60 per m<sup>2</sup> of areafloor along beam - add or deduct \$ 1.30 per m<sup>2</sup> of area

**4.500.065 UNIT COST ADJUSTMENTS****Windows**

good double glazed aluminum window, per m<sup>2</sup> - **add \$ 191.00**

good clear sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 184.00**

**Doors, Exterior**

good clear aluminum door, EA - **add \$ 890.00**

good hollow steel door, EA - **add \$ 620.00**

overhead wood sectional door, per m<sup>2</sup> - **add \$ 100.00**

overhead aluminum sectional fully glazed, per m<sup>2</sup> - **add \$ 166.00**

**Wall Openings**

(areas replaced by doors and windows)

unit masonry or wood frame wall systems - **deduct 60% of wall cost**

store front window system - **deduct 85% of wall cost**

curtain wall window system - **deduct 100% of wall cost**

architecturally integrated window systems - **no deduction** for wall areas replaced by integrated window framing in precast concrete wall panels. (Multiply total wall area by appropriate panel cost and add for windows.)

**Note:** Wall Cost (as per Component Description)

2548	Base Wall Construction	\$ 87.00
2703	Exterior Wall Finish	7.80
4102	Interior Wall Finish	<u>5.80</u>
<b>Total:</b>	m <sup>2</sup>	<b>\$ 100.60</b>

**4.500.066 GENERAL INFORMATION**

This classification is provided with heat and lighting which is adequate for storage purposes only. Where usages other than storage occur, adjustments to heating and/or electrical installations must be considered.

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas per level from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

Assume concrete block back-up for brick variations, thereby giving obsolescence to older type buildings.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.505.020 MODEL TYPE 505  
QUALITY 02**

**METAL CLAD WAREHOUSE - SUBSTANDARD**

**4.505.021 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 2.2 %  
**Span:** 9.1 m

**Foundation** - Basementless 0.6 m

**Exterior Wall** - Main 3.0 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0517</b>	<b>Concrete Footings</b> - unreinforced or equivalent
<b>1513</b>	<b>Concrete Slab - On Grade</b> - 75 mm light reinforced
<b>2501</b>	<b>Base Wall Construction</b> - 38 x 89 mm wood framing, plywood sheathing or equivalent
<b>2781</b>	<b>Exterior Wall Finish</b> - 28 gauge corrugated galvanized metal siding
<b>2902</b>	<b>Base Roof Construction</b> - gable roof, wood truss rafters, wood girts
<b>3325</b>	<b>Roof Finish</b> - 28 gauge corrugated galvanized metal sheathing
<b>6102</b>	<b>Plumbing Basic</b> - substandard
<b>6702</b>	<b>Electrical Basic</b> - substandard wiring

**COMPONENT DESCRIPTION - WAREHOUSE FINISH**

**6901** **Electrical Fixtures** - economy lighting

**4.505.022 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR		
<b>61</b>	<b>Main Level &amp; Concrete Slab</b>	<b>1 800</b>	<b>126</b>	<b>3 600</b>	<b>91</b>	<b>6 700</b>	<b>78</b>	<b>10 700</b>	<b>72</b>		
<b>90</b>	<b>Warehouse Finish</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>4</b>		

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 90 designates typical warehouse interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.505.023 MODULE RATES (in dollars)****Concrete Slab on Grade**

(MT 505 QU 02 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR		
0300	Excavation	50	7.30	140	5.70	280	5.10	450	4.80		
0517	Concrete Footings	200	10.30	490	4.40	1 010	2.30	1 660	1.40		
1513	Concrete Slab	0	13.20	0	13.20	0	13.20	0	13.20		
6102	Plumbing Basic	10	0.70	10	0.50	30	0.40	40	0.40		
6702	Electrical Basic	20	2.10	40	1.60	90	1.40	140	1.30		
	Miscellaneous	10	0.70	10	0.50	30	0.50	50	0.40		
	Architect Fees	10	0.80	20	0.60	30	0.50	50	0.50		
	<b>Total:</b>	<b>300</b>	<b>35.10</b>	<b>710</b>	<b>26.50</b>	<b>1 470</b>	<b>23.40</b>	<b>2 390</b>	<b>22.00</b>		

**Main Level Base Structure**

(MT 505 QU 02 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR		
0100	Sitework	500	0.00	500	1.00	500	0.90	500	0.80		
2501	Base Wall Constr.	440	22.70	1 090	9.60	2 230	5.10	3 650	3.00		
2781	Ext. Wall Finish	370	19.50	930	8.30	1 910	4.40	3 130	2.60		
2902	Base Roof Constr.	0	22.50	0	22.50	0	22.50	0	22.50		
3325	Roof Finish	0	14.90	0	14.90	0	14.90	0	14.90		
6102	Plumbing Basic	30	1.70	50	1.20	100	1.10	150	1.00		
6702	Electrical Basic	90	5.60	170	4.00	310	3.40	490	3.10		
	Miscellaneous	30	1.80	60	1.30	100	1.10	160	1.00		
	Architect Fees	30	2.00	60	1.40	120	1.20	180	1.10		
	<b>Total:</b>	<b>1 490</b>	<b>90.70</b>	<b>2 860</b>	<b>64.20</b>	<b>5 270</b>	<b>54.60</b>	<b>8 260</b>	<b>50.00</b>		

**4.505.023 MODULE RATES (in dollars)****Warehouse Finish**

(MT 505 QU 02 ST 90) - finish height 3.0 m

**All Sizes - m<sup>2</sup>**

ST Code	Component	K	AR
6901	Electric. Fixtures	0	3.50
	Architect Fees	0	0.10
	<b>Total:</b>	<b>0</b>	<b>3.60</b>

**4.505.024 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
	K	AR	K	AR	K	AR	K	AR	K	AR
Exterior Wall										
Base Wall Constr.	150	7.60	360	3.20	740	1.70	1 220	1.00		
Ext. Wall Finish	120	6.50	310	2.80	640	1.50	1 040	0.90		
Plumbing Basic	10	0.60	30	0.30	50	0.10	90	0.10		
Electrical Basic	40	1.90	90	0.80	180	0.50	280	0.30		
<b>Total:</b>	<b>320</b>	<b>16.60</b>	<b>790</b>	<b>7.10</b>	<b>1 610</b>	<b>3.80</b>	<b>2 630</b>	<b>2.30</b>		

**Roof Finish**asphalt shingles, per m<sup>2</sup> - **deduct \$ 7.60****Note:** All roof component calculations and adjustments include an appropriate pitch factor.**Plumbing**per fixture - **add \$ 300.00****Spans**

(for each metre more or less than 9.1 m)

roof along trusses - **add or deduct \$ 1.80 per m<sup>2</sup> of area****Walls**

pole or post framing, girts, 28 gauge corrugated

galvanized metal siding, per m<sup>2</sup> wall area - **deduct \$ 3.80****4.505.025 UNIT COST ADJUSTMENTS****Windows**low grade single glazed wood window, per m<sup>2</sup> - **add \$ 102.00**low grade double glazed wood window, per m<sup>2</sup> - **add \$ 161.00**low grade single glazed aluminum window, per m<sup>2</sup> - **add \$ 98.50**low grade double glazed aluminum window, per m<sup>2</sup> - **add \$ 157.00**

**4.505.025 UNIT COST ADJUSTMENTS****Doors, Exterior**low grade wood door, EA - **add \$ 310.00**low grade hollow steel door, EA - **add \$ 320.00****Wall Openings**

(areas replaced by doors and windows)

unit masonry or wood frame wall systems - **deduct 60% of wall cost****Note:** Wall Costs (as per Component Description)

2501 Base Wall Construction \$ 16.90

2781 Exterior Wall Finish 14.50**Total:** m<sup>2</sup> **\$ 31.40****4.505.026 GENERAL INFORMATION**

This classification is provided with lighting which is adequate for storage purposes only. Where usages other than storage occur, adjustments to electrical installations must be considered.

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor area from exterior measurements.

For perimeter and/or design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.505.030 MODEL TYPE 505  
QUALITY 03**

**METAL CLAD WAREHOUSE - FAIR**

**4.505.031 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 3.3 %      **Foundation - Basementless** 0.6 m      **Exterior Wall - Main** 3.0 m  
**Span:** 14.6 m

**CODE            COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0700</b>	<b>Piles</b> - reinforced concrete
<b>0920</b>	<b>Concrete Pads</b> - reinforced
<b>1100</b>	<b>Grade Beams</b> - reinforced concrete or equivalent
<b>1514</b>	<b>Concrete Slab - On Grade</b> - 100 mm light reinforced
<b>2507</b>	<b>Base Wall Construction</b> - 38 x 140 mm wood framing, plywood sheathing, batt insulation, vapour barrier
<b>2783</b>	<b>Exterior Wall Finish</b> - 28 gauge corrugated colored metal siding
<b>2921</b>	<b>Base Roof Construction</b> - gable roof, wood truss rafters, plywood sheathing, batt insulation
<b>3325</b>	<b>Roof Finish</b> - 28 gauge corrugated galvanized metal sheathing
<b>6103</b>	<b>Plumbing Basic</b> - fair
<b>6503</b>	<b>Heating</b> - fair heating with gas fired units or forced air with simple ducting
<b>6703</b>	<b>Electrical Basic</b> - fair wiring

**COMPONENT DESCRIPTION - WAREHOUSE FINISH**

**6902            Electrical Fixtures** - substandard lighting

**4.505.032 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR		
<b>61</b>	<b>Main Level &amp; Concrete Slab</b>	<b>6 600</b>	<b>154</b>	<b>12 800</b>	<b>130</b>	<b>20 500</b>	<b>118</b>	<b>33 600</b>	<b>112</b>		
<b>90</b>	<b>Warehouse Finish</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>6</b>

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 90 designates typical warehouse interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.



**4.505.033 MODULE RATES (in dollars)****Concrete Slab on Grade**

(MT 505 QU 03 ST 50)

Code	Component	Size Ranges - m <sup>2</sup> (0-249)		Size 2 (250-699)		Size 3		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation	140	5.70	280	5.10	450	4.80	750	4.70		
0700	Piles	560	4.90	1 140	2.60	1 870	1.60	3 090	0.90		
0920	Concrete Pads	0	0.00	-110	0.90	-220	1.10	-430	1.20		
1100	Grade Beams	1 230	10.80	2 510	5.70	4 100	3.40	6 810	2.10		
1514	Concrete Slab	0	15.90	0	15.90	0	15.90	0	15.90		
6103	Plumbing Basic	50	1.00	110	0.80	170	0.70	280	0.70		
6503	Heating	100	1.80	190	1.50	310	1.30	510	1.20		
6703	Electrical Basic	100	1.80	190	1.50	310	1.30	510	1.20		
	Miscellaneous	40	0.90	90	0.70	140	0.60	230	0.60		
	Architect Fees	80	1.50	150	1.20	240	1.00	400	1.00		
	<b>Total:</b>	<b>2 300</b>	<b>44.30</b>	<b>4 550</b>	<b>35.90</b>	<b>7 370</b>	<b>31.70</b>	<b>12 150</b>	<b>29.50</b>		

**Main Level Base Structure**

(MT 505 QU 03 ST 60)

Code	Component	Size Ranges - m <sup>2</sup> (0-249)		Size 2 (250-699)		Size 3 (700-1999)		Size 4 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR
0100	Sitework	500	1.00	500	0.90	500	0.80	500	0.70
2507	Base Wall Constr.	1 930	17.00	3 950	9.00	6 460	5.40	10 710	3.20
2783	Ext. Wall Finish	1 220	10.80	2 510	5.70	4 100	3.40	6 800	2.00
2921	Base Roof Constr.	0	47.80	0	47.80	0	47.80	0	47.80
3325	Roof Finish	0	14.90	0	14.90	0	14.90	0	14.90
6103	Plumbing Basic	100	2.60	190	2.30	310	2.10	500	2.00
6503	Heating	180	4.70	340	4.10	550	3.80	890	3.60
6703	Electrical Basic	180	4.70	340	4.10	550	3.80	890	3.60
	Miscellaneous	80	2.10	160	1.80	250	1.70	410	1.60
	Architect Fees	140	3.60	270	3.10	430	2.90	710	2.70
	<b>Total:</b>	<b>4 330</b>	<b>109.20</b>	<b>8 260</b>	<b>93.70</b>	<b>13 150</b>	<b>86.60</b>	<b>21 410</b>	<b>82.10</b>

**4.505.033 MODULE RATES (in dollars)****Warehouse Finish**

(MT 505 QU 03 ST 90) - finish height 3.0 m

**All Sizes - m<sup>2</sup>**

ST Code	Structure	K	AR
6902	Electric. Fixtures	0	6.20
	Architect Fees	0	0.20
	<b>Total:</b>	<b>0</b>	<b>6.40</b>

**4.505.034 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
	K	AR	K	AR	K	AR	K	AR	K	AR
Exterior Wall										
Base Wall Constr.	640	5.70	1 320	3.00	2 150	1.80	3 570	1.10		
Ext. Wall Finish	410	3.60	840	1.90	1 370	1.10	2 270	0.70		
Plumbing Basic	40	0.40	80	0.20	130	0.10	210	0.10		
Heating	70	0.70	150	0.40	240	0.30	390	0.20		
Electrical Basic	80	0.70	160	0.40	250	0.30	410	0.20		
<b>Total:</b>	<b>1 240</b>	<b>11.10</b>	<b>2 550</b>	<b>5.90</b>	<b>4 140</b>	<b>3.60</b>	<b>6 850</b>	<b>2.30</b>		

**Roof Finish**asphalt shingles, per m<sup>2</sup> - **deduct \$ 8.50****Note:** All roof component calculations and adjustments include an appropriate pitch factor.**Plumbing**per fixture - **add \$ 400.00****Spans**

(for each metre more or less than 14.6 m)

roof along trusses - **add or deduct \$ 1.80 per m<sup>2</sup> of area****Walls**

pole or post framing, girts, 28 gauge corrugated

colored metal siding, per m<sup>2</sup> wall area - **deduct \$ 9.00****4.505.035 UNIT COST ADJUSTMENTS****Windows**fair grade single glazed aluminum window, per m<sup>2</sup> - **add \$ 101.00**fair grade double glazed aluminum window, per m<sup>2</sup> - **add \$ 173.00**

**4.505.035 UNIT COST ADJUSTMENTS****Doors, Exterior**fair clear aluminum door, EA - **add \$ 540.00**fair grade steel door, EA - **add \$ 400.00**overhead wood sectional door, per m<sup>2</sup> - **add \$ 100.00****Wall Openings**

(areas replaced by doors and windows)

unit masonry or wood frame wall systems - **deduct 60% of wall cost****Note:** Wall Costs (as per Component Description)

2507	Base Wall Construction	\$ 29.90
2783	Exterior Wall Finish	<u>19.00</u>
<b>Total:</b>	m <sup>2</sup>	<b>\$ 48.90</b>

**4.505.036 GENERAL INFORMATION**

This classification is provided with heat and lighting for storage purposes only. Where usages other than storage occur, adjustments to heating and/or electrical installations must be considered.

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor area from exterior measurements.

For perimeter and/or design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.505.040 MODEL TYPE 505  
QUALITY 04**

**METAL CLAD WAREHOUSE - STANDARD**

**4.505.041 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 4.1 %      **Foundation - Basementless** 1.2 m      **Exterior Wall - Main** 3.0 m  
**Span:** 18.3 m

**CODE            COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0702</b>	<b>Piles</b> - reinforced concrete
<b>0921</b>	<b>Concrete Pads</b> - reinforced
<b>1123</b>	<b>Grade Beams</b> - reinforced concrete or equivalent
<b>1525</b>	<b>Concrete Slab - On Grade</b> - 125 mm light reinforced
<b>2508</b>	<b>Base Wall Construction</b> - 38 x 184 mm wood framing, plywood sheathing, batt insulation, vapour barrier
<b>2750</b>	<b>Exterior Wall Finish</b> - average exposed fastener prefinished steel panels
<b>2924</b>	<b>Base Roof Construction</b> - gable roof, wood truss rafters, plywood sheathing, batt insulation
<b>3326</b>	<b>Roof Finish</b> - 26 gauge corrugated galvanized metal sheathing
<b>6104</b>	<b>Plumbing Basic</b> - average
<b>6504</b>	<b>Heating</b> - average heating with gas fired units or forced air
<b>6704</b>	<b>Electrical Basic</b> - average wiring

**COMPONENT DESCRIPTION - WAREHOUSE FINISH**

**6902            Electrical Fixtures** - substandard lighting

**4.505.042 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR		
<b>61</b>	<b>Main Level &amp; Concrete Slab</b>	<b>9 100</b>	<b>192</b>	<b>17 800</b>	<b>159</b>	<b>28 600</b>	<b>143</b>	<b>47 000</b>	<b>134</b>		
<b>90</b>	<b>Warehouse Finish</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>6</b>

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 90 designates typical warehouse interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.505.043 MODULE RATES (in dollars)****Concrete Slab on Grade**

(MT 505 QU 04 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR		
0300	Excavation	140	5.70	280	5.10	450	4.80	750	4.70		
0702	Piles	900	7.90	1 840	4.20	3 010	2.50	4 990	1.50		
0921	Concrete Pads	0	0.00	-200	1.60	-400	1.90	-770	2.10		
1123	Grade Beams	1 580	14.00	3 230	7.40	5 290	4.40	8 780	2.70		
1525	Concrete Slab	0	19.30	0	19.30	0	19.30	0	19.30		
6104	Plumbing Basic	70	1.30	140	1.10	230	0.90	390	0.90		
6504	Heating	170	3.10	340	2.50	560	2.20	920	2.00		
6704	Electrical Basic	140	2.50	270	2.00	440	1.70	720	1.60		
	Miscellaneous	60	1.10	120	0.90	200	0.80	320	0.70		
	Architect Fees	130	2.30	260	1.90	420	1.60	690	1.50		
	<b>Total:</b>	<b>3 190</b>	<b>57.20</b>	<b>6 280</b>	<b>46.00</b>	<b>10 200</b>	<b>40.10</b>	<b>16 790</b>	<b>37.00</b>		

**Main Level Base Structure**

(MT 505 QU 04 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR		
0100	Sitework	500	1.00	500	0.90	500	0.80	500	0.70		
2508	Base Wall Constr.	2 300	20.30	4 700	10.70	7 690	6.40	12 750	3.80		
2750	Ext. Wall Finish	2 060	18.20	4 220	9.60	6 910	5.80	11 460	3.50		
2924	Base Roof Constr.	0	54.50	0	54.50	0	54.50	0	54.50		
3326	Roof Finish	0	16.00	0	16.00	0	16.00	0	16.00		
6104	Plumbing Basic	140	3.20	260	2.70	420	2.50	690	2.30		
6504	Heating	320	7.60	630	6.40	1 010	5.80	1 650	5.50		
6704	Electrical Basic	260	6.00	500	5.00	800	4.60	1 300	4.40		
	Miscellaneous	110	2.60	220	2.20	350	2.00	580	1.90		
	Architect Fees	240	5.50	470	4.60	760	4.20	1 240	4.00		
	<b>Total:</b>	<b>5 930</b>	<b>134.90</b>	<b>11 500</b>	<b>112.60</b>	<b>18 440</b>	<b>102.60</b>	<b>30 170</b>	<b>96.60</b>		

**4.505.043 MODULE RATES (in dollars)****Warehouse Finish**

(MT 505 QU 04 ST 90) - finish height 3.0 m

**All Sizes - m<sup>2</sup>**

ST Code	Structure	K	AR
6902	Electric. Fixtures	0	6.20
	Architect Fees	0	0.20
	<b>Total:</b>	<b>0</b>	<b>6.40</b>

**4.505.044 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Size Ranges - m <sup>2</sup>	Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
	K	AR	K	AR	K	AR	K	AR
Exterior Wall								
Base Wall Constr.	770	6.80	1 570	3.60	2 560	2.10	4 250	1.30
Ext. Wall Finish	690	6.10	1 410	3.20	2 300	1.90	3 820	1.20
Plumbing Basic	50	0.40	100	0.30	160	0.20	270	0.10
Heating	120	1.10	240	0.60	400	0.40	650	0.30
Electrical Basic	100	0.90	210	0.50	330	0.30	550	0.20
<b>Total:</b>	<b>1 730</b>	<b>15.30</b>	<b>3 530</b>	<b>8.20</b>	<b>5 750</b>	<b>4.90</b>	<b>9 540</b>	<b>3.10</b>

**Roof Finish**asphalt shingles, per m<sup>2</sup> - **deduct \$ 9.60****Note:** All roof component calculations and adjustments include an appropriate pitch factor.**Plumbing**per fixture - **add \$ 470.00****Spans**

(for each metre more or less than 18.3 m)

roof along trusses - **add or deduct \$ 1.80 per m<sup>2</sup> of area****Walls**

pole or post framing, girts, 26 gauge exposed fastener

colored average steel panels, per m<sup>2</sup> wall area - **deduct \$ 12.70****4.505.045 UNIT COST ADJUSTMENTS****Windows**average single glazed aluminum window, per m<sup>2</sup> - **add \$ 106.00**average double glazed aluminum window, per m<sup>2</sup> - **add \$ 182.00**

**4.505.045 UNIT COST ADJUSTMENTS****Doors, Exterior**

- average clear aluminum door, EA - **add \$ 670.00**
- average bronze aluminum door, EA - **add \$ 760.00**
- average hollow steel door, EA - **add \$ 480.00**
- overhead wood sectional door, per m<sup>2</sup> - **add \$ 100.00**

**Wall Openings**

(areas replaced by doors and windows)

- unit masonry or wood frame wall systems - **deduct 60% of wall cost**
- store front window system - **deduct 85% of wall cost**

**Note:** Wall Costs (as per Component Description)

2508	Base Wall Construction	\$ 35.60
2750	Exterior Wall Finish	<u>32.00</u>
<b>Total:</b>	m <sup>2</sup>	<b>\$ 67.60</b>

**4.505.046 GENERAL INFORMATION**

This classification is provided with heat and lighting which is adequate for storage purposes only. Where usages other than storage occur, adjustments to heating and/or electrical installations must be considered.

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor area from exterior measurements.

For perimeter and/or design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.510.040 MODEL TYPE 510  
QUALITY 04**

**SALES WAREHOUSE - STANDARD**

**4.510.041 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 5.6 %

**Exterior Wall - Main** 6.0 m

**Span:** 7.6 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0702</b>	<b>Piles</b> - reinforced concrete
<b>1123</b>	<b>Grade Beams</b> - reinforced concrete or equivalent
<b>1525</b>	<b>Concrete Slab</b> - 125 mm light reinforced
	<b>Framing</b> - steel columns and beams or concrete bondbeam and pilasters or equivalent
<b>2534</b>	<b>Base Wall Construction</b> - 190 mm heavy reinforced concrete block, loose fill insulation
<b>2703</b>	<b>Exterior Wall Finish</b> - paint
<b>2943</b>	<b>Base Roof Construction</b> - open web steel joists, steel decking
<b>3313</b>	<b>Roof Finish</b> - rigid insulation, 4-ply built-up
<b>4326</b>	<b>Party Walls</b> - wood framing, insulation, gypsum wallboard or light reinforced concrete block or equivalent
<b>6104</b>	<b>Plumbing Basic</b> - average
<b>6514</b>	<b>Heating - Warehouse</b> - gas fired units or forced air
<b>6704</b>	<b>Electrical Basic</b> - average wiring

**COMPONENT DESCRIPTION - WAREHOUSE FINISH**

<b>4101</b>	<b>Interior Wall Finish</b> - paint
<b>6902</b>	<b>Electrical Fixtures</b> - substandard lighting

**COMPONENT DESCRIPTION - SALES AREA FINISH (QU 03 - FAIR)**

<b>2117</b>	<b>Base Floor Construction</b> - wood joists and deck system; commonly used as open storage over sales area
<b>2303</b>	<b>Stair</b> - one wood stair, unfinished; provides access to storage area
<b>4101</b>	<b>Interior Wall Finish</b> - paint
<b>4303</b>	<b>Partitions</b> - prefinished hardboard panelling or equivalent; partition area 60.0%
<b>4304</b>	<b>Partitions - divides Sales Area from Warehouse</b> - prefinished hardboard paneling or equivalent
<b>4531</b>	<b>Ceiling Finish</b> - suspended panels
<b>4701</b>	<b>Interior Doors</b> - fair hollow core wood
<b>4902</b>	<b>Baseboards &amp; Trim</b> - fair
<b>5102</b>	<b>Floor Finish</b> - fair tile or equivalent
<b>6590</b>	<b>Heating</b> - simple forced air or equivalent
<b>6903</b>	<b>Electrical Fixtures</b> - fair lighting



## 4.510.041 GENERAL DESCRIPTION

**CODE COMPONENT DESCRIPTION - SALES AREA FINISH (QU 04 - STANDARD)**

2117	<b>Base Floor Construction</b> - wood joists and deck system; commonly used as open storage over sales area
2303	<b>Stairs</b> - one wood stair, unfinished; provides access to storage area
4126	<b>Interior Wall Finish</b> - gypsum wallboard, paint
4313	<b>Partitions</b> - gypsum wallboard, paint; partition area 60.0%
4322	<b>Partition - divides Sales Area from Warehouse</b> - gypsum wallboard, paint
4533	<b>Ceiling Finish</b> - suspended panels
4702	<b>Interior Doors</b> - average hollow core wood
4903	<b>Baseboards &amp; Trim</b> - average
5103	<b>Floor Finish</b> - average tile or equivalent
6590	<b>Heating</b> - simple forced air or equivalent
6904	<b>Electrical Fixtures</b> - average lighting

**COMPONENT DESCRIPTION - SALES AREA FINISH (QU 06 - GOOD)**

2129	<b>Base Floor Construction</b> - open web steel joists, steel decking, concrete topping; commonly used as open storage over sales area
2303	<b>Stair</b> - one wood stair, unfinished; provides access to storage area
4148	<b>Interior Wall Finish</b> - gypsum wallboard, paint
4322	<b>Partition - divides Sales Area from Warehouse</b> - gypsum wallboard, paint
4335	<b>Partitions</b> - gypsum wallboard, paint; partition area 60.0%
4535	<b>Ceiling Finish</b> - suspended panels
4703	<b>Interior Doors</b> - good hollow core wood
4905	<b>Baseboards &amp; Trim</b> - good
5104	<b>Floor Finish</b> - good tile or equivalent
6590	<b>Heating</b> - simple forced air or equivalent
6905	<b>Electrical Fixtures</b> - average to good lighting

## 4.510.042 BASE RATES PER UNIT (in dollars)

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 3 (250 & over)	
		K	AR	K	AR
61	Main Level & Concrete Slab	12 100	198	24 700	148
90	Warehouse Finish	500	11	900	9

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 2 (50 & over)	
		K	AR	K	AR
91	Sales Area Finish (QU 03)	1 300	128	1 700	120
91	Sales Area Finish (QU 04)	1 800	164	2 800	145
91	Sales Area Finish (QU 06)	2 000	200	3 000	178

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 90 designates typical warehouse interior finish for this classification.

ST Code 91 designates typical sales area finish for this classification and usually includes limited office space.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.510.043 MODULE RATES PER UNIT (in dollars)****Concrete Slab on Grade**

(MT 510 QU 04 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>	Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	
0300	Excavation	60	5.00	120	4.70	
0702	Piles	430	3.80	890	2.00	
1123	Grade Beams	1 140	10.10	2 340	5.30	
1525	Concrete Slab	0	19.30	0	19.30	
6104	Plumbing Basic	40	1.00	90	0.80	
6514	Heating	160	3.80	330	3.10	
6704	Electrical Basic	110	2.50	220	2.10	
	Miscellaneous	40	0.90	80	0.80	
	Architect Fees	120	2.80	240	2.30	
	<b>Total:</b>	<b>2 100</b>	<b>49.20</b>	<b>4 310</b>	<b>40.40</b>	

**Main Level Base Structure**

(MT 510 QU 04 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>	Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	
0100	Sitework	50	1.00	50	1.00	
1720	Columns	850	7.50	1 750	4.00	
1908	Beams	670	5.90	1 360	3.10	
2534	Base Wall Constr.	4 210	37.20	8 620	19.60	
2703	Ext. Wall Finish	450	4.00	920	2.10	
2943	Base Roof Constr.	0	22.50	0	22.50	
3313	Roof Finish	0	22.80	0	22.80	
4326	Party Walls	1 440	12.70	2 950	6.70	
6104	Plumbing Basic	210	3.20	440	2.30	
6514	Heating	820	12.30	1 670	8.90	
6704	Electrical Basic	540	8.10	1 100	5.90	
	Miscellaneous	200	3.10	420	2.20	
	Architect Fees	560	8.30	1 140	6.00	
	<b>Total:</b>	<b>10 000</b>	<b>148.60</b>	<b>20 420</b>	<b>107.10</b>	

**4.510.043 MODULE RATES PER UNIT (in dollars)****Warehouse Finish**

(MT 510 QU 04 ST 90) - finish height - 5.4 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (250 & over)	
		Size 2 (0-249)	Size 1 (0-49)	Size 2 (50 & over)	Size 1 (0-49)
		K	AR	K	AR
4101	Int. Wall Finish	440	3.90	890	2.00
6902	Electric. Fixtures	0	6.20	0	6.20
	Architect Fees	30	0.60	50	0.50
	<b>Total:</b>	<b>470</b>	<b>10.70</b>	<b>940</b>	<b>8.70</b>

**Sales Area Finish (Fair)**

(MT 510 QU 03 ST 91) - finish height - 2.4 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (50 & over)	
		Size 1 (0-49)	Size 1 (0-49)	Size 2 (50 & over)	Size 1 (0-49)
		K	AR	K	AR
2117	Base Floor Constr.	0	28.40	0	28.40
2303	Stair	260	0.00	260	0.00
4101	Int. Wall Finish	60	3.40	160	1.40
4303	Partitions0	18.80	0	18.80	
4304	Dividing Partition	180	9.30	450	3.90
4531	Ceiling Finish	0	10.50	0	10.50
4701	Interior Doors	430	12.00	430	12.00
4902	Baseboards	10	2.50	30	2.10
5102	Floor Finish	0	13.00	0	13.00
6590	Heating	300	12.90	300	12.90
6903	Electric. Fixtures	0	10.00	0	10.00
	Architect Fees	70	7.20	100	6.70
	<b>Total:</b>	<b>1 310</b>	<b>128.00</b>	<b>1 730</b>	<b>119.70</b>

**4.510.043 MODULE RATES PER UNIT (in dollars)****Sales Area Finish (Standard)**

(MT 510 QU 04 ST 91) - finish height - 2.4 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
2117	Base Floor Constr.	0	28.40	0	28.40	0	28.40
2303	Stair	260	0.00	260	0.00	260	0.00
4126	Int. Wall Finish	300	15.70	750	6.60	750	6.60
4313	Partitions0	22.80	0	22.80		22.80	
4322	Dividing Partition	290	15.20	720	6.40	720	6.40
4533	Ceiling Finish	0	11.00	0	11.00	0	11.00
4702	Interior Doors	530	14.70	530	14.70	530	14.70
4903	Baseboards	10	2.70	40	2.20	40	2.20
5103	Floor Finish	0	18.50	0	18.50	0	18.50
6590	Heating	300	12.90	300	12.90	300	12.90
6904	Electric. Fixtures	0	13.00	0	13.00	0	13.00
	Architect Fees	100	9.20	150	8.10	150	8.10
	<b>Total:</b>	<b>1 790</b>	<b>164.10</b>	<b>2 750</b>	<b>144.60</b>	<b>2 750</b>	<b>144.60</b>

**Sales Area Finish (Good)**

(MT 510 QU 06 ST 91) - finish height - 2.4 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
2129	Base Floor Constr.	0	42.50	0	42.50	0	42.50
2303	Stair	260	0.00	260	0.00	260	0.00
4148	Int. Wall Finish	360	19.00	910	8.10	910	8.10
4335	Partitions0	23.30	0	23.30		23.30	
4322	Dividing Partition	290	15.20	720	6.40	720	6.40
4535	Ceiling Finish	0	14.50	0	14.50	0	14.50
4703	Interior Doors	630	17.50	630	17.50	630	17.50
4905	Baseboards	20	4.00	50	3.30	50	3.30
5104	Floor Finish	0	23.50	0	23.50	0	23.50
6590	Heating	300	12.90	300	12.90	300	12.90
6905	Electric. Fixtures	0	16.00	0	16.00	0	16.00
	Architect Fees	110	11.20	170	10.00	170	10.00
	<b>Total:</b>	<b>1 970</b>	<b>199.60</b>	<b>3 050</b>	<b>178.00</b>	<b>3 050</b>	<b>178.00</b>

**4.510.044 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct per unit**

Size Ranges - m <sup>2</sup>	Size 2 (0-249)		Size 3 (250 & over)	
	K	AR	K	AR
<b>Component</b>				
<hr/>				
Exterior Wall				
Columns	140	1.30	290	0.70
Base Wall Constr.	700	6.20	1 440	3.20
Ext. Wall Finish	70	0.70	150	0.30
Plumbing Basic	20	0.20	50	0.10
Heating	110	1.00	220	0.50
Electrical Basic	60	0.50	120	0.30
<b>Total:</b>	<b>1 100</b>	<b>9.90</b>	<b>2 270</b>	<b>5.10</b>
Int. Wall Finish, Warehouse	80	0.70	170	0.40
Party Walls	240	2.10	490	1.10

**Plumbing**per fixture - **add \$ 470.00****Columns, Interior**

(7.6 m span)

Size Range 3, 250 m<sup>2</sup> & over - **add K \$ - 920.00**  
**AR \$ 5.90**

**Note:** for use where a unit is **not** clear span**Spans**

(for each metre more or less than 7.6 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area****4.510.045 UNIT COST ADJUSTMENTS****Windows**average double glazed aluminum window, per m<sup>2</sup> - **add \$ 182.00**average clear single glazed aluminum framing system, per m<sup>2</sup> - **add \$ 136.00**average clear sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 172.00****Doors, Exterior**average clear aluminum door, EA - **add \$ 670.00**average hollow steel door, EA - **add \$ 480.00**overhead wood sectional door, per m<sup>2</sup> - **add \$ 100.00**overhead aluminum sectional fully glazed, per m<sup>2</sup> - **add \$ 166.00**

**4.510.045 UNIT COST ADJUSTMENTS****Wall Openings**

(areas replaced by doors and windows)

unit masonry or wood frame wall systems - **deduct 60% of wall cost**

store front window system - **deduct 85% of wall cost**

curtain wall window system - **deduct 100% of wall cost**

architecturally integrated window systems - **no deduction** for wall areas replaced by integrated window framing in precast concrete wall panels. (Multiply total wall area by appropriate panel cost and add for windows.)

**Note:** Wall Costs (as per Component Description) Warehouse Area

2534	Base Wall Construction	\$ 73.40
2703	Exterior Wall Finish	7.80
4101	Interior Wall Finish	<u>4.70</u>
<b>Total:</b>	m <sup>2</sup>	<b>\$ 85.90</b>

**4.510.046 GENERAL INFORMATION**

Apply base structure Base Rates to the total floor area of each unit.

A sales or condominium warehouse is a structure which consists of a series of similarly designed bays or units, each usually separated by a common party wall. Each unit is normally clear span and the number of units can easily be identified by their service meters. Where a business occupies consecutive units, each unit must be calculated separately with a deduction, if required, for party walls. For uncommonly large units a precalculated adjustment for interior columns is provided.

Apply warehouse finish and sales area finish Base Rates to their respective floor areas within each unit.

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.510.060 MODEL TYPE 510  
QUALITY 06**

**SALES WAREHOUSE - CUSTOM**

**4.510.061 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 7.0 %

**Span:** 9.1 m

**Partition Area - Sales Area:** 60.0%

**Exterior Wall - Main** 6.0 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0702</b>	<b>Piles</b> - reinforced concrete
<b>0922</b>	<b>Concrete Pads</b> - reinforced
<b>1130</b>	<b>Grade Beams</b> - reinforced concrete or equivalent
<b>1545</b>	<b>Concrete Slab</b> - 125 mm medium reinforced
<b>2546</b>	<b>Framing</b> - non bearing walls; reinforced concrete columns and beams or steel columns and beams <b>Base Wall Construction</b> - 190 mm reinforced concrete block, loose fill insulation, bond beam and pilaster or equivalent
<b>2703</b>	<b>Exterior Wall Finish</b> - paint
<b>2960</b>	<b>Base Roof Construction</b> - precast concrete purlin joists, steel decking or open web steel joists, steel decking or equivalent
<b>3319</b>	<b>Roof Finish</b> - rigid insulation, 4 ply built-up or equivalent
<b>4327</b>	<b>Party Walls</b> - wood framing, insulation, gypsum wallboard or medium reinforced concrete block or equivalent
<b>6106</b>	<b>Plumbing Basic</b> - good
<b>6506</b>	<b>Heating</b> - good heating with gas fired units or forced air
<b>6706</b>	<b>Electrical Basic</b> - good wiring

**COMPONENT DESCRIPTION - WAREHOUSE FINISH**

<b>4102</b>	<b>Interior Wall Finish</b> - paint
<b>5177</b>	<b>Floor Finish</b> - floor hardener
<b>6904</b>	<b>Electrical Fixtures</b> - average lighting

**COMPONENT DESCRIPTION - SALES AREA FINISH (QU 04 - STANDARD)**

<b>2117</b>	<b>Base Floor Construction</b> - wood joists and deck system; commonly used as open storage over sales area
<b>2303</b>	<b>Stairs</b> - one wood stair, unfinished; provides access to storage area
<b>4126</b>	<b>Interior Wall Finish</b> - gypsum wallboard, paint
<b>4313</b>	<b>Partitions</b> - gypsum wallboard, paint; partition area 60.0%
<b>4322</b>	<b>Partition - divides Sales Area from Warehouse</b> - gypsum wallboard, paint
<b>4533</b>	<b>Ceiling Finish</b> - suspended panels
<b>4702</b>	<b>Interior Doors</b> - average hollow core wood
<b>4903</b>	<b>Baseboards &amp; Trim</b> - average
<b>5103</b>	<b>Floor Finish</b> - average tile or equivalent
<b>6590</b>	<b>Heating</b> - simple forced air or equivalent
<b>6904</b>	<b>Electrical Fixtures</b> - average lighting

## 4.510.061 GENERAL DESCRIPTION

**COMPONENT DESCRIPTION - SALES AREA FINISH (QU 06 - GOOD)**

2129	<b>Base Floor Construction</b> - open web steel joists, steel decking, concrete topping; commonly used as open storage over sales area
2303	<b>Stair</b> - one wood stair, unfinished; provides access to storage area
4148	<b>Interior Wall Finish</b> - gypsum wallboard, paint
4322	<b>Partition - divides Sales Area from Warehouse</b> - gypsum wallboard, paint
4335	<b>Partitions</b> - gypsum wallboard, paint; partition area 60.0%
4535	<b>Ceiling Finish</b> - suspended panels
4703	<b>Interior Doors</b> - good hollow core wood
4905	<b>Baseboards &amp; Trim</b> - good
5104	<b>Floor Finish</b> - good tile or equivalent
6590	<b>Heating</b> - simple forced air or equivalent
6905	<b>Electrical Fixtures</b> - average to good lighting

**COMPONENT DESCRIPTION - SALES AREA FINISH (QU 08 - EXPENSIVE)**

2148	<b>Base Floor Construction</b> - precast concrete purlins joists, steel decking, concrete topping or equivalent
2330	<b>Stair</b> - one U or L turn wood stair, painted finish; provides access to upper storage or sales area
4153	<b>Interior Wall Finish</b> - gypsum wallboard, vinyl
4345	<b>Partition - divides Sales Area from Warehouse</b> - gypsum wallboard, paint
4386	<b>Partitions</b> - good vinyl faced demountable
4535	<b>Ceiling Finish</b> - suspended panels
4714	<b>Interior Doors</b> - good solid core wood
4906	<b>Baseboards &amp; Trim</b> - good to expensive
5124	<b>Floor Finish</b> - good to expensive carpet
6592	<b>Heating</b> - good forced air or equivalent
6907	<b>Electrical Fixtures</b> - good to expensive lighting

## 4.510.062 BASE RATES PER UNIT (in dollars)

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR		
61	Main Level & Concrete Slab	14 100	296	26 600	250	42 900	227		
90	Warehouse Finish	600	20	1 200	18	1 900	17		
ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR		
91	Sales Area Finish (QU 04)	2 800	145	4 400	138	6 500	135		
91	Sales Area Finish (QU 06)	3 000	178	4 900	170	7 300	167		
91	Sales Area Finish (QU 08)	3 800	262	6 000	253	8 700	250		

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 90 designates typical warehouse interior finish for this classification..

ST Code 91 designates typical sales area finish for this classification and usually includes limited office space.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.



**4.510.063 MODULE RATES PER UNIT (in dollars)****Concrete Slab on Grade**  
(MT 510 QU 06 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR		
0300	Excavation	60	5.00	120	4.70	200	4.60		
0702	Piles	370	3.30	760	1.70	1 240	1.00		
0922	Concrete Pads	0	0.00	-190	1.10	-420	1.40		
1130	Grade Beams	2 660	23.50	5 440	12.40	8 900	7.40		
1545	Concrete Slab	0	27.40	0	27.40	0	27.40		
6106	Plumbing Basic	90	1.70	180	1.30	300	1.20		
6506	Heating	260	5.00	530	3.90	870	3.40		
6706	Electrical Basic	170	3.20	340	2.50	550	2.20		
	Miscellaneous	70	1.40	150	1.10	240	1.00		
	Architect Fees	280	5.30	550	4.20	890	3.70		
	<b>Total:</b>	<b>3 960</b>	<b>75.80</b>	<b>7 880</b>	<b>60.30</b>	<b>12 770</b>	<b>53.30</b>		

**Main Level Base Structure**  
(MT 510 QU 06 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR		
0100	Sitework	50	1.00	50	1.00	50	1.00		
1775	Interior Columns	0	0.00	-490	2.60	-1 070	3.40		
1775	Exterior Columns	350	3.10	720	1.60	1 180	1.00		
1930	Beams	0	0.00	-1 230	7.10	-2 100	8.40		
2546	Base Wall Constr.	4 460	39.40	9 130	20.70	14 940	12.40		
2703	Ext. Wall Finish	450	4.00	920	2.10	1 500	1.20		
2960	Base Roof Constr.	0	45.00	0	45.00	0	45.00		
3319	Roof Finish	0	31.30	0	31.30	0	31.30		
4327	Party Walls	2 320	20.50	4 750	10.80	7 780	6.50		
6106	Plumbing Basic	270	9.10	530	8.20	860	7.70		
6506	Heating	810	26.90	1 560	24.10	2 540	22.70		
6706	Electrical Basic	510	17.00	990	15.30	1 610	14.40		
	Miscellaneous	230	7.60	440	6.80	720	6.40		
	Architect Fees	710	15.40	1 310	13.30	2 110	12.10		
	<b>Total:</b>	<b>10 160</b>	<b>220.30</b>	<b>18 680</b>	<b>189.90</b>	<b>30 120</b>	<b>173.50</b>		

**4.510.063 MODULE RATES PER UNIT (in dollars)****Warehouse Finish**

(MT 510 QU 06 ST 90) - finish height - 5.4 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR		
4102	Int. Wall Finish	540	4.80	1 100	2.50	1 800	1.50		
5177	Floor Finish	0	1.10	0	1.10	0	1.10		
6904	Electric. Fixtures	0	13.00	0	13.00	0	13.00		
	Architect Fees	40	1.40	80	1.20	140	1.20		
	<b>Total:</b>	<b>580</b>	<b>20.30</b>	<b>1 180</b>	<b>17.80</b>	<b>1 940</b>	<b>16.80</b>		

**Sales Area Finish (Standard)**

(MT 510 QU 04 ST 91) - finish height - 2.4 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR		
2117	Base Floor Constr.	0	28.40	0	28.40	0	28.40	0	28.40	0	28.40
2303	Stair	260	0.00	260	0.00	260	0.00	260	0.00	260	0.00
4126	Int. Wall Finish	300	15.70	750	6.60	1 540	3.50	2 510	2.10		
4313	Partitions0	22.80	0	22.80	0	22.80	0	22.80	0	22.80	
4322	Dividing Partition	290	15.20	730	6.40	1 490	3.40	2 430	2.00		
4533	Ceiling Finish	0	11.00	0	11.00	0	11.00	0	11.00	0	11.00
4702	Interior Doors	530	14.70	530	14.70	530	14.70	530	14.70	530	14.70
4903	Baseboards	10	2.70	40	2.20	70	2.10	120	2.00		
5103	Floor Finish	0	18.50	0	18.50	0	18.50	0	18.50	0	18.50
6590	Heating	300	12.90	300	12.90	300	12.90	300	12.90	300	12.90
6904	Electric. Fixtures	0	13.00	0	13.00	0	13.00	0	13.00	0	13.00
	Architect Fees	100	9.20	150	8.10	250	7.70	360	7.60		
	<b>Total:</b>	<b>1 790</b>	<b>164.10</b>	<b>2 760</b>	<b>144.60</b>	<b>4 440</b>	<b>138.00</b>	<b>6 510</b>	<b>135.00</b>		

**4.510.063 MODULE RATES PER UNIT (in dollars)****Sales Area Finish (Good)**

(MT 510 QU 06 ST 91) - finish height - 2.4 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR		
2129	Base Floor Constr.	0	42.50	0	42.50	0	42.50	0	42.50	0	42.50
2303	Stair	260	0.00	260	0.00	260	0.00	260	0.00	260	0.00
4148	Int. Wall Finish	360	19.00	910	8.10	1 870	4.20	3 050	2.50		
4335	Partitions0	23.30	0	23.30	0	23.30	0	23.30			
4322	Dividing Partition	290	15.20	730	6.40	1 490	3.40	2 430	2.00		
4535	Ceiling Finish	0	14.50	0	14.50	0	14.50	0	14.50	0	14.50
4703	Interior Doors	630	17.50	630	17.50	630	17.50	630	17.50	630	17.50
4905	Baseboards	20	4.00	50	3.30	110	3.10	180	3.00		
5104	Floor Finish	0	23.50	0	23.50	0	23.50	0	23.50	0	23.50
6590	Heating	300	12.90	300	12.90	300	12.90	300	12.90	300	12.90
6905	Electric. Fixtures	0	16.00	0	16.00	0	16.00	0	16.00	0	16.00
	Architect Fees	110	11.20	170	10.00	280	9.50	410	9.40		
	<b>Total:</b>	<b>1 970</b>	<b>199.60</b>	<b>3 050</b>	<b>178.00</b>	<b>4 940</b>	<b>170.40</b>	<b>7 260</b>	<b>167.10</b>		

**Sales Area Finish (Expensive)**

(MT 510 QU 08 ST 91) - finish height - 2.4 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR		
2148	Base Floor Constr.	0	73.50	0	73.50	0	73.50	0	73.50	0	73.50
2330	Stairs	400	0.00	400	0.00	400	0.00	400	0.00	400	0.00
4153	Int. Wall Finish	410	21.50	1 030	9.10	2 110	4.80	3 450	2.90		
4345	Dividing Part.	340	17.60	840	7.50	1 730	3.90	2 830	2.40		
4386	Partitions 0	39.00	0	39.00	0	39.00	0	39.00			
4535	Ceiling Finish	0	14.50	0	14.50	0	14.50	0	14.50	0	14.50
4714	Interior Doors	780	21.60	780	21.60	780	21.60	780	21.60	780	21.60
4906	Baseboards	30	6.10	80	5.10	170	4.70	280	4.60		
5124	Floor Finish	0	31.00	0	31.00	0	31.00	0	31.00	0	31.00
6590	Heating	360	15.50	360	15.50	360	15.50	360	15.50	360	15.50
6907	Electric. Fixtures	0	27.00	0	27.00	0	27.00	0	27.00	0	27.00
	Architect Fees	170	20.10	260	18.40	420	17.70	610	17.50		
	<b>Total:</b>	<b>2 490</b>	<b>287.40</b>	<b>3 750</b>	<b>262.20</b>	<b>5 970</b>	<b>253.20</b>	<b>8 710</b>	<b>249.50</b>		

**4.510.064 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct per unit**

Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
	K	AR	K	AR	K	AR	K	AR
Exterior Wall								
Interior Columns	0	0.00	-70	0.40	-170	0.60		
Exterior Columns	60	0.50	120	0.30	200	0.20		
Base Wall Constr.	740	6.60	1 520	3.50	2 490	2.10		
Ext. Wall Finish	70	0.70	150	0.30	250	0.20		
Plumbing Basic	20	0.20	50	0.10	80	0.10		
Heating	70	0.60	140	0.40	230	0.30		
Electrical Basic	50	0.40	90	0.20	140	0.20		
<b>Total:</b>	<b>1 0109.10</b>	<b>2 000</b>	<b>5.20</b>	<b>3 220</b>	<b>3.60</b>			
Party Walls	390	3.40	790	1.80	1 300	1.10		
Int. Wall Finish, Warehouse	100	0.90	200	0.50	330	0.30		

**Plumbing**per fixture - **add \$ 570.00****Heating**

Sales Area

average air conditioning - **add total cost of heating times 1.6****Columns, Interior**

(9.1 m span)

Size Range 3, 250 - 699 m<sup>2</sup> - **add K \$ - 490.00**  
**AR \$ 2.50**Size Range 4, 700 m<sup>2</sup> & over - **add K \$ -1 800.00**  
**AR \$ 3.40****Note:** for use where a unit is **not** clear span**Spans**

(for each metre more or less than 9.1 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area****4.510.065 UNIT COST ADJUSTMENTS****Windows**good double glazed aluminum window, per m<sup>2</sup> - **add \$ 191.00**expensive anodized colored aluminum window, per m<sup>2</sup> - **add \$ 200.00**good clear sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 184.00**good bronze sealed unit aluminum framing system, per m<sup>2</sup> - **add \$ 231.00****Doors, Exterior**good clear aluminum door, EA - **add \$ 890.00**good bronze aluminum door, EA - **add \$ 1 000.00**good hollow steel door, EA - **add \$ 620.00**overhead insulated wood slab sectional door, per m<sup>2</sup> - **add \$ 115.00**overhead insulated steel sectional door, per m<sup>2</sup> - **add \$ 121.00**overhead rolling steel door, per m<sup>2</sup> - **add \$ 142.00**

**4.510.065 UNIT COST ADJUSTMENTS****Wall Openings**

(areas replaced by doors and windows)

unit masonry or wood frame wall systems - **deduct 60% of wall cost**store front window system - **deduct 85% of wall cost****Note:** Wall Costs (as per Component Description)

## Warehouse Area

2546	Base Wall Construction	\$ 77.70
2703	Exterior Wall Finish	7.80
4102	Interior Wall Finish	<u>5.80</u>
<b>Total:</b>	m <sup>2</sup>	<b>\$ 91.30</b>

**OR**

## Sales Area

2546	Base Wall Construction	\$ 77.70
2703	Exterior Wall Finish	7.80
4153	Interior Wall Finish	<u>29.90</u>
<b>Total:</b>	m <sup>2</sup>	<b>\$ 115.40</b>

**4.510.066 GENERAL INFORMATION**

Apply base structure Base Rates to the total floor area of each unit.

A sales or condominium warehouse is a structure which consists of a series of similarly designed bays or units, each usually separated by a common party wall. Each unit is normally clear span and the number of units can easily be identified by their service meters. Where a business occupies consecutive units, each unit must be calculated separately with a deduction, if required, for party walls. For uncommonly large units a precalculated adjustment for interior columns is provided.

Apply warehouse finish and sales area finish Base Rates to their respective floor areas within each unit.

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas from exterior measurements.

For perimeter and/or design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.515.030 MODEL TYPE 515  
QUALITY 03**

**MINI STORAGE WAREHOUSE - FAIR**

**4.515.031 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 3.3 %                      **Exterior Wall - Main** 3.0 m  
**Span:** 6.1 m                                      **- Upper** 3.0 m

<b>CODE</b>	<b>COMPONENT DESCRIPTION - BASE STRUCTURE</b>
<b>0541</b>	<b>Concrete Footings</b> - medium reinforced
<b>1514</b>	<b>Concrete Slab - On Grade</b> - 100 mm light reinforced
<b>2129</b>	<b>Base Floor Construction</b> - open web steel joists, steel decking, 75 mm light reinforced concrete slab; wood joists and deck floor system or equivalent
<b>2304</b>	<b>Stairs - Upper</b> - two wood stairs, painted
<b>2501</b>	<b>Base Wall Construction</b> - wood framing or light gauge metal framing or equivalent
<b>2747</b>	<b>Exterior Wall Finish</b> - corrugated metal siding
<b>2943</b>	<b>Base Roof Construction</b> - open web steel joists, steel decking; wood joists and deck roof system or equivalent
<b>3311</b>	<b>Roof Finish</b> - rigid insulation, 4-ply built-up or equivalent
<b>6703</b>	<b>Electrical Basic</b> - fair wiring and fair lighting

**4.515.032 BASE RATES (in dollars)**

<b>ST Code</b>	<b>Structure</b>	<b>Size Ranges - m<sup>2</sup></b>		<b>Size 2 (0-249)</b>		<b>Size 3 (250-699)</b>		<b>Size 4 (700 &amp; over)</b>	
		<b>K</b>	<b>AR</b>	<b>K</b>	<b>AR</b>	<b>K</b>	<b>AR</b>		
<b>61</b>	<b>Main Level &amp; Concrete Slab</b>	<b>3 800</b>	<b>101</b>	<b>7 200</b>	<b>87</b>	<b>11 400</b>	<b>81</b>		
<b>70</b>	<b>Upper Level</b>	<b>3 100</b>	<b>70</b>	<b>5 700</b>	<b>60</b>	<b>9 000</b>	<b>55</b>		

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 70 designates the base structure of an upper level.

**4.515.033 MODULE RATES (in dollars)****Concrete Slab on Grade**

(MT 515 QU 03 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR		
0300	Excavation	140	5.70	280	5.10	450	4.80		
0541	Concrete Footings	520	4.60	1 060	2.40	1 730	1.40		
1514	Concrete Slab	0	15.90	0	15.90	0	15.90		
6703	Electrical Basic	40	1.80	90	1.60	150	1.50		
	Miscellaneous	10	0.60	30	0.50	50	0.50		
	Architect Fees	20	1.00	50	0.90	80	0.80		
	<b>Total:</b>	<b>730</b>	<b>29.60</b>	<b>1 510</b>	<b>26.40</b>	<b>2 460</b>	<b>24.90</b>		

**Main Level Base Structure**

(MT 515 QU 03 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR		
0100	Sitework	500	1.00	500	0.90	500	0.80		
2501	Base Wall Constr	1 090	9.60	2 230	5.10	3 650	3.00		
2747	Ext. Wall Finish	1 130	10.00	2 310	5.30	3 780	3.20		
2943	Base Roof Constr.	0	22.50	0	22.50	0	22.50		
3311	Roof Finish	0	20.30	0	20.30	0	20.30		
6703	Electrical Basic	190	4.40	350	3.70	540	3.40		
	Miscellaneous	60	1.40	110	1.20	170	1.10		
	Architect Fees	100	2.40	190	2.00	300	1.90		
	<b>Total:</b>	<b>3 070</b>	<b>71.60</b>	<b>5 690</b>	<b>61.00</b>	<b>8 940</b>	<b>56.20</b>		

**4.515.033 MODULE RATES (in dollars)****Upper Level**

(MT 515 QU 03 ST 70)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR
2129	Base Floor Constr.	0	42.50	0	42.50	0	42.50	0	42.50
2304	Stairs	540	0.00	540	0.00	540	0.00	540	0.00
2501	Base Wall Constr.	1 090	9.60	2 230	5.10	3 650	3.00	3 650	3.00
2747	Ext. Wall Finish	1 130	10.00	2 310	5.30	3 780	3.20	3 780	3.20
6703	Electrical Basic	190	4.30	350	3.60	550	3.30	550	3.30
	Miscellaneous	60	1.40	110	1.20	170	1.10	170	1.10
	Architect Fees	100	2.30	190	2.00	300	1.80	300	1.80
	<b>Total:</b>	<b>3 110</b>	<b>70.10</b>	<b>5 730</b>	<b>59.70</b>	<b>8 990</b>	<b>54.90</b>	<b>8 990</b>	<b>54.90</b>

**4.515.034 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
	K	AR	K	AR	K	AR	K	AR
Base Wall Constr.	360	3.20	740	1.70	1 220	1.00	1 220	1.00
Ext. Wall Finish	380	3.30	770	1.80	1 260	1.10	1 260	1.10
Electrical Basic	60	1.50	120	1.20	180	1.10	180	1.10
<b>Total:</b>	<b>800</b>	<b>8.00</b>	<b>1 630</b>	<b>4.70</b>	<b>2 660</b>	<b>3.20</b>	<b>2 660</b>	<b>3.20</b>
Stair								
Upper	90	0.00	90	0.00	90	0.00	90	0.00

**Spans**

(for each metre more or less than 6.1 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**floor along joists - **add or deduct \$ 2.60 per m<sup>2</sup> of area**



**4.515.035 UNIT COST ADJUSTMENTS****Partitions**light gauge metal per m<sup>2</sup> - **add \$ 15.50**average metal per m<sup>2</sup> - **add \$ 33.50****Windows**fair single glazed aluminum window, per m<sup>2</sup> - **add \$ 101.00**fair double glazed aluminum window, per m<sup>2</sup> - **add \$ 173.00****Doors, Exterior**fair clear aluminum door, EA - **add \$ 540.00**fair hollow steel door, EA - **add \$ 400.00**overhead wood sectional door, per m<sup>2</sup> - **add \$ 100.00**light gauge metal rolling or sectional overhead door, per m<sup>2</sup> - **add \$ 70.00****Wall Openings**

(areas replaced by doors and windows)

wood frame wall systems - **deduct 60% of wall cost****Note:** Wall Cost (as per Component Description)2501 Base Wall Construction, m<sup>2</sup> \$ 16.902747 Exterior Wall Finish, m<sup>2</sup> 17.50**Total** m<sup>2</sup> **\$ 34.40****4.515.036 GENERAL INFORMATION**

This classification is provided with lighting for storage purposes only.

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior partitions.

Determine floor areas per level from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.515.040 MODEL TYPE 515  
QUALITY 04**

**MINI STORAGE WAREHOUSE - STANDARD**

**4.515.041 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 4.1 %  
**Span:** 9.1 m

**Exterior Wall – Main** 3.0 m  
- Upper 3.0 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0700</b>	<b>Piles</b> - reinforced concrete
<b>1100</b>	<b>Grade Beams</b> - reinforced concrete or equivalent
<b>1514</b>	<b>Concrete Slab - On Grade</b> - 125 mm light reinforced
<b>2134</b>	<b>Base Floor Construction</b> - open web steel joists, steel decking, 75 mm light reinforced concrete slab
<b>2345</b>	<b>Stairs - Upper</b> - two steel stairs with grate treads and railing
<b>2550</b>	<b>Base Wall Construction</b> - 138 mm brush finish sitecast tiltup wall panel
<b>2947</b>	<b>Base Roof Construction</b> - open web steel joists, steel decking or equivalent
<b>3313</b>	<b>Roof Finish</b> - rigid insulation, 4-ply built-up
<b>6704</b>	<b>Electrical Basic</b> - average wiring and average lighting

**4.515.042 BASE RATES (in dollars)**

ST Code	Structure	Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR
<b>61</b>	<b>Main Level &amp; Concrete Slab</b>	<b>7 600</b>	<b>142</b>	<b>15 000</b>	<b>112</b>	<b>24 100</b>	<b>99</b>	<b>39 600</b>	<b>91</b>
<b>70</b>	<b>Upper Level</b>	<b>12 900</b>	<b>101</b>	<b>18 100</b>	<b>79</b>	<b>24 700</b>	<b>70</b>	<b>35 900</b>	<b>64</b>

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 70 designates the base structure of an upper level.

**4.515.043 MODULE RATES (in dollars)****Concrete Slab on Grade**

(MT 515 QU 04 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation	140	5.70	280	5.10	450	4.80	750	4.70		
0700	Piles	370	3.30	760	1.70	1 250	1.00	2 070	0.60		
1100	Grade Beams	1 230	10.80	2 510	5.70	4 100	3.40	6 810	2.10		
1514	Concrete Slab	0	15.90	0	15.90	0	15.90	0	15.90		
6704	Electrical Basic	120	2.50	240	2.00	400	1.70	660	1.60		
	Miscellaneous	40	0.80	80	0.60	130	0.50	210	0.50		
	Architect Fees	80	1.70	170	1.30	270	1.20	450	1.10		
	<b>Total:</b>	<b>1 980</b>	<b>40.70</b>	<b>4 040</b>	<b>32.30</b>	<b>6 600</b>	<b>28.50</b>	<b>10 950</b>	<b>26.50</b>		

**Main Level Base Structure**

(MT 515 QU 04 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0100	Sitework	500	1.00	500	0.90	500	0.80	500	0.70		
2550	Base Wall Constr.	4 450	39.30	9 110	20.70	14 900	12.40	24 720	7.50		
2947	Base Roof Constr.	0	26.00	0	26.00	0	26.00	0	26.00		
3312	Roof Finish	0	22.70	0	22.70	0	22.70	0	22.70		
6704	Electrical Basic	340	6.10	660	4.80	1 060	4.30	1 730	3.90		
	Miscellaneous	110	1.90	210	1.50	340	1.40	550	1.20		
	Architect Fees	230	4.20	450	3.30	720	2.90	1 180	2.70		
	<b>Total:</b>	<b>5 630</b>	<b>101.20</b>	<b>10 930</b>	<b>79.90</b>	<b>17 520</b>	<b>70.50</b>	<b>28 680</b>	<b>64.70</b>		

**4.515.043 MODULE RATES (in dollars)****Upper Level Base Structure**

(MT 515 QU 04 ST 70)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
2134	Base Floor Constr.	0	49.10	0	49.10	0	49.10	0	49.10	0	49.10
2345	Stairs	6 840	0.00	6 840	0.00	6 840	0.00	6 840	0.00	6 840	0.00
2550	Base Wall Constr.	4 450	39.30	9 110	20.70	14 900	12.40	24 720	7.50	14 900	12.40
6704	Electrical Basic	780	6.10	1 100	4.80	1 490	4.20	2 170	3.90	1 490	4.20
	Miscellaneous	250	1.90	350	1.50	470	1.30	690	1.20	470	1.30
	Architect Fees	530	4.10	740	3.30	1 010	2.90	1 470	2.60	1 010	2.90
	<b>Total:</b>	<b>12 850</b>	<b>100.50</b>	<b>18 140</b>	<b>79.40</b>	<b>24 710</b>	<b>69.90</b>	<b>35 890</b>	<b>64.30</b>	<b>24 710</b>	<b>69.90</b>

**4.515.044 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
	K	AR	K	AR	K	AR	K	AR	K	AR
Base Wall Constr.	1 480	13.10	3 040	6.90	4 970	4.10	8 240	2.50	1 480	13.10
Electrical Basic	110	2.00	220	1.60	350	1.40	580	1.30	110	2.00
<b>Total:</b>	<b>1 590</b>	<b>15.10</b>	<b>3 260</b>	<b>8.50</b>	<b>5 320</b>	<b>5.50</b>	<b>8 820</b>	<b>3.80</b>	<b>1 590</b>	<b>15.10</b>
Stair										
Upper	1 140	0.00	1 140	0.00	1 140	0.00	1 140	0.00	1 140	0.00

**Partitions**light gauge metal, per m<sup>2</sup> - **add \$ 15.50**average metal, per m<sup>2</sup> - **add \$ 33.50****Spans**

(for each metre more or less than 9.1 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**floor along joists - **add or deduct \$ 2.60 per m<sup>2</sup> of area**

**4.515.045 UNIT COST ADJUSTMENTS****Windows**

average double glazed aluminum window, per m<sup>2</sup> - **add \$ 182.00**

**Doors, Exterior**

average clear aluminum door, EA - **add \$ 670.00**

average hollow steel door, EA - **add \$ 480.00**

overhead wood sectional door, per m<sup>2</sup> - **add \$ 100.00**

overhead aluminum sectional fully glazed, per m<sup>2</sup> - **add \$ 166.00**

light gauge metal rolling or sectional overhead door, per m<sup>2</sup> - **add \$ 70.00**

**Wall Openings**

(areas replaced by doors and windows)

unit masonry or wood frame wall systems - **deduct 60% of wall cost**

**Note:** Wall Cost (as per Component Description)

2550 Base Wall Construction    **\$ 69.00**

**4.515.046 GENERAL INFORMATION**

This classification is provided with lighting which is adequate for storage purposes only.

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior partitions.

Determine floor areas per level from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.520.030 MODEL TYPE 520  
QUALITY 03**

**BAG STORAGE FERTILIZER WAREHOUSE - FAIR**

**4.520.031 GENERAL DESCRIPTION**

**Wall Heights**

Architect Fees: 3.3%

Exterior Wall - Main 2.4 m

**COMPONENT DESCRIPTION - BASE STRUCTURE**

**Concrete Footings** - reinforced

**Foundation Walls** - cross-braced wood posts and beams, painted plywood skirting

**Base Floor Construction** - wood beams and T & G decking with plywood overlay and epoxy paint

**Stair** - one wood stair, painted

**Base Wall Construction** - wood framing, sheathing or equivalent

**Exterior Wall Finish** - paint

**Base Roof Construction** - wood trusses or equivalent, plywood sheathing

**Roof Finish** - composition shingles or equivalent

**Electrical Basic** - fair wiring

**Electrical Fixtures** - exterior and interior explosion proof fixtures and receptacles

**4.520.032 BASE RATES (in dollars)**

ST Code	Structure	All Sizes - m <sup>2</sup>	
		K	AR
62	Main Level & Foundation	1 800	185

ST Code 62 designates a main level with a basementless foundation.

**4.520.033 INSTALLATIONS**

**BASE STRUCTURE**

Foundation Walls	<b>K</b>	\$ 550.00
	<b>AR</b>	27.00
Base Floor Construction	<b>m<sup>2</sup></b>	\$ 56.00
Base Wall Construction	<b>m<sup>2</sup></b>	\$ 15.10
Exterior Wall Finish	<b>m<sup>2</sup></b>	5.00
Stairs	<b>EA</b>	150.00

**4.520.034 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct****All Sizes - m<sup>2</sup>****K      AR****400      3.25****Wiring**

(including fixtures)

nil - **deduct 7.8% of Total Base Cost****Platform**along perimeter of building, per m<sup>2</sup> - **add \$ 83.00****Concrete Slab**elevated on compacted fill, per m<sup>2</sup> - **deduct \$ 33.50****4.520.035 UNIT COST ADJUSTMENTS****Doors, Exterior**standard slide, EA - **add K      \$ 350.00****ARm<sup>2</sup>      \$ 27.00**overhead wood sectional door, per m<sup>2</sup> - **add \$ 100.00**overhead steel sectional door, per m<sup>2</sup> - **add \$ 87.00****Wall Openings**

(areas replaced by doors and windows)

wood frame wall - **deduct 60% of wall cost****Note:** Wall Cost (as per Component Description)

Base Wall Construction      \$ 15.10

Exterior Wall Finish      5.00**Total:**                      m<sup>2</sup>      **\$ 20.10****4.520.036 GENERAL INFORMATION**

Determine floor areas from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.521.030 MODEL TYPE 521  
QUALITY 03**

**BULK & BAG FERTILIZER WAREHOUSE - FAIR**

**4.521.031 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 3.3 %

**Exterior Wall - Average** 4.3 m

**COMPONENT DESCRIPTION - BASE STRUCTURE**

**Concrete Footings** - reinforced

**Concrete Pads** - reinforced

**Grade Beam** - reinforced concrete

**Concrete Slab - On Grade** - 150 mm reinforced

**Framing** - wood post and beam system

**Base Wall Construction**

Bag Area - 38 x 89 @ 400 mm studding, 11 mm plywood sheathing or equivalent

Bulk Area - 140 x 140 @ 1200 mm posts, intermediate 38 x 140 @ 600 mm studding,  
11 mm plywood sheathing or equivalent

**Exterior Wall Finish** - paint

**Base Roof Construction** - shed style with wood joists and plywood sheathing

**Roof Finish** - asphalt shingles or equivalent

**Electrical Basic** - fair explosion proof wiring

**COMPONENT DESCRIPTION - WAREHOUSE FINISH**

**Interior Wall Finish**

Bag Area - nil

Bulk Area - 38 x 140 mm horizontal planking, paint

**Bin Partitions** - 140 x 140 @ 1200 mm wood posts, intermediate 38 x 140 mm studding,  
38 x 140 mm horizontal plank lining two sides, paint 2 sides; partition area equivalent to  
110% of Bulk Storage floor area

**Electrical Fixtures** - explosion proof fixtures, switches and receptacles

**4.521.032 BASE RATES (in dollars)**

ST Code	Structure	All Sizes - m <sup>2</sup>	
		K	AR
61	Main Level & Concrete Slab	8 800	187

ST Code 61 designates the base structure of a main level with a concrete slab on grade and includes typical interior finish.



**4.521.033 INSTALLATIONS****BASE STRUCTURE**

Base Floor Construction	<b>m<sup>2</sup></b>	<b>\$ 23.80</b>
Base Wall Construction		
Bag Area	<b>m<sup>2</sup></b>	<b>\$ 19.30</b>
Bulk Area	<b>m<sup>2</sup></b>	<b>33.00</b>
Exterior Wall Finish	<b>m<sup>2</sup></b>	<b>5.00</b>
Base Roof Construction	<b>m<sup>2</sup></b>	<b>24.80</b>
Roof Finish	<b>m<sup>2</sup></b>	<b>10.00</b>

**WAREHOUSE FINISH**

Interior Wall Finish		
Bulk Area	<b>m<sup>2</sup></b>	<b>\$ 21.40</b>
Bin Partitions	<b>m<sup>2</sup></b>	<b>94.90</b>

**4.521.034 PRECALCULATED ADJUSTMENTS****Bag Area Walls**

140 x 140 mm posts @ 3.7 m o.c., 38 x 89 mm studding @ 600 mm o.c., 11 mm plywood sheathing, paint - **equal to rate**

140 x 140 mm posts @ 1200 mm o.c., 38 x 89 girts, 11 mm plywood sheathing, paint – **add per m<sup>2</sup> of wall area \$ 7.80**

38 x 140 mm studding @ 400 mm o.c., 11 mm plywood sheathing, paint – **add per m<sup>2</sup> of wall area \$ 7.60**

**Bulk Area Walls**

140 x 140 mm posts @ 1200 mm o.c. posts, 38 x 89 mm girts, 38 x 140 mm plank lining, interior paint, 11 mm plywood sheathing, paint - **deduct per m<sup>2</sup> of wall area \$ 5.90**

140 x 140 mm posts, @ 3.7 m o.c. 38 x 140 mm plank lining, 11 mm plywood sheathing, paint – **deduct per m<sup>2</sup> of wall area \$ 24.40**

38 x 140 mm studding @ 300 mm o.c., 11 mm plywood lining, plywood sheathing, paint - **deduct per m<sup>2</sup> of wall area \$ 14.10**

**Bin Partitions**

140 x 140 mm posts @ 1.2 m o.c., 38 x 140 mm horizontal planks 2 sides, paint 2 sides - **deduct per m<sup>2</sup> of wall area \$ 18.50**

140 x 140 mm posts @ 3.7 m o.c., 38 x 140 mm plank cribbed wall, paint 2 sides - **deduct per m<sup>2</sup> of wall area \$ 27.00**

38 x 140 mm studding @ 300 mm o.c., 11 mm plywood 2 sides, paint 2 sides - **deduct per m<sup>2</sup> of wall area \$ 45.00**

**Wiring**

(including fixtures)

nil - **deduct 7.0% of Total Base Cost**

**4.521.035 UNIT COST ADJUSTMENTS****Doors**

Exterior finished wood

low grade, EA - **add \$ 310**fair, EA - **add \$ 370**average, EA - **add \$ 460**

Standard Sliding, EA	<b>add K</b>	<b>\$ 350.00</b>
	<b>ARm<sup>2</sup></b>	<b>\$ 27.00</b>

**Wall Openings**

(areas replaced by doors and windows)

wood frame wall system - **deduct 60% of wall cost****Note:** Wall Cost (as per Component Description)**Bag Area**

Base Wall Construction \$ 19.30

Exterior Wall Finish 5.00**Total:** m<sup>2</sup> **\$ 24.30****Bulk Area**

Base Wall Construction \$ 33.00

Exterior Wall Finish 5.00

Interior Wall Finish 21.40**Total:** m<sup>2</sup> **\$ 59.40****4.521.036 GENERAL INFORMATION**

Determine floor areas from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.522.030 MODEL TYPE 522  
QUALITY 03**

**BULK ELEVATOR FERTILIZER WAREHOUSE - FAIR**

**4.522.032 BASE RATES (in dollars)**

ST Code	Structure	All Sizes	
		K	PER TONNE
<b>60</b>	<b>Main Level</b>	<b>73 500</b>	<b>96</b>

ST Code 60 designates a converted grain elevator.

**4.522.033 INSTALLATIONS**

<b>Hopper Scale</b> 2.72 tonnes	<b>EA</b>	<b>\$ 6 300</b>
<b>Leg Conveyor System</b> 250 mm belt, 230 mm buckets, 5.6 kW Head Drive and Distributor	<b>EA</b>	<b>\$ 17 300</b>
<b>Manlift</b> tension type	<b>EA</b>	<b>\$ 4 600</b>

**4.522.034 PRECALCULATED ADJUSTMENTS**

**Hopper Scale**  
digital weighing - **add \$ 5 100.00**

**Printer**  
for digital weighing - **add \$ 2 960.00**

**Blender Equipment**  
see section 5.052.000

**Note:** Installations provide costs for components or unit costs which are already included in base rates.

**4.522.036 GENERAL INFORMATION**

Apply Base Rates in accordance with the revised fertilizer capacity of the converted facility.

Add for elevator facilities such as drivesheds, driveways, scales, hoists, offices etc. from sections 4.850.000 and 4.860.000.

Suggested Age Life: 40 years

**4.522.040 MODEL TYPE 522  
QUALITY 04**

**BULK ELEVATOR FERTILIZER WAREHOUSE - STANDARD**

**4.522.041 GENERAL DESCRIPTION**

**COMPONENT DESCRIPTION - BASE STRUCTURE**

**Concrete Footings** - reinforced

**Concrete Slab - On Grade** - reinforced

**Base Wall Construction** - wood cribbing

**Exterior Wall Finish** - painted wood or metal siding

**Electrical Basic** - fair wiring

**Electrical Fixtures** - exterior and interior explosion proof fixtures and receptacles

**Bins** - cribbed and hopped

**4.522.042 BASE RATES (in dollars)**

ST Code	Structure	All Sizes	
		K	PER TONNE
61	Main Level & Concrete Slab	87 000	96

ST Code 61 designates an elevator type warehouse with a concrete slab on grade.

**Note:** These structures are normally 6.7 m x 7.9 m, with a capacity of 362.9 tonnes.

**4.522.043 INSTALLATIONS**

**Hopper Scale**

2.72 tonnes

**EA \$ 6 300**

**Leg Conveyor System**

250 mm belt, 230 mm buckets, 5.6  
kW Head Drive and Distributor

**EA \$ 17 300**

**Manlift**

tension type

**EA \$ 4 600**

**Blender**

paddle type (Boby or Irlcan)  
1.8 - 2.7 tonnes

**EA \$ 13 500**

**4.522.044 PRECALCULATED ADJUSTMENTS**

**Hopper Scale**

digital weighing - **add \$ 5 100.00**

**Printer**

for digital weighing - **add \$ 2 960.00**

**Note:** Installations provide costs for components or unit costs which are already included in base rates.

**4.522.046 GENERAL INFORMATION**

Variations in blender equipment see 5.052.000

Other adjustments see 4.850.044

Extensions or additions (i.e. storage sheds attached to main structure) – use appropriate manual classification

Suggested Age Life: 40 years

**4.525.040 MODEL TYPE 525  
QUALITY 04**

**ARCHRIB FERTILIZER WAREHOUSE - STANDARD**

**4.525.041 GENERAL DESCRIPTION**

Architect Fees: 5.6 %

<b>CODE</b>	<b>COMPONENT DESCRIPTION - BASE STRUCTURE</b>
<b>0702</b>	<b>Piles</b> - reinforced concrete
<b>1103</b>	<b>Grade Beams</b> - reinforced concrete or equivalent
<b>1546</b>	<b>Concrete Slab</b> - 150 mm medium or light reinforced
	<b>Base Wall Construction - End Walls</b> - 38 x 184 @ 400 mm wood framing, sheathing
<b>2745</b>	<b>Exterior Wall Finish - End Walls</b> - aluminum siding or equivalent
	<b>Base Roof Construction</b> - type S8 prefabricated wood archribs; plywood sheathing or equivalent
<b>3303</b>	<b>Roof Finish</b> - composition shingles
	<b>Interior Wall Finish</b> - 12.5 mm plywood
	<b>Electrical Basic</b> - average wiring
	<b>Electrical Fixtures</b> - explosion proof fixtures and receptacles

**4.525.042 BASE RATES (in dollars)**

<b>ST Code</b>	<b>Structure</b>	<b>Size Ranges - m<sup>2</sup></b>		<b>Size 2 (0-249)</b>		<b>Size 3 (250 &amp; over)</b>	
		<b>K</b>	<b>AR</b>	<b>K</b>	<b>AR</b>	<b>K</b>	<b>AR</b>
<b>61</b>	<b>Main Level &amp; Concrete Slab</b>	<b>7 100</b>	<b>166</b>	<b>5 500</b>	<b>172</b>		

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

**Note:** Type S2 archribs are designed for 600 mm centres.  
Type S4 archribs are designed for 1200 mm centres.  
Type S8 archribs are designed for 2400 mm centres.

**4.525.043 MODULE RATES (in dollars)****Concrete Slab on Grade**

(MT 525 QU 04 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
0300	Excavation	140	5.70	280	5.10		
0702	Piles	720	6.40	1 480	3.40		
1103	Grade Beams	1 410	12.40	2 880	6.60		
1546	Concrete Slab	0	29.40	0	29.40		
	Electrical	260	6.10	530	5.00		
	Miscellaneous	50	1.20	110	1.00		
	Architect Fees	150	3.60	310	3.00		
	<b>Total:</b>	<b>2 730</b>	<b>64.80</b>	<b>5 590</b>	<b>53.50</b>		

**Main Level Base Structure**

(MT 525 QU 04 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
0100	Sitework	500	1.00	500	0.90		
	End Walls & Plywood Sheathing	1 220	19.50	840	21.00		
	Archribs	610	38.00	-2 620	51.00		
2745	Ext. Wall Finish	390	4.80	300	5.10		
3303	Roof Finish	500	12.70	270	13.70		
	Int. Wall Finish	590	14.10	370	14.70		
	Electrical	320	5.20	230	5.50		
	Miscellaneous	80	2.20	-130	3.10		
	Architect Fees	200	3.30	130	3.60		
	<b>Total:</b>	<b>4 410</b>	<b>100.80</b>	<b>-110</b>	<b>118.60</b>		

**4.525.044 PRECALCULATED ADJUSTMENTS (in dollars)**

Size Ranges - m <sup>2</sup>	Size 2 (0-249)		Size 3 (250 & over)	
	K	AR	K	AR
<b>Roof Finish</b>				
galvanized metal, - <b>add</b>	270	3.00	350	2.90
<b>Interior</b>				
insulation - <b>add</b>	480	11.50	310	11.90
<b>Archribs</b>				
less than 19.5 m span				
type S2 - <b>deduct</b>	210	12.00	380	11.00
type S4 - <b>deduct</b>	130	7.00	-180	8.10
greater than 19.5 m span				
type S2 - <b>deduct</b>	230	13.20	420	12.10
type S4 - <b>deduct</b>	70	3.20	-700	6.30

**Interior Bin Walls, per m<sup>2</sup> - add \$ 79.70**

**Bin Door, EA - add \$ 870.00**

**Platform Access Ladder, EA - add \$224.00**

**Platform Walkway, per m - add \$ 14.30**



**4.525.045 UNIT COST ADJUSTMENTS****Doors, Exterior**

- average wood door, EA - **add \$ 460.00**
- average hollow steel door, EA - **add \$ 480.00**
- overhead wood sectional door, per m<sup>2</sup> - **add \$ 100.00**

**Wall Openings**

(areas replaced by doors and windows)

- wood frame wall - **deduct 60% of wall cost**

**Note:** End Wall Cost (as per Component Description)

	Base Wall Construction	\$ 28.20
2745	Exterior Wall Finish	18.50
	Interior Wall Finish	<u>9.20</u>
	<b>Total:</b>	<b>m<sup>2</sup> \$ 55.90</b>

**4.525.046 GENERAL INFORMATION**

This classification is designed for Bulk Fertilizer storage.

This classification is provided with lighting which is adequate for storage purposes only.

Base structure designates a structure including interior finish.

Determine floor areas from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.600.020 MODEL TYPE 600  
QUALITY 02**

**QUONSET METAL WAREHOUSE - SUBSTANDARD**

**4.600.021 GENERAL DESCRIPTION**

Architect Fees: 2.2 %

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0517</b>	<b>Concrete Footings</b> - unreinforced
<b>1513</b>	<b>Concrete Slab</b> - 75 mm light reinforced
	<b>Wall &amp; Roof Construction</b> - corrugated galvanized steel self-framing panels
<b>6102</b>	<b>Plumbing Basic</b> - substandard
<b>6702</b>	<b>Electrical Basic</b> - substandard wiring

**COMPONENT DESCRIPTION - WAREHOUSE FINISH**

<b>6901</b>	<b>Electrical Fixtures</b> - economy lighting
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**4.600.022 BASE RATES (in dollars)**

ST Code	Structure	All Sizes - m <sup>2</sup>	
		K	AR
<b>61</b>	<b>Main Level &amp; Concrete Slab</b>	<b>3 200</b>	<b>80</b>
<b>90</b>	<b>Warehouse Finish</b>	<b>0</b>	<b>4</b>

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 90 designates typical warehouse interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.600.023 MODULE RATES (in dollars)**

**Concrete Slab on Grade**  
(MT 600 QU 02 ST 50)

Code	Component	All Sizes - m <sup>2</sup>	
		K	AR
0300	Excavation	140	5.70
0517	Concrete Footings	490	4.40
1513	Concrete Slab	0	13.20
6102	Plumbing Basic	10	0.50
6702	Electrical Basic	40	1.70
	Miscellaneous	10	0.50
	Architect Fees	10	0.60
	<b>Total:</b>	<b>700</b>	<b>26.60</b>

**4.600.023 MODULE RATES (in dollars)****Main Level Base Structure**  
(MT 600 QU 02 ST 60)All Sizes - m<sup>2</sup>

<b>Code</b>	<b>Component</b>	<b>K</b>	<b>AR</b>
0100	Sitework	500	1.00
	Self-Framing Panels	1 600	43.50
6102	Plumbing Basic	90	1.90
6702	Electrical Basic	280	6.00
	Miscellaneous	50	1.10
	Architect Fees	20	0.20
	<b>Total:</b>	<b>2 540</b>	<b>53.70</b>

**Warehouse Finish**  
(MT 600 QU 02 ST 90)All Sizes - m<sup>2</sup>

<b>Code</b>	<b>Component</b>	<b>K</b>	<b>AR</b>
6901	Electric. Fixtures	0	3.50
	Architect Fees	0	0.10
	<b>Total:</b>	<b>0</b>	<b>3.60</b>

**4.600.024 PRECALCULATED ADJUSTMENTS****Plumbing**  
per fixture - **add \$ 300.00****4.600.025 UNIT COST ADJUSTMENTS****Windows**  
low grade single glazed aluminum window, per m<sup>2</sup> - **add \$ 98.50**  
low grade double glazed aluminum window, per m<sup>2</sup> - **add \$ 157.00****Doors, Exterior**  
low grade hollow steel door, EA - **add \$ 320.00**  
double sliding metal doors, per m<sup>2</sup> - **add \$ 40.00****Wall Openings**  
(areas replaced by doors and windows)  
adjustments for openings are not applicable for this classification**Note:** Wall Cost (as per Component Description)  
steel self-framing panels, m<sup>2</sup> **\$ 20.00**

#### **4.600.026 GENERAL INFORMATION**

This classification is provided with lighting which is adequate for storage purposes only. Where usages other than storage occur, adjustments to electrical installations must be considered.

Total Base Cost is calculated by applying the appropriate Total Base Rate to the building's floor area.

Base structure designates a structure excluding interior finish.

Determine floor areas from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.600.030 MODEL TYPE 600  
QUALITY 03**

**QUONSET METAL WAREHOUSE - FAIR**

**4.600.031 GENERAL DESCRIPTION**

**Architect Fees:** 3.3 %

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0700</b>	<b>Piles</b> - reinforced concrete
<b>1100</b>	<b>Grade Beams</b> - reinforced concrete or equivalent
<b>1514</b>	<b>Concrete Slab</b> - 100 mm light reinforced
	<b>Wall &amp; Roof Construction</b> - corrugated galvanized steel self-framing panels
<b>6103</b>	<b>Plumbing</b> - fair
<b>6703</b>	<b>Electrical</b> - fair wiring

**COMPONENT DESCRIPTION - WAREHOUSE FINISH**

**6901** **Electrical Fixtures** - economy lighting

**4.600.032 BASE RATES (in dollars)**

		<b>All Sizes - m<sup>2</sup></b>	
<b>ST Code</b>	<b>Structure</b>	<b>K</b>	<b>AR</b>
<b>61</b>	<b>Main Level &amp; Concrete Slab</b>	<b>4 900</b>	<b>97</b>
<b>90</b>	<b>Warehouse Finish</b>	<b>0</b>	<b>4</b>

ST Code 61 designates the base structure of a main level with a concrete slab on grade.  
ST Code 90 designates typical warehouse interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.600.033 MODULE RATES (in dollars)**

**Concrete Slab on Grade**  
(MT 600 QU 03 ST 50)

		<b>All Sizes - m<sup>2</sup></b>	
<b>Code</b>	<b>Component</b>	<b>K</b>	<b>AR</b>
0300	Excavation	140	5.70
0700	Piles	560	4.90
1100	Grade Beams	1 230	10.80
1514	Concrete Slab	0	15.90
6103	Plumbing Basic	50	1.00
6703	Electrical Basic	100	1.80
	Miscellaneous	40	0.90
	Architect Fees	80	1.50
	<b>Total:</b>	<b>2 200</b>	<b>42.50</b>

**4.600.033 MODULE RATES (in dollars)****Main Level Base Structure**

(MT 600 QU 03 ST 60)

Code	Component	All Sizes - m <sup>2</sup>	
		K	AR
0100	Sitework	500	1.00
	Self-Framing Panels	1 600	43.50
6103	Plumbing Basic	190	3.00
6703	Electrical Basic	340	5.40
	Miscellaneous	50	1.10
	Architect Fees	40	0.40
	<b>Total:</b>	<b>2 720</b>	<b>54.40</b>

**Warehouse Finish**

(MT 600 QU 03 ST 90)

Code	Component	All Sizes - m <sup>2</sup>	
		K	AR
6901	Electric. Fixtures	0	3.50
	Architect Fees	0	0.10
	<b>Total:</b>	<b>0</b>	<b>3.60</b>

**4.600.034 PRECALCULATED ADJUSTMENTS****Plumbing**per fixture - **add \$ 400.00****4.600.035 UNIT COST ADJUSTMENTS****Windows**fair single glazed aluminum window, per m<sup>2</sup> - **add \$ 101.00**fair double glazed aluminum window, per m<sup>2</sup> - **add \$ 173.00****Doors, Exterior**fair hollow steel door, EA - **add \$ 400.00**double sliding metal doors, per m<sup>2</sup> - **add \$ 40.00****Wall Openings**

(areas replaced by doors and windows)

adjustments for openings are not applicable in this classification

**Note:** Wall Cost (as per Component Description)steel self-framing panels, m<sup>2</sup> **\$ 20.00**

#### **4.600.036 GENERAL INFORMATION**

This classification is provided with lighting which is adequate for storage purposes only. Where usages other than storage occur, adjustments to electrical installations must be considered.

Total Base Cost is calculated by applying the appropriate Total Base Rate to the building's floor area.

Base structure designates a structure excluding interior finish.

Determine floor areas from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.600.040 MODEL TYPE 600  
QUALITY 04**

**QUONSET METAL WAREHOUSE - STANDARD**

**4.600.041 GENERAL DESCRIPTION**

Architect Fees: 4.1 %

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

- 0702** Piles - reinforced concrete
- 1123** Grade Beams - reinforced concrete or equivalent
- 1525** Concrete Slab - 125 mm light reinforced
- Wall & Roof Construction** - corrugated galvanized steel self-framing panels
- 6104** Plumbing - average
- 6504** Heating - average gas fired units or forced air
- 6704** Electrical - average wiring

**COMPONENT DESCRIPTION - WAREHOUSE FINISH**

- 6902** Electrical Fixtures - substandard lighting

**4.600.042 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR
<b>61</b>	<b>Main Level &amp; Concrete Slab</b>	<b>11 200</b>	<b>108</b>	<b>-23 100</b>	<b>156</b>		
<b>90</b>	<b>Warehouse Finish</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>7</b>		

ST Code 61 designates the base structure of a main level with a concrete slab on grade.  
ST Code 90 designates typical warehouse interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.



**4.600.043 MODULE RATES (in dollars)****Concrete Slab on Grade**

(MT 600 QU 04 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR
0300	Excavation	280	5.10	450	4.80		
0702	Piles	1 050	2.40	1 720	1.40		
1123	Grade Beams	3 230	7.40	5 290	4.40		
1525	Concrete Slab	0	19.30	0	19.30		
6104	Plumbing Basic	130	1.00	210	0.90		
6504	Heating	310	2.30	500	2.10		
6704	Electrical Basic	240	1.90	400	1.60		
	Miscellaneous	110	0.80	180	0.70		
	Architect Fees	230	1.70	370	1.50		
	<b>Total:</b>	<b>5 580</b>	<b>41.90</b>	<b>9 120</b>	<b>36.70</b>		

**Main Level Base Structure**

(MT 600 QU 04 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR
0100	Sitework	500	1.00	500	0.80		
	Self-Framing Panels	1 600	43.50	-37 500	99.50		
6104	Plumbing Basic	600	3.70	960	3.20		
6504	Heating	1 440	8.50	2 330	7.30		
6704	Electrical Basic	1 200	6.80	1 880	5.70		
	Miscellaneous	110	1.30	-650	2.40		
	Architect Fees	160	0.90	210	0.80		
	<b>Total:</b>	<b>5 610</b>	<b>65.70</b>	<b>-32 270</b>	<b>119.70</b>		

**Warehouse Finish**

(MT 600 QU 04 ST 90)

Code	Component	All Sizes - m <sup>2</sup>	
		K	AR
6902	Electric. Fixtures	0	6.20
	Architect Fees	0	0.30
	<b>Total:</b>	<b>0</b>	<b>6.50</b>

**4.600.044 PRECALCULATED ADJUSTMENTS****Insulation**

average foil faced batt, spray mineral fibre, fibreglass rigid board or equivalent,  
per m<sup>2</sup> - **add \$ 12.00**

**Wall Sections, Exterior**

painting panels, per m<sup>2</sup> - **add \$ 4.00**

**Plumbing**

per fixture - **add \$ 470.00**

**4.600.045 UNIT COST ADJUSTMENTS****Windows**

average double glazed aluminum window, per m<sup>2</sup> - **add \$ 182.00**

single glazed steel sash, per m<sup>2</sup> - **add \$ 247.00**

double glazed steel sash, per m<sup>2</sup> - **add \$ 286.00**

**Doors, Exterior**

average hollow steel door, EA - **add \$ 480.00**

double sliding metal doors, to 25 m<sup>2</sup>, per m<sup>2</sup> - **add \$ 40.00**

over 25 m<sup>2</sup>, per m<sup>2</sup> - **add \$ 62.00**

**Wall Openings**

(areas replaced by doors and windows)

adjustments for openings are not applicable in this classification

**Note:** Wall Cost (as per Component Description)

steel self-framing panels, m<sup>2</sup>    **\$ 20.00**

**4.600.046 GENERAL INFORMATION**

This classification is provided with heating and lighting which is adequate for storage purposes only. Where usages other than storage occur, adjustments to heating and/or electrical installations must be considered.

Total Base Cost is calculated by applying the appropriate Total Base Rate to the building's floor area.

Base structure designates a structure excluding interior finish.

Determine floor areas from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.605.030 MODEL TYPE 605  
QUALITY 03**

**AGRO METAL WAREHOUSE - FAIR**

**4.605.031 GENERAL DESCRIPTION**

**Wall Heights**

Architect Fees: 3.3 %

Exterior Wall - Main 4.3 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

- 0700** Piles - reinforced concrete
- 1100** Grade Beams - reinforced concrete or equivalent
- 1514** Concrete Slab - 100 mm light reinforced  
Framing - light gauge steel rigid frame with steel girts  
Wall & Roof Construction - shallow rib corrugated steel panels with slanted side walls
- 6103** Plumbing Basic - fair
- 6703** Electrical Basic - fair wiring

**COMPONENT DESCRIPTION - WAREHOUSE FINISH**

- 6901** Electrical Fixtures - economy lighting

**4.605.032 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
<b>61</b>	<b>Main Level &amp; Concrete Slab</b>	<b>9 200</b>	<b>99</b>	<b>11 900</b>	<b>89</b>		
<b>90</b>	<b>Warehouse Finish</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>4</b>		

ST Code 61 designates the base structure of a main level with a concrete slab on grade.  
ST Code 90 designates typical warehouse interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.605.033 MODULE RATES (in dollars)****Concrete Slab on Grade**

(MT 605 QU 03 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
0300	Excavation	140	5.70	280	5.10		
0700	Piles	560	4.90	1 140	2.60		
1100	Grade Beams	1 230	10.80	2 510	5.70		
1514	Concrete Slab	0	15.90	0	15.90		
6103	Plumbing Basic	50	1.00	110	0.80		
6703	Electrical Basic	100	1.80	190	1.50		
	Miscellaneous	40	0.90	90	0.70		
	Architect Fees	80	1.50	150	1.20		
	<b>Total:</b>	<b>2 200</b>	<b>42.20</b>	<b>4 470</b>	<b>33.50</b>		

**Main Level Base Structure**

(MT 605 QU 03 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-249)		Size 2 (250 & over)	
		K	AR	K	AR	K	AR
0100	Sitework	500	1.00	500	0.90		
	Steel Frame and Panels	5 900	47.00	5 900	47.00		
6103	Plumbing Basic	190	3.00	350	2.50		
6703	Electrical Basic	340	5.40	630	4.50		
	Miscellaneous	20	0.20	30	0.20		
	Architect Fees	40	0.30	50	0.30		
	<b>Total:</b>	<b>6 990</b>	<b>56.90</b>	<b>7 460</b>	<b>55.40</b>		

**Warehouse Finish**

(MT 605 QU 03 ST 90)

**All Sizes - m<sup>2</sup>**

Code	Component	K	AR
6901	Electric. Fixtures	0	3.50
	Architect Fees	0	0.10
	<b>Total:</b>	<b>0</b>	<b>3.60</b>

**4.605.034 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct****All Sizes - m<sup>2</sup>**

<b>Component</b>	<b>K</b>	<b>AR</b>
Base Wall Constr.	440	3.60

**Exterior Wall Finish**

paint - <b>add</b>	<b>K</b>	<b>\$ 300.00</b>
	<b>AR</b>	<b>\$ 2.50</b>

**Plumbing**per fixture - **add \$ 400.00****4.605.035 UNIT COST ADJUSTMENT****Windows**fair single glazed aluminum window, per m<sup>2</sup> - **add \$ 101.00**fair double glazed aluminum window, per m<sup>2</sup> - **add \$ 173.00****Doors, Exterior**fair hollow steel door, EA - **add \$ 400.00**double sliding metal doors, per m<sup>2</sup> - **add \$ 40.00****Wall Openings**

(areas replaced by doors and windows)

adjustments for openings are not applicable in this classification

**Note:** Wall Cost (as per Component Description)steel panels including girts, m<sup>2</sup> **\$ 20.00****4.605.036 GENERAL INFORMATION**

This classification is provided with lighting which is adequate for storage purposes only. Where usages other than storage occur, adjustments to electrical installations must be considered.

Base Cost is calculated by applying the appropriate Total Base Rate to the building's floor area.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.610.040 MODEL TYPE 610  
QUALITY 04**

**SELF-FRAMING METAL WAREHOUSE - STANDARD**

**4.610.041 GENERAL DESCRIPTION**

**Wall Heights**

Architect Fees: 4.1 %

Exterior Wall - Main 3.0 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0702</b>	<b>Piles</b> - reinforced concrete
<b>1123</b>	<b>Grade Beams</b> - reinforced concrete or equivalent
<b>1525</b>	<b>Concrete Slab</b> - 125 mm light reinforced
	<b>Wall and Roof Construction</b> - galvanized steel self-framing panels
	<b>Insulation</b> - average foil faced batt, sprayed mineral fibre, fibreglass rigid board or equivalent
<b>6104</b>	<b>Plumbing Basic</b> - average
<b>6504</b>	<b>Heating</b> - average heating with gas fired units or forced air
<b>6704</b>	<b>Electrical Basic</b> - average wiring

**COMPONENT DESCRIPTION - WAREHOUSE FINISH**

<b>6902</b>	<b>Electrical Fixtures</b> - substandard lighting
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**4.610.042 BASE RATES (in dollars)**

ST Code	Structure	Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
<b>61</b>	<b>Main Level &amp; Concrete Slab</b>	<b>3 900</b>	<b>202</b>	<b>6 600</b>	<b>148</b>	<b>11 100</b>	<b>131</b>
<b>90</b>	<b>Warehouse Finish</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>7</b>

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 90 designates typical warehouse interior finish for this classification.

**4.610.043 MODULE RATES (in dollars)****Concrete Slab on Grade**

(MT 610 QU 04 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR	K	AR
0300	Excavation	50	7.30	140	5.70	280	5.10		
0702	Piles	240	12.60	600	5.30	1 230	2.80		
1123	Grade Beams	630	33.00	1 580	14.00	3 230	7.40		
1525	Concrete Slab	0	19.30	0	19.30	0	19.30		
6104	Plumbing Basic	30	2.00	70	1.20	130	1.00		
6504	Heating	60	4.80	150	3.00	310	2.30		
6704	Electrical Basic	50	3.80	120	2.30	240	1.90		
	Miscellaneous	20	1.70	50	1.00	110	0.80		
	Architect Fees	50	3.60	120	2.20	230	1.80		
	<b>Total:</b>	<b>1 130</b>	<b>88.10</b>	<b>2 830</b>	<b>54.00</b>	<b>5 760</b>	<b>42.40</b>		

**Main Level Base Structure**

(MT 610 QU 04 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR	K	AR
0100	Sitework	500	0.00	500	1.00	500	0.90		
	Base Wall Constr.	1 400	54.00	1 400	54.00	1 400	54.00		
	Insulation - Wall	310	16.20	770	6.80	1 580	3.60		
	- Roof	0	12.00	0	12.00	0	12.00		
	Plumbing Basic	80	5.20	180	3.20	300	2.80		
	Heating	190	12.30	420	7.70	720	6.70		
	Electrical Basic	150	9.70	330	6.10	570	5.30		
	Miscellaneous	50	2.20	70	1.90	100	1.70		
	Architect Fees	50	2.50	100	1.70	130	1.40		
	<b>Total:</b>	<b>2 730</b>	<b>114.10</b>	<b>3 770</b>	<b>94.40</b>	<b>5 300</b>	<b>88.40</b>		

**Warehouse Finish**

(MT 610 QU 03 ST 90)

Code	Component	All Sizes - m <sup>2</sup>	
		K	AR
6902	Electric. Fixtures	0	6.20
	Architect Fees	0	0.30
	<b>Total:</b>	<b>0</b>	<b>6.50</b>

**4.610.044 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
	K	AR	K	AR	K	AR	K	AR
Base Wall Constr.	220	12.00	560	5.00	1 180	2.70		
Insulation - Wall	100	5.40	260	2.30	530	1.20		
Plumbing Basic	20	1.10	50	0.40	100	0.30		
Heating	50	2.60	120	1.10	240	0.60		
Electrical Basic	40	2.20	100	0.90	210	0.50		
<b>Total:</b>	<b>430</b>	<b>23.30</b>	<b>1 090</b>	<b>9.70</b>	<b>2 260</b>	<b>5.30</b>		

**Insulation**good foil faced batt, sprayed mineral fibre or fibreglass rigid board,  
per m<sup>2</sup> - **add \$ 5.00****Wall Sections, Exterior**painted panels, per m<sup>2</sup> - **add \$ 4.00****Plumbing**per fixture - **add \$ 470.00****Steel Substructure and Floor Systems**

normally found in oilfield type structures

		Checker Plate Floor	Grated Floor
Small size 0 - 19 m <sup>2</sup>	deduct per m <sup>2</sup>	\$ 27.00	\$ 49.00
Medium size 20 - 49 m <sup>2</sup>	add per m <sup>2</sup>	101.00	72.00
Large size 50 m <sup>2</sup> & over	add per m <sup>2</sup>	201.00	161.00

**Note:** The above system replaces piles, grade beams and slab found in the base rates of a Model 610 structure.



**4.610.045 UNIT COST ADJUSTMENTS****Walls, Interior**

liner panels, walls or ceilings

galvanized steel or aluminum, per m<sup>2</sup> - **add \$ 11.50**

painted panels, per m<sup>2</sup> - **add \$ 2.20**

**Windows**

average double glazed aluminum window, per m<sup>2</sup> - **add \$ 182.00**

single glazed steel sash, per m<sup>2</sup> - **add \$ 247.00**

double glazed steel sash, per m<sup>2</sup> - **add \$ 286.00**

**Doors, Exterior**

hollow steel	plain	glazed
low grade, EA - <b>add</b>	<b>\$ 320.00</b>	\$ -
fair, EA - <b>add</b>	<b>400.00</b>	-
average, EA - <b>add</b>	<b>480.00</b>	<b>530.00</b>
average double, EA - <b>add</b>	<b>900.00</b>	<b>1 000.00</b>

overhead wood sectional door, per m<sup>2</sup> - **add \$ 100.00**

overhead aluminum sectional fully glazed, per m<sup>2</sup> - **add \$ 166.00**

**Wall Openings**

(areas replaced by doors and windows)

adjustments for openings are not applicable for this classification

**Note:** Wall Cost (as per Component Description)

steel self-framing panels, m<sup>2</sup> **\$ 21.10**

**4.610.046 GENERAL INFORMATION**

This classification is provided with heat and lighting which is adequate for storage purposes only. Where usages other than storage occur, adjustments to heating and/or electrical installations must be considered.

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.615.030 MODEL TYPE 615  
QUALITY 03**

**RIGID FRAME METAL WAREHOUSE - FAIR**

**4.615.031 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 3.3 %                      **Exterior Wall - Main** 4.3 m

**CODE                      COMPONENT DESCRIPTION - BASE STRUCTURE**

- 0700                      Piles** - reinforced concrete
- 1100                      Grade Beams** - reinforced concrete or equivalent
- 1514                      Concrete Slab** - 100 mm light reinforced
- Framing** - light gauge steel rigid frame with steel girts
- Wall & Roof Finish** - shallow rib corrugated steel panels
- 6103                      Plumbing Basic** - fair
- 6703                      Electrical Basic** - fair wiring

**COMPONENT DESCRIPTION - WAREHOUSE FINISH**

- 6901                      Electrical Fixtures** - economy lighting

**4.615.032 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
<b>61</b>	<b>Main Level &amp; Concrete Slab</b>	<b>9 300</b>	<b>117</b>	<b>12 100</b>	<b>106</b>		
<b>90</b>	<b>Warehouse Finish</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>4</b>		

ST Code 61 designates the base structure of a main level with a concrete slab on grade.  
ST Code 90 designates typical warehouse interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.615.033 MODULE RATES (in dollars)****Concrete Slab on Grade**

(MT 615 QU 03 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
0300	Excavation	140	5.70	280	5.10		
0700	Piles	560	4.90	1 140	2.60		
1100	Grade Beams	1 230	10.80	2 510	5.70		
1514	Concrete Slab	0	15.90	0	15.90		
6103	Plumbing Basic	50	1.00	110	0.80		
6703	Electrical Basic	100	1.80	190	1.50		
	Miscellaneous	40	0.90	90	0.70		
	Architect Fees	80	1.50	150	1.20		
	<b>Total:</b>	<b>2 200</b>	<b>42.20</b>	<b>4 470</b>	<b>33.50</b>		

**Main Level Base Structure**

(MT 615 QU 03 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
0100	Sitework	500	1.00	500	0.90		
	Steel Frame and Panels	5 900	63.00	5 900	63.00		
6103	Plumbing Basic	190	3.00	350	2.50		
6703	Electrical Basic	340	5.40	630	4.50		
	Miscellaneous	140	1.50	150	1.40		
	Architect Fees	40	0.40	60	0.30		
	<b>Total:</b>	<b>7 110</b>	<b>74.30</b>	<b>7 590</b>	<b>72.60</b>		

**Warehouse Finish**

(MT 615 QU 03 ST 90)

Code	Component	All Sizes - m <sup>2</sup>	
		K	AR
6901	Electric. Fixtures	0	3.50
	Architect Fees	0	0.10
	<b>Total:</b>	<b>0</b>	<b>3.60</b>

**4.615.034 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Component	All Sizes - m <sup>2</sup>	
	K	AR
Base Wall Constr.	440	3.60
<b>Exterior Wall Finish</b>		
paint - <b>add</b>	<b>K</b>	<b>\$ 300.00</b>
	<b>AR</b>	<b>\$ 2.50</b>

**Plumbing**per fixture - **add \$ 400.00****4.615.035 UNIT COST ADJUSTMENTS****Windows**fair double glazed aluminum window, per m<sup>2</sup> - **add \$ 173.00**single glazed steel sash, per m<sup>2</sup> - **add \$ 247.00**double glazed steel sash, per m<sup>2</sup> - **add \$ 286.00****Doors, Exterior**fair hollow steel door, EA - **add \$ 400.00**double sliding metal doors, per m<sup>2</sup> - **add \$ 40.00****Wall Openings**

(areas replaced by doors and windows)

adjustments for openings are not applicable in this classification

**Note:** Wall Cost (as per Component Description)steel panels including girts, m<sup>2</sup> **\$ 20.00****4.615.036 GENERAL INFORMATION**

This classification is provided with lighting which is adequate for storage purposes only. Where usages other than storage occur, adjustments to electrical installations must be considered.

Base Cost is calculated by applying the appropriate Total Base Rate to the building's floor area.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.615.040 MODEL TYPE 615  
QUALITY 04**

**RIGID FRAME METAL WAREHOUSE - STANDARD**

**4.615.041 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 4.1 %                      **Exterior Wall - Main** 6.0 m

**CODE                      COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0702</b>	<b>Piles</b> - reinforced concrete
<b>1123</b>	<b>Grade Beams</b> - reinforced concrete or equivalent
<b>1525</b>	<b>Concrete Slab</b> - 125 mm light reinforced <b>Framing</b> - clear span heavy gauge steel rigid frame with steel girts <b>Insulation</b> - average foil faced batt, sprayed mineral fibre, fibreglass rigid board or equivalent <b>Exterior Wall &amp; Roof Finish</b> - wide span deep rib corrugated steel panels
<b>6104</b>	<b>Plumbing Basic</b> - average
<b>6504</b>	<b>Heating</b> - average heating with gas fired units or forced air
<b>6704</b>	<b>Electrical Basic</b> - average wiring

**COMPONENT DESCRIPTION - WAREHOUSE FINISH**

<b>6902</b>	<b>Electrical Fixtures</b> - substandard lighting
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**4.615.042 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR		
<b>61</b>	<b>Main Level &amp; Concrete Slab</b>	<b>24 700</b>	<b>161</b>	<b>32 400</b>	<b>150</b>	<b>33 800</b>	<b>149</b>	<b>57 500</b>	<b>145</b>		
<b>90</b>	<b>Warehouse Finish</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>7</b>

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 90 designates typical warehouse interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.615.043 MODULE RATES (in dollars)****Concrete Slab on Grade**

(MT 615 QU 04 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR		
0300	Excavation	280	5.10	450	4.80	750	4.70	1 300	4.60		
0702	Piles	1 050	2.40	1 720	1.40	2 850	0.90	4 930	0.50		
1123	Grade Beams	3 230	7.40	5 290	4.40	8 780	2.70	15 190	1.50		
1525	Concrete Slab	0	19.30	0	19.30	0	19.30	0	19.30		
6104	Plumbing Basic	130	1.00	210	0.90	350	0.80	600	0.80		
6504	Heating	310	2.30	500	2.10	830	1.90	1 420	1.80		
6704	Electrical Basic	240	1.90	400	1.60	650	1.50	1 120	1.40		
	Miscellaneous	110	0.80	180	0.70	290	0.70	500	0.60		
	Architect Fees	230	1.70	370	1.50	620	1.40	1 070	1.30		
	<b>Total:</b>	<b>5 580</b>	<b>41.90</b>	<b>9 120</b>	<b>36.70</b>	<b>15 120</b>	<b>33.90</b>	<b>26 130</b>	<b>31.80</b>		

**Main Level Base Structure**

(MT 615 QU 04 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR		
0100	Sitework	500	0.90	500	0.80	500	0.70	500	0.60		
	Steel Frame and Panels	11 500	76.00	11 500	76.00	0	82.00	0	82.00		
	Insulation - Wall	3 170	7.20	5 180	4.30	8 600	2.60	14 880	1.50		
	- Roof	0	12.00	0	12.00	0	12.00	0	12.00		
6104	Plumbing Basic	600	3.70	960	3.20	1 580	2.70	2 610	2.60		
6504	Heating	1 440	8.50	2 330	7.30	3 770	6.60	6 320	6.10		
6704	Electrical Basic	1 200	6.80	1 880	5.70	3 090	5.10	5 150	4.90		
	Miscellaneous	380	2.30	460	2.20	360	2.30	600	2.20		
	Architect Fees	310	1.80	480	1.50	770	1.40	1 290	1.30		
	<b>Total:</b>	<b>19 100</b>	<b>119.20</b>	<b>23 290</b>	<b>113.00</b>	<b>18 670</b>	<b>115.40</b>	<b>31 350</b>	<b>113.20</b>		

**Warehouse Finish**

(MT 615 QU 04 ST 90)

Code	Component	All Sizes - m <sup>2</sup>	
		K	AR
6902	Electric. Fixtures	0	6.20
	Architect Fees	0	0.30
	<b>Total:</b>	<b>0</b>	<b>6.50</b>

**4.615.044 PRECALCULATED ADJUSTMENTS (in dollars)****Height, under 6.0 m**per metre of height - **deduct**

Size Ranges - m <sup>2</sup>	Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
	K	AR	K	AR	K	AR	K	AR
Framing & Exterior								
Wall Finish	1 470	3.30	2 400	2.00	3 980	1.20	6 900	0.70
Insulation - Wall	530	1.20	860	0.70	1 430	0.40	2 480	0.20
Plumbing Basic	100	0.30	160	0.20	270	0.10	450	0.10
Heating	240	0.60	400	0.40	650	0.30	1 110	0.20
Electrical Basic	210	0.50	330	0.30	550	0.20	930	0.20
<b>Total:</b>	<b>2 550</b>	<b>5.90</b>	<b>4 150</b>	<b>3.60</b>	<b>6 880</b>	<b>2.20</b>	<b>11 870</b>	<b>1.40</b>

**Height, over 6.0 m**per metre of height - **add**

Size Ranges - m <sup>2</sup>	Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
	K	AR	K	AR	K	AR	K	AR
Framing & Exterior								
Wall Finish	2 770	6.30	4 540	3.80	7 520	2.30	13 130	1.30
Insulation - Wall	530	1.20	860	0.70	1 430	0.40	2 480	0.20
Plumbing Basic	100	0.30	160	0.20	270	0.10	450	0.10
Heating	240	0.60	400	0.40	650	0.30	1 110	0.20
Electrical Basic	210	0.50	330	0.30	550	0.20	930	0.20
<b>Total:</b>	<b>3 850</b>	<b>8.90</b>	<b>6 290</b>	<b>5.40</b>	<b>10 420</b>	<b>3.30</b>	<b>18 100</b>	<b>2.00</b>

**Insulation**good foil faced batt, sprayed mineral fibre or fibreglass rigid board, per m<sup>2</sup> - **add \$ 5.00****Wall Sections, Exterior**painted panels, per m<sup>2</sup> - **add \$ 4.00**aluminum panels, per m<sup>2</sup> - **add \$ 4.40**fibreglass light transmitting panels, per m<sup>2</sup> - **add \$ 12.00**poor quality panels, open at bottom and non-mitered at eaves, per m<sup>2</sup> - **deduct \$ 4.10****Plumbing**per fixture - **add \$ 470.00**

**4.615.044 PRECALCULATED ADJUSTMENTS (in dollars)****SALES WAREHOUSE BAY UNIT (STANDARD) - Wall Height - 6.0 m****Add per unit**

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (250 & over)	
		Size 2 (0-249)		K	AR
		K	AR	K	AR
4326	Party Walls	1 440	12.70	2 950	6.70
6104	Plumbing Basic	210	3.20	440	2.30
6514	Heating	820	12.30	1 670	8.90
6704	Electrical Basic	540	8.10	1 100	5.90
	<b>Total:</b>	<b>3 010</b>	<b>36.30</b>	<b>6 160</b>	<b>23.80</b>

**Height**per metre of height - **add or deduct per unit**

Component	Size Ranges - m <sup>2</sup>		Size 3 (250 & over)	
	Size 2 (0-249)		K	AR
	K	AR	K	AR
Plumbing Basic	20	0.20	50	0.10
Heating	110	1.00	220	0.50
Electrical Basic	60	0.50	120	0.30
Party Walls	240	2.10	490	1.10
<b>Total:</b>	<b>430</b>	<b>3.80</b>	<b>880</b>	<b>2.00</b>
Interior Wall Finish	80	0.70	170	0.40



**4.615.045 UNIT COST ADJUSTMENTS****Walls, Interior**

liner panels, walls or ceilings

galvanized steel or aluminum, per m<sup>2</sup> - **add \$ 11.50**painted panels, per m<sup>2</sup> - **add \$ 2.20****Windows**average double glazed aluminum window, per m<sup>2</sup> - **add \$ 182.00**single glazed steel sash, per m<sup>2</sup> - **add \$ 247.00**double glazed steel sash, per m<sup>2</sup> - **add \$ 286.00****Doors, Exterior**

hollow steel	plain	glazed
low grade, EA - <b>add</b>	<b>\$ 320.00</b>	<b>\$ -</b>
fair, EA - <b>add</b>	<b>400.00</b>	<b>-</b>
average, EA - <b>add</b>	<b>480.00</b>	<b>530.00</b>
average double, EA - <b>add</b>	<b>960.00</b>	<b>1 060.00</b>

overhead wood sectional door, per m<sup>2</sup> - **add \$ 100.00**overhead aluminum sectional fully glazed, per m<sup>2</sup> - **add \$ 166.00**

average metal sliding door

endwall or sidewall, per door - **add K \$ 400.00****AR m<sup>2</sup> \$ 45.00**

door framework, per door

- **add K \$ 100.00****AR m<sup>2</sup> \$ 14.00****Wall Openings**

(areas replaced by doors and windows)

adjustments for openings are not applicable for this classification

**Note:** Wall Cost (as per Component Description)steel panels including girts, m<sup>2</sup> **\$ 21.10****Skylights**plastic, per m<sup>2</sup> - **add \$ 52.00**3.0 m plastic bubble, EA - **add \$ 300.00****Ventilators**508 mm round ridge, EA - **add \$ 180.00**3.0 m continuous ridge, EA - **add \$ 430.00**

**4.615.046 GENERAL INFORMATION**

This classification is provided with heat and lighting which is adequate for storage purposes only. Where usages other than storage occur, adjustments to heating and/or electrical installations must be considered.

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.615.060 MODEL TYPE 615  
QUALITY 06**

**RIGID FRAME METAL WAREHOUSE - CUSTOM**

**4.615.061 GENERAL DESCRIPTION**

**Wall Heights**

Architect Fees: 5.1 % Exterior Wall - Main 6.0 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

- 0702** Piles - reinforced concrete
- 1124** Grade Beams - reinforced concrete or equivalent
- 1546** Concrete Slab - 150 mm medium reinforced
- Framing - clear span heavy gauge steel rigid frame with steel girts
- Insulation - average foil faced batt, sprayed mineral fibre, fibreglass rigid board or equivalent
- Exterior Wall & Roof Finish - wide span deep rib corrugated steel panels
- 6106** Plumbing Basic - good
- 6506** Heating - good heating with gas fired units or forced air
- 6706** Electrical Basic - good wiring

**COMPONENT DESCRIPTION - WAREHOUSE FINISH**

- 5176** Floor Finish - floor hardener
- 6903** Electrical Fixtures - fair lighting

**4.615.062 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR		
<b>61</b>	<b>Main Level &amp; Concrete Slab</b>	<b>28 900</b>	<b>190</b>	<b>38 700</b>	<b>176</b>	<b>44 200</b>	<b>173</b>	<b>75 600</b>	<b>168</b>		
<b>90</b>	<b>Warehouse Finish</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>12</b>

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 90 designates typical warehouse interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.615.063 MODULE RATES (in dollars)****Concrete Slab on Grade**

(MT 615 QU 06 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR		
0300	Excavation	280	5.10	450	4.80	750	4.70	1 300	4.60		
0702	Piles	1 050	2.40	1 720	1.40	2 850	0.90	4 930	0.50		
1124	Grade Beams	4 800	10.90	7 850	6.50	13 010	3.90	22 530	2.20		
1546	Concrete Slab	0	29.40	0	29.40	0	29.40	0	29.40		
6106	Plumbing Basic	180	1.40	270	1.20	440	1.20	750	1.10		
6506	Heating	520	4.00	800	3.70	1 310	3.40	2 220	3.30		
6706	Electrical Basic	330	2.60	510	2.30	830	2.20	1 410	2.10		
	Miscellaneous	150	1.10	230	1.00	370	1.00	630	0.90		
	Architect Fees	390	3.10	610	2.80	990	2.60	1 680	2.50		
	<b>Total:</b>	<b>7 700</b>	<b>60.00</b>	<b>12 440</b>	<b>53.10</b>	<b>20 550</b>	<b>49.30</b>	<b>35 450</b>	<b>46.60</b>		

**Main Level Base Structure**

(MT 615 QU 06 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR		
0100	Sitework	500	0.90	500	0.80	500	0.70	500	0.60		
	Steel Frame and Panels	11 500	76.00	11 500	76.00	0	82.00	0	82.00		
	Insulation - Wall	3 170	7.20	5 180	4.30	8 600	2.60	14 880	1.50		
	- Roof	0	12.00	0	12.00	0	12.00	0	12.00		
6106	Plumbing Basic	850	4.80	1 320	4.30	2 170	3.80	3 660	3.60		
6506	Heating	2 600	14.30	3 940	12.80	6 490	11.20	11 000	10.50		
6706	Electrical Basic	1 700	9.10	2 590	8.20	4 250	7.10	7 260	6.90		
	Miscellaneous	410	2.50	510	2.40	450	2.40	760	2.40		
	Architect Fees	500	2.70	760	2.40	1 210	2.10	2 050	2.00		
	<b>Total:</b>	<b>21 230</b>	<b>129.50</b>	<b>26 300</b>	<b>123.20</b>	<b>23 670</b>	<b>123.90</b>	<b>40 110</b>	<b>121.50</b>		

**Warehouse Finish**

(MT 615 QU 06 ST 90)

Code	Component	All Sizes - m <sup>2</sup>	
		K	AR
5176	Floor Finish	0	0.90
6903	Electric. Fixtures	0	10.00
	Architect Fees	0	0.60
	<b>Total:</b>	<b>0</b>	<b>11.50</b>

**4.615.064 PRECALCULATED ADJUSTMENTS (in dollars)****Height, under 6.0 m**per metre of height - **deduct**

Size Ranges - m <sup>2</sup>	Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
	K	AR	K	AR	K	AR	K	AR
Framing & Exterior								
Wall Finish	1 470	3.30	2 400	2.00	3 980	1.20	6 900	0.70
Insulation - Wall	530	1.20	860	0.70	1 430	0.40	2 480	0.20
Plumbing Basic	120	0.30	200	0.20	330	0.10	560	0.10
Heating	380	0.90	600	0.60	1 000	0.30	1 710	0.20
Electrical Basic	260	0.60	410	0.40	680	0.20	1 180	0.20
<b>Total:</b>	<b>2 760</b>	<b>6.30</b>	<b>4 470</b>	<b>3.90</b>	<b>7 420</b>	<b>2.20</b>	<b>12 830</b>	<b>1.40</b>

**Height, over 6.0 m**per metre of height - **add**

Size Ranges - m <sup>2</sup>	Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
	K	AR	K	AR	K	AR	K	AR
Framing & Exterior								
Wall Finish	2 770	6.30	4 540	3.80	7 520	2.30	13 130	1.30
Insulation - Wall	530	1.20	860	0.70	1 430	0.40	2 480	0.20
Plumbing Basic	120	0.30	200	0.20	330	0.10	560	0.10
Heating	380	0.90	600	0.60	1 000	0.30	1 710	0.20
Electrical Basic	260	0.60	410	0.40	680	0.20	1 180	0.20
<b>Total:</b>	<b>4 060</b>	<b>9.30</b>	<b>6 610</b>	<b>5.70</b>	<b>10 960</b>	<b>3.30</b>	<b>19 060</b>	<b>2.00</b>

**Insulation**good foil faced batt, sprayed mineral fibre or fibreglass rigid board, per m<sup>2</sup> - **add \$ 5.00****Wall Sections, Exterior**painted panels, per m<sup>2</sup> - **add \$ 4.00**aluminum panels, per m<sup>2</sup> - **add \$ 4.40**fibreglass light transmitting panels, per m<sup>2</sup> - **add \$ 12.00**poor quality panels, open at bottom and non-mitered at eaves, per m<sup>2</sup> - **deduct \$ 4.10****Plumbing**per fixture - **add \$ 570.00**

**4.615.064 PRECALCULATED ADJUSTMENTS (in dollars)****SALES WAREHOUSE BAY UNIT (GOOD) - Wall Height - 6.0 m****Add per unit**

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
4327	Party Walls	2 320	20.50	4 750	10.80		
6106	Plumbing Basic	270	9.10	530	8.20		
6506	Heating	810	26.90	1 560	24.10		
6706	Electrical Basic	510	17.00	990	15.30		
	<b>Total:</b>	<b>3 910</b>	<b>73.50</b>	<b>7 830</b>	<b>58.40</b>		

**Height**per metre of height - **add or deduct per unit**

Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
	K	AR	K	AR	K	AR
Plumbing Basic	20	0.20	50	0.10		
Heating	70	0.60	140	0.40		
Electrical Basic	50	0.40	90	0.20		
Party Walls	390	3.40	790	1.80		
<b>Total:</b>	<b>530</b>	<b>4.60</b>	<b>1 070</b>	<b>2.50</b>		
Interior Wall Finish	100	0.90	200	0.50		

**4.615.065 UNIT COST ADJUSTMENTS****Walls, Interior**

liner panels, walls or ceilings

galvanized steel or aluminum, per m<sup>2</sup> - **add \$ 11.50**painted panels, per m<sup>2</sup> - **add \$ 2.20****Windows**average double glazed aluminum window, per m<sup>2</sup> - **add \$ 182.00**single glazed steel sash, per m<sup>2</sup> - **add \$ 247.00**double glazed steel sash, per m<sup>2</sup> - **add \$ 286.00****Doors, Exterior**

hollow steel	plain	glazed
low grade, EA - <b>add</b>	<b>\$ 320.00</b>	<b>\$ -</b>
fair, EA - <b>add</b>	<b>\$ 400.00</b>	<b>-</b>
average, EA - <b>add</b>	<b>\$ 480.00</b>	<b>\$ 530.00</b>
average double, EA - <b>add</b>	<b>\$ 960.00</b>	<b>\$ 1 060.00</b>

overhead wood sectional door, per m<sup>2</sup> - **add \$ 100.00**overhead aluminum sectional fully glazed, per m<sup>2</sup> - **add \$ 166.00**

average metal sliding door

endwall or sidewall, per door – <b>add K</b>	<b>\$ 400.00</b>
	<b>AR m<sup>2</sup> \$ 45.00</b>

door framework, per door	- <b>add K</b>	<b>\$ 100.00</b>
		<b>AR m<sup>2</sup> \$ 14.00</b>

**Wall Openings**

(areas replaced by doors and windows)

adjustments for openings are not applicable for this classification

**Note:** Wall Cost (as per Component Description)steel panels including girts, m<sup>2</sup> **\$ 21.10****Skylights**plastic, per m<sup>2</sup> - **add \$ 52.00**3.0 m plastic bubble, EA - **add \$ 300.00****Ventilators**508 mm round ridge, EA - **add \$ 180.00**3.0 m continuous ridge, EA - **add \$ 430.00**

#### **4.615.066 GENERAL INFORMATION**

This classification is provided with heat and lighting which is adequate for storage purposes only. Where usages other than storage occur, adjustments to heating and/or electrical installations must be considered.

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.



**4.620.040 MODEL TYPE 620  
QUALITY 04**

**MODULAR RIGID FRAME METAL WAREHOUSE - STANDARD**

**4.620.041 GENERAL DESCRIPTION**

**Wall Heights**

Architect Fees: 4.1 %                      Exterior Wall - Main 6.0 m

**CODE                      COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0702</b>	<b>Piles</b> - reinforced concrete
<b>1123</b>	<b>Grade Beams</b> - reinforced concrete or equivalent
<b>1525</b>	<b>Concrete Slab</b> - 125 mm light reinforced
	<b>Framing</b> - heavy gauge steel modular rigid frame with steel girts; steel interior columns
	<b>Insulation</b> - average foil faced batt, sprayed mineral fibre, fibreglass rigid board or equivalent
	<b>Exterior Wall &amp; Roof Finish</b> - wide span deep rib corrugated steel panels
<b>6104</b>	<b>Plumbing Basic</b> - average
<b>6504</b>	<b>Heating</b> - average heating with gas fired units or forced air
<b>6704</b>	<b>Electrical Basic</b> - average wiring

**COMPONENT DESCRIPTION - WAREHOUSE FINISH**

**6902                      Electrical Fixtures** - substandard lighting

**4.620.042 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR		
<b>61</b>	<b>Main Level &amp; Concrete Slab</b>	<b>32 700</b>	<b>149</b>	<b>40 400</b>	<b>144</b>	<b>58 700</b>	<b>130</b>	<b>82 400</b>	<b>125</b>		
<b>90</b>	<b>Warehouse Finish</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>7</b>		

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 90 designates typical warehouse interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**Note:** MT 620, modular system metal buildings, will always appear in series of two or more modular sections which includes interior columns. The base structure Base Rates for MT 620 have been designed with two modular sections.

**4.620.043 MODULE RATES (in dollars)****Concrete Slab on Grade**

(MT 620 QU 04 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation	280	5.10	450	4.80	750	4.70	1 300	4.60		
0702	Piles	1 050	2.40	1 720	1.40	2 850	0.90	4 930	0.50		
1123	Grade Beams	3 230	7.40	5 290	4.40	8 780	2.70	15 190	1.50		
1525	Concrete Slab	0	19.30	0	19.30	0	19.30	0	19.30		
6104	Plumbing Basic	130	1.00	210	0.90	350	0.80	600	0.80		
6504	Heating	310	2.30	500	2.10	830	1.90	1 420	1.80		
6704	Electrical Basic	240	1.90	400	1.60	650	1.50	1 120	1.40		
	Miscellaneous	110	0.80	180	0.70	290	0.70	500	0.60		
	Architect Fees	230	1.70	370	1.50	620	1.40	1 070	1.30		
	<b>Total:</b>	<b>5 580</b>	<b>41.90</b>	<b>9 120</b>	<b>36.70</b>	<b>15 120</b>	<b>33.90</b>	<b>26 130</b>	<b>31.80</b>		

**Main Level Base Structure**

(MT 620 QU 04 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0100	Sitework	500	0.90	500	0.80	500	0.70	500	0.60		
	Steel Frame and Panels	19 500	64.00	19 500	64.00	24 900	62.00	24 900	62.00		
	Insulation - Wall	3 170	7.20	5 180	4.30	8 600	2.60	14 880	1.50		
	- Roof	0	12.00	0	12.00	0	12.00	0	12.00		
6104	Plumbing Basic	600	3.70	960	3.20	1 580	2.70	2 610	2.60		
6504	Heating	1 440	8.50	2 330	7.30	3 770	6.60	6 320	6.10		
6704	Electrical Basic	1 200	6.80	1 880	5.70	3 090	5.10	5 150	4.90		
	Miscellaneous	380	2.30	460	2.20	360	2.30	600	2.20		
	Architect Fees	310	1.80	480	1.50	770	1.40	1 290	1.30		
	<b>Total:</b>	<b>27 100</b>	<b>107.20</b>	<b>31 290</b>	<b>107.00</b>	<b>43 570</b>	<b>95.40</b>	<b>56 250</b>	<b>93.20</b>		

**Warehouse Finish**

(MT 620 QU 04 ST 90)

**All Sizes - m<sup>2</sup>**

Code	Component	K	AR
6902	Electric. Fixtures	0	6.20
	Architect Fees	0	0.30
	<b>Total:</b>	<b>0</b>	<b>6.50</b>

**4.620.044 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Size Ranges - m <sup>2</sup>	Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
	K	AR	K	AR	K	AR	K	AR
Framing & Exterior								
Wall Finish	1 820	2.80	1 820	2.80	4 330	1.60	4 330	1.60
Insulation - Wall	530	1.20	860	0.70	1 430	0.40	2 480	0.20
Plumbing Basic	100	0.30	160	0.20	270	0.10	450	0.10
Heating	240	0.60	400	0.40	650	0.30	1 110	0.20
Electrical Basic	210	0.50	330	0.30	550	0.20	930	0.20
<b>Total:</b>	<b>2 900</b>	<b>5.40</b>	<b>3 570</b>	<b>4.40</b>	<b>7 230</b>	<b>2.60</b>	<b>9 300</b>	<b>2.30</b>

**Module Sections**

(rate includes two modular sections)

Size Ranges - m <sup>2</sup>	Size 4 (0-1999)		Size 5 (2000 & over)	
	K	AR	K	AR
three modules - <b>deduct</b>	390	1.30	500	1.20
four modules - <b>deduct</b>	980	3.20	1 250	3.10
five modules - <b>deduct</b>	1 760	5.80	2 240	5.60

**Insulation**good foil faced batt, sprayed mineral fibre or fibreglass rigid board, per m<sup>2</sup> - **add \$ 5.00****Wall Sections, Exterior**painted panels, per m<sup>2</sup> - **add \$ 4.00**aluminum panels, per m<sup>2</sup> - **add \$ 4.40**fibreglass light transmitting panels, per m<sup>2</sup> - **add \$ 12.00**poor quality panels, open at bottom and non-mitered at eaves, per m<sup>2</sup> - **deduct \$ 4.10****Plumbing**per fixture - **add \$ 470.00**

**4.620.045 UNIT COST ADJUSTMENTS****Walls, Interior**

liner panels, walls or ceilings

galvanized steel or aluminum - **add \$ 11.50**painted panels, per m<sup>2</sup> - **add \$ 2.20****Windows**average double glazed aluminum window, per m<sup>2</sup> - **add \$ 182.00**single glazed steel sash, per m<sup>2</sup> - **add \$ 247.00**double glazed steel sash, per m<sup>2</sup> - **add \$ 286.00****Doors, Exterior**

	plain	glazed
hollow steel		
low grade, EA - <b>add</b>	<b>\$ 320.00</b>	-
fair, EA - <b>add</b>	<b>\$ 400.00</b>	-
average, EA - <b>add</b>	<b>\$ 480.00</b>	<b>\$ 530.00</b>
average double, EA - <b>add</b>	<b>\$ 960.00</b>	<b>\$ 1 060.00</b>

overhead wood sectional door, per m<sup>2</sup> - **add \$ 100.00**overhead aluminum sectional fully glazed, per m<sup>2</sup> - **add \$ 166.00**

average metal sliding door

endwall or sidewall, per door – **add K \$ 400.00****AR m<sup>2</sup> \$ 45.00**door framework, per door - **add K \$ 100.00****AR m<sup>2</sup> \$ 14.00****Wall Openings**

(areas replaced by doors and windows)

adjustments for openings are not applicable for this classification

**Note:** Wall Cost (as per Component Description)steel panels including girts, m<sup>2</sup> **\$ 21.10****Skylights**plastic, per m<sup>2</sup> - **add \$ 52.00**3.0 m plastic bubble, EA - **add \$ 300.00****Ventilators**508 mm round ridge, EA - **add \$ 180.00**3.0 m continuous ridge, EA - **add \$ 430.00**

#### **4.620.046 GENERAL INFORMATION**

This classification is provided with heat and lighting which is adequate for storage purposes only. Where usages other than storage occur, adjustments to heating and/or electrical installations must be considered.

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.620.060 MODEL TYPE 620  
QUALITY 06**

**MODULAR RIGID FRAME METAL WAREHOUSE - CUSTOM**

**4.620.061 GENERAL DESCRIPTION**

**Wall Heights**

Architect Fees: 5.1 % Exterior Wall - Main 6.0 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0702</b>	<b>Piles</b> - reinforced concrete
<b>1124</b>	<b>Grade Beams</b> - reinforced concrete or equivalent
<b>1546</b>	<b>Concrete Slab</b> - 150 mm medium reinforced
	<b>Framing</b> - heavy gauge steel modular rigid frame with steel girts; steel interior columns
	<b>Insulation</b> - average foil faced batt, sprayed mineral fibre, fibreglass rigid board or equivalent
	<b>Exterior Wall &amp; Roof Finish</b> - wide span deep rib corrugated steel panels
<b>6106</b>	<b>Plumbing Basic</b> - good
<b>6506</b>	<b>Heating</b> - good heating with gas fired units or forced air
<b>6706</b>	<b>Electrical Basic</b> - good wiring

**COMPONENT DESCRIPTION - WAREHOUSE FINISH**

<b>5176</b>	<b>Floor Finish</b> - floor hardener
<b>6903</b>	<b>Electrical Fixtures</b> - fair lighting

**4.620.062 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR		
<b>61</b>	<b>Main Level &amp; Concrete Slab</b>	<b>36 900</b>	<b>178</b>	<b>46 700</b>	<b>164</b>	<b>69 100</b>	<b>153</b>	<b>100 500</b>	<b>148</b>		
<b>90</b>	<b>Warehouse Finish</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>12</b>		

ST Code 61 designates the base structure of a main level with a concrete slab on grade.  
ST Code 90 designates typical warehouse interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**Note:** MT 620, modular system metal buildings, will always appear in series of two or more modular sections which includes interior columns. The base structure Base Rates for MT 620 have been designed with two modular sections.

**4.620.063 MODULE RATES (in dollars)****Concrete Slab on Grade**

(MT 620 QU 06 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR		
0300	Excavation	280	5.10	450	4.80	750	4.70	1 300	4.60		
0702	Piles	1 050	2.40	1 720	1.40	2 850	0.90	4 930	0.50		
1124	Grade Beams	4 800	10.90	7 850	6.50	13 010	3.90	22 530	2.20		
1546	Concrete Slab	0	29.40	0	29.40	0	29.40	0	29.40		
6106	Plumbing Basic	180	1.40	270	1.20	440	1.20	750	1.10		
6506	Heating	520	4.00	800	3.70	1 310	3.40	2 220	3.30		
6706	Electrical Basic	330	2.60	510	2.30	830	2.20	1 410	2.10		
	Miscellaneous	150	1.10	230	1.00	370	1.00	630	0.90		
	Architect Fees	390	3.10	610	2.80	990	2.60	1 680	2.50		
	<b>Total:</b>	<b>7 700</b>	<b>60.00</b>	<b>12 440</b>	<b>53.10</b>	<b>20 550</b>	<b>49.30</b>	<b>35 450</b>	<b>46.60</b>		

**Main Level Base Structure**

(MT 620 QU 06 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR		
0100	Sitework	500	0.90	500	0.80	500	0.70	500	0.60		
	Steel Frame and Panels	19 500	64.00	19 500	64.00	24 900	62.00	24 900	62.00		
	Insulation - Wall	3 170	7.20	5 180	4.30	8 600	2.60	14 880	1.50		
	- Roof	0	12.00	0	12.00	0	12.00	0	12.00		
6106	Plumbing Basic	850	4.80	1 320	4.30	2 170	3.80	3 660	3.60		
6506	Heating	2 600	14.30	3 940	12.80	6 490	11.20	11 000	10.50		
6706	Electrical Basic	1 700	9.10	2 590	8.20	4 250	7.10	7 260	6.90		
	Miscellaneous	410	2.50	510	2.40	450	2.40	760	2.40		
	Architect Fees	500	2.70	760	2.40	1 210	2.10	2 050	2.00		
	<b>Total:</b>	<b>29 230</b>	<b>117.50</b>	<b>34 290</b>	<b>111.20</b>	<b>48 570</b>	<b>103.90</b>	<b>65 010</b>	<b>101.50</b>		

**Warehouse Finish**

(MT 620 QU 06 ST 90)

Code	Component	All Sizes - m <sup>2</sup>	
		K	AR
5176	Floor Finish	0	0.90
6903	Electric. Fixtures	0	10.00
	Architect Fees	0	0.60
	<b>Total:</b>	<b>0</b>	<b>11.50</b>

**4.620.064 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Size Ranges - m <sup>2</sup>	Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
	K	AR	K	AR	K	AR	K	AR
Framing & Exterior								
Wall Finish	1 820	2.80	1 820	2.80	4 330	1.60	4 330	1.60
Insulation - Wall	530	1.20	860	0.70	1 430	0.40	2 480	0.20
Plumbing Basic	120	0.30	200	0.20	330	0.10	560	0.10
Heating	380	0.90	600	0.60	1 000	0.30	1 710	0.20
Electrical Basic	260	0.60	410	0.40	680	0.20	1 180	0.20
<b>Total:</b>	<b>3 110</b>	<b>5.80</b>	<b>3 890</b>	<b>4.70</b>	<b>7 770</b>	<b>2.60</b>	<b>10 260</b>	<b>2.30</b>

**Module Sections**

(rate includes two modular sections)

Size Ranges - m <sup>2</sup>	Size 4 (0-1999)		Size 5 (2000 & over)	
	K	AR	K	AR
three modules - <b>deduct</b>	390	1.30	500	1.20
four modules - <b>deduct</b>	980	3.20	1 250	3.10
five modules - <b>deduct</b>	1 760	5.80	2 240	5.60

**Insulation**good foil faced batt, sprayed mineral fibre or fibreglass rigid board, per m<sup>2</sup> - **add \$ 5.00****Wall Sections, Exterior**painted panels, per m<sup>2</sup> - **add \$ 4.00**aluminum panels, per m<sup>2</sup> - **add \$ 6.40**fibreglass light transmitting panels, per m<sup>2</sup> - **add \$ 14.00**poor quality panels, open at bottom and non-mitered at eaves, per m<sup>2</sup> - **deduct \$ 2.10****Plumbing**per fixture - **add \$ 570.00**



**4.620.065 UNIT COST ADJUSTMENTS****Walls, Interior**

liner panels, walls or ceilings

galvanized steel or aluminum, per m<sup>2</sup> - **add \$ 11.50**painted panels, per m<sup>2</sup> - **add \$ 2.20****Windows**average double glazed aluminum window, per m<sup>2</sup> - **add \$ 182.00**single glazed steel sash, per m<sup>2</sup> - **add \$ 247.00**double glazed steel sash, per m<sup>2</sup> - **add \$ 286.00****Doors, Exterior**

hollow steel	plain	glazed
low grade, EA - <b>add</b>	<b>\$ 320.00</b>	-
fair, EA - <b>add</b>	<b>\$ 400.00</b>	-
average, EA - <b>add</b>	<b>\$ 480.00</b>	<b>\$ 530.00</b>
average double, EA - <b>add</b>	<b>\$ 960.00</b>	<b>\$ 1 060.00</b>

overhead wood sectional door, per m<sup>2</sup> - **add \$ 100.00**overhead aluminum sectional fully glazed, per m<sup>2</sup> - **add \$ 166.00**

average metal sliding door

endwall or sidewall, per door - **add K \$ 400.00****AR m<sup>2</sup> \$ 45.00**door framework, per door - **add K \$ 100.00****AR m<sup>2</sup> \$ 14.00****Wall Openings**

(areas replaced by doors and windows)

adjustments for openings are not applicable for this classification

**Note:** Wall Cost (as per Component Description)steel panels including girts, m<sup>2</sup> **\$ 21.10****Skylights**plastic, per m<sup>2</sup> - **add \$ 52.00**3.0 m plastic bubble, EA - **add \$ 300.00****Ventilators**508 mm round ridge, EA - **add \$ 180.00**3.0 m continuous ridge, EA - **add \$ 430.00**

**4.620.066 GENERAL INFORMATION**

This classification is provided with heat and lighting which is adequate for storage purposes only. Where usages other than storage occur, adjustments to heating and/or electrical installations must be considered.

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.622.040 MODEL TYPE 622  
QUALITY 04**

**RIGID FRAME METAL WAREHOUSE SIDE EXTENSION - STANDARD**

**4.622.041 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 4.1 % **Exterior Wall - Main** 4.3 m

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0702</b>	<b>Piles</b> - reinforced concrete
<b>1123</b>	<b>Grade Beams</b> - reinforced concrete or equivalent
<b>1525</b>	<b>Concrete Slab</b> - 125 mm light reinforced <b>Framing</b> - heavy gauge steel modular rigid frame with steel girts; steel interior columns <b>Insulation</b> - average foil faced batt, sprayed mineral fibre, fibreglass rigid board or equivalent <b>Exterior Wall &amp; Roof Finish</b> - wide span deep rib corrugated steel panels
<b>6104</b>	<b>Plumbing Basic</b> - average
<b>6504</b>	<b>Heating</b> - average heating with gas fired units or forced air
<b>6704</b>	<b>Electrical Basic</b> - average wiring

**COMPONENT DESCRIPTION - WAREHOUSE FINISH**

**6903 Electrical Fixtures** - substandard lighting

**4.622.042 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
<b>61</b>	<b>Main Level &amp; Concrete Slab</b>	<b>10 000</b>	<b>156</b>	<b>12 400</b>	<b>140</b>		
<b>90</b>	<b>Warehouse Finish</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>7</b>		

ST Code 61 designates the base structure of a main level with a concrete slab on grade.  
ST Code 90 designates typical warehouse interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.622.043 MODULE RATES (in dollars)****Concrete Slab on Grade**

(MT 622 QU 04 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
0300	Excavation	0	3.80	0		0	3.40
0702	Piles	400	3.60			820	1.90
1123	Grade Beams	1 060	9.40			2 160	5.00
1525	Concrete Slab	0	19.30			0	19.30
6104	Plumbing Basic	0	1.20			0	1.00
6504	Heating	0	3.00			0	2.30
6704	Electrical Basic	0	2.30			0	1.90
	Miscellaneous	30	0.90			60	0.70
	Architect Fees	60	1.80			120	1.50
	<b>Total:</b>	<b>1 550</b>	<b>45.30</b>			<b>3 160</b>	<b>37.00</b>

**Main Level Base Structure**

(MT 622 QU 04 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
0100	Sitework	0	1.00			0	0.90
	Steel Frame and Panels	7 500	67.00			7 500	67.00
	Insulation - Wall	720	6.40			1 490	3.40
	- Roof	0	12.00			0	12.00
6104	Plumbing Basic	0	3.70			0	3.20
6504	Heating	0	9.00			0	7.40
6704	Electrical Basic	0	7.20			0	5.90
	Miscellaneous	170	2.20			180	2.00
	Architect Fees	40	1.70			70	1.40
	<b>Total:</b>	<b>8 430</b>	<b>110.20</b>			<b>9 240</b>	<b>103.20</b>

**Warehouse Finish**

(MT 622 QU 04 ST 90)

Code	Component	All Sizes - m <sup>2</sup>	
		K	AR
6903	Electric. Fixtures	0	6.20
	Architect Fees	0	0.30
	<b>Total:</b>	<b>0</b>	<b>6.50</b>

**4.622.044 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Size Ranges - m <sup>2</sup>	Size 2 (0-249)		Size 3 (250 & over)	
	K	AR	K	AR
Framing & Exterior				
Wall Finish	400	2.50	1 220	1.90
Insulation - Wall	170	1.50	360	0.80
Plumbing Basic	0	0.40	0	0.20
Heating	0	1.10	0	0.40
Electrical Basic	0	0.90	0	0.30
<b>Total:</b>	<b>570</b>	<b>6.40</b>	<b>1 580</b>	<b>4.10</b>

**Insulation**good foil faced batt, sprayed mineral fibre or fibreglass rigid board, per m<sup>2</sup> - **add \$ 5.00****Wall Sections, Exterior**painted panels, per m<sup>2</sup> - **add \$ 4.00**aluminum panels, per m<sup>2</sup> - **add \$ 4.40**fibreglass light transmitting panels, per m<sup>2</sup> - **add \$ 12.00**poor quality panels, open at bottom and non-mitered at eaves, per m<sup>2</sup> - **deduct \$ 4.10****Plumbing**per fixture - **add \$ 470.00**

**4.622.045 UNIT COST ADJUSTMENTS****Walls, Interior**

liner panels, walls or ceilings

galvanized steel or aluminum - **add \$ 11.50**

painted panels, per m<sup>2</sup> - **add \$ 2.20**

**Windows**

average double glazed aluminum window, per m<sup>2</sup> - **add \$ 182.00**

single glazed steel sash, per m<sup>2</sup> - **add \$ 247.00**

double glazed steel sash, per m<sup>2</sup> - **add \$ 286.00**

**Doors, Exterior**

hollow steel

	plain	glazed
low grade, EA - <b>add</b>	<b>\$ 320.00</b>	<b>\$ -</b>
fair, EA - <b>add</b>	<b>\$ 400.00</b>	<b>\$ -</b>
average, EA - <b>add</b>	<b>\$ 480.00</b>	<b>\$ 530.00</b>
average double, EA - <b>add</b>	<b>\$ 960.00</b>	<b>\$ 1 060.00</b>

overhead wood sectional door, per m<sup>2</sup> - **add \$ 100.00**

overhead aluminum sectional fully glazed, per m<sup>2</sup> - **add \$ 166.00**

average metal sliding door

endwall or sidewall, per door - <b>add</b>	<b>K</b>	<b>\$ 400.00</b>
	<b>AR m<sup>2</sup></b>	<b>\$ 45.00</b>
door framework, per door - <b>add</b>	<b>K</b>	<b>\$ 100.00</b>
	<b>AR m<sup>2</sup></b>	<b>\$ 14.00</b>

**Wall Openings**

(areas replaced by doors and windows)

adjustments for openings are not applicable for this classification

**Note:** Wall Cost (as per Component Description)

steel panels including girts, m<sup>2</sup> **\$ 21.10**

**Skylights**

plastic, per m<sup>2</sup> - **add \$ 52.00**

3.0 m plastic bubble, EA - **add \$ 300.00**

**Ventilators**

508 mm round ridge, EA - **add \$ 180.00**

3.0 m continuous ridge, EA - **add \$ 430.00**

**4.622.046 GENERAL INFORMATION**

This classification is provided with heat and lighting which is adequate for storage purposes only. Where usages other than storage occur, adjustments to heating and/or electrical installations must be considered.

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.622.060 MODEL TYPE 622  
QUALITY 06**

**RIGID FRAME METAL WAREHOUSE SIDE EXTENSION - CUSTOM**

**4.622.061 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 5.1 %                      **Exterior Wall - Main** 4.3 m

**CODE                      COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0702</b>	<b>Piles</b> - reinforced concrete
<b>1124</b>	<b>Grade Beams</b> - reinforced concrete or equivalent
<b>1546</b>	<b>Concrete Slab</b> - 150 mm medium reinforced <b>Framing</b> - heavy gauge steel modular rigid frame with steel girts; steel interior columns <b>Insulation</b> - average foil faced batt, sprayed mineral fibre, fibreglass rigid board or equivalent <b>Exterior Wall &amp; Roof Finish</b> - wide span deep rib corrugated steel panels
<b>6106</b>	<b>Plumbing Basic</b> - good
<b>6506</b>	<b>Heating</b> - good heating with gas fired units or forced air
<b>6706</b>	<b>Electrical Basic</b> - good wiring

**COMPONENT DESCRIPTION - WAREHOUSE FINISH**

<b>5176</b>	<b>Floor Finish</b> - floor hardener
<b>6903</b>	<b>Electrical Fixtures</b> - fair lighting

**4.622.062 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
<b>61</b>	<b>Main Level &amp; Concrete Slab</b>	<b>10 500</b>	<b>189</b>	<b>13 500</b>	<b>166</b>		
<b>90</b>	<b>Warehouse Finish</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>12</b>		

ST Code 61 designates the base structure of a main level with a concrete slab on grade.  
ST Code 90 designates typical warehouse interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**4.622.063 MODULE RATES (in dollars)****Concrete Slab on Grade**

(MT 622 QU 06 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
0300	Excavation	0	3.80	0		0	3.40
0702	Piles	340	3.00	700		700	1.60
1124	Grade Beams	1 570	13.90	3 220		3 220	7.30
1546	Concrete Slab	0	29.40	0		0	29.40
6106	Plumbing Basic	0	1.70	0		0	1.40
6506	Heating	0	5.10	0		0	4.00
6706	Electrical Basic	0	3.20	0		0	2.60
	Miscellaneous	40	1.20	80		80	1.00
	Architect Fees	100	3.30	220		220	2.70
	<b>Total:</b>	<b>2 050</b>	<b>64.60</b>	<b>4 220</b>		<b>4 220</b>	<b>53.40</b>

**Main Level Base Structure**

(MT 622 QU 06 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
0100	Sitework	0	1.00	0		0	0.90
	Steel Frame and Panels	7 500	67.00	7 500		7 500	67.00
	Insulation - Wall	720	6.40	1 490		1 490	3.40
	- Roof	12.00	0	12.00		12.00	0
6106	Plumbing Basic	0	5.50	0		0	4.30
6506	Heating	0	16.40	0		0	12.70
6706	Electrical Basic	0	10.50	0		0	8.00
	Miscellaneous	170	2.40	180		180	2.20
	Architect Fees	50	2.90	90		90	2.30
	<b>Total:</b>	<b>8 440</b>	<b>124.10</b>	<b>9 260</b>		<b>9 260</b>	<b>112.80</b>

**Warehouse Finish**

(MT 622 QU 06 ST 90)

**All Sizes - m<sup>2</sup>**

Code	Component	K	AR
5176	Floor Finish	0	0.90
6903	Electric. Fixtures	0	10.00
	Architect Fees	0	0.60
	<b>Total:</b>	<b>0</b>	<b>11.50</b>



**4.622.064 PRECALCULATED ADJUSTMENTS (in dollars)****Height**per metre of height - **add or deduct**

Size Ranges - m <sup>2</sup>	Size 2 (0-249)		Size 3 (250 & over)	
	K	AR	K	AR
<b>Component</b>				
<hr/>				
Exterior Wall				
Framing & Exterior				
Wall Finish	400	2.50	1 220	1.90
Insulation - Wall	170	1.50	360	0.80
Plumbing Basic	0	0.50	0	0.30
Heating	0	1.60	0	0.90
Electrical Basic	0	1.10	0	0.60
<b>Total:</b>	<b>570</b>	<b>7.20</b>	<b>1 580</b>	<b>4.50</b>

**Insulation**good foil faced batt, sprayed mineral fibre or fibreglass rigid board, per m<sup>2</sup> - **add \$ 5.00****Wall Sections, Exterior**painted panels, per m<sup>2</sup> - **add \$ 4.00**aluminum panels, per m<sup>2</sup> - **add \$ 6.40**fibreglass light transmitting panels, per m<sup>2</sup> - **add \$ 14.00**poor quality panels, open at bottom and non-mitered at eaves, per m<sup>2</sup> - **deduct \$ 2.10****Plumbing**per fixture - **add \$ 570.00**

**4.622.065 UNIT COST ADJUSTMENTS****Walls, Interior**

liner panels, walls or ceilings

galvanized steel or aluminum, per m<sup>2</sup> - **add \$ 11.50**

painted panels, per m<sup>2</sup> - **add \$ 2.20**

**Windows**

average double glazed aluminum window, per m<sup>2</sup> - **add \$ 182.00**

single glazed steel sash, per m<sup>2</sup> - **add \$ 247.00**

double glazed steel sash, per m<sup>2</sup> - **add \$ 286.00**

**Doors, Exterior**

hollow steel	plain	glazed
low grade, EA - <b>add</b>	<b>\$ 320.00</b>	<b>\$ -</b>
fair, EA - <b>add</b>	<b>\$ 400.00</b>	<b>\$ -</b>
average, EA - <b>add</b>	<b>\$ 480.00</b>	<b>\$ 530.00</b>
average double, EA - <b>add</b>	<b>\$ 960.00</b>	<b>\$ 1 060.00</b>

overhead wood sectional door, per m<sup>2</sup> - **add \$ 100.00**

overhead aluminum sectional fully glazed, per m<sup>2</sup> - **add \$ 166.00**

average metal sliding door

endwall or sidewall, per door – **add K \$ 400.00**

**AR m<sup>2</sup> \$ 45.00**

door framework, per door - **add K \$ 100.00**

**AR m<sup>2</sup> \$ 14.00**

**Wall Openings**

(areas replaced by doors and windows)

adjustments for openings are not applicable for this classification

**Note:** Wall Cost (as per Component Description)

steel panels including girts, m<sup>2</sup> **\$ 21.10**

**Skylights**

plastic, per m<sup>2</sup> - **add \$ 52.00**

3.0 m plastic bubble, EA - **add \$ 300.00**

**Ventilators**

508 mm round ridge, EA - **add \$ 180.00**

3.0 m continuous ridge, EA - **add \$ 430.00**

**4.622.066 GENERAL INFORMATION**

This classification is provided with heat and lighting which is adequate for storage purposes only. Where usages other than storage occur, adjustments to heating and/or electrical installations must be considered.

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.630.030 MODEL TYPE 630  
QUALITY 03**

**ARCHRIB WAREHOUSE - FAIR**

**4.630.031 GENERAL DESCRIPTION**

Architect Fees: 3.3 %

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0700</b>	<b>Piles</b> - reinforced concrete
<b>1100</b>	<b>Grade Beams</b> - reinforced concrete or equivalent
<b>1514</b>	<b>Concrete Slab</b> - 100 mm light reinforced
	<b>Base Wall Construction - End Walls</b> - wood framing, sheathing
<b>2745</b>	<b>Exterior Wall Finish - End Walls</b> - aluminum siding or equivalent
	<b>Base Roof Construction</b> - type S2 prefabricated wood archribs; plywood sheathing or equivalent
<b>3303</b>	<b>Roof Finish</b> - composition shingles
<b>6103</b>	<b>Plumbing</b> - fair
<b>6703</b>	<b>Electrical</b> - fair wiring

**COMPONENT DESCRIPTION - WAREHOUSE FINISH**

<b>6901</b>	<b>Electrical Fixtures</b> - economy lighting
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**4.630.032 BASE RATES (in dollars)**

ST Code	Structure	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
<b>61</b>	<b>Main Level &amp; Concrete Slab</b>	<b>5 200</b>	<b>98</b>	<b>5 300</b>	<b>98</b>		
<b>90</b>	<b>Warehouse Finish</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>4</b>		

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 90 designates typical warehouse interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**Note:** Type S2 archribs are designed for 600 mm centres.  
Type S4 archribs are designed for 1200 mm centres.  
Type S8 archribs are designed for 2400 mm centres.

**4.630.033 MODULE RATES (in dollars)****Concrete Slab on Grade**

(MT 630 QU 03 ST 50)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
0300	Excavation	140	5.70	280	5.10		
0700	Piles	560	4.90	1 140	2.60		
1100	Grade Beams	1 230	10.80	2 510	5.70		
1514	Concrete Slab	0	15.90	0	15.90		
6103	Plumbing Basic	50	1.00	110	0.80		
6703	Electrical Basic	100	1.80	190	1.50		
	Miscellaneous	40	0.90	90	0.70		
	Architect Fees	80	1.60	170	1.30		
	<b>Total:</b>	<b>2 200</b>	<b>42.60</b>	<b>4 490</b>	<b>33.60</b>		

**Main Level Base Structure**

(MT 630 QU 03 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
0100	Sitework	500	1.00	500	0.90		
	End Walls & Plywood Sheathing	890	15.50	580	16.70		
	Archribs	200	13.00	-1 500	20.00		
2745	Ext. Wall Finish	390	4.80	300	5.10		
3303	Roof Finish	430	10.90	230	11.70		
6103	Plumbing Basic	140	2.50	240	2.20		
6703	Electrical Basic	250	4.50	440	4.00		
	Miscellaneous	60	1.10	20	1.20		
	Architect Fees	110	2.10	30	2.40		
	<b>Total:</b>	<b>2 970</b>	<b>55.40</b>	<b>840</b>	<b>64.20</b>		

**Warehouse Finish**

(MT 630 QU 03 ST 90)

Code	Component	All Sizes - m <sup>2</sup>	
		K	AR
6901	Electric. Fixtures	0	3.50
	Architect Fees	0	0.10
	<b>Total:</b>	<b>0</b>	<b>3.60</b>

**4.630.034 PRECALCULATED ADJUSTMENTS (in dollars)**

Size Ranges - m <sup>2</sup>	Size 2 (0-249)		Size 3 (250 & over)	
	K	AR	K	AR
<b>Roof Finish</b>				
galvanized metal, - <b>add</b>	270	3.00	350	2.90
<b>Interior</b>	<b>K</b>	<b>AR</b>	<b>K</b>	<b>AR</b>
insulation - <b>add</b>	480	11.50	310	11.90
gypsum wallboard, finished - <b>add</b>	700	21.40	570	22.20
plywood lining - <b>add</b>	490	11.80	310	12.30
<b>Archribs</b>	<b>K</b>	<b>AR</b>	<b>K</b>	<b>AR</b>
less than 19.5 m span				
type S4 - <b>add</b>	80	5.00	560	2.90
type S8 - <b>add</b>	210	12.00	380	11.00
greater than 19.5 m span				
type S4 - <b>add</b>	160	10.00	1 120	5.80
type S8 - <b>add</b>	230	13.20	420	12.10
<b>Plumbing</b>				
per fixture - <b>add \$ 400.00</b>				

**4.630.035 UNIT COST ADJUSTMENTS****Windows**

fair single glazed aluminum window, per m<sup>2</sup> - **add \$ 101.00**

fair double glazed aluminum window, per m<sup>2</sup> - **add \$ 173.00**

**Doors, Exterior**

fair wood door, EA - **add \$ 370.00**

fair hollow steel door, EA - **add \$ 400.00**

overhead wood sectional door, per m<sup>2</sup> - **add \$ 100.00**

**Wall Openings**

(areas replaced by doors and windows)

wood frame wall - **deduct 60% of wall cost**

**Note:** End Wall Cost (as per Component Description)

	Base Wall Construction	<b>\$ 22.50</b>
2745	Exterior Wall Finish	<b><u>18.50</u></b>
	<b>Total:</b>	<b>m<sup>2</sup> \$ 41.00</b>

**4.630.036 GENERAL INFORMATION**

This classification is provided with lighting which is adequate for storage purposes only. Where usages other than storage occur, adjustments to electrical installations must be considered.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.



**4.750.022 BASE RATES (in dollars)****MT 750 - SALES AREA**

ST Code	Structure	Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
61	Main Level & Concrete Slab	3 600	228	7 800	150	15 300	120
91	Sales Area Finish	500	68	700	64	1 000	63

**MT 751 - BAYS  
(Average Size Per Bay)**

ST Code	Structure	Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR
61	Main Level & Concrete Slab	800	104	1 600	93
90	Warehouse Finish	0	6	0	6

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 90 designates typical warehouse interior finish for this classification on a per bay basis.

ST Code 91 designates typical sales areas interior finish for this classification and usually includes limited office space.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**Note:** MT 751, Service Station Bays, is a structure which is meant to be attached to a Service Station Sales Area. The base structure Base Rates for MT 751 have been designed accordingly.

**Concrete Slab on Grade - Sales Area  
(MT 750 QU 02 ST 50)**

Code	Component	Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
0300	Excavation	70	8.20	180	6.10	370	5.30
0517	Concrete Footings	260	13.80	660	5.80	1 350	3.10
0900	Concrete Pads	0	0.00	-30	0.80	-60	0.90
1513	Concrete Slab	0	13.20	0	13.20	0	13.20
6102	Plumbing Basic	10	0.70	20	0.50	30	0.50
6702	Electrical Basic	20	1.90	40	1.40	90	1.20
	Miscellaneous	10	0.80	20	0.60	40	0.50
	Architect Fees	10	1.00	20	0.80	50	0.70
	<b>Total:</b>	<b>380</b>	<b>39.60</b>	<b>910</b>	<b>29.20</b>	<b>1 870</b>	<b>25.40</b>

**4.750.023 MODULE RATES (in dollars)****Concrete Slab on Grade - Bays**  
(MT 751 QU 02 ST 50) - per bay

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
0300	Excavation 20	5.40	40			4.90	
0517	Concrete Footings	60	3.40	160	1.50		
0900	Concrete Pads	0	0.00	-30	0.80		
1513	Concrete Slab	0	13.20	0	13.20		
6102	Plumbing Basic	0	0.50	0	0.40		
6702	Electrical Basic	0	1.20	10	1.10		
	Miscellaneous	0	0.50	0	0.40		
	Architect Fees	0	0.60	0	0.60		
	<b>Total:</b>	<b>80</b>	<b>24.80</b>	<b>180</b>	<b>22.90</b>		

**Main Level Base Structure - Sales Area**  
(MT 750 QU 02 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR	K	AR
0100	Sitework	500	0.00	500	1.00	500	0.90		
1701	Columns	0	0.00	-70	2.00	-160	2.30		
1900	Beams	0	0.00	-210	6.90	-360	7.50		
2531	Base Wall Constr.	2 100	110.00	5 260	46.60	10 780	24.50		
2701	Ext. Wall Finish	210	11.00	520	4.60	1 070	2.40		
2940	Base Roof Constr.	0	18.80	0	18.80	0	18.80		
3311	Roof Finish	0	20.30	0	20.30	0	20.30		
6102	Plumbing Basic	70	5.10	140	3.70	270	3.20		
6702	Electrical Basic	200	13.40	380	9.90	720	8.50		
	Miscellaneous	80	5.30	150	3.90	290	3.40		
	Architect Fees	80	4.90	180	3.10	350	2.50		
	<b>Total:</b>	<b>3 240</b>	<b>188.80</b>	<b>6 850</b>	<b>120.80</b>	<b>13 460</b>	<b>94.30</b>		

**Main Level Base Structure - Bays**  
(MT 751 QU 02 ST 60) - per bay

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
0100	Sitework	0	0.00	0	1.00		
1701	Columns	0	0.00	-70	2.00		
1900	Beams	0	0.00	-210	6.90		
2531	Base Wall Constr.	510	27.50	1 310	11.60		
2701	Ext. Wall Finish	50	2.70	130	1.20		
2940	Base Roof Constr.	0	18.80	0	18.80		
3311	Roof Finish	0	20.30	0	20.30		
6102	Plumbing Basic	20	1.60	40	1.40		
6702	Electrical Basic	60	4.10	90	3.70		
	Miscellaneous	20	1.70	40	1.50		
	Architect Fees	20	2.00	40	1.80		
	<b>Total:</b>	<b>680</b>	<b>78.70</b>	<b>1 370</b>	<b>70.20</b>		



**4.750.023 MODULE RATES (in dollars)****Sales Area Finish**

(MT 750 QU 02 ST 91) - finish height - 2.4 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR		
4101	Int. Wall Finish	130	6.70	320	2.90	660	1.50		
4311	Partitions 0	28.60	0	28.60	0	28.60			
4531	Ceiling Finish	0	10.50	0	10.50	0	10.50		
4700	Interior Doors	350	0.40	350	0.40	350	0.40		
5101	Floor Finish	0	9.90	0	9.90	0	9.90		
6903	Electric. Fixtures	0	10.00	0	10.00	0	10.00		
	Architect Fees	10	1.80	20	1.70	30	1.60		
	<b>Total:</b>	<b>490</b>	<b>67.90</b>	<b>690</b>	<b>64.00</b>	<b>1 040</b>	<b>62.50</b>		

**Warehouse Finish - Bays**

(MT 751 QU 02 ST 90) - per bay - finish height - 2.4 m

Code	Component	All Sizes - m <sup>2</sup>	
		K	AR
6902	Electric. Fixtures	0	6.20
	Architect Fees	0	0.20
	<b>Total:</b>	<b>0</b>	<b>6.40</b>

**4.750.024 PRECALCULATED ADJUSTMENTS (in dollars)****Height - Sales Area**per metre of height - **add or deduct**

Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
	K	AR	K	AR	K	AR		
Exterior Wall								
Base Wall Constr.	700	36.70	1 750	15.50	3 590	8.20		
Ext. Wall Finish	70	3.60	170	1.50	360	0.80		
Interior Columns	0	0.00	-10	0.70	-40	0.80		
Plumbing Basic	20	0.80	40	0.40	80	0.20		
Electrical Basic	40	2.20	100	1.00	210	0.50		
<b>Total:</b>	<b>830</b>	<b>43.30</b>	<b>2 050</b>	<b>19.10</b>	<b>4 200</b>	<b>10.50</b>		
Int. Wall Finish	50	2.80	130	1.20	280	0.60		

**4.750.024 PRECALCULATED ADJUSTMENTS (in dollars)****Height - Bays**per metre of height - **add or deduct per bay**

Size Ranges - m <sup>2</sup>	Size 1 (0-49)		Size 2 (50 & over)	
	K	AR	K	AR
Exterior Wall				
Base Wall Constr.	170	9.20	430	3.90
Ext. Wall Finish	20	0.90	40	0.40
Interior Columns	0	0.00	-10	0.70
Plumbing Basic	0	0.20	10	0.10
Electrical Basic	10	0.60	30	0.30
<b>Total:</b>	<b>200</b>	<b>10.90</b>	<b>500</b>	<b>5.40</b>

**Plumbing**per fixture - **add \$ 300.00****Old Style Mechanical**plumbing and wiring - **deduct 30% of mechanical installations****Spans**

(for each metre more or less than 3.7 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area****4.750.025 UNIT COST ADJUSTMENTS****Windows**low grade single glazed wood window, per m<sup>2</sup> - **add \$ 102.00**low grade double glazed wood window, per m<sup>2</sup> - **add \$ 161.00****Doors, Exterior**low grade wood door, EA - **add \$ 310.00**overhead wood sectional door, per m<sup>2</sup> - **add \$ 100.00****Wall Openings**

(areas replaced by doors and windows)

unit masonry or wood frame wall systems - **deduct 60% of wall cost****Note:** Wall Cost (as per Component Description)

2531 Base Wall Construction	\$ 61.30
2701 Exterior Wall Finish	6.10
4101 Interior Wall Finish	<u>4.70</u>
<b>Total</b>	m <sup>2</sup> <b>\$ 72.10</b>

**4.750.026 GENERAL INFORMATION**

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

To calculate average size per bay, divide the total bay floor area by the number of bays.

Determine floor areas from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

Assume concrete block back-up for brick variations, thereby giving obsolescence to older type buildings.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.750.030 MODEL TYPE 750, 751  
QUALITY 03**

**SERVICE STATION - FAIR**

**4.750.031 GENERAL DESCRIPTION**

**Wall Heights**

**Architect Fees:** 3.9 %                      **Exterior Wall - Sales Area** 3.0 m  
**Span:** 5.2 m                                      - Bays                      3.0 m  
**Partition Area:** 80 %

**CODE                      COMPONENT DESCRIPTION - BASE STRUCTURE**

**0700                      Piles** - reinforced concrete  
**0920                      Concrete Pads** - reinforced  
**1120                      Grade Beams** - reinforced concrete or equivalent  
**1514                      Concrete Slab - Sales Area** - 100 mm light reinforced  
**1515                      Concrete Slab - Bays** - 125 mm light reinforced  
**Framing** - steel columns and beams; mill type construction or equivalent in older types  
**2532                      Base Wall Construction** - 190 mm concrete block, loose fill insulation  
**2701                      Exterior Wall Finish** - paint  
**2941                      Base Roof Construction** - open web steel joists, steel decking; wood joists and deck roof system or equivalent in older types  
**3312                      Roof Finish** - rigid insulation, 4-ply built-up or equivalent  
**6103                      Plumbing Basic** - fair  
**6503                      Heating** - fair heating with gas fired units or forced air  
**6703                      Electrical Basic** - fair wiring

**COMPONENT DESCRIPTION - SALES AREA FINISH**

**4101                      Interior Wall Finish** - paint  
**4316                      Partitions** - gypsum wallboard, paint  
**4531                      Ceiling Finish** - suspended panels  
**4701                      Interior Doors** - fair hollow core wood  
**4902                      Baseboards & Trim** - fair  
**5102                      Floor Finish** - fair tile or equivalent  
**6904                      Electrical Fixtures** - average lighting

**COMPONENT DESCRIPTION - WAREHOUSE FINISH**

**4101                      Interior Wall Finish** - paint  
**5178                      Floor Finish** - colored floor hardener  
**6903                      Electrical Fixtures** - fair lighting

**4.750.032 BASE RATES (in dollars)****MT 750 - SALES AREA**

ST Code	Structure	Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR
61	Main Level & Concrete Slab	5 600	347	12 300	216	24 100	169	38 700	147
91	Sales Area Finish	900	79	1 200	74	1 600	72	2 200	71

**MT 751 - BAYS  
(Average Size Per Bay)**

ST Code	Structure	Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR
61	Main Level & Concrete Slab	1 300	147	2 600	122
90	Warehouse Finish	100	17	100	16

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 90 designates typical warehouse interior finish for this classification on a per bay basis.

ST Code 91 designates typical sales areas interior finish for this classification and usually includes limited office space.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

**Note:** MT 751, Service Station Bays, is a structure which is meant to be attached to a Service Station Sales Area. The base structure Base Rates for MT 751 have been designed accordingly.

**4.750.033 MODULE RATES (in dollars)****Concrete Slab on Grade - Sales Area  
(MT 750 QU 03 ST 50)**

Code	Component	Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR
0300	Excavation	70	8.20	180	6.10	370	5.30	600	5.00
0700	Piles	350	18.20	870	7.70	1 780	4.10	2 920	2.40
0920	Concrete Pads	0	0.00	-50	1.00	-140	1.30	-260	1.50
1120	Grade Beams	740	38.90	1 860	16.50	3 810	8.70	6 230	5.20
1514	Concrete Slab	0	15.90	0	15.90	0	15.90	0	15.90
6103	Plumbing Basic	30	1.80	60	1.10	130	0.80	210	0.70
6503	Heating	90	6.50	230	3.80	460	2.80	760	2.40
6703	Electrical Basic	70	5.00	180	2.90	360	2.20	590	1.90
	Miscellaneous	30	1.90	70	1.10	140	0.80	230	0.70
	Architect Fees	60	3.90	140	2.30	280	1.70	460	1.40
	<b>Total:</b>	<b>1 440</b>	<b>100.30</b>	<b>3 540</b>	<b>58.40</b>	<b>7 190</b>	<b>43.60</b>	<b>11 740</b>	<b>37.10</b>

**4.750.033 MODULE RATES (in dollars)****Concrete Slab on Grade - Bays**

(MT 751 QU 03 ST 50) - per bay

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
0300	Excavation	20		5.40		40	4.90
0700	Piles	90		4.50		220	1.90
0920	Concrete Pads	0		0.00		-50	1.00
1120	Grade Beams	180		9.70		460	4.10
1515	Concrete Slab	0		18.40		0	18.40
6103	Plumbing Basic	10		0.90		20	0.70
6503	Heating	20		3.00		50	2.40
6703	Electrical Basic	20		2.30		40	1.90
	Miscellaneous	10		0.90		20	0.70
	Architect Fees	10		1.80		30	1.50
	<b>Total:</b>	<b>360</b>		<b>46.90</b>		<b>830</b>	<b>37.50</b>

**Main Level Base Structure - Sales Area**

(MT 750 QU 03 ST 60)

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR		
0100	Sitework	500		0.00		500	1.00	500	0.90	500	0.80
1703	Columns	0		0.00		-60	1.20	-160	1.60	-310	1.80
1901	Beams	0		0.00		-230	4.70	-420	6.30	-750	5.90
2532	Base Wall Constr.	2 390	125.50			6 000	53.10	12 290	28.00	20 110	16.80
2701	Ext. Wall Finish	210	11.00			520	4.60	1 070	2.40	1 750	1.50
2941	Base Roof Constr.	0	21.30			0	21.30	0	21.30	0	21.30
3312	Roof Finish	0	22.70			0	22.70	0	22.70	0	22.70
6103	Plumbing Basic	110	6.80			200	5.10	360	4.50	550	4.20
6503	Heating	390	24.10			700	17.90	1 260	15.80	1 940	14.70
6703	Electrical Basic	310	18.70			550	13.90	980	12.20	1 510	11.40
	Miscellaneous	120	7.20			210	5.40	380	4.70	580	4.40
	Architect Fees	160	9.70			340	6.20	660	5.00	1 050	4.40
	<b>Total:</b>	<b>4 190</b>	<b>247.00</b>			<b>8 730</b>	<b>157.10</b>	<b>16 920</b>	<b>125.40</b>	<b>26 930</b>	<b>109.90</b>

**4.750.033 MODULE RATES (in dollars)****Main Level Base Structure - Bays**

(MT 751 QU 03 ST 60) - per bay

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
0100	Sitework	0	0.00	0	1.00		
1703	Columns	0	0.00	-60	1.20		
1901	Beams	0	0.00	-230	4.70		
2532	Base Wall Constr.	590	31.40	1 490	13.30		
2701	Ext. Wall Finish	50	2.70	130	1.20		
2941	Base Roof Constr.	0	21.30	0	21.30		
3312	Roof Finish	0	22.70	0	22.70		
6103	Plumbing Basic	30	2.20	40	1.90		
6503	Heating	100	7.70	160	6.50		
6703	Electrical Basic	70	5.90	120	5.10		
	Miscellaneous	30	2.30	50	2.00		
	Architect Fees	40	4.00	70	3.40		
<b>Total:</b>		<b>910</b>	<b>100.20</b>	<b>1 770</b>	<b>84.30</b>		

**Sales Area Finish**

(MT 750 QU 03 ST 91) - finish height - 2.4 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR		
4101	Int. Wall Finish	130	6.70	320	2.90	660	1.50	1 080	0.90		
4316	Partitions 0	30.60	0	30.60	0	30.60	0	30.60			
4531	Ceiling Finish	0	10.50	0	10.50	0	10.50	0	10.50		
4701	Interior Doors	700	0.20	700	0.20	700	0.20	700	0.20		
4902	Baseboards & Trim	40	2.20	100	0.90	210	0.50	350	0.30		
5102	Floor Finish	0	13.00	0	13.00	0	13.00	0	13.00		
6904	Electric. Fixtures	0	13.00	0	13.00	0	13.00	0	13.00		
	Architect Fees	40	3.10	50	2.90	60	2.80	90	2.80		
<b>Total:</b>		<b>910</b>	<b>79.30</b>	<b>1 170</b>	<b>74.00</b>	<b>1 630</b>	<b>72.10</b>	<b>2 220</b>	<b>71.30</b>		

**Warehouse Finish - Bays**

(MT 751 QU 03 ST 90) - per bay - finish height - 2.4 m

Code	Component	Size Ranges - m <sup>2</sup>		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
4101	Int. Wall Finish	40	2.10	100	0.90		
5178	Floor Finish	0	4.00	0	4.00		
6903	Electric. Fixtures	0	10.00	0	10.00		
	Architect Fees	10	0.70	10	0.60		
<b>Total:</b>		<b>50</b>	<b>16.80</b>	<b>110</b>	<b>15.50</b>		

**4.750.034 PRECALCULATED ADJUSTMENTS (in dollars)****Height - Sales Area**per metre of height - **add or deduct**

Size Ranges - m <sup>2</sup>	Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
	K	AR	K	AR	K	AR	K	AR
Exterior Wall								
Base Wall Constr.	800	41.80	2 000	17.70	4 100	9.30	6 700	5.60
Ext. Wall Finish	70	3.60	170	1.50	360	0.80	580	0.50
Interior Columns	0	0.00	-10	0.40	-40	0.50	-90	0.60
Plumbing Basic	20	1.00	50	0.40	100	0.20	160	0.10
Heating 70	3.60	170	1.60	350	0.80	570	0.50	
Electrical Basic	60	3.00	140	1.30	290	0.70	480	0.40
<b>Total:</b>	<b>1 020</b>	<b>53.00</b>	<b>2 520</b>	<b>22.90</b>	<b>5 160</b>	<b>12.30</b>	<b>8 400</b>	<b>7.70</b>
Int. Wall Finish	50	2.80	130	1.20	280	0.60	450	0.40

**Height - Bays**per metre of height - **add or deduct per bay**

Size Ranges - m <sup>2</sup>	Size 1 (0-49)		Size 2 (50 & over)	
	K	AR	K	AR
Exterior Wall				
Base Wall Constr.	200	10.40	500	4.40
Ext. Wall Finish	20	0.90	40	0.40
Interior Columns	0	0.00	-10	0.40
Plumbing Basic	0	0.20	10	0.10
Heating 20	0.90	40	0.40	
Electrical Basic	10	0.70	30	0.30
<b>Total:</b>	<b>250</b>	<b>13.10</b>	<b>610</b>	<b>6.00</b>
Int. Wall Finish	10	0.70	30	0.30

**Plumbing**per fixture - **add \$ 400.00****Old Style Mechanical**plumbing, heating and wiring - **deduct 30% of mechanical installations****Spans**

(for each metre more or less than 5.2 m)

roof along joists - **add or deduct \$ 1.60 per m<sup>2</sup> of area**roof along beam - **add or deduct \$ 0.80 per m<sup>2</sup> of area**



**4.750.035 UNIT COST ADJUSTMENTS****Windows**

fair single glazed aluminum window, per m<sup>2</sup> - **add \$ 101.00**

fair double glazed aluminum window, per m<sup>2</sup> - **add \$ 173.00**

fair clear single glazed aluminum framing system, per m<sup>2</sup> - **add \$ 88.50**

**Doors, Exterior**

fair clear aluminum door, EA - **add \$ 540.00**

fair hollow steel, EA - **add \$ 400.00**

overhead wood sectional door, per m<sup>2</sup> - **add \$ 100.00**

**Wall Openings**

(areas replaced by doors and windows)

unit masonry or wood frame wall systems - **deduct 60% of wall cost**

**Note:** Wall Cost (as per Component Description)

2532 Base Wall Construction	\$ 69.90
2701 Exterior Wall Finish	6.10
4101 Interior Wall Finish	<u>4.70</u>
<b>Total:</b>	m <sup>2</sup> <b>\$ 80.70</b>

**4.750.036 GENERAL INFORMATION**

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

To calculate average size per bay, divide the total bay floor area by the number of bays.

Determine floor areas from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

Assume concrete block back-up for brick variations, thereby giving obsolescence to older type buildings.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.750.040 MODEL TYPE 750, 751  
QUALITY 04**

**SERVICE STATION - STANDARD**

**4.750.041 GENERAL DESCRIPTION**

	<b>Wall Heights</b>
<b>Architect Fees:</b> 4.8 %	<b>Exterior Wall - Sales Area</b> 3.0 m
<b>Span:</b> 6.1 m	<b>- Bays</b> 3.0 m
<b>Partition Area:</b> 60.0 %	

**CODE COMPONENT DESCRIPTION - BASE STRUCTURE**

<b>0702</b>	<b>Piles</b> - reinforced concrete
<b>0922</b>	<b>Concrete Pads</b> - reinforced
<b>1123</b>	<b>Grade Beams</b> - reinforced concrete or equivalent
<b>1524</b>	<b>Concrete Slab - Sales Area</b> - 100 mm light reinforced
<b>1536</b>	<b>Concrete Slab - Bays</b> - 150 mm light reinforced
	<b>Framing</b> - steel columns and beams
<b>2546</b>	<b>Base Wall Construction</b> - 190 mm light reinforced concrete block, loose fill insulation
<b>2703</b>	<b>Exterior Wall Finish</b> - paint
<b>2951</b>	<b>Base Roof Construction</b> - open web steel joists, steel decking
<b>3313</b>	<b>Roof Finish</b> - rigid insulation, 4-ply built-up or equivalent
<b>6104</b>	<b>Plumbing Basic</b> - average
<b>6504</b>	<b>Heating</b> - average heating with gas fired units or forced air
<b>6704</b>	<b>Electrical Basic</b> - average wiring

**COMPONENT DESCRIPTION - SALES AREA FINISH**

<b>4102</b>	<b>Interior Wall Finish</b> - paint
<b>4337</b>	<b>Partitions</b> - gypsum wallboard, paint
<b>4533</b>	<b>Ceiling Finish</b> - suspended panels
<b>4712</b>	<b>Interior Doors</b> - average solid core wood
<b>4903</b>	<b>Baseboards &amp; Trim</b> - average
<b>5103</b>	<b>Floor Finish</b> - average tile or equivalent
<b>6905</b>	<b>Electrical Fixtures</b> - average to good lighting

**COMPONENT DESCRIPTION - WAREHOUSE FINISH**

<b>4102</b>	<b>Interior Wall Finish</b> - paint
<b>4500</b>	<b>Ceiling Finish</b> - paint
<b>5179</b>	<b>Floor Finish</b> - colored floor hardener
<b>6904</b>	<b>Electrical Fixtures</b> - average lighting