

PROPERTY ASSESSMENT AND TAXATION ACT

R-025-2023

Registered with the Chief Legislative Counsel

2023-10-16

PROPERTY ASSESSMENT REGULATIONS, amendment

The Minister, under section 117 of the *Property Assessment and Taxation Act* and every enabling power, makes the annexed amendments to the *Property Assessment Regulations*.

- 1. The *Property Assessment Regulations* are amended by these regulations.**
- 2. Section 1 is amended by repealing the definitions of "Alberta Schedule" and "Assessment Manual".**
- 3. Section 1.01 is repealed.**
- 4. Section 9.1 is repealed.**
- 5. The Schedules 1, 2, 3, 4, 5 and 6 set out in the Schedule to these regulations are added after section 30.**
- 6. Schedules G and H are renamed as Schedules 7 and 8 and are placed after Schedule 6.**
- 7. Subsection 10(4.1) is amended by replacing "Schedule G" with "Schedule 7" wherever it appears.**
- 8. Subsection 14(2.1) is amended by replacing "Schedule H" with "Schedule 8" wherever it appears.**
- 9. Schedules A, B, C and D are renamed as Schedules 9, 10, 11 and 12, and are placed after Schedule 8.**
- 10. The following provisions are amended by replacing "Schedule A" with "Schedule 9" wherever it appears:**
 - (a) paragraph 19(a); and**
 - (b) paragraph 19(b).**
- 11. The following provisions are amended by replacing "Schedule B" with "Schedule 10" wherever it appears:**
 - (a) subsection 22(2);**
 - (b) subsection 23(4);**
 - (c) section 24; and**
 - (d) subsection 25(2).**

12. Section 16 is amended by replacing "Schedules A and B" with "Schedules 9 and 10".

13. The following provisions are amended by replacing "Schedule C" with "Schedule 11" wherever it appears:

- (a) paragraph 3(3)(b);**
- (b) paragraph 3(6)(a); and**
- (c) paragraph 3(6)(c).**

14. The following provisions are amended by replacing "Schedule D" with "Schedule 12" wherever it appears:

- (a) paragraph 10(5.4)(c);**
- (b) paragraph 13(8)(c); and**
- (c) paragraph 14(7)(c).**

15. Schedules E and F are repealed.

16. Paragraph 14(1)(a) is amended by replacing "section 1.190.050" with "sections 1.190.020 to 1.190.050".

17. The following provisions are amended by replacing "Alberta Schedule" with "Schedule" wherever it appears:

- (a) section 1, under the definition of "base year modifier";**
- (b) subsection 10(1);**
- (c) paragraph 10(2)(a);**
- (d) paragraph 10(2)(b);**
- (e) paragraph 10(2)(d);**
- (f) paragraph 10(3)(a);**
- (g) paragraph 10(3)(b);**
- (h) subsection 10(4);**
- (i) subsection 10(4.2);**
- (j) paragraph 10(4.2)(a);**
- (k) paragraph 10(4.2)(c);**
- (l) paragraph 10(4.2)(d);**
- (m) subsection 10(6);**
- (n) subsection 13(1);**
- (o) paragraph 13(2)(a);**
- (p) paragraph 13(2)(b);**
- (q) subsection 13(3);**
- (r) subsection 14(1);**
- (s) paragraph 14(1)(a);**
- (t) subsection 14(2);**
- (u) schedule 7; and**
- (v) schedule 8.**

SCHEDULE

Section 5

SCHEDULE 1

Sections 1 and 9.1, paragraphs 10(3)(a) and (b), subsection 10(4), paragraphs 10(4.2)(a), (c) and (d), subsection 13(3), paragraph 14(1)(a) and subsection 14(2)

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SCHEDULE 1

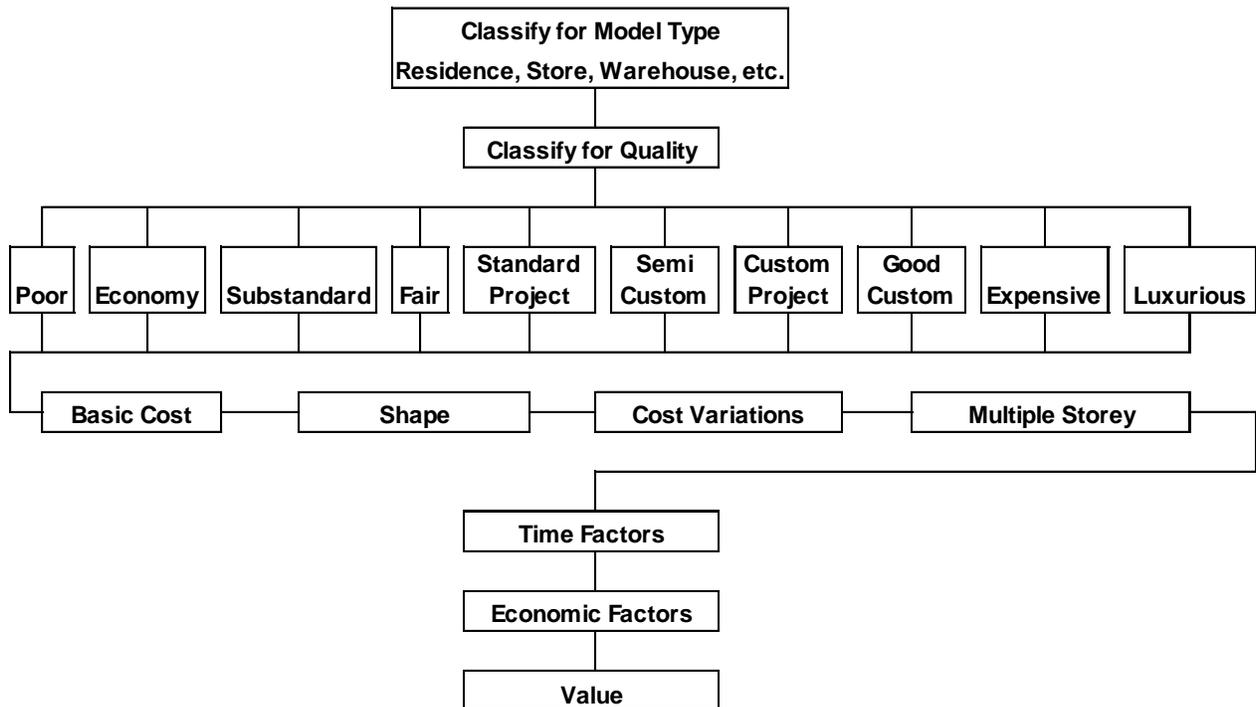
INTRODUCTION

1.050.000 CLASSIFICATION - GENERAL

1.050.010 It is important that the assessor be familiar with the principles which affect the classification of improvements. These principles include factors such as use, design, kind and quality of materials and grade or quality of workmanship. The **Assessment Manual** enables the assessor to assess common types of improvements in a systematic manner by application of predetermined assessment rate schedules which have been segregated into various model type and quality strata. The type stratum is identified by the intended use and basic design of the improvement; the quality stratum is identified by the kinds and quality of the materials and the grade of workmanship in the improvement.

1.050.020 The steps having general application in this **Manual** are as follows:

CLASSIFICATION PROCESS



1.050.030 Accurate classification requires careful attention to the general description and quality specifications detailed in the **Manual** for each classification. Photographs can be effective to give a general indication of building type and quality.

1.070.000 METRIC MEASUREMENTS

1.070.010 INDEX

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1.070.020 SI MEASUREMENT

The **Manual**, in concert with Federal and Territorial adoption of SI metric measurement, has been produced to conform to these standard measurements. Therefore, measurements of materials, unit costs, component costs, module costs, base rates, installation rates, adjustments and specialty rates are expressed, whenever possible, in terms of metric measurement units.

1.070.030 Measurement significance in metric units is extremely important and the following rules have been established.

LINEAR MEASUREMENTS:

- (1) When converting from Imperial measure to SI metric or when using an SI metric tape or other device to make linear measurements of land or buildings, carry the measurement to two decimals of a metre. This will have the same effect as measuring a building to the nearest centimetre.
- (2) For example: the factor to convert feet to metres is 0.3048. If a measurement is 24'3", the calculation will be $24.25 \times 0.3048 = 7.391\ 400$ m. Round to 7.39 m.

SQUARE OR SURFACE AREA MEASUREMENTS:

- (1) When converting from Imperial measure to SI metric or when calculating area from measurements in SI metric, carry the square measurement to one decimal of a square metre. This will have the same effect as measuring to an area of $1/10\ m^2$.
- (2) For example: the factor to convert square feet to square metres is 0.092 903 or shortened to 0.0929 for our purposes. If an area is 24'3" x 24'3", the calculation will be $24.25 \times 24.25 \times 0.0929 = 54.631\ 006\ m^2$. Round to $54.6\ m^2$.
- (3) If you have measured the area at 7.39 m x 7.39 m, the calculation will be $54.6121\ m^2$, rounded to $54.6\ m^2$.

1.070.040 SI UNITS**1.070.041 BASE UNITS**

Quantity	Name	Symbol
length	metre	m
mass	kilogram	kg
time	second	s
electric current	ampere	A
thermodynamic temperature	kelvin	K
amount of substance	mole	mol
luminous intensity	candela	cd

1.070.042 SUPPLEMENTARY UNITS

Quantity	Name	Symbol
plane angle	radian	Rad
solid angle	steradian	sr

1.070.043 DERIVED UNITS WITH SPECIAL NAMES

Quantity	Name	Symbol	Expressed in terms of other Units
absorbed dose of ionizing radiation	gray	Gy	J/kg
activity of radionuclides	becquerel	Bq	s ⁻¹
electric capacitance	farad	F	C/V
electric conductance	siemens	S	A/V
electric potential, potential difference, electro-motive force	volt	V	W/A
electric resistance	ohm		V/A
energy, work, quantity of heat	joule	J	N·m
force	newton	N	m·kg/s ²
frequency	hertz	Hz	s ⁻¹
illuminance	lux	lx	lm/m ²
inductance	henry	H	Wb/A
luminous flux	lumen	lm	cd·sr
magnetic flux	weber	Wb	V·s
magnetic flux density	tesla	T	Wb/m ²
power, radiant flux	watt	W	J/s
pressure, stress	pascal	Pa	N/m ²
quantity of electricity, electric charge	coulomb	C	s·A

1.070.050 CONVERSION FACTORS

Imperial to Metric		Metric to Imperial	
Length			
1 in.	= 25.4 mm	1 mm	= 0.039 37 in
1 ft.	= 0.3048 m	1 m	= 3.280 84 ft.
1 ft.	= 304.8 mm	1 m	= 1.093 61 yd.
1 yd.	= 0.9144 m	1 km	= 49.7097 chain
1 mi.	= 1.609 344 km	1 km	= 0.621 371 mi.
1 chain	= 20.1168 m		
Area			
1 in. ²	= 645.16 mm ²	1 mm ²	= 0.001 55 in. ²
1 ft. ²	= 0.092 903 m ²	1 m ²	= 10.7639 ft. ²
1 yd. ²	= 0.836 127 m ²	1 m ²	= 1.195 99 yd. ²
1 acre	= 0.404 686 ha	1 ha	= 2.471 05 acre
1 mi. ²	= 2.589 99 km ²	1 km ²	= 0.386 102 mi. ²
Volume, Capacity			
1 fl.oz.	= 28.413 1 mL	1 mL	= 0.035 195 1 fl.oz.
1 pt.	= 568.261 mL	1 L	= 1.759 75 pt.
1 gal.	= 4.546 09 L	1 L	= 0.219 969 gal.
1 in. ³	= 16.3871 mL	1 mL	= 0.061 023 7 in. ³
1 in. ³	= 16.3871 cm ³	1 mm ³	= 61.0237 x 10 ⁻⁶ in. ³
1 ft. ³	= 28.3168 L	1 L	= 0.035 314 7 ft. ³
1 ft. ³	= 0.028 316 8 m ³	1 m ³	= 35.3147 ft. ³
1 yd. ³	= 0.764 555 m ³	1 m ³	= 1.307 95 yd. ³
1 acre ft.	= 1233.48 m ³	1 m ³	= 0.810 713 x 10 ⁻³ acre ft
Mass			
1 oz.	= 28.3495 g	1 g	= 0.035 274 oz.
1 lb.	= 0.453 592 kg	1 kg	= 2.204 62 lb.
1 cwt. (long)	= 50.8023 kg	1 tonne	= 19.684 1 cwt.
1 cwt. (short)	= 45.3592 kg	1 tonne	= 22.0462 cwt. (short)
1 long ton	= 1.016 05 t	1 tonne	= 0.984 207 long ton
1 short ton	= 0.907 185 t	1 tonne	= 1.102 311 short ton

Density

1 lb/in. ²	= 703.07 kg/m ²	1 kg/m ²	= 0.001 422 lb/in. ²
1 lb/ft. ²	= 4.882 43 kg/m ²	1 kg/m ²	= 0.204 816 lb/ft. ²
1 lb/yd. ²	= 0.542 492 kg/m ²	1 kg/m ²	= 1.843 345 lb/yd. ²
1 lb/in. ³	= 27.6799 t/m ³	1 t/m ³	= 0.036 127 lb/in. ³
1 lb/ft. ³	= 16.0185 kg/m ³	1 kg/m ³	= 0.062 428 lb/ft. ³
1 lb/yd. ³	= 0.5933 kg/m ³	1 kg/m ³	= 1.685 555 lb/yd. ³

Force (Loads, Pressure, Stress) 1 N/m² = 1 Pa

1 lbf.	= 4.448 222 N	1 N	= 0.224 809 lbf.
1 lbf/in. ² (kPa)	= 6.894 757 kN/m ² (kPa)	1 kN/m ²	= 0.145 038 lbf./in. ²
1 lbf/ft. ² (kPa)	= 0.047 88 kN/m ² (kPa)	1 kN/m ²	= 20.8854 lb./ft. ²

1.070.050 CONVERSION FACTORS CONT'D

Imperial to Metric		Metric to Imperial	
Flow			
1 cu. ft./sec	= 0.028 3168 m ³ /s	1 m ³ /s	= 35.314 66 cu. ft./sec.
1 cu. ft./min	= 0.471 947 L/s	1 L/s	= 2.188 88 cu. ft./min.
1 gal./min.	= 0.075 768 L/s	1 L/s	= 13.1982 gal./min.
1 gal./hr.	= 0.001 263 L/s	1 L/s	= 791.891 gal./hr.
Speed			
1 ft./sec.	= 0.3048 m/s	1 m/s	= 3.280 84 ft./sec.
1 mi./hr.	= 0.447 04 m/s	1 m/s	= 2.236 94 mi./hr.
1 mi./hr.	= 1.609 344 km/h	1 km/h	= 0.621 371 mi./hr.
Illumination			
1 ft-candle	= 10.763 91 lx	1 lx	= 0.092 903 ft-candle
Energy & Power			
1 Btu (IT)	= 1.055 06 kJ	1 kJ	= 0.947 817 Btu
1 Btu/hr. (IT)	= 0.293 072 W	1 W	= 3.412 13 Btu/hr.
1 kWh	= 3.6 MJ	1 MJ	= 0.277 778 kWh
1 HP(elect)	= 746 W	1 W	= 0.001 34 HP
1 ton(refrig)	= 3.517 kW	1 kW	= 0.284 333 ton (refrig)
Temperature			
°C	= 5/9 (°F - 32)	°F	= 9/5 (°C + 32)

1.070.060 RULES FOR WRITING SYMBOLS

Symbols are always printed in upright type.

Symbols are never pluralized. Example: 1 g, 45 g, (not 45 gs).

Never use a period after a symbol except at the end of a sentence.

Symbols must always be used in place of full names when used in conjunction with numerals. Example: 5 m (not 5 metres).

Always use a full space between the quantity and the symbol.

Example: 45 g (not 45g).

Exception: When the first character of a symbol is not a letter, no space is left.

Example: 32°C (not 32 C).

Use decimals, not fractions. Example: 0.25 g (not 1/4 g).

A zero is always used before a decimal marker. Example: 0.45 g (not .45 g).

Symbols are always written in lower case, except when the unit is derived from a proper name.

Example: m for metre; h for hour; but N for newton; A for ampere and C for Celsius.

Note: Only Celsius takes a capital when written out in full.

There are no spaces between the prefix and the unit symbol.

Example: kg for kilograms (not k g).

Use a half or full space to separate blocks of 3 digits instead of commas.

Example: 32 568.453 24 (not 32,568.453,24).

Exception: A space is optional with a four-digit number, 1 234 or 1234.

An oblique stroke is always used with symbols rather than the word "per".

Example: km/h (not km per h); however, when written use kilometre per hour (not kilometre hour).

1.070.070 RULES FOR ROUNDING OF DATA

When a figure is to be rounded to fewer digits than the total number of stated digits, the procedure is as follows:

When the first digit discarded is less than five, the last digit retained must not be changed.

Example: 4.321 49 rounded to 4 digits 4.321.

When the first digit discarded is five or greater, the last digit retained must be increased by one unit.

Example: 2.347 76 rounded to 4 digits 2.348.

1.070.080 METRIC MATERIAL MEASUREMENTS

1.070.081 UNSANDED PLYWOOD PANEL PRODUCT

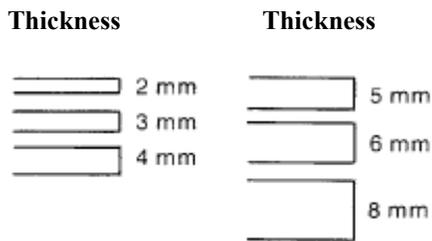
Thickness	
mm	REPLACES
7.5	5/16"
9.5	3/8"
12.5	1/2"
15.5	5/8"
18.5	3/4"
20.5	7/8"

Sanded plywood will be 1.5 mm less for each thickness.

1.070.082 GYPSUM BOARD

Thickness	
mm	REPLACES
9.5	3/8"
12.7	1/2"
15.9	5/8"
25.4	1"

1.070.083 GLASS



1.070.084 THERMAL INSULATION

BLANKETS			RIGID		
Thickness mm	RSI	REPLACES	Thickness mm	RSI	REPLACES
73	1.4	R 8	25	0.55	R 3.1
89	2.1	R 12	50	1.10	R 6.2
102	2.5	R 14	75	1.64	R 9.3
152	3.5	R 20	100	2.18	R 12.4
229	4.9	R 28	150	3.28	R 18.6

The thicknesses and RSI values may vary slightly with the manufacturer. R value x 0.1761 = RSI value.

1.070.085 PAINTS AND ADHESIVES

Coverage will be expressed in m²/L (square metres per litre).

1.070.086 ROOFING

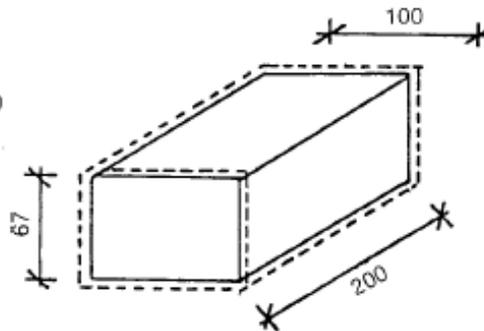
	Width mm	Length mm	Exposure mm	Coverage m ²
Standard shingle	336	1 000	143	3 (per 21-piece bundle)
Low Slope shingle	504	991	168	3 (per 18-piece bundle)

Shingles will be sold by the square metre of coverage.

1.070.087 BLOCK MASONRY

Standard Sizes

Width (mm) 90, 140, 190, 240, 290
 Height (mm) 90, 190, 290
 Length (mm) 190, 390, 590
 Joint Thickness 10 mm



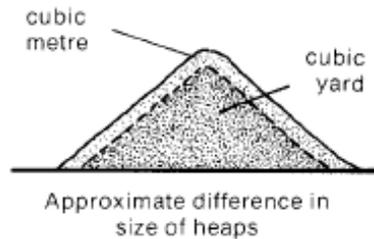
1.070.088 BRICK

Standard Metric Brick

Dimensions given with
 10 mm mortar joint
 Brick sizes may vary locally.

1.070.089 AGGREGATE, SAND AND CEMENT

Cement 40 kg per bag
 Plaster 25 kg per bag
 Hydrated lime 20 kg per bag



1.070.090 STUDS, JOISTS

Thickness			Face Width		
Actual Dry Dressed (mm)	Metric Nomenclature	REPLACES (Nominal)	Actual Dry Dressed (mm)	Metric Nomenclature	REPLACES (Nominal)
38.1	38	2"	38.1	38	2"
50.8	51	2 1/2"	63.5	64	3"
63.5	64	3"	88.9	89	4"
76.2	76	3 1/2"	114.3	114	5"
88.9	89	4"	139.7	140	6"
101.6	102	4 1/2"	165.1	165	7"
			184.15	184	8"
			234.95	235	10"
			285.75	286	12"
			336.55	337	14"
			387.35	387	16"

Actual sizes are not changed.

1.070.091 STUD SPACING

600 mm Replaces 24" O.C.
 400 mm Replaces 16" O.C.
 300 mm Replaces 12" O.C.

1.070.092 BOARDS

Thickness			Face Width		
Actual Dry Dressed (mm)	Metric Nomenclature	REPLACES (Nominal)	Actual Dry Dressed (mm)	Metric Nomenclature	REPLACES (Nominal)
17.46	17	1"	38.1	38	2"
19.05	19	1"	63.5	64	3"
25.40	25	1 1/4"	88.9	89	4"
31.75	32	1 1/2"	114.3	114	5"
			139.7	140	6"
			165.1	165	7"
			184.15	184	8"
			209.55	210	9"
			234.95	235	10"
			260.35	260	11"
			285.75	286	12"
			336.55	337	14"
			387.35	387	16"

Actual sizes are not changed.

1.070.093 TIMBERS

Thickness			Face Width		
Actual Green (mm)	Metric Nomenclature	REPLACES (Nominal)	Actual Green (mm)	Metric Nomenclature	REPLACES (Nominal)
114.3	114	5"	114.3	114	5"
139.7	140	6"	139.7	140	6"
165.1	165	7"	165.1	165	7"
190.5	191	8"	190.5	191	8"
215.9	216	9"	215.9	216	9"
241.3	241	10"	241.3	241	10"
292.1	292	12"	292.1	292	12"
342.9	343	14"	342.9	343	14"
393.7	394	16"	393.7	394	16"
444.5	445	18"	444.5	445	18"
495.3	495	20"	495.3	495	20"

Actual sizes are not changed.

1.070.094 REINFORCING STEEL

Deformed Bar Designation Numbers*, Nominal Dimensions**,
Unit Masses.

Nominal Dimensions				
Bar Designation Number	Cross Sectional Area mm²	Diameter mm	Mass (Weight) Per Unit Length Kg/m	
10	100	11.3	0.785	
15	200	16.0	1.570	
20	300	19.5	2.355	
25	500	25.2	3.925	
30	700	29.9	5.495	
35	1 000	35.7	7.850	
45	1 500	43.7	11.775	
55	2 500	56.4	19.625	

* Bar numbers are based on the number of millimetres included in the nominal diameter of the bars.

** The nominal dimensions of a deformed bar are equivalent to those of a plain round bar having the same mass per metre as the deformed bar.

1.070.095 MAXIMUM SPANS FOR STEEL BEAMS in Basements.

Cellars and Crawl Spaces in Dwellings

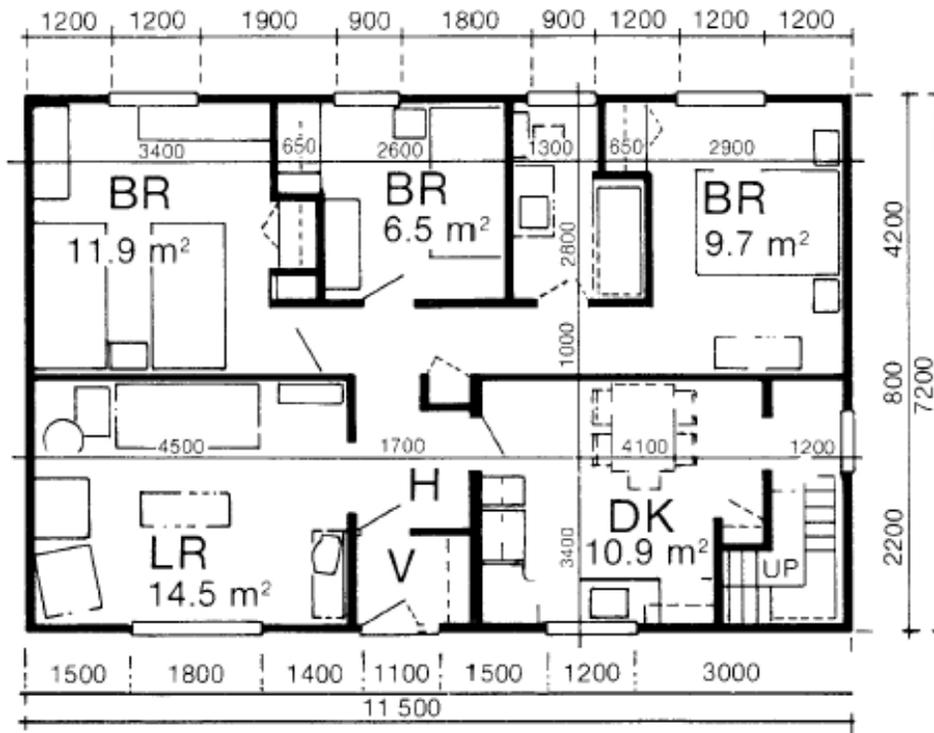
Designation S - I-Shaped Section
Designation W - Wide Flange Section

No. of Storeys	Designation	Depth mm	Mass Per Unit Length kg/m	Span of Floor (Joist) to be Supported				
				2.4	3.0	3.6	4.2	4.8
				Span Between Columns				
1	S4 x 7.7	102	11.5	4.06	3.63	3.33	3.07	2.90
	S5 x 10	127	14.9	5.11	4.57	4.19	3.89	3.63
	S6 x 12.5	152	18.6	6.25	5.61	5.16	4.77	4.47
	W6 x 15.5	152	23.1	7.01	6.30	5.77	5.38	5.03
	W8 x 17	203	25.3	8.28	7.47	6.81	6.33	5.87
	S8 x 18.4	203	27.4	8.66	7.80	7.01	6.63	6.20
2	S4 x 7.7	102	11.5	3.08	2.74	2.52	2.34	2.18
	S5 x 10	127	14.9	3.89	3.48	3.18	2.94	2.74
	S6 x 12.5	152	18.6	4.77	4.27	3.91	3.61	3.38
	W6 x 15.5	152	23.1	5.38	4.80	4.39	4.06	3.81
	W8 x 17	203	25.3	6.33	5.66	5.18	4.80	4.50
	S8 x 18.4	203	27.4	6.63	5.96	5.44	5.03	4.72

1.070.096 SHEET METAL

Thickness* mm	REPLACES gauge	
0.5	26	
0.6	24	
0.8	22	
1.0	20	
1.2	18	
1.6	16	
2.0	14	
2.5	12	* most probable thickness

1.070.100 EXAMPLE OF FLOOR PLAN 1:100



Note: All dimensions are given in millimetres unless otherwise indicated.

1.070.110 COMPARATIVE TABLE OF UNITS

Physical Quantity	Common SI Units	SI Symbol	Conversion Factor
Area	square centimetre	cm ²	1 square inch = 6.4516 cm ²
	square metre	m ²	1 square foot = 929.0304 cm ²
	hectare	ha	1 square foot = 0.092 903 04 m ²
	square kilometre	km ²	1 square yard = 0.836 127 4 m ²
			1 acre = 0.404 685 6 ha
			1 square mile = 2.589 988 km ²
Concentration	gram per cubic metre	g/m ³	1 grain per cubic foot = 2.288 352 g/m ³
	kilogram per cubic metre	kg/m ³	1 grain per gallon = 14.2536 g/m ³
			1 pound per cubic foot = 16.018 46 kg/m ³
			1 pound per gallon = 99.776 37 kg/m ³
Density (Mass per Unit Length)	milligram per metre	mg/m	1 tex = 1 mg/m
	kilogram per metre	kg/m	1 ounce per inch = 1.116 12 kg/m
			1 pound per foot = 1.488 16 kg/m
(Mass per Unit Area)	milligram per square metre	mg/m ²	2000 pounds per sq. mi. = 350.265 986 mg/m ²
	gram per square metre	g/m ²	1 ounce per sq. ft. = 305.152 g/m ²
	kilogram per square metre	kg/m ²	2000 pounds per acre = 0.224 170 kg/m ²
			1 pound per sq. ft. = 4.882 43 kg/m ²
(Mass per Unit Volume)	gram per cubic centimetre	g/cm ³	1 pound per cubic in. = 27.679 90 g/cm ³
	kilogram per cubic metre	kg/m ³	1 pound per cubic ft. = 16.018 46 kg/m ³
	tonne per cubic metre	t/m ³	1 ton (short) per cubic yd. = 1.186 553 t/m ³
			1 ton (long) per cubic yd. = 1.328 939 t/m ³

1.070.110 COMPARATIVE TABLE OF UNITS - CONT'D

Physical Quantity	Common SI Units	SI Symbol	Conversion Factor
Energy	joule	J	1 erg = 0.1 J
	kilojoule	kJ	1 foot pound-force = 1.355 818 J
	megajoule	MJ	1 calorie (International) = 4.1868 J
			1 Btu (International Table) = 1.055 056 kJ
1 Calorie (dietetic) = 4.1855 kJ			
			1 horsepower hour = 2 684.52 kJ
			1 kilowatt hour = 3.6 MJ
Force	newton	N	1 dyne = 10 N
	kilonewton	kN	1 poundal = 0.138 255 N
	meganewton	MN	1 pound-force = 4.448 222 N
1 kilogram-force = 9.806 65 N			
Heat (Flow, Capacity, Conductivity)	kilojoule per kilogram	kJ/kg	1 Btu per cubic ft. = 37.2589 kJ/m ³
	kilojoule per kilogram degree Celsius	kJ/(kg.°C)	1 Btu per (cubic ft.°F) = 67.0661 kJ/(m ³ .°C)
	kilojoule per cubic metre	kJ/m ³	1 Btu per hour = 0.293 072 W
	kilojoule per cubic metre degree Celsius	kJ/(m ³ .°C)	1 Btu per pound = 2.326 kJ/kg
	watt	W	1 Btu per (pound °F) = 4.1868 kJ/(kg.°C)
	watt per square metre	W/m ²	1 calorie per (gram °C) = 4.1868 J/(g.°C) 1 Btu per (sq.ft.hr.) = 3.154 60 W/m ²
	watt per metre degree Celsius	W/(m.°C)	1 Btu ft. per (sq.ft.hr.°F) = 1.730 74 W/(m.°C)
	watt per square metre degree Celsius	W/(m ² .°C)	1 Btu per (sq.ft.hr. °F) = 5.678 29 W/(m ² .°C)

- 1 Specific heat and latent heat are now called specific heat capacity and specific latent heat of fusion.
- 2 "Kelvin" and "degree Celsius" are interchangeable wherever they are used to indicate a temperature interval.

1.070.110 COMPARATIVE TABLE OF UNITS - CONT'D

Physical Quantity	Common SI Units	SI Symbol	Conversion Factor
Length	millimetre	mm	1 inch = 25.4 mm
	centimetre	cm	1 foot = 30.48 cm
	metre	m	1 yard = 0.9144 m
	kilometre	km	1 mile = 1.609 344 km
Light (illuminance)	lux	lx	1 foot candle = 10.76391 lx
	kilolux	klx	1 lumen per square foot = 10.76391 lx
			1 phot = 10 klx
Mass	milligram	mg	1 ounce (avoirdupois) = 28.349 523 125 g
	gram	g	1 pound (avoirdupois) = 0.453 592 37 kg
	kilogram	kg	1 ton (short 2000 lb.) = 0.907 184 74 t
	tonne	t	1 ton (long 2240 lb.) = 1.016 046 908 8 t
Power	watt	W	1 Btu (International Table) per hour = 0.293 072 W
	kilowatt	kW	1 foot pound-force per second = 1.355 818 W
			1 horsepower (550 ft.-lbf/s) = 745.6999 W 1 horsepower (electrical) = 746 W
Pressure	pascal	Pa	1 pound-force per square foot = 47.880 26 Pa
	kilopascal	kPa	1 millibar = 100 Pa
	Megapascal	MPa	1 inch of water (conventional) = 249.089 Pa
			1 inch of mercury (conventional) (0°C) = 3.386 39 kPa
			1 pound force per square inch (psi) = 6.894 757 kPa 1 atmosphere, technical (= 1 kgf/cm ²) = 98.0665 kPa 1 atmosphere, standard (= 760 torr) = 101.325 kPa

1.070.110 COMPARATIVE TABLE OF UNITS - CONT'D

Physical Quantity	Common SI Units	SI Symbol	Conversion Factor
Temperature	degree Celsius	°C	Celsius temperature = (Fahrenheit temperature - 32) x 5/9
	kelvin	K	Celsius temperature = temperature in kelvins - 273.15 Fahrenheit temperature = (1.8 x Celsius temperature) + 32
+Time	second	s	1 min = 60 s
	minute	min	1 h = 3.6 ks
	hour	h	1 d = 86.4 ks
	day	d	1 month (mean, calendar) = 2.628 Ms
	year	a	1 a = 31.536 Ms
+The terms second, minute, hour, day, month and year remain unchanged in the SI system. Equivalents in seconds (s), kiloseconds (ks) and megaseconds (Ms) have been included as additional information.			
Torque or Moment of Force	millinewton metre	mN.m	1 ounce-force inch = 7.061 552 mN.m
	newton metre	N.m	1 pound-force inch = 7.061 552 mN.m 1 pound-force foot = 1.355 818 N.m
Velocity or Speed	metre per second	m/s	1 foot per second = 0.3048 m/s
	kilometre per hour	km/h	1 mile per hour = 1.609 344 km/h 1 knot (International) = 1.852 km/h
Viscosity	square millimetre per second	mm ² /s	1 strokes - 100 mm ² /s
	square metre per second	m ² /s	1 square inch per second = 645.16 mm ² /s 1 square foot per second = 0.092 903 04 m ² /s

1.070.110 COMPARATIVE TABLE OF UNITS - CONT'D

Physical Quantity	Common SI Units	SI Symbol	Conversion Factor	
Volume	cubic metre	m ³	1 barrel (oil, 42 U.S. gallons) = 0.158 987 3 m ³ 1 cubic yard = 0.764 555 m ³ 1 cunit (100 ft. ³ , solid timber) = 2.831 68 m ³ 1 cord (128 ft. ³) = 3.6246 m ³ 1 acre foot = 1233.482 m ³	
	cubic centimetre	cm ³	1 cubic inch = 16.387 064 cm ³	
	cubic decimetre	dm ³	1 cubic foot = 28.316 85 dm ³	
	millilitre	ml	1 fluid ounce (Canadian) = 28.413 062 5 ml	
	litre	L	1 fluid ounce (U.S.) = 29.573 53 ml 1 pint (U.S. liquid) = 0.473 176 L 1 pint (Canadian liquid) = 0.568 261 25 L 1 quart (U.S. liquid) = 0.946 353 L 1 quart (Canadian liquid) = 1.136 522 5 L 1 gallon (U.S. liquid) = 3.785 412 L 1 gallon (Canadian liquid) = 4.546 09 L	
	Volume Rate of Flow	cubic centimetre per second	cm ³ /s	1 cubic inch per second = 16.3871 cm ³ /s
		cubic decimetre per second	dm ³ /s	1 gallon per minute = 75.768 cm ³ /s
		cubic metre per second	m ³ /s	1 cubic yard per minute = 12.742 58 dm ³ /s 1 cubic foot per second = 28.316 85 dm ³ /s

NOTE: The following volume per unit area is used in the forest industry:

$$1 \text{ cubic foot per acre} = 0.069\,972\,5 \text{ m}^3/\text{ha}$$

$$1 \text{ pound per (foot second)} = 1 \text{ poundal second per square foot}$$

$$1 \text{ slug foot second} = 1 \text{ pound-force second per square foot}$$

1.080.000 BASE RATES

1.080.001 Base Rates, Installation Rates, Adjustments and Specialty Rates, Module Costs, Component Costs and Unit Costs contained in the **Manual** are representative of **typical construction replacement costs for the year 1983** in the Edmonton area.

1.080.002 The Replacement Cost New concept combines typical quantities and qualities of material and labour to establish benchmark Unit Costs which are combined to produce Component and/or Module Costs which, in turn, are used to produce Base Rates representative of replacement costs for various classes and qualities of improvements.

1.080.003 The concept tends to counterbalance construction costs associated with a particular project due to nontypical construction conditions, delays because of strikes, overtime pay for early completion and other similar circumstances.

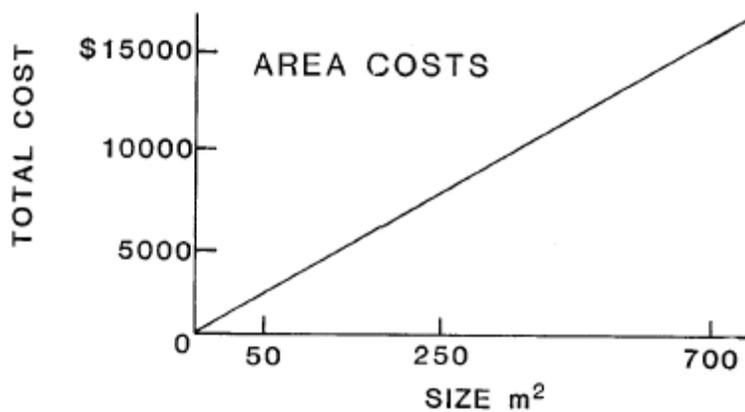
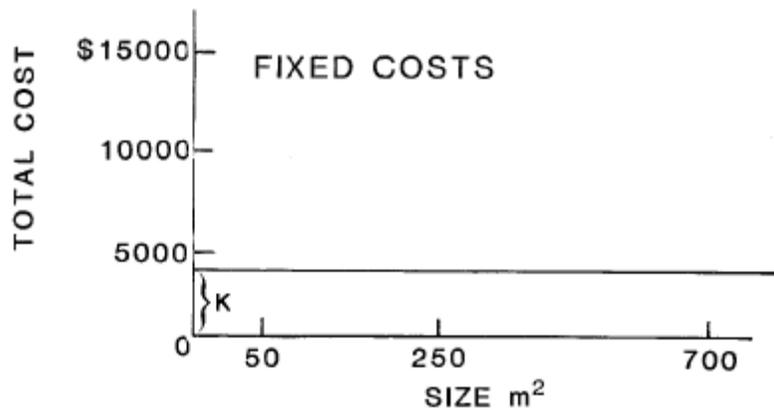
1.080.004 Typical overhead and profit margins are included in each Unit Cost and, in turn, are reflected in the hierarchy of other costs and rates contained in the **Manual**. Architectural and/or engineering fees **are included** in the **Base Rates** for each **Model Type** contained in the **Commercial** portion of the **Manual**. Additionally, these fees are displayed, as an **individual component**, within the various **Module Rates** provided for each Model Type classification. Architect and/or engineering fees **are not included** in cost rates provided for **Precalculated Adjustments, Unit Cost Adjustments or the Unit Cost and Component Cost** segments of the **Manual**. Therefore when cost adjustments for variations from Model Type specifications are made through application of cost rates for individual components contained within each Module Rate; Precalculated Adjustments, Unit Cost Adjustments, Unit Costs or Component Costs, an appropriate **addition (deduction)** must be made to account for architectural/engineering fees against the additional (or reduced) replacement cost attributable to the variation adjustments.

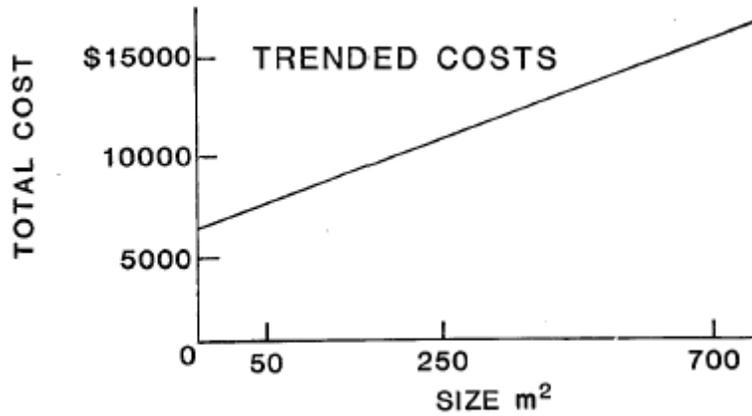
In the **Residential** portion architectural fees **are trended** into the various cost adjustment rates provided **therefore further adjustments for architectural fees is not required.**

1.080.005 Items considered as overhead expenses include, but are not limited to, the following:

- 1 temporary site offices and buildings,
- 2 material handling and warehousing,
- 3 hoarding, barricades, guardrails, signs and signals, etc.,
- 4 temporary site services - water, light and power, telephone and sanitary facilities,
- 5 clean-up - building, windows, site, rubbish removal, etc.,
- 6 superintendence, inspection and testing,
- 7 site staff,
- 8 site protection and first aid,
- 9 tools, pumps, construction equipment, scaffolding, etc.,
- 10 cutting, patching, damage repairs,
- 11 building permits, fire liability and property insurance,
- 12 head office allocations including, but not limited to: staff, rent, utilities, insurance, licences, property and business taxes, sales promotion, loss of opportunity interest, financing, legal fees, etc.

- 1.080.010** The base rates contained in the **Manual** are predicated on replacement cost estimates made for each class of building at various building sizes. These estimates recognize the relationship between area and total building cost that, given specific assumptions, exists for standard buildings which lie within defined size ranges. The specific assumptions are threefold: first for each size range there are fixed cost items; secondly there are area cost items and thirdly there are trended costs.
- 1.080.011** **Fixed Costs** are the cost of building components that remain at a set or fixed cost regardless of building size within a given size range. These fixed costs include components such as exterior doors, entry steps, basement or upper stairwell and stairs, plumbing, chimney and other like items.
- 1.080.012** **Area Costs** are those building costs which increase or decrease at a uniform rate per unit in direct proportion to building size. These costs are mainly represented by floor framing and finishing components, ceiling components, roof components - excluding overhang, interior partitions and windows.
- 1.080.013** **Trended Costs** are those building costs that increase or decrease at a uniform rate per unit as building sizes change but not in direct proportion to the change in size. These costs comprise components such as footings and foundation walls, perimeter walls including interior and exterior finish, roof overhang, interior doors, kitchen cabinets, heating, air conditioning and electrical costs.
- 1.080.020** The three types of building costs within a given size range are illustrated in the following graphs:





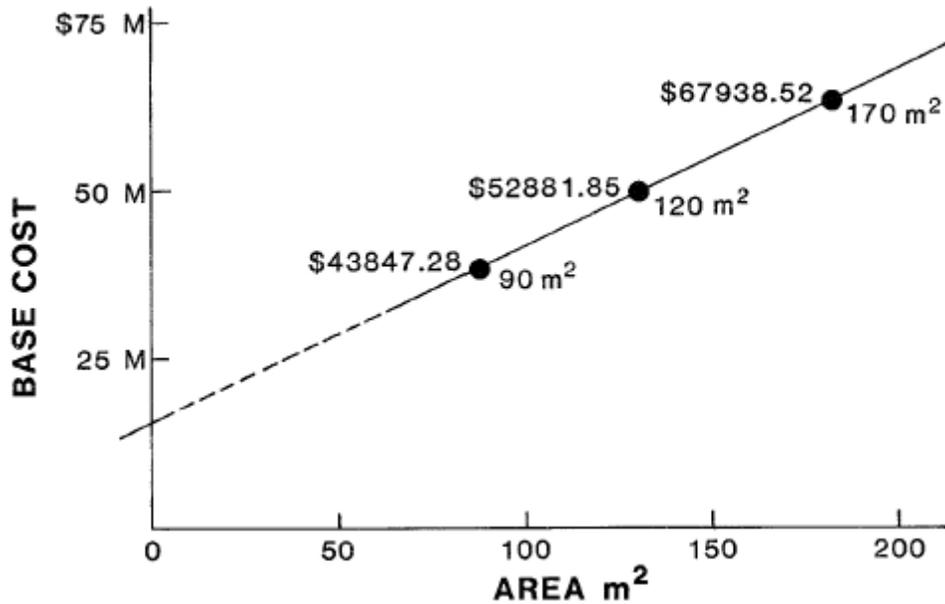
1.080.021 Base Costs in the **Manual** are the result of combining fixed costs with area costs and trended costs as illustrated below:

Component	Fixed Costs	Area Costs	Trended Costs
Site Work	X	X	
Excavation (under building)		X	
Excavation (working space)			X
Footings			X
Foundation Walls			X
Basement Floor		X	
Posts and Beams			X
Stairs	X		
Floor Construction & Finish		X	
Exterior Walls			X
Roof (except overhang)			X
Posts and Beams		X	
Partitions		X	
Baseboards			X
Exterior Doors	X		
Interior Doors			X
Windows		X	
Kitchen Cabinets			X
Plumbing	X		
Heating			X
Electrical			X

1.080.030 The following illustration of **Model Type 003, Quality 04-1 storey and basement** residence, as estimated in detail for purposes of the **Manual**, shows the base cost for 3 sizes at which estimates were made.

Area	90 m ²	120 m ²	170 m ²
Base Cost	\$ 43 847.28	\$ 52 881.85	\$ 67 938.52
Cost/m ²	\$ 487.19	\$ 440.68	\$ 399.64

1.080.031 When these costs are plotted against area, the result is an essentially straight line relationship within a given size range.



1.080.040 To facilitate the computation of building assessments Base Rates in the **Manual** are expressed in the form of a linear equation. A linear equation is a mathematical relationship that contains one constant and one variable. The base cost of a building that is within a specified size range can then be calculated by the following formula:

	BASE COST	=	K + (A x AR)
Where	K	=	Constant
	A	=	Area of Building
	AR	=	Area Rate m ²

1.080.041 The Area Rate m^2 for a specified size range is determined as follows:

$$\text{Area Rate } m^2 = \frac{(\text{Base Cost at large size} - \text{Base Cost at small size})}{(\text{Area of large size} - \text{Area of small size})}$$

Using the base costs for the residences shown in 1.240.030, the Area Rate m^2 is:

$$\frac{(\$ 67\,938.52 - \$ 43\,847.28)}{170\,m^2 - 90\,m^2} = \frac{(\$ 24\,091.24)}{80\,m^2} = \$ 301.14\,m^2$$

1.080.042 It follows that the base cost of a residence, of the same model type and quality, at any size within the size range, can be calculated by adopting the base cost for a specific size and adding or deducting the Area Rate of $\$ 301.14/m^2$ for the area that is greater or lesser than the size of the chosen base cost structure.

1.080.043 It is apparent from the Cost/Area graph (1.21.031) that if the straight line is extended (dotted line) to the vertical axis, the axis is crossed at a point representing approximately $\$16,700$ at an effective size of $0.0\,m^2$. This is illustrated in the following example.

Base cost	90.0 m^2			43 847.28 \$
Subtract	<u>90.0 m^2</u>	@ 301.14 \$	=	<u>27 102.60</u>
Constant (K)	00.0 m^2		=	16 744.68 \$

1.080.044 The use of the constant cost in conjunction with the area rate enables the determination of a base cost assessment valuation, for any given classification at any given size, a simple matter of choosing the appropriate constant cost (K) and adding the product of multiplying the actual area (A) of the improvement times the area rate (AR):

$$\text{Base Cost} = \text{Constant} + (\text{Area} \times \text{Area Rate})$$

For example: find the base cost of a **Model Type 003, Quality 04** residence at $112.4\,m^2$.

$$\$ 16\,744.68 + (112.4\,m^2 \times \$ 301.14/m^2) = \text{Base Cost}$$

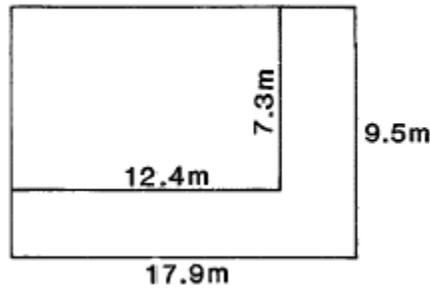
$$\$ 16\,744.68 + \$ 33\,848.14 = \$ 50\,592.82$$

The above valuation may be verified as follows:

Base cost at	90.0 m^2			43 847.28
Add	<u>22.4 m^2</u>	@ 301.14 \$	=	<u>6 745.54</u>
Total	72.5 m^2		=	\$ 50 592.82

Note that in the **Manual** the constant has been rounded to $\$ 16\,700$ and the Area Rate to $\$ 301\,m^2$.

- 1.080.045** An illustration of the **Model Type 003, Quality 04** residence at the small size and with the area extended to the larger size, further demonstrates the effect of the Area Rate.



- 1.080.046** The 7.3 m x 12.4 m size is a complete residence. If we remove this portion from the illustration we can now see the form which the Area Rate assumes. Having absorbed the two exterior walls within the illustration it represents an L-shaped addition having no exterior walls where the walls within the illustration previously were. Fixed Costs such as plumbing, exterior doors, steps, basement stairs, etc. are not affected by the area rate. Area and Trended costs such as heating, wiring, kitchen cabinets, interior doors, partitions, windows, etc. are extended as required for the larger size.
- 1.080.047** **There are dangers inherent in the use of Area Rates.** The latter illustration, for example, might have depicted the extension of a warehouse building with a store Area Rate. Neither of these building types contain partitions. It can therefore be visualized that the resulting extended structure will have no interior partitions and it will be necessary to add even for a wall dividing the two sections of the building. Additionally unless we classify the building section having the highest exterior walls as the base building it will be necessary to add for missing exterior wall above the lower section where the two structures join. With exceptions, it is better to select the section having the highest exterior walls as the base building and use the extending Area Rate for the portion having the lower wall height.
- 1.080.048** Another difficulty arises when we use an Area Rate to evaluate a section of a building within which it is necessary to evaluate fixed costs. This problem will not be encountered in many applications of Area Rates, but one example which brings it out is as follows:
- Assume that a large warehouse has an office addition for which it seems convenient to apply an Area Rate. The Area Rate for the office addition would not include the Fixed Cost items such as stairways, if found, or exterior doors. These items would have to be added separately and can be determined from the office rate schedules.

1.090.000 RESIDENTIAL HOUSING

1.090.010 HOUSE TYPES

Fig. A:

A 1-Storey Dwelling is defined as a detached domestic building. The chief advantages are the location of all habitable rooms on one level and the economy with which additions may be made.

Summer Cottages are a temporary residence generally at a vacation resort.

Fig. B:

The Split Level Dwelling combines the advantages of the 1-Storey Dwelling and the 2-Storey Dwelling. With only 6 or 7 steps between each floor level it has good utility.

Fig. C:

The 1 1/2-Storey Dwelling adds a minimum of 50% more floor area to the Standard 1-Storey by reason of a medium to high pitched roof. Rates in the **Manual** for this building type are calculated on 60% of the ground floor area being finished. Adjustment for area and quality of upper finish as shown in the Residential Improvement Assessment (1.28.000) make it unnecessary to value dormers separately.

Fig. D:

The 1 3/4-Storey Dwelling is an obsolete building type. It is almost as expensive to construct as the 2-Storey Dwelling. It provides 100% upstairs floor area with restricted utility as a result of the sloped ceiling. All assessment rates for this building type include upstairs finish. Percentage adjustments for average upper interior sidewall height make it unnecessary to value dormers separately.

Note: The standard height of the upper floor exterior side walls is 1.2 m.

For each 0.3 m height variation from the standard wall height (1.2 m) add or deduct 1% of the base cost computed for the 1 3/4 storey dwelling.

Fig. E:

The 2-Storey Dwelling is compact and therefore easy to heat. Its utility value is generally good considering that a 1-Storey Dwelling needs twice as much roof and foundation area to produce an equal number of square feet.

1.090.020 HOUSE TYPES



A. 1 STOREY



B. SPLIT LEVEL



C. 1½ STOREY

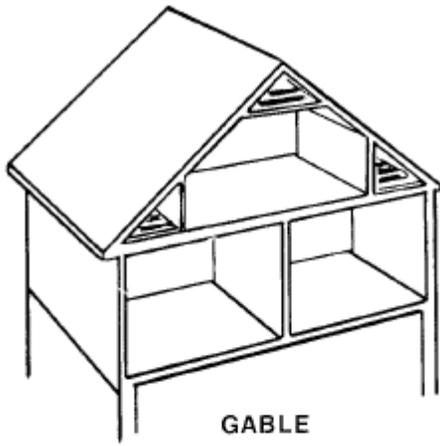


D. 1¾ STOREY

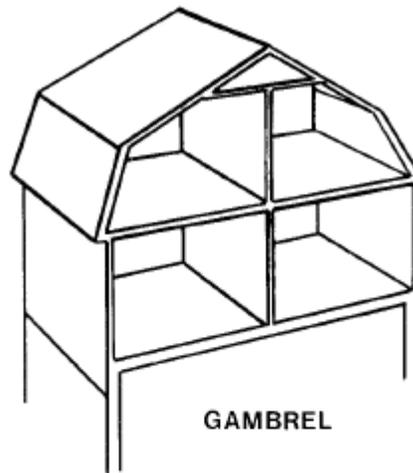


E. 2 STOREY

1.090.030 ROOF STYLES



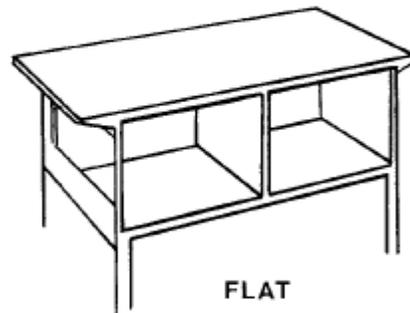
GABLE



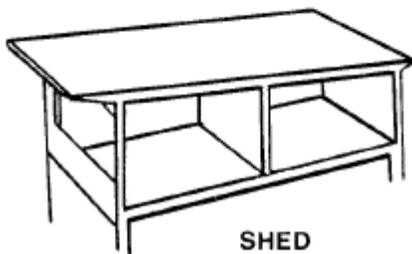
GAMBREL



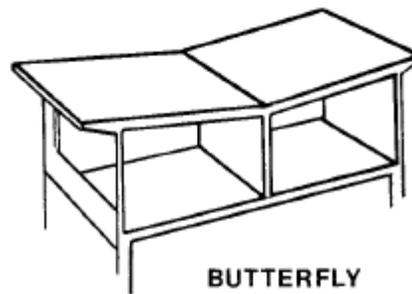
HIPPED



FLAT



SHED



BUTTERFLY

1.100.000 CLASSIFICATION - RESIDENTIAL CLASSES

- 1.100.010** Single family residential classes contained in the Manual are divided into four broad **architectural age** eras - those of all ages; those built before 1940; after 1940 and energy efficient residences predominately constructed after 1980. These architecturally trended divisions enhance uniformity and aid the classification process. The architectural age rather than the actual age of a residence must receive prime consideration when selecting a classification. This is demonstrated by a residence which, when completed, is in effect old in architectural styling and utility. Conversely, a house may be constructed with styling and utility well ahead of its architectural era. In cases like these the actual age of the building has only a limited influence on the selection of a classification and the effective age of the building must be given consideration when determining depreciation allowances.
- 1.100.020** The **quality** of a residence is a major factor in the classification process. Each classification contained in the Manual is predicated on a set of material and workmanship specifications, selected through analysis of the existing inventory of residences, considered to be most representative of a particular quality level or benchmark. These sets of criteria produce a series of strata or benchmarks that may be likened to a flight of steps or plateaus in ascending order from the poorest to the best quality of residences. While these benchmarks stratify the total housing inventory into quality group or ranges possessing common features and characteristics yet, in reality, there are a vast array of residences the quality of which fall between and both above or below any one of the quality benchmarks contained in the **Manual**.
- 1.100.030** Each classification is therefore provided with a **Quality Range** percentage factor to be used as a guide to making adjustments for variation in **quality** that exist between residences that fall to the same classification. This factor is basically concerned with the **quality** of the residence and to a lesser extent with those instances of **quantity** which cannot be adjusted for by rates taken from Installation Rates, Adjustments or Specialty Rates provided for each classification or rates found under Basement Finish, Swimming pools, Garages and Carports or Special Construction segments in Schedule 2 or the Unit Costs in Schedule 3. Items of **quantity**, such as a half bath or a fireplace may be adjusted for by selection of a rate for the appropriate quality of the item from the tables provided and generally are not given further consideration when establishing an adjustment for **quality**.
- 1.100.040** The **Quality Range** adjustment, a percentage addition or deduction, is applied when the **quality** of the workmanship, materials, design and utility of the subject residence is judged to vary from the typical quality characteristics of the benchmark classification and the typical characteristics of other residences falling within the same benchmark classification. It will be noticed that application of the **Quality Range** percentage factor will not produce a value that meets the value produced by application of the factor for a classification falling either above or below the subject classification. This is because the spread or difference in value between classifications is preponderantly attributable to an increase or decrease in the basic **quality** characteristics of each classification and to a lesser degree the quantity of items included in each classification. Therefore, the prime consideration is placement of the subject residence in the appropriate benchmark classification, then through the **Quality Range** percentage factor modify the value of the subject residence when the quality is judged to fall above or below the benchmark classification. Items of quantity will generally be adjusted for on a per item basis as previously outlined.
- 1.100.041** A table displaying the key quality characteristics that affect the **Quality Range** between residential classifications is provided in the Residential Unit Cost Schedule of the **Manual** under section 3.090.200. The quality relationships between classifications attributable to the various characteristics are expressed as percentages (minus/ plus) and these may be used as a guide, modified if warranted, to determine the degree (percentage) of **Quality Range** adjustment to be made.

1.100.050 RECORDING DESCRIPTION OF PROPERTY

- 1.100.051** It is imperative in the classification process that a complete and highly detailed record is made of the descriptive characteristics of each property. There are several significant reasons which highlight the importance of this step in the classification function.
- 1.100.052** **Basic Classification** - determination of the appropriate benchmark classification hinges on a completely recorded inventory of the **quality** and **quantity** of materials, **quality** of workmanship, and the **quality** of the design and utility of the property.
- 1.100.053** **Basic Cost Quantity Adjustments** - a complete recorded inventory listing the **quantity** of materials, additional items and special features of the subject property are necessary to trigger adjustments to the Basic Cost for **quantity** items that are either less than or in excess of the respective number or amount of these items included in the Basic Cost.
- 1.100.054** **Basic Cost Quality Range Adjustments** - complete recorded inventory of the **quality** of materials used, the class of workmanship and finish, special features, architectural details, plan layout and utility of the property are imperative to the Quality Range adjustment process.
- 1.100.060** It must be noted that a complete inventory description includes the recording of all quality characteristics of the residence even though each by itself may not be sufficient to effect a Quality Range adjustment. However, the aggregate of a number of individuals features may be sufficient to indicate the degree (percentage) by which the value of the property must be adjusted above or below the Base Rate for the classification into which the residence falls.
- 1.100.061** As mentioned before **Quality** of material and workmanship are the key factor in classification yet quantity items must not be completely discounted even though an individual dollar adjustment may not be made for a particular item in the calculation process. For example brick trim or sky lights are quantity items not added for, per se, when calculating the replacement cost of a Standard Project bungalow (2.003.040) yet, when combined, for example, with other quality features such as upgraded floor covering in some areas of the house, a special feature wall and some above Standard Project quality lighting fixtures, sufficient evidence is produced to discern that this particular residence has some incremental value over and above that attributable to the typical Standard Project residence as characterized by **Manual** specifications for that class of residence. In an instance such as this the additional quality and quantity features are not sufficient to warrant consideration of a higher classification yet the added value must be recognized. The vehicle provided for this purpose is the Quality Range Percentage Adjustment which facilitates making an adjustment to the replacement cost based on a supportable estimate of the degree by which the quality of finish in this particular residence exceeds the specifications for and thus the replacement cost of the typical Standard Project residence.
- 1.100.070** The detailed inventory of **quality** and **quantity** made for each property becomes the data on which a basic classification is selected, indicates whether or not quality and or quantity variations are to be made when calculating the replacement cost, and is an indicator of depreciation allowances that must be made. The inventory is the credential or documentation of evidence so vital to demonstrate, explain, support and corroborate, to both the property owner and board of revision or Assessment Appeal Tribunal, the processes carried out and the reasons for the valuation decisions made in the determination of the assessment.
- 1.100.080** The factors that influence the value of property are often subjective, fluid and ever changing. That which is in vogue today and thereby attributes value to a property may not exert the same degree of influence on the value of that particular property next year or several years later. With the advent of recent legislation which provides that the description of a property, as recorded on the assessment form (card) for the current year, may be adopted for purposes of establishing the assessment of the property for a subsequent general assessment being made for the municipality, **without attending on the property**, a complete and fully detailed inventory of all characteristics and features of the property becomes a supreme necessity. Since the factors that affect value and valuation techniques themselves are subject to change, an assessment form which contains insufficient data to support the computation of a new assessment value may necessitate that the property be re-inspected thereby negating the full effective cost advantage to be realized through use of existing recorded assessment criteria.

1.110.000 RESIDENTIAL IMPROVEMENT ASSESSMENT

1.110.010 The following is an example of the computation of an assessment using the **1984 Assessment Manual** for a residence with the specifications listed below.

GENERAL DESCRIPTION

Model Type 003 - Quality 05 - Structure 05 (Single family - after 1940, Semi Custom Project, 1 1/2 storey and basement) with a dormer which effectively increases the upper floor finish to approximately 71% of ground floor area. There is a **Model Type 003 - Quality 05 - Structure 00** addition and a **Model Type 030 – Quality 04 - Structure 28** attached garage with a roof pitch providing for future upper finish of approximately 60% of the ground floor area of the attached garage.

When compared to the **typical** residence falling to this classification the subject residence is observed to have better than typical, for the class, workmanship and quality of materials in respect of some building features - upgraded floor coverings, considerable amount of good wood panelling and bookcases, exterior entrance highlighted by columns and other decorative features and the overall plan and design is better than typical for this class. On the **Quality Range** (-3% to +12%) for this class the subject is judged to rate +5%.

The residence has several other variations - 100% masonry veneer on residence, addition and attached garage; 10 plumbing fixtures including one whirlpool type bath; 2 built in fireplaces on same chase. This house is 7 years old and is in good condition. The assessment of this residence, for the Base Year 1983, would be processed as follows:

1.110.010 DIMENSIONS:

1 1/2 Storey & Bsmt.	003-05-05	7.3 m x 11.0 m = 80.3 m ²
1 storey & Bsmt.	003-05-00	4.9 m x 6.1 m = 29.9 m ²
Attached Garage	030-04-28	7.3 m x 7.3 m = 53.3 m ²

1.110.030 CALCULATIONS:

Base Cost 003-05-05: Constant + Area x Area Rate m ²		
K		\$ 22 400
A x AR m ² :	80.3 m ² x \$ 490/m ²	+ 39 347

Adjustments: additional finished area in 1/2 Storey Upper:

Area in Subject (A1):	5.2 m x 11.0 m = 57.2 m ² (71%)
Area in Base Rate (A2):	4.4 m x 11.0 m = 48.4 m ² (60%)

Cost: $\frac{\text{Area A1} - \text{Area A2}}{0.60}$ x Area Rate m²

Cost = $\frac{\text{A1} - \text{A2}}{0.60}$ x AR m²

$\frac{(57.2 \text{ m}^2 - 48.4 \text{ m}^2)}{0.60}$ x \$ 159/m ²	+2 332
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1.110.000 RESIDENTIAL IMPROVEMENT ASSESSMENT - CONT'D

Base Cost 003-05-00: Area x Area Rate m²
 A x ARm²: 29.9 m² x \$ 331/m² +9 897

Base Cost 030-04-28: Constant + Area x Area Rate m²
 K +1 680
 A x ARm²: 53.3 m² x \$ 101/m² +5 383

ADJUSTMENTS: Add 1/2 Storey Upper
 Deduct 1/2 Storey Upper Finish

Base Cost 003-05-11: Constant + Area x Area Rate m²
 K +1 400
 A x ARm²: 53.3 m² x \$ 159/m² +8 475

Base Cost 003-05-20: Constant + Area x Area Rate m²
 K 370
 A x ARm²: 53.3 m² x \$ 77/m² - 4 104

Total Base Cost (003-05-05; 003-05-00 and 030-04-28) **\$ 86 440**

OTHER ADJUSTMENTS:

Quality Range Adjustment: Total Base Cost x 0.05
 \$ 86 440 x 0.05 + 4 322

Masonry Veneer (1 1/2 St.) + (Att. Gar.):
 Constant + Area x Area Rate m²
 K + 2 710
 A x ARm²: (80.3 m² + 53.3 m²) x \$ 29.40/m² + 3 928

1 Storey Addition 003-05-00: Area x Area Rate m²
 A x ARm²: 29.9 m² x \$ 22.70/m² + 679

Plumbing:
 Fixtures in subject - Fixtures in Base Rate) x Rate per Fixture
 (9 fixtures - 6 fixtures) x \$ 950 each = + 2 850
 Plus 1 whirlpool type fixture + 2 650

Fireplaces: Number of units x Rate per Unit
 1 Unit + 2 730
 1 additional firebox on same chase + 2 430

1.110.000 RESIDENTIAL IMPROVEMENT ASSESSMENT - CONT'D

Attached Garage - interior walls and ceiling:

Interior Walls: Constant + Area x Area Rate m²

K **+ 120**

A x ARm²: 53.3 m² x \$ 2.30/m² **+ 122**

Ceiling: Constant + Area x Area Rate m²

K **+ 309**

A x ARm²: 53.3 m² x \$ 5.80/m² **+ 309**

Total Replacement Cost New **\$ 109 290**

BASE YEAR REPLACEMENT COST

Base Year: 1983

Base Year Modifier (B.Y.M.): 1.00

Base Year Replacement Cost New (B.Y.R.C.N.):

Total Replacement Cost New x B.Y.M.

\$ 109 290 x 1.00 = **Base Year Replacement Cost New** **\$ 109 290**

DEPRECIATION

Anticipated Age Life: 70 years

Condition: Good

Chronological Age: 7 years

Percentage Remaining: 95%

B.Y.R.C.N. x Percentage Remaining = Fair Actual Value

\$ 109 290 x 0.95 = **Fair Actual Value (F.A.V.)** **\$ 103 820**

ASSESSMENT

F.A.V. x Percentage of F.A.V. (prescribed by regulation)

\$ 103 820 x 0.65 = **ASSESSMENT** **\$ 67 480**

1.120.000 CLASSIFICATION - COMMERCIAL CLASSES

1.120.010 Commercial buildings can be categorized into a relatively small number of construction classes. The factors that determine a particular class category will usually apply across a broad spectrum of building uses of the same quality of construction. In general, the Commercial portions of the **Manual** consist of a range of classes ranging from Economy to Expensive. Across this range of classes there is a consistent progression in quality of materials, size of bay spacings, dimensions, quality of mechanical and electrical installations, etc. If the designed use and the actual use differ, the rates to be used in estimating the replacement cost new, is determined, in most instances, by design. Occupancy and use influence the final value.

1.120.020 The inclusion of many model types coupled with a range of qualities in the **Manual** provides the means to evaluate a broad range of buildings without resorting to sources other than the **Manual**. This ensures uniform treatment among properties. Specialized buildings for the most part can generally be valued by making variations to existing classes until such time as the specialized classes are provided.

1.120.030 Determining specifications for benchmark classes involves consideration of building codes as well as recording and categorizing building characteristics in the market place.

1.120.040 A surprisingly small number of construction categories tend to arise when analysed according to code requirements respecting material uses. An analysis of wall requirements reveals criteria which tend to differentiate construction classes.

1.120.050 These distinctions are carried into the **Manual** specifications as follows:

BEARING WALL FRAMING

Economy - light wood frame.

Substandard - light mill type wood frame or 140 mm light reinforced/190mm unreinforced concrete block.

Fair - medium mill type wood frame or 190 mm light reinforced concrete block.

Standard - heavy mill type wood frame or 190 mm medium reinforced concrete block.

NON-BEARING WALL FRAMING

Custom & Expensive - concrete or steel columns and beams extending to and around the perimeter;

concrete or steel interior columns and beams combined with reinforced load bearing wall systems.

Exterior Walls: generally non-load bearing unit masonry or other curtain wall systems; in some cases load bearing monolithic concrete, precast concrete panels or other reinforced load bearing wall systems.

1.120.060 Floor and roof construction of bearing wall classes is generally concrete slab at grade level with roof and/or successive floor levels of wood or steel joist systems combined with wood or steel and concrete decking.

- 1.120.070** Non-bearing classes will generally have concrete slab floors at grade level or suspended floor systems where basements are encountered. Roof and/or successive floor levels consist of either suspended concrete or a combination of steel joists, girders, beams and spandrels with steel and concrete decking.
- 1.120.080** It is to be emphasized that **the type of framing construction must not be the sole criterion for establishing the classification** of a building. Even though a building may be constructed of load bearing or a combination of load bearing and non-load bearing walls, **some buildings are of custom or expensive quality because of the quality of the framing system itself and the general quality of other building components such as exterior finish, doors and windows, interior finish and electrical and mechanical systems.**

1.130.000 BAY SPANS

1.130.010 One of the design conditions incorporated in the **Manual** relates to column and beam spacing. In the commercial section of the **Manual** a specific description of the size of bay spans is provided. The estimates made to derive **Manual** classes were coordinated to these bay spans in such a way as to relate exact increments of these bay spans to both the width and length of building.

Model Type 500, Quality 04, Structure 61 - Warehouse, for example calls for "9.1 m floor and roof spans" meaning 9.1 m joist spans between beams as well as columns spaced at 9.1 m along the length of the beam.

1.130.020 **Manual** classes were developed with beams running along the building length and joists in the direction of building width, to recognize the most economical method of construction.

1.130.030 In its narrowest interpretation the span variation for each building class applies only for the precise materials and economical arrangement of beams and joists employed in classification development.

For example, the Base Cost for a Class 500 - 04 - 61 was developed employing the first mentioned roof material combination under the heading **Roof** namely open web steel joists. Therefore, for a building using beams (e.g. glued laminated beams) running across the building width or in any other more expensive combination (than that for which a classification was developed) it is entirely in order to consider adding for the extra cost, having in mind the esthetic or other added value derived.

1.130.040 Given the design loads of a roof or floor and the materials used in its construction, a mathematical relationship can be observed as the bay spans vary. Experimentation with several actual roof designs of different bay spacings has verified that the results shown under Adjustments for **Spans** are reliable for the design loads and materials represented in the classification. For example, if a building 25 m x 50 m (1 250 m²) was encountered having joists spanning 12.5 m from a central beam supported at 12.5 m spacing between columns, then an adjustment for larger spans may be computed as follows:

Roof along joist	12.50 m - 9.10 m = 3.40 m	
	3.40 x \$ 1.60/m ² x 1 250 m ² =	\$ 6 680
Roof along beam	12.50 m - 9.10 m = 3.40 m	
	3.40 x \$ 0.80/m ² x 1 250 m ² =	<u>\$ 3 400</u>
	Total span adjustment	Plus \$ 10 080

1.130.050 Conversely, if the bay spacing between columns and beams are shorter than those specified in the classification, the adjustment may be made by deducting for spans through a similar computation.

1.130.060 In the case of a multiple storey building, the floor spans for the second and successive floors may be adjusted for longer or shorter spans in a similar manner.

1.130.070 On occasion a building will have joists that span the whole width leaving the subject building without any intermediate beams or columns. In this case, the exterior side walls will be treated as beams. Adjustment for joist spans will be made on the basis of the span encountered. However, any variations for column spacing will probably be overlooked on the premise that the central beam and columns have been absorbed by the two sidewalls. As an example, the building described previously with clear span of 25 m would have an adjustment for roof along joists as follows:

Roof along joist	25.00 m - 9.10 m = 15.90 m	
	$15.90 \times \$ 1.60/\text{m}^2 \times 1\,250 \text{ m}^2 =$	<u>\$ 31 800</u>
	Span adjustment	Plus \$ 31 800

1.140.000 WALL HEIGHTS

1.140.010 Improvements in the **Commercial Sections** of the **Manual** are valued in a similar manner to **Residential** improvements but certain details will require different emphasis. As an example, exterior wall height to roof top exclusive of parapet wall is to be noted on the Assessment Form. For wall heights which vary from the heights specified in the **Manual**, cost variations have been provided. These **wall cost variations** will affect **not only exterior walls but also increase or decrease costs of such items as columns, heat, plumbing, electrical, etc.** Parapet walls have been completely ignored in the **Manual** and must be calculated from **Unit Costs** if they add value.

1.140.020 Versatility of use is a feature of the **Manual**. Where a subject improvement is, for example, a two or more storey building consisting of stores on the main floor and offices or apartments on the "Upper" stories, **different base rate schedules can be used in combination.** "Upper" levels can be valued from the office or apartment rates respectively and added to the value computed for the main floor from store rates.

1.150.000 ARCHITECTURAL AND ENGINEERING FEES

1.150.010 Fees for architects or engineers acting as the prime consultant for a building project includes full professional participation from inception to occupancy and responsibility for the disciplines of architectural, structural, mechanical and electrical design.

1.150.011 The fee is usually calculated as a percentage of the total cost of the work including contractors overhead and profit but not including land costs, the prime consultants fee, or the fees of any other consultants.

1.150.012 In the case of other consultants - structural, mechanical and electrical - the fee is usually calculated as a percentage of the total cost of the work for which the consultant is responsible including the pro-rata share of the contractors overhead and profit.

1.150.013 Fees for normal services of other consultants, as shown, are included within the **Basic Services Fee Schedule** to the extent that the Architect or Prime Consultants consider them to be normal to a specific building type.

1.150.014 **Additional fee charges will be incurred when there is a requirement for services in excess of the normal, or the work is of such a nature that the services of a special consultant is deemed necessary.**

1.150.015 The following schedule of fees for Basic Services sets out **average percentage rates** charged by the various professional consulting disciplines for services conforming to the building categories described.

1.150.020 BUILDING CLASSIFICATION AND FULL BASIC SERVICES FEE SCHEDULE

Building Category	Prime Consultant Basic Service Fee Rates	Other Consultants Fee Rates		
		Mech.	Elec.	Struct.
Apartments; Row/Cluster/Townhouse; Motels, Motor/Apartment Hotel.	6.6%	5.7%	5.4%	5.2%
Warehouses and Storage (with less than 10% office space)	5.1%	4.2%	4.2%	3.8%
Maintenance/Service Garages, Gas Station, Parking; Commercial/Office Buildings, Stores/Shopping Centers (Tenant layout not included); Cold Storage, Light Industrial.	7.0%	5.9%	5.8%	5.4%
Administrative Office Buildings Bank/Trust Company Facilities; Nursing Homes, Extended Care; Hotel/Complex Motor Hotel; Country/Health Clubs; Warehouse Sales.	7.6%	6.5%	6.2%	6.0%

1.150.020 BUILDING CLASSIFICATION AND FULL BASIC SERVICES FEE SCHEDULE – CONT'D

Building Category	Prime Consultant Basic Service Fee Rates	Other Consultants Fee Rates		
		Mech.	Elec.	Struct.
Terminals-air, rail, freight etc; Swimming Pool, Arenas; Theatres, Funeral Home; City/Town Hall; Bar/Restaurant/Lounge.	8.7%	7.7%	7.4%	6.8%
Hospital/Chronic Care/Clinics; Communication/Computer Centers; Science/Laboratory Buildings; Institutions-Jails/Penitentiary.	8.9%	7.8%	7.5%	6.7%
Custom Residences; Tenant Layout-Stores/Office/Bank; Alteration to existing building.	7.0%	5.9%	5.8%	5.4%
Administrative Office Buildings Bank/Trust Company Facilities; Nursing Homes, Extended Care; Hotel/Complex Motor Hotel; Country/Health Clubs; Warehouse Sales.	10.5%	Negotiated		

Note: The Basic Service Fee Rates in this table relate to buildings and structures falling to the Building Category enumerated. **Where specialty, highly complex or nonconforming structures or improvements are encountered the fee percentage rates may be considerably higher.**

1.150.030 TABLE OF PARTIAL SERVICES

Prime Consultant Basic Services	Stage	Percent of Basic Services Fee Schedule
Schematics Phase: concept sketches; cost estimate; presentation drawings.	1	12 1/2%
Design Development Phase: sketch plans, preliminary drawings and details; outline of specifications; cost estimate after preliminary drawings.	1-2 incl.	25%
Working Drawings and Specs Phase: working drawings and specifications for architectural, structural, electrical, heating, venting, air conditioning, plumbing and drainage.	1-3 incl.	62 1/2%

Prime Consultant Basic Services	Stage	Percent of Basic Services Fee Schedule
Tender Documents Phase: Complete construction plans and specs; cost estimate before tendering.	1-4 incl.	75%
Tendering and Contract Awards Phase: tender call and proposal documents.	1-5 incl.	80%
Construction Field Services Phase: contract documents and administration; checking shop drawings; progress payments and reports; inspection of work; site meetings; warranties and final inspections.	1-6 incl.	100%

1.160.000 PERIMETER/AREA/DESIGN ADJUSTMENTS

1.160.001 For purposes of making a Perimeter/Area Ratio Adjustment or a Perimeter Design Adjustment, or both, as the case may be, the "Total Base Cost" of an improvement means the cost produced by

- (1) multiplying the floor areas of the improvement by the applicable Total Base Rates, provided in Schedule 4, adjusted by
- (2) adding or deducting any costs attributable to variations in the per floor wall height of the improvement computed in accordance with the appropriate Model Type Precalculated Adjustments for Height provided in Schedule 4.

1.160.002 "Total Base Rates" as referred to in section 1.160.001 are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

1.160.010 PERIMETER/AREA RATIO ADJUSTMENT

1.160.011 Subject to section 1.160.012, 1.160.013 and 1.160.014, if an improvement is classified as a Model Type provided in Schedule 4, its Total Base Cost may be increased or decreased in accordance with the following procedures:

- (1) compute the Perimeter/Area Ratio of the improvement in accordance with the formula provided in section 1.160.015,
- (2) determine the Size Range in which the area of the improvement falls and the corresponding factor for the Perimeter/Area Ratio of the subject improvement in accordance with the table provided in section 1.160.020,
- (3) multiply the Total Base Cost of the improvement by the factor established under subsection (2) to determine the amount of the Perimeter/Area Ratio Adjustment, and
- (4) add or deduct the amount computed under subsection (3) to the Total Base Cost.

1.160.012 If an improvement is **circular** or **triangular**, or is a **polygon** with 5 or more equal sides

- (1) adopt a Perimeter/Area Ratio of 20.0, and
- (2) apply the functions described in section 1.160.011 subsections (2), (3) and (4).

1.160.013 If an improvement is a Model Type 510 Sales Warehouse or 751 Service Station - Bays, 310 Strip Shopping Centers, or 615 or 620 with Sales Warehouse Finish apply the procedures provided in 1.160.011 only if the Perimeter/Area Ratio of each individual sales warehouse bay or service station bay or Strip Shopping Centre Unit, or Sales Warehouse Bay in a Rigid Frame indicates an increase or decrease.

1.160.014 The provision of section 1.160.011 and 1.160.012 **do not** apply if

- (1) **the Perimeter/Area Ratio is greater than 18.0 and the indicated increase is considered to be the result of poor design of the improvement;**
- (2) the improvement is classified as a Model Type 090, 150, 151, 206, 522, 600, 630, 760, 762, 850, 852, 855, 856, 857, 860, 870, 875, 876, 890, 891, 892.

1.160.015 The Perimeter/Area Ratio of an improvement is computed in accordance with the following formula:

$$\frac{(\text{Perimeter of Improvement})^2}{\text{Area of Improvement}} = \text{Perimeter/Area Ratio}$$

i.e. Perimeter of Improvement is 223.5 m

Area of Improvement is 1 998.0 m²

$$\frac{(223.5)^2}{1\,998.0} = \frac{49\,952.25}{1\,998.0} = 25.00$$

The area of the improvement falls within Size Range 4 of the table provided in section 1.160.020 and the indicated Perimeter/Area Ratio Adjustment factor is 1.040.

1.160.016 If the Perimeter/Area Ratio of an improvement falls between any of the Perimeter/Area Ratios displayed in the table (1.160.020), the appropriate factor may be determined by extrapolation.

1.160.017 See section 1.160.026 for an example application of the Perimeter/Area Ratio Adjustment.

1.160.020 PERIMETER/AREA RATIO ADJUSTMENT TABLE

Size Range 1 (0 - 49 m²)		Size Range 2 (50 to 249 m²)		Size Range 3 (250 - 699 m²)	
Perimeter/Area Ratio	Factor	Perimeter/Area Ratio	Factor	Perimeter/Area Ratio	Factor
16.0	-0.035	16.0	-0.028	16.0	-0.022
17.0	-0.017	17.0	-0.014	17.0	-0.011
18.0	0.000	18.0	0.000	18.0	0.000
19.0	+0.015	19.0	+0.013	19.0	+0.010
20.0	+0.033	20.0	+0.026	20.0	+0.020
21.0	+0.049	21.0	+0.039	21.0	+0.030
22.0	+0.066	22.0	+0.052	22.0	+0.040
23.0	+0.081	23.0	+0.064	23.0	+0.049
24.0	+0.095	24.0	+0.075	24.0	+0.058
25.0	+0.109	25.0	+0.087	25.0	+0.067
26.0	+0.124	26.0	+0.098	26.0	+0.076
27.0	+0.138	27.0	+0.109	27.0	+0.085
28.0	+0.151	28.0	+0.120	28.0	+0.093
29.0	+0.165	29.0	+0.130	29.0	+0.102
30.0	+0.179	30.0	+0.140	30.0	+0.110
32.0	+0.209	32.0	+0.160	32.0	+0.127
34.0	+0.234	34.0	+0.182	34.0	+0.141
36.0	+0.255	36.0	+0.202	36.0	+0.157
38.0	+0.280	38.0	+0.220	38.0	+0.171
40.0	+0.300	40.0	+0.238	40.0	+0.185
45.0	+0.355	45.0	+0.282	45.0	+0.220
50.0	+0.402	50.0	+0.324	50.0	+0.252

1.160.020 PERIMETER/AREA ADJUSTMENT TABLE

Size Range 4 (700 to 1 999 m ²)		Size Range 5 (2000 – 5 499 m ²)		Size Range 6 (5500 to 19 999 m ²)	
Perimeter/Area Ratio	Factor	Perimeter/Area Ratio	Factor	Perimeter/Area Ratio	Factor
16.0	-0.013	16.0	-0.010	16.0	-0.006
17.0	-0.006	17.0	-0.006	17.0	-0.002
18.0	0.000	18.0	0.000	18.0	0.000
19.0	+0.007	19.0	+0.004	19.0	+0.004
20.0	+0.012	20.0	+0.010	20.0	+0.005
21.0	+0.018	21.0	+0.015	21.0	+0.008
22.0	+0.024	22.0	+0.019	22.0	+0.011
23.0	+0.030	23.0	+0.024	23.0	+0.014
24.0	+0.034	24.0	+0.028	24.0	+0.016
25.0	+0.040	25.0	+0.032	25.0	+0.018
26.0	+0.046	26.0	+0.036	26.0	+0.021
27.0	+0.051	27.0	+0.041	27.0	+0.023
28.0	+0.056	28.0	+0.045	28.0	+0.026
29.0	+0.061	29.0	+0.049	29.0	+0.028
30.0	+0.065	30.0	+0.053	30.0	+0.031
32.0	+0.074	32.0	+0.061	32.0	+0.035
34.0	+0.085	34.0	+0.068	34.0	+0.039
36.0	+0.094	36.0	+0.075	36.0	+0.043
38.0	+0.102	38.0	+0.082	38.0	+0.047
40.0	+0.110	40.0	+0.088	40.0	+0.051
45.0	+0.130	45.0	+0.107	45.0	+0.061
50.0	+0.150	50.0	+0.121	50.0	+0.069

1.160.025 APPLICATION OF PERIMETER/AREA RATIO ADJUSTMENT

1.160.026 Following is an example application of the Perimeter/Area Ratio Adjustment described in section 1.160.011 to 1.160.014.

Assume a warehouse, on concrete slab (4.500.060), with 6.6 metre high perimeter walls; area is 1 800 m² with a perimeter of 194 metres. Exterior walls have good face brick veneer over 190 mm reinforced concrete block.

Base Rates (4.500.062)

ST Code 61 - Main Level and Concrete Slab	K \$ 42 600	AR 191
ST Code 90 - Warehouse Finish	K <u>1 100</u>	AR <u>12</u>
	\$ 43 700	\$ 203

(1 800 m² @ \$203/m² + \$43 700) = **Base Cost** **\$ 409 100**

Wall Height Variation

6.6 m - 3.0 m (in rate) = 3.6 m

Precalculated Adjustments (4.500.064)

Exterior Wall	K 8 320	AR 7.70
Interior Wall Finish	K <u>330</u>	AR <u>0.30</u>
	\$ 8 650	\$ 8.00

(1 800 m² @ \$ 8.00 + \$ 8 650) 3.6 m +82 980

Total Base Cost \$ 492 080

Perimeter/Area Ratio Adjustment

Ratio = $\frac{(194.0)^2}{1\ 800.0} = \frac{37\ 636.0}{1\ 800.0} = 20.9$ Say 21.0

Factor = 0.018 (Perimeter/Area Ratio 21.0 - Size Range 4)

Total Base Cost x Factor = Perimeter/Area Ratio Adjustment
 \$ 492 080 x 0.018 = **Perimeter/Area Ratio Adjustment** + 8 860

Brick Veneer Variation (Component - Base Wall Construction)

Components in Building		Components in Model Type	
2731 Brick	\$ 109.00 m ²	2548 Block	\$ 87.00 m ²
2528 Back-up Block	<u>72.10</u> m ²	2703 Paint	<u>7.80</u> m ²
	\$ 181.10 m ²		\$ 94.80 m ²

Percentage (Ratio) Increase = $\frac{\text{In Building}}{\text{in Model Rate}}$ - 1.000

$\frac{\$ 181.10}{\$ 94.80} = 1.910 - 1.000 = + 0.91$ (91%) Increased Cost

1.160.025 APPLICATION OF PERIMETER/AREA RATIO ADJUSTMENT CONT'D

Brick Veneer Variation Cont'd

$$\text{Wall Height Percentage Increase} = \frac{\text{Building Height}}{\text{Model Type Height}}$$

$$\frac{6.6 \text{ m}}{3.0 \text{ m}} = 2.20 \text{ (220\%)}$$

Module Rates - Main Level Structure (MT 500 QU 06 ST 60)

Component	Constant	AR
2548 Base Wall Constr.	\$ 18 790	\$ 15.70
2703 Ext. Wall Finish	<u>1 680</u>	<u>1.40</u>
	\$ 20 470	\$ 17.10
		(1 800 m ² x \$ 17.10 + \$20 470) x 0.91 x 2.20
		+ 102 600

Architect Fees (on adjustments and variations)

Fee	= (Cost of Adjustments and Variations) x Fee Percentage	
	= (Height Variation + Perimeter/Area Adj. + Brick) x %	
	= (\$ 82 980 + \$ 8 860 + \$ 102 600) x 5.6%	
	\$ 194 440 x 0.056	<u>+ 10 890</u>

Total Replacement Cost New **\$ 614 430**

1.160.030 PERIMETER DESIGN ADJUSTMENT

1.160.031 Subject to section 1.160.032 if an improvement is classified as a Model Type provided in Schedule 4 and has a perimeter wall floor plan design containing 6 or more intersections the Total Base Cost of the improvement, may be increased in accordance with the following procedures:

- (1) determine the number of perimeter wall intersections, both internal and external, and select corresponding factor in accordance with the table provided in section 1.160.035,
- (2) multiply the Total Base Cost of the improvement, referred to above, by the factor determined under subsection (1), and
- (3) add the product of subsection (3) to the Total Base Cost.

1.160.032 The provisions of section 1.160.031 **do not** apply if

- (1) an improvement is **circular** or is a **polygon** with 5 or more equal sides as referred to in section 1.160.012;
- (2) **the number of perimeter wall intersections is greater than 6 and the indicated increase is considered to be the result of poor design of the improvement;**
- (3) the improvement is a Model Type 522, 600, 630, 760, 762, 850, 852, 855, 856, 857, 860, 870, 875, 876, 890, 891, or 892.

1.160.033 If the number of intersections falls between any of the Number of Intersections displayed in the table (1.160.035), the appropriate factor may be determined by extrapolation.

1.160.034 See section 1.160.041 for an example application of the Perimeter Design Adjustment.

1.160.035 PERIMETER DESIGN ADJUSTMENT TABLE

Number of Intersections	Factor	Number of Intersections	Factor
4-6	0.000	40	0.029
8	0.007	42	0.030
10	0.009	44	0.031
12	0.011	46	0.032
14	0.013	48	0.033
16	0.015	50	0.034
18	0.017	52	0.035
20	0.019	54	0.036
22	0.020	56	0.037
24	0.021	58	0.038
26	0.022	60	0.039
28	0.023	62	0.040
30	0.024	64	0.041
32	0.025	66	0.042
34	0.026	68	0.043
36	0.027	70	0.044
38	0.028		

1.160.040 APPLICATION OF PERIMETER DESIGN ADJUSTMENT

1.160.041 Following is an example application of the Perimeter Design Adjustment described in section 1.160.031.

Assume a warehouse, on concrete slab (4.500.060), with 6.6 metre high perimeter walls; area is 1 800 m² with a perimeter of 194 metres and 10 designed floor plan intersections. Exterior walls have good face brick over 190 mm reinforced concrete block.

Total Base Cost (see section 1.160.026)	\$ 492 080
Add Perimeter/Area Ratio Adjustment (see section 1.160.026)	+ 8 860
Total Base Cost x Factor = Perimeter Design Adjustment	
\$ 492 080 x 0.009 = Perimeter Design Adjustment	+ 4 430
Add Brick Veneer Variation (see section 1.160.026)	+ 102 600
Add architect fees (on adjustments and variations) (\$82 980 + \$ 8 860 + \$ 4 430 + \$ 102 600) x 5.6% \$ 198 870 x 0.056	<u>+ 11 135</u>
1983 Replacement Cost New	\$ 619 115

1.170.000 OVERALL STRUCTURAL HEIGHT ADJUSTMENT

1.170.001 For purposes of making an Overall Structural Height Adjustment

- (1) "Total Base Cost" has the same meaning as defined in section 1.160.001;
- (2) "components" means
 - (a) any of the components listed under the heading "Component Description" for each Model Type or combination of Model Types contained in Schedule 4, and
 - (b) includes any individual or combined Module, Precalculated or Unit Cost Adjustments or Unit Cost additions, deletions, variations or substitutions to, in or of any of the components of the improvement, but
 - (c) without restricting the generality of clause (b) does not include Unit Costs for items such as freight and passenger elevators, loading docks, scales, produce and meat display cases, vaults and vault doors and other like special construction Unit Costs unless such items, **with the exception of freight and passenger elevators**, are in fact situate on or in an upper level of the improvement.

1.170.010 Subject to section 1.170.015, if an improvement is classified as a Model Type provided in Schedule 4 and has an overall structural height

- (1) greater than 3.0 metres above grade, **OR**
- (2) greater than 3.0 metres below grade,

the Total Base Cost of the improvement may be increased or decreased by

- (3) adding or deducting any costs attributable to a Perimeter/Area Ratio Adjustment and a Perimeter Design Adjustment computed in accordance with section 1.160.001 to 1.160.035 inclusive,
- (4) adding or deducting any costs attributable to additions, deletions, variations or substitutions to, in or of any of the components of the improvement **not** included in the computation of the Total Base Cost, (see definition of Total Base Cost - section 1.160.001)
- (5) multiplying the cost computed in accordance with subsection (3) and (4) by the appropriate factor for the Adjusted Height of the improvement to determine the amount attributable to the Overall Structural Height Adjustment, and
- (6) add the amount computed in accordance with subsection (5) to the cost computed in accordance with subsections (3) and (4).

1.170.011 The appropriate factor referred to in section 1.170.010 (5) shall be determined in accordance with the table provided in section 1.170.025 and the Adjusted Height shall be determined by establishing the Overall Structural Height, in metres, of the improvement below grade **OR** above grade, as the case may be, and adjusting the overall height by deducting 3.0 metres.

- 1.170.015** If an improvement is classified as a Model Type provided in Schedule 4 and has an overall structural height
- (1) greater than 3.0 metres above grade, **AND** greater than 3.0 metres below grade,
- the Total Base Cost of the improvement may be increased or decreased by
- (2) adding or deducting any costs attributable to a Perimeter/Area Ratio Adjustment and a Perimeter Design Adjustment computed in accordance with section 1.160.001 to 1.160.035 inclusive,
 - (3) adding or deducting any costs attributable to additions, deletions, variations or substitutions to, in or of any of the components of the improvement not included in the computation of the Total Base Cost, (see definition of Total Base Cost - section 1.160.001),
 - (4) multiplying the cost computed in accordance with subsections (2) and (3) by the appropriate factor for the Adjusted Height of the improvement to determine the amount attributable to the Overall Structural Height Adjustment, and
 - (5) add the amount computed in accordance with subsection (4) to the cost computed in accordance with subsections (2) and (3).
- 1.170.016** The appropriate factor referred to in section 1.170.015 (4) shall be determined in accordance with the table provided in section 1.170.025 and the Adjusted Height shall be determined by establishing the Overall Structural Height, in metres, of the improvement both below grade **AND** above grade and adjusting the overall height by deducting 6.0 metres.
- 1.170.017** If the adjusted height of an improvement falls between any of the Adjusted Height in Metres displayed in the table (1.170.025), the appropriate factor may be determined by extrapolation.
- 1.170.018** See section 1.170.030 for example applications of the Overall Structural Height Adjustment.

1.170.025 OVERALL STRUCTURAL HEIGHT ADJUSTMENT TABLE

Adjusted Height in Metres	Factor	Adjusted Height in Metres	Factor	Adjusted Height in Metres	Factor
0.0	0.000	78.0	0.130	153.0	0.247
3.0	0.008	81.0	0.134	156.0	0.252
6.0	0.016	84.0	0.138	159.0	0.258
9.0	0.024	87.0	0.142	162.0	0.264
12.0	0.032	90.0	0.147	165.0	0.269
15.0	0.038	93.0	0.151	168.0	0.275
18.0	0.044	96.0	0.156	171.0	0.281
21.0	0.049	99.0	0.160	174.0	0.286
24.0	0.055	102.0	0.165	177.0	0.292
27.0	0.061	105.0	0.169	180.0	0.298
30.0	0.066	108.0	0.174	183.0	0.304
33.0	0.070	111.0	0.178	186.0	0.309
36.0	0.075	114.0	0.182	189.0	0.314
39.0	0.079	117.0	0.187	192.0	0.319
42.0	0.084	120.0	0.191	195.0	0.324
45.0	0.087	123.0	0.196	198.0	0.329
48.0	0.091	126.0	0.201	201.0	0.334
51.0	0.094	129.0	0.206	204.0	0.339
54.0	0.098	132.0	0.211	207.0	0.344
57.0	0.101	135.0	0.216	210.0	0.349
60.0	0.105	138.0	0.221	213.0	0.354
63.0	0.109	141.0	0.225	216.0	0.359
66.0	0.114	144.0	0.230	219.0	0.363
69.0	0.118	147.0	0.235	222.0	0.367
72.0	0.122	150.0	0.241	225.0	0.370
75.0	0.126				

1.170.030 APPLICATION OF OVERALL STRUCTURAL HEIGHT ADJUSTMENT

1.170.031 Following is an example application of the Overall Structural Height Adjustment described in section 1.170.010:

Assume a warehouse, on concrete slab, (4.500.060) with 6.6. metre high perimeter walls; area is 1,800 m² with a perimeter of 194 metres and 10 designed floor plan intersections. Exterior walls have good face brick veneer over 190 mm reinforced concrete block. Additional component variations amount to \$ 10 250.

Total Base Cost (see section 1.160.026)	\$ 492 080
Add Perimeter/Area Ratio Adjustment (see 1.160.026)	+ 8 860
Add Perimeter Design Adjustment (see 1.160.041)	+ 4 430
Add Brick Veneer Variation (see 1.160.026)	+ 102 600
Add Component variations and other cost adjustments	<u>+ 10 250</u>
Subtotal	\$ 618 220

Overall Structural Height Adjustment
 (Actual Structural Height less 3.0 metres) = Adjusted Height
 6.6 metres - 3.0 metres = 3.6 metres

Adjusted Height Factor (see Table) First 3.0 metres = 0.008
 Next 0.6 metres = 0.002
 Factor = 0.010

Subtotal x Factor = Overall Structural Height Adjustment

\$ 618 220 x 0.010 = Overall Structural Height Adjustment	+ 6 180
Add Architect Fees (on adjustments and variations) (\$82 980 + \$8 860 + \$4 430 + \$102 600 + \$10 250 + \$6 180 x 5.6%)	
\$ 215 300 x 0.056	<u>+ 12 050</u>
1983 Replacement Cost New	\$ 636 450

1.170.032 Following is an example application of the Overall Structural Height Adjustment described in section 1.170.015.

The example also shows the proper application sequence of various adjustments to the base cost of an improvement. A chart, complementary to this example (section 1.170.035), may be used as a standard procedures guide to uniformly approach the establishment of the 1983 Replacement Cost New for any building.

Assume office building (4.350.060) with 13 levels above grade (main 3.7 m high, each upper level is 3.0 m high). There are 3 below grade levels of parkade (each 2.6 m high). Area is 750 m² per level with a perimeter of 120 metres and 8 designed floor plan intersections. Component variations and other cost adjustments amount to \$ 584 450. Passenger elevators amount to an additional \$ 355 600.

A BASE COST

Parkade Levels (4.430.062)

3 levels: ST Code 54; Size Range 4
 (750 m² @ \$176 + K \$21 500) x 3 \$ 460 500

Office Levels (4.350.062)

Main Level: ST Code 61; Size Range 4
 (750 m² @ \$278 + K \$71 500) + 280 000

Main Level Finish:

Store finish: ST Code 80; 500 m² less 50 m² = 450 m²
 (50 m² = elevator shaft and stairwell areas)
 Size Range 3: (450 m² @ \$71 + K \$3 300) + 35 250

Office finish: ST Code 83; $\frac{250 \text{ m}^2}{10} = 25 \text{ m}^2$ per office
 Size Range 1: (25 m² @ \$109 + K \$1 200) x 10 + 39 250

Upper Levels: ST Code 70; Size Range 4
 (750 m² @ \$184 + K \$75 700) x 12 + 2 564 400

Upper Level Finish:

Office finish: ST Code 83; 750 m² - 50 m² = 700 m²/level
 (50 m² = elevator shaft and stairwell areas)
 $\frac{700 \text{ m}^2}{35} = 20 \text{ m}^2$ per office
 Size Range 1: (20 m² @ \$109 + K \$1 200) x 35 x 12 + 1 419 600

Base Cost A = \$ 4 799 000

1.170.032 CONT'D

B WALL HEIGHT ADJUSTMENT

Precalculated Adjustments (4.300.064, 4.350.064)

Main Level Height: 3.7 m - 3.0 m (in rate) = + 0.7 m
 Parkade and Upper Levels: no height variation

Office: Exterior Walls (4.350.064 - Size 4)
 (750 m² @ \$14.80 + K \$14 840) x 0.7 m +\$ 18 158

Mech. Shafts (2) (K \$ 460 x 0.7 m) x 2 + 644
 Stairwells (2) (K \$1 080 x 0.7 m) x 2 + 1 512
 Stairs (2) (K \$ 660 x 0.7 m) x 2 + 924

Store: Int. Wall Finish (4.300.064 - Size 3)
 (450 m² @ \$2.70 + K \$1 180) x 0.7 m + 1 677

Wall Height Adjustments **+ \$ 22 915** **B = +22 915**

C TOTAL BASE COST (A + B) **C = \$ 4 821 915**

D PERIMETER/AREA RATIO ADJUSTMENT (1.160.001 to 1.160.020)

$$\text{Ratio} = \frac{\text{Perimeter}^2}{\text{Area}} = \frac{120.0^2}{750.0} = \frac{14400}{750} = 19.2$$

Factor = 0.008 (Size Range 4, Ratio 19.2)
 Adjustment = Total Base Cost (C) x Factor

\$4 821 915 x 0.008 = **Perimeter/Area Ratio Adjustment** **D = + 38 575**

E PERIMETER DESIGN ADJUSTMENT (1.160.031 to 1.160.035)

8 intersections
 Factor = 0.007

Adjustment = Total Base Cost (C) x Factor

\$4 821 915 x 0.007 = **Perimeter Design Adjustment** **E = + 33 753**

F OTHER ADJUSTMENTS

Add component variations and other cost adjustments, exclude passenger elevators **F = + 584 450**

G ARCHITECT FEES (on adjustments only)

Fee = (Total of Adjustments **B, D, E and F**) x Fee Percentage
 (\$22 915 + \$38 575 + \$33 753 + \$584 450) x 7%
 \$ 679 693 x 0.07 **G = + 47 579**

H SUBTOTAL (C + D + E + F + G) **H = \$ 5 526 272**

1.170.032 CONT'D

I OVERALL STRUCTURAL HEIGHT ADJUSTMENT (1.170.001 to 1.170.25)

Adjusted Height = Actual Building Height minus 6.0 m

Actual Height:

$$(3 \times 2.6 \text{ m}) + (1 \times 3.7 \text{ m}) + (12 \times 3.0 \text{ m}) = 47.5 \text{ m}$$

$$47.5 \text{ m} - 6.0 \text{ m} = 41.5 \text{ m (Adjusted Height)}$$

Factor = 0.0832

$$\text{Adjustment} = \text{Sub-total (H)} \times \text{Factor}$$

$$= \$5\,526\,272 \times 0.0832$$

$$= \text{Overall Structural Height Adjustment}$$

I = + 459 786

J SPECIAL VARIATIONS

(a) **Add** Passenger Elevator \$ 355 600

(b) **Add** Architect Fees
(on Special Variations only)

Fee = Special Variation x Fee Percentage

$$\$ 355\,600 \times 0.07 (7.0\%) = \text{Fee}$$

$$\begin{array}{r} \underline{24\,892} \\ + \$ 380\,492 \end{array}$$

J = + \$380 492

K TOTAL 1983 REPLACEMENT COST NEW (H + I + J)

K = \$ 6 366 550

1.170.035 SEQUENTIAL ADJUSTMENT FORMAT

A. Base Cost (including finish modules) A \$ _____

B. Wall Height Adjustments +B \$ _____

C. Total Base Cost (A + B) C \$ _____

D. Perimeter/Area Ratio Adjustment (section 1.160.000)

$$\frac{(\text{Perimeter})^2}{\text{Area}} = \text{Ratio}$$

Determine appropriate Ratio Factor in accordance with Size Range of Base Cost. (see section 1.60.020)

((Total Base Cost (C)) x Factor = P/A Ratio Adjustment +D \$ _____

E. Perimeter Design Adjustment (see section 1.160.030)

Select appropriate Factor from section 1.160.035

((Total Base Cost (C)) x Factor = Perimeter Design Adjustment +E \$ _____

F. Other Adjustments

Add or Deduct component variations and other cost adjustments excluding unit costs referred to in section 1.170.001 (2) (c). +F \$ _____

G. Architect fees (on Adjustments **B,D,E, & F** only)

Select fee percentage from appropriate building classification

(Adjustments **B + D + E + F**) x Percentage = Fee +G \$ _____

H. Subtotal (C + D + E + F + G) **Subtotal** H \$ _____

I. Overall Structural Height Adjustment (see section 1.170.000)

Building levels:

Above grade only **OR** below grade only: deduct 3.0 m

Actual Height: measurement from floor of lowest level to roof of highest level

Above grade **AND** below grade: deduct 6.0 m

(Actual Height minus 3.0/6.0m) = Adjusted Height

Select appropriate Factor from section 1.170.025 in accordance with Adjusted Height.

((Subtotal (H)) x Factor = Height Adjustment +I \$ _____

1.170.035 SEQUENTIAL ADJUSTMENT FORMAT

J. Special Equipment/Unit Cost Variations

Special Equipment Cost (see section 1.170.001 (2) (c)) + \$ _____

Add Architect Fees (on special equipment only)
(Special Equipment Cost) x Percentage = Fee

+ _____

+ \$ _____

J + \$ _____

K. 1983 Replacement Cost New (**H + I + J**)

K \$ _____

1.180.000 BASE YEAR MODIFIERS

1.180.010 The Base Year Replacement Cost New of an **improvement**, in the base year of a general assessment, is determined by

- (1) computing the 1983 replacement cost new of the improvement in accordance with these Regulations and the Act, and
- (2) multiplying the amount computed under subsection (1) by the appropriate improvement factor, for the base year of the general assessment, determined in accordance with section 1.180.050 and, if applicable, sections 1.180.011 and 1.180.015 giving regard to the Improvement Classification of the improvement.

1.180.011 For the purpose of a general assessment conducted in 2023 or later, the appropriate improvement factor applicable to machinery and equipment for the base year of the general assessment is equivalent to the Steel Factor listed in section 1.180.050 for the base year of the general assessment.

1.180.015 The appropriate improvement factor for a year that does not appear in section 1.180.050 is equivalent to the appropriate improvement factor for the previous year.

1.180.050 BASE YEAR MODIFIER FACTOR TABLE (1983 = 1.000)

IMPROVEMENT CLASSIFICATION

Base Year of General Assessment	Residences Factor	Commercial Institutional Factor	Steel Factor	Warehouses Workshops Storage Factor
1983	1.000	1.000	1.000	1.000
1984	0.950	0.921	0.952	0.940
1985	0.972	0.955	0.986	0.978
1986	1.040	1.032	1.018	1.036
1987	1.098	1.050	1.037	1.052
1988	1.140	1.092	1.086	1.113
1989	1.223	1.180	1.153	1.195
1990	1.354	1.25	1.232	1.248
1991	1.354	1.355	1.337	1.351
1992	1.37	1.27	1.252	1.274
1993	1.41	1.30	1.28	1.274
1994	1.42	1.32	1.31	1.30
1995	1.42	1.32	1.31	1.33
1996	1.43	1.34	1.33	1.33
1997	1.45	1.36	1.34	1.35
1998	1.50	1.42	1.42	1.36
1999	1.57	1.45	1.47	1.43
2000	1.63	1.50	1.52	1.47
2021	4.89	2.69	2.93	1.51
2022	5.31	2.78	3.02	2.75

Note: The factors shown under the classification Warehouses, Workshops, Storage are intended for application to these and other similar classifications of improvements constructed of Frame, Masonry-Wood, Masonry-Concrete, Masonry-Steel or any combination of those classifications of construction materials.

**GUIDELINES FOR APPLICATION OF BASE YEAR MODIFIERS
TO VARIOUS IMPROVEMENT CLASSIFICATIONS**

**GUIDELINES FOR APPLICATION OF BASE YEAR MODIFIERS
TO VARIOUS IMPROVEMENT CLASSIFICATIONS**

	<u>Factor Category</u>
1. Schedule 1 – All of Residential Improvements	Residential
2. Mobile Home Parks	Residential
3. All Apartments	Commercial
4. Warehouse with Attached Office	
(a) Warehouse Portion	Warehouse
(b) Office Portion	Commercial
5. Metal Clad Warehouse, Archrib Warehouse	Warehouse
6. Sales Warehouse	Warehouse
7. Bulk Elevator Fertilizer Warehouse	Warehouse
8. Quonset, Agro, Self Framing, Relocatable Metal Oilfield, Rigid Frame and Modular Rigid Frame Metal Warehouses	Steel
9. Service Stations	Commercial
10. Bulk Oil	
(a) Wood Frame and Metal Clad	Warehouse
(b) Steel Self Frame	Steel
11. Bulk Oil Offices	Warehouse
12. Grain Elevators and Annexes	Warehouse
Elevator Offices	Commercial
Steel Grain Bins	Steel
13. Relocatable Buildings (Trailers)	Commercial
14. Greenhouses	Warehouse
15. Site Improvements	
(a) Paving	Commercial
(b) Fences, Lighting	Steel

Note: In the case of a building or structure that is a composite of 2 or more classifications, a composite index factor may be computed in accordance with the estimated proportion of replacement cost new that each classification in the building or structure bears to the replacement cost new of the whole building or structure.

1.180.060 BASE YEAR MODIFIER FACTOR TABLE (1983 = 1.000)

FARM LAND CLASSIFICATION

Base Year of General Assessment	Dry Arable Factor	Dry Pasture Factor	Irrigation Factor
1983	1.000	1.000	1.000
1984	0.977	0.948	0.954
1985	0.943	0.976	0.873
1986	0.864	0.992	0.855
1987	0.772	1.100	0.820
1988	0.818	1.172	0.808
1989	0.771	1.245	0.752
1990	0.853	1.124	0.733

1.180.060 BASE YEAR MODIFIER FACTOR TABLE (1991 = 1.000)

FARM LAND CLASSIFICATION

Base Year of General Assessment	Dry Arable Factor	Dry Pasture Factor	Irrigation Factor
1991	1.00	1.00	1.00
1992	1.00	1.00	1.03
1993	1.00	1.00	1.03
1994	1.00	1.00	1.03
1995	1.00	1.00	1.03
1996	1.00	1.00	1.03
1997	1.00	1.00	1.03
1998	1.00	1.00	1.03
1999	1.00	1.00	1.03
2000	1.00	1.00	1.03
2001	1.00	1.00	1.03
2002	1.00	1.00	1.03
2003	1.00	1.00	1.03
2004	1.00	1.00	1.03

1.190.000 COST INDICES

- 1.190.010** Cost indices are used in the determination of 1983 replacement cost new of an improvement when other means of doing so are not available or are inappropriate.
- 1.190.020** To determine the 1983 replacement cost new of an improvement, the construction costs of the improvement are multiplied by the appropriate index factor, selected in accordance with sections 1.190.030, 1.190.050 and, if applicable, 1.190.025, for the year the improvement was constructed or erected.
- 1.190.025** The appropriate index factor for a year that does not appear in section 1.190.050 is equivalent to the appropriate index factor for the previous year.
- 1.190.030** The concepts of determining typical replacement cost new must be considered in respect of the construction costs of the improvement and the following criteria observed in respect to the selection of an appropriate index factor.

RESIDENCES

Frame means wood framing with stucco, wood or metal siding.

Masonry Veneer means wood framing with masonry veneer.

COMMERCIAL, INSTITUTIONAL AND INDUSTRIAL

Frame means wood framing and walls.

Steel means steel framing, steel walls and all machinery and equipment.

Masonry-Wood means wood framing with masonry walls.

Masonry-Concrete means reinforced concrete framing with masonry walls.

Masonry-Steel means steel framing with masonry walls.

Note: Where combinations of material vary from the above, an average index based on the appropriate indices may be computed if each type of material is present in sufficient quantity to warrant averaging of the indices.

1.190.050 COST INDICES FACTOR TABLE (1983 = 1.000)

Year of Construction	RESIDENCES		COMMERCIAL, INSTITUTIONAL, AND INDUSTRIAL		
	Frame Factor	Masonry Veneer Factor	Masonry Wood Factor	Masonry Concrete Factor	Masonry Steel Factor
1913	17.553	18.202	18.598	17.134	16.742
1914	18.148	18.820	19.233	17.720	17.312
1915	18.490	21.866	19.600	18.054	17.642
1916	17.067	17.700	18.090	16.665	16.284
1917	14.490	15.030	15.360	14.150	13.826
1918	12.608	13.079	13.368	12.314	12.031
1919	11.141	11.555	11.807	10.877	10.626
1920	9.112	9.451	9.660	8.898	8.695
1921	10.109	10.484	10.715	9.870	9.642
1922	10.958	11.367	11.614	10.700	10.456
1923	10.674	11.071	11.312	10.420	10.614
1924	10.803	11.201	11.449	10.546	10.304
1925	10.963	11.372	11.619	10.705	10.459
1926	11.061	11.471	11.725	10.799	10.553
1927	11.647	11.479	11.729	10.799	10.557
1928	10.811	11.215	11.458	10.804	10.318
1929	10.398	10.785	11.018	10.558	9.920
1930	10.758	11.161	11.403	10.153	10.263
1931	11.790	12.021	12.285	10.507	11.058
1932	12.489	12.953	13.239	11.319	11.916
1933	13.094	13.580	13.878	12.197	12.490
1934	12.902	13.378	13.670	12.785	12.305
1935	12.769	13.378	13.533	12.597	12.180
1936	12.404	12.868	13.148	12.468	11.833
1937	11.621	12.052	12.317	12.111	11.088
1938	11.826	12.267	12.532	11.346	11.281
1939	11.723	12.159	12.427	11.548	11.183
1940	11.123	11.532	11.789	11.449	10.610
1941	10.148	10.525	10.757	10.859	9.684
1942	9.285	9.634	9.844	9.909	8.886
1943	8.721	9.061	9.270	9.070	8.493
1944	8.400	8.761	8.692	8.691	8.369
1945	8.266	8.617	8.829	8.567	8.267

1.190.050 COST INDICES FACTOR TABLE CONT'D (1983 = 1.000)

COMMERCIAL, INSTITUTIONAL, AND INDUSTRIAL

Year of Construction	Frame Factor	Steel Factor	Masonry Wood (A) Factor	Masonry Concrete (A) Factor	Masonry Steel (A) Factor
1913	16.760	14.738	18.918	16.804	16.159
1914	17.328	15.240	19.565	17.378	15.707
1915	17.656	15.532	19.933	17.708	17.023
1916	16.295	14.336	18.400	16.344	15.713
1917	13.838	12.163	15.624	13.877	13.343
1918	12.043	10.594	13.597	12.076	11.611
1919	10.635	9.354	12.009	10.667	10.254
1920	8.699	7.653	9.826	8.727	8.391
1921	9.653	8.491	10.896	9.681	9.306
1922	10.462	9.202	11.812	10.494	10.090
1923	10.191	8.965	11.509	10.220	9.829
1924	10.314	9.070	11.643	10.342	9.943
1925	10.470	9.211	11.822	10.500	10.094
1926	10.563	9.289	11.932	10.592	10.182
1927	10.567	9.293	11.923	10.596	10.186
1928	10.327	9.082	11.656	10.355	9.955
1929	9.926	8.734	11.206	9.959	9.572
1930	10.273	9.038	11.597	10.304	9.904
1931	11.069	9.737	12.496	11.102	10.671
1932	11.924	10.489	13.464	11.963	11.498
1933	12.502	10.998	14.115	12.540	12.053
1934	12.317	10.834	13.909	12.355	11.921
1935	12.189	10.723	13.762	12.227	11.755
1936	11.844	10.419	13.373	11.877	11.421
1937	11.099	9.761	12.528	11.127	10.701
1938	11.292	9.934	12.749	11.325	10.887
1939	11.195	9.847	12.638	11.228	10.793
1940	10.618	9.342	11.991	10.650	10.237
1941	9.691	8.524	10.941	9.719	9.343
1942	8.868	7.801	10.014	8.896	8.551
1943	8.278	7.633	9.491	8.524	8.227
1944	7.967	7.587	9.211	8.394	8.126
1945	7.803	7.521	9.073	8.306	8.028

1.190.050 COST INDICES FACTOR TABLE CONT'D (1983 = 1.000)

Year of Construction	RESIDENCES		COMMERCIAL, INSTITUTIONAL, AND INDUSTRIAL		
	Frame Factor	Masonry Veneer Factor	Masonry Wood Factor	Masonry Concrete Factor	Masonry Steel Factor
1946	7.812	8.188	8.380	8.464	7.787
1947	6.896	7.283	7.448	7.986	7.054
1948	6.255	6.558	7.127	7.268	6.437
1949	5.975	6.101	6.305	6.615	5.991
1950	5.579	5.760	5.956	5.857	5.782
1951	4.947	5.133	5.337	5.319	5.191
1952	4.774	4.984	5.130	5.062	4.493
1953	4.631	4.792	4.956	4.786	4.733
1954	4.693	4.824	4.983	4.710	4.694
1955	4.681	4.779	4.933	4.662	4.665
1956	4.636	4.684	4.827	4.551	4.531
1957	4.582	4.649	4.782	4.460	4.424
1958	4.548	4.609	4.736	4.421	4.394
1959	4.494	4.578	4.695	4.391	4.368
1960	4.476	4.519	4.639	4.349	4.313
1961	4.476	4.515	4.630	4.331	4.313
1962	4.457	4.497	4.612	4.317	4.230
1963	4.449	4.479	4.589	4.301	4.283
1964	4.222	4.271	4.389	4.137	4.117
1965	4.034	4.092	4.217	3.989	3.943
1966	3.825	3.886	4.022	3.775	3.767
1967	3.581	3.641	3.788	3.553	3.568
1968	3.388	3.459	3.610	3.444	3.445
1969	3.234	3.319	3.478	3.302	3.294
1970	3.040	3.093	3.124	2.978	2.974
1971	2.900	2.967	2.996	2.897	2.736
1972	2.519	2.649	2.726	2.681	2.670
1973	2.337	2.413	2.508	2.488	2.474
1974	2.140	2.202	2.227	2.196	2.186
1975	1.820	1.861	1.914	1.889	1.885
1976	1.563	1.584	1.699	1.682	1.674

1.190.050 COST INDICES FACTOR TABLE CONT'D (1983 = 1.000)**COMMERCIAL, INSTITUTIONAL, AND INDUSTRIAL**

Year of Construction	Frame Factor	Steel Factor	Masonry Wood (A) Factor	Masonry Concrete (A) Factor	Masonry Steel (A) Factor
1946	7.330	6.978	8.625	7.879	7.522
1947	6.437	6.481	7.725	7.250	6.904
1948	5.876	6.202	6.939	6.627	6.436
1949	5.720	6.211	6.289	6.023	6.102
1950	5.278	6.038	6.019	5.838	5.905
1951	4.632	5.420	5.481	5.365	5.293
1952	4.455	5.076	5.271	5.078	5.019
1953	4.329	4.780	5.042	4.766	4.741
1954	4.418	4.726	5.042	4.619	4.678
1955	4.430	4.685	4.954	4.539	4.620
1956	4.400	4.500	4.807	4.454	4.480
1957	4.341	4.341	4.780	4.374	4.354
1958	4.299	4.254	4.753	4.341	4.307
1959	4.274	4.209	4.703	4.311	4.286
1960	4.236	4.168	4.647	4.264	4.253
1961	4.236	4.144	4.628	4.247	4.240
1962	4.224	4.130	4.610	4.235	4.228
1963	4.215	4.110	4.587	4.218	4.215
1964	4.024	3.942	4.378	4.081	4.060
1965	3.885	3.795	4.207	3.929	3.906
1966	3.715	3.659	4.019	3.731	3.734
1967	3.519	3.350	3.777	3.514	3.553
1968	3.401	3.501	3.607	3.427	3.470
1969	3.268	3.431	3.463	3.975	3.375
1970	2.939	3.101	3.203	2.992	3.033
1971	2.853	2.982	3.082	2.928	2.940
1972	2.642	2.757	2.771	2.710	2.713
1973	2.449	2.587	2.450	2.480	2.529
1974	2.165	2.286	2.216	2.152	2.225
1975	1.869	1.901	1.923	1.825	1.854
1976	1.662	1.668	1.692	1.617	1.641

1.190.050 COST INDICES FACTOR TABLE CONT'D (1983 = 1.000)

Year of Construction	RESIDENCES		COMMERCIAL, INSTITUTIONAL, AND INDUSTRIAL		
	Frame Factor	Masonry Veneer Factor	Masonry Wood Factor	Masonry Concrete Factor	Masonry Steel Factor
1977	1.387	1.397	1.517	1.498	1.496
1978	1.307	1.328	1.373	1.378	1.376
1979	1.158	1.173	1.199	1.221	1.224
1980	1.040	1.052	1.076	1.096	1.100
1981	0.963	0.968	0.975	0.980	0.980
1982	0.933	0.937	0.919	0.924	0.924
1983	1.000	1.000	1.000	1.000	1.000
1984	1.053	1.052	1.084	1.091	1.088
1985	1.027	1.032	1.055	1.048	1.051
1986	1.027	1.032	1.055	1.048	1.051
1987	0.962	0.967	0.987	0.966	0.970
1988	0.907	0.931	0.970	0.948	0.952
1989	0.877	0.903	0.941	0.914	0.914
1990	0.805	0.825	0.898	0.868	0.867
1991	0.786	0.800	0.843	0.819	0.818
1992	0.786	0.778	0.827	0.805	0.809
1993	0.773	0.771	0.808	0.791	0.799
1994	0.746	0.748	0.792	0.778	0.786
1995	0.742	0.741	0.782	0.764	0.767
1996	0.735	0.736	0.77	0.754	0.761
1997	0.695	0.697	0.754	0.738	0.745
1998	0.666	0.668	0.726	0.709	0.714
1999	0.637	0.642	0.701	0.687	0.690
2000	0.614	0.619	0.68	0.665	0.667
2001	0.596	0.600	0.651	0.638	0.639
2002	0.577	0.581	0.629	0.617	0.617
2003	0.614	0.619	0.680	0.665	0.667
2004	0.596	0.600	0.651	0.638	0.639
2005	0.467	0.47	0.548	0.544	0.541
2006	0.416	0.419	0.511	0.507	0.504
2007	0.37	0.372	0.478	0.476	0.471
2008	0.325	0.327	0.448	0.446	0.441
2009	0.321	0.323	0.449	0.446	0.443
2010	0.312	0.314	0.443	0.441	0.438
2011	0.299	0.301	0.434	0.432	0.429
2012	0.282	0.284	0.425	0.424	0.42
2013	0.269	0.279	0.417	0.417	0.414
2014	0.521	0.252	0.409	0.408	0.406
2015	0.241	0.243	0.404	0.405	0.402

1.190.050 COST INDICES FACTOR TABLE CONT'D (1983 = 1.000)

COMMERCIAL, INSTITUTIONAL, AND INDUSTRIAL

Year of Construction	Frame Factor	Steel Factor	Masonry Wood (A) Factor	Masonry Concrete (A) Factor	Masonry Steel (A) Factor
1977	1.480	1.529	1.515	1.446	1.484
1978	1.349	1.393	1.357	1.341	1.364
1979	1.179	1.226	1.170	1.189	1.196
1980	1.067	1.097	1.058	1.080	1.084
1981	0.956	0.969	0.963	0.972	0.964
1982	0.909	0.903	0.909	0.912	0.908
1983	1.000	1.000	1.000	1.000	1.000
1984	1.054	1.050	1.076	1.068	1.060
1985	1.016	1.013	1.036	1.028	1.023
1986	1.016	1.013	1.036	1.028	1.023
1987	0.946	0.982	0.958	0.964	0.963
1988	0.924	0.971	0.936	0.948	0.950
1989	0.889	0.925	0.897	0.906	0.906
1990	0.845	0.879	0.849	0.861	0.857
1991	0.796	0.839	0.804	0.818	0.819
1992	0.786	0.819	0.796	0.807	0.812
1993	0.769	0.802	0.780	0.797	0.795
1994	0.754	0.785	0.764	0.782	0.776
1995	0.743	0.767	0.750	0.763	0.757
1996	0.732	0.757	0.740	0.755	0.748
1997	0.717	0.737	0.725	0.741	0.734
1998	0.689	0.704	0.695	0.712	0.703
1999	0.666	0.681	0.670	0.693	0.680
2000	0.646	0.659	0.650	0.673	0.661
2001	0.619	0.630	0.623	0.623	0.635
2002	0.599	0.600	0.603	0.626	0.612
2003	0.646	0.659	0.650	0.673	0.661
2004	0.619	0.630	0.623	0.648	0.635
2005	0.527	0.52	0.531	0.548	0.532
2006	0.491	0.478	0.498	0.513	0.497
2007	0.46	0.446	0.468	0.485	0.468
2008	0.431	0.418	0.441	0.457	0.442
2009	0.431	0.42	0.442	0.458	0.443
2010	0.425	0.414	0.436	0.452	0.438
2011	0.417	0.405	0.428	0.444	0.43
2012	0.408	0.397	0.42	0.436	0.422
2013	0.401	0.392	0.413	0.43	0.416
2014	0.393	0.383	0.405	0.42	0.407
2015	0.39	0.382	0.401	0.416	0.403

1.190.050 COST INDICES FACTOR TABLE CONT'D (1983 = 1.000)

Year of Construction	RESIDENCES		COMMERCIAL, INSTITUTIONAL, AND INDUSTRIAL		
	Frame Factor	Masonry Veneer Factor	Masonry Wood Factor	Masonry Concrete Factor	Masonry Steel Factor
2016	0.239	0.24	0.402	0.403	0.4
2017	0.23	0.231	0.399	0.399	0.396
2018	0.219	0.22	0.392	0.392	0.389
2019	0.226	0.227	0.393	0.391	0.387
2020	0.226	0.227	0.393	0.391	0.387
2021	0.204	0.206	0.379	0.378	0.372
2022	0.188	0.190	0.367	0.365	0.360

1.190.050 COST INDICES FACTOR TABLE CONT'D (1983 = 1.000)

COMMERCIAL, INSTITUTIONAL, AND INDUSTRIAL

Year of Construction	Frame Factor	Steel Factor	Masonry Wood (A) Factor	Masonry Concrete (A) Factor	Masonry Steel (A) Factor
2016	0.388	0.379	0.399	0.414	0.401
2017	0.385	0.375	0.394	0.409	0.396
2018	0.378	0.364	0.386	0.4	0.387
2019	0.378	0.362	0.386	0.399	0.387
2020	0.378	0.362	0.386	0.399	0.387
2021	0.366	0.341	0.370	0.379	0.368
2022	0.356	0.331	0.360	0.369	0.359

Note: (A) indicates cost indices applicable to warehouses, workshops, storage and similar classifications having limited interior finish and mechanical services

1.200.000 DEPRECIATION INDEX

AGE LIFE TABLES	1.200.030
CONDITION, DESIRABILITY & UTILITY	1.200.060
REMAINING LIFE: BUILDINGS AND STRUCTURES	1.200.070
APPLICATION OF REMAINING LIFE TABLES	1.200.100
REMAINING LIFE: MACHINERY & EQUIPMENT	1.200.110
GLOSSARY	1.200.130

1.200.030 AGE LIFE TABLES

1.200.031 The age life tables are presented as guides to assist in the consistent determination of normal depreciation. Specific age life tables are included for residences, garages, mobile homes, commercial/industrial buildings and structures and for machinery and equipment used in processing or manufacturing operations.

1.200.035 AGE LIFE TABLE: RESIDENCES, GARAGES, OUTBUILDINGS

CLASS OF CONSTRUCTION	ANTICIPATED AGE LIFE
Inferior wood frame, usually on minimal wood sills - sheds, outbuildings, etc.	30 years
Poor wood frame residences, usually on fair wood sills or minimal concrete footings. Poor garage or carport.	40 years
Economy wood frame residences on foundation or basement. Substandard garage or carport.	50 years
Substandard wood frame residences on foundation or basement. Fair garage or carport.	55 years
Fair wood frame residences. Standard garage or carport.	60 years
Standard or Standard Project wood frame or Fair solid unit masonry residences.	65 years
Semi Custom Project wood frame or Standard/Standard Project solid unit masonry residences. Custom garage or carport.	70 years
Custom or Custom Project wood frame or Semi Custom solid unit masonry residences. Good Custom garage or carport.	75 years
Good Custom wood frame or Custom/Custom Project solid unit masonry residences.	80 years
Expensive wood frame or Good Custom solid unit masonry residences.	90 years
Luxurious	100 years

Note: Anticipated Age Life - Summer Cottages

The anticipated age life of a Summer Cottage is determined by adopting the Class of Construction in accordance with this Age Life Table and deducting 5-10 years from the Corresponding Anticipated Age Life when foundations are inadequate for Model Type.

1.200.036 Brick veneer construction must be equated to the appropriate class of construction applicable to the residences as a whole.

1.200.037 Garages or carports integrated within the overall framing and foundation system of the residence must be assigned an age life equal to the age life assigned to the residence.

1.200.040 AGE LIFE TABLE: MOBILE HOMES

CLASS OF CONSTRUCTION	ANTICIPATED AGE LIFE	
	Without Permanent Foundation	With Permanent Foundation or Basement
Single Wide Units		
Substandard	20 years	30 years
Fair	25 years	35 years
Standard	30 years	40 years
Double Wide Units		
Fair	30 years	40 years
Standard	35 years	45 years
Semi Custom	40 years	50 years

1.200.045 AGE LIFE TABLE: COMMERCIAL/INDUSTRIAL BUILDINGS AND STRUCTURES

CLASS OF CONSTRUCTION	ANTICIPATED AGE LIFE
Inferior - Poor wood frame, bearing walls; wood sills Minimal concrete footings or equivalent.	30 years 40 years
Economy - Light wood frame, bearing walls; short span wood or light steel interior beams and columns; surface foundations; concrete slab.	45 years
Substandard - Wood frame or 140 mm light reinforced/190 mm unreinforced concrete block bearing walls; wood or steel interior beams and columns, light mill type construction in older buildings; surface foundation walls; light reinforced concrete slab.	50 years
Fair - Wood frame or 190 mm light reinforced concrete block bearing walls; wood or steel interior beams and columns, medium mill type construction in older buildings; concrete foundation walls or grade beam and piles; light reinforced concrete slab.	60 years
Standard – Good Wood Frame or 190 mm medium reinforced concrete block bearing walls; steel interior beams and columns, heavy mill type construction in older buildings; medium reinforced foundation walls or grade beams and piles; light reinforced concrete slab.	70 years
Custom - Non-bearing curtain walls with concrete or steel perimeter and interior beams and columns or combination of reinforced bearing walls with concrete or steel interior beams and columns; heavy reinforced foundation walls or grade beams and piles; medium reinforced concrete slab.	80 years
Expensive - Non-bearing curtain walls with concrete or fireproofed steel Perimeter and interior beams and columns, well designed column spacing providing excellent flexibility for partition placement and use of floor space; heavy reinforced foundation walls or grade beams and piles; medium reinforced concrete slab.	100 years

1.200.046 Despite section 1.200.045, where a building or structure is described in Column 1 of section 1.200.047 labeled "MODEL TYPE" and is of the class of construction described in Column 2 of section 1.200.047 labeled "CLASS OF CONSTRUCTION," the age life shall be determined in accordance with Column 3 of section 1.200.047 labeled "ANTICIPATED AGE LIFE".

1.200.047 AGE LIFE TABLE: ADDITIONAL RULES

MODEL TYPE	CLASS OF CONSTRUCTION	ANTICIPATED AGE LIFE
405 Fast Food Restaurant	Custom	70
870 Relocatable Office	Fair	35
870 Relocatable Office	Standard	40
875 Relocatable Communication	Standard	40
876 Relocatable Metal Oilfield	Standard	40
880 Frame & Fabric Building	Fair	10
880 Frame & Fabric Building	Standard	15
880 Frame & Fabric Building	Custom	20
881 Air Supported Building	Standard	15
882 Post-Tension Buildings	Standard	15
890 Quonset Type Greenhouse	Substandard	15
890 Quonset Type Greenhouse	Fair	20
890 Quonset Type Greenhouse	Standard	25
891 Bowrib Type Greenhouse	Substandard	15
891 Bowrib Type Greenhouse	Fair	20
891 Bowrib Type Greenhouse	Standard	25
891 Gable Type Greenhouse	Substandard	15
891 Gable Type Greenhouse	Fair	20
891 Gable Type Greenhouse	Standard	25

1.200.050 AGE LIFE TABLE: MACHINERY AND EQUIPMENT

CLASS OF MACHINERY AND EQUIPMENT	ANTICIPATED AGE LIFE
Acid Plant	20 years
Base Metal Mine	20 years
Brewery	25 years
Brick Plant	25 years
Cannery	20 years
Chemical Plant	20 years
Cement Plant	20 years
Coal Processing Plant	20 years
Distillery	25 years
Dairy, Creamery	25 years
Feed Mill	25 years
Fertilizer Plant	15 years
Fish Processing Plant	20 years
Flour Mill	25 years
Gas Processing	20 years
Gas Injection	20 years
Gas Compression	20 years
Gold Mine	20 years
Insulation Plant	20 years
Meat Packing Plant	25 years
Oil Sand Processing Plant	20 years
Oilfield Battery	20 years
Plywood Manufacturing Plant	20 years
Precious Metal or Stones Mine	20 years
Pulp Mill	15 years
Pelletizing Plant (Feed)	20 years
Refinery (Metal)	15 years
Refinery (Oil)	20 years
Refinery (Sugar)	20 years
Roofing Plant	20 years
Saw Mill	20 years
Seed Cleaning Plant	25 years
Soft Drink Plant	20 years
Steel Mill	20 years
Stud Mill	20 years
Sulphur Plant	15 years
Telecommunications System	20 years
Tire Plant	15 years
Wallboard Manufacturing Plant	20 years
Water Flood	20 years

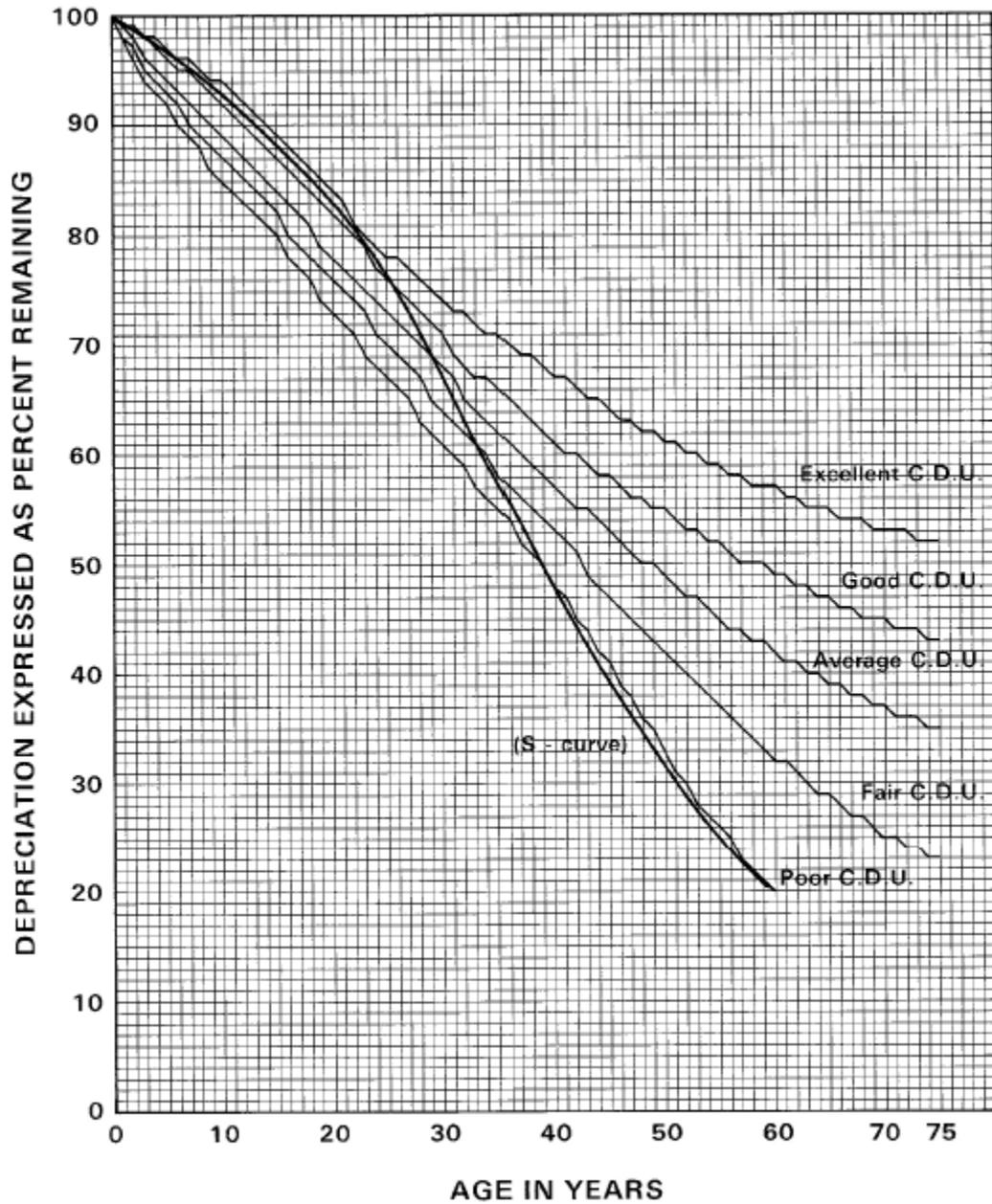
1.200.060 CONDITION, DESIRABILITY AND UTILITY (C.D.U.) RATINGS

1.200.061 The S-curve tables have been modified to permit assessors, in most instances, to use chronological age rather than estimating effective age. The tables show, for each year of age life, a range of five C.D.U. ratings that recognize various levels of overall condition, desirability and utility of an improvement.

C.D.U. RATING DESCRIPTION	RATING
Superior condition; very attractive and highly desirable; components new or as good as new.	Excellent
Slight evidence of deterioration in minor components; well maintained; attractive, desirable, and high utility.	Good
Normal deterioration for age; moderate maintenance; somewhat less attractive, average to good utility; minor repairs or rehabilitation of some components required.	Average
Discernable deterioration; deferred maintenance requiring rehabilitation and/or replacement; reduced utility with signs of structural decay.	Fair
Deterioration to a point where major repairs and/or replacements are required.	Poor

1.200.062 C.D.U. GRAPH (60 Year Age Life)

Reflecting Condition, Desirability, Utility



1.200.070 REMAINING LIFE: BUILDINGS AND STRUCTURES

1.200.071 Buildings and structures must be depreciated according to the standard Remaining Life tables set out in sections 1.200.081 to 1.200.097. The following implicit assumptions are built into the tables:

only normal physical deterioration and normal functional obsolescence are measured by the tables;

during the initial period of its age life the building is usually well maintained and the annual rate of depreciation is minimal;

as the building ages physical deterioration and functional obsolescence increase the annual rate of depreciation;

near the end of the economic life of the building the annual rate of depreciation declines and approaches zero at the point when its salvage value is reached.

1.200.072 The Remaining Life: Buildings & Structures depreciation tables are applicable to Mobile Homes.

1.200.073 Separate Remaining Life tables for machinery and equipment used in processing or manufacturing operations are provided in section 1.200.120.

1.200.080 REMAINING LIFE TABLES: BUILDINGS & STRUCTURES (expressed as percentage remaining)

1.200.081 10 YEAR AGE LIFE

Age	Exc	Good	Aver	Fair	Poor
0	100	100	100	100	100
1	96	95	93	92	90
2	92	90	87	85	83
3	86	84	81	78	76
4	79	77	74	71	68
5	74	71	68	64	61
6	70	65	61	57	54
7	66	60	55	51	45
8	62	56	50	44	36
9	59	52	46	38	27
10	57	49	42	32	20
11	54	46	39	28	
12	53	44	36	24	

Property Assessment Regulations, amendment

1.200.082 15 YEAR AGE LIFE

Age	Exc	Good	Aver	Fair	Poor
0	100	100	100	100	100
1	98	97	95	94	93
2	95	94	91	89	88
3	92	90	87	85	83
4	88	86	83	80	78
5	84	82	78	76	73
6	79	77	74	71	68
7	76	73	70	67	63
8	73	68	65	62	59
9	70	65	61	57	54
10	67	61	57	53	48
11	65	58	54	48	42
12	62	56	50	44	36
13	60	53	47	40	30
14	58	51	44	36	25
15	57	49	42	32	20
16	55	47	40	29	
17	54	45	38	27	
18	53	44	36	24	

1.200.083 20 YEAR AGE LIFE

Age	Exc	Good	Aver	Fair	Poor
0	100	100	100	100	100
1	98	98	96	95	94
2	96	95	93	92	90
3	94	93	90	88	86
4	92	90	87	85	83
5	89	87	84	82	80
6	86	84	81	78	76
7	83	81	77	75	72
8	79	77	74	71	68
9	77	73	71	68	65
10	74	71	68	64	61
11	72	67	64	61	57
12	70	65	61	57	54
13	68	62	58	54	50
14	66	60	55	51	45
15	64	58	53	47	41
16	62	56	50	44	36
17	61	54	48	41	31
18	59	52	46	38	27
19	58	50	44	35	23
20	57	49	42	32	20
21	55	48	40	30	
22	54	46	39	28	
23	53	45	37	26	
24	53	44	36	24	
25	52	43	35	23	

Property Assessment Regulations, amendment

1.200.084 25 YEAR AGE LIFE

Age	Exc	Good	Aver	Fair	Poor
0	100	100	100	100	100
1	99	98	97	96	95
2	97	96	94	93	91
3	96	94	92	90	88
4	94	92	89	88	85
5	92	90	87	85	83
6	90	88	84	82	80
7	87	85	82	80	78
8	84	83	80	77	74
9	82	80	77	74	71
10	79	77	74	71	68
11	77	74	72	68	65
12	75	72	69	65	62
13	73	69	66	63	59
14	71	67	64	60	56
15	70	65	61	57	54
16	68	63	59	55	50
17	67	61	56	52	47
18	65	59	54	49	44
19	64	57	52	47	40
20	62	56	50	44	36
21	61	54	48	41	32
22	60	53	47	39	28
23	59	51	45	37	25
24	58	50	43	35	22
25	57	49	42	32	20
26	55	48	41	30	
27	54	47	39	29	
28	54	46	38	27	
29	53	45	37	25	
30	53	44	36	24	
31	52	43	35	23	

Property Assessment Regulations, amendment

1.200.085 30 YEAR AGE LIFE

Age	Exc	Good	Aver	Fair	Poor
0	100	100	100	100	100
1	99	99	98	97	96
2	98	97	95	94	93
3	96	95	93	92	90
4	95	94	91	89	88
5	94	92	89	87	85
6	92	90	87	85	83
7	90	88	85	83	81
8	88	86	83	80	78
9	86	84	81	78	76
10	84	82	78	76	73
11	81	80	76	74	71
12	79	77	74	71	68
13	78	75	72	69	66
14	76	73	70	67	63
15	74	71	68	64	61
16	73	68	65	62	59
17	71	67	63	60	56
18	70	65	61	57	54
19	69	63	59	55	51
20	67	61	57	53	48
21	66	60	55	51	45
22	65	58	54	48	42
23	63	57	52	46	39
24	62	56	50	44	36
25	61	55	49	42	33
26	60	53	47	40	30
27	59	52	46	38	27
28	58	51	44	36	25
29	57	50	43	34	22
30	57	49	42	32	20
31	56	48	41	31	
32	55	47	40	29	
33	54	46	39	28	
34	54	45	38	27	
35	53	45	37	25	
36	53	44	36	24	
37	52	43	35	23	

Property Assessment Regulations, amendment

1.200.086 35 YEAR AGE LIFE

Age	Exc	Good	Aver	Fair	Poor
0	100	100	100	100	100
1	99	99	98	97	96
2	98	97	96	95	93
3	97	96	94	93	91
4	96	95	92	91	89
5	94	93	90	89	87
6	93	92	89	87	85
7	92	90	87	85	83
8	90	88	85	83	81
9	88	87	83	81	79
10	87	85	81	79	77
11	85	83	80	77	75
12	83	81	78	75	72
13	81	79	76	73	70
14	79	77	74	71	68
15	78	75	72	69	66
16	76	73	70	67	64
17	75	71	68	65	62
18	73	70	67	63	60
19	72	68	65	61	58
20	71	66	63	59	56
21	70	65	61	57	54
22	69	64	59	55	52
23	67	62	57	53	50
24	66	61	56	52	47
25	65	59	54	50	44
26	64	58	53	48	42
27	63	57	51	46	39
28	62	56	50	44	36
29	61	55	49	42	33
30	60	54	47	40	30
31	59	53	46	39	28
32	58	52	45	37	26
33	58	51	44	35	24
34	57	50	43	34	22
35	57	49	42	32	20
36	56	48	41	31	
37	55	47	40	29	
38	55	46	39	28	
39	54	46	38	27	
40	54	45	37	26	
41	53	45	37	25	
42	53	44	36	24	
43	52	43	35	23	
44	52	42	35	22	

Property Assessment Regulations, amendment

1.200.087 40 YEAR AGE LIFE

Age	Exc	Good	Aver	Fair	Poor
0	100	100	100	100	100
1	99	99	98	98	97
2	98	98	96	96	94
3	97	97	95	94	92
4	96	96	93	92	90
5	95	94	91	90	88
6	94	93	90	88	86
7	93	92	88	86	84
8	92	90	87	85	83
9	90	89	85	83	81
10	89	87	84	82	80
11	87	86	82	80	78
12	86	84	81	78	76
13	84	82	79	77	74
14	83	81	77	75	72
15	81	79	76	73	70
16	79	77	74	71	68
17	78	75	73	70	66
18	77	73	71	68	65
19	75	72	70	66	63
20	74	71	68	64	61
21	73	69	66	63	59
22	72	67	64	61	57
23	71	66	63	59	55
24	70	65	61	57	54
25	69	64	59	56	52
26	68	62	58	54	50
27	67	61	56	52	48
28	66	60	55	51	45
29	65	59	54	49	43
30	64	58	53	47	41
31	63	57	51	45	39
32	62	56	50	44	36
33	61	55	49	42	34
34	61	54	48	41	31
35	60	53	47	39	29
36	59	52	46	38	27
37	58	51	45	36	25
38	58	50	44	35	23
39	57	50	43	34	21
40	57	49	42	32	20
41	56	48	41	31	
42	55	48	40	30	
43	55	47	39	29	
44	54	46	39	28	
45	53	45	38	27	

Property Assessment Regulations, amendment

1.200.087 40 YEAR AGE LIFE - CONT'D

Age	Exc	Good	Aver	Fair	Poor
46	53	45	37	26	
47	53	44	37	25	
48	52	44	36	24	
49	52	43	35	23	
50	52	43	35	23	
<hr/>					
51	52	42	34	22	
52	51	42	34	22	
53	51	42	34	21	
54	51	42	33	21	
55	51	41	33	20	
<hr/>					
56	50	41	33		
57	50	41	32		
58	50	41	32		
59	50	40	32		
60	50	40	32		
<hr/>					
61	49	40	31		
62	49	40	31		
63	49	40	31		
64	49	39	31		
65	48	39	31		
<hr/>					
66	48	39	30		
67	48	39	30		
68	48	39	30		
69	48	39	30		
70	48	39	30		

Property Assessment Regulations, amendment

1.200.088 45 YEAR AGE LIFE

Age	Exc	Good	Aver	Fair	Poor
0	100	100	100	100	100
1	99	99	98	98	97
2	99	98	97	96	95
3	98	97	95	94	93
4	97	96	94	92	91
5	96	95	92	91	89
6	95	94	91	89	88
7	94	93	90	88	86
8	93	91	88	86	84
9	92	90	87	85	83
10	91	89	86	83	81
11	89	87	84	82	80
12	88	86	83	80	78
13	87	85	82	79	76
14	85	83	80	77	75
15	84	82	78	76	73
16	82	80	77	74	71
17	81	79	75	73	70
18	79	77	74	71	68
19	78	76	73	70	67
20	77	74	71	68	65
21	76	73	70	67	63
22	75	71	69	65	62
23	74	70	67	64	60
24	73	68	65	62	59
25	72	67	64	61	57
26	71	66	62	59	55
27	70	65	61	57	54
28	69	64	60	56	52
29	68	62	59	54	50
30	67	61	57	53	48
31	66	60	56	51	46
32	65	59	55	50	44
33	65	58	54	48	42
34	64	57	52	47	40
35	63	57	51	45	38
36	62	56	50	44	36
37	61	55	49	43	34
38	61	54	48	41	32
39	60	53	47	40	30
40	59	53	46	38	28
41	59	52	45	37	26
42	58	51	44	36	24
43	58	50	43	34	23
44	57	50	43	33	21
45	57	49	42	32	20

Property Assessment Regulations, amendment

1.200.088 45 YEAR AGE LIFE – CONT'D

Age	Exc	Good	Aver	Fair	Poor
46	56	48	41	31	
47	56	48	41	30	
48	55	47	40	29	
49	55	46	39	28	
50	54	46	39	27	
51	54	45	38	26	
52	53	45	37	25	
53	53	44	36	25	
54	53	44	36	24	
55	52	43	35	23	
56	52	43	35	23	

Property Assessment Regulations, amendment

1.200.089 50 YEAR AGE LIFE

Age	Exc	Good	Aver	Fair	Poor
0	100	100	100	100	100
1	99	99	98	98	97
2	99	98	97	96	95
3	98	97	96	94	93
4	97	96	94	93	91
5	96	95	93	92	90
6	96	94	92	90	88
7	95	93	90	89	87
8	94	92	89	88	85
9	93	91	88	86	84
10	92	90	87	85	83
11	91	89	86	84	82
12	90	88	84	82	80
13	89	87	83	81	79
14	87	85	82	80	78
15	86	84	81	78	76
16	84	83	80	77	74
17	83	82	78	75	72
18	82	80	77	74	71
19	80	79	75	72	69
20	79	77	74	71	68
21	78	75	73	70	67
22	77	74	72	68	65
23	76	73	70	67	64
24	75	72	69	65	62
25	74	71	68	64	61
26	73	69	66	63	59
27	72	68	65	61	58
28	71	67	64	60	56
29	71	66	62	59	55
30	70	65	61	57	54
31	69	64	60	56	52
32	68	63	59	55	50
33	67	62	57	53	49
34	67	61	56	52	47
35	66	60	55	51	45
36	65	59	54	49	44
37	64	58	53	48	42
38	64	57	52	47	40
39	63	57	51	45	38
40	62	56	50	44	36
41	61	55	49	43	34
42	61	54	48	41	32
43	60	53	48	40	30
44	60	53	47	39	28
45	59	52	46	38	27

Property Assessment Regulations, amendment

1.200.089 50 YEAR AGE LIFE - CONT'D

Age	Exc	Good	Aver	Fair	Poor
46	59	51	45	37	25
47	58	50	44	36	24
48	58	50	43	35	22
49	57	49	43	33	21
50	57	49	42	32	20
51	56	48	41	31	
52	55	48	41	30	
53	55	47	40	29	
54	54	47	39	29	
55	54	46	39	28	
56	54	46	38	27	
57	53	45	38	26	
58	53	44	36	25	
59	53	44	36	25	
60	53	44	36	24	
61	52	43	36	24	
62	52	43	35	23	
63	52	43	35	22	
64	52	42	34	22	
65	51	42	34	22	
66	51	42	34	21	
67	51	42	33	21	
68	51	42	33	21	
69	51	41	33	20	
70	50	41	33	20	
71	50	41	32	20	
72	50	41	32	20	
73	50	41	32		
74	50	40	32		
75	50	40	32		
76	49	40	32		
77	49	40	32		
78	49	40	32		
79	49	40	31		
80	49	39	31		
81	49	39			
82	49	39			
83	48	39			
84	48	39			
85	48	39			
86	48	39			
87	48				
88	48				

1.200.090 55 YEAR AGE LIFE

Age	Exc	Good	Aver	Fair	Poor
0	100	100	100	100	100
1	99	99	99	98	98
2	99	98	97	97	96
3	98	97	96	96	94
4	97	97	95	94	93
5	97	96	94	93	91
6	96	95	93	91	90
7	95	94	92	90	88
8	94	93	90	89	87
9	94	92	89	88	86
10	93	91	88	86	84
11	92	90	87	85	83
12	91	89	86	84	82
13	90	88	85	83	81
14	89	87	84	81	79
15	88	86	83	80	78
16	87	84	81	79	76
17	86	83	80	78	75
18	84	82	79	76	74
19	83	81	78	75	72
20	82	79	77	74	71
21	81	78	76	72	69
22	79	77	74	71	68
23	78	76	73	70	67
24	77	75	72	69	66
25	76	74	71	67	64
26	76	73	70	66	63
27	75	71	68	65	62
28	74	70	67	64	60
29	73	69	66	62	59
30	72	68	65	61	58
31	71	67	64	60	56
32	70	66	62	59	54
33	70	65	61	57	53
34	69	64	60	56	52
35	68	63	59	55	51
36	68	62	58	54	49
37	67	61	57	52	48
38	66	60	56	51	46
39	65	60	55	50	45
40	65	59	54	48	43
41	64	58	53	47	41
42	64	57	52	46	40
43	63	57	51	45	38
44	62	56	50	44	36
45	62	55	49	43	34

Property Assessment Regulations, amendment

1.200.090 55 YEAR AGE LIFE - CONT'D

Age	Exc	Good	Aver	Fair	Poor
46	61	54	49	42	33
47	61	54	48	41	31
48	60	53	47	40	30
49	60	53	46	38	28
50	59	52	46	37	27
51	59	51	45	36	25
52	58	51	44	35	24
53	58	50	43	34	22
54	57	49	43	33	21
55	57	49	42	32	20
56	56	48	42	31	
57	56	48	41	30	
58	55	47	40	29	
59	55	47	40	28	
60	55	46	39	28	
61	54	46	38	27	
62	54	45	38	26	
63	54	45	37	26	
64	53	44	37	25	
65	53	44	36	25	
66	53	44	36	24	
67	53	43	35	24	
68	52	43	35	23	
69	52	43	35	23	

Property Assessment Regulations, amendment

1.200.091 60 YEAR AGE LIFE

Age	Exc	Good	Aver	Fair	Poor
0	100	100	100	100	100
1	99	99	99	98	98
2	99	99	98	97	96
3	98	98	96	95	94
4	98	97	95	94	93
5	97	96	94	93	92
6	96	95	93	92	90
7	96	95	92	90	89
8	95	94	91	89	88
9	94	93	90	88	86
10	94	92	89	87	85
11	93	91	88	86	84
12	92	90	87	85	83
13	91	89	86	84	82
14	90	88	85	83	81
15	89	87	84	82	80
16	88	86	83	80	78
17	87	85	82	79	77
18	86	84	81	78	76
19	85	83	79	77	74
20	84	82	78	76	73
21	83	81	77	75	72
22	81	80	76	74	71
23	80	79	75	73	69
24	79	77	74	71	68
25	78	76	73	70	67
26	78	75	72	69	66
27	77	74	71	68	65
28	76	73	70	67	63
29	75	72	69	65	62
30	74	71	68	64	61
31	73	69	67	63	60
32	73	68	65	62	59
33	72	67	64	61	57
34	71	67	63	60	56
35	71	66	62	58	55
36	70	65	61	57	54
37	69	64	60	56	52
38	69	63	59	55	51
39	68	62	58	54	50
40	67	61	57	53	48
41	67	60	56	52	47
42	66	60	55	51	45
43	65	59	55	49	44
44	65	58	54	48	42
45	64	58	53	47	41

1.200.091 60 YEAR AGE LIFE - CONT'D

Age	Exc	Good	Aver	Fair	Poor
46	63	57	52	46	39
47	63	56	51	45	38
48	62	56	50	44	36
49	62	55	50	43	35
50	61	55	49	42	33
51	61	54	48	41	31
52	60	53	47	40	30
53	60	53	47	39	28
54	59	52	46	38	27
55	59	52	45	37	26
56	58	51	44	36	25
57	58	50	44	35	23
58	57	50	43	34	22
59	57	50	43	33	21
60	57	49	42	32	20
61	56	49	41	32	
62	56	48	41	31	
63	55	48	40	30	
64	55	47	40	29	
65	55	47	39	29	
66	54	46	39	28	
67	54	46	38	27	
68	54	45	38	27	
69	53	45	37	26	
70	53	45	37	25	
71	53	44	36	25	
72	53	44	36	24	
73	52	44	36	24	
74	52	43	35	23	
75	52	43	35	23	
76	52	43	34	22	
77	52	42	34	21	
78	51	42	34	21	
79	51	42	34	21	
80	51	42	33	21	
81	51	42	33	21	
82	51	41	33	20	
83	51	41	33	20	
84	50	41	33	20	
85	50	41	32	20	
86	50	41	32	20	
87	50	41	32		
88	50	40	32		
89	50	40	32		
90	50	40	32		

Property Assessment Regulations, amendment

1.200.091 60 YEAR AGE LIFE - CONT'D

Age	Exc	Good	Aver	Fair	Poor
91	49	40			
92	49	40			
93	49	40			
94	49	40			
95	49	40			
96	49	39			
97	49	39			
98	49	39			
99	48	39			
100	48	39			
101	48	39			
102	48	39			
103	48	39			

Property Assessment Regulations, amendment

1.200.092 65 YEAR AGE LIFE

Age	Exc	Good	Aver	Fair	Poor
0	100	100	100	100	100
1	99	99	99	99	98
2	99	99	98	97	96
3	98	98	97	96	94
4	97	97	96	95	93
5	97	97	95	94	92
6	97	96	94	93	91
7	96	95	93	91	90
8	96	95	92	90	89
9	95	94	91	89	87
10	94	93	90	88	86
11	94	92	89	87	85
12	93	91	88	86	84
13	91	90	87	85	83
14	91	89	86	84	82
15	90	88	85	83	81
16	89	87	84	82	80
17	88	86	83	81	79
18	87	86	82	80	78
19	87	85	81	79	76
20	86	84	80	78	75
21	85	83	79	77	74
22	84	82	78	76	73
23	82	81	77	75	71
24	81	79	76	73	70
25	80	78	75	72	69
26	80	77	74	71	68
27	79	76	73	70	67
28	78	75	72	69	66
29	77	74	71	68	65
30	76	73	70	67	64
31	75	72	70	66	63
32	75	71	88	65	62
33	74	70	67	64	60
34	73	69	66	63	59
35	73	69	65	61	58
36	72	68	64	60	57
37	71	67	63	59	56
38	71	66	62	58	55
39	70	65	61	56	54
40	69	64	60	56	52
41	69	63	59	55	51
42	68	63	58	54	50
43	67	62	58	53	49
44	67	61	57	52	47
45	66	61	56	51	46

Property Assessment Regulations, amendment

1.200.092 65 YEAR AGE LIFE – CONT'D

Age	Exc	Good	Aver	Fair	Poor
46	65	60	55	50	45
47	65	59	54	49	43
48	64	59	53	48	42
49	64	58	53	47	40
50	63	57	52	46	39
51	63	57	51	45	37
52	62	56	50	44	36
53	62	56	50	43	35
54	61	55	49	42	33
55	61	54	48	41	32
56	60	54	47	40	31
57	60	53	47	39	29
58	59	53	46	38	28
59	59	52	46	37	26
60	59	52	45	36	25
61	58	51	44	36	24
62	58	50	44	35	23
63	57	50	43	34	22
64	57	49	43	33	21
65	57	49	42	33	20
66	56	48	42	32	
67	56	48	41	31	
68	56	47	41	31	
69	55	47	40	30	
70	55	47	40	29	
71	54	46	39	28	
72	54	46	39	28	
73	54	45	38	27	
74	53	45	38	26	
75	53	44	37	26	
76	53	44	37	25	
77	52	44	37	25	
78	52	43	36	24	
79	52	43	36	24	
80	52	43	35	23	

Property Assessment Regulations, amendment

1.200.093 70 YEAR AGE LIFE

Age	Exc	Good	Aver	Fair	Poor
0	100	100	100	100	100
1	99	99	99	99	98
2	99	99	98	97	96
3	98	98	97	96	94
4	98	97	96	95	93
5	97	97	95	94	92
6	97	96	94	93	91
7	96	95	93	92	90
8	96	95	92	91	89
9	95	94	91	90	88
10	94	93	90	89	87
11	94	92	90	88	86
12	93	92	89	87	85
13	92	91	88	86	84
14	92	90	87	85	83
15	91	89	86	84	82
16	90	88	85	83	81
17	89	87	84	82	80
18	88	87	83	81	79
19	88	86	82	80	78
20	87	85	81	79	77
21	86	84	81	78	76
22	85	83	80	77	75
23	84	82	79	76	73
24	83	81	78	75	72
25	82	80	77	74	71
26	81	79	76	73	70
27	80	78	75	72	69
28	79	77	74	71	68
29	78	76	73	70	67
30	78	75	72	69	66
31	77	74	71	68	65
32	76	73	70	67	64
33	75	72	69	66	63
34	75	71	68	65	62
35	74	71	68	64	61
36	73	70	67	63	60
37	73	69	66	62	59
38	72	68	65	61	58
39	71	67	64	60	57
40	71	66	63	59	56
41	70	66	62	58	55
42	70	65	61	57	54
43	69	64	60	56	53
44	69	64	59	55	52
45	68	63	58	54	51

Property Assessment Regulations, amendment

1.200.093 70 YEAR AGE LIFE – CONT'D

Age	Exc	Good	Aver	Fair	Poor
46	67	62	57	53	50
47	67	61	57	53	48
48	66	61	56	52	47
49	66	60	55	51	45
50	65	59	54	50	44
51	65	59	54	49	43
52	64	58	53	48	42
53	64	58	52	47	41
54	63	57	51	46	39
55	62	56	51	45	38
56	62	56	50	44	36
57	61	55	49	43	34
58	61	55	49	42	33
59	60	54	48	41	31
60	60	54	47	40	30
61	59	53	47	39	29
62	59	52	46	39	28
63	59	52	46	38	27
64	58	51	45	37	26
65	58	51	44	36	25
66	58	50	44	35	24
67	57	50	43	34	23
68	57	49	43	34	22
69	57	49	42	33	21
70	57	49	42	32	20
71	56	48	41	31	
72	56	48	41	31	
73	56	47	40	30	
74	55	47	40	29	
75	55	46	39	29	
76	55	46	39	28	
77	54	46	39	28	
78	54	45	38	27	
79	54	45	38	27	
80	54	45	37	26	
81	53	44	37	26	
82	53	44	37	25	
83	53	44	36	25	
84	53	43	36	24	
85	52	43	36	24	
86	52	43	35	23	
87	52	42	35	23	

Property Assessment Regulations, amendment

1.200.094 75 YEAR AGE LIFE

Age	Exc	Good	Aver	Fair	Poor
0	100	100	100	100	100
1	100	100	99	99	98
2	99	99	98	98	97
3	99	98	97	97	95
4	98	98	96	96	94
5	98	97	95	95	93
6	97	97	95	94	92
7	97	96	94	93	91
8	96	96	93	92	90
9	96	95	92	91	89
10	95	94	91	90	88
11	95	93	90	89	87
12	94	93	90	88	86
13	93	92	89	87	85
14	92	91	88	86	84
15	91	90	87	85	83
16	91	89	86	84	82
17	90	88	85	83	81
18	89	88	84	82	80
19	89	87	83	81	79
20	88	86	83	81	79
21	87	87	82	79	78
22	86	86	81	79	77
23	86	86	80	78	75
24	85	85	80	77	74
25	84	84	79	76	73
26	83	81	78	75	72
27	82	80	77	74	71
28	81	79	76	73	70
29	80	78	75	72	69
30	80	77	74	71	68
31	79	76	73	70	67
32	78	75	72	69	66
33	77	74	71	68	65
34	77	73	71	68	64
35	76	73	70	67	63
36	75	72	69	66	63
37	75	71	68	65	62
38	74	70	68	64	61
39	73	69	67	63	60
40	73	69	66	62	59
41	72	68	65	61	58
42	72	67	64	60	57
43	71	66	63	59	56
44	71	66	62	58	55
45	70	65	61	57	54

Property Assessment Regulations, amendment

1.200.094 75 YEAR AGE LIFE - CONT'D

Age	Exc	Good	Aver	Fair	Poor
46	69	64	60	56	53
47	69	63	60	56	52
48	68	63	59	55	51
49	68	62	58	54	49
50	67	62	57	53	48
51	67	61	56	52	47
52	66	60	56	51	46
53	66	60	55	50	45
54	65	59	54	49	44
55	64	58	53	49	42
56	64	58	53	48	41
57	63	57	52	47	39
58	63	57	52	46	38
59	62	56	51	45	37
60	62	56	50	44	36
61	62	55	50	43	35
62	61	55	49	42	34
63	61	54	49	42	32
64	60	54	48	41	31
65	60	53	47	40	30
66	60	53	47	39	29
67	59	52	46	38	28
68	59	51	46	38	27
69	59	51	45	37	26
70	59	51	45	36	25
71	58	50	44	35	24
72	58	50	44	35	23
73	58	50	43	34	22
74	57	49	43	33	21
75	57	49	42	33	20
76	57	48	42	32	
77	56	48	42	31	
78	56	48	41	31	
79	56	47	41	30	
80	56	47	40	29	
81	55	47	40	29	
82	55	46	39	28	
83	54	46	39	28	
84	54	46	38	27	
85	54	45	38	27	
86	53	45	37	26	
87	53	44	37	26	
88	53	44	37	26	
89	53	44	36	25	
90	52	43	36	25	
91	52	43	36	24	
92	52	43	35	23	

Property Assessment Regulations, amendment

1.200.095 80 YEAR AGE LIFE

Age	Exc	Good	Aver	Fair	Poor
0	100	100	100	100	100
1	100	100	99	99	98
2	99	99	98	98	97
3	99	98	97	97	95
4	98	98	96	96	94
5	98	97	95	95	93
6	97	97	95	94	92
7	97	96	94	93	91
8	96	96	93	92	90
9	96	95	92	91	89
10	95	94	91	90	88
11	95	94	90	89	87
12	94	93	90	88	86
13	93	92	89	87	85
14	93	92	88	86	84
15	92	91	87	86	83
16	92	90	87	85	83
17	91	89	86	84	82
18	90	89	85	83	81
19	90	88	84	82	80
20	89	87	84	82	80
21	88	86	83	81	79
22	87	86	82	80	78
23	87	85	81	79	77
24	86	84	81	78	76
25	85	83	80	78	75
26	84	82	79	77	74
27	83	81	78	76	73
28	83	81	77	75	72
29	82	80	77	74	71
30	81	79	76	73	70
31	80	78	75	72	69
32	79	77	74	71	68
33	78	76	73	70	67
34	78	75	73	70	66
35	77	74	72	69	66
36	77	73	71	68	65
37	76	73	70	67	64
38	75	72	70	66	63
39	74	71	69	65	62
40	74	71	68	64	61
41	73	70	67	64	60
42	73	69	66	63	59
43	72	68	65	62	58
44	72	67	64	61	57
45	71	67	63	60	56

Property Assessment Regulations, amendment

1.200.095 80 YEAR AGE LIFE - CONT'D

Age	Exc	Good	Aver	Fair	Poor
46	71	66	63	59	55
47	70	65	62	58	55
48	70	65	61	57	54
49	69	64	60	56	53
50	69	64	59	56	52
51	68	63	58	55	51
52	68	62	58	54	50
53	67	62	57	53	49
54	67	61	56	52	48
55	66	60	55	51	46
56	66	60	55	51	45
57	65	59	54	50	44
58	65	59	54	49	43
59	64	58	53	48	42
60	64	58	53	47	41
61	64	57	52	46	40
62	63	57	51	45	39
63	63	56	51	45	37
64	62	56	50	44	36
65	62	55	50	43	35
66	61	55	49	42	34
67	61	54	49	41	32
68	61	54	48	41	31
69	60	53	48	40	30
70	60	53	47	39	29
71	60	52	47	39	28
72	59	52	46	38	27
73	59	52	46	37	26
74	58	51	45	36	25
75	58	51	45	36	24
76	58	50	44	35	23
77	57	50	44	34	22
78	57	50	43	34	21
79	57	49	43	33	21
80	57	49	42	32	20
81	56	49	42	32	
82	56	48	41	31	
83	55	48	41	30	
84	55	48	40	30	
85	55	47	40	29	
86	54	47	39	29	
87	54	46	39	28	
88	54	46	39	28	
89	54	46	38	27	
90	53	45	38	27	

1.200.095 80 YEAR AGE LIFE - CONT'D

Age	Exc	Good	Aver	Fair	Poor
91	53	45	38	26	
92	53	45	37	26	
93	53	45	37	25	
94	53	44	37	25	
95	53	44	36	24	
96	52	44	36	24	
97	52	44	36	24	
98	52	43	35	23	
99	52	43	35	23	
100	52	43	35	23	

Property Assessment Regulations, amendment

1.200.096 90 YEAR AGE LIFE

Age	Exc	Good	Aver	Fair	Poor
0	100	100	100	100	100
1	100	100	99	99	98
2	99	99	98	98	97
3	99	99	98	97	96
4	99	98	97	96	95
5	98	98	96	95	94
6	98	97	95	94	93
7	97	97	94	93	92
8	97	96	94	92	91
9	96	96	93	91	90
10	96	95	92	91	89
11	95	94	92	90	88
12	95	94	91	89	88
13	95	93	90	88	87
14	94	93	90	88	86
15	94	92	89	87	85
16	93	91	88	86	84
17	92	91	88	85	83
18	92	90	87	85	83
19	91	89	86	84	82
20	91	89	86	83	81
21	90	88	85	83	81
22	89	87	84	82	80
23	89	87	84	81	79
24	88	86	83	80	78
25	87	85	82	80	77
26	87	85	82	79	76
27	86	84	81	78	76
28	85	83	80	77	75
29	84	83	79	77	74
30	84	82	78	76	73
31	83	81	77	75	72
32	82	80	77	74	71
33	81	80	76	74	71
34	81	79	75	73	70
35	80	78	75	72	69
36	79	77	74	71	68
37	79	77	73	70	67
38	78	76	73	70	67
39	78	75	72	69	66
40	77	74	71	68	65
41	76	74	71	67	64
42	76	73	70	67	63
43	75	72	69	66	62
44	75	71	69	65	62
45	74	71	68	64	61

Property Assessment Regulations, amendment

1.200.096 90 YEAR AGE LIFE - CONT'D

Age	Exc	Good	Aver	Fair	Poor
46	74	70	67	64	60
47	73	69	66	63	59
48	73	68	65	62	59
49	72	68	64	61	58
50	72	67	64	61	57
51	71	67	63	60	56
52	71	66	62	59	55
53	70	65	62	58	55
54	70	65	61	57	54
55	69	64	60	57	53
56	69	64	60	56	52
57	69	63	59	55	51
58	68	62	59	54	50
59	68	62	58	53	49
60	67	61	57	53	48
61	67	61	57	52	47
62	66	60	56	51	46
63	66	60	55	51	45
64	65	59	55	50	44
65	65	59	54	49	43
66	65	58	54	48	42
67	64	58	53	47	41
68	64	57	52	47	40
69	63	57	52	46	39
70	63	57	51	45	38
71	62	56	51	45	37
72	62	56	50	44	36
73	62	55	50	43	35
74	61	55	49	43	34
75	61	55	49	42	33
76	61	54	48	41	32
77	60	54	48	40	31
78	60	53	47	40	30
79	60	53	47	39	29
80	59	53	46	38	28
81	59	52	46	38	27
82	59	52	45	37	26
83	58	51	45	36	25
84	58	51	44	36	24
85	58	51	44	35	24
86	58	50	43	34	23
87	57	50	43	34	22
88	57	50	43	33	21
89	57	49	42	33	21
90	57	49	42	32	20

Property Assessment Regulations, amendment

1.200.096 90 YEAR AGE LIFE - CONT'D

Age	Exc	Good	Aver	Fair	Poor
91	56	49	42	32	
92	56	48	41	31	
93	56	48	41	31	
94	56	48	41	30	
95	55	47	40	30	
96	55	47	40	29	
97	55	47	40	29	
98	55	46	39	28	
99	54	46	39	28	
100	54	46	39	27	
101	54	46	38	27	
102	54	45	38	26	
103	53	45	37	26	
104	53	45	37	25	
105	53	45	37	25	
106	53	44	36	25	
107	53	44	36	24	
108	53	44	36	24	
109	52	44	36	24	
110	52	43	35	23	
111	52	43	35	23	
112	52	43	35	23	

Property Assessment Regulations, amendment

1.200.097 100 YEAR AGE LIFE

Age	Exc	Good	Aver	Fair	Poor
0	100	100	100	100	100
1	100	100	99	99	98
2	99	99	98	98	97
3	99	99	98	97	96
4	99	98	97	96	95
5	98	98	96	95	94
6	98	97	96	94	93
7	98	97	95	94	92
8	97	96	94	93	91
9	97	96	93	92	90
10	96	95	93	92	90
11	96	95	92	91	89
12	96	94	92	90	88
13	95	94	91	90	87
14	95	93	90	89	87
15	94	93	90	88	86
16	94	92	89	88	85
17	93	92	89	87	85
18	93	91	88	86	84
19	92	91	87	86	84
20	92	90	87	85	83
21	91	90	86	84	82
22	91	89	86	84	82
23	90	88	85	83	81
24	90	88	84	82	80
25	89	87	84	82	80
26	89	87	83	81	79
27	88	86	83	80	78
28	87	85	82	80	78
29	87	85	81	79	77
30	86	84	81	78	76
31	85	84	80	77	75
32	84	83	80	77	74
33	84	82	79	76	73
34	83	82	78	75	72
35	82	81	77	74	71
36	82	80	77	74	71
37	81	79	76	73	70
38	80	79	75	72	69
39	80	78	75	72	69
40	79	77	74	71	68
41	79	76	74	70	67
42	78	75	73	70	67
43	78	75	72	69	66
44	77	74	72	68	65
45	77	73	71	68	65

Property Assessment Regulations, amendment

1.200.097 100 YEAR AGE LIFE - CONT'D

Age	Exc	Good	Aver	Fair	Poor
46	76	73	70	67	64
47	76	72	70	66	63
48	75	72	69	65	62
49	75	71	69	65	61
50	74	71	68	64	61
51	74	70	67	63	60
52	73	69	66	63	59
53	73	69	66	62	58
54	72	68	65	61	58
55	72	67	64	61	57
56	71	67	64	60	56
57	71	66	63	59	56
58	71	66	62	59	55
59	70	65	62	58	54
60	70	65	61	57	54
61	69	64	60	57	53
62	69	64	60	56	52
63	69	63	59	55	51
64	68	63	59	55	50
65	68	62	58	54	50
66	67	62	57	53	49
67	67	61	57	53	48
68	67	61	56	52	47
69	66	60	56	51	46
70	66	60	55	51	45
71	65	60	55	50	45
72	65	59	54	49	44
73	65	59	54	49	43
74	64	58	53	48	42
75	64	58	53	47	41
76	64	57	52	47	40
77	63	57	52	46	39
78	63	57	51	45	38
79	62	56	51	45	37
80	62	56	50	44	36
81	62	55	50	43	35
82	61	55	49	43	34
83	61	55	49	42	33
84	61	54	48	41	32
85	61	54	48	41	31
86	60	53	48	40	30
87	60	53	47	40	29
88	60	53	47	39	28
89	60	52	46	39	27
90	59	52	46	38	27

Property Assessment Regulations, amendment

1.200.097 100 YEAR AGE LIFE - CONT'D

Age	Exc	Good	Aver	Fair	Poor
91	59	51	46	38	26
92	59	51	45	37	25
93	58	51	45	36	24
94	58	50	44	36	24
95	58	50	44	35	23
96	58	50	43	35	22
97	57	50	43	34	22
98	57	49	43	33	21
99	57	49	42	33	20
100	57	49	42	32	20
101	56	49	42	32	
102	56	48	41	31	
103	56	48	41	31	
104	55	48	41	30	
105	55	48	40	30	
106	55	47	40	29	
107	55	47	40	29	
108	54	47	39	29	
109	54	46	39	28	
110	54	46	39	28	
111	54	46	38	27	
112	54	46	38	27	
113	53	45	38	27	
114	53	45	38	26	
115	53	45	37	26	
116	53	45	37	25	
117	53	44	37	25	
118	53	44	36	25	
119	53	44	36	24	
120	53	44	36	24	
121	52	44	36	24	
122	52	43	36	24	
123	52	43	35	23	
124	52	43	35	23	
125	52	43	35	23	

1.200.100 APPLICATION OF REMAINING LIFE TABLES

1.200.101 To apply the tables and determine the percentage of remaining life the assessor must:

- identify the appropriate anticipated age life;
- determine the chronological age;
- select the appropriate C.D.U. rating.

The indicated percent remaining factor is applied to the replacement cost new of the improvement to obtain an estimate of depreciated replacement cost.

1.200.102 The following examples illustrate standard application of the depreciation tables:

Example 1

A 3 year old Standard Project frame bungalow is observed to have negligible signs of wear and tear and is well maintained.

Anticipated Age Life	65 years
C.D.U. Rating	good to excellent
Overall Percent Remaining	99%

Example 2

A 20 year old Semi-Custom Project frame residence is observed to require a new furnace, hot water tank, floor refinishing, interior and exterior repainting and partial replacement of wood siding.

Anticipated Age Life	70 years
C.D.U. Rating	fair
Overall Percent Remaining	79%

Example 3

A 50 year old Poor frame residence on wood sills is observed to require the replacement of interior finish, mechanical systems, windows, roof, etc. It is uneconomical to remove the deficiencies.

Anticipated Age Life	40 years
C.D.U. Rating	poor
Overall Percent Remaining	20%

1.200.100 APPLICATION OF REMAINING LIFE TABLES – CONT'D

Example 4

A 23 year old Standard Project frame residence is observed to require new furnace, some exterior and interior painting and the shingles require replacement in the near future.

Anticipated Age Life	65 years
C.D.U. Rating	average
Overall Percent Remaining	77%

Example 5

A 60 year old Standard frame residence has received increased maintenance over its physical life. Most of the mill work and interior finish are in excellent condition. There is modern plumbing, wiring, and forced air furnace. It is estimated the shingles were replaced approximately 10 years ago, the house was restucco'd 5 years ago and the windows were replaced with aluminum sash. Over the years, the building has retained its original design.

Anticipated Age Life	65 years
C.D.U. Rating	excellent
Overall Percent Remaining	59%

1.200.103 The foregoing examples are illustrations of the rules for applying the **Manual's** Standard Age Life depreciation tables. In the final analysis, the actual depreciation factor will depend upon observed condition and judgment of the effect of the conditions found.

1.200.104 In some cases, chronological age may be an impractical depreciation indicator. Nevertheless the usefulness of the tables can be retained by using an estimate of effective age rather than chronological age. Major renovations from modernization, remodelling and/or additions, have the effect of extending the remaining life, within the limits of an anticipated age life. When an improvement has extensive renovations, depreciation may be determined as follows:

- Where:
- a** is normal depreciation, expressed as percent remaining
 - b** is the typical replacement cost of renovation determined from the **Manual**
 - c** is the typical replacement cost of the building determined from the **Manual**
 - d** is the actual depreciation suffered by the renewed building components expressed as percent remaining.

Effective age, or adjusted percent remaining is calculated as follows:

$$\frac{ac - ab + bd}{c}$$

1.200.104 APPLICATION OF REMAINING LIFE TABLES – CONT'D

Example: Two years ago, a 55 year old Standard frame residence received major renovations. This included a large addition, change in floor plan, upgrading of mechanical, upgrading of interior and replacement of exterior finish. It was ascertained that the original replacement cost was \$ 23 000 and the total replacement cost including all renovations was \$ 52 000.

Solution:

Anticipated Age Life:	65 years								
C.D.U. Rating:	good								
Overall Percent Remaining:	<table> <tr> <td>a</td> <td>original structure: 0.54 remaining</td> </tr> <tr> <td>d</td> <td>renovations: 0.99 remaining</td> </tr> <tr> <td>c</td> <td>\$ 52 000</td> </tr> <tr> <td>b</td> <td>(\$ 52 000 - \$ 23 000) = \$ 29 000</td> </tr> </table>	a	original structure: 0.54 remaining	d	renovations: 0.99 remaining	c	\$ 52 000	b	(\$ 52 000 - \$ 23 000) = \$ 29 000
a	original structure: 0.54 remaining								
d	renovations: 0.99 remaining								
c	\$ 52 000								
b	(\$ 52 000 - \$ 23 000) = \$ 29 000								

Adjusted percent remaining:

$$\frac{0.54 \times 52\,000 - 0.54 \times 29\,000 + 29\,000 \times 0.99}{52\,000} = 79.1\% \text{ remaining}$$

To estimate effective age, go to the 65 year age life table and find the percentage that is closest to the formula's calculation. For the previous example, the effective age is 24 years in a 65 year life with good C.D.U.

Any further adjustment of depreciation must rest entirely upon how soundly the plan of renovation was conceived and this can be judged by the final result in terms of the whole property. Sometimes what appears to be a renovation may, in fact, be deferred maintenance which might do no more than restore an improvement to its normal state.

1.200.110 REMAINING LIFE: MACHINERY AND EQUIPMENT

1.200.111 The standard remaining life tables for machinery and equipment (1.200.120) are based, essentially, on the declining balance premise of depreciation with the following major modifications:

- (1) an immediate depreciation allowance of 25% (75% remaining) is granted to all new machinery and equipment and the allowance remains at this level until the improvement attains an effective age that would have produced a 25% (75% remaining) allowance had the declining balance tables been applicable throughout the life of the improvement;
- (2) the declining balance tables are applicable with respect to determining subsequent depreciation allowances when the effective age of the improvement exceeds the age, on the declining balance tables, at which 25% depreciation (75% remaining) is attained;
- (3) the declining balance tables continue to be applicable until the improvement attains an effective age that results in a depreciation allowance of 60% (40% remaining) on the declining balance tables. Depreciation is capped at this level and the allowance remains at 60% (40% remaining) so long as the improvement remains in service.

1.200.120 REMAINING LIFE TABLES: MACHINERY AND EQUIPMENT (expressed as percentage remaining)

1.200.121 The following table is a guide to determine depreciation for the various classes of improvements referred to in section 1.200.050.

1.200.122 The various columns in this table correspond to the "Age Life" of the improvement. To determine the age life of an improvement refer to the guide in section 1.200.050 Age Life: Machinery and Equipment.

1.200.123 "Age" in this table refers to the chronological age or the estimated effective age, in years, of the improvement.

AGE LIFE

Age	10 Years	15 Years	20 Years	25 Years	30 Years	35 Years
0	75	75	75	75	75	75
1	75	75	75	75	75	75
2	75	75	75	75	75	75
3	73	75	75	75	75	75
4	66	75	75	75	75	75
5	59	71	75	75	75	75
6	53	66	74	75	75	75
7	48	62	70	75	75	75
8	43	58	66	72	75	75
9	40	54	63	69	74	75
10		50	60	67	71	75
11		47	57	64	69	73
12		44	54	61	67	71
13		41	51	59	64	69
14		40	49	57	62	67
15			46	54	60	65
16			44	52	58	63
17			42	50	56	61
18			40	48	54	59
19				46	53	58
20				44	51	56
21				42	49	54
22				41	47	53
23				40	46	51
24					44	50
25					43	48
26					41	47
27					40	46
28						44
29						43
30						42
31						41
32						40

1.200.130 GLOSSARY

This glossary defines the more common terms used when considering depreciation **as the concept is used in the Manual.**

Addition

The portion of a building added on to the original improvement.

Anticipated Age Life

The period of time over which an improvement is depreciated. Anticipated age life represents the estimated useful life span of an improvement as exemplified by improvements with similar physical and functional characteristics. It is the sum of the age, chronological or effective, and the remaining life of the improvement.

Base Year

The base year for determining the chronological or effective age of an improvement when calculating depreciation is **the year of the general assessment.**

C.D.U.

The overall condition, desirability and utility rating of a building or structure.

Chronological Age

The actual number of years elapsed from the year the improvement was built to the Base Year of the current general assessment.

Deterioration

Physical depreciation is the result of normal wear and tear or structural defects. Deterioration is influenced by the quality of construction, maintenance practices and use.

Effective Age

The estimated age of an improvement based on its present condition, design features and architectural amenities. Effective age may be less than actual age, actual age, or greater than actual age dependent on the interrelationship of the above cited criteria when compared to other improvements providing like functions within a specific anticipated age life group.

Functional Obsolescence

The loss in fair actual value which results from factors inherent in the improvement. Inadequate design, structural inadequacy or super adequacy and outmoded style are potential causes of functional obsolescence.

Modernization

The replacement in current style of outmoded features of the improvement. Modernization reduces the effective age and extends the remaining life of the improvement.

1.200.130 GLOSSARY - CONT'D

Normal Depreciation

The loss in fair actual value arising from those factors that lead to the normal deterioration and functional obsolescence of an improvement. The depreciation tables in the **Manual** reflect normal depreciation.

Physical Life

The number of years the improvement is expected to remain in existence; physical life may exceed economic life.

Rehabilitation

Rehabilitation is the restoration of a property to satisfactory condition without changing the plan, form, or style of an improvement. Rehabilitation involves painting, sanding and refinishing floors, carpentry repairs and the like.

Remaining Life

The estimated period of time from the date of the assessment to the end of the economic life of the improvement.

Remodelling

Remodelling is the correction of functional deficiencies by changing the plan, form, or style. The effective age of an improvement is reduced as a result of remodelling.

Replacement Cost New

The cost to replace an improvement with a modern unit in new condition and of equivalent utility. The older residential classifications in the **Manual** are developed with current standards of construction and anything that is overadequate or of inferior quality has been treated as excess cost or given functional obsolescence. Replacement costs in the Manual are predicated on typical construction costs for the year 1983.

SCHEDULE 2
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2.000.010 RESIDENTIAL IMPROVEMENT CLASSIFICATION KEY

CLASSIFICATION CODING

MODEL TYPE

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QUALITY

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STRUCTURE

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Code	Description	Code	Description	Code	Description
001	Single Family - All Ages	00	Poor	00	One Storey & Basement
002	Single Family - Before 1940	01	Economy	01	One Storey Basementless
003	Single Family - After 1940	02	Substandard	02	Split Entry
004	Single Family - After 1970	03	Fair	03	Split Level
005	Single Family - After 1980	04	Average	04	Split Level & Crawl Space
008	Single Family - Cedar/Log	05	Semi Custom	05	1 1/2 Storey & Basement
015	Basement Finish	06	Custom	06	1 1/2 Storey Basementless
020	Swimming Pools	07	Good Custom	07	1 3/4 Storey & Basement
022	Swimming Pool Buildings	08	Expensive	08	1 3/4 Storey Basementless
025	Greenhouses	09	Luxurious	09	2 Storey & Basement
026	Solariums			10	2 Storey Basementless
030	Garages			11	1/2 Storey Upper
031	Multiple Garages			12	3/4 Storey Upper
035	Carports			13	1 Storey Upper
040	Single Wide Mobile Homes			14	A-Frame & Basement
045	Double Wide Mobile Homes			15	A-Frame Basementless
048	Mobile Home Parks			16	Open Veranda
050	Summer Cottages			17	Closed Veranda
052	Summer Cottages - Cedar/Log			18	Main Level Finish
060	Duplex Housing			19	1 Storey Upper Finish
061	Fourplex Housing			20	1/2 Storey Upper Finish
070	Multiple Housing - Side by Side			21	3/4 Storey Upper Finish
071	Multiple Housing - Back to Back			22	Lower Level Finish
				23	Lower Level Unit
				24	Non Suite
				25	Suite
				26	1 Storey Upper Unit
				27	Detached
				28	Attached
				30	Non-Diving
				31	Diving
				33	Foundationless
				34	Foundation - Basementless
				35	Basement
				40	Site
				45	1 Storey & Slab on Grade
				46	1 1/2 Storey & Slab on Grade
				47	1 3/4 Storey & Slab on Grade
				48	2 Storey & Slab on Grade
				49	A-Frame & Slab on Grade

2.001.000 MODEL TYPE 001
QUALITY 00

Quality Range
-10% to +21%

ALL AGES - POOR

2.001.001 GENERAL DESCRIPTION

This class provides the minimum in shelter and falls far short of meeting building requirements. It is basically square or rectangular in shape and the interior has a minimum number of rooms and no hallway. It uses the poorest quality of materials and has inferior workmanship. The total finished floor area for this class is often less than 60 m².

2.001.002 QUALITY DESCRIPTION

EXTERIOR - Roofing: Rolled roofing, cheapest grade composition or wood shingles; little or no eave overhang. **Walls:** Composition shingles, cheapest grade wood siding, plywood or equivalent; little or no insulation.

INTERIOR - Walls & Ceilings: Cheapest wallboard or equivalent. **Floors:** Cheapest grade linoleum, plywood or equivalent. **Cabinets & Trim:** Little or no kitchen cabinets; no trim. **Doors & Windows:** Cheapest quality doors, nil closet; cheapest windows.

MECHANICAL - Plumbing: 4 economy quality fixtures, no accessories; no vanities. **Heating:** Nil. **Electrical:** Basic wiring, little or no light fixtures, minimal outlets.

2.001.003 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey Basementless	01	\$ 3 800	\$ 95

2.001.005 ADJUSTMENTS

		K	AR m ²
Concrete Slab on grade	deduct	\$ 0	\$ 3.10
Plumbing (rate includes 4 fixtures) per fixture	add or deduct	320	0.00
Heating (total finished floor area) minimum heat including gas line and chimney	add	110	4.80

2.001.006 SPECIALTY RATES

MT	QU	ST	Description	K	AR m ²
030	00	27	Detached Garage (Poor)		
			Base Rate	\$ 720	\$ 52.00
			Interior Finish		
			walls	add 60	1.20
			ceiling	add 0	2.00
			Concrete Slab – nil	deduct 0	11.80
			Electrical - nil	deduct 0	3.40

2.001.010 MODEL TYPE 001
QUALITY 01

Quality Range
-12% to +9%

ALL AGES - ECONOMY

2.001.011 GENERAL DESCRIPTION

Usually found in old urban neighbourhoods or rural areas, this class represents low cost housing that seldom meets building requirements. It is basically square or rectangular in shape and the interior has an inadequate floor plan consisting of small rooms with little or no hallway. Materials and workmanship are economy grade with very little attention given to exterior and interior finishing. The total finished floor area for this class generally ranges from 40 to 80 m².

2.001.012 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition or wood shingles or equivalent; little or no eave overhang. **Walls:** Plain stucco, economy grade wood siding, shingles or equivalent; minimum insulation.

INTERIOR - Walls & Ceilings: Unfinished gypsum wallboard, economy grade prefinished wallboard, donna conna or equivalent. **Floors:** Economy grade tile, wood, or equivalent. **Cabinets & Trim:** Poor to economy grade kitchen cabinets; little or no trim. **Doors & Windows:** Economy grade doors; economy grade checkrail windows or equivalent.

MECHANICAL - Plumbing: 4 economy to substandard quality fixtures, little or no accessories; little or no vanities. **Heating:** Economy gravity heat or equivalent. **Electrical:** Minimum wiring; economy to substandard light fixtures.

2.001.013 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 9 400	\$ 162
1 Storey Basementless	01	8 100	133
1 1/2 Storey & Basement	05	9 800	242
1 1/2 Storey Basementless	06	8 500	212
1 3/4 Storey & Basement	07	10 500	255
1 3/4 Storey Basementless	08	9 200	226
2 Storey & Basement	09	11 400	258
2 Storey Basementless	10	10 100	229
1/2 Storey Upper	11	300	80
3/4 Storey Upper	12	1 100	94
1 Storey Upper	13	1 900	97

2.001.014 INSTALLATION RATES

	STRUCTURE CODE	K	AR m ²
1/2 Storey Upper Finish	20	\$ 60	\$ 34

2.001.015 ADJUSTMENTS

		K	AR m ²
Concrete Slab on grade	deduct	\$ 630	\$ 5.60
Plumbing (rate includes 4 fixtures) per fixture	add or deduct	430	0.00
Heating (total finished floor area) heat - nil	deduct	160	6.80

2.001.016 SPECIALTY RATES

MT	QU	ST	Description		K	AR m ²
015	00	24	Basement Finish (Poor) Per Room	add	\$ 140	\$ 21.00
030	00	27	Detached Garage (Poor) Base Rate		\$ 720	\$ 52.00
			Interior Finish			
			walls	add	60	1.20
			ceiling	add	0	2.00
			Concrete Slab – nil	deduct	0	11.80
			Electrical – nil	deduct	0	3.40
035	00	28	Attached Carport (Poor) Base Rate		\$ 250	\$ 23.00
			Concrete Slab	add	0	11.80
			Ceiling	add	0	4.20
			Electrical	add	0	3.40

2.001.020 MODEL TYPE 001
QUALITY 02

Quality Range
-7% to +8%

ALL AGES - SUBSTANDARD

2.001.021 GENERAL DESCRIPTION

This class provides for low to moderate cost housing where building requirements are only occasionally satisfied. It is basically square or rectangular in shape and the interior has a simple floor plan consisting of relatively small rooms with little or no hallway. Finishing materials are of substandard quality and no attention is given to decorative features. The total finished floor area for this class generally ranges from 50 to 120 m².

2.001.022 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition or wood shingles; minimal eave overhang, open soffits are common.
Walls: Low grade stucco, substandard wood siding or equivalent.

INTERIOR - Walls & Ceilings: Gypsum wallboard, substandard prefinished wallboard, donna conna or equivalent. **Floors:** Substandard tile or equivalent, occasional use of substandard carpet. **Cabinets & Trim:** Low grade painted kitchen cabinets; low grade baseboards and trim. **Doors & Windows:** Low grade hollow core doors; low grade wood combination windows, checkrail with storms or equivalent.

MECHANICAL - Plumbing: 4 substandard quality fixtures and accessories; little or no vanities. **Heating:** Gravity heat or equivalent. **Electrical:** Minimum wiring, substandard light fixtures.

2.001.023 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 11 700	\$ 205
1 Storey Basementless	01	10 300	175
1 1/2 Storey & Basement	05	12 300	310
1 1/2 Storey Basementless	06	10 900	279
1 3/4 Storey & Basement	07	13 000	335
1 3/4 Storey Basementless	08	11 600	305
2 Storey & Basement	09	13 900	341
2 Storey Basementless	10	12 500	311
1/2 Storey Upper	11	600	104
3/4 Storey Upper	12	1 300	130
1 Storey Upper	13	2 300	136

2.001.024 INSTALLATION RATES

	STRUCTURE CODE	K	AR m ²
1/2 Storey Upper Finish	20	\$ 170	\$ 49

2.001.025 ADJUSTMENTS

		K	AR m ²
Concrete Slab on grade	deduct	\$ 630	\$ 8.00
Plumbing (rate includes 4 fixtures) per fixture	add or deduct	560	0.00
Heating (total finished floor area) heat - nil	deduct	320	13.70

2.001.026 SPECIALTY RATES

MT	QU	ST	Description		K	AR m ²
015	00	24	Basement Finish (Poor) Per Room	add	\$ 140	\$ 21.00
030	02	27	Detached Garage (Substandard) Base Rate		\$ 1 490	\$ 75.00
			Interior Finish			
			walls	add	110	2.30
			ceiling	add	0	3.90
			Heating	add	100	4.10
			Concrete Slab – nil	deduct	0	12.50
			Electrical – nil	deduct	0	4.80
035	00	28	Attached Carport (Poor) Base Rate		\$ 250	\$ 23.00
			Concrete Slab	add	0	11.80
			Ceiling	add	0	4.20
			Electrical	add	0	3.40

2.002.030 MODEL TYPE 002
QUALITY 03

Quality Range
-5% to +7%

BEFORE 1940 - FAIR

2.002.031 GENERAL DESCRIPTION

This class provides average quality housing for the era in which they were built with moderate cost as the primary consideration. The exterior, although often characterized by entrance porches or verandas, is basically square or rectangular in shape. It has a simple floor plan, finishes are normally limited to fair quality materials and there is usually no attention given to decorative features. The total finished floor area for this class generally ranges from 70 to 140 m².

2.002.032 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition or wood shingles; minimal eave overhang. **Walls:** Stucco, narrow or drop wood siding, shingles or equivalent.

INTERIOR - Walls & Ceilings: Plaster or equivalent; textured ceilings are typical and ceiling heights can range up to 3 m. **Floors:** Fair grade sheet vinyl, hardwood or equivalent.

Cabinets & Trim: Approximately 2 to 4 m of low grade painted kitchen cabinets; low grade baseboards, simple trim. **Doors & Windows:** Fair grade doors; fair grade wood combination windows with storms or equivalent.

MECHANICAL - Plumbing: 4 old style fair quality fixtures and accessories; vanities are not common.

Heating: Gravity or equivalent. **Electrical:** Old style wiring, old style low grade fixtures, a minimum number of outlets.

2.002.033 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 13 200	\$ 243
1 Storey Basementless	01	12 000	213
1 1/2 Storey & Basement	05	13 900	363
1 1/2 Storey Basementless	06	12 800	333
1 3/4 Storey & Basement	07	14 800	393
1 3/4 Storey Basementless	08	13 700	363
2 Storey & Basement	09	15 800	404
2 Storey Basementless	10	14 700	374
1/2 Storey Upper	11	400	120
3/4 Storey Upper	12	1 700	150
1 Storey Upper	13	2 700	161
Open Veranda	16	400	101
Closed Veranda	17	900	167

2.002.034 INSTALLATION RATES

	STRUCTURE CODE	K	AR m ²
1/2 Storey Upper Finish	20	\$ 220	\$ 60

2.002.035 ADJUSTMENTS

		K	AR m ²
Concrete Slab on grade	deduct	\$ 1 040	\$ 9.80
Plumbing (rate includes 4 fixtures) per fixture	add or deduct	670	0.00
Heating (total finished floor area) old style hot water	add	740	7.40
Fireplace – Built in fair metal fireplace; interior wall finished with gypsum wallboard and little or no decorative facing or substandard to fair masonry fireplace	add	1 450	0.00
Fireplace – Free Standing fair metal	add	950	0.00

2.002.036 SPECIALTY RATES

MT	QU	ST	Description	K	AR m ²
015	00	24	Basement Finish (Poor) Per Room	add \$ 140	\$ 21.00
030	02	27	Detached Garage (Substandard) Base Rate	\$ 1 490	\$ 75.00
			Interior Finish		
			walls	add 110	2.30
			ceiling	add 0	3.90
			Heating	add 100	4.10
			Concrete Slab – nil	deduct 0	12.50
			Electrical – nil	deduct 0	4.80
035	02	28	Attached Carport (Substandard) Base Rate	\$ 400	\$ 31.00
			Concrete Slab	add 0	12.50
			Ceiling	add 0	4.50
			Electrical	add 0	3.70

2.002.040 MODEL TYPE 002
QUALITY 04

Quality Range
-5% to +16%

BEFORE 1940 - STANDARD

2.002.041 GENERAL DESCRIPTION

This class provided better than average quality housing for the era in which they were built. The exterior style often includes entry porches or verandas and limited attention is given to architectural detail or ornamentation. It has a functional floor plan which usually consists of fairly spacious rooms and a minimum number of built-in features. Finishes are normally average quality materials and a limited number of decorative features are evident. The total finished floor area for this class generally ranges from 90 to 170 m².

2.002.042 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition or wood shingles; eaves may have some decorative ornamentation on fascia or gables. **Walls:** Average grade stucco, wood siding or equivalent.

INTERIOR - Walls & Ceilings: Plaster or equivalent; textured ceilings are typical and ceiling heights can range up to 3 m. **Floors:** Average grade sheet vinyl, hardwood or equivalent. **Cabinets & Trim:** Approximately 3 to 6 m of fair grade kitchen cabinets; fair grade baseboards and trim. **Doors & Windows:** Average quality doors; average quality wood combination windows or equivalent.

MECHANICAL - Plumbing: 4 old style average quality fixtures and accessories; little or no vanities. **Heating:** Fair forced air or equivalent. **Electrical:** Old style average quality fixtures and an adequate number of outlets.

2.002.043 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 15 800	\$ 284
1 Storey Basementless	01	14 300	250
1 1/2 Storey & Basement	05	16 900	421
1 1/2 Storey Basementless	06	15 300	388
1 3/4 Storey & Basement	07	17 800	457
1 3/4 Storey Basementless	08	16 300	424
2 Storey & Basement	09	18 900	471
2 Storey Basementless	10	17 300	438
1/2 Storey Upper	11	1 000	138
3/4 Storey Upper	12	2 000	173
1 Storey Upper	13	3 000	187
Open Veranda	16	500	121
Closed Veranda	17	1 000	194

2.002.044 INSTALLATION RATES

	STRUCTURE CODE	K	AR m ²
1/2 Storey Upper Finish	20	\$ 230	\$ 66

2.002.045 ADJUSTMENTS

		K	AR m ²
Concrete Slab on grade	deduct	\$ 1 190	\$ 16.30
Masonry Veneer (100% exterior wall)			
1 Storey	add	2 770	24.50
1 1/2 Storey	add	2 770	33.70
1 3/4 Storey	add	4 160	36.70
2 Storey	add	5 550	42.20
Plumbing (rate includes 4 fixtures) per fixture	add or deduct	820	0.00
Heating/Air Conditioning (total finished floor area)			
old style hot water	add	700	5.60
fair air conditioning	add	460	9.60
Fireplace – Built in average metal fresh air fireplace and accessories; interior wall finished with gypsum wallboard, masonry veneer or wood panelling or average quality masonry fireplace with limited features	add	2 350	0.00
each additional firebox on same chase	add	2 130	0.00
Fireplace – Free Standing average metal	add	1 250	0.00

2.002.046 SPECIALTY RATES

MT	QU	ST	Description		K	AR m ²
015	03	24	Basement Finish (Fair) Per Room	add	\$ 350	\$ 47.00
030	04	27	Detached Garage (Standard) Base Rate		\$ 2 020	\$ 106.00
			Interior Finish			
			walls	add	170	3.40
			ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab – nil	deduct	0	19.40
			Electrical – nil	deduct	0	5.40
035	04	28	Attached Carport (Substandard) Base Rate		\$ 680	\$ 39.00
			Concrete Slab	add	0	19.40
			Ceiling	add	0	10.10
			Electrical	add	0	4.10

2.002.060 MODEL TYPE 002
QUALITY 06

Quality Range
-11% to +10%

BEFORE 1940 - CUSTOM

2.002.061 GENERAL DESCRIPTION

This class provided good to expensive quality housing for the era in which they were built. The exterior style is usually complimented with architectural features or decorative ornamentation. Large verandas or covered entrance ways are common with large or stylish columns. The interior design is usually spacious and built-in features are evident. Good quality materials are used for finishes, attention to detail is noticeable as well as a fair number of decorative features. The total finished floor area for this class generally ranges from 110 to 260 m².

2.002.062 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition or wood shingles; attractive eaves with attention to detail or ornamentation. **Walls:** Good grade stucco, wood siding or equivalent; ornamental trim is popular as a decorative feature.

INTERIOR - Walls & Ceilings: Plaster, gypsum wallboard or equivalent; textured ceilings with accentuated bordering is common and ceiling heights can range up to 3 m. **Floors:** Good grade sheet vinyl, hardwood, carpet or equivalent; occasional use of quarry tile or equivalent. **Cabinets & Trim:** Approximately 4 to 8 m of average quality kitchen cabinets; occasional built-in cabinets; good grade baseboards and trim with attention to detail. **Doors & Windows:** Good quality doors; good grade wood combination windows or equivalent.

MECHANICAL - Plumbing: 4 to 9 old style good quality fixtures and accessories; average grade vanities. **Heating:** Average hot water or equivalent. **Electrical:** Old style good quality fixtures.

2.002.063 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 33 400	\$ 342
1 Storey Basementless	01	30 400	311
1 1/2 Storey & Basement	05	37 000	526
1 1/2 Storey Basementless	06	34 000	495
1 3/4 Storey & Basement	07	39 600	580
1 3/4 Storey Basementless	08	36 700	550
2 Storey & Basement	09	43 300	596
2 Storey Basementless	10	40 300	565
1/2 Storey Upper	11	3 600	184
3/4 Storey Upper	12	6 200	238
1 Storey Upper	13	9 900	254
Open Veranda	16	600	147
Closed Veranda	17	1 400	238

2.002.064 INSTALLATION RATES

	STRUCTURE CODE	K	AR m ²
1/2 Storey Upper Finish	20	\$ 670	\$ 93

2.002.065 ADJUSTMENTS

		K	AR m ²
Concrete Slab on grade	deduct	\$ 640	\$ 8.10
Masonry Veneer (100% exterior wall)			
1 Storey	add	5 480	10.20
1 1/2 Storey	add	5 480	16.10
1 3/4 Storey	add	8 220	14.20
2 Storey	add	10 950	15.20
Plumbing (rate includes 4 fixtures) per fixture	add or deduct	950	0.00
Heating/Air Conditioning (total finished floor area)			
average air conditioning	add	460	21.60
average forced air	deduct	1 120	13.20
average forced air and air conditioning	deduct	540	1.20
Fireplace – Built in good metal fresh air fireplace and accessories; exterior chased and interior wall finished with good quality masonry veneer			
or good masonry fireplace with limited features	add	2 350	0.00
each additional firebox on same chase	add	2 130	0.00
Fireplace – Free Standing good metal	add	2 000	0.00

2.002.066 SPECIALTY RATES

MT	QU	ST	Description		K	AR m ²
015	03	24	Basement Finish (Fair) Per Room	add	\$ 350	\$ 47.00
030	04	27	Detached Garage (Standard) Base Rate		\$ 2 020	\$ 106.00
			Interior Finish			
			walls	add	170	3.40
			ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab – nil	deduct	0	19.40
			Electrical – nil	deduct	0	5.40
035	04	28	Attached Carport (Substandard) Base Rate		\$ 680	\$ 39.00
			Concrete Slab	add	0	19.40
			Ceiling	add	0	10.10
			Electrical	add	0	4.10

2.003.030 MODEL TYPE 003
QUALITY 03

Quality Range
-6% to +5%

AFTER 1940 - FAIR

2.003.031 GENERAL DESCRIPTION

This class provides for fair quality housing with affordability a prime consideration. Built to satisfy the basic housing market, it barely meets minimum building requirements. Basically square or rectangular in shape, the exterior on older styles of this house is generally plain while newer styles usually have a common or repetitious design. The floor plan and room sizes are adequate, finishes are of fair to average quality materials and there is little or no attention given to decorative features. The total finished floor area for this class generally ranges from 70 to 130 m².

2.003.032 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition shingles or equivalent; minimal eave overhang, plywood or aluminum soffits and fascia. **Walls:** Fair to average grade stucco, aluminum or equivalent; limited amounts of imitation masonry, wood siding or equivalent may be used as a decorative feature; asbestos shakes or fair quality wood siding may be encountered on older styles.

INTERIOR - Walls & Ceilings: Gypsum wallboard or equivalent; sprayed or textured ceilings are typical. **Floors:** Fair to average quality carpet, resilient tile or equivalent; hardwood may be encountered in older styles. **Cabinets & Trim:** Approximately 2 to 4 m of fair grade premanufactured kitchen cabinets, painted plywood or equivalent; fair quality baseboards and trim. **Doors & Windows:** Fair quality hollow core doors; fair quality aluminum windows or equivalent, wood checkrail windows may be encountered in older styles.

MECHANICAL - Plumbing: 4 fair quality fixtures and accessories; little or no vanities. **Heating:** Fair forced air. **Electrical:** Fair to average quality light fixtures, an adequate number of outlets.

2.003.033 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 14 300	\$ 260
1 Storey Basementless	01	12 900	228
Split Entry	02	14 400	269
Split Level	03	14 900	368
Split Level & Crawl Space	04	17 500	412
1 1/2 Storey & Basement	05	15 100	387
1 1/2 Storey Basementless	06	13 700	355
1 3/4 Storey & Basement	07	16 000	420
1 3/4 Storey Basementless	08	14 600	388
2 Storey & Basement	09	17 000	431
2 Storey Basementless	10	15 600	400
1/2 Storey Upper	11	800	127
3/4 Storey Upper	12	1 700	160
1 Storey Upper	13	2 700	172

2.003.034 INSTALLATION RATES

	STRUCTURE CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 220	\$ 62
Lower Level Finish	22	530	99

2.003.035 ADJUSTMENTS

			K	AR m ²
Concrete Slab				
on grade		deduct	\$ 1 370	\$ 12.60
under crawl space (for basementless extensions)		add	0	17.00
Plumbing (rate includes 4 fixtures)				
per fixture		add or deduct	670	0.00
whirlpool bathtub		add	1 530	0.00
Heating/Air Conditioning (total finished floor area)				
fair air conditioning		add	460	9.60
Fireplace – Built in				
fair metal fireplace; interior wall finished with gypsum wallboard and little or no decorative facing				
or				
substandard to fair masonry fireplace		add	1 450	0.00
Fireplace – Free Standing				
fair metal		add	950	0.00
Sauna				
average quality		add	875	318.00

2.003.036 SPECIALTY RATES

MT	QU	ST	Description		K	AR m ²
			Basement Finish			
015	03	24	(Fair)			
			Per Room	add	\$ 350	\$ 47.00
			Detached Garage			
030	02	27	(Substandard)			
			Base Rate		\$ 1 490	\$ 75.00
			Interior Finish			
			walls	add	\$ 110	\$ 2.30
			ceiling	add	0	3.90
			Heating	add	100	4.10
			Concrete Slab – nil	deduct	0	12.50
			Electrical – nil	deduct	0	4.80
			Attached Garage			
			(Substandard)			
			Base Rate		\$ 980	\$ 65.00
			Interior Finish			
			walls	add	90	1.60
			ceiling	add	0	3.90
			Heating	add	100	4.10
			Concrete Slab – nil	deduct	0	12.50
			Electrical – nil	deduct	0	4.80

MT	QU	ST	Description	K	AR m²
035	02	28	Attached Carport (Substandard)		
			Base Rate	\$ 400	\$ 31.00
			Concrete Slab	add 0	12.40
			Ceiling	add 0	4.50
			Electrical	add 0	3.70

2.003.040 MODEL TYPE 003
QUALITY 04

Quality Range
-5% to +4%

AFTER 1940 - STANDARD PROJECT

2.003.041 GENERAL DESCRIPTION

This class is a standard project home which meets and occasionally exceeds minimum building requirements. The exterior usually has a typical style that is generally rectangular in shape. The floor plan is functional, finishes are normally limited to average quality pre-manufactured or standard materials and a minimum number of decorative features may be encountered. The total finished floor area for this class generally ranges from 90 to 190 m².

2.003.042 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition shingles or equivalent; boxed eaves are typical with plywood or aluminum soffits and fascia. **Walls:** Most common is average grade stucco, aluminum siding or equivalent; masonry veneer or wood siding is occasionally used as a decorative feature.

INTERIOR - Walls & Ceilings: Gypsum wallboard; sprayed or textured ceilings are typical. **Floors:** Average quality carpet or equivalent, corlon or equivalent is usually found in the kitchen and bathroom. **Cabinets & Trim:** Approximately 3 to 6 m of average quality premanufactured or standard veneer kitchen cabinets; standard baseboards and trim. **Doors & Windows:** Average quality hollow core doors; standard aluminum or average quality wood checkrail windows.

MECHANICAL - Plumbing: 4 to 7 average quality fixtures and accessories; average quality premanufactured or standard veneer vanities. **Heating:** Average forced air. **Electrical:** Average quality fixtures; an adequate number of outlets.

2.003.043 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 16 700	\$ 301
1 Storey Basementless	01	15 000	266
Split Entry	02	17 100	316
Split Level	03	17 700	425
Split Level & Crawl Space	04	20 400	474
1 1/2 Storey & Basement	05	17 800	447
1 1/2 Storey Basementless	06	16 100	413
1 3/4 Storey & Basement	07	18 800	487
1 3/4 Storey Basementless	08	17 000	452
2 Storey & Basement	09	19 800	502
2 Storey Basementless	10	18 100	468
1/2 Storey Upper	11	1 000	146
3/4 Storey Upper	12	2 000	186
1 Storey Upper	13	3 100	201

2.003.044 INSTALLATION RATES

	STRUCTURE CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 230	\$ 68
Lower Level Finish	22	560	109

2.003.045 ADJUSTMENTS

		K	AR m ²
Concrete Slab			
on grade	deduct	\$ 1 410	\$ 14.30
under crawl space (for basementless extensions)	add	0	18.30
Masonry Veneer (100% exterior wall)			
1 Storey	add	2 770	24.50
Split Level or Split Entry	add	4 160	31.10
1 1/2 Storey	add	2 770	33.70
1 3/4 Storey	add	4 160	36.70
2 Storey	add	5 550	42.20
Plumbing (rate includes 4 fixtures)			
per fixture	add or deduct	820	0.00
whirlpool bathtub	add	1 780	0.00
Heating/Air Conditioning (total finished floor area)			
fair air conditioning	add	460	9.60
Fireplace – Built in			
average metal fresh air fireplace and accessories; interior wall may be finished with gypsum wallboard, masonry veneer or wood panelling			
	or		
average quality masonry fireplace with limited features	add	2 350	0.00
each additional firebox on same chase	add	2 130	0.00
Fireplace – Free Standing			
average metal	add	1 250	0.00
Sauna			
average quality	add	875	318.00
Hot Tub			
average quality	add	6 020	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	54.00
1 3/4 Storey - loft area	deduct	0	77.00
2 Storey - loft area	deduct	0	90.00
Cathedral Ceilings classify and calculate cathedral area as a 1 Storey structure, and			
	add	0	40.00

2.003.046 SPECIALTY RATES

MT	QU	ST	Description		K	AR m ²
015	03	24	Basement Finish (Fair) Per Room	add	\$ 350	\$ 47.00
030	04	27	Detached Garage (Standard) Base Rate		\$ 2 020	\$ 106.00
			Interior Finish			
			walls	add	\$ 170	\$ 3.40
			ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab – nil	deduct	0	19.40
			Electrical – nil	deduct	0	5.40
030	04	28	Attached Garage (Standard) Base Rate		\$ 1 680	\$ 101.00
			Interior Finish			
			walls	add	120	2.30
			ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab – nil	deduct	0	19.40
			Electrical – nil	deduct	0	5.40
035	04	28	Attached Carport (Standard) Base Rate		\$ 680	\$ 39.00
			Concrete Slab	add	0	19.40
			Ceiling	add	0	10.10
			Electrical	add	0	4.10

2.003.050 **MODEL TYPE 003**
QUALITY **05**

Quality Range
- 5% to +19%

AFTER 1940 - SEMI CUSTOM PROJECT

2.003.051 **GENERAL DESCRIPTION**

This class is basically standard project housing upgraded with better finishing materials. To make the exterior attractive, some breaks in the roof line may occur. The floor plan is functional and will usually include one or more built-in feature. Finishes are average to good quality materials and a minimum number of decorative features are normally encountered. The total finished floor area for this class generally ranges from 110 to 210 m².

2.003.052 **QUALITY DESCRIPTION**

EXTERIOR - Roofing: Composition shingles or equivalent; boxed eaves are typical with plywood or aluminum soffits and fascia. **Walls:** Most common is average to good grade stucco, aluminum siding or equivalent; wood siding or limited quantities of masonry veneer may be used as a decorative feature.

INTERIOR - Walls & Ceilings: Gypsum wallboard, small quantities of average to good quality wood panelling or other decorative features may be found in the main rooms. **Floors:** Average to good quality carpet or equivalent. **Cabinets & Trim:** Approximately 4 to 8 m of average to good quality premanufactured or semi-custom veneer kitchen cabinets; average to good quality baseboards and trim. **Doors & Windows:** Average to good quality premanufactured doors; average to good quality aluminum, vinyl or checkrail windows.

MECHANICAL - Plumbing: 4 to 9 average to good quality fixtures and accessories; average to good quality premanufactured or semi-custom veneer vanities. **Heating:** Average forced air. **Electrical:** Average to good quality fixtures.

2.003.053 **BASE RATES**

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 21 100	\$ 331
1 Storey Basementless	01	19 100	295
Split Entry	02	21 700	349
Split Level	03	22 400	475
Split Level & Crawl Space	04	25 200	524
1 1/2 Storey & Basement	05	22 400	490
1 1/2 Storey Basementless	06	20 500	454
1 3/4 Storey & Basement	07	23 500	540
1 3/4 Storey Basementless	08	21 600	504
2 Storey & Basement	09	24 700	559
2 Storey Basementless	10	22 800	523
1/2 Storey Upper	11	1 400	159
3/4 Storey Upper	12	2 500	209
1 Storey Upper	13	2 500	228

2.003.054 INSTALLATION RATES

	STRUCTURE CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 370	\$ 77
Lower Level Finish	22	700	126

2.003.055 ADJUSTMENTS

		K	AR m ²
Concrete Slab			
on grade	deduct	\$ 310	\$ 4.50
under crawl space (for basementless extensions)	add	0	18.90
Masonry Veneer (100% exterior wall)			
1 Storey	add	2 710	22.70
Split Level or Split Entry	add	4 060	29.40
1 1/2 Storey	add	2 710	29.40
1 3/4 Storey	add	4 060	33.50
2 Storey	add	5 420	40.20
Cedar Shakes or Masonry Tile	add	310	12.50
Plumbing (rate includes 4 fixtures)			
per fixture	add or deduct	950	0.00
whirlpool bathtub	add	2 650	0.00
Heating/Air Conditioning (total finished floor area)			
pulse forced air	add	80	11.90
average air conditioning	add	580	12.00
average hot water	add	1 120	13.20
average hot water and air conditioning	add	1 580	34.80
Fireplace – Built in			
average to good metal fresh air fireplace and accessories; interior wall finished with masonry veneer or equivalent			
or			
average to good masonry fireplace with limited features	add	2 730	0.00
each additional firebox on same chase	add	2 430	0.00
Fireplace – Free Standing			
average to good metal	add	1 600	0.00
Sauna			
average quality	add	875	318.00
Hot Tub			
average quality	add	6 020	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	61.00
1 3/4 Storey - loft area	deduct	0	88.00
2 Storey - loft area	deduct	0	102.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure, and	add	0	43.00

2.003.056 SPECIALTY RATES

MT	QU	ST	Description		K	AR m ²
015	05	24	Basement Finish (Semi Custom) Per Room	add	\$ 450	\$ 74.00
030	04	27	Detached Garage (Standard) Base Rate		\$ 2 020	\$ 106.00
			Interior Finish			
			walls	add	\$ 170	\$ 3.40
			ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab – nil	deduct	0	19.40
			Electrical – nil	deduct	0	5.40
030	04	28	Attached Garage (Standard) Base Rate		\$ 1 680	\$ 101.00
			Interior Finish			
			walls	add	120	2.30
			ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab – nil	deduct	0	19.40
			Electrical – nil	deduct	0	5.40
035	04	28	Attached Carport (Standard) Base Rate		\$ 680	\$ 39.00
			Concrete Slab	add	0	19.40
			Ceiling	add	0	10.10
			Electrical	add	0	4.10

2.003.060 **MODEL TYPE 003**
QUALITY **06**

Quality Range
-10% to +9%

AFTER 1940 - CUSTOM PROJECT

2.003.061 **GENERAL DESCRIPTION**

This class provides for good quality housing which is normally a project home but on occasion is custom built. The exterior generally has an attractive style and breaks in the roof line are common. The interior design may show some originality and regularly contains a minimum number of built-in features. Finishes are usually good quality premanufactured or custom built materials and a limited number of decorative features are normally encountered. The total finished floor area for this class generally ranges from 140 to 250 m².

2.003.062 **QUALITY DESCRIPTION**

EXTERIOR - Roofing: Composition shingles or equivalent; attractive soffits and fascia. **Walls:** Good grade stucco, wood siding or equivalent; masonry veneer commonly used as a decorative feature.

INTERIOR - Walls & Ceilings: Gypsum wallboard; limited use of good quality wood panelling or other decorative features. **Floors:** Good quality carpet or equivalent; hardwood or equivalent is common in older styles; occasional use of quarry tile or equivalent. **Cabinets & Trim:** Approximately 4 to 8 m of good quality pre-manufactured or custom veneer kitchen cabinets; good quality baseboards and trim. **Doors & Windows:** Good quality pre-manufactured doors; good quality pre-manufactured or custom built windows.

MECHANICAL - Plumbing: 6 to 11 good quality fixtures and accessories; good quality pre-manufactured or custom veneer vanities. **Heating:** Good forced air. **Electrical:** Good quality fixtures; minimal use of special effect lighting may be encountered.

2.003.063 **BASE RATES**

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 45 700	\$ 380
1 Storey Basementless	01	42 100	343
Split Entry	02	48 500	410
Split Level	03	50 600	562
Split Level & Crawl Space	04	56 800	603
1 1/2 Storey & Basement	05	49 400	581
1 1/2 Storey Basementless	06	45 800	544
1 3/4 Storey & Basement	07	52 000	640
1 3/4 Storey Basementless	08	48 400	603
2 Storey & Basement	09	55 700	656
2 Storey Basementless	10	52 000	619
1/2 Storey Upper	11	3 600	201
3/4 Storey Upper	12	6 300	260
1 Storey Upper	13	9 900	276

2.003.064 INSTALLATION RATES

	STRUCTURE CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 670	\$ 97
Lower Level Finish	22	2 100	152

2.003.065 ADJUSTMENTS

		K	AR m ²
Concrete Slab			
under crawl space (for basementless extensions) Note: equate concrete slab on grade to basementless rate	add	\$ 0	\$ 23.50
Masonry Veneer (100% exterior wall)			
1 Storey	add	5 480	10.20
Split Level or Split Entry	add	8 220	10.20
1 1/2 Storey	add	5 480	16.10
1 3/4 Storey	add	8 220	14.20
2 Storey	add	10 950	15.20
Cedar Shakes or Masonry Tile	add	310	12.50
Plumbing (rate includes 8 fixtures)			
per fixture	add or deduct	1 400	0.00
whirlpool bathtub	add	2 200	0.00
Heating/Air Conditioning (total finished floor area)			
pulse forced air	add	0	8.50
average air conditioning	add	580	12.00
average hot water	add	1 040	9.80
average hot water and air conditioning	add	1 500	31.40
Fireplace – Built in			
good metal fresh air fireplace and accessories; exterior chase and interior wall finished with good quality masonry veneer			
or			
good masonry fireplace with limited features	add	4 480	0.00
each additional firebox on same chase	add	3 300	0.00
Fireplace – Free Standing			
good metal	add	2 000	0.00
Sauna			
custom	add	1 165	424
Hot Tub			
custom	add	7 570	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	71.00
1 3/4 Storey - loft area	deduct	0	102.00
2 Storey - loft area	deduct	0	119.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure, and	add	0	50.00

2.003.066 SPECIALTY RATES

MT	QU	ST	Description		K	AR m ²
015	06	24	Basement Finish (Custom)			
			Per Room	add	\$ 550	\$ 104.00
030	06	27	Detached Garage (Custom)			
			Base Rate		\$ 3 040	\$ 141.00
			Interior Finish			
			walls	add	\$ 390	\$ 8.00
			ceiling	add	0	13.60
			Heating	add	280	12.00
			Cedar Shakes	add	140	12.50
			Concrete Slab – nil	deduct	0	20.40
			Electrical – nil	deduct	0	11.30
030	06	28	Attached Garage (Custom)			
			Base Rate		\$ 2 620	\$ 125.00
			Interior Finish			
			walls	add	280	5.10
			ceiling	add	0	13.60
			Heating	add	280	12.00
			Cedar Shakes	add	70	12.50
			Concrete Slab – nil	deduct	0	20.40
			Electrical – nil	deduct	0	11.30
035	06	28	Attached Carport (Custom)			
			Base Rate		\$ 1 360	\$ 53.00
			Concrete Slab	add	0	20.40
			Ceiling	add	0	14.60
			Electrical	add	0	4.30
			Cedar Shakes	add	70	12.50

2.003.070 MODEL TYPE 003
QUALITY 07

Quality Range
-7% to +12%

AFTER 1940 - GOOD CUSTOM

2.003.071 GENERAL DESCRIPTION

This class provides for a good to expensive quality of housing which is normally custom or contract built and, on occasion, may be constructed under the supervision of an architect. To make the exterior attractive, the style may be innovative and breaks in the roof line are common. The interior design, which usually shows some originality, includes a limited number of built-in features and fairly spacious rooms. Finishes in this class are normally best quality pre-manufactured or good custom materials. A moderate number of decorative features are regularly encountered and attention to detail may be evident. The total finished floor area for this class generally ranges from 170 to 300 m².

2.003.072 QUALITY DESCRIPTION

EXTERIOR - Roofing: Wood shakes; attractive soffits and fascia. **Walls:** Good grade stucco, wood siding or equivalent; good to expensive masonry veneer commonly used as a decorative feature.

INTERIOR - Walls & Ceilings: Gypsum wallboard, plaster or equivalent; good to expensive wood panelling or equivalent frequently used as a decorative feature. **Floors:** Good to expensive quality carpet, hardwood or equivalent; moderate use of quarry tile or equivalent is common. **Cabinets & Trims:** Approximately 5 to 9 m of best quality pre-manufactured or good custom veneer kitchen cabinets; good to expensive quality baseboards and trim, often with attention to detail. **Doors & Windows:** Best quality pre-manufactured or good custom built doors and windows.

MECHANICAL - Plumbing: 7 to 13 good to expensive quality fixtures and accessories; best quality pre-manufactured or good custom vanities. **Heating:** Good forced air. **Electrical:** Good to expensive quality fixtures; limited use of special effect lighting and a variety of standard and specialty outlets.

2.003.073 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 61 300	\$ 464
1 Storey Basementless	01	57 300	425
Split Entry	02	65 000	500
Split Level	03	68 000	697
Split Level & Crawl Space	04	74 300	738
1 1/2 Storey & Basement	05	65 900	711
1 1/2 Storey Basementless	06	61 900	673
1 3/4 Storey & Basement	07	69 300	785
1 3/4 Storey Basementless	08	65 300	746
2 Storey & Basement	09	73 700	803
2 Storey Basementless	10	69 700	765
1/2 Storey Upper	11	4 600	247
3/4 Storey Upper	12	8 100	321
1 Storey Upper	13	12 500	340

2.003.074 INSTALLATION RATES

	STRUCTURE CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 910	\$ 126
Lower Level Finish	22	3 010	197

2.003.075 ADJUSTMENTS

		K	AR m ²
Concrete Slab			
under crawl space (for basementless extensions) Note: equate concrete slab on grade to basementless rate	add	\$ 0	\$ 23.50
Masonry Veneer (100% exterior wall)			
1 Storey	add	4 530	8.00
Split Level or Split Entry	add	6 790	7.90
1 1/2 Storey	add	4 530	12.60
1 3/4 Storey	add	6 790	10.90
2 Storey	add	9 050	11.70
Composition Shingles	deduct	310	12.50
Plumbing (rate includes 8 fixtures)			
per fixture	add or deduct	1 830	0.00
whirlpool bathtub	add	2 820	0.00
Heating/Air Conditioning (total finished floor area)			
pulse forced air	add	0	8.50
average air conditioning	add	580	12.00
average hot water	add	1 040	9.80
average hot water and air conditioning	add	1 500	31.40
space pack or hydro pulse	add	2 560	40.20
space pack or hydro pulse and air conditioning	add	3 140	52.20
Fireplace – Built in			
expensive metal fresh air fireplace and accessories; exterior chase and interior wall finished with expensive masonry veneer			
or			
good to expensive masonry fireplace with custom features	add	7 450	0.00
each additional firebox on same chase	add	5 180	0.00
Fireplace – Free Standing			
good metal	add	2 000	0.00
Sauna			
custom	add	1 165	424
Hot Tub			
custom	add	7 570	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	86.00
1 3/4 Storey - loft area	deduct	0	119.00
2 Storey - loft area	deduct	0	143.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure, and	add	0	61.00

2.003.076 SPECIALTY RATES

MT	QU	ST	Description	K	AR m ²
030	07	27	Detached Garage (Good Custom)		
			Base Rate	\$ 4 210	\$ 180.00
			Interior Finish		
			walls	add \$ 390	\$ 8.00
			ceiling	add 0	13.60
			Heating	add 280	12.00
			Composition Shingles	deduct 140	12.50
			Concrete Slab – nil	deduct 0	28.20
Electrical – nil	deduct 0	11.30			
030	07	28	Attached Garage (Good Custom)		
			Base Rate	\$ 3 460	\$ 157.00
			Interior Finish		
			walls	add 280	5.10
			ceiling	add 0	13.60
			Heating	add 280	12.00
			Composition Shingles	deduct 70	12.50
			Concrete Slab – nil	deduct 0	28.20
Electrical – nil	deduct 0	11.30			
035	07	28	Attached Carport (Good Custom)		
			Base Rate	\$ 1 610	\$ 72.00
			Concrete Slab	add 0	28.20
			Ceiling	add 0	14.60
			Electrical	add 0	4.30
Composition Shingles	deduct 70	12.50			

2.003.080 MODEL TYPE 003
QUALITY 08

Quality Range
-10% to +8%

AFTER 1940 - EXPENSIVE

2.003.081 GENERAL DESCRIPTION

This class provides for an expensive quality of housing which is contract built under the supervision of an architect. Commonly situated on large sites in prime residential neighbourhoods, this class is usually multi-level in nature with the exterior often having fairly large window areas and a unique roof style. Exterior finishes are selected for their attractiveness and durability and may consist of limited amounts of costly ornamentation. The interior design is normally innovative with a considerable number of built-in features. Rooms, which often include special purpose rooms, are usually spacious. Finishes are normally selected from expensive materials, attention to detail is evident and many decorative features are encountered. The total finished floor area for this class is generally over 250 m².

2.003.082 QUALITY DESCRIPTION

EXTERIOR - Roofing: Good wood shakes, masonry tiles or equivalent; attractive soffits and fascia with attention to detail. **Walls:** Expensive stucco, wood siding, masonry veneer or equivalent finished in an attractive appearance.

INTERIOR - Walls & Ceilings: Gypsum wallboard, plaster or equivalent; stylish use of expensive hardwoods, tiles or equivalent as a decorative feature. **Floors:** Expensive carpet or hardwood; frequent use of quarry tile, ceramic tile or equivalent. **Cabinets & Trim:** Spacious kitchens comprising of expensive kitchen cabinets; frequent built-in cabinets; expensive baseboards and trim with attention to detail. **Doors & Windows:** Expensive solid core doors with specialty hardware; expensive windows.

MECHANICAL - Plumbing: Numerous expensive fixtures with specialty accessories; expensive vanities. **Heating:** Average hot water; air conditioning is common. **Electrical:** Detailed wiring with expensive fixtures including frequent use of special effect lighting; specialty outlets.

2.003.083 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 95 000	\$ 633
1 Storey Basementless	01	89 800	590
Split Entry	02	101 900	675
Split Level	03	106 100	971
Split Level & Crawl Space	04	113 800	1 022
1 1/2 Storey & Basement	05	104 500	961
1 1/2 Storey Basementless	06	99 300	918
1 3/4 Storey & Basement	07	107 600	1 078
1 3/4 Storey Basementless	08	102 400	1 035
2 Storey & Basement	09	114 300	1 113
2 Storey Basementless	10	109 100	1 070
1/2 Storey Upper	11	9 500	327
3/4 Storey Upper	12	12 700	445
1 Storey Upper	13	19 300	479

2.003.084 INSTALLATION RATES

	STRUCTURE CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 2 390	\$ 183
Lower Level Finish	22	4 220	296

2.003.085 ADJUSTMENTS

		K	AR m ²
Concrete Slab			
under crawl space (for basementless extensions) Note: equate concrete slab on grade to basementless rate	add	\$ 0	\$ 25.80
Masonry Veneer (100% exterior wall)			
1 Storey	add	3 500	5.80
Split Level or Split Entry	add	5 260	5.80
1 1/2 Storey	add	3 500	7.20
1 3/4 Storey	add	5 260	6.20
2 Storey	add	7 010	8.10
Composition Shingles	deduct	310	12.50
Plumbing (rate includes 10 fixtures)			
per fixture Note: an adjustment for whirlpool bathtubs is not required for this class	add or deduct	2 500	0.00
Heating/Air Conditioning (total finished floor area)			
good air conditioning – nil	deduct	500	27.00
good forced air	deduct	1 540	36.80
good forced air and air conditioning	deduct	810	21.80
pulse forced air	deduct	1 540	28.30
pulse forced air and air conditioning	deduct	810	13.30
space pack or hydro pulse	add	1 020	3.40
space pack or hydro pulse and air conditioning	add	1 750	18.40
Fireplace – Built in			
expensive masonry fireplace with attention given to design and workmanship	add	10 450	0.00
each additional firebox on same chase	add	6 850	0.00
Sauna			
custom	add	1 165	424
Hot Tub			
custom	add	7 570	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	100.00
1 3/4 Storey - loft area	deduct	0	146.00
2 Storey - loft area	deduct	0	168.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure, and	add	0	87.00

2.003.086 SPECIALTY RATES

MT	QU	ST	Description	K	AR m ²
030	07	27	Detached Garage (Good Custom)		
			Base Rate	\$ 4 210	\$ 180.00
			Interior Finish		
			walls	add \$ 390	\$ 8.00
			ceiling	add 0	13.60
			Heating	add 280	12.00
			Composition Shingles	deduct 140	12.50
			Concrete Slab – nil	deduct 0	28.20
Electrical – nil	deduct 0	11.30			
030	07	28	Attached Garage (Good Custom)		
			Base Rate	\$ 3 460	\$ 157.00
			Interior Finish		
			walls	add 280	5.10
			ceiling	add 0	13.60
			Heating	add 280	12.00
			Composition Shingles	deduct 70	12.50
			Concrete Slab – nil	deduct 0	28.20
Electrical – nil	deduct 0	11.30			
035	07	28	Attached Carport (Good Custom)		
			Base Rate	\$ 1 610	\$ 72.00
			Concrete Slab	add 0	28.20
			Ceiling	add 0	14.60
			Electrical	add 0	4.30
Composition Shingles	deduct 70	12.50			

2.003.090 MODEL TYPE 003
QUALITY 09

Quality Range
-7% to +10%

AFTER 1940 - LUXURIOUS

2.003.091 GENERAL DESCRIPTION

This class is the ultimate in housing and is always contract built under the supervision of an architect. Normally situated on large exclusive sites, it is usually multi-level in nature and is often characterized by large window areas and a unique roof style. The exterior is always innovative with finishes selected for attractiveness and durability including costly ornamentation. The interior design is absolutely unique and exquisite to meet individual specifications and taste. Rooms, including special purpose rooms, are spacious and there are a generous number of built-in features. Finishes are of luxurious quality materials and may be imported. Decorative features abound and workmanship is of highest quality with particular attention to elaborate detail. The total finished floor area for this class is generally over 300 m².

2.003.092 QUALITY DESCRIPTION

EXTERIOR - Roofing: Good wood shakes, masonry tiles or equivalent; attractive soffits and fascia with attention to detail. **Walls:** Expensive stucco, wood siding, masonry veneer or equivalent; usually a combination of costly materials for an original appearance.

INTERIOR - Walls & Ceilings: Gypsum wallboard, plaster, or equivalent; innovative use of expensive hardwoods, tiles or other ornate materials. **Floors:** Luxurious carpet, hardwood, quarry tile, ceramic tile, slate or equivalent. **Cabinets & Trim:** Spacious kitchens comprising of elaborate or handcrafted kitchen cabinets; frequent built-in cabinets; expensive baseboards and trim with attention to elaborate detail. **Doors & Windows:** Articulate handcrafted doors with specialty hardware; specially designed windows.

MECHANICAL - Plumbing: Numerous luxurious fixtures, elaborate or unique accessories; expensive vanities. **Heating:** Good hot water and air conditioning. **Electrical:** Detailed wiring, elaborate or unique fixtures including special effect lighting, specialty outlets.

2.003.093 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 120 000	\$ 772
1 Storey Basementless	01	113 400	725
Split Entry	02	132 500	821
Split Level	03	139 300	1 204
Split Level & Crawl Space	04	146 900	1 255
1 1/2 Storey & Basement	05	134 200	1 182
1 1/2 Storey Basementless	06	127 600	1 135
1 3/4 Storey & Basement	07	138 300	1 334
1 3/4 Storey Basementless	08	131 800	1 288
2 Storey & Basement	09	147 700	1 382
2 Storey Basementless	10	141 100	1 336
1/2 Storey Upper	11	14 200	410
3/4 Storey Upper	12	18 400	563
1 Storey Upper	13	27 700	611

2.003.094 INSTALLATION RATES

	STRUCTURE CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 3 500	\$ 239
Lower Level Finish	22	6 810	383

2.003.095 ADJUSTMENTS

		K	AR m ²
Concrete Slab			
under crawl space (for basementless extensions) Note: equate concrete slab on grade to basementless rate	add	\$ 0	\$ 25.80
Masonry Veneer (100% exterior wall)			
1 Storey	add	3 230	5.30
Split Level or Split Entry	add	4 850	5.30
1 1/2 Storey	add	3 230	6.30
1 3/4 Storey	add	4 670	5.30
2 Storey	add	6 460	7.70
Composition Shingles	deduct	310	12.50
Plumbing (rate includes 10 fixtures) per fixture			
Note: an adjustment for whirlpool bathtubs is not required for this class	add or deduct	3 310	0.00
Heating/Air Conditioning (total finished floor area)			
good air conditioning – nil	deduct	500	27.00
good forced air	deduct	2 300	52.00
good forced air and air conditioning	deduct	1 570	37.00
pulse forced air	deduct	2 300	43.50
pulse forced air and air conditioning	deduct	1 570	28.10
space pack or hydro pulse	deduct	0	11.80
space pack or hydro pulse and air conditioning	add	990	3.20
Fireplace – Built in luxurious masonry fireplace, usually a unique design or shape with considerable attention given to detail and workmanship			
each additional firebox on same chase	add	13 900	0.00
	add	9 650	0.00
Sauna custom			
	add	1 165	424
Hot Tub custom			
	add	7 570	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	134.00
1 3/4 Storey - loft area	deduct	0	195.00
2 Storey - loft area	deduct	0	224.00
Cathedral Ceilings classify and calculate cathedral area as a 1 Storey structure, and			
	add	0	108.00

2.003.096 SPECIALTY RATES

MT	QU	ST	Description	K	AR m ²
030	07	27	Detached Garage (Good Custom)		
			Base Rate	\$ 4 210	\$ 180.00
			Interior Finish		
			walls	add \$ 390	\$ 8.00
			ceiling	add 0	13.60
			Heating	add 280	12.00
			Composition Shingles	deduct 140	12.50
			Concrete Slab – nil	deduct 0	28.20
Electrical – nil	deduct 0	11.30			
030	07	28	Attached Garage (Good Custom)		
			Base Rate	\$ 3 460	\$ 157.00
			Interior Finish		
			walls	add 280	5.10
			ceiling	add 0	13.60
			Heating	add 280	12.00
			Composition Shingles	deduct 70	12.50
			Concrete Slab – nil	deduct 0	28.20
Electrical – nil	deduct 0	11.30			
035	07	28	Attached Carport (Good Custom)		
			Base Rate	\$ 1 610	\$ 72.00
			Concrete Slab	add 0	28.20
			Ceiling	add 0	14.60
			Electrical	add 0	4.30
Composition Shingles	deduct 70	12.50			

**2.004.030 MODEL TYPE 004
QUALITY 03**

AFTER 1970 - FAIR

2.004.031 GENERAL DESCRIPTION

This class satisfies present demands for moderate cost energy efficient housing. The exterior usually has a common style and is basically square or rectangular in shape. It has an adequate floor plan, finishes are limited to fair to average quality materials and there is little or no attention given to decorative features. The total finished floor area for this class generally ranges from 70 to 130 m².

2.004.032 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition shingles or equivalent; minimal eave overhang, aluminum soffits and fascia are common. **Walls:** Average grade stucco, aluminum siding or equivalent; limited amounts of imitation masonry, average quality wood siding or equivalent may be used as a decorative feature.

INTERIOR - Walls & Ceilings: Gypsum wallboard; sprayed ceilings are typical. **Floors:** Fair to average quality carpet, resilient tile or equivalent. **Cabinets & Trim:** Approximately 2 to 4 m of fair quality premanufactured kitchen cabinets; fair quality baseboards and trim. **Doors & Windows:** Fair to average quality hollow core doors; standard aluminum windows or equivalent.

MECHANICAL - Plumbing: 4 fair quality fixtures and accessories; fair quality premanufactured vanities. **Heating:** Average forced air. **Electrical:** Fair to average quality light fixtures, an adequate number of outlets.

2.004.033 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 16 200	\$ 273
1 Storey Basementless	01	14 600	238
Split Entry	02	16 700	281
Split Level	03	17 200	382
Split Level & Crawl Space	04	20 100	430
1 1/2 Storey & Basement	05	17 100	406
1 1/2 Storey Basementless	06	15 500	371
1 3/4 Storey & Basement	07	18 300	438
1 3/4 Storey Basementless	08	16 600	403
2 Storey & Basement	09	19 500	451
2 Storey Basementless	10	17 900	415
1/2 Storey Upper	11	900	133
3/4 Storey Upper	12	2 100	165
1 Storey Upper	13	3 300	178

2.004.034 INSTALLATION RATES

	STRUCTURE CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 200	\$ 63
Lower Level Finish	22	530	101

2.004.035 ADJUSTMENTS

			K	AR m ²
Concrete Slab				
on grade		deduct	\$ 1 370	\$ 12.60
under crawl space (for basementless extensions)		add	0	17.00
Masonry Veneer (100% exterior wall)				
1 Storey		add	3 230	5.30
Split Level or Split Entry		add	4 850	5.30
1 1/2 Storey		add	3 230	6.30
1 3/4 Storey		add	4 670	5.30
2 Storey		add	6 460	7.70
Composition Shingles		deduct	310	12.50
Plumbing (rate includes 4 fixtures)				
per fixture		add or deduct	670	0.00
whirlpool bathtub		add	1 530	0.00
Heating/Air Conditioning (total finished floor area)				
fair air conditioning		add	460	9.60
Fireplace – Built in fair metal fireplace; interior wall finished with gypsum wallboard and little or no decorative facing or substandard to fair masonry fireplace				
		add	1 450	0.00
Fireplace - Free Standing (fair metal)		add	950	0.00
Sauna (average quality)		add	875	318.00

2.004.036 SPECIALTY RATES

MT	QU	ST	Description		K	AR m ²
015	03	24	Basement Finish (Fair) Per Room	add	\$ 350	\$ 47.00
030	02	27	Detached Garage (Substandard) Base Rate		\$ 1 490	\$ 75.00
			Interior Finish			
			walls	add	110	2.30
			ceiling	add	0	3.90
			Heating	add	95	4.10
			Concrete Slab – nil	deduct	0	12.50
			Electrical – nil	deduct	0	4.80

MT	QU	ST	Description	K	AR m²
030	02	28	Attached Garage (Substandard)		
			Base Rate	\$ 980	\$ 65.00
			Interior Finish		
			walls	add 85	1.60
			ceiling	add 0	3.90
			Heating	add 95	4.10
			Concrete Slab – nil	deduct 0	12.50
			Electrical – nil	deduct 0	4.80
035	02	28	Attached Carport (Substandard)		
			Base Rate	680	39.00
			Concrete Slab	add 0	19.40
			Ceiling	add 0	10.10
			Electrical	add 0	4.10

**2.004.040 MODEL TYPE 004
QUALITY 04**

AFTER 1970 - STANDARD PROJECT

2.004.041 GENERAL DESCRIPTION

This class is a standard project energy efficient home. The exterior usually has a typical style that is generally rectangular in shape. The floor plan is functional, finishes are normally limited to average quality pre-manufactured or standard materials and a minimum number of decorative features are sometimes encountered. The total finished floor area for this class generally ranges from 90 to 190 m².

2.004.042 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition shingles or equivalent; boxed eaves are typical with aluminum soffits and fascia. **Walls:** Most common is average grade stucco, aluminum siding or equivalent; masonry veneer or wood siding is occasionally used as a decorative feature.

INTERIOR - Walls & Ceilings: Gypsum wallboard; sprayed ceilings are typical. **Floors:** Average quality carpet or equivalent, corlon or equivalent is usually found in the kitchen and bathroom. **Cabinets & Trim:** Approximately 3 to 6 m of average quality premanufactured or standard veneer kitchen cabinets; standard baseboards and trim. **Doors & Windows:** Average quality hollow core doors; average quality energy efficient windows.

MECHANICAL - Plumbing: 4 to 7 average quality fixtures and accessories; average quality premanufactured or standard veneer vanities. **Heating:** Good forced air. **Electrical:** Average quality fixtures; an adequate number of outlets.

2.004.043 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 17 600	\$ 315
1 Storey Basementless	01	15 800	279
Split Entry	02	17 900	331
Split Level	03	18 500	444
Split Level & Crawl Space	04	21 400	494
1 1/2 Storey & Basement	05	18 700	469
1 1/2 Storey Basementless	06	16 800	433
1 3/4 Storey & Basement	07	19 800	508
1 3/4 Storey Basementless	08	18 000	472
2 Storey & Basement	09	21 000	525
2 Storey Basementless	10	19 200	489
1/2 Storey Upper	11	1 000	154
3/4 Storey Upper	12	2 200	193
1 Storey Upper	13	3 400	210

2.004.044 INSTALLATION RATES

	STRUCTURE CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 230	\$ 71
Lower Level Finish	22	560	113

2.004.045 ADJUSTMENTS

		K	AR m ²
Concrete Slab			
on grade	deduct	\$ 1 410	\$ 14.30
under crawl space (for basementless extensions)	add	0	18.30
Masonry Veneer (100% exterior wall)			
1 Storey	add	2 770	24.50
Split Level or Split Entry	add	4 160	31.10
1 1/2 Storey	add	2 770	33.70
1 3/4 Storey	add	4 160	36.70
2 Storey	add	5 550	42.20
Plumbing (rate includes 4 fixtures)			
per fixture	add or deduct	820	0.00
whirlpool bathtub	add	1 780	0.00
Heating/Air Conditioning (total finished floor area)			
fair air conditioning	add	460	9.60
pulse forced air	add	0	8.50
pulse forced air and air conditioning	add	460	18.10
Fireplace – Built in			
average metal fresh air fireplace and accessories; interior wall finished with gypsum wallboard, masonry veneer or wood panelling			
	or		
average quality masonry fireplace with limited features	add	2 350	0.00
each additional firebox on same chase	add	2 130	0.00
Fireplace - Free Standing			
average metal	add	1 250	0.00
Sauna			
average quality	add	875	318.00
Hot Tub			
average quality	add	6 020	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	54.00
1 3/4 Storey - loft area	deduct	0	77.00
2 Storey - loft area	deduct	0	90.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure, and	add	0	40.00

2.004.046 SPECIALTY RATES

MT	QU	ST	Description		K	AR m ²
015	03	24	Basement Finish (Fair) Per Room	add	\$ 350	\$ 47.00
030	04	27	Detached Garage (Standard) Base Rate		\$ 2 020	\$ 106.00
			Interior Finish			
			walls	add	170	3.40
			ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab – nil	deduct	0	19.40
			Electrical – nil	deduct	0	5.40
030	04	28	Attached Garage (Standard) Base Rate		1 680	101.00
			Interior Finish			
			walls	add	120	2.30
			ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab – nil	deduct	0	19.40
			Electrical - nil	deduct	0	5.40
035	04	28	Attached Carport (Standard) Base Rate		680	39.00
			Concrete Slab	add	0	19.40
			Ceiling	add	0	10.10
			Electrical	add	0	4.10

**2.004.050 MODEL TYPE 004
QUALITY 05**

AFTER 1970 - SEMI CUSTOM PROJECT

2.004.051 GENERAL DESCRIPTION

This class is basically standard project energy efficient housing upgraded with better finishing materials. To make the exterior attractive, some breaks in the roof line may occur. The floor plan is functional and will usually include one or more built-in feature. Finishes are average to good quality materials and a minimum number of decorative features are normally encountered. The total finished floor area for this class generally ranges from 110 to 210 m².

2.004.052 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition shingles; boxed eaves are typical with aluminum soffits and fascia.
Walls: Most common is average to good grade stucco, aluminum siding or equivalent; wood siding or limited quantities of masonry veneer may be used as a decorative feature.

INTERIOR - Walls & Ceilings: Gypsum wallboard, small quantities of average to good quality wood panelling or other decorative features may be found in the main rooms. **Floors:** Average to good quality carpet or equivalent. **Cabinets & Trim:** Approximately 4 to 8 m of average to good quality premanufactured or semi-custom veneer kitchen cabinets; average to good quality baseboards and trim. **Doors & Windows:** Average to good quality premanufactured doors; average to good quality energy efficient windows.

MECHANICAL - Plumbing: 4 to 9 average to good quality fixtures and accessories; average to good quality premanufactured or semi-custom veneer vanities. **Heating:** Pulse forced air. **Electrical:** Average to good quality fixtures.

2.004.053 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 21 500	\$ 357
1 Storey Basementless	01	19 500	320
Split Entry	02	22 000	378
Split Level	03	22 700	518
Split Level & Crawl Space	04	25 800	569
1 1/2 Storey & Basement	05	22 900	531
1 1/2 Storey Basementless	06	20 900	494
1 3/4 Storey & Basement	07	24 100	584
1 3/4 Storey Basementless	08	22 100	547
2 Storey & Basement	09	25 500	606
2 Storey Basementless	10	23 500	569
1/2 Storey Upper	11	1 400	174
3/4 Storey Upper	12	2 600	227
1 Storey Upper	13	4 000	249

2.004.054 INSTALLATION RATES

	STRUCTURE CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 370	\$ 86
Lower Level Finish	22	700	140

2.004.055 ADJUSTMENTS

		K	AR m ²
Concrete Slab			
on grade	deduct	\$ 310	\$ 4.50
under crawl space (for basementless extensions)	add	0	18.90
Masonry Veneer (100% exterior wall)			
1 Storey	add	2 710	22.70
Split Level or Split Entry	add	4 060	29.40
1 1/2 Storey	add	2 710	29.40
1 3/4 Storey	add	4 060	33.50
2 Storey	add	5 420	40.20
Cedar Shakes or Masonry Tile	add	310	12.50
Plumbing (rate includes 6 fixtures)			
per fixture	add or deduct	950	0.00
whirlpool bathtub	add	2 650	0.00
Heating/Air Conditioning (total finished floor area)			
good forced air	deduct	0	8.50
average air conditioning	add	580	12.00
average hot water	add	1 040	1.30
average hot water and air conditioning	add	1 500	22.90
Fireplace – Built in			
average to good metal fresh air fireplace and accessories; interior wall finished with masonry veneer or equivalent			
	or		
average to good masonry fireplace with limited features	add	2 730	0.00
each additional firebox on same chase	add	2 430	0.00
Fireplace - Free Standing			
average to good metal	add	1 600	0.00
Sauna			
average quality	add	875	318.00
Hot Tub			
average quality	add	6 020	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	61.00
1 3/4 Storey - loft area	deduct	0	88.00
2 Storey - loft area	deduct	0	102.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure, and	add	0	43.00

2.004.056 SPECIALTY RATES

MT	QU	ST	Description		K	AR m²
015	05	24	Basement Finish (Semi Custom) Per Room	add	\$ 450	\$ 74.00
030	04	27	Detached Garage (Standard) Base Rate		\$ 2 020	\$ 106.00
			Interior Finish			
			walls	add	170	3.40
			ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab – nil	deduct	0	19.40
			Electrical – nil	deduct	0	5.40
030	04	28	Attached Garage (Standard) Base Rate		1 680	101.00
			Interior Finish			
			walls	add	120	2.30
			ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab – nil	deduct	0	19.40
			Electrical - nil	deduct	0	5.40
035	04	28	Attached Carport (Standard) Base Rate		680	39.00
			Concrete Slab	add	0	19.40
			Ceiling	add	0	10.10
			Electrical	add	0	4.10

**2.004.060 MODEL TYPE 004
QUALITY 06**

AFTER 1970 - CUSTOM PROJECT

2.004.061 GENERAL DESCRIPTION

This class provides for a good quality of energy efficient housing which is normally a project home but on occasion is custom built. The exterior generally has an attractive style and breaks in the roof line are common. The interior design may show some originality and regularly contains a minimum number of built-in features. Finishes are usually good quality premanufactured or custom built materials and a limited number of decorative features are normally encountered. The total finished floor area for this class generally ranges from 140 to 250 m².

2.004.062 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition shingles or equivalent; attractive soffits and fascia. **Walls:** Good grade stucco, wood siding or equivalent; masonry veneer commonly used as a decorative feature.

INTERIOR - Walls & Ceilings: Gypsum wallboard; limited use of good quality wood panelling or other decorative features. **Floors:** Good quality carpet or equivalent; occasional use of quarry tile or equivalent. **Cabinets & Trim:** Approximately 4 to 8 m of good quality pre-manufactured or custom veneer kitchen cabinets; good quality baseboards and trim. **Doors & Windows:** Good quality pre-manufactured doors; good quality pre-manufactured or custom built energy efficient windows.

MECHANICAL - Plumbing: 6 to 11 good quality fixtures and accessories; good quality pre-manufactured or custom veneer vanities. **Heating:** Pulse forced air. **Electrical:** Good quality fixtures; minimal use of special effect lighting may be encountered.

2.004.063 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 46 800	\$ 409
1 Storey Basementless	01	42 900	368
Split Entry	02	49 300	443
Split Level	03	51 400	606
Split Level & Crawl Space	04	58 200	648
1 1/2 Storey & Basement	05	50 400	624
1 1/2 Storey Basementless	06	46 500	582
1 3/4 Storey & Basement	07	53 400	685
1 3/4 Storey Basementless	08	49 500	644
2 Storey & Basement	09	57 400	704
2 Storey Basementless	10	53 400	662
1/2 Storey Upper	11	3 600	215
3/4 Storey Upper	12	6 600	276
1 Storey Upper	13	10 600	295

2.004.064 INSTALLATION RATES

	STRUCTURE CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 670	\$ 104
Lower Level Finish	22	2 100	163

2.004.065 ADJUSTMENTS

		K	AR m ²
Concrete Slab			
under crawl space (for basementless extensions)	add	\$ 0	\$ 23.50
Note: equate concrete slab on grade to basementless rate			
Masonry Veneer (100% exterior wall)			
1 Storey	add	5 480	10.20
Split Level or Split Entry	add	8 220	10.20
1 1/2 Storey	add	5 480	16.10
1 3/4 Storey	add	8 220	14.20
2 Storey	add	10 950	15.20
Cedar Shakes or Masonry Tile	add	310	12.50
Plumbing (rate includes 8 fixtures)			
per fixture	add or deduct	1 400	0.00
whirlpool bathtub	add	2 200	0.00
Heating/Air Conditioning (total finished floor area)			
good forced air	deduct	0	8.50
average air conditioning	add	580	12.00
average hot water	add	1 040	1.30
average hot water and air conditioning	add	1 500	22.90
space pack or hydro pulse	add	2 560	31.70
space pack or hydro pulse and air conditioning	add	3 140	43.70
Fireplace – Built in			
good metal fresh air fireplace and accessories; exterior chase and interior wall finished with good quality masonry veneer			
or			
good masonry fireplace with limited features	add	4 480	0.00
each additional firebox on same chase	add	3 300	0.00
Fireplace - Free Standing			
good metal	add	2 000	0.00
Sauna (custom)			
	add	1 165	424.00
Hot Tub (custom)			
	add	7 750	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	71.00
1 3/4 Storey - loft area	deduct	0	102.00
2 Storey - loft area	deduct	0	119.00
Cathedral Ceilings classify and calculate cathedral area as a 1 Storey structure, and			
	add	0	50.00

2.004.066 SPECIALTY RATES

MT	QU	ST	Description		K	AR m ²
015	06	24	Basement Finish (Custom) Per Room	add	\$ 550	\$ 104.00
030	06	27	Detached Garage (Custom) Base Rate		\$ 3 040	\$ 141.00
			Interior Finish			
			walls	add	390	8.00
			ceiling	add	0	13.60
			Heating	add	280	12.00
			Cedar Shakes	add	140	12.50
			Concrete Slab – nil	deduct	0	20.40
			Electrical – nil	deduct	0	11.30
030	06	28	Attached Garage (Custom) Base Rate		2 620	125.00
			Interior Finish			
			walls	add	280	5.10
			ceiling	add	0	13.60
			Heating	add	280	12.00
			Cedar Sakes	add	70	12.50
			Concrete Slab – nil	deduct	0	20.40
			Electrical - nil	deduct	0	11.30
035	06	28	Attached Carport (Custom) Base Rate		1 360	53.00
			Concrete Slab	add	0	20.40
			Ceiling	add	0	14.60
			Electrical	add	0	4.30
			Cedar Shakes	add	70	12.50

2.004.070 MODEL TYPE 004
QUALITY 07

AFTER 1970 - GOOD CUSTOM

2.004.071 GENERAL DESCRIPTION

This class provides for a good to expensive quality of energy efficient housing which is normally custom or contract built and, on occasion, may be constructed under the supervision of an architect. To make the exterior attractive, the style may be innovative and breaks in the roof line are common. The interior design, which usually shows some originality, includes a limited number of built-in features and fairly spacious rooms. Finishes in this class are normally best quality pre-manufactured or good custom materials. A moderate number of decorative features are regularly encountered and attention to detail may be evident. The total finished floor area for this class generally ranges from 170 to 300 m².

2.004.072 QUALITY DESCRIPTION

EXTERIOR - Roofing: Wood shakes; attractive soffits and fascia. **Walls:** Good grade stucco, wood siding or equivalent; good to expensive masonry veneer commonly used as a decorative feature.

INTERIOR - Walls & Ceilings: Gypsum wallboard; good to expensive wood panelling or equivalent frequently used as a decorative feature. **Floors:** Good to expensive quality carpet, hardwood or equivalent; moderate use of quarry tile or equivalent is common. **Cabinets & Trim:** Approximately 5 to 9 m of best quality pre-manufactured or good custom veneer kitchen cabinets; good to expensive quality baseboards and trim, often with attention to detail. **Doors & Windows:** Best quality pre-manufactured or good custom built doors; good custom energy efficient windows.

MECHANICAL - Plumbing: 7 to 13 good to expensive quality fixtures and accessories; best quality pre-manufactured or good custom vanities. **Heating:** Pulse forced air. **Electrical:** Good to expensive quality fixtures; limited use of special effect lighting and a variety of standard and specialty outlets.

2.004.073 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 63 100	\$ 496
1 Storey Basementless	01	58 700	453
Split Entry	02	66 500	538
Split Level	03	69 500	746
Split Level & Crawl Space	04	76 300	789
1 1/2 Storey & Basement	05	67 700	763
1 1/2 Storey Basementless	06	63 400	720
1 3/4 Storey & Basement	07	71 900	836
1 3/4 Storey Basementless	08	67 500	794
2 Storey & Basement	09	77 000	859
2 Storey Basementless	10	72 700	816
1/2 Storey Upper	11	4 600	267
3/4 Storey Upper	12	8 800	340
1 Storey Upper	13	13 900	363

2.004.074 INSTALLATION RATES

	STRUCTURE CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 910	\$ 133
Lower Level Finish	22	3 010	208

2.004.075 ADJUSTMENTS

		K	AR m ²
Concrete Slab			
under crawl space (for basementless extensions)	add	\$ 0	\$ 23.50
Note: equate concrete slab on grade to basementless rate			
Masonry Veneer (100% exterior wall)			
1 Storey	add	4 530	8.00
Split Level or Split Entry	add	6 790	7.90
1 1/2 Storey	add	4 530	12.60
1 3/4 Storey	add	6 790	10.90
2 Storey	add	9 050	11.70
Composition Shingles	deduct	310	12.50
Plumbing (rate includes 8 fixtures)			
per fixture	add or deduct	1 830	0.00
whirlpool bathtub	add	2 820	0.00
Heating/Air Conditioning (total finished floor area)			
good forced air	deduct	0	8.50
good air conditioning	add	730	15.00
average hot water	add	1 040	1.30
average hot water and air conditioning	add	1 540	28.30
space pack or hydro pulse	add	2 560	31.70
space pack or hydro pulse and air conditioning	add	3 290	46.70
Fireplace – Built in			
expensive metal fresh air fireplace and accessories; exterior chase and interior wall finished with expensive masonry veneer			
or			
good to expensive masonry fireplace with custom features	add	7 450	0.00
each additional firebox on same chase	add	5 180	0.00
Sauna			
custom	add	1 165	424.00
Hot Tub			
custom	add	7 570	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	86.00
1 3/4 Storey - loft area	deduct	0	119.00
2 Storey - loft area	deduct	0	143.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure, and	add	0	61.00

2.004.076 SPECIALTY RATES

MT	QU	ST	Description	K	AR m ²
030	07	27	Detached Garage (Good Custom)		
			Base Rate	\$ 4 210	\$ 180.00
			Interior Finish		
			walls	add 390	8.00
			ceiling	add 0	13.60
			Heating	add 280	12.00
			Composition Shingles	deduct 140	12.50
			Concrete Slab – nil	deduct 0	28.20
Electrical – nil	deduct 0	11.30			
030	07	28	Attached Garage (Good Custom)		
			Base Rate	3 460	157.00
			Interior Finish		
			walls	add 280	5.20
			ceiling	add 0	13.60
			Heating	add 280	12.00
			Composition Shingles	deduct 70	12.50
			Concrete Slab – nil	deduct 0	28.20
Electrical - nil	deduct 0	11.30			
035	07	28	Attached Carport (Good Custom)		
			Base Rate	1 610	72.00
			Concrete Slab	add 0	28.20
			Ceiling	add 0	14.60
			Electrical	add 0	4.30
Composition Shingles	deduct 70	12.50			

2.004.080 MODEL TYPE 004
QUALITY 08

AFTER 1970 – EXPENSIVE

2.004.081 GENERAL DESCRIPTION

This class provides for an expensive quality of energy efficient housing which is contract built under the supervision of an architect. Commonly situated on large sites in prime residential neighbourhoods, this class is usually multi-level in nature with the exterior often having fairly large window areas and a unique roof style. Exterior finishes are selected for their attractiveness and durability and may consist of limited amounts of costly ornamentation. The interior design is normally innovative with a considerable number of built-in features. Rooms, which often include special purpose rooms, are usually spacious. Finishes are normally selected from expensive materials, attention to detail is evident and many decorative features are encountered. The total finished floor area for this class is generally over 250 m².

2.004.082 QUALITY DESCRIPTION

EXTERIOR - Roofing: Good wood shakes, masonry tiles or equivalent; attractive soffits and fascia with attention to detail. **Walls:** Expensive stucco, wood siding, masonry veneer or equivalent finished in an attractive appearance.

INTERIOR - Walls & Ceilings: Gypsum wallboard, plaster or equivalent; stylish use of expensive hardwoods, tiles or equivalent as a decorative feature. **Floors:** Expensive carpet or hardwood; frequent use of quarry tile, ceramic tile or equivalent. **Cabinets & Trim:** Spacious kitchens comprising of expensive, stylish kitchen cabinets; frequent built-in cabinets; expensive baseboards and trim with attention to detail. **Doors & Windows:** Expensive solid core doors with specialty hardware; expensive energy efficient windows.

MECHANICAL - Plumbing: Numerous expensive fixtures with specialty accessories; expensive vanities. **Heating:** Space pack or hydro pulse; air conditioning is common. **Electrical:** Detailed wiring with expensive fixtures including frequent use of special effect lighting; specialty outlets.

2.004.083 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 99 300	\$ 681
1 Storey Basementless	01	93 600	632
Split Entry	02	105 700	728
Split Level	03	110 000	1 044
Split Level & Crawl Space	04	118 500	1 098
1 1/2 Storey & Basement	05	109 200	1 032
1 1/2 Storey Basementless	06	103 500	983
1 3/4 Storey & Basement	07	112 600	1 154
1 3/4 Storey Basementless	08	106 900	1 105
2 Storey & Basement	09	120 100	1 195
2 Storey Basementless	10	114 400	1 145
1/2 Storey Upper	11	9 900	351
3/4 Storey Upper	12	13 300	473
1 Storey Upper	13	20 900	513

2.004.084 INSTALLATION RATES

	STRUCTURE CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 2 390	\$ 195
Lower Level Finish	22	4 220	316

2.004.085 ADJUSTMENTS

		K	AR m ²
Concrete Slab			
under crawl space (for basementless extensions)	add	\$ 0	\$ 25.80
Note: equate concrete slab on grade to basementless rate			
Masonry Veneer			
(100% exterior wall)			
1 Storey	add	3 500	5.80
Split Level or Split Entry	add	5 260	5.80
1 1/2 Storey	add	3 500	7.20
1 3/4 Storey	add	5 260	6.20
2 Storey	add	7 010	8.10
Composition Shingles	deduct	310	12.50
Plumbing			
(rate includes 10 fixtures)			
per fixture	add or deduct	2 500	0.00
Note: an adjustment for whirlpool bathtubs is not required for this class			
Heating/Air Conditioning			
(total finished floor area)			
good air conditioning – nil	deduct	730	15.00
good forced air	deduct	3 290	55.20
good forced air and air conditioning	deduct	2 560	40.20
pulse forced air	deduct	3 290	46.70
pulse forced air and air conditioning	deduct	2 560	31.70
average hot water	deduct	2 250	45.40
average hot water and air conditioning	deduct	1 750	18.40
Fireplace – Built in			
expensive masonry fireplace with attention given to design and workmanship			
	add	10 450	0.00
each additional firebox on same chase	add	6 850	0.00
Sauna			
custom	add	1 165	424.00
Hot Tub			
custom	add	7 570	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	100.00
1 3/4 Storey - loft area	deduct	0	146.00
2 Storey - loft area	deduct	0	168.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure, and			
	add	0	87.00

2.004.086 SPECIALTY RATES

MT	QU	ST	Description	K	AR m ²
030	07	27	Detached Garage (Good Custom)		
			Base Rate	\$ 4 210	\$ 180.00
			Interior Finish		
			walls	add 390	8.00
			ceiling	add 0	13.60
			Heating	add 280	12.00
			Composition Shingles	deduct 140	12.50
			Concrete Slab – nil	deduct 0	28.20
			Electrical – nil	deduct 0	11.30
030	07	28	Attached Garage (Good Custom)		
			Base Rate	3 460	157.00
			Interior Finish		
			walls	add 280	5.10
			ceiling	add 0	13.60
			Heating	add 280	12.00
			Composition Shingles	deduct 70	12.50
			Concrete Slab – nil	deduct 0	28.20
			Electrical - nil	deduct 0	11.30
035	07	28	Attached Carport (Good Custom)		
			Base Rate	1 610	72.00
			Concrete Slab	add 0	28.20
			Ceiling	add 0	14.60
			Electrical	add 0	4.30
			Composition Shingles	deduct 70	12.50

2.004.090 MODEL TYPE 004
QUALITY 09

AFTER 1970 - LUXURIOUS

2.004.091 GENERAL DESCRIPTION

This class is the ultimate in energy efficient housing and is always contract built under the supervision of an architect. Normally situated on large exclusive sites, it is usually multi-level in nature and is often characterized by large window areas and a unique roof style. The exterior is always innovative with finishes selected for attractiveness and durability including costly ornamentation. The interior design is absolutely unique and exquisite to meet individual specifications and taste. Rooms, including special purpose rooms, are spacious and there are a generous number of built-in features. Finishes are of luxurious quality materials and may be imported. Decorative features abound and workmanship is of highest quality with particular attention to elaborate detail. The total finished floor area for this class is generally over 300 m².

2.004.092 QUALITY DESCRIPTION

EXTERIOR - Roofing: Good wood shakes, masonry tiles or equivalent; attractive soffits and fascia with attention to detail. **Walls:** Expensive stucco, wood siding, masonry veneer or equivalent; usually a combination of costly materials for an original appearance.

INTERIOR - Walls & Ceilings: Gypsum wallboard, plaster, or equivalent; innovative use of expensive hardwoods, tiles or other ornate materials. **Floors:** Luxurious carpet, hardwood, quarry tile, ceramic tile, slate or equivalent. **Cabinets & Trim:** Spacious kitchens comprising of elaborate or handcrafted kitchen cabinets; frequent built-in cabinets; expensive baseboards and trim with attention to elaborate detail. **Doors & Windows:** Articulate handcrafted doors with specialty hardware; specially designed energy efficient windows.

MECHANICAL - Plumbing: Numerous luxurious fixtures, elaborate or unique accessories; elaborate vanities. **Heating:** Space pack or hydro pulse, air conditioning. **Electrical:** Detailed wiring, elaborate or unique fixtures including special effect lighting, specialty outlets.

2.004.093 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 123 600	\$ 807
1 Storey Basementless	01	116 400	754
Split Entry	02	135 600	863
Split Level	03	142 400	1 249
Split Level & Crawl Space	04	151 000	1 303
1 1/2 Storey & Basement	05	138 200	1 233
1 1/2 Storey Basementless	06	131 000	1 180
1 3/4 Storey & Basement	07	142 700	1 385
1 3/4 Storey Basementless	08	135 500	1 332
2 Storey & Basement	09	152 800	1 439
2 Storey Basementless	10	145 700	1 385
1/2 Storey Upper	11	14 600	426
3/4 Storey Upper	12	19 100	579
1 Storey Upper	13	29 300	632

2.004.094 INSTALLATION RATES

	STRUCTURE CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 3 500	\$ 241
Lower Level Finish	22	6 810	386

2.004.095 ADJUSTMENTS

		K	AR m ²
Concrete Slab			
under crawl space (for basementless extensions)	add	\$ 0	\$ 25.80
Note: equate concrete slab on grade to basementless rate			
Masonry Veneer			
(100% exterior wall)			
1 Storey	add	3 230	5.30
Split Level or Split Entry	add	4 850	5.30
1 1/2 Storey	add	3 230	6.30
1 3/4 Storey	add	4 670	5.30
2 Storey	add	6 460	7.70
Composition Shingles	deduct	310	12.50
Plumbing			
(rate includes 10 fixtures)			
per fixture	add or deduct	3 310	0.00
Note: an adjustment for whirlpool bathtubs is not required for this class			
Heating/Air Conditioning			
(total finished floor area)			
good air conditioning – nil	deduct	730	15.00
good forced air	deduct	3 290	55.20
good forced air and air conditioning	deduct	2 560	40.20
pulse forced air	deduct	3 290	46.70
pulse forced air and air conditioning	deduct	2 560	31.70
good hot water	deduct	1 490	30.20
good hot water and air conditioning	deduct	990	3.20
Fireplace – Built in			
luxurious masonry fireplace, usually a unique design or shape with considerable attention given to detail and workmanship			
each additional firebox on same chase	add	13 900	0.00
	add	9 650	0.00
Sauna			
custom	add	1 165	424.00
Hot Tub			
custom	add	7 570	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	134.00
1 3/4 Storey - loft area	deduct	0	195.00
2 Storey - loft area	deduct	0	224.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure, and			
	add	0	108.00

2.004.096 SPECIALTY RATES

MT	QU	ST	Description	K	AR m ²
			Detached Garage		
030	07	27	(Good Custom)		
			Base Rate	\$ 4 210	\$ 180.00
			Interior Finish		
			walls	add 390	8.00
			ceiling	add 0	13.60
			Heating	add 280	12.00
			Composition Shingles	deduct 140	12.50
			Concrete Slab – nil	deduct 0	28.20
			Electrical – nil	deduct 0	11.30
			Attached Garage		
030	07	28	(Good Custom)		
			Base Rate	3 460	157.00
			Interior Finish		
			walls	add 280	5.10
			ceiling	add 0	13.60
			Heating	add 280	12.00
			Composition Shingles	deduct 70	12.50
			Concrete Slab – nil	deduct 0	28.20
			Electrical - nil	deduct 0	11.30
			Attached Carport		
035	07	28	(Standard)		
			Base Rate	1 610	72.00
			Concrete Slab	add 0	28.20
			Ceiling	add 0	14.60
			Electrical	add 0	4.30
			Composition Shingles	deduct 70	12.50

**2.005.051 MODEL TYPE 005
QUALITY 05**

AFTER 1980 - SEMI CUSTOM

2.005.051 GENERAL DESCRIPTION

The floor plan is functional with a sense of spaciousness. Architectural design is used in living areas of all "move up" home construction. Walk-in closet and family rooms with fireplaces are becoming standard items.

The finishes are generally upgraded with a mixture of average and better quality materials. A minimum number of interior construction features such as book cases, panelled feature walls, sunshine ceilings, telephone desk, wet bar, etc. may be encountered.

Total finished floor area for this class generally ranges from 110 to 260m².

2.005.052 QUALITY DESCRIPTION

EXTERIOR

Roof - Composition shingles; boxed eaves are typical with aluminum soffits and fascia. Turret designs are becoming a common feature.

Walls - Stucco, vinyl/aluminum siding or equivalent. Accent trim, wood siding or limited quantities of masonry veneer may be used as a decorative feature. Newer construction may exemplify the "California style" with pillars and open verandas.

Doors - Good quality painted or stained entry doors. Glass inserts and one or two sidelights may be encountered. Patio or double doors opening to a garden or patio area are common.

Windows - Good quality wood energy efficient or equivalent. Irregular shaped windows and an increased amount of window area may be encountered.

INTERIOR

Walls - Gypsum wallboard. Small quantities of panelling or decorative features such as archways, feature walls, etc. may be found.

Ceilings - Gypsum wallboard and stipple. Small quantities of panelling or other decorative features such as vaulted ceilings may be found. High ceiling entryways, vaulted living/dining rooms may open to an upper floor or loft area.

Floors - Good quality carpet or equivalent. Minimal use of ceramic tile, hardwood flooring, or equivalent may be encountered.

Cabinets - Approximately 4 to 8 metres of premanufactured or semi-custom kitchen cabinets. The kitchen may contain a central work or cooking island, pantry, or other design features. A main floor laundry room may include similar type cabinets as contained in the kitchen.

Baseboards & Trim - Painted or stained including oak may be found.

Doors - Painted or stained including oak or design panel may be found. Mirror closet doors and double french style doors to dining or master bedroom may be encountered.

Upper Stairs - Good quality painted or stained. A straight, flared, turn and landing or simple curved stair may be found. Oak trim is common.

Built-in Features - Bathroom and kitchen exhaust fans; a vacuum system is normally found.

MECHANICAL

Plumbing - 4 to 11 fixtures and accessories. These may encompass a master bedroom ensuite with whirlpool tub, built-in shower and twin vanity sinks; premanufactured or semi-custom vanity cabinets. Better quality accessories and decorative features may include cultured marble vanity top with extension over water closet, mirrors, planters, etc.

Heating - Good forced air made up of one or more mid-efficient furnaces.

Electrical - Semi custom fixtures. Minimal use of special effect lighting may be found.

2.005.053 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 33 600	\$ 367
1 Storey Basementless	01	30 000	326
Split Entry	02	36 100	394
Split Level	03	37 500	533
Split Level & Crawl Space	04	42 900	575
1 1/2 Storey & Basement	05	37 000	557
1 1/2 Storey Basementless	06	33 300	516
1 3/4 Storey & Basement	07	39 600	607
1 3/4 Storey Basementless	08	35 900	566
2 Storey & Basement	09	42 900	623
2 Storey Basementless	10	39 200	582
1/2 Storey Upper	11	3 300	190
3/4 Storey Upper	12	5 900	240
1 Storey Upper	13	9 200	256
Open Veranda	16	500	127

2.005.054 INSTALLATION RATES

	STRUCTURE CODE	K	AR m ²
1/2 Storey Upper Finish	20	\$ 390	\$ 87
Lower Level Finish	22	1 420	138

2.005.055 ADJUSTMENTS

		K	AR m ²
Concrete Slab			
on grade	deduct	\$ 310	\$ 4.50
under crawl space (for basementless extensions)	add	0	18.90
Note: equate concrete slab on grade to basementless rate			
Masonry Veneer (100% exterior wall)			
1 Storey	add	2 710	22.70
Split Level or Split Entry	add	4 060	29.40
1 1/2 Storey	add	2 710	29.40
1 3/4 Storey	add	4 060	33.50
2 Storey	add	5 420	40.20
Cedar Shakes or Masonry Tile	add	310	12.50
Plumbing (rate includes 6 fixtures)			
per fixture	add or deduct	950	0.00
whirlpool bathtub	add	2 650	0.00
Heating/Air Conditioning (total finished floor area)			
pulse forced air	add	0	8.50
average air conditioning	add	580	12.00
average hot water	add	1 040	9.80
average hot water and air conditioning	add	1 500	31.40
Fireplace – Built in			
average to good metal fresh air fireplace and accessories; interior wall finished with masonry veneer or equivalent			
or			
average to good masonry fireplace with limited features	add	2 730	0.00
each additional firebox on same chase	add	2 430	0.00
Fireplace - Free Standing			
average to good metal	add	1 600	0.00
Sauna			
average quality	add	875	318.00
Hot Tub			
average quality	add	6 020	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	61.00
1 3/4 Storey - loft area	deduct	0	88.00
2 Storey - loft area	deduct	0	102.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure, and	add	0	43.00

2.005.056 SPECIALTY RATES

MT	QU	ST	Description		K	AR m²
015	05	24	Basement Finish (Semi Custom) Per Room	add	\$ 450	\$ 74.00
030	04	27	Detached Garage (Standard) Base Rate		\$ 2 020	\$ 106.00
			Interior Finish			
			walls	add	170	3.40
			ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab – nil	deduct	0	19.40
			Electrical – nil	deduct	0	5.40
030	04	28	Attached Garage (Standard) Base Rate		1 680	101.00
			Interior Finish			
			walls	add	120	2.30
			ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab – nil	deduct	0	19.40
			Electrical - nil	deduct	0	5.40
035	04	28	Attached Carport (Standard) Base Rate		680	39.00
			Concrete Slab	add	0	19.40
			Ceiling	add	0	10.10
			Electrical	add	0	4.10

2.005.060 MODEL TYPE 005
QUALITY 06

AFTER 1980 - CUSTOM

2.005.061 GENERAL DESCRIPTION

The floor plan is functional, with an open design concept creating a sense of spaciousness. Architectural design is used in living areas of all "move up" home construction. Walk-in closets, sunken living rooms and family rooms, built-in bookcases and fireplaces, kitchen nook, are all desirable features creating new trends in home design.

The finishes are of good quality materials and workmanship. A number of interior construction features such as built-in entertainment centre, panelled feature walls, sunshine ceiling with oak trim, telephone desk, etc. may be encountered.

Total finished floor area for this class generally ranges from 140 to 300 m².

2.005.062 QUALITY DESCRIPTION

EXTERIOR

Roof - Cedar or pine shakes, masonry tiles; boxed eaves are typical with aluminum soffits and fascia. Hexagon or octagon designed areas are becoming a common feature.

Walls - Stucco, wood siding or equivalent. Accent trim or limited quantities of masonry veneer may be used as a decorative feature. Open verandas may provide a distinctive architectural look.

Doors - Painted or stained entry doors. Glass inserts and sidelights may be used to create dramatic entrances opening into spacious living areas. Patio or double doors opening to a garden or patio area are common.

Windows - Wood energy efficient or equivalent. Bay and box windows along with irregular shaped windows such as cathedral, rake, round top, etc. will be found providing homes with an abundance of natural light.

INTERIOR

Walls - Gypsum wallboard. Small quantities of panelling or other decorative features such as archways, feature walls, etc., will be found.

Ceilings - Gypsum wallboard and stipple. Decorative features such as small quantities of panelling, vaulted or coffered ceilings may be found. High ceiling entryways, a loft or upper floor may open to vaulted living/dining room areas.

Floors - Carpet or equivalent. Minimal use of ceramic tile, hardwood flooring or equivalent in foyer, bathrooms or kitchen will be encountered.

Cabinets - Approximately 4 to 9 metres of premanufactured or custom kitchen cabinets incorporating special features such as glass doors, microwave shelf, wine bottle rack, etc. The kitchen may contain a central work or cooking island with eating bar, pantry or other design features. A main floor laundry may include the same type of cabinets as contained in the kitchen.

Baseboards & Trim - Painted or stained including oak. Special trim around doors; chair rails may be found.

Doors - Painted or stained including oak or design panel. Mirror closet doors; double french style doors to dining or master bedroom are common.

Upper Stairs - Painted or stained. A straight, flared, turn and landing or simple curved stair may be found. Oak trim is common.

Built-in Features - Bathroom and kitchen exhaust fans; intercom system; a vacuum system is normally found.

MECHANICAL

Plumbing - 6 to 13 fixtures and accessories. A large ensuite bathroom with whirlpool tub, built-in shower, etc., may be found with attention being lavished on the "super bathroom" concept. Premanufactured or custom vanity cabinets. Good quality accessories and decorative features using lighting, mirrors and planters, etc., may be found.

Heating - Good forced air made up of one or more mid-efficient furnaces.

Electrical - Custom fixtures. Use of special effect lighting such as indirect or coach lighting etc. may be found.

2.005.063 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 47 300	\$ 406
1 Storey Basementless	01	43 300	365
Split Entry	02	49 800	440
Split Level	03	51 900	588
Split Level & Crawl Space	04	58 600	630
1 1/2 Storey & Basement	05	51 000	617
1 1/2 Storey Basementless	06	47 000	575
1 3/4 Storey & Basement	07	53 900	670
1 3/4 Storey Basementless	08	50 000	629
2 Storey & Basement	09	57 900	686
2 Storey Basementless	10	53 900	644
1/2 Storey Upper	11	3 600	210
3/4 Storey Upper	12	6 600	264
1 Storey Upper	13	10 500	279
Open Veranda	16	600	150

2.005.064 INSTALLATION RATES

	STRUCTURE CODE	K	AR m ²
1/2 Storey Upper Finish	20	\$ 610	\$ 94
Lower Level Finish	22	2 100	148

2.005.065 ADJUSTMENTS

		K	AR m ²
Concrete Slab			
under crawl space (for basementless extensions)	add	\$ 0	\$ 23.50
Note: equate concrete slab on grade to basementless rate			
Masonry Veneer (100% exterior wall)			
1 Storey	add	5 480	10.20
Split Level or Split Entry	add	8 220	10.20
1 1/2 Storey	add	5 480	16.10
1 3/4 Storey	add	8 220	14.20
2 Storey	add	10 950	15.20
Composition Shingles	deduct	310	12.50
Plumbing (rate includes 8 fixtures)			
per fixture	add or deduct	1 400	0.00
whirlpool bathtub	add	2 200	0.00
Heating/Air Conditioning (total finished floor area)			
pulse forced air	add	0	8.50
average air conditioning	add	580	12.00
average hot water	add	1 040	9.80
average hot water and air conditioning	add	1 500	31.40
space pack or hydro pulse	add	2 560	40.20
space pack or hydro pulse and air conditioning	add	3 140	52.20
Fireplace – Built in			
good metal fresh air fireplace and accessories; exterior chase and interior wall finished with good quality masonry veneer			
or			
good masonry fireplace with limited features	add	4 480	0.00
each additional firebox on same chase	add	3 300	0.00
Fireplace - Free Standing			
good metal	add	2 000	0.00
Sauna			
custom	add	1 165	424.00
Hot Tub			
custom	add	7 570	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	71.00
1 3/4 Storey - loft area	deduct	0	102.00
2 Storey - loft area	deduct	0	119.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure, and	add	0	50.00

2.005.066 SPECIALTY RATES

MT	QU	ST	Description		K	AR m²
015	06	24	Basement Finish (Custom)			
			Per Room	add	\$ 550	\$ 104.00
030	06	27	Detached Garage (Custom)			
			Base Rate		\$ 3 040	\$ 141.00
			Interior Finish			
			walls	add	390	8.00
			ceiling	add	0	13.60
			Heating	add	280	12.00
			Cedar Shakes	add	140	12.50
			Concrete Slab – nil	deduct	0	20.40
			Electrical – nil	deduct	0	11.30
030	06	28	Attached Garage (Custom)			
			Base Rate		2 620	125.00
			Interior Finish			
			walls	add	280	5.10
			ceiling	add	0	13.60
			Heating	add	280	12.00
			Cedar Shakes	add	70	12.50
			Concrete Slab – nil	deduct	0	20.40
			Electrical - nil	deduct	0	11.30
035	06	28	Attached Carport (Custom)			
			Base Rate		1 360	53.00
			Concrete Slab	add	0	20.40
			Ceiling	add	0	14.60
			Electrical	add	0	4.30
			Cedar Shakes	add	70	12.50

2.005.900 RESIDENTIAL MODEL TYPE 005 INFORMATION

Model type 005 represents the typical homes being built in the 1980's using an increasing amount of architectural guidelines and containing several energy efficient components. Homes prior to 1980 may have been built or upgraded to correspond to this construction methodology and style of housing.

Bay and box windows with basement, irregular shaped perimeter walls, dormers, pillars, open verandas, archways, etc. are design enhancements that will be found, creating innovative styling with eye catching exterior appearance and appeal. Minimal maintenance exterior finishes with intricate trims and cornices, brick accents, cedar or clay tile roofs will be found. These features all contribute to the distinctive and unique characteristics of today's construction technology as shown in the "California Look". Size, roof lines, window placements, choice of exterior colors and finishes, etc. may be controlled guidelines to create neighborhood standards.

Roof construction is generally complex with a combination of multiple roof lines and different construction types integrated to create a new trend in home design. Hexagon, octagon or turret shaped areas are architectural design features that portray a sense of quality and excellence.

Extra construction features such as cathedral or vaulted ceiling areas, high ceilings, impressive open front entries, a loft overlooking living areas, sunken living or family rooms, a solarium, kitchen nook with a bay window, irregular shaped windows, are all becoming common in today's luxury living lifestyles.

The trend is towards a great deal of attention on the five piece ensuite bathroom with colored plumbing fixtures including a whirlpool, oval soaker or spa tubs in these quality homes. Multiple floor levels with ceramic or carpet floor coverings, privacy screens using glass blocks, skylights and bay windows are attractive features that create a visual impact in today's "Super" bathroom.

2.008.030 **MODEL TYPE 008**
QUALITY **03**

Quality Range
-6% to +5%

CEDAR/LOG - FAIR

2.008.031 **GENERAL DESCRIPTION**

This class represents a fair quality cedar/log residence. It is a basic "package unit" with an ordinary style that is normally square or rectangular in shape. The floor plan is plain, finishes are usually limited to fair quality materials and there is little or no attention given to decorative features. The total finished floor area for this class generally ranges from 70 to 130 m².

2.008.032 **QUALITY DESCRIPTION**

EXTERIOR - Roofing: Composition shingles or equivalent; boxed eaves. **Walls:** Cedar clad, post and beam framing, shaped cedar log or peeled natural log.

INTERIOR - Walls & Ceilings: Shaped cedar log, peeled natural log, wood panelling, fair quality prefinished hardboard, gypsum wallboard or equivalent. **Floors:** Fair quality carpet, resilient tile or equivalent. **Cabinets & Trim:** Approximately 2 to 4 m of fair quality premanufactured kitchen cabinets; fair quality baseboards and trim. **Doors & Windows:** Fair quality hollow core doors; fair quality aluminum windows or equivalent.

MECHANICAL - Plumbing: 4 fair quality fixtures and accessories; fair quality premanufactured vanities. **Heating:** Fair forced air. **Electrical:** Fair quality light fixtures, an adequate number of outlets.

2.008.033 **BASE RATES**

	STRUCTURE CODE	K	AR m²
1 Storey & Basement	00	\$ 18 600	\$ 314
1 Storey Basementless	01	16 800	274
Split Entry	02	19 200	323
Split Level	03	19 800	439
Split Level & Crawl Space	04	23 100	495
1 1/2 Storey & Basement	05	19 700	467
1 1/2 Storey Basementless	06	17 800	427
1 3/4 Storey & Basement	07	21 000	504
1 3/4 Storey Basementless	08	19 100	463
2 Storey & Basement	09	22 400	519
2 Storey Basementless	10	20 600	477
1/2 Storey Upper	11	1 000	153
3/4 Storey Upper	12	2 400	190
1 Storey Upper	13	3 800	205

2.008.034 **INSTALLATION RATES**

	STRUCTURE CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 220	\$ 62
Lower Level Finish	22	530	99

2.008.035 ADJUSTMENTS

		K	AR m ²
Concrete Slab			
on grade	deduct	\$ 1 370	\$ 12.60
under crawl space (for basementless extensions)	add	0	17.00
Note: equate concrete slab on grade to basementless rate			
Masonry Veneer			
(100% exterior wall)			
1 Storey	add	5 480	10.20
Split Level or Split Entry	add	8 220	10.20
1 1/2 Storey	add	5 480	16.10
1 3/4 Storey	add	8 220	14.20
2 Storey	add	10 950	15.20
Composition Shingles	deduct	310	12.50
Plumbing			
(rate includes 4 fixtures)			
per fixture	add or deduct	670	0.00
Heating/Air Conditioning			
(total finished floor area)			
fair air conditioning	add	460	9.60
Fireplace – Built in			
fair metal fireplace; interior wall finished with gypsum wallboard and little or no decorative facing			
or			
substandard to fair masonry fireplace	add	1 450	0.00
each additional firebox on same chase	add	3 300	0.00
Fireplace - Free Standing			
fair metal	add	950	0.00
Sauna			
average quality	add	875	318.00

2.008.036 SPECIALTY RATES

MT	QU	ST	Description		K	AR m ²
015	03	24	Basement Finish (Fair) Per Room	add	\$ 350	\$ 47.00
030	04	27	Detached Garage (Standard) Base Rate		\$ 2 020	\$ 106.00
			Interior Finish ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab – nil	deduct	0	19.40
			Electrical – nil	deduct	0	5.40
030	04	28	Attached Garage – Cedar/Log (Standard) Base Rate		1 680	101.00
			Interior Finish ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab – nil	deduct	0	19.40
			Electrical - nil	deduct	0	5.40
035	04	28	Attached Carport (Standard) Base Rate		680	39.00
			Concrete Slab	add	0	19.40
			Ceiling	add	0	10.10
			Electrical	add	0	4.10

2.008.040 **MODEL TYPE 008**
QUALITY **04**

Quality Range
-5% to +4%

CEDAR/LOG - STANDARD

2.008.041 **GENERAL DESCRIPTION**

This class represents an average quality cedar/log residence. It is a "package unit" with a conventional style that is generally rectangular in shape. The floor plan is functional, finishes are normally selected from average quality premanufactured or standard materials and a minimum number of decorative features may be encountered. The total finished floor area for this class generally ranges from 90 to 190 m².

2.008.042 **QUALITY DESCRIPTION**

EXTERIOR - Roofing: Composition shingles or equivalent; boxed eaves, wood soffits and fascia are typical. **Walls:** Cedar clad post and beam framing, shaped cedar log or peeled natural log.

INTERIOR - Walls & Ceilings: Shaped cedar log, peeled natural log, wood panelling, gypsum wallboard or equivalent; open-beam ceilings may be encountered in main rooms. **Floors:** Average quality carpet, corlon, or equivalent. **Cabinets & Trim:** Approximately 3 to 6 m of average quality premanufactured or standard veneer kitchen cabinets; standard baseboards and trim. **Doors & Windows:** Average quality hollow core doors; standard aluminum windows or equivalent.

MECHANICAL - Plumbing: 4 to 7 average quality fixtures and accessories; average quality premanufactured or standard veneer vanities. **Heating:** Average forced air. **Electrical:** Average quality fixtures; an adequate number of outlets.

2.008.043 **BASE RATES**

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 20 200	\$ 362
1 Storey Basementless	01	18 200	321
Split Entry	02	20 600	381
Split Level	03	21 300	511
Split Level & Crawl Space	04	24 600	568
1 1/2 Storey & Basement	05	21 500	539
1 1/2 Storey Basementless	06	19 300	498
1 3/4 Storey & Basement	07	22 800	584
1 3/4 Storey Basementless	08	20 700	543
2 Storey & Basement	09	24 200	604
2 Storey Basementless	10	22 100	562
1/2 Storey Upper	11	1 200	177
3/4 Storey Upper	12	2 500	222
1 Storey Upper	13	3 900	242

2.008.044 **INSTALLATION RATES**

	STRUCTURE CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 230	\$ 68
Lower Level Finish	22	560	109

2.008.045 ADJUSTMENTS

		K	AR m ²
Concrete Slab			
on grade	deduct	\$ 1 410	\$ 14.30
under crawl space (for basementless extensions)	add	0	18.30
Cedar Shakes	add	310	12.50
Plumbing (rate includes 4 fixtures)			
per fixture	add or deduct	820	0.00
whirlpool bathtub	add	1 780	0.00
Heating/Air Conditioning (total finished floor area)			
fair air conditioning	add	460	9.60
Fireplace – Built in			
average metal fresh air fireplace and accessories; interior wall finished with gypsum wallboard, masonry veneer or wood panelling			
or			
average quality masonry fireplace with limited features	add	2 350	0.00
each additional firebox on same chase	add	2 130	0.00
Fireplace - Free Standing			
average metal	add	1 250	0.00
Sauna			
average quality	add	875	318.00
Hot Tub			
average quality	add	6 020	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	54.00
1 3/4 Storey - loft area	deduct	0	77.00
2 Storey - loft area	deduct	0	90.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure, and	add	0	40.00

2.008.046 SPECIALTY RATES

MT	QU	ST	Description		K	AR m ²
015	03	24	Basement Finish (Fair) Per Room	add	\$ 350	\$ 47.00
030	04	27	Detached Garage – Cedar/Log (Standard) Base Rate		\$ 2 020	\$ 106.00
			Interior Finish ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab – nil	deduct	0	19.40
			Electrical – nil	deduct	0	5.40
030	04	28	Attached Garage – Cedar/Log (Standard) Base Rate		1 680	101.00
			Interior Finish ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab – nil	deduct	0	19.40
			Electrical - nil	deduct	0	5.40
035	04	28	Attached Carport (Standard) Base Rate		680	39.00
			Concrete Slab	add	0	19.40
			Ceiling	add	0	10.10
			Electrical	add	0	4.10

2.008.050 MODEL TYPE 008
QUALITY 05

Quality Range
-5% to +14%

CEDAR/LOG - SEMI CUSTOM

2.008.051 GENERAL DESCRIPTION

This class provides for an average to good quality cedar/log residence. It is a "package unit" similar to the standard quality but upgraded with better finishing materials. To make the exterior attractive, some breaks in the roof line may occur. The floor plan is functional and may include one or more built-in feature. Finishes are usually selected from average to good quality materials and a minimum number of decorative features are normally encountered. The total finished floor area for this class generally ranges from 110 to 210 m².

2.008.052 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition shingles or equivalent; boxed eaves, wood soffits and fascia are typical. **Walls:** Cedar clad post and beam framing, shaped cedar log or peeled natural log; limited quantities of masonry veneer may be used as a decorative feature.

INTERIOR - Walls & Ceilings: Shaped cedar log, peeled natural log, wood panelling, gypsum wallboard or equivalent; open-beam ceilings may be encountered in main rooms. **Floors:** Average to good quality carpet, or equivalent. **Cabinets & Trim:** Approximately 4 to 8 m of average to good quality premanufactured or semi-custom veneer kitchen cabinets; average to good quality baseboards and trim. **Doors & Windows:** Average to good quality premanufactured doors; average to good quality windows.

MECHANICAL - Plumbing: 4 to 9 average to good quality fixtures and accessories; average to good quality premanufactured or semi-custom veneer vanities. **Heating:** Average forced air. **Electrical:** Average to good quality fixtures.

2.008.053 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 24 700	\$ 411
1 Storey Basementless	01	22 400	368
Split Entry	02	25 300	435
Split Level	03	26 100	596
Split Level & Crawl Space	04	29 700	654
1 1/2 Storey & Basement	05	26 300	611
1 1/2 Storey Basementless	06	24 000	568
1 3/4 Storey & Basement	07	27 700	672
1 3/4 Storey Basementless	08	25 400	629
2 Storey & Basement	09	29 300	697
2 Storey Basementless	10	27 000	654
1/2 Storey Upper	11	1 600	200
3/4 Storey Upper	12	3 000	261
1 Storey Upper	13	4 600	286

2.008.054 INSTALLATION RATES

	STRUCTURE CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 370	\$ 77
Lower Level Finish	22	700	126

2.008.055 ADJUSTMENTS

		K	AR m ²
Concrete Slab			
on grade	deduct	\$ 310	\$ 4.50
under crawl space (for basementless extensions)	add	0	18.90
Cedar Shakes	add	310	12.50
Plumbing			
(rate includes 6 fixtures)			
per fixture	add or deduct	950	0.00
whirlpool bathtub	add	2 650	0.00
Heating/Air Conditioning			
(total finished floor area)			
pulse forced air	add	80	11.90
average air conditioning	add	580	12.00
average hot water	add	1 120	13.20
average hot water and air conditioning	add	1 580	34.80
Fireplace – Built in			
average to good metal fresh air fireplace and accessories; interior wall finished with masonry veneer or equivalent			
or			
average to good masonry fireplace with limited features	add	2 730	0.00
each additional firebox on same chase	add	2 430	0.00
Fireplace - Free Standing			
average to good metal	add	1 600	0.00
Sauna			
average quality	add	875	318.00
Hot Tub			
average quality	add	6 020	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	61.00
1 3/4 Storey - loft area	deduct	0	88.00
2 Storey - loft area	deduct	0	102.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure, and	add	0	43.00

2.008.056 SPECIALTY RATES

MT	QU	ST	Description		K	AR m²
015	05	24	Basement Finish (Semi Custom) Per Room	add	\$ 450	\$ 74.00
030	04	27	Detached Garage – Cedar/Log (Standard) Base Rate		\$ 2 020	\$ 106.00
			Interior Finish ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab – nil	deduct	0	19.40
			Electrical – nil	deduct	0	5.40
030	04	28	Attached Garage – Cedar/Log (Standard) Base Rate		1 680	101.00
			Interior Finish ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab – nil	deduct	0	19.40
			Electrical - nil	deduct	0	5.40
035	04	28	Attached Carport (Standard) Base Rate		680	39.00
			Concrete Slab	add	0	19.40
			Ceiling	add	0	10.10
			Electrical	add	0	4.10

2.008.060 **MODEL TYPE 008**
QUALITY **06**

Quality Range
-10% to +9%

CEDAR/LOG - CUSTOM

2.008.061 **GENERAL DESCRIPTION**

This class represents a good quality cedar/log residence. It is a "package unit" appearing in various attractive styles and shapes. The interior design may show some originality and regularly contains a minimum number of built-in and decorative features. Finishes are usually selected from good quality premanufactured or custom built materials. The total finished floor area for this class generally ranges from 140 to 250 m².

2.008.062 **QUALITY DESCRIPTION**

EXTERIOR - Roofing: Composition shingles or equivalent; boxed eaves, wood soffits and fascia are typical. **Walls:** Cedar clad post and beam framing, shaped cedar log or peeled natural log; limited quantities of good quality masonry veneer may be used as a decorative feature.

INTERIOR - Walls & Ceilings: Shaped cedar log, peeled natural log, wood panelling, gypsum wallboard or equivalent; open-beam ceilings are normally found in main areas. **Floors:** Good quality carpet or equivalent; occasional use of quarry tile or equivalent. **Cabinets & Trim:** Approximately 4 to 8 m of good quality premanufactured or custom veneer kitchen cabinets; good quality baseboards and trim. **Doors & Windows:** Good quality premanufactured doors; good quality premanufactured or custom built windows.

MECHANICAL - Plumbing: 6 to 11 good quality fixtures and accessories; good quality premanufactured or custom veneer vanities. **Heating:** Good forced air. **Electrical:** Good quality fixtures; minimal use of special effect lighting may be encountered.

2.008.063 **BASE RATES**

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 53 800	\$ 470
1 Storey Basementless	01	49 300	423
Split Entry	02	56 700	509
Split Level	03	59 100	697
Split Level & Crawl Space	04	66 900	745
1 1/2 Storey & Basement	05	58 000	718
1 1/2 Storey Basementless	06	53 500	669
1 3/4 Storey & Basement	07	61 400	788
1 3/4 Storey Basementless	08	56 900	741
2 Storey & Basement	09	66 000	810
2 Storey Basementless	10	61 400	761
1/2 Storey Upper	11	4 100	247
3/4 Storey Upper	12	7 600	317
1 Storey Upper	13	12 200	339

2.008.064 INSTALLATION RATES

	STRUCTURE CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 670	\$ 97
Lower Level Finish	22	2 100	152

2.008.065 ADJUSTMENTS

		K	AR m ²
Concrete Slab			
under crawl space (for basementless extensions)	add	\$ 0	\$ 23.50
Note: equate concrete slab on grade to basementless rate			
Cedar Shakes	add	310	12.50
Plumbing			
(rate includes 8 fixtures)			
per fixture	add or deduct	1 400	0.00
whirlpool bathtub	add	2 200	0.00
Heating/Air Conditioning			
(total finished floor area)			
pulse forced air	add	0	5.80
average air conditioning	add	580	12.00
average hot water	add	1 040	9.80
average hot water and air conditioning	add	1 500	31.40
Fireplace – Built in			
good metal fresh air fireplace and accessories; exterior chase and interior wall finished with good quality masonry veneer			
or			
good masonry fireplace with limited features	add	4 480	0.00
each additional firebox on same chase	add	3 300	0.00
Fireplace - Free Standing			
good metal	add	2 000	0.00
Sauna			
custom	add	1 165	424.00
Hot Tub			
custom	add	7 570	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	71.00
1 3/4 Storey - loft area	deduct	0	102.00
2 Storey - loft area	deduct	0	119.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure, and	add	0	50.00

2.008.066 SPECIALTY RATES

MT	QU	ST	Description		K	AR m ²
015	06	24	Basement Finish (Custom) Per Room	add	\$ 550	\$ 104.00
030	06	27	Detached Garage – Cedar/Log (Custom) Base Rate		\$ 3 040	\$ 141.00
			Interior Finish ceiling	add	0	13.60
			Heating	add	280	12.00
			Cedar Shakes	add	140	12.50
			Concrete Slab – nil	deduct	0	20.40
			Electrical – nil	deduct	0	11.30
030	06	28	Attached Garage – Cedar/Log (Custom) Base Rate		2 620	125.00
			Interior Finish ceiling	add	0	13.60
			Heating	add	280	12.00
			Cedar Shakes	add	70	12.50
			Concrete Slab – nil	deduct	0	20.40
			Electrical - nil	deduct	0	11.30
035	06	28	Attached Carport (Custom) Base Rate		1 360	53.00
			Concrete Slab	add	0	20.40
			Ceiling	add	0	14.60
			Electrical	add	0	4.30
			Cedar Shakes	add	70	12.50

2.008.070 MODEL TYPE 008
QUALITY 07

Quality Range
-7% to +12%

CEDAR/LOG - GOOD CUSTOM

2.008.071 GENERAL DESCRIPTION

This class provides for a good to expensive quality cedar/log residence. It may either be an exclusive "package unit" or specially designed. The various styles and shapes usually display some innovation and fairly large window areas may be encountered. Included in the interior design are reasonably spacious rooms and a limited number of built-in and decorative features. Finishes are usually best quality premanufactured or good custom materials and attention to detail may be evident. The total finished floor area for this class generally ranges from 170 to 300 m².

2.008.072 QUALITY DESCRIPTION

EXTERIOR - Roofing: Wood shakes; attractive soffits and fascia. **Walls:** Cedar clad post and beam framing, shaped cedar log or peeled natural log; good to expensive masonry veneer may be used as a decorative feature.

INTERIOR - Walls & Ceilings: Shaped cedar log, peeled natural log, good wood panelling, gypsum wallboard or equivalent; open-beam ceilings are normally found in main areas. **Floors:** Good to expensive carpet or equivalent; moderate use of quarry tile or equivalent is common. **Cabinets & Trim:** Approximately 5 to 9 m of best quality premanufactured or good custom veneer kitchen cabinets; good to expensive quality baseboards and trim. **Doors & Windows:** Best quality premanufactured or good custom built doors and windows.

MECHANICAL - Plumbing: 7 to 13 good to expensive quality fixtures and accessories; best quality premanufactured or good custom vanities. **Heating:** Good forced air. **Electrical:** Good to expensive quality fixtures; limited use of special effect lighting and a variety of standard and specialty outlets.

2.008.073 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 69 400	\$ 546
1 Storey Basementless	01	64 600	498
Split Entry	02	73 200	592
Split Level	03	76 500	821
Split Level & Crawl Space	04	83 900	868
1 1/2 Storey & Basement	05	74 500	839
1 1/2 Storey Basementless	06	69 700	792
1 3/4 Storey & Basement	07	79 100	920
1 3/4 Storey Basementless	08	74 300	873
2 Storey & Basement	09	84 700	945
2 Storey Basementless	10	80 000	898
1/2 Storey Upper	11	5 100	294
3/4 Storey Upper	12	9 700	374
1 Storey Upper	13	15 300	399

2.008.074 INSTALLATION RATES

	STRUCTURE CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 910	\$ 126
Lower Level Finish	22	3 010	197

2.008.075 ADJUSTMENTS

		K	AR m ²
Concrete Slab			
under crawl space (for basementless extensions)	add	\$ 0	\$ 23.50
Note: equate concrete slab on grade to basementless rate			
Composition Shingles	deduct	310	12.50
Plumbing			
(rate includes 8 fixtures)			
per fixture	add or deduct	1 830	0.00
whirlpool bathtub	add	2 820	0.00
Heating/Air Conditioning			
(total finished floor area)			
pulse forced air	add	0	8.50
average air conditioning	add	580	12.00
average hot water	add	1 040	9.80
average hot water and air conditioning	add	1 500	31.40
space pack or hydro pulse	add	2 560	40.20
space pack or hydro pulse and air conditioning	add	3 140	52.20
Fireplace – Built in			
expensive metal fresh air fireplace and accessories; exterior chase and interior wall finished with expensive masonry veneer			
or			
good to expensive masonry fireplace with custom features	add	7 450	0.00
each additional firebox on same chase	add	5 180	0.00
Sauna			
custom	add	1 165	424.00
Hot Tub			
custom	add	7 570	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	86.00
1 3/4 Storey - loft area	deduct	0	119.00
2 Storey - loft area	deduct	0	143.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure, and	add	0	61.00

2.008.076 SPECIALTY RATES

MT	QU	ST	Description	K	AR m ²
			Detached Garage – Cedar/Log (Custom)		
030	06	27	Base Rate	\$ 3 040	\$ 141.00
			Interior Finish		
			ceiling	add 0	13.60
			Heating	add 280	12.00
			Cedar Shakes	add 140	12.50
			Concrete Slab – nil	deduct 0	20.40
			Electrical – nil	deduct 0	11.30
			Attached Garage – Cedar/Log (Custom)		
030	06	28	Base Rate	2 620	125.00
			Interior Finish		
			ceiling	add 0	13.60
			Heating	add 280	12.00
			Cedar Shakes	add 70	12.50
			Concrete Slab – nil	deduct 0	20.40
			Electrical - nil	deduct 0	11.30
			Attached Carport (Good Custom)		
035	07	28	Base Rate	1 610	72.00
			Concrete Slab	add 0	28.20
			Ceiling	add 0	14.60
			Electrical	add 0	4.30
			Composition Shingles	deduct 70	12.50

2.008.080 **MODEL TYPE 008**
QUALITY **08**

Quality Range
-10% to +8%

CEDAR/LOG - EXPENSIVE

2.008.081 **GENERAL DESCRIPTION**

This class represents the expensive quality cedar/log residence. It is commonly situated on large sites and is normally architecturally designed and supervised. This class is frequently multi-level in nature with the exterior often exhibiting fairly large window areas and unusual roof styles. The interior design is usually innovative allowing for several built-in and decorative features. Special purpose rooms are often encountered and rooms in general are usually spacious. Finishes are selected from expensive materials and attention to detail is evident. The total finished floor area for this class is normally over 250 m².

2.008.082 **QUALITY DESCRIPTION**

EXTERIOR - Roofing: Good wood shakes, masonry tiles or equivalent; attractive soffits and fascia; large shaped eaves may be encountered. **Walls:** Cedar clad post and beam framing, shaped cedar log or peeled natural log; expensive masonry veneer may be used as a decorative feature.

INTERIOR - Walls & Ceilings: Shaped cedar log, peeled natural log, good to expensive wood panelling, gypsum wallboard, plaster or equivalent; open-beam ceilings are normally found in main areas. **Floors:** Expensive carpet or equivalent; frequent use of quarry tile, ceramic tile or equivalent. **Cabinets & Trim:** Spacious kitchens comprised of expensive kitchen cabinets; frequent built-in cabinets; expensive baseboards and trim with attention to detail. **Doors & Windows:** Expensive solid core doors with specialty hardware; expensive windows.

MECHANICAL - Plumbing: Numerous expensive fixtures with specialty accessories; expensive vanities. **Heating:** Average hot water; air conditioning is common. **Electrical:** Detailed wiring with expensive fixtures including frequent use of special effect lighting; specialty outlets.

2.008.083 **BASE RATES**

	STRUCTURE CODE	K	AR m²
1 Storey & Basement	00	\$ 109 200	\$ 749
1 Storey Basementless	01	103 000	695
Split Entry	02	116 300	801
Split Level	03	121 000	1 148
Split Level & Crawl Space	04	130 400	1 208
1 1/2 Storey & Basement	05	120 100	1 135
1 1/2 Storey Basementless	06	113 900	1 081
1 3/4 Storey & Basement	07	123 900	1 269
1 3/4 Storey Basementless	08	117 600	1 216
2 Storey & Basement	09	132 100	1 315
2 Storey Basementless	10	125 800	1 260
1/2 Storey Upper	11	10 900	386
3/4 Storey Upper	12	14 600	520
1 Storey Upper	13	23 000	564

2.008.084 **INSTALLATION RATES**

	STRUCTURE CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 2 390	\$ 183
Lower Level Finish	22	4 220	296

2.008.085 ADJUSTMENTS

		K	AR m ²
Concrete Slab			
under crawl space (for basementless extensions)	add	\$ 0	\$ 25.80
Note: equate concrete slab on grade to basementless rate			
Composition Shingles	deduct	310	12.50
Plumbing			
(rate includes 10 fixtures)			
per fixture	add or deduct	2 500	0.00
Note: an adjustment for whirlpool bathtubs is not required for this class			
Heating/Air Conditioning			
(total finished floor area)			
good air conditioning – nil	deduct	500	27.00
good forced air	deduct	1 540	36.80
good forced air and air conditioning	deduct	810	21.80
pulse forced air	deduct	1 540	28.30
pulse forced air and air conditioning	deduct	810	13.30
space pack or hydro pulse	add	1 020	3.40
space pack or hydro pulse and air conditioning	add	1 750	18.40
Fireplace – Built in			
expensive masonry fireplace with attention given to design and workmanship	add	10 450	0.00
each additional firebox on same chase	add	6 850	0.00
Sauna			
custom	add	1 165	424.00
Hot Tub			
custom	add	7 570	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	100.00
1 3/4 Storey - loft area	deduct	0	146.00
2 Storey - loft area	deduct	0	168.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure, and	add	0	87.00

2.008.086 SPECIALTY RATES

MT	QU	ST	Description	K	AR m²
			Detached Garage – Cedar/Log (Custom)		
030	06	27	Base Rate	\$ 3 040	\$ 141.00
			Interior Finish		
			ceiling	add 0	13.60
			Heating	add 280	12.00
			Cedar Shakes	add 140	12.50
			Concrete Slab – nil	deduct 0	20.40
			Electrical – nil	deduct 0	11.30
			Attached Garage – Cedar/Log (Good Custom)		
030	07	28	Base Rate	1 680	101.00
			Interior Finish		
			ceiling	add 0	13.60
			Heating	add 280	12.00
			Composition Shingles	deduct 70	12.50
			Concrete Slab – nil	deduct 0	28.20
			Electrical - nil	deduct 0	11.30
			Attached Carport (Good Custom)		
035	07	28	Base Rate	1 610	72.00
			Concrete Slab	add 0	28.20
			Ceiling	add 0	14.60
			Electrical	add 0	4.30
			Composition Shingles	deduct 70	12.50

**2.015.000 MODEL TYPE 015
QUALITY 00**

BASEMENT FINISH - POOR

2.015.001 GENERAL DESCRIPTION

This class provides for marginal basement finish. Finishes are from cheapest to economy grade materials and quality of workmanship is poor.

2.015.002 QUALITY DESCRIPTION

Walls: Unfinished gypsum wallboard, economy grade prefinished wallboard or equivalent. **Ceiling:** Unfinished gypsum wallboard, donna conna or equivalent. **Floors:** Cheapest grade tile or equivalent. **Trim:** Little or no trim. **Doors:** Cheapest quality. **Electrical:** Minimum wiring, little or no light fixtures, minimal outlets.

SUITES - Cabinets: Poor to economy grade kitchen cabinets.

2.015.003 BASE RATES

	STRUCTURE CODE	K per room	AR m ²
Non-Suite	24	\$ 140	\$ 21
Suite	25	220	22

2.015.005 ADJUSTMENTS

		K per room	AR m ²
Ceiling Finish	deduct	\$ 0	\$ 3.70
Floor Finish	deduct	0	6.50
Plumbing (economy to substandard fixtures) per fixture	add	430	0.00

2.015.030 MODEL TYPE 015
QUALITY 03

BASEMENT FINISH - FAIR

2.015.031 GENERAL DESCRIPTION

This class represents low cost basement finish. Finishes are usually selected from substandard to fair grade materials and quality of workmanship is substandard.

2.015.032 QUALITY DESCRIPTION

Walls: Gypsum wallboard, fair quality prefinished wallboard or equivalent. **Ceiling:** Gypsum wallboard, plain tiles or equivalent. **Floors:** Substandard to fair quality tile, carpet or equivalent. **Trim:** Fair quality. **Doors:** Low grade hollow core. **Electrical:** Minimum wiring, substandard light fixtures, minimal outlets.

SUITES - Cabinets: Low grade painted kitchen cabinets or equivalent.

2.015.033 BASE RATES

	STRUCTURE CODE	K per room	AR m²
Non-Suite	24	\$ 350	\$ 47
Suite	25	480	50

2.015.035 ADJUSTMENTS

		K per room	AR m²
Ceiling Finish	deduct	\$ 0	\$ 7.80
Floor Finish	deduct	0	13.60
Plumbing (fair quality fixtures and accessories) per fixture	add	670	0.00

**2.015.050 MODEL TYPE 015
QUALITY 05**

BASEMENT FINISH - SEMI-CUSTOM

2.015.051 GENERAL DESCRIPTION

This class provides for an average quality of basement finish. There is usually more than one room and a minimum number of decorative features are sometimes encountered. Finishes are average to good quality materials and workmanship is average quality.

2.015.052 QUALITY DESCRIPTION

Walls: Gypsum wallboard, average to good quality prefinished wallboard or equivalent; occasional decorative features. **Ceiling:** Sprayed gypsum wallboard, average to good quality tiles, suspended panels or equivalent. **Floors:** Average to good quality carpet or equivalent. **Trim:** Average quality. **Doors:** Standard hollow core. **Electrical:** Average quality fixtures, an adequate number of outlets.

SUITES - Cabinets: Average quality premanufactured or standard veneer kitchen cabinets.

2.015.053 BASE RATES

	STRUCTURE CODE	K per room	AR m ²
Non-Suite	24	\$ 450	\$ 74
Suite	25	850	79

2.015.055 ADJUSTMENTS

		K per room	AR m ²
Ceiling Finish	deduct	\$ 0	\$ 15.30
Floor Finish	deduct	0	25.10
Plumbing (average quality fixtures and accessories) per fixture	add	820	0.00

2.015.060 MODEL TYPE 015
QUALITY 06

BASEMENT FINISH - CUSTOM

2.015.061 GENERAL DESCRIPTION

This class represents a good quality of basement finish. More than one room is common and a limited number of decorative features are normally encountered. Finishes are usually selected from good quality materials and workmanship approaches the standard observed on the main floor.

2.015.062 QUALITY DESCRIPTION

Walls: Gypsum wallboard, good quality prefinished wallboard or equivalent; limited use of good quality wood panelling or other decorative features. **Ceiling:** Good quality tiles, suspended panels or equivalent. **Floors:** Good quality carpet or equivalent. **Trim:** Good quality. **Doors:** Average to good quality hollow core. **Electrical:** Average to good quality fixtures; more than adequate number of outlets.

SUITES - Cabinets: Average to good quality premanufactured or semi-custom veneer kitchen cabinets.

2.015.063 BASE RATES

	STRUCTURE CODE	K per room	AR m²
Non-Suite	24	\$ 550	\$ 104
Suite	25	1 165	110

2.015.065 ADJUSTMENTS

		K per room	AR m²
Ceiling Finish	deduct	\$ 0	\$ 24.60
Floor Finish	deduct	0	35.70
Plumbing (average to good quality fixtures and accessories) per fixture	add	950	0.00

2.015.900 BASEMENT FINISH INFORMATION

2.015.910 General

Basement finish is defined as a room or group of rooms constructed, usually at some later date, in a typical basement. Consequently, ceiling heights may be less than what is found on the main floor. Minimal heating costs associated with a typical basement are included in the basic heating system.

2.015.911 Non-Suite Basement Finish

An additional room or group of rooms, which increase the total living area of a single family dwelling. Typical rooms are recreation room, bedroom, bathroom, etc.

2.015.912 Suite Basement Finish

Generally a room or group of rooms fitted with housekeeping facilities which are used as self-contained living quarters. Suites are characterized by a kitchen area, full bathroom and may have a private or separate entrance.

Occasionally a suite in a basement may be comparable in design, utility and quality of construction to suites found in an apartment building. In these cases, the appropriate suite Base Rate from the Apartment Classifications may be selected.

2.015.913 Location of Rates

Basement Finish Rates have been restated under some Specialty Rates only for the purpose of providing quick and convenient access to the rates.

For all Model Types, Basement Finish Model Type 015 is not included in the Base Rates of Structure Codes 00, 02, 05, 07 and 09.

For all Model Types, Lower Level Finish Structure Code 22 is included in the Base Rates of Structure Codes 03 and 04.

2.015.914 Finish Area

Maximum area calculation for Basement Finish shall be 85% of the basement area, based on exterior structural measurements.

Maximum area calculation for Lower Level Finish shall be 100% of the lower area of Structure Codes 03 or 04, based on exterior structural measurements.

2.020.030 MODEL TYPE 020
QUALITY 03

SWIMMING POOL - FAIR

2.020.031 GENERAL DESCRIPTION

This class provides for a fair quality swimming pool. It is installed above grade and its construction consists of a steel framing system covered with a light gauge vinyl liner. There is a minimum number of pool accessories and shape of the pool is normally square, rectangular or round.

2.020.033 BASE RATES

	STRUCTURE CODE	K	AR m²
Non-Diving	30	\$ 2 850	\$ 60

2.020.035 ADJUSTMENTS

		K	AR m²
Heater	add	\$ 1 270	\$ 0.00

**2.020.040 MODEL TYPE 020
QUALITY 04**

SWIMMING POOL - STANDARD

2.020.041 GENERAL DESCRIPTION

This class represents an average quality swimming pool. The pool walls are a steel or fibreglass framing system covered with a medium gauge vinyl liner. There are a limited number of average quality pool accessories and the shape of the pool is usually square or rectangular although common designs such as oval or kidney shaped is sometimes encountered.

2.020.043 BASE RATES

	STRUCTURE CODE	K	AR m ²
Non-Diving	30	\$ 8 060	\$ 104
Diving	31	8 980	163

2.020.045 ADJUSTMENTS

		K	AR m ²
Heater - nil	deduct	\$ 0	\$ 7.80
Indoor Pool reclamation system	add	12 300	0.00
Spa Pool average quality	add	2 130	620.00

2.020.060 MODEL TYPE 020
QUALITY 06

SWIMMING POOL - CUSTOM

2.020.061 GENERAL DESCRIPTION

This class provides for a good quality swimming pool which may be custom designed. The pool walls are a steel or fibreglass framing system covered with a heavy gauge vinyl liner. The pool accessories are good quality and all types of pool shapes are encountered.

2.020.063 BASE RATES

	STRUCTURE CODE	K	AR m ²
Non-Diving	30	\$ 10 870	\$ 159
Diving	31	14 750	110

2.020.065 ADJUSTMENTS

		K	AR m ²
Heater - nil	deduct	\$ 600	\$ 22.00
Indoor Pool reclamation system	add	12 300	0.00
Spa Pool custom	add	2 900	535.00

2.020.080 MODEL TYPE 020
QUALITY 08

SWIMMING POOL - EXPENSIVE

2.020.081 GENERAL DESCRIPTION

This class represents the best quality of swimming pool. It is usually custom designed and is constructed of reinforced concrete. Pool accessories are good to expensive quality and all types of pool shapes are encountered.

	STRUCTURE CODE	K	AR m²
Diving	31	\$ 10 100	\$ 438

2.020.085 ADJUSTMENTS

		K	AR m²
Heater - nil	deduct	\$ 600	\$ 22.00
Indoor Pool reclamation system	add	12 300	0.00
Spa Pool expensive (reinforced concrete) connected into swimming pool mechanical	add	930	1 507.00
independent of swimming pool	add	2 150	2 000

2.020.900 SWIMMING POOL INFORMATION

2.020.910 General

Model Type 020 swimming pools are generally associated with single family dwellings. The base rates are applied to the area of the pool's water surface. When an irregular shaped pool is encountered, the area is calculated by using the smallest rectangle that will enclose all portions of the pool's water surface. The base rates include typical accessories, mechanical equipment and connections for the classification.

2.020.911 Non-Diving Swimming Pool

The depth of water in a non-diving swimming pool may vary but the maximum depth seldom exceeds 1.6 m.

2.020.912 Diving Swimming Pool

The depth of water in a diving swimming pool varies up to a depth in the diving portion of usually not less than 2.4 m.

2.020.913 Pool Accessories

Pool accessories shall be considered as equipment or features not associated with a pool's mechanical system. Diving boards, ladders, underwater lights, rope anchors, life buoys, snap-on pool cover, etc. are examples of pool accessories.

2.020.914 In-Door Swimming Pool

Construction and mechanical specifications are similar for out-door and in-door pools. However, in-door pools normally require a reclamation system which provides air dehumidification, heat reclamation and air exchange.

2.020.915 Spa Pool

A spa pool is a temperature controlled pool where air and/or water and air is circulated at a high speed. These non-swimming pools are primarily used for relaxation or therapeutic purposes. They appear in many shapes and sizes and vary in construction from premanufactured acrylic coated fibreglass to custom designed reinforced concrete. Another popular term for spa pool is whirlpool. Rates include necessary electrical and plumbing connections.

2.020.920 Suggested AGE LIFE of Residential Swimming Pools

Quality	Location	Age Life
03 - Fair	Interior	30 years
	Exterior	15 years
04 - Standard	Interior	40 years
	Exterior	20 years
06 - Custom	Interior	50 years
	Exterior	25 years
08 - Expensive	Interior	60 years
	Exterior	30 years

2.022.030 **MODEL TYPE 022**
QUALITY **03**

SWIMMING POOL BUILDING - FAIR

2.022.031 **GENERAL DESCRIPTION**

This class represents a swimming pool building that is an air supported tent or dome. It is made of heavy duty colored polyethylene or clear vinyl membrane with no framework required. The beaded base of the dome is secured into a track mounted on the deck surrounding a swimming pool. Low pressure inflation support is provided by an adjustable electric blower unit. Access is provided by heavy duty zippers or airlock doors.

2.022.033 **BASE RATES**

	STRUCTURE CODE	K	AR m²
Detached	27	\$ 250	\$ 29

2.022.040 MODEL TYPE 022
QUALITY 04

SWIMMING POOL BUILDING - STANDARD

2.022.041 GENERAL DESCRIPTION

This class represents a standard swimming pool building that is designed to complement the residence. Construction materials and finishes are of average premanufactured or standard quality. Features such as extra wall heights and semi-vaulted ceilings to accommodate the use of pool accessories may be encountered.

2.022.042 QUALITY DESCRIPTION

EXTERIOR - Substructure: Concrete foundation, concrete piles or equivalent. **Floor:** Reinforced concrete slab. **Roofing:** Composition shingles or equivalent; boxed eaves are typical with plywood or aluminum soffits and fascia. **Walls:** Most common is average grade stucco, aluminum siding or equivalent; masonry veneer or wood siding is occasionally used as a decorative feature.

INTERIOR - Walls & Ceilings: Gypsum wallboard, average quality prefinished wallboard or equivalent; no partitions. **Floors:** Average to good quality indoor/outdoor carpet, paving stones or equivalent. **Trim:** Standard baseboards and trim. **Doors & Windows:** Average to good quality patio doors, average to good sealed aluminum or wood windows; skylights may occasionally be encountered.

MECHANICAL - Heating: Average forced air. **Electrical:** Average quality fixtures.

2.022.043 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 9 400	\$ 174
Attached	28	3 000	167

2.022.045 ADJUSTMENTS

		K	AR m ²
Masonry Veneer			
(100% exterior wall)			
detached	add	\$ 2 770	\$ 24.50
attached	add	0	24.50
Cedar Shakes or Masonry Tile			
detached	add	310	12.50
attached	add	0	12.50
Plumbing			
per fixture	add	670	0.00
Heating/Air Conditioning			
(total finished floor area)			
fair air conditioning:			
- detached	add	460	9.60
- attached	add	0	9.60
Sauna			
average quality	add	875	318.00
Hot Tub			
average quality	add	6 020	0.00

2.022.060 MODEL TYPE 022
QUALITY 06

SWIMMING POOL BUILDING - CUSTOM

2.022.061 GENERAL DESCRIPTION

This class provides for a good quality structure enclosing a swimming pool and any related activities. It is usually custom built and the exterior generally has an attractive style to complement the adjoining residence. Finishes are usually of good quality premanufactured or custom materials. The interior regularly includes a number of built-in features such as extra wall height and vaulted ceiling. Wood laminated beams, a spa pool and lounge area may be encountered.

2.022.062 QUALITY DESCRIPTION

EXTERIOR - Substructure: Insulated concrete foundation; concrete piles or equivalent. **Floor:** Reinforced concrete slab. **Roofing:** Wood shakes; attractive soffits and fascia. **Walls:** Good grade stucco, wood siding or equivalent; masonry veneer commonly used as a decorative feature.

INTERIOR - Walls: Moisture resistant gypsum wallboard; cedar panel feature wall or other decorative features. **Ceiling:** Occasional use of wood beams; cedar panelling or equivalent. **Floors:** Ceramic floor tile, quarry tile or equivalent. **Trim:** Good quality baseboards and trim. **Doors and Windows:** Good quality premanufactured doors and/or patio doors; good quality premanufactured or custom built windows; good quality skylights are usually encountered.

MECHANICAL - Heating: Good forced air; good exhaust fans. **Electrical:** Good quality fixtures; use of special effect lighting may be encountered.

2.022.063 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 26 900	\$ 336
Attached	28	12 400	330

2.022.065

ADJUSTMENTS

		K	AR m ²
Masonry Veneer			
(100% exterior wall)			
detached	add	\$ 5 480	\$ 10.20
attached	add	0	10.20
Composition Shingles			
detached	deduct	310	12.50
attached	deduct	0	12.50
Plumbing			
per fixture	add	950	0.00
Heating/Air Conditioning			
(total finished floor area)			
fair air conditioning:			
- detached	add	580	12.00
- attached	add	0	12.00
Sauna			
custom	add	1 165	424.00
Hot Tub			
custom	add	7 570	0.00

2.022.080 MODEL TYPE 022
QUALITY 08

SWIMMING POOL BUILDING - EXPENSIVE

2.022.081 GENERAL DESCRIPTION

This class provides for an expensive quality structure enclosing a swimming pool and other related recreational facilities and activities. It is contract built under the supervision of an architect with good attention to design, detail and quality to form an integral part of a residence. The exterior often has large window areas, attractive finishes and some amount of ornamentation. Finishes are normally selected from expensive materials with high quality workmanship evident. The interior design is innovative with a number of built-in features which may include open beam vaulted ceilings, integrated stairs and balconies, fireplaces, spas and lounge areas.

2.022.082 QUALITY DESCRIPTION

EXTERIOR - Substructure: Insulated concrete foundation; concrete piles or equivalent. **Floor:** Reinforced insulated concrete slab. **Roofing:** Good wood shakes or equivalent; attractive soffits and fascia with attention to detail. **Walls:** Expensive stucco, wood siding, masonry veneer or equivalent finished in an attractive appearance.

INTERIOR - Walls: Good moisture resistant gypsum wallboard, good T & G cedar panelling or equivalent; good decorative features. **Ceiling:** Good quality finished glue laminated beams or arches, good T & G cedar decking or equivalent. **Floors:** Patterned ceramic floor tile, slate stone or equivalent. **Trim:** Expensive baseboards and trim. **Doors & Windows:** Expensive solid core doors with specialty hardware, expensive patio doors; expensive windows, some may have special design; large areas of good quality roof skylights are typical.

MECHANICAL - Heating: Average hot water and air conditioning; good exhaust fans. **Electrical:** Expensive fixtures and special effect lighting.

2.022.083 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 49 400	\$ 522
Attached	28	16 200	512

2.022.085 ADJUSTMENTS

		K	AR m ²
Masonry Veneer			
(100% exterior wall)			
detached	add	\$ 3 500	\$ 5.80
attached	add	0	5.80
Composition Shingles			
detached	deduct	310	12.50
attached	deduct	0	12.50
Plumbing			
per fixture	add	1 830	0.00
Heating/Air Conditioning			
(total finished floor area)			
good air conditioning:			
- nil - detached	deduct	500	27.00
- nil - attached	deduct	0	27.00
Sauna			
custom	add	1 165	424.00
Hot Tub			
custom	add	7 570	0.00

2.022.900 SWIMMING POOL BUILDING INFORMATION

2.022.910 General

Model Type 022 buildings are generally associated with single family dwellings but may be found with other multi-residential properties. In addition to swimming pools, other recreational facilities such as saunas, spa pools, change rooms, lounges, etc. can be enclosed by these structures.

2.022.912 Attached Building

An attached swimming pool building may be a wing, addition, extension or fully integrated portion of a main residential structure, comprised normally of three walls and a roof. Structural components and finishes are usually of equivalent quality as the adjoining residence.

2.022.914 Detached Building

A detached building is defined as a fully enclosed individual or separate structure, located adjacent to or in close proximity to a principle residence or group of residences.

2.022.916 Foundations and Floors

Base Rates for each quality of swimming pool enclosure include costs for good quality concrete foundation walls with adequate footings or good reinforced concrete piling and grade beam systems. Foundation walls or grade beams found in better qualities also include rigid insulation. Floors are insulated reinforced concrete slabs and include typical finish found in swimming pool areas. All concrete slab and floor finish costs include a precalculated reduction or allowance for those areas occupied by a swimming pool and/or spa pool.

2.022.918 Walls and Roofs

Wall costs include extra wall height to provide for the effective use of swimming pool accessories such as slides and diving boards. Good insulation to provide energy efficiency and environmental control is also included. Roof systems are normally energy efficient and contain a precalculated amount for skylight systems found in better quality models.

2.022.920 Interior Finish

Interior finish in rates consists of four perimeter walls and ceiling finish. No interior partitions are included in Base Rates. Where finished room areas are found within a swimming pool building such as change rooms, bathrooms, storage rooms, etc., an addition shall be made for those areas by determining the appropriate quality, selecting and applying the Area Rate only from Residential Improvements Model Type 003 Structure Code 22 Lower Level Finish. If materials and workmanship are found to be of a quality inferior to the main residence, appropriate rates may be selected and applied from Basement Finish Model Type 015.

2.022.922 Mechanical

Heating systems are normally an extension of the system found in the adjoining residence. Ventilation is usually provided by exhaust fan systems calculated as part of the Base Rates.

Where reclamation systems are encountered, an adjustment must be made based on costs found in Swimming Pools Model Type 020.

2.022.924 Depreciation

For purposes of determining depreciation, the assessor shall employ the use of Age Life Tables as found in Section 1.200.035. Ages for the Model Type 022 Quality 04, 06 and 08 shall be identical to those employed for residences, except Model Type 022 Quality 03 shall have an Age Life of 20 years.

Lack of maintenance and physical deterioration may be measured and an allowance made by using the range of five C.D.U. ratings found with each Remaining Life Table in Section 1.200.080.

2.025.020 MODEL TYPE 025
QUALITY 02

GREENHOUSE - SUBSTANDARD

2.025.021 GENERAL DESCRIPTION

This class provides for a substandard greenhouse. It is the most economical "package unit" or is owner built using various cheap or poor quality materials. The wood or light gauge aluminum framing members are usually erected on wood sills or concrete blocks. Wall and roof panels consist of corrugated filon or poor quality single glazed windows and the door is economy grade.

2.025.023 BASE RATES

	STRUCTURE CODE	K	AR m²
Detached	27	\$ 600	\$ 92
Attached	28	500	80

2.025.025 ADJUSTMENTS

		K	AR m²
Exhaust Fan	add	\$ 140	\$ 0.00

2.025.030 MODEL TYPE 025
QUALITY 03

GREENHOUSE - FAIR

2.025.031 GENERAL DESCRIPTION

This class provides for a fair quality greenhouse which is a simple "package unit" normally designed for easy owner assembly. The light gauge small profile aluminum framing members are usually erected on wood sills or concrete blocks. Wall and roof panels consist of fair quality single glazed windows and the quality of door is fair.

2.025.033 BASE RATES

	STRUCTURE CODE	K	AR m²
Detached	27	\$ 400	\$ 173
Attached	28	300	154

2.025.035 ADJUSTMENTS

		K	AR m²
Concrete Slab	add	\$ 0	\$ 15.00
Exhaust Fan	add	140	0.00
Automatic Vent Opener	add	70	0.00

**2.025.040 MODEL TYPE 025
QUALITY 04**

GREENHOUSE - STANDARD

2.025.041 GENERAL DESCRIPTION

This class provides for an average quality greenhouse which is normally a standard pre-engineered unit. The style may appear as a vertical wall with curved or straight eaves or as a partial stub/glazed wall combination. Framing consists of extruded boxed aluminum members that are mounted on a steel base and concrete footing. Wall and roof panels are horticultural-type glass integrated into horizontal mullions and the quality of door is average.

2.025.043 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 850	\$ 217
Attached	28	600	209

2.025.045 ADJUSTMENTS

		K	AR m ²
Concrete Slab	add	\$ 0	\$ 17.00
Exhaust Fan	add	150	0.00
Thermostat	add	50	0.00
Automatic Vent Opener	add	70	0.00

2.025.060 MODEL TYPE 025
QUALITY 06

GREENHOUSE - CUSTOM

2.025.061 GENERAL DESCRIPTION

This class provides for a good quality greenhouse that is usually contractor built. Although various styles are encountered the most common appear with a good curved eave on a stub/vertical glazed wall combination or a stub/sloped glazed wall combination. Framing consists of medium to heavy boxed, anodized aluminum members that are mounted on a good concrete footing or foundation. Wall and roof panels are normally tempered safety glass or double glazed thermo sealed units and a good quality aluminum door or patio door is typical.

2.025.063 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 5 850	\$ 902
Attached	28	2 950	427

2.025.065 ADJUSTMENTS

		K	AR m ²
Detached Double Glazed - bronzed finish	add	\$ 400	\$ 73.00
Detached Single Glazed - anodized finish	deduct	1 600	303.00
Detached Single Glazed - bronzed finish	deduct	1 350	255.00
Attached Double Glazed - bronzed finish	add	150	36.00
Attached Single Glazed - anodized	deduct	850	152.00
Attached Single Glazed - bronzed finish	deduct	700	128.00
Concrete slab	add	0	18.00
Uni-stone floor	add	0	43.00
Automatic vent system	add	0	49.00
Shades - manual wood roll-up	add	0	88.00

2.025.900 RESIDENTIAL GREENHOUSE INFORMATION

2.025.910 GENERAL

A greenhouse is defined as a structure enclosed by glass or other light transmitting materials used for the growing, production and protection of plants, vegetables and fruits out of season. Other common terms encountered are "hothouse" and "conservatory".

2.025.911 ATTACHED GREENHOUSE

Attached greenhouse means a greenhouse consisting of one side wall, roof and two half gable end walls or two side walls, roof and one full gable end wall attached to another structure.

2.025.912 FOUNDATIONS AND FLOORS

The Base Rates for each classification includes an adequate amount attributable to substructure and foundation costs. A greenhouse floor is normally dirt or gravel, therefore costs for floors are not included in the base rates.

2.025.913 GREENHOUSE MECHANICAL

When mechanical installations such as electrical and heating are found in a residential greenhouse, an addition may be made for these items by selection of the appropriate quality of the service and utilizing the costs as set out under adjustments for Model Type 030 Garages.

2.026.030 MODEL TYPE 026
QUALITY 03

SOLARIUM - FAIR

2.026.031 GENERAL DESCRIPTION

This class represents the fair quality solarium which is a simple "package unit" with materials of fair to average quality, normally designed for easy owner assembly.

The substructure is a simple concrete footing and foundation with an unfinished floor system. Framing members consist of light gauge, small profiled and either plain or painted aluminum. Vertical side wall and roof panels are thin single glazed, in combination with finished stub walls or metal panels, usually equivalent to the main structure, or full glazed glass panels to ground. Eaves are straight or simple curved. Vents and a fair quality door may be encountered.

2.026.033 BASE RATES

	STRUCTURE CODE	K	AR m²
1 Storey & Basement	00	\$ 3 050	\$ 379
1 Storey Basementless	01	1 650	352
1 Storey & Slab on Grade	45	1 450	353

2.026.035 ADJUSTMENTS

		K	AR m²
Floor Finish			
fair vinyl or carpet	add	\$ 0	\$ 19.00
substandard vinyl or carpet	add	0	12.00
Concrete Slab - nil	deduct	0	15.00

**2.026.040 MODEL TYPE 026
QUALITY 04**

SOLARIUM - STANDARD

2.026.041 GENERAL DESCRIPTION

This class represents an average quality solarium, which is normally a standard pre-engineered unit and may be owner assembled. The style of this solarium sun room is normally vertical walls with finished metal bottom panelled stub walls and straight eaves.

The substructure is usually average materials and workmanship, with an unfinished floor system. Framing members are light gauge and medium size with baked color finish. Stub walls are finished equivalent to the main structure or have colored metal panels. Wall panels are clear, safety tempered single glazed with some thermal insulation. Roof panels may be clear glazed or solid construction.

Other features usually include average trim, vents, double hung or sliding windows and an average quality door.

2.026.043 BASE RATES

	STRUCTURE CODE	K	AR m²
1 Storey & Basement	00	\$ 4 300	\$ 403
1 Storey Basementless	01	3 250	378
1 Storey & Slab on Grade	45	2 650	379

2.026.045 ADJUSTMENTS

		K	AR m²
Floor Finish			
average vinyl or carpet	add	\$ 0	\$ 23.00
quarry tile	add	0	83.00
uni-stone	add	0	43.00
Concrete Slab - nil	deduct	0	19.00

**2.026.060 MODEL TYPE 026
QUALITY 06**

SOLARIUM - CUSTOM

2.026.061 GENERAL DESCRIPTION

This class provides for a good quality solarium, that is normally contractor built. Two types are common, aluminum framing with sloped wall and curved eave or heavy cedar framing with vertical walls and straight eave.

The substructure and foundation is concrete, with an unfinished floor system and finished stub walls of good materials and workmanship, usually equivalent to the main structure. Framing members are either medium to heavy boxed extruded anodized aluminum, plain finish or heavy cedar with bronze or black metal exterior capping. Wall and roof panels are normally double glazed clear sealed units, but single glazing or tinted glass may be found.

Extra features include good trim, sliding window panels and patio doors.

2.026.063 BASE RATES

	STRUCTURE CODE	K	AR m²
1 Storey & Basement	00	\$ 5 400	\$ 740
1 Storey Basementless	01	4 350	717
1 Storey & Slab on Grade	45	3 750	717

2.026.065 ADJUSTMENTS

		K	AR m²
Single Glazing - floor area	deduct	\$ 1 000	\$ 330.00
Tinted Glazing - floor area	add	400	87.00
Motorized Shade System - floor area	add	0	311.00
Bronzed aluminum members	add	150	36.00
End Wall - floor area	deduct EA	200	50.00
Floor Finish			
good vinyl or carpet	add	0	46.00
quarry tile	add	0	83.00
ceramic tile	add	0	107.00

2.026.080 MODEL TYPE 026
QUALITY 08

SOLARIUM - EXPENSIVE

2.026.081 GENERAL DESCRIPTION

This class represents an expensive quality contractor erected solarium, that is custom or architecturally designed to suit a specific location to enhance or compliment a site or main structure. Various styles and shapes include custom shaped roofs and eaves, finished stub walls and glazing or full glass glazed to ground, 1, 1 1/2 and 2 storey heights and cantilevered additions.

Substructure, unfinished floor systems and stub walls are good to expensive materials and workmanship, normally equivalent to the main or adjoining structure. Framing members are heavy brown or black anodized insulated aluminum, with wide wall and roof panels and a minimum of horizontal mullions. Wall and roof panels are heavy float laminated tempered safety glass, double glazed and thermal insulated. Tinted in bronze or silver may be an added feature.

Additional features may include a motorized cooling and ventilation system, built-in drainage system, integrated solar heat exchange system, insulated safety glazed patio doors, and awning or sliding windows.

2.026.083 BASE RATES

	STRUCTURE CODE	K	AR m²
1 Storey & Basement	00	\$ 9 400	\$ 698
1 Storey Basementless	01	7 350	676
1 1/2 Storey & Basement	05	12 000	725
1 1/2 Storey Basementless	06	9 950	703
2 Storey & Basement	09	12 950	952
2 Storey Basementless	10	10 900	930
1 Storey & Slab on Grade	45	7 500	685
1 1/2 Storey & Slab on Grade	46	10 100	712
2 Storey & Slab on Grade	48	11 050	939

2.026.085 ADJUSTMENTS

		K	AR m ²
Bronzed or Silver Glazing			
1 storey - floor area	add	\$ 0	\$ 125.00
1 1/2 storey - floor area	add	0	151.00
2 storey - floor area	add	0	189.00
Motorized Shade & Track System			
1 storey - floor area	add	0	311.00
1 1/2 storey - floor area	add	0	372.00
End Wall			
1 storey - floor area	deduct EA	400	76.00
1 1/2 storey - floor area	deduct EA	600	93.00
2 storey - floor area	deduct EA	1 000	120.00
Floor Finish			
expensive carpet	add	0	66.00
quarry tile	add	0	83.00
ceramic tile	add	0	107.00
marble tile	add	0	231.00
slate	add	0	216.00
Upper Level Floor			
for 1 1/2 or 2 storey solariums			
base floor construction	add	0	34.00

2.026.900 RESIDENTIAL SOLARIUM INFORMATION

2.026.910 GENERAL

A solarium is defined as a glass enclosed room or living area which is part of or an extension to an existing residence or structure, and has interior finish and furnishings equivalent or similar to the dwelling. It is generally situated for exposure to the sun and may also be used to enclose such areas as a swimming pool, spa pool, hot tub, sun deck or balcony.

2.026.911 ATTACHED SOLARIUM

All solariums are considered to be attached, having one side wall, roof and two half-gable end walls. Where a solarium is found with only one or no half-gable ends, an adjustment for lack of these end walls shall be made.

2.026.912 FOUNDATIONS AND FLOORS

Base Rates for each quality of solarium includes adequate costs attributable to foundation and floor systems, without finish, and are normally of equivalent quality to the adjoining main residence or structure.

**2.030.000 MODEL TYPE 030
QUALITY 00**

GARAGE - POOR

2.030.001 GENERAL DESCRIPTION

This class represents the poorest quality of garage. Materials are cheapest to economy grade and quality of workmanship is poor.

2.030.002 QUALITY DESCRIPTION

Floor: Poor quality concrete slab. **Roofing:** Rolled roofing or equivalent; little or no eave overhang. **Exterior Walls:** Cheap plywood, shiplap or equivalent; wall height is often less than 2.4 m. **Doors:** Cheapest hollow core entrance door; poor grade wood swinging doors or equivalent. **Windows:** Cheap or poor quality. **Electrical:** Minimum wiring, nil fixtures.

2.030.003 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 720	\$ 52
Attached	28	450	46

2.030.005 ADJUSTMENTS

		K	AR m ²
Interior Wall Finish			
unfinished gypsum wallboard, cheap plywood or equivalent			
Detached Garage	add	\$ 60	\$ 1.20
Attached Garage	add	40	0.70
Ceiling	add	0	2.00
Concrete Slab - nil	deduct	0	11.80
Electrical - nil	deduct	0	3.40

**2.030.020 MODEL TYPE 030
QUALITY 02**

GARAGE - SUBSTANDARD

2.030.021 GENERAL DESCRIPTION

This class provides for a substandard quality of garage. Materials are usually low to fair grade and the quality of workmanship is substandard.

2.030.022 QUALITY DESCRIPTION

Floor: Low grade concrete slab. **Roofing:** Composition shingles or equivalent; minimal eave overhang. **Exterior Walls:** Plain stucco or equivalent. **Doors:** Low grade entrance door; low grade to fair metal overhead door or equivalent. **Windows:** Low grade. **Electrical:** Minimum wiring, minimal outlets; nil fixtures.

2.030.023 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 1 490	\$ 75
Attached	28	980	65

2.030.025 ADJUSTMENTS

		K	AR m ²
Interior Wall Finish			
unfinished gypsum wallboard, low grade plywood or equivalent			
Detached Garage	add	\$ 110	\$ 2.30
Attached Garage	add	90	1.60
Ceiling	add	0	3.90
Heating			
minimum heat including chimney	add	100	4.10
Concrete Slab - nil	deduct	0	12.50
Electrical - nil	deduct	0	4.80

**2.030.030 MODEL TYPE 030
QUALITY 03**

GARAGE - FAIR

2.030.031 GENERAL DESCRIPTION

This class provides for a fair quality garage. It is usually a "package unit" consisting of fair to standard grade materials and is often owner built.

2.030.032 QUALITY DESCRIPTION

Floor: Fair concrete slab. **Roofing:** Composition shingles or equivalent; boxed eaves are common. **Exterior Walls:** Fair to average quality stucco, vinyl siding, prefinished hardboard, or equivalent. **Doors:** Fair quality entrance door; fair quality metal or wood overhead door. **Windows:** Low grade to fair wood or aluminum. **Electrical:** Minimum wiring, minimal outlets; fair to average quality exterior fixtures may be encountered.

2.030.033 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 1 770	\$ 85
Attached	28	1 480	80

2.030.035 ADJUSTMENTS

		K	AR m ²
Interior Wall Finish			
unfinished gypsum wallboard, low grade plywood or equivalent			
Detached Garage	add	\$ 110	\$ 2.30
Attached Garage	add	90	1.60
Ceiling	add	0	3.90
Heating			
minimum heat including chimney	add	100	4.10
Concrete Slab - nil	deduct	0	15.30
Electrical - nil	deduct	0	5.10

**2.030.040 MODEL TYPE 030
QUALITY 04**

GARAGE - STANDARD

2.030.041 GENERAL DESCRIPTION

This class provides for an average quality of garage. Materials are usually standard grade and finishes are normally selected to match the house.

2.030.042 QUALITY DESCRIPTION

Floor: Standard concrete slab. **Roofing:** Composition shingles or equivalent; boxed eaves are common. **Exterior Walls:** Average grade stucco, aluminum siding or equivalent. **Doors:** Fair to average quality entrance door; average quality metal or wood overhead door. **Windows:** Fair grade wood or aluminum. **Electrical:** Standard wiring, minimal outlets; average quality exterior fixtures may be encountered.

2.030.043 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 2 020	\$ 106
Attached	28	1 680	101
Basement	35	500	18

2.030.045 ADJUSTMENTS

		K	AR m ²
Interior Wall Finish			
unfinished gypsum wallboard, fair quality plywood or equivalent			
Detached Garage	add	\$ 170	\$ 3.40
Attached Garage	add	120	2.30
Ceiling			
(for detached or attached garage)	add	0	5.80
Heating			
fair to average quality gas overhead heater or equivalent	add	220	9.60
Concrete Slab - nil	deduct	0	19.40
Electrical - nil	deduct	0	5.40
Brick Veneer - use 80% of Residential Masonry Veneer Adjustments for 1 Storey			

**2.030.060 MODEL TYPE 030
QUALITY 06**

GARAGE - CUSTOM

2.030.061 GENERAL DESCRIPTION

This class represents a good quality of garage. Finishes are good quality materials and are selected to match the house.

2.030.062 QUALITY DESCRIPTION

Floor: Average to good concrete slab. **Roofing:** Composition shingles or equivalent; attractive soffits and fascia. **Exterior Walls:** Good grade stucco, wood siding or equivalent; minimal amounts of masonry veneer may be used as a decorative feature. **Doors:** Average to good quality entrance door; good quality wood overhead door or equivalent. **Windows:** Average to good quality wood, aluminum, vinyl or equivalent. **Electrical:** Better than average wiring, an adequate number of outlets; decorative exterior fixtures are common.

2.030.063 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 3 040	\$ 141
Attached	28	2 620	125
Basement	35	900	21

2.030.065 ADJUSTMENTS

		K	AR m ²
Interior Wall Finish			
gypsum wallboard or equivalent			
Detached Garage	add	\$ 390	\$ 8.00
Attached Garage	add	280	5.10
Ceiling			
(for detached or attached garage)	add	0	13.60
Heating			
good quality gas overhead heater or equivalent	add	280	12.00
Roofing			
cedar shakes, masonry tiles or equivalent			
Detached Garage	add	140	12.50
Attached Garage	add	70	12.50
Concrete Slab - nil	deduct	0	20.40
Electrical - nil	deduct	0	11.30

Brick Veneer - use 80% of Residential
Masonry Veneer Adjustments for 1 Storey

**2.030.070 MODEL TYPE 030
QUALITY 07**

GARAGE - GOOD CUSTOM

2.030.071 GENERAL DESCRIPTION

This class provides a good to expensive quality of garage. The exterior style compliments the house and finishes are good to expensive materials.

2.030.072 QUALITY DESCRIPTION

Floors: Good concrete slab. **Roofing:** Cedar shakes, masonry tiles or equivalent; attractive soffits and fascia. **Exterior Walls:** Good grade stucco, wood siding or equivalent; good to expensive masonry veneer is commonly used as a decorative feature. **Doors:** Good quality entrance door; good to expensive wood overhead door or equivalent. **Windows:** Good to expensive quality. **Electrical:** Better than average wiring, an adequate number of outlets; decorative exterior fixtures are common.

2.030.073 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 4 210	\$ 180
Attached	28	3 460	157

2.030.075 ADJUSTMENTS

		K	AR m ²
Interior Wall Finish			
gypsum wallboard or equivalent			
Detached Garage	add	\$ 390	\$ 8.00
Attached Garage	add	280	5.10
Ceiling	add	0	13.60
Heating			
good quality gas overhead heater or equivalent			
	add	280	12.00
Roofing			
composition shingles			
Detached Garage	deduct	140	12.50
Attached Garage	deduct	70	12.50
Concrete Slab - nil	deduct	0	28.20
Electrical - nil	deduct	0	11.30
Brick Veneer - use 80% of Residential Masonry Veneer Adjustments for 1 Storey			

2.030.900 GARAGE AND CARPORT INFORMATION

2.030.910 Garage

A garage is defined as a fully enclosed structure which is normally used as a shelter for automotive vehicles or for storage.

2.030.911 Basement Garage

Basement garage shall mean a garage which is located in a basement that is below grade on all sides.

2.030.912 Multiple Garage

Side by side garages are commonly encountered with multiple family residences. They are characterized by a common party wall which separates each garage unit.

2.030.920 Carport

A carport is defined as a structure which is basically a roof with supporting posts or columns and has all or most of the sides open. Breezeways, covered walkways or similar structures may be classified as such.

**2.031.020 MODEL TYPE 031
QUALITY 02**

MULTIPLE GARAGES - SUBSTANDARD

2.031.021 GENERAL DESCRIPTION

Normally found with multi-family residences, this class provides for a less than average quality of multiple garage. Materials are usually of low to fair quality although exterior finishes may match the residential structure.

2.031.022 QUALITY DESCRIPTION

Floor: Low grade concrete slab. **Roofing:** Composition shingles or equivalent; minimal eave overhang. **Exterior Walls:** Fair grade stucco or equivalent. **Doors:** Low grade entrance door; low grade to fair metal overhead door or equivalent. **Windows:** Little or no windows. **Electrical:** Minimum wiring, minimal outlets; nil fixtures.

2.031.023 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 810	\$ 76
Attached	28	550	62

2.031.025 ADJUSTMENTS

		K	AR m ²
Interior Wall Finish			
unfinished gypsum wallboard or equivalent, low grade plywood or equivalent			
Detached Garage	add	\$ 50	\$ 2.30
Attached Garage	add	40	1.60
Ceiling	add	0	3.90
Heating			
minimum heat including chimney	add	100	4.10
Concrete Slab - nil	deduct	0	12.50
Electrical - nil	deduct	0	4.80

2.031.030 MODEL TYPE 031
QUALITY 03

MULTIPLE GARAGES - FAIR

2.031.031 GENERAL DESCRIPTION

Normally found with multi-family residences, this class represents a fair quality of multiple garage. Materials are usually of fair quality with the exterior finishes often selected to match those on the residential structure.

2.031.032 QUALITY DESCRIPTION

Floor: Fair concrete slab. **Roofing:** Composition shingles or equivalent; boxed eaves are common. **Exterior Walls:** Fair to average grade stucco, vinyl siding, prefinished hardboard or equivalent. **Doors:** Fair quality entrance door; fair quality metal or wood overhead door. **Windows:** Detached garage - low grade to fair grade wood or aluminum; attached garage - little or no windows. **Electrical:** Minimum wiring, minimal outlets; fair quality exterior fixtures may be encountered.

2.031.033 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 980	\$ 86
Attached	28	840	76

2.031.035 ADJUSTMENTS

		K	AR m ²
Interior Wall Finish			
unfinished gypsum wallboard, low grade plywood or equivalent			
Detached Garage	add	\$ 50	\$ 2.30
Attached Garage	add	40	1.60
Ceiling	add	0	3.90
Heating			
minimum heat including chimney	add	100	4.10
Concrete Slab - nil	deduct	0	15.30
Electrical - nil	deduct	0	5.10

**2.031.040 MODEL TYPE 031
QUALITY 04**

MULTIPLE GARAGES - STANDARD

2.031.041 GENERAL DESCRIPTION

Normally found with multi-family residences, this class represents an average quality of multiple garage. Materials are usually of standard quality with the exterior finishes often selected to match those on the residential structure.

2.031.042 QUALITY DESCRIPTION

Floor: Standard concrete slab. **Roofing:** Composition shingles or equivalent; boxed eaves are common. **Exterior Walls:** Average grade stucco, aluminum siding, wood siding or equivalent. **Doors:** Fair to average quality entrance door; average quality metal or wood overhead door. **Windows:** Detached garage - fair grade wood or aluminum; attached garage - little or no windows. **Electrical:** Standard wiring, minimal outlets; average quality exterior fixtures may be encountered.

2.031.043 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 1 120	\$ 107
Suite	28	950	96

2.031.045 ADJUSTMENTS

		K	AR m ²
Interior Wall Finish			
unfinished gypsum wallboard, fair quality plywood or equivalent			
Detached Garage	add	\$ 80	\$ 3.40
Attached Garage	add	60	2.30
Ceiling	add	0	4.80
Heating			
fair to average quality gas overhead heater or equivalent	add	220	9.60
Concrete Slab - nil	deduct	0	19.40
Electrical - nil	deduct	0	5.40
Brick Veneer - use 80% of Residential Masonry Veneer Adjustments for 1 Storey			

**2.031.060 MODEL TYPE 031
QUALITY 06**

MULTIPLE GARAGES - CUSTOM

2.031.061 GENERAL DESCRIPTION

Normally found with multi-family residences, this class represents a good quality of multiple garage. Exterior finishes are selected from good quality materials for a comparable appearance to the residential structure.

2.031.062 QUALITY DESCRIPTION

Floor: Average to good concrete slab. **Roofing:** Composition shingles or equivalent; attractive soffits and fascia. **Exterior Walls:** Good grade stucco, aluminum siding, wood siding or equivalent; minimal amounts of masonry veneer may be used as a decorative feature. **Doors:** Average to good quality entrance door; good quality wood overhead door or equivalent. **Windows:** Detached garage - average to good quality wood, aluminum or vinyl; attached garage - little or no windows. **Electrical:** Average to good wiring, an adequate number of outlets; decorative exterior fixtures are common.

2.031.063 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 1 860	\$ 143
Attached	28	1 650	120

2.031.065 ADJUSTMENTS

		K	AR m ²
Interior Wall Finish			
gypsum wallboard or equivalent			
Detached Garage	add	\$ 190	\$ 8.00
Attached Garage	add	140	5.10
Ceiling	add	0	13.60
Heating			
good quality gas overhead heater or equivalent	add	280	12.00
Roofing			
cedar shakes, masonry tiles or equivalent			
Detached Garage		70	12.50
Attached Garage	add	30	12.50
Concrete Slab - nil	deduct	0	20.40
Electrical - nil	deduct	0	11.30
Brick Veneer - use 80% of Residential Masonry Veneer Adjustments for 1 Storey			

**2.035.000 MODEL TYPE 035
QUALITY 00**

CARPORT - POOR

2.035.001 GENERAL DESCRIPTION

This class represents the poorest quality of carport. Materials are cheapest to economy grade and quality of workmanship is poor.

2.035.002 QUALITY DESCRIPTION

Roofing: Rolled roofing or equivalent. **Posts or Columns:** Simple wood posts or equivalent.

2.035.003 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 520	\$ 28
Attached	28	250	23

2.035.005 ADJUSTMENTS

		K	AR m ²
Concrete Slab	add	\$ 0	\$ 11.80
Ceiling cheap plywood or equivalent	add	0	4.20
Electrical	add	0	3.40

**2.035.020 MODEL TYPE 035
QUALITY 02**

CARPORT - SUBSTANDARD

2.035.021 GENERAL DESCRIPTION

This class provides for a substandard quality of carport. Materials are usually low to fair grade and the quality of workmanship is substandard.

2.035.022 QUALITY DESCRIPTION

Roofing: Composition shingles or equivalent. **Posts or Columns:** Fair quality wood or metal posts.

2.035.023 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 730	\$ 35
Attached	28	400	31

2.035.025 ADJUSTMENTS

		K	AR m ²
Concrete Slab	add	\$ 0	\$ 12.50
Ceiling low grade plywood or equivalent	add	0	4.50
Electrical	add	0	3.70

**2.035.040 MODEL TYPE 035
QUALITY 04**

CARPORT - STANDARD

2.035.041 GENERAL DESCRIPTION

This class provides for an average quality of carport and materials are usually standard grade.

2.035.042 QUALITY DESCRIPTION

Roofing: Composition shingles or equivalent. **Posts or Columns:** Standard wood or metal posts or equivalent.

2.035.043 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 1 270	\$ 46
Attached	28	680	39

2.035.045 ADJUSTMENTS

		K	AR m ²
Concrete Slab	add	\$ 0	\$ 19.40
Ceiling Finish average quality plywood or equivalent	add	0	10.10
Electrical	add	0	4.10

**2.035.060 MODEL TYPE 035
QUALITY 06**

CARPORT - CUSTOM

2.035.061 GENERAL DESCRIPTION

This class represents a good quality of carport.

2.035.062 QUALITY DESCRIPTION

Roofing: Composition shingles or equivalent. **Posts and Columns:** Good wood or metal posts; decorative masonry columns are occasionally encountered.

2.035.063 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 2 670	\$ 69
Attached	28	1 360	53

2.035.065 ADJUSTMENTS

		K	AR m ²
Concrete Slab	add	\$ 0	\$ 20.40
Ceiling Finish good quality plywood, aluminum or equivalent	add	0	14.60
Electrical	add	0	4.30
Roofing cedar shakes, masonry tiles or equivalent			
Detached Carport	add	140	12.50
Attached Carport	add	70	12.50

**2.035.070 MODEL TYPE 035
QUALITY 07**

CARPORT - GOOD CUSTOM

2.035.071 GENERAL DESCRIPTION

This class provides a good to expensive quality of carport and will always compliment the house.

2.035.072 QUALITY DESCRIPTION

Roofing: Cedar shakes, masonry tiles or equivalent. **Posts or Columns:** Architectural or decorative wood or masonry columns.

2.035.073 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 3 130	\$ 93
Attached	28	1 610	72

2.035.075 ADJUSTMENTS

		K	AR m ²
Concrete Slab	add	\$ 0	\$ 28.20
Ceiling Finish good quality plywood, aluminum or equivalent	add	0	14.60
Electrical	add	0	4.30
Roofing composition shingles			
Detached Carport	deduct	140	12.50
Attached Carport	deduct	70	12.50

**2.040.020 MODEL TYPE 040
QUALITY 02**

SINGLE WIDE MOBILE HOME - SUBSTANDARD

2.040.021 GENERAL DESCRIPTION

This class provides for a low cost single wide mobile home which seldom meets minimum building requirements. Room sizes are relatively small, finishes are usually selected from substandard quality materials and there is no attention given to decorative features. The floor area of this class generally ranges from 30 to 70 m².

2.040.022 QUALITY DESCRIPTION

INTERIOR - Walls & Ceilings: Substandard prefinished wallboard or equivalent; typical ceiling height is 2.1 m. **Floors:** Low grade sheet vinyl or equivalent. **Cabinets & Trim:** Low grade kitchen cabinets; little or no trim. **Doors & Windows:** Low grade hollow core doors; few small windows.

MECHANICAL - Plumbing: 4 substandard quality fixtures and accessories; no vanities. **Heating:** Wall furnace or equivalent. **Electrical:** Minimum wiring, substandard light fixtures.

2.040.023 BASE RATES

	STRUCTURE CODE	K	AR m ²
Foundationless	33	\$ 2 300	\$ 182
Foundation - Basementless	34	3 200	188
Basement	35	4 600	220

2.040.025 ADJUSTMENTS

		K	AR m ²
Plumbing (rate includes 4 fixtures) per fixture	add or deduct	\$ 420	\$ 0.00

**2.040.030 MODEL TYPE 040
QUALITY 03**

SINGLE WIDE MOBILE HOME - FAIR

2.040.031 GENERAL DESCRIPTION

This class represents a single wide mobile home of fair quality which barely meets minimum building requirements. It has an adequate floor plan, finishes are selected from fair quality materials and there is very little or no decorative features. The floor area for this class generally ranges from 60 to 100 m².

2.040.032 QUALITY DESCRIPTION

INTERIOR - Walls & Ceilings: Fair quality prefinished wallboard or equivalent. **Floors:** Fair grade sheet vinyl, carpet or equivalent. **Cabinets & Trim:** Fair quality premanufactured kitchen cabinets; fair grade baseboards and trim. **Doors & Windows:** Fair quality hollow core doors; moderate size fair quality aluminum windows.

MECHANICAL - Plumbing: 4 fair quality fixtures and accessories; little or no vanities. **Heating:** Fair forced air or equivalent. **Electrical:** Fair quality light fixtures.

2.040.033 BASE RATES

	STRUCTURE CODE	K	AR m ²
Foundationless	33	\$ 2 900	\$ 227
Foundation - Basementless	34	3 800	235
Basement	35	5 200	265

2.040.035 ADJUSTMENTS

		K	AR m ²
Plumbing (rate includes 4 fixtures) per fixture	add or deduct	\$ 500	\$ 0.00
Fireplace - Built in fair metal	add	1 160	0.00
Fireplace - Free Standing fair metal	add	760	0.00

**2.040.040 MODEL TYPE 040
QUALITY 04**

SINGLE WIDE MOBILE HOME - STANDARD

2.040.041 GENERAL DESCRIPTION

This class represents a single wide mobile home of average quality which meets and occasionally exceeds minimum building requirements. To make the exterior attractive, some decorative detail may be evident and roof styles may be slightly arched or gabled. The main rooms are usually fairly spacious, finishes are selected from average quality materials and a minimum number of decorative features are normally encountered. The floor area for this class generally ranges from 80 to 110 m².

2.040.042 QUALITY DESCRIPTION

INTERIOR - Walls & Ceilings: Average quality prefinished wallboard or equivalent; limited amounts of imitation masonry panelling or equivalent may be found in the main rooms. **Floors:** Standard grade sheet vinyl, carpet or equivalent. **Cabinets & Trim:** Average quality premanufactured kitchen cabinets; average quality baseboards and trim. **Doors & Windows:** Standard hollow core doors; average quality aluminum windows, bay or louvered windows are sometimes encountered.

MECHANICAL - Plumbing: 4 to 7 average quality fixtures and accessories; average quality premanufactured vanities. **Heating:** Average forced air. **Electrical:** Average quality light fixtures.

2.040.043 BASE RATES

	STRUCTURE CODE	K	AR m ²
Foundationless	33	\$ 4 100	\$ 280
Foundation - Basementless	34	5 700	295
Basement	35	7 100	327

2.040.045 ADJUSTMENTS

		K	AR m ²
Plumbing (rate includes 6 fixtures) per fixture	add or deduct	\$ 610	\$ 0.00
Fireplace - Built in average metal fresh air fireplace and accessories	add	1 880	0.00
Fireplace - Free Standing average metal	add	1 000	0.00

2.040.900 MOBILE HOME INFORMATION

2.040.910 General

Mobile homes are factory built residences that are designed and constructed on their own frames and wheel chassis. They are then towed, by truck, from the factory to a site where they are set in place for year round living. Mobile homes differ from travel trailers in that travel trailers are smaller, are designed to be towed behind passenger vehicles and they are generally used for recreational purposes. Exclude the hitch from the overall dimensions when calculating the area of a mobile home.

2.040.911 Foundationless

Foundationless is defined as any substructure which is not permanent in nature such as wood or concrete blocking or equivalent.

2.040.912 Expandos or Tilt-outs

Expandos or tilt-outs are accordion-like walls which provide additional living space for a mobile home by sliding or tilting out from the main living area. When calculating the replacement cost for a mobile home, include these extensions in the total floor area.

**2.045.030 MODEL TYPE 045
QUALITY 03**

DOUBLE WIDE MOBILE HOME - FAIR

2.045.031 GENERAL DESCRIPTION

This class provides for a fair quality double wide mobile home which barely meets minimum building requirements. It has an adequate floor plan, finishes are selected from fair quality materials and there is little or no decorative features. The floor area of this class generally ranges from 80 to 110 m².

2.045.032 QUALITY DESCRIPTION

INTERIOR - Walls & Ceilings: Fair quality prefinished wallboard or equivalent. **Floors:** Fair grade sheet vinyl, carpet or equivalent. **Cabinets & Trim:** Fair quality premanufactured kitchen cabinets; fair grade baseboards and trim. **Doors & Windows:** Fair quality hollow core doors; fair quality aluminum windows.

MECHANICAL - Plumbing: 4 fair quality fixtures and accessories; little or no vanities. **Heating:** Fair forced air. **Electrical:** Fair quality light fixtures.

2.045.033 BASE RATES

	STRUCTURE CODE	K	AR m ²
Foundationless	33	\$ 14 100	\$ 157
Foundation - Basementless	34	15 000	165
Basement	35	16 400	195

2.045.035 ADJUSTMENTS

		K	AR m ²
Plumbing (rate includes 4 fixtures) per fixture	add	\$ 500	\$ 0.00
Fireplace - Built in fair metal	add	1 160	0.00
Fireplace - Free Standing	add	760	0.00

**2.045.040 MODEL TYPE 045
QUALITY 04**

DOUBLE WIDE MOBILE HOME - STANDARD

2.045.041 GENERAL DESCRIPTION

This class represents a double wide mobile home of average quality which meets and occasionally exceeds minimum building requirements. To make the exterior attractive, some decorative detail may be evident. It has a functional floor plan, finishes are selected from average quality materials and a minimum number of decorative features may be encountered. The floor area of this class generally ranges from 90 to 130 m².

2.045.042 QUALITY DESCRIPTION

INTERIOR - Walls & Ceilings: Average quality prefinished wallboard or equivalent; limited amounts of imitation masonry panelling or equivalent may be encountered. **Floors:** Standard grade sheet vinyl, carpet or equivalent. **Cabinets & Trim:** Average quality premanufactured kitchen cabinets; average quality baseboards and trim. **Doors & Windows:** Standard hollow core doors; average quality aluminum windows, bay or louvered windows are sometimes encountered.

MECHANICAL - Plumbing: 4 to 7 average quality fixtures and accessories; average quality premanufactured vanities. **Heating:** Average forced air. **Electrical:** Average quality fixtures.

2.045.043 BASE RATES

	STRUCTURE CODE	K	AR m ²
Foundationless	33	\$ 16 700	\$ 165
Foundation - Basementless	34	18 300	180
Basement	35	19 700	212

2.045.045 ADJUSTMENTS

		K	AR m ²
Plumbing (rate includes 6 fixtures) per fixture	add or deduct	\$ 610	\$ 0.00
Fireplace - Built in average metal fresh air fireplace and accessories	add	1 880	0.00
Fireplace - Free Standing average metal	add	1 000	0.00

**2.045.050 MODEL TYPE 045
QUALITY 05**

DOUBLE WIDE MOBILE HOME - SEMI CUSTOM

2.045.051 GENERAL DESCRIPTION

This class represents the best quality of double wide mobile home. The exterior is always attractive and the use of decorative detail or ornamentation is evident. It usually has a well designed floor plan consisting of fairly spacious rooms. Finishes are selected from average to good quality materials and a limited number of decorative features are normally encountered. The floor area of this class is usually over 100 m².

2.045.052 QUALITY DESCRIPTION

INTERIOR - Walls & Ceilings: Average to good quality prefinished wallboard or equivalent; imitation masonry panelling or other finishing refinements is common in the main rooms. **Floors:** Average to good quality carpet or equivalent. **Cabinets & Trim:** Average to good quality premanufactured or semi custom veneer kitchen cabinets; average to good quality baseboards and trim. **Doors & Windows:** Average to good quality hollow core doors; average to good aluminum or vinyl windows, selective use of picture or bay windows in living and dining areas is common.

MECHANICAL - Plumbing: 4 to 7 average to good quality fixtures and accessories; average to good quality premanufactured or semi custom veneer vanities. **Heating:** Average forced air. **Electrical:** Average to good quality fixtures.

2.045.053 BASE RATES

	STRUCTURE CODE	K	AR m ²
Foundationless	33	\$ 17 400	\$ 213
Foundation - Basementless	34	19 000	228
Basement	35	20 400	260

2.045.055 ADJUSTMENTS

		K	AR m ²
Plumbing (rate includes 6 fixtures) per fixture	add or deduct	\$ 710	\$ 0.00
Fireplace - Built in average to good metal fresh air fireplace and accessories	add	2 180	0.00
Fireplace - Free Standing semi custom metal	add	1 280	0.00

**2.048.020 MODEL TYPE 048
QUALITY 02**

MOBILE HOME PARK - SUBSTANDARD

2.048.021 GENERAL DESCRIPTION

Typical sites are developed as campgrounds or resort areas for transient use, where there are either no code requirements or minimal code enforcement. These have few facilities, and are designed for smaller trailers and campers.

2.048.023 BASE RATES

Per Site \$ 2 100

2.048.024 INSTALLATION RATE

Per Site

Engineering - minimum plans, survey and permits	\$ 220
Grading - minimum clearing and levelling; graded for drainage	120
Roadways - roads roughed in, minimum gravel	350
Parking and Walks - gravel	170
Sewer - basic lines, septic tank system	460
Water - basic service to common buildings; occasional standpipes	400
Gas - nil	0
Electrical - basic overhead wiring, outlets at sites	380

2.048.025 ADJUSTMENTS

	Site Modifiers								
Number of Sites	10	20	30	40	60	100	120	200	250
Multiplier	1.08	1.06	1.01	1.00	0.96	0.89	0.87	0.80	0.78
Gross Area m² per site	75	95	110	130	165	225	260	460	650
Multiplier	0.90	0.94	0.96	1.00	1.04	1.12	1.16	1.27	1.29

Suggested Age Life: 15 years.

**2.048.030 MODEL TYPE 048
QUALITY 03**

MOBILE HOME PARK - FAIR

2.048.031 GENERAL DESCRIPTION

Typical sites are developed for transient or semi-permanent occupancy. These meet minimum code requirements and are usually designed to accommodate medium length trailers or mobile homes.

2.048.033 BASE RATES

Per Site \$ 4 000

2.048.034 INSTALLATION RATES

Per Site

Engineering - adequate plans, specifications, survey, fees and permits	\$ 430
Grading - adequate clearing and levelling; graded for drainage	270
Roadways - roads roughed in, gravel base, minimum paving	580
Parking and Walks - low cost asphalt	360
Sewer - adequate service lines and mains, simple layout, minimum code	800
Water - adequate service lines and mains; occasional hydrant	670
Gas - service to utility buildings and office only	280
Electrical - overhead wiring, basic service per site, minimal street lighting	610

2.048.035 ADJUSTMENTS

	Site Modifiers								
Number of Sites	30	50	70	80	100	130	160	200	250
Multiplier	1.10	1.05	1.00	0.98	0.95	0.92	0.89	0.86	0.84
Gross Area m² per site	110	185	215	225	240	280	335	460	650
Multiplier	0.83	0.95	0.98	1.00	1.02	1.06	1.11	1.18	1.20

Suggested Age Life: 20 years.

**2.048.040 MODEL TYPE 048
QUALITY 04**

MOBILE HOME PARK - STANDARD

2.048.041 GENERAL DESCRIPTION

Typical sites are built for permanent occupancy. They usually have space to accommodate any length of mobile home as well as attached improvements such as porches and decks.

2.048.043 BASE RATES

Per Site \$ 5 300

2.048.044 INSTALLATION RATES

Per Site

Engineering - average plans, specifications, survey, fees, permits and bonds	\$ 570
Grading - average clearing, levelling and drainage	410
Roadways - average gravel base, asphalt paving	730
Parking and Walks - concrete or asphalt	510
Sewer - average service lines and mains; average installation, adequate venting	920
Water - average service lines and mains, valve connections and hydrants	870
Gas - service to all sites and buildings	440
Electrical - overhead or underground service, telephone connections, adequate street lighting	850

2.048.045 ADJUSTMENTS

	Site Modifiers								
Number of Sites	40	70	100	125	175	200	250	300	350
Multiplier	1.12	1.06	1.00	0.96	0.91	0.89	0.87	0.86	0.85
Gross Area m² per site	185	225	260	280	335	370	410	480	650
Multiplier	0.89	0.94	0.98	1.00	1.04	1.06	1.08	1.09	1.12

Suggested Age Life: 30 years.

**2.048.060 MODEL TYPE 048
QUALITY 06**

MOBILE HOME PARK - CUSTOM

2.048.061 GENERAL DESCRIPTION

Typical sites are built for permanent occupancy and designed to accommodate large mobile homes including double wide models. Driveways, gardens and carports are usually found. Sites and services are comparable to a residential subdivision.

2.048.063 BASE RATES

Cost **Per Site \$ 7 600**

2.048.064 INSTALLATION RATES

	Per Site
Engineering - detailed plans, specifications, survey, fees, permits and bonds	\$ 860
Grading - stripping, clearing, good site levelling for view and appearance; graded for drainage	610
Roadways - good gravel base, concrete curbs, good asphalt paving; extra parking areas	1 060
Parking and Walks - concrete or good asphalt	750
Sewer - good service lines and mains, good installation, venting, traps and manholes	1 360
Water - good service lines, mains, valve connections and hydrants	1 190
Gas - service to all sites and buildings; individual meters	600
Electrical - underground service, telephone lines and cable T.V. connections; good street lighting	1 170

2.048.065 ADJUSTMENTS

	Site Modifiers							
Number of Sites	50	75	100	160	200	250	300	350
Multiplier	1.15	1.12	1.07	1.00	0.96	0.94	0.93	0.92
Gross Area m² per site	260	300	335	355	410	445	520	650
Multiplier	0.92	0.96	0.98	1.00	1.03	1.04	1.05	1.06

Suggested Age Life: 40 years.

**2.050.000 MODEL TYPE 050
QUALITY 00**

SUMMER COTTAGE - POOR

2.050.001 GENERAL DESCRIPTION

This class provides for the lowest quality of summer cottage. It is basically a "shell" with little or no partitions and it may be often found partially unfinished. Materials used are generally from the poorest quality available and workmanship is poor. The total floor area for this class is usually below 40 m².

2.050.002 QUALITY DESCRIPTION

EXTERIOR - Substructure: Nil. **Roofing:** Rolled roofing, cheapest composition or wood shingles or equivalent. **Walls:** Cheapest wood siding, plywood or equivalent; nil insulation.

INTERIOR - Walls & Ceiling: Cheapest wallboard or equivalent. **Floors:** wood, plywood or equivalent. **Cabinets & Trim:** Little or no kitchen cabinets; nil trim. **Doors & Windows:** Poor quality.

MECHANICAL - Electrical: nil

2.050.003 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey Basementless	01	\$ 500	\$ 64

2.050.004 INSTALLATION RATES

	K	AR m ²
Windows Note: window area in rate equals 6% of floor area	\$ 0	\$ 7.20

2.050.005 ADJUSTMENTS

		K	AR m ²
Floor Finish tile or equivalent	add	\$ 0	\$ 6.90
Plumbing per fixture	add	320	0.00
Electrical Note: per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system.	add	0	3.70
Heating minimum heat including gas line and chimney	add	110	4.80
Electrical	add	790	4.30

**2.050.010 MODEL TYPE 050
QUALITY 01**

SUMMER COTTAGE - ECONOMY

2.050.011 GENERAL DESCRIPTION

This class provides for a summer cottage of inferior quality. It is almost always an older type cottage and although it has little or no partitions, additions built over a period of years may be encountered. Finishes normally consist of poor to economy grade materials and lack of workmanship is evident. The total floor area for this class generally ranges from 30 to 70 m².

2.050.012 QUALITY DESCRIPTION

EXTERIOR - Substructure: Concrete blocks, wood sills or equivalent. **Roofing:** Rolled roofing, cheapest composition or wood shingles or equivalent. **Walls:** Poor to economy grade wood siding, plywood or equivalent; nil insulation.

INTERIOR - Walls & Ceiling: Economy grade gypsum wallboard, plywood or equivalent. **Floors:** Cheapest tile or equivalent. **Cabinets & Trim:** Little or no kitchen cabinets; nil trim. **Doors & Windows:** Poor to economy grade.

MECHANICAL - Electrical: Minimum wiring, little or no fixtures.

2.050.013 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey Basementless	01	\$ 1 500	\$ 96
1 1/2 Storey Basementless	06	1 800	149
2 Storey Basementless	10	2 200	168

2.050.014 INSTALLATION RATES

	CODE	K	AR m ²
1/2 Storey Upper Finish	20	\$ 100	\$ 18.00
Floor Finish			
1 Storey		0	6.90
1 1/2 Storey		0	11.00
2 Storey		0	13.80
Windows			
1 Storey		0	10.90
1 1/2 Storey		0	17.40
2 Storey		0	21.80
Note: windows in rate equals 8% of total finished floor area			
Electrical (includes fixtures)			
1 Storey		790	4.30
1 1/2 Storey		790	6.90
2 Storey		790	8.60

2.050.015 ADJUSTMENTS

		K	AR m²
Concrete Footings	add	\$ 190	\$ 8.50
Plumbing per fixture	add	370	0.00
Note: per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			
Heating (total finished floor area)			
minimum heat including gas line and chimney	add	110	4.80
floor furnace or equivalent	add	160	6.80

**2.050.020 MODEL TYPE 050
QUALITY 02**

SUMMER COTTAGE - SUBSTANDARD

2.050.021 GENERAL DESCRIPTION

This class provides for a substandard summer cottage which is commonly owner built. Usually an older type cottage, it has a very simple floor plan which contains a minimum amount of partitions. Finishes normally consist of substandard materials and workmanship is low grade. The total floor area for this class generally ranges from 40 to 80 m².

2.050.022 QUALITY DESCRIPTION

EXTERIOR - Substructure: Substandard concrete footings, wood sills or equivalent. **Roofing:** Composition shingles or equivalent. **Walls:** Low grade wood siding, plywood or equivalent; insulation.

INTERIOR - Walls & Ceilings: Low grade gypsum wallboard, prefinished wallboard or equivalent. **Floors:** Substandard tile or equivalent. **Cabinets & Trim:** A minimum amount of economy grade kitchen cabinets; little or no trim. **Doors & Windows:** Low grade.

MECHANICAL - Electrical: Minimum wiring, little or no fixtures.

2.050.023 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 3 400	\$ 192
1 Storey Basementless	01	2 500	140
1 1/2 Storey & Basement	05	3 700	265
1 1/2 Storey Basementless	06	2 800	212
2 Storey & Basement	09	4 100	292
2 Storey Basementless	10	3 300	239
1/2 Storey Upper	11	300	72
1 Storey Upper	13	800	99
A-Frame & Basement	14	3 000	252
A-Frame Basementless	15	2 100	199
Open Veranda	16	250	38
Closed Veranda	17	650	61

2.050.024 INSTALLATION RATES

	CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 100	\$ 27.00
Concrete Footings		190	8.50
Insulation			
1 Storey		40	4.00
1 1/2 Storey		40	4.80
2 Storey		80	5.40
A-Frame		40	4.50
Floor Finish			
1 Storey		0	10.20
1 1/2 Storey		16.30	16.30
2 Storey		0	20.40
A-Frame		0	13.70
Windows			
1 Storey		0	15.00
1 1/2 Storey		0	24.00
2 Storey		0	30.00
A-Frame		0	20.30
Note: window area in rate equals 10% of total finished floor area			
Electrical (includes fixtures)			
1 Storey		950	5.70
1 1/2 Storey		950	9.10
2 Storey		950	11.40
A-Frame		950	7.70

2.050.025 ADJUSTMENTS

		K	AR m²
<hr/>			
Roof Finish			
Rolled roofing	deduct	\$ 20	\$ 1.70
Plumbing			
per fixture	add	420	0.00
Note: per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			
Heating (total finished floor area)			
floor furnace or equivalent	add	160	6.80

**2.050.030 MODEL TYPE 050
QUALITY 03**

SUMMER COTTAGE - FAIR

2.050.031 GENERAL DESCRIPTION

This class represents a basic summer cottage which is usually owner built and occasionally is a fair quality "package unit". It has a simple floor plan, finishes consist of low grade to fair quality materials and workmanship is fair. The total floor area for this class generally ranges from 50 to 90 m².

2.050.032 QUALITY DESCRIPTION

EXTERIOR - Substructure: Concrete footings or equivalent. **Roofing:** Composition shingles or equivalent. **Walls:** Low grade to fair wood siding or equivalent; insulation.

INTERIOR - Walls & Ceilings: Gypsum wallboard, fair quality prefinished wallboard or equivalent. **Floors:** Low grade to fair quality tile, carpet or equivalent. **Cabinets & Trim:** An adequate amount of low grade kitchen cabinets; low grade baseboards and trim. **Doors & Windows:** Low grade to fair quality.

MECHANICAL - Electrical: Adequate wiring, low grade fixtures.

2.050.033 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 7 400	\$ 193
1 Storey Basementless	01	5 200	157
1 1/2 Storey & Basement	05	8 000	283
1 1/2 Storey Basementless	06	5 800	248
1 3/4 Storey & Basement	07	8 900	301
1 3/4 Storey Basementless	08	6 700	266
2 Storey & Basement	09	9 800	307
2 Storey Basementless	10	7 700	272
1/2 Storey Upper	11	600	91
3/4 Storey Upper	12	1 500	109
1 Storey Upper	13	2 500	115
A-Frame & Basement	14	6 400	283
A-Frame Basementless	15	4 200	248
Open Veranda	16	300	48
Closed Veranda	17	700	68

2.050.034 INSTALLATION RATES

	CODE	K	AR m ²
1/2 Storey Upper Finish	20	\$ 170	\$ 37.00
Concrete Footings		500	4.50
Insulation			
1 Storey		160	4.30
1 1/2 Storey		160	5.10
1 3/4 Storey		240	5.50
2 Storey		320	5.70
A-Frame		170	4.70
Floor Finish			
1 Storey		0	14.90
1 1/2 Storey		0	23.80
1 3/4 Storey		0	29.80
2 Storey		0	29.80
A-Frame		0	20.10
Windows			
1 Storey		0	16.40
1 1/2 Storey		0	26.20
1 3/4 Storey		0	28.70
2 Storey		0	32.80
A-Frame		0	22.10
Note: window area in rate equals 10% of total finished floor area			
Electrical (includes fixtures)			
1 Storey		1 150	7.60
1 1/2 Storey		1 150	12.20
1 3/4 Storey		1 150	15.20
2 Storey		1 150	15.20
A-Frame		1 150	10.30

2.050.035 ADJUSTMENTS

		K	AR m ²
Concrete Slab on grade	deduct	\$ 190	\$ 3.70
Plumbing per fixture	add	510	0.00
Note: per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			
Heating (total finished floor area)			
floor furnace or equivalent	add	160	6.80
fair forced air	add	360	15.50

		K	AR m ²
Lofts			
1 1/2 Storey - loft area	deduct	0	20.00
1 3/4 Storey - loft area	deduct	0	28.00
2 Storey - loft area	deduct	0	34.00
Cathedral Ceilings			
classify and calculate cathedral area as 1 Storey structure, and	add	0	27.00

**2.050.040 MODEL TYPE 050
QUALITY 04**

SUMMER COTTAGE - STANDARD

2.050.041 GENERAL DESCRIPTION

This class represents a standard summer cottage. It is often an average quality "package unit" with a functional floor plan and it is usually owner assembled. Finishes normally consist of fair to average quality materials and workmanship is adequate. The total floor area for this class generally ranges from 70 to 110 m².

2.050.042 QUALITY DESCRIPTION

EXTERIOR - Substructure: Concrete foundation, concrete piles or equivalent. **Roofing:** Composition shingles or equivalent; boxed eaves are common. **Walls:** Fair to average quality wood siding or equivalent; insulation.

INTERIOR - Walls & Ceilings: Gypsum wallboard, average quality prefinished wallboard or equivalent. **Floors:** Fair to average quality tile, carpet or equivalent. **Cabinets & Trim:** An adequate amount of fair quality kitchen cabinets; fair to average quality baseboards and trim. **Doors & Windows:** Fair to average quality.

MECHANICAL - Electrical: Adequate wiring, fair quality fixtures

2.050.043 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 9 400	\$ 232
1 Storey Basementless	01	7 500	198
1 1/2 Storey & Basement	05	10 200	339
1 1/2 Storey Basementless	06	8 300	305
1 3/4 Storey & Basement	07	11 400	363
1 3/4 Storey Basementless	08	9 500	329
2 Storey & Basement	09	12 700	374
2 Storey Basementless	10	10 800	341
1/2 Storey Upper	11	800	107
3/4 Storey Upper	12	2 000	131
1 Storey Upper	13	3 300	143
A-Frame & Basement	14	8 400	346
A-Frame Basementless	15	6 500	313
Open Veranda	16	500	66
Closed Veranda	17	1 200	115

2.050.044 INSTALLATION RATES

	CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 210	\$ 45.00
Concrete Foundation (0.6 m high)		1 200	10.70
Insulation			
1 Storey		170	4.80
1 1/2 Storey		170	5.60
1 3/4 Storey		250	6.00
2 Storey		340	6.30
A-Frame		190	5.20
Floor Finish			
1 Storey		0	19.50
1 1/2 Storey		0	31.20
1 3/4 Storey		0	39.00
2 Storey		0	39.00
A-Frame		0	26.30
Windows			
1 Storey		0	23.20
1 1/2 Storey		0	37.00
1 3/4 Storey		0	40.50
2 Storey		0	46.30
A-Frame		0	31.20
Note: window area in rate equals 12% of total finished floor area			
Electrical (includes fixtures)			
1 Storey		1 360	9.50
1 1/2 Storey		1 360	15.20
1 3/4 Storey		1 360	19.00
2 Storey		1 360	19.00
A-Frame		1 360	12.80

2.050.045 ADJUSTMENTS

		K	AR m ²
Concrete Slab			
on grade	deduct	\$ 820	\$ 4.70
Plumbing			
per fixture	add	590	0.00
Note: per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			
Heating			
(total finished floor area)			
fair forced air	add	360	15.50
Fireplace - Free Standing			
fair metal	add	950	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	25.00
1 3/4 Storey - loft area	deduct	0	35.00
2 Storey - loft area	deduct	0	41.00
Cathedral Ceiling			
classify and calculate cathedral area as a 1 Storey structure, and	add	0	35.00

**2.050.050 MODEL TYPE 050
QUALITY 05**

SUMMER COTTAGE - SEMI CUSTOM

2.050.051 GENERAL DESCRIPTION

This class represents a summer cottage which is an average to good quality "package unit" and, on occasion, may be contract built. Although the floor plan is designed to be functional, it has fairly spacious main rooms and may be occupied on a permanent basis. Finishes are normally limited to average quality pre-manufactured or standard materials. The total floor area for this class generally ranges from 90 to 140 m².

2.050.052 QUALITY DESCRIPTION

EXTERIOR - Substructure: Concrete foundation, concrete piles or equivalent. **Roofing:** Composition shingles or equivalent; boxed eaves are typical. **Walls:** Average quality wood siding or equivalent; insulation.

INTERIOR - Walls & Ceiling: Gypsum wallboard, average to good quality prefinished wallboard, average quality wood or equivalent; open-beam or vaulted ceiling in main rooms may be encountered. **Floors:** Average quality tile, carpet or equivalent. **Cabinets & Trim:** An adequate amount of average quality kitchen cabinets; average quality baseboards and trim. **Doors & Windows:** Average quality.

MECHANICAL - Electrical: Adequate wiring, average quality fixtures.

2.050.053 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 12 000	\$ 265
1 Storey Basementless	01	9 800	229
1 1/2 Storey & Basement	05	13 300	390
1 1/2 Storey Basementless	06	11 100	355
1 3/4 Storey & Basement	07	14 800	418
1 3/4 Storey Basementless	08	12 600	383
2 Storey & Basement	09	16 500	434
2 Storey Basementless	10	14 400	398
1/2 Storey Upper	11	1 300	126
3/4 Storey Upper	12	2 800	154
1 Storey Upper	13	4 600	169
A-Frame & Basement	14	11 300	397
A-Frame Basementless	15	9 100	362
Open Veranda	16	600	91
Closed Veranda	17	1 350	137

2.050.054 INSTALLATION RATES

	CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 500	\$ 57.00
Concrete Foundation (0.6 m high)		1 200	10.90
Insulation			
1 Storey		190	5.20
1 1/2 Storey		190	6.00
1 3/4 Storey		290	6.50
2 Storey		380	7.00
A-Frame		210	5.60
Floor Finish			
1 Storey		0	22.50
1 1/2 Storey		0	36.00
1 3/4 Storey		0	45.00
2 Storey		0	45.00
A-Frame		0	30.40
Windows			
1 Storey		0	23.50
1 1/2 Storey		0	37.60
1 3/4 Storey		0	41.10
2 Storey		0	47.00
A-Frame		0	31.70
Note: window area in rate equals 12% of total finished floor area			
Electrical (includes fixtures)			
1 Storey		1 550	11.30
1 1/2 Storey		1 550	18.10
1 3/4 Storey		1 550	22.60
2 Storey		1 550	22.60
A-Frame		1 550	15.30

2.050.055 ADJUSTMENTS

		K	AR m ²
Concrete Slab			
on grade	deduct	\$ 820	\$ 5.80
Plumbing			
per fixture	add	690	0.00
Note: per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			
Heating			
(total finished floor area)			
fair forced air	add	360	15.50
average forced air	add	400	17.20
Fireplace - Free Standing			
fair metal	add	950	0.00
average metal	add	1 250	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	30.00
1 3/4 Storey - loft area	deduct	0	43.00
2 Storey - loft area	deduct	0	50.00
Cathedral Ceiling			
classify and calculate cathedral area as a 1 Storey structure, and	add	0	43.00

**2.050.060 MODEL TYPE 050
QUALITY 06**

SUMMER COTTAGE - CUSTOM

2.050.061 GENERAL DESCRIPTION

This class represents a summer cottage which is a good quality "package unit" or it may be specially designed and contract built. The floor plan provides spacious main rooms and has characteristics similar to a permanent residence, often being used as such. A minimum number of built-in features and large view windows may be encountered. Finishes are normally selected from average to good quality materials. The total floor area for this class is usually over 120 m².

2.050.062 QUALITY DESCRIPTION

EXTERIOR - Substructure: Concrete foundation, concrete piles or equivalent. **Roofing:** Composition shingles or equivalent; boxed eaves are typical. **Walls:** Average to good quality wood siding or equivalent; insulation.

INTERIOR - Walls & Ceilings: Gypsum wallboard, average to good quality wood or equivalent; open-beam or vaulted ceilings are often encountered. **Floors:** Average to good quality tile, carpet or equivalent. **Cabinets & Trim:** Average to good quality kitchen cabinets; average quality baseboards and trim. **Doors & Windows:** Average to good quality.

MECHANICAL - Electrical: Average to good wiring and fixtures; occasional use of special effect lighting may be encountered.

2.050.063 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 15 200	\$ 308
1 Storey Basementless	01	13 300	276
1 1/2 Storey & Basement	05	16 900	453
1 1/2 Storey Basementless	06	15 000	421
1 3/4 Storey & Basement	07	18 400	484
1 3/4 Storey Basementless	08	16 500	452
2 Storey & Basement	09	20 200	499
2 Storey Basementless	10	18 300	467
1/2 Storey Upper	11	1 700	145
3/4 Storey Upper	12	3 200	176
1 Storey Upper	13	5 000	191
A-Frame & Basement	14	15 300	466
A-Frame Basementless	15	13 400	434
Open Veranda	16	650	120
Closed Veranda	17	1 550	159

2.050.064 INSTALLATION RATES

	CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 550	\$ 63.00
Concrete Foundation (1.2 m high)		1 800	15.90
Insulation			
1 Storey		190	5.20
1 1/2 Storey		190	6.00
1 3/4 Storey		290	6.50
2 Storey		380	7.00
A-Frame		210	5.60
Floor Finish			
1 Storey		0	29.60
1 1/2 Storey		0	47.30
1 3/4 Storey		0	59.10
2 Storey		0	59.10
A-Frame		0	40.00
Windows			
1 Storey		0	30.60
1 1/2 Storey		0	48.90
1 3/4 Storey		0	53.50
2 Storey		0	61.10
A-Frame		0	41.30
Note: window area in rate equals 14% of total finished floor area			
Electrical (includes fixtures)			
1 Storey		2 030	15.70
1 1/2 Storey		2 030	25.10
1 3/4 Storey		2 030	31.40
2 Storey		2 030	31.40
A-Frame		2 030	21.20

2.050.065 ADJUSTMENTS

		K	AR m ²
Concrete Slab on grade	deduct	\$ 860	\$ 6.80
Cedar Shakes	add	310	12.50
Plumbing per fixture	add	740	0.00
Note: per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			
Heating (total finished floor area) average forced air	add	400	17.20
Fireplace – Built-in average metal fresh air fireplace and accessories or equivalent	add	2 350	0.00
Fireplace - Free Standing average metal	add	1 250	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	30.00
1 3/4 Storey - loft area	deduct	0	43.00
2 Storey - loft area	deduct	0	50.00
Cathedral Ceiling classify and calculate cathedral area as a 1 Storey structure, and	add	0	50.00

2.052.030 MODEL TYPE 052
QUALITY 03

CEDAR/LOG SUMMER COTTAGE - FAIR

2.052.031 GENERAL DESCRIPTION

This class represents a fair quality cedar/log summer cottage. It is a plain "package unit" which is basically square or rectangular in shape. The floor plan is simple and finishes are normally selected from low grade to fair quality materials. The total floor area for this class generally ranges from 60 to 90 m².

2.052.032 QUALITY DESCRIPTION

EXTERIOR - Substructure: Concrete footings or equivalent. **Roofing:** Composition shingles or equivalent. **Walls:** Cedar clad post and beam framing, shaped cedar log or peeled natural log; insulation.

INTERIOR - Walls & Ceilings: Shaped cedar log, peeled natural log, wood panelling, fair quality prefinished hardboard, gypsum wallboard or equivalent. **Floors:** Low grade to fair quality tile, carpet or equivalent. **Cabinets & Trim:** An adequate amount of low grade kitchen cabinets; low grade baseboards and trim. **Doors & Windows:** Low grade to fair quality.

MECHANICAL - Electrical: Adequate wiring, low grade to fair fixtures.

2.052.033 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 10 100	\$ 264
1 Storey Basementless	01	7 400	223
1 1/2 Storey & Basement	05	11 000	388
1 1/2 Storey Basementless	06	8 200	352
1 3/4 Storey & Basement	07	12 200	412
1 3/4 Storey Basementless	08	9 500	378
2 Storey & Basement	09	13 400	421
2 Storey Basementless	10	10 900	386
1/2 Storey Upper	11	800	129
3/4 Storey Upper	12	2 100	155
1 Storey Upper	13	3 500	163
A-Frame & Basement	14	8 800	388
A-Frame Basementless	15	6 000	352
Open Veranda	16	300	48
Closed Veranda	17	700	68

2.052.034 INSTALLATION RATES

	CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 170	\$ 37.00
Concrete Footings		500	4.50
Insulation			
1 Storey		160	4.30
1 1/2 Storey		160	5.10
1 3/4 Storey		240	5.50
2 Storey		320	5.70
A-Frame		170	4.70
Floor Finish			
1 Storey		0	14.90
1 1/2 Storey		0	23.80
1 3/4 Storey		0	29.80
2 Storey		0	29.80
A-Frame		0	20.10
Windows			
1 Storey		0	16.40
1 1/2 Storey		0	26.20
1 3/4 Storey		0	28.70
2 Storey		0	32.80
A-Frame		0	22.10
Note: window area in rate equals 10% of total finished floor area			
Electrical (includes fixtures)			
1 Storey		1 150	7.60
1 1/2 Storey		1 150	12.20
1 3/4 Storey		1 150	15.20
2 Storey		1 150	15.20
A-Frame		1 150	10.30

2.052.035 ADJUSTMENTS

		K	AR m²
<hr/>			
Concrete Slab on grade	deduct	\$ 190	\$ 3.70
Plumbing per fixture Note: per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system	add	510	0.00
Heating (total finished floor area)			
floor furnace or equivalent	add	160	6.80
fair forced air	add	360	15.50
Lofts			
1 1/2 Storey - loft area	deduct	0	20.00
1 3/4 Storey - loft area	deduct	0	28.00
2 Storey - loft area	deduct	0	34.00

2.052.040 MODEL TYPE 052
QUALITY 04

CEDAR/LOG SUMMER COTTAGE - STANDARD

2.052.041 GENERAL DESCRIPTION

This class represents an average quality cedar/log summer cottage. It is a "package unit" with a conventional style that is basically rectangular in shape. The floor plan is usually functional and finishes are normally selected from fair to average quality materials. The total floor area for this class generally ranges from 80 to 120 m².

2.052.042 QUALITY DESCRIPTION

EXTERIOR - Substructure: Concrete foundation, concrete piles or equivalent. **Roofing:** Composition shingles or equivalent; boxed eaves are common. **Walls:** Cedar clad post and beam framing, shaped cedar log or peeled natural log; insulation.

INTERIOR - Walls & Ceilings: Shaped cedar log, peeled natural log, wood panelling, gypsum wallboard or equivalent; open-beam ceilings may be encountered. **Floors:** Fair to average quality tile, carpet, or equivalent. **Cabinets & Trim:** An adequate amount of fair quality kitchen cabinets; fair to average quality baseboards and trim. **Doors & Windows:** Fair to average quality.

MECHANICAL - Electrical: Adequate wiring, fair to average quality fixtures.

2.052.043 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 12 400	\$ 300
1 Storey Basementless	01	10 400	268
1 1/2 Storey & Basement	05	13 500	445
1 1/2 Storey Basementless	06	11 500	420
1 3/4 Storey & Basement	07	15 100	477
1 3/4 Storey Basementless	08	13 200	454
2 Storey & Basement	09	16 800	492
2 Storey Basementless	10	15 000	471
1/2 Storey Upper	11	1 100	152
3/4 Storey Upper	12	2 500	186
1 Storey Upper	13	4 600	203
A-Frame & Basement	14	11 000	454
A-Frame Basementless	15	8 900	431
Open Veranda	16	500	66
Closed Veranda	17	1 200	115

2.052.044 INSTALLATION RATES

	STRUCTURE		
	CODE	K	AR m ²
1/2 Storey Upper Finish	20	\$ 210	45.00
Concrete Foundation (0.6 m high)		1 200	10.70
Insulation			
1 Storey		170	4.80
1 1/2 Storey		170	5.60
1 3/4 Storey		250	6.00
2 Storey		340	6.30
A-Frame		190	5.20
Floor Finish			
1 Storey		0	19.50
1 1/2 Storey		0	31.20
1 3/4 Storey		0	39.00
2 Storey		0	39.00
A-Frame		0	26.30
Windows			
1 Storey		0	23.20
1 1/2 Storey		0	37.00
1 3/4 Storey		0	40.50
2 Storey		0	46.30
A-Frame		0	31.20
Note: window area in rate equals 12% of total finished floor area			
Electrical (includes fixtures)			
1 Storey		1 360	9.50
1 1/2 Storey		1 360	15.20
1 3/4 Storey		1 360	19.00
2 Storey		1 360	19.00
A-Frame		1 360	12.80

2.052.045 ADJUSTMENTS

		K	AR m²
Concrete Slab			
on grade	deduct	\$ 820	\$4.70
Cedar Shakes	add	310	12.50
Plumbing			
per fixture	add	590	0.00
Note: per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			
Heating			
(total finished floor area)			
fair forced air	add	360	15.50
Fireplace - Free Standing			
fair metal	add	950	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	25.00
1 3/4 Storey - loft area	deduct	0	35.00
2 Storey - loft area	deduct	0	41.00

2.052.050 MODEL TYPES 052
QUALITY 05

CEDAR/LOG SUMMER COTTAGE - SEMI CUSTOM

2.052.051 GENERAL DESCRIPTION

This class provides for the average to good quality cedar/log summer cottage. It is a "package unit" which may appear in various styles and shapes to make the interior and exterior attractive. Although the floor plan is functional, spacious main rooms and one or more built-in feature may be encountered. Finishes are normally selected from average quality materials. The total floor area for this class generally ranges from 100 to 150 m².

2.052.052 QUALITY DESCRIPTION

EXTERIOR - Substructure: Concrete foundation, concrete piles or equivalent. **Roofing:** Cedar shakes or equivalent; boxed eaves are typical. **Walls:** Cedar clad post and beam framing, shaped cedar log or peeled natural log; insulation.

INTERIOR - Walls & Ceilings: Shaped cedar log, peeled natural log, wood panelling, gypsum wallboard or equivalent; open-beam ceilings are frequently found in main rooms. **Floors:** Average quality tile, carpet or equivalent. **Cabinets & Trim:** An adequate amount of average quality kitchen cabinets; average quality baseboards and trim. **Doors & Windows:** Average quality.

MECHANICAL - Electrical: Adequate wiring, average quality fixtures.

2.052.053 BASE RATES

	STRUCTURE		
	CODE	K	AR m ²
1 Storey & Basement	00	\$15 200	\$ 337
1 Storey Basementless	01	12 900	302
1 1/2 Storey & Basement	05	16 900	495
1 1/2 Storey Basementless	06	14 700	469
1 3/4 Storey & Basement	07	18 800	531
1 3/4 Storey Basementless	08	16 600	506
2 Storey & Basement	09	21 000	551
Storey Basementless	10	19 000	525
1/2 Storey Upper	11	1 800	167
3/4 Storey Upper	12	3 700	204
1 Storey Upper	13	6 100	223
A-Frame & Basement	14	14 400	504
A-Frame Basementless	15	12 000	478
Open Veranda	16	600	91
Closed Veranda	17	1 350	137

2.052.054 INSTALLATION RATES

	STRUCTURE		
	CODE	K	AR m ²
1/2 Storey Upper Finish	20	\$ 500	\$ 57.00
Concrete Foundation (0.6 m high)		1 200	10.90
Insulation			
1 Storey		190	5.20
1 1/2 Storey		190	6.00
1 3/4 Storey		290	6.50
2 Storey		380	7.00
A-Frame		210	5.60
Floor Finish			
1 Storey		0	22.50
1 1/2 Storey		0	36.00
1 3/4 Storey		0	45.00
2 Storey		0	45.00
A-Frame		0	30.40
Windows			
1 Storey		0	23.50
1 1/2 Storey		0	37.60
1 3/4 Storey		0	41.10
2 Storey		0	47.00
A-Frame		0	31.70
Note: window area in rate equals 12% of total finished floor area			
Electrical (includes fixtures)			
1 Storey		1 550	11.30
1 1/2 Storey		1 550	18.10
1 3/4 Storey		1 550	22.60
2 Storey		1 550	22.60
A-Frame		1 550	15.30

2.052.055 ADJUSTMENTS

		K	AR m²
Concrete Slab			
on grade	deduct	\$ 820	\$ 5.80
Composition Shingles	deduct	310	12.50
Plumbing			
per fixture	add	690	0.00
Note: per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			
Heating (total finished floor area)			
fair forced air	add	360	15.50
average forced air	add	400	17.20
Fireplace - Free Standing			
fair metal	add	950	0.00
average metal	add	1 250	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	30.00
1 3/4 Storey - loft area	deduct	0	43.00
2 Storey - loft area	deduct	0	50.00

**2.052.060 MODEL TYPES 052
QUALITY 06**

CEDAR/LOG SUMMER COTTAGE - CUSTOM

2.052.061 GENERAL DESCRIPTION

This class represents a good quality cedar/log summer cottage. Although it is a "package unit" it may be specially designed. Various styles and shapes are commonly found which provide a distinguishable and attractive appearance. The floor plan generally includes spacious main rooms, a minimum number of built-in features and large view windows. Finishes are normally selected from average to good quality materials. The total floor area for this class is usually over 120 m².

2.052.062 QUALITY DESCRIPTION

EXTERIOR - Substructure: Concrete foundation, concrete piles or equivalent. **Roofing:** Cedar shakes or equivalent; boxed eaves and large overhangs are typical. **Walls:** Cedar clad post and beam framing, shaped cedar log or peeled natural log; insulation.

INTERIOR - Walls & Ceilings: Shaped cedar log, peeled natural log, wood panelling, gypsum wallboard or equivalent; open-beam ceilings are common. **Floors:** Average to good quality tile, carpet, or equivalent. **Cabinets & Trim:** Average to good quality kitchen cabinets; average to good quality baseboards and trim. **Doors & Windows:** Average to good quality.

MECHANICAL - Electrical: Average to good wiring and fixtures; occasional use of special effect lighting may be encountered.

2.052.063 BASE RATES

	STRUCTURE		
	CODE	K	AR m ²
1 Storey & Basement	00	\$ 17 600	\$ 357
1 Storey Basementless	01	15 600	323
1 1/2 Storey & Basement	05	19 600	525
1 1/2 Storey Basementless	06	17 600	493
1 3/4 Storey & Basement	07	21 300	561
1 3/4 Storey Basementless	08	19 300	529
2 Storey & Basement	09	23 400	579
2 Storey Basementless	10	21 400	546
1/2 Storey Upper	11	2 000	170
3/4 Storey Upper	12	3 700	206
1 Storey Upper	13	5 800	223
A-Frame & Basement	14	17 700	541
A-Frame Basementless	15	15 700	508
Open Veranda	16	650	120
Closed Veranda	17	1 550	159

2.052.064 INSTALLATION RATES

	STRUCTURE CODE	K	AR m ²
1/2 Storey Upper Finish	20	\$ 550	\$ 63.00
Concrete Foundation (1.2 m high)		1 800	15.90
Insulation			
1 Storey		190	5.20
1 1/2 Storey		190	6.00
1 3/4 Storey		290	6.50
2 Storey		380	7.00
A-Frame		210	5.60
Floor Finish			
1 Storey		0	29.60
1 1/2 Storey		0	47.30
1 3/4 Storey		0	59.10
2 Storey		0	59.10
A-Frame		0	40.00
Windows			
1 Storey		0	30.60
1 1/2 Storey		0	48.90
1 3/4 Storey		0	53.50
2 Storey		0	61.10
A-Frame		0	41.30
Note: window area in rate equals 14% of total finished floor area			
Electrical (includes fixtures)			
1 Storey		2 030	15.70
1 1/2 Storey		2 030	25.10
1 3/4 Storey		2 030	31.40
2 Storey		2 030	31.40
A-Frame		2 030	21.20

2.052.065 ADJUSTMENTS

		K	AR m²
Concrete Slab on grade	deduct	\$ 860	\$ 6.80
Composition Shingles	deduct	310	\$12.50
Plumbing per fixture	add	740	0.00
Note: per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			
Heating (total finished floor area) average forced air	add	400	17.20
Fireplace - Built-in average metal fresh air fireplace and accessories or equivalent	add	2 350	0.00
Fireplace - Free Standing average metal	add	1 250	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	30.00
1 3/4 Storey - loft area	deduct	0	43.00
2 Storey - loft area	deduct	0	50.00

2.060.020 MODEL TYPE 060, 061
QUALITY 02

Quality Range
-7% to +8%

DUPLEX/FOURPLEX HOUSING - SUBSTANDARD

2.060.021 GENERAL DESCRIPTION

This class represents low to moderate cost duplex/fourplex housing where building requirements are only occasionally satisfied. The structure as a whole is basically square or rectangular in shape and each unit has a simple floor plan consisting of relatively small rooms with little or no hallway. Finishing materials are of substandard quality and no attention is given to decorative features. The total finished floor area of each unit generally ranges from 50 to 110 m².

2.060.022 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition shingles or equivalent; minimal eave overhang. **Walls:** Low grade stucco, substandard wood siding or equivalent.

INTERIOR - Walls & Ceilings: Gypsum wallboard, substandard prefinished wallboard or equivalent. **Floors:** Substandard tile or equivalent, occasional use of substandard carpet. **Cabinets & Trim:** Low grade painted kitchen cabinets; low grade baseboards and trim. **Doors & Windows:** Low grade hollow core doors; low grade aluminum, wood combination windows or equivalent.

MECHANICAL - Plumbing: 4 substandard quality fixtures and accessories per unit; little or no vanities. **Heating:** Fair forced air or equivalent. **Electrical:** Substandard light fixtures.

2.060.023 BASE RATES

	STRUCTURE CODE	K Per Unit	AR m ²
Model Type 060			
Side by Side Units			
1 Storey & Basement	00	\$10 700	\$ 196
1 Storey Basementless	01	9 400	167
Split Entry	02	10 800	202
2 Storey and Basement	09	12 500	328
2 Storey Basementless	10	11 300	299
1 Storey Upper	13	1 800	132
Lower Level Unit	23	7 100	93
1 Storey Upper Unit	26	8 000	135
Model Type 061			
Back to Back Units			
1 Storey & Basement	00	\$10 000	\$ 187
1 Storey Basementless	01	8 900	160
Split Entry	02	10 100	194
2 Storey & Basement	09	11 600	315
2 Storey Basementless	10	10 500	288
1 Storey Upper	13	1 600	127
Lower Level Unit	23	7 100	93
1 Storey Upper Unit	26	7 700	130

2.060.024 INSTALLATION RATES (PER UNIT)

	STRUCTURE		
	CODE	K	AR m ²
Main Level Finish	18	\$ 4 540	\$ 73
1 Storey Upper Finish	19	1 000	70

2.060.025 ADJUSTMENTS (PER UNIT)

		K	AR m ²
Concrete Slab on grade	deduct	\$ 520	\$ 7.10
Plumbing (rate includes 4 fixtures) per fixture	add or deduct	560	0.00

2.060.026 SPECIALTY RATES

MT	QU	ST	Description	K	AR m ²
015	00	24	Basement Finish (Poor) Per Room	add \$ 140	\$ 21.00
030	02	27	Detached Garage (Substandard) Base Rate	\$ 1 490	\$ 75.00
			Interior Finish		
			walls	add 110	2.30
			ceiling	add 0	3.90
			Heating	add 100	4.10
			Concrete Slab - nil	deduct 0	12.50
			Electrical - nil	deduct 0	4.80

**2.060.030 MODEL TYPE 060, 061
QUALITY 03**

**Quality Range
-7% to +8%**

DUPLEX/FOURPLEX HOUSING - FAIR

2.060.031 GENERAL DESCRIPTION

This class provides for a fair quality of duplex/fourplex housing which barely meets minimum building requirements. Basically square or rectangular in shape, the structure as a whole generally has a plain exterior style. Each unit has a practical floor plan with adequate room sizes. Finishes are of fair to average quality materials and there is little or no attention given to decorative features. The total finished floor area of each unit generally ranges from 70 to 130 m².

2.060.032 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition shingles or equivalent; minimal eave overhang, plywood or aluminum soffits and fascia. **Walls:** Fair to average grade stucco, aluminum or equivalent; limited amounts of imitation masonry, wood siding or equivalent may be used as a decorative feature.

INTERIOR - Walls & Ceilings: Gypsum wallboard or equivalent; sprayed or textured ceilings are typical. **Floors:** Fair to average quality carpet, resilient tile or equivalent; hardwood may be encountered in older styles. **Cabinets & Trim:** Approximately 2 to 4 m of fair grade kitchen cabinets per unit; fair quality baseboards and trim. **Doors & Windows:** Fair quality hollow core doors; fair quality aluminum windows or equivalent, wood checkrail windows may be encountered in older styles.

MECHANICAL - Plumbing: 4 fair quality fixtures and accessories per unit; little or no vanities. **Heating:** Fair forced air. **Electrical:** Fair to average quality light fixtures, an adequate number of outlets.

2.060.033 BASE RATES

	STRUCTURE CODE	K Per Unit	AR m ²
Model Type 060			
Side by Side Units			
1 Storey & Basement	00	\$12 800	\$ 245
1 Storey Basementless	01	11 600	216
Split Entry	02	12 800	254
2 Storey & Basement	09	14 900	411
2 Storey Basementless	10	13 800	382
1 Storey Upper	13	2 100	166
Lower Level Unit	23	8 500	120
1 Storey Upper Unit	26	9 700	169
Model Type 061			
Back to Back Units			
1 Storey & Basement	00	\$12 100	\$ 237
1 Storey Basementless	01	11 100	209
Split Entry	02	12 100	245
2 Storey & Basement	09	14 100	399
2 Storey Basementless	10	13 000	371
1 Storey Upper	13	1 900	161
Lower Level Unit	23	8 500	120
1 Storey Upper Unit	26	9 300	165

2.060.034 INSTALLATION RATES (PER UNIT)

	STRUCTURE		
	CODE	K	AR m ²
Main Level Finish	18	\$ 5 520	\$ 98
1 Storey Upper Finish	19	1 240	94

2.060.035 ADJUSTMENTS (PER UNIT)

		K	AR m ²
Concrete Slab			
on grade	deduct	\$ 1 100	\$ 10.20
under crawl space (for basementless extensions)	add	0	17.00
Plumbing (rate includes 4 fixtures) per fixture	add or deduct	670	0.00
Heating/Air Conditioning (total finished floor area) fair air conditioning	add	460	9.60
Fireplace - Built in fair metal fireplace; interior wall finished with gypsum wallboard and little or no decorative facing or substandard to fair masonry fireplace	add	1 450	0.00
Fireplace - Free Standing fair metal	add	950	0.00

2.060.036 SPECIALTY RATES

MT	QU	ST	Description		K	AR m ²
015	03	24	Basement Finish (Fair) Per Room	add	\$ 350	\$ 47.00
030	02	27	Detached Garage (Substandard) Base Rate		\$ 1 490	\$ 75.00
			Interior Finish			
			walls	add	110	2.30
			ceiling	add	0	3.90
			Heating	add	100	4.10
			Concrete Slab - nil	deduct	0	12.50
			Electrical - nil	deduct	0	4.80
031	02	27	Multiple Detached Garage (Substandard)		K	ARm2
			Base Rate		\$ 810	\$ 76.00
			Interior Finish			
			walls	add	50	2.30
			ceiling	add	0	3.90
			Heating	add	100	4.10
			Concrete Slab - nil	deduct	0	12.50
			Electrical - nil	deduct	0	4.80

2.060.040 MODEL TYPE 060, 061
QUALITY 04

Quality Range
-5% to 4%

DUPLEX/FOURPLEX HOUSING - STANDARD

2.060.041 GENERAL DESCRIPTION

This class represents duplex/fourplex housing of average quality which meets and occasionally exceeds minimum building requirements. The structure as a whole usually has a conventional exterior style that is generally rectangular in shape. Each unit has a functional floor plan, finishes are normally limited to average quality pre-manufactured or standard materials and a minimum number of decorative features may be encountered. The total finished floor area of each unit generally ranges from 80 to 150 m².

2.060.042 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition shingles or equivalent; boxed eaves are typical with plywood or aluminum soffits and fascia. **Walls:** Most common is average grade stucco, aluminum siding or equivalent; masonry veneer or wood siding is occasionally used as a decorative feature.

INTERIOR - Walls & Ceilings: Gypsum wallboard; sprayed or textured ceilings are typical. **Floors:** Average quality carpet or equivalent, corlon or equivalent is usually found in the kitchen and bathroom. **Cabinets & Trim:** Approximately 3 to 6 m of average quality premanufactured or standard veneer kitchen cabinets per unit; standard baseboards and trim. **Doors & Windows:** Average quality hollow core doors; standard aluminum or average quality wood checkrail windows.

MECHANICAL - Plumbing: 4 to 7 average quality fixtures and accessories per unit; average quality premanufactured or standard veneer vanities. **Heating:** Average forced air. **Electrical:** Average quality fixtures; an adequate number of outlets.

2.060.043 BASE RATES

	STRUCTURE CODE	K Per Unit	AR m ²
Model Type 060			
Side by Side Units			
1 Storey & Basement	00	\$ 15 100	\$ 285
1 Storey Basementless	01	13 600	253
Split Entry	02	15 300	299
Split Level	03	15 900	408
Split Level & Crawl Space	04	18 000	451
2 Storey & Basement	09	17 600	481
2 Storey Basementless	10	16 200	450
1 Storey Upper	13	2 500	196
Lower Level Unit	23	10 200	142
1 Storey Upper Unit	26	11 700	200
Model Type 061			
Back to Back Units			
1 Storey & Basement	00	\$ 14 400	\$ 275
1 Storey Basementless	01	13 000	245
Split Entry	02	14 600	289
2 Storey & Basement	09	16 700	467
2 Storey Basementless	10	15 400	436
1 Storey Upper	13	2 300	191
Lower Level Unit	23	10 200	142
1 Storey Upper Unit	26	11 300	194

2.060.044 INSTALLATION RATES (PER UNIT)

	STRUCTURE		
	CODE	K	AR m ²
Main Level Finish	18	\$6 580	\$ 117
1 Storey Upper Finish	19	1 590	113
Lower Level Finish	22	560	109

2.060.045 ADJUSTMENT (PER UNIT)

		K	AR m ²
Concrete Slab			
on grade	deduct	\$ 1 120	\$ 11.80
under crawl space (for basementless extensions)	add	0	18.30
Masonry Veneer (100% exterior wall)			
1 Storey	add	1 420	12.50
Split Level or Split Entry	add	2 130	15.90
2 Storey	add	2 850	21.60
Plumbing (rate includes 4 fixtures) per fixture	add or deduct	820	0.00
Heating/Air Conditioning (total finished floor area) fair air conditioning	add	460	9.60
Fireplace - Built in average metal fresh air fireplace and accessories; interior wall may be finished with gypsum wallboard, masonry veneer or wood panelling or average quality masonry fireplace with limited features	add	2 350	0.00
each additional firebox on same chase	add	2 130	0.00
Fireplace - Free Standing average metal	add	1 250	0.00
Lofts 2 Storey - loft area	deduct	0	90.00
Cathedral Ceilings classify and calculate cathedral area as a 1 Storey structure, and	add	0	33.00

2.060.046 SPECIALTY RATES

MT	OU	ST	Description		K	AR m²
015	03	24	Basement Finish (Fair)			
			Per Room	add	\$ 350	\$ 47.00
030	04	27	Detached Garage (Standard)			
			Base Rate		\$2 020	\$106.00
			Interior Finish			
			walls	add	170	3.40
			ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab - nil	deduct	0	19.40
			Electrical - nil	deduct	0	5.40
					K	AR m²
						per unit
031	04	27	Multiple Detached Garage (Standard)			
			Base Rate		\$1 120	\$107.00
			Interior Finish			
			walls	add	80	3.40
			ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab - nil	deduct	0	19.40
			Electrical - nil	deduct	0	5.40
031	04	28	Multiple Attached Garage (Standard)			
			Base Rate		\$ 950	\$ 96.00
			Interior Finish			
			walls	add	60	2.30
			ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab - nil	deduct	0	19.40
			Electrical - nil	deduct	0	5.40

2.060.050 MODEL TYPE 060, 061
QUALITY 05

Quality Range
-5% to 14%

DUPLEX/FOURPLEX HOUSING - SEMI CUSTOM

2.060.051 GENERAL DESCRIPTION

This class is basically standard duplex/fourplex housing upgraded with better finishing materials. To make the exterior attractive, each unit may have its own style. The floor plan of each unit is functional and will usually include one or more built-in feature. Finishes are average to good quality materials and a minimum number or decorative features are normally encountered. The total finished floor area of each unit generally ranges from 110 to 190 m².

2.060.052 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition shingles or equivalent; boxed eaves are typical with plywood or aluminum soffits and fascia. **Walls:** Most common is average to good grade stucco, aluminum siding or equivalent; wood siding or limited quantities of masonry veneer may be used as a decorative feature.

INTERIOR - Walls & Ceilings: Gypsum wallboard, small quantities of average to good quality wood panelling or other decorative features may be found in the main rooms. **Floors:** Average to good quality carpet or equivalent. **Cabinets & Trim:** Approximately 4 to 8 m of average to good quality baseboards and trim. **Doors & Windows:** Average to good quality premanufactured doors; average to good quality aluminum or vinyl windows.

MECHANICAL - Plumbing: 4 to 9 average to good quality fixtures and accessories per unit; average to good quality premanufactured or semi-custom veneer vanities. **Heating:** Average forced air. **Electrical:** Average to good quality fixtures.

2.060.053 BASE RATES

	STRUCTURE CODE	K Per Unit	AR m ²
Model Type 060			
Side by Side Units			
1 Storey & Basement	00	\$19 000	\$ 312
1 Storey Basementless	01	17 500	279
Split Entry	02	19 500	328
Split Level	03	20 200	454
Split Level & Crawl Space	04	22 300	498
2 Storey & Basement	09	22 000	533
2 Storey Basementless	10	20 400	500
1 Storey Upper	13	2 900	221
Lower Level Unit	23	13 700	161
1 Storey Upper Unit	26	15 600	225
Model Type 061			
Back to Back Units			
1 Storey & Basement	00	\$18 300	\$ 302
1 Storey Basementless	01	16 800	271
Split Entry	02	18 800	319
2 Storey & Basement	09	21 100	518
2 Storey Basementless	10	19 600	487
1 Storey Upper	13	2 700	216
Lower Level Unit	23	13 700	161
1 Storey Upper Unit	26	15 200	219

2.060.054 INSTALLATION RATES (PER UNIT)

	STRUCTURE		
	CODE	K	AR m ²
Main Level Finish	18	\$ 9 560	\$ 133
1 Storey Upper Finish	19	1 930	130
Lower Level Finish	22	700	126

2.060.055 ADJUSTMENTS (PER UNIT)

		K	AR m ²
Concrete Slab			
on grade	deduct	\$ 310	\$ 4.50
under crawl space (for basementless extensions)	add	0	18.90
Masonry Veneer (100% exterior wall)			
1 Storey	add	1 280	10.70
Split Level or Split Entry	add	1 920	13.90
2 Storey	add	2 570	19.00
Cedar Shakes or Masonry Tile	add	140	11.80
Plumbing (rate includes 6 fixtures) per fixture	add or deduct	950	0.00
Heating/Air Conditioning (total finished floor area)			
pulse forced air	add	80	11.90
average air conditioning	add	580	12.00
average hot water	add	1 120	13.20
average hot water and air conditioning	add	1 580	34.80
Fireplace - Built in			
average to good metal fresh air fireplace and accessories; interior wall finished with masonry veneer or equivalent			
or			
average to good masonry fireplace with limited features	add	2 730	0.00
each additional firebox on same chase	add	2 430	0.00
Fireplace - Free Standing average to good metal	add	1 600	0.00
Lofts 2 Storey - loft area	deduct	0	102.00
Cathedral Ceilings classify and calculate cathedral area as a 1 Storey structure, and	add	0	36.00

2.060.056 SPECIALTY RATES

<u>MT QU ST</u>	<u>Description</u>		<u>K</u>	<u>AR m²</u>
015 05 24	Basement Finish (Semi Custom)			
	Per Room	add	\$ 450	\$ 74.00
030 04 27	Detached Garage (Standard)			
	Base Rate		\$2 020	\$106.00
	Interior Finish			
	walls	add	170	3.40
	ceiling	add	0	5.80
	Heating	add	220	9.60
	Concrete Slab - nil	deduct	0	19.40
	Electrical - nil	deduct	0	5.40
030 04 28	Attached Garage (Standard)			
	Base Rate		\$1 680	\$101.00
	Interior Finish			
	walls	add	120	2.30
	ceiling	add	0	5.80
	Heating	add	220	9.60
	Concrete Slab - nil	deduct	0	19.40
	Electrical - nil	deduct	0	5.40
			K	AR m²
			per unit	per unit
031 04 27	Multiple Detached Garage (Standard)			
	Base Rate		\$1 120	\$107.00
	Interior Finish			
	walls	add	80	3.40
	ceiling	add	0	5.80
	Heating	add	220	9.60
	Concrete Slab - nil	deduct	0	19.40
	Electrical - nil	deduct	0	5.40
031 04 28	Multiple Attached Garage (Standard)			
	Base Rate		\$ 950	\$ 96.00
	Interior Finish			
	walls	add	60	2.30
	ceiling	add	0	5.80
	Heating	add	220	9.60
	Concrete Slab - nil	deduct	0	19.40
	Electrical - nil	deduct	0	5.40

2.060.060 MODEL TYPE 060, 061
QUALITY 06

Quality Range
-10% to +9%

DUPLEX/FOURPLEX HOUSING - CUSTOM

2.060.061 GENERAL DESCRIPTION

This class provides for a good quality of duplex/fourplex housing. The exterior of the structure as a whole generally has an attractive style and breaks in the roof line are common. The interior design of each unit may show some originality and regularly contains a minimum number of built-in features. Finishes are usually good quality pre-manufactured or custom built materials and a limited number of decorative features are normally encountered. The total finished floor area for this class generally ranges from 130 to 220 m².

2.060.062 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition shingles or equivalent; attractive soffits and fascia. **Walls:** Good grade stucco, wood siding or equivalent; masonry veneer may be used as a decorative feature.

INTERIOR - Walls & Ceilings: Gypsum wallboard; limited use of good quality wood panelling or other decorative features. **Floors:** Good quality carpet or equivalent; occasional use of quarry tile or equivalent. **Cabinets & Trim:** Approximately 4 to 8 m of good quality pre-manufactured or custom veneer kitchen cabinets per unit; good quality baseboards and trim. **Doors & Windows:** Good quality pre-manufactured doors; good quality pre-manufactured windows.

MECHANICAL - Plumbing: 6 to 11 good quality fixtures and accessories per unit; good quality pre-manufactured or custom veneer vanities. **Heating:** Good forced air. **Electrical:** Good quality fixtures; minimum use of special effect lighting may be encountered.

2.060.063 BASE RATES

	STRUCTURE CODE	K Per Unit	AR m ²
Model Type 060			
Side by Side Units			
1 Storey & Basement	00	\$ 41 000	\$ 368
1 Storey Basementless	01	38 200	332
Split Entry	02	43 400	396
Split Level	03	45 500	548
Split Level & Crawl Space	04	50 100	586
2 Storey & Basement	09	49 100	639
2 Storey Basementless	10	46 200	603
1 Storey Upper	13	8 000	271
Lower Level Unit	23	29 300	193
1 Storey Upper Unit	26	35 100	275
Model Type 061			
Back to Back Units			
1 Storey & Basement	00	\$ 39 500	\$ 358
1 Storey Basementless	01	36 800	324
Split Entry	02	41 700	386
2 Storey & Basement	09	47 100	623
2 Storey Basementless	10	44 400	589
1 Storey Upper	13	7 600	265
Lower Level Unit	23	29 300	193
1 Storey Upper Unit	26	34 100	269

2.060.064 INSTALLATION RATES (PER UNIT)

	STRUCTURE		
	CODE	K	AR m ²
Main Level Finish	18	\$ 23 890	\$ 162
1 Storey Upper Finish	19	5 580	157
Lower Level Finish	22	2 100	152

2.060.065 ADJUSTMENT (PER UNIT)

		K	AR m ²
Concrete Slab under crawl space (for basementless extensions) Note: equate concrete to slab on grade to basementless rate	add	0	23.50
Masonry Veneer (100% exterior wall)			
1 Storey add	add	2 600	4.80
Split Level or Split Entry	add	3 900	4.80
2 Storey add		5 200	7.20
Cedar Shakes or Masonry Tile	add	140	11.80
Plumbing (rate includes 8 fixtures) per fixture whirlpool bathtub	add or deduct add	1 400 2 200	0.00 0.00
Heating/Air Conditioning (total finished floor area) pulse forced air average air conditioning average hot water average hot water and air conditioning	add add add add	0 580 1 040 1 500	8.50 12.00 9.80 31.40
Fireplace - Built in good metal fresh air fireplace and accessories; exterior chase and interior wall finished with good quality masonry veneer or good masonry fireplace with limited features each additional firebox on same chase	add add	4 480 3 300	0.00 0.00
Fireplace - Free Standing good metal	add	2 000	0.00
Sauna custom	add	1 165	424.00
Hot Tub custom	add	7 570	0.00
Lofts 2 Storey - loft area	deduct	0	119.00
Cathedral Ceilings classify and calculate cathedral area as a 1 Storey structure, and	add	0	41.00

2.060.066 SPECIALTY RATES

MT QU ST	Description		K	AR m²
015 06 24	Basement Finish (Custom)			
	Per Room	add	\$ 550	\$104.00
030 06 27	Detached Garage (Custom)			
	Base Rate		\$3 040	\$141.00
	Interior Finish			
	walls	add	390	8.00
	ceiling	add	0	13.60
	Heating	add	280	12.00
	Cedar Shakes	add	140	12.50
	Concrete Slab - nil	deduct	0	20.40
	Electrical - nil	deduct	0	11.30
030 06 28	Attached Garage (Custom)			
	Base Rate		\$2 620	\$125.00
	Interior Finish			
	walls	add	280	5.10
	ceiling	add	0	13.60
	Heating	add	280	12.00
	Cedar Shakes	add	70	12.50
	Concrete Slab - nil	deduct	0	20.40
	Electrical - nil	deduct	0	11.30
			K	AR m²
			per unit	per unit
031 06 27	Multiple Detached Garage (Custom)			
	Base Rate		\$1 860	\$143.00
	Interior Finish			
	walls	add	190	8.00
	ceiling	add	0	13.60
	Heating	add	280	12.00
	Cedar Shakes	add	70	12.50
	Concrete Slab - nil	deduct	0	20.40
	Electrical - nil	deduct	0	11.30
031 06 28	Multiple Attached Garage (Custom)			
	Base Rate		\$1 650	\$120.00
	Interior Finish			
	walls	add	140	5.10
	ceiling	add	0	13.60
	Heating	add	220	12.00
	Cedar Shakes	add	30	12.50
	Concrete Slab - nil	deduct	0	20.40
	Electrical - nil	deduct	0	11.30

2.060.070 MODEL TYPE 060, 061
QUALITY 07

Quality Range
-7% to +12%

DUPLEX/FOURPLEX HOUSING - GOOD CUSTOM

2.060.071 GENERAL DESCRIPTION

This class provides for a good to expensive quality of duplex/fourplex housing which is normally custom or contract built and, on occasion, may be constructed under the supervision of an architect. To make the exterior attractive, the style of the structure as a whole may be innovative and breaks in the roof line are common. The interior design of each unit usually shows some originality, including a limited number of built-in features and fairly spacious rooms. Finishes in this class are normally best quality pre-manufactured or good custom materials. A moderate number of decorative features are regularly encountered and attention to detail may be evident. The total finished floor area for this class generally ranges from 160 to 270 m².

2.060.072 QUALITY DESCRIPTION

EXTERIOR - Roofing: Wood shakes; attractive soffits and fascia. **Walls:** Good grade stucco, wood siding or equivalent; good to expensive masonry veneer commonly used as a decorative feature.

INTERIOR - Walls & Ceilings: Gypsum wallboard, plaster or equivalent; good to expensive wood panelling or equivalent frequently used as a decorative feature. **Floors:** Good to expensive quality carpet, hardwood or equivalent; moderate use of quarry tile or equivalent is common. **Cabinets & Trim:** Approximately 5 to 9 m of best quality pre-manufactured or good custom veneer kitchen cabinets per unit; good to expensive quality baseboards and trim, often with attention to detail. **Doors & Windows:** Best quality pre-manufactured or good custom built doors and windows.

MECHANICAL - Plumbing: 7 to 13 good to expensive quality fixtures and accessories per unit; best quality pre-manufactured or good custom vanities. **Heating:** Good forced air. **Electrical:** Good to expensive quality fixtures; limited use of special effect lighting and a variety of standard and specially outlets.

2.060.073 BASE RATES

	STRUCTURE CODE	K Per Unit	AR m ²
Model Type 060			
Side by Side Units			
1 Storey & Basement	00	\$55 200	\$ 447
1 Storey Basementless	01	51 900	411
Split Entry	02	58 100	482
Split Level	03	61 100	679
Split Level & Crawl Space	04	65 900	717
2 Storey & Basement	09	65 200	782
2 Storey Basementless	10	62 000	745
1 Storey Upper	13	10 000	334
Lower Level Unit	23	40 800	240
1 Storey Upper Unit	26	48 500	339
Model Type 061			
Back to Back Units			
1 Storey & Basement	00	\$53 100	\$ 436
1 Storey Basementless	01	50 100	400
Split Entry	02	55 900	469
2 Storey & Basement	09	62 600	763
2 Storey Basementless	10	59 600	727
1 Storey Upper	13	9 400	326
Lower Level Unit	23	40 800	240
1 Storey Upper Unit	26	47 200	331

2.060.074 INSTALLATION RATES (PER UNIT)

	STRUCTURE		
	CODE	K	AR m ²
Main Level Finish	18	\$ 32 830	\$ 204
1 Storey Upper Finish	19	7 040	199
Lower Level Finish	22	3 010	197

2.060.075 ADJUSTMENT (PER UNIT)

		K	AR m ²
Concrete Slab under crawl space (for basementless extensions) Note: equate concrete slab on grade to basementless rate	add	\$ 0	\$ 23.50
Masonry Veneer (100% exterior wall)			
1 Storey	add	2 150	3.70
Split Level or Split Entry	add	3 220	3.60
2 Storey	add	4 290	5.50
Composition Shingles	deduct	140	11.80
Plumbing (rate includes 8 fixtures) per fixture whirlpool bathtub	add or deduct add	1 830 2 820	0.00 0.00
Heating/Air Conditioning (total finished floor area)			
pulse forced air	add	0	8.50
average air conditioning	add	580	12.00
average hot water	add	1 040	9.80
average hot water and air conditioning	add	1 500	31.40
space pack or hydro pulse	add	2 560	40.20
space pack or hydro pulse and air conditioning	add	3 140	52.20
Fireplace - Built in expensive metal fresh air fireplace and accessories; exterior chase and interior wall finished with expensive masonry veneer or good to expensive masonry fireplace with custom features	add	7 450	0.00
each additional firebox on same chase	add	5 180	0.00
Sauna custom	add	1 165	424.00
Hot Tub custom	add	7 570	0.00
Lofts 2 Storey - loft area	deduct	0	143.00
Cathedral Ceilings classify and calculate cathedral area as a 1 Storey structure, and	add	0	51.00

2.060.076 SPECIALTY RATES

MT QU ST	Description		K	AR m²
015 06 24	Basement Finish (Custom)			
	Per Room	add	\$ 550	\$104.00
030 06 27	Detached Garage (Custom)			
	Base Rate		\$3 040	\$141.00
	Interior Finish			
	walls	add	390	8.00
	ceiling	add	0	13.60
	Heating	add	280	12.00
	Cedar Shakes	add	140	12.50
	Concrete Slab - nil	deduct	0	20.40
	Electrical - nil	deduct	0	11.30
030 06 28	Attached Garage (Custom)			
	Base Rate		\$2 620	\$125.00
	Interior Finish			
	walls	add	280	5.10
	ceiling	add	0	13.60
	Heating	add	280	12.00
	Cedar Shakes	add	70	12.50
	Concrete Slab - nil	deduct	0	20.40
	Electrical - nil	deduct	0	11.30
			K	AR m²
			per unit	per unit
031 06 27	Multiple Detached Garage (Custom)			
	Base Rate		\$1 860	\$143.00
	Interior Finish			
	walls	add	190	8.00
	ceiling	add	0	13.60
	Heating	add	280	12.00
	Cedar Shakes	add	70	12.50
	Concrete Slab - nil	deduct	0	20.40
	Electrical - nil	deduct	0	11.30
031 06 28	Multiple Attached Garage (Custom)			
	Base Rate		\$1 650	\$120.00
	Interior Finish			
	walls	add	140	5.10
	ceiling	add	0	13.60
	Heating	add	280	12.00
	Cedar Shakes	add	30	12.50
	Concrete Slab - nil	deduct	0	20.40
	Electrical - nil	deduct	0	11.30

**2.070.020 MODEL TYPES 070, 071
QUALITY 02**

**Quality Range
-7% to +8%**

MULTIPLE HOUSING - SUBSTANDARD

2.070.021 GENERAL DESCRIPTION

This class represents low to moderate cost multiple housing where building requirements are only occasionally satisfied. The structure as a whole is basically rectangular in shape and the exterior design is usually very plain. Each unit generally has a simple floor plan consisting of relatively small rooms. Finishing materials are of substandard quality and no attention is given to decorative features. The total finished floor area of each unit generally ranges from 80 to 110 m².

2.070.022 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition shingles or equivalent; minimal eave overhang. **Walls:** Low grade stucco, substandard wood siding or equivalent.

INTERIOR - Walls & Ceilings: Gypsum wallboard or equivalent. **Floors:** Substandard tile or equivalent, occasional use of substandard carpet. **Cabinets & Trim:** Low grade painted kitchen cabinets; low grade baseboards and trim. **Doors & Windows:** Low grade hollow core doors; low grade aluminum windows or equivalent.

MECHANICAL - Plumbing: 4 substandard quality fixtures and accessories per unit; little or no vanities. **Heating:** Fair forced air or equivalent. **Electrical:** Substandard light fixtures.

2.070.023 BASE RATES

	STRUCTURE CODE	K Per Unit	AR m ²
Model Type 070			
Side by Side Units			
1 Storey & Basement	00	\$10 100	\$ 186
1 Storey Basementless	01	9 000	159
Split Entry	02	10 200	192
2 Storey & Basement	09	11 900	311
2 Storey Basementless	10	10 700	284
1 Storey Upper	13	1 700	125
1 Storey Upper Unit	26	7 600	128
Model Type 071			
Back to Back Units			
1 Storey & Basement	00	\$ 9 500	\$ 178
1 Storey Basementless	01	8 500	152
Split Entry	02	9 600	184
2 Storey & Basement	09	11 000	299
2 Storey Basementless	10	10 000	274
1 Storey Upper	13	1 500	121
1 Storey Upper Unit	26	7 300	124

2.070.024 INSTALLATION RATES (PER UNIT)

	STRUCTURE		
	CODE	K	AR m ²
Main Level Finish	18	\$ 4 310	\$ 69
1 Storey Upper Finish	19	950	67

2.070.025 ADJUSTMENTS (PER UNIT)

		K	AR m ²
Concrete Slab on grade	deduct	\$ 480	\$ 6.70
Plumbing (rate includes 4 fixtures) per fixture	add or deduct	560	0.00

2.070.026 SPECIALTY RATES

MT	QU	ST	Description		K	AR m ²
015	00	24	Basement Finish (Poor) Per Room	add	\$ 140	\$ 21.00
030	02	28	Attached Garage (Substandard) Base Rate		\$ 980	\$ 65.00
			Interior Finish walls	add	90	1.60
			ceiling	add	0	3.90
			Heating	add	100	4.10
			Concrete Slab - nil	deduct	0	12.50
			Electrical - nil	deduct	0	4.80
					K per unit	AR m ² per unit
031	02	28	Multiple Attached Garage (Substandard) Base Rate		\$ 550	\$ 62.00
			Interior Finish walls	add	40	1.60
			ceiling	add	0	3.90
			Heating	add	100	4.10
			Concrete Slab - nil	deduct	0	12.50
			Electrical - nil	deduct	0	4.80
					K	AR m ²
035	00	28	Attached Carport (Poor) Base Rate		\$ 250	\$ 23.00
			Concrete Slab	add	0	11.80
			Ceiling	add	0	4.20
			Electrical	add	0	3.40

**2.070.030 MODEL TYPES 070, 071
QUALITY 03**

**Quality Range
-6% to +5%**

MULTIPLE HOUSING - FAIR

2.070.031 GENERAL DESCRIPTION

This class provides for a fair quality of multiple housing which barely meets minimum building requirements. The structure as a whole normally has an unoriginal exterior design which is basically rectangular in shape. Each unit has a practical floor plan with adequate room sizes. Finishes are of fair to average quality materials and there is little or no attention given to decorative features. The total finished floor area of each unit generally ranges from 80 to 120 m².

2.070.032 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition shingles or equivalent; minimal eave overhang, plywood or aluminum soffits and fascia. **Walls:** Fair to average grade stucco, aluminum or equivalent; limited amounts of wood siding or equivalent may be used as a decorative feature.

INTERIOR - Walls & Ceilings: Gypsum wallboard or equivalent; sprayed or textured ceilings are typical. **Floors:** Fair to average quality carpet, resilient tile or equivalent. **Cabinets & Trim:** Approximately 2 to 4 m of fair grade premanufactured kitchen cabinets per unit; fair quality baseboards and trim. **Doors & Windows:** Fair quality hollow core doors; fair quality aluminum windows or equivalent.

MECHANICAL - Plumbing: 4 fair quality fixtures and accessories per unit; little or no vanities. **Heating:** Fair forced air. **Electrical:** Fair to average quality light fixtures, an adequate number of outlets.

2.070.033 BASE RATES

	STRUCTURE CODE	K Per Unit	AR m ²
Model Type 070			
Side by Side Units			
1 Storey & Basement	00	\$12 100	\$ 233
1 Storey Basementless	01	11 100	205
Split Entry	02	12 100	241
2 Storey & Basement	09	14 100	391
2 Storey Basementless	10	13 100	363
1 Storey Upper	13	2 000	157
1 Storey Upper Unit	26	9 200	161
Model Type 071			
Back to Back Units			
1 Storey & Basement	00	\$11 500	\$ 225
1 Storey Basementless	01	10 500	198
Split Entry	02	11 500	233
2 Storey & Basement	09	13 400	378
2 Storey Basementless	10	12 400	352
1 Storey Upper	13	1 800	153
1 Storey Upper Unit	26	8 800	156

2.070.034 INSTALLATION RATES (PER UNIT)

	STRUCTURE		
	CODE	K	AR m ²
Main Level Finish	18	\$ 5 240	\$ 93
1 Storey Upper Finish	19	1 180	90

2.070.035 ADJUSTMENTS (PER UNIT)

		K	AR m ²
Concrete Slab			
on grade deduct		\$ 1 040	\$ 9.70
under crawl space (for basementless extensions)	add	0	17.00
Plumbing (rate includes 4 fixtures) per fixture	add or deduct	670	0.00
Heating/Air Conditioning (total finished floor area) fair air conditioning	add	430	9.10
Fireplace - Built in fair metal fireplace; interior wall finished with gypsum wallboard and little or no decorative facing or substandard to fair masonry fireplace	add	1 450	0.00
Fireplace - Free Standing fair metal	add	950	0.00

2.070.036 SPECIALTY RATES

MT	QU	ST	Description		K	AR m²
015	03	24	Basement Finish			
			(Fair)			
			Per Room	add	\$ 350	\$ 47.00
030	02	28	Attached Garage			
			(Substandard)			
			Base Rate		\$ 980	\$ 65.00
			Interior Finish			
			walls	add	90	1.60
			ceiling	add	0	3.90
			Heating	add	100	4.10
			Concrete Slab - nil	deduct	0	12.50
			Electrical - nil	deduct	0	4.80
					K	AR m²
					per unit	per unit
031	02	28	Multiple Attached			
			Garage (Substandard)			
			Base Rate		\$ 550	\$ 62.00
			Interior Finish			
			walls	add	40	1.60
			ceiling	add	0	3.90
			Heating	add	100	4.10
			Concrete Slab - nil	deduct	0	12.50
			Electrical - nil	deduct	0	4.80
					K	AR m²
035	02	28	Attached Carport			
			(Substandard)			
			Base Rate		\$ 400	\$ 31.00
			Concrete Slab	add	0	12.50
			Ceiling	add	0	4.50
			Electrical	add	0	3.70

2.070.040 MODEL TYPES 070, 071
QUALITY 04

Quality Range
-5% to +4%

MULTIPLE HOUSING - STANDARD

2.070.041 GENERAL DESCRIPTION

This class represents multiple housing of average quality which meets and occasionally exceeds minimum building requirements. The structure as a whole may have minimal repetitious variations in its exterior design although it is generally rectangular in shape. Finishes are normally limited to average quality pre-manufactured or standard materials and a minimum number of decorative features may be encountered. The total finished floor area of each unit generally ranges from 90 to 160 m².

2.070.042 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition shingles or equivalent; boxed eaves are typical with plywood or aluminum soffits and fascia. **Walls:** Average grade stucco, aluminum siding, wood siding or equivalent.

INTERIOR - Walls & Ceilings: Gypsum wallboard; sprayed or textured ceilings are typical. **Floors:** Average quality carpet or equivalent, corlon or equivalent is usually found in the kitchen and bathroom. **Cabinets & Trim:** Approximately 3 to 6 m of average quality premanufactured or standard veneer kitchen cabinets per unit; standard baseboards and trim. **Doors & Windows:** Average quality hollow core doors; standard aluminum windows or equivalent.

MECHANICAL - Plumbing: 4 to 7 average quality fixtures and accessories per unit; average quality premanufactured or standard veneer vanities. **Heating:** Average forced air. **Electrical:** Average quality fixtures; an adequate number of outlets.

2.070.043 BASE RATES

	STRUCTURE CODE	K Per Unit	AR m ²
Model Type 070			
Side by Side Units			
1 Storey & Basement	00	\$14 300	\$ 271
1 Storey Basementless	01	13 000	240
Split Entry	02	14 600	284
Split Level	03	15 100	388
Split Level & Crawl Space	04	17 100	429
2 Storey & Basement	09	16 700	457
2 Storey Basementless	10	15 300	427
1 Storey Upper	13	2 300	186
1 Storey Upper Unit	26	11 100	190
Model Type 071			
Back to Back Units			
1 Storey & Basement	00	\$13 600	\$ 261
1 Storey Basementless	01	12 400	232
Split Entry	02	13 900	275
Split Level	03	14 400	376
Split Level & Crawl Space	04	16 200	415
2 Storey & Basement	09	15 900	443
2 Storey Basementless	10	14 600	414
1 Storey Upper	13	2 200	181
1 Storey Upper Unit	26	10 700	184

2.070.044 INSTALLATION RATES (PER UNIT)

	STRUCTURE		
	CODE	K	AR m ²
Main Level Finish	18	\$ 6 250	\$ 111
1 Storey Upper Finish	19	1 510	108
Lower Level Finish	22	530	103

2.070.045 ADJUSTMENTS (PER UNIT)

		K	AR m ²
Concrete Slab			
on grade deduct		\$ 1 060	\$ 11.30
under crawl space (for basementless extensions)	add	0	18.30
Masonry Veneer (100% exterior wall)			
1 Storey add		1 350	11.90
Split Level or Split Entry	add	2 020	15.10
2 Storey add		2 710	20.50
Plumbing (rate includes 4 fixtures) per fixture	add or deduct	820	0.00
Heating/Air Conditioning (total finished floor area) fair air conditioning	add	430	\$ 9.10
Fireplace - Built in average metal fresh air fireplace and accessories; interior wall may be finished with gypsum wallboard, masonry veneer or wood panelling or average quality masonry fireplace with limited features	add	2 350	0.00
each additional firebox on same chase	add	2 130	0.00
Fireplace - Free Standing average metal	add	1 250	0.00
Lofts 2 Storey - loft area	deduct	0	90.00
Cathedral Ceilings classify and calculate cathedral area as a 1 Storey structure, and	add	0	33.00

2.070.046 SPECIALTY RATES

MT QU ST	Description		K	AR m²
015 03 24	Basement Finish (Fair)			
	Per Room	add	\$ 350	\$ 47.00
030 04 28	Attached Garage (Standard)			
	Base Rate		\$1 680	\$101.00
	Interior Finish			
	walls	add	120	2.30
	ceiling	add	0	5.80
	Heating	add	220	9.60
	Concrete Slab - nil	deduct	0	19.40
	Electrical - nil	deduct	0	5.40
			K	AR m²
			per unit	per unit
031 04 28	Multiple Attached Garage (Standard)			
	Base Rate		\$ 950	\$ 96.00
	Interior Finish			
	walls	add	60	2.30
	ceiling	add	0	5.80
	Heating	add	220	9.60
	Concrete Slab - nil	deduct	0	19.40
	Electrical - nil	deduct	0	5.40
			K	AR m²
035 04 28	Attached Carport (Standard)			
	Base Rate		\$ 680	\$ 39.00
	Concrete Slab	add	0	19.40
	Ceiling	add	0	10.10
	Electrical	add	0	4.10

**2.070.050 MODEL TYPES 070, 071
QUALITY 05**

**Quality Range
-5% to +14%**

MULTIPLE HOUSING - SEMI CUSTOM

2.070.051 GENERAL DESCRIPTION

This class provides for an average to good quality of multiple housing. The structure as a whole usually has limited repetitious variations in its design to make the exterior attractive. Each unit has a functional floor plan which will normally include one or more built-in feature. Finishes are average to good quality materials and a minimum number of decorative features are normally encountered. The total finished floor area of each unit generally ranges from 110 to 180 m².

2.070.052 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition shingles or equivalent; boxed eaves are typical with plywood or aluminum soffits and fascia. **Walls:** Average to good grade stucco, aluminum siding, wood siding or equivalent; minimum quantities of masonry veneer may be used as a decorative feature.

INTERIOR - Walls & Ceilings: Gypsum wallboard; average to good quality wood panelling or other decorative features may be found in the main rooms. **Floors:** Average to good quality carpet or equivalent. **Cabinets & Trim:** Approximately 4 to 8 m of average to good quality premanufactured or semi-custom veneer kitchen cabinets per unit; average to good quality baseboards and trim. **Doors & Windows:** Average to good quality premanufactured doors; average to good quality aluminum or vinyl windows.

MECHANICAL - Plumbing: 4 to 9 average to good quality fixtures and accessories per unit; average to good quality premanufactured or semi-custom veneer vanities. **Heating:** Average forced air. **Electrical:** Average to good quality fixtures.

2.070.053 BASE RATES

	STRUCTURE CODE	K Per Unit	AR m ²
Model Type 070			
Side by Side Units			
1 Storey & Basement	00	\$18 100	\$ 296
1 Storey Basementless	01	16 600	265
Split Entry	02	18 500	312
Split Level	03	19 200	431
Split Level & Crawl Space	04	21 200	473
2 Storey & Basement	09	20 900	506
2 Storey Basementless	10	19 400	475
1 Storey Upper	13	2 700	210
1 Storey Upper Unit	26	14 800	213
Model Type 071			
Back to Back Units			
1 Storey & Basement	00	\$17 400	\$ 287
1 Storey Basementless	01	16 000	257
Split Entry	02	17 800	302
Split Level	03	18 400	419
Split Level & Crawl Space	04	20 400	459
2 Storey & Basement	09	20 000	492
2 Storey Basementless	10	18 600	462
1 Storey Upper	13	2 600	205
1 Storey Upper Unit	26	14 400	208

2.070.054 INSTALLATION RATES (PER UNIT)

	STRUCTURE		
	CODE	K	AR m ²
Main Level Finish	18	\$ 9 090	\$ 127
1 Storey Upper Finish	19	1 830	123
Lower Level Finish	22	660	119

2.070.055 ADJUSTMENTS (PER UNIT)

		K	AR m ²
Concrete Slab			
on grade deduct		\$ 310	\$ 4.50
under crawl space (for basementless extensions)	add	0	18.90
Masonry Veneer (100% exterior wall)			
1 Storey add		1 220	10.20
Split Level or Split Entry	add	1 820	13.20
2 Storey add		2 440	18.00
Cedar Shakes or Masonry Tile	add	140	11.80
Plumbing (rate includes 6 fixtures)			
per fixture	add or deduct	950	0.00
whirlpool bathtub	add	2 650	0.00
Heating/Air Conditioning (total finished floor area)			
pulse forced air	add	80	11.90
average air conditioning	add	580	12.00
average hot water	add	1 120	13.20
average hot water and air conditioning	add	1 580	34.80
Fireplace - Built in			
average to good metal fresh air fireplace and accessories; interior wall finished with masonry veneer or equivalent			
or			
average to good masonry fireplace with limited features	add	2 730	0.00
each additional firebox on same chase	add	2 430	0.00
Fireplace - Free Standing			
average to good metal	add	1 600	0.00
Lofts			
2 Storey - loft area	deduct	0	102.00
Cathedral Ceilings classify and calculate cathedral area as a 1 Storey structure, and	add	0	36.00

2.070.056 SPECIALTY RATES

<u>MT</u>	<u>QU</u>	<u>ST</u>	<u>Description</u>		<u>K</u>	<u>AR m²</u>
015	05	24	Basement Finish			
			(Semi Custom)			
			Per Room	add	\$ 450	\$ 74.00
030	04	28	Attached Garage			
			(Standard)			
			Base Rate		\$ 1 680	\$101.00
			Interior Finish			
			walls	add	120	2.30
			ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab - nil	deduct	0	19.40
			Electrical - nil	deduct	0	5.40
					K	AR m²
					per unit	per unit
31	04	28	Multiple Attached			
			Garage (Standard)			
			Base Rate		\$ 950	\$96.00
			Interior Finish			
			walls	add	60	2.30
			ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab - nil	deduct	0	19.40
			Electrical - nil	deduct	0	5.40
					K	AR m²
035	04	28	Attached Carport			
			(Standard)			
			Base Rate		\$ 680	\$39.00
			Concrete Slab	add	0	19.40
			Ceiling	add	0	10.10
			Electrical	add	0	4.10

2.070.060 MODEL TYPES 070, 071
QUALITY 06

Quality Range
-10% to +9%

MULTIPLE HOUSING - CUSTOM

2.070.061 GENERAL DESCRIPTION

This class provides for a good quality of multiple housing. The structure as a whole often has an attractive exterior style which may attempt to provide each unit with an individualistic appearance. There may be limited variations in the interior design between each unit which regularly contains a minimum number of built-in features. Finishes are usually good quality premanufactured or custom built materials and a limited number of decorative features are normally encountered. The total finished floor area of each unit generally ranges from 140 to 220 m².

2.070.062 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition shingles or equivalent; attractive soffits and fascia. **Walls:** Good grade stucco, wood siding or equivalent; masonry veneer may be encountered as a decorative feature.

INTERIOR - Walls & Ceilings: Gypsum wallboard; limited use of good quality wood panelling or other decorative features. **Floors:** Good quality carpet or equivalent; occasional use of quarry tile or equivalent. **Cabinets & Trim:** Approximately 4 to 8 m of good quality pre-manufactured or custom veneer kitchen cabinets per unit; good quality baseboards and trim. **Doors & Windows:** Good quality pre-manufactured doors; good quality pre-manufactured or custom built windows.

MECHANICAL - Plumbing: 6 to 11 good quality fixtures and accessories per unit; good quality pre-manufactured or custom veneer vanities. **Heating:** Good forced air. **Electrical:** Good quality fixtures; minimal use of special effect lighting may be encountered.

2.070.063 BASE RATES

	STRUCTURE CODE	K Per Unit	AR m ²
Model Type 070			
Side by Side Units			
1 Storey & Basement	00	\$39 000	\$ 349
1 Storey Basementless	01	36 300	316
Split Entry	02	41 200	376
Split Level	03	43 200	521
Split Level & Crawl Space	04	47 500	556
2 Storey & Basement	09	46 600	607
2 Storey Basementless	10	43 900	573
1 Storey Upper	13	7 600	257
1 Storey Upper Unit	26	33 400	262
Model Type 071			
Back to Back Units			
1 Storey & Basement	00	\$37 500	\$ 340
1 Storey Basementless	01	34 900	307
Split Entry	02	39 500	366
Split Level	03	41 500	508
Split Level & Crawl Space	04	45 600	542
2 Storey & Basement	09	44 700	592
2 Storey Basementless	10	42 100	559
1 Storey Upper	13	7 200	251
1 Storey Upper Unit	26	32 400	256

2.070.064 INSTALLATION RATES (PER UNIT)

	STRUCTURE		
	CODE	K	AR m ²
Main Level Finish	,.....18	\$ 22 690	\$ 154
1 Storey Upper Finish	19	5 300	149
Lower Level Finish	22	1 990	144

2.070.065 ADJUSTMENTS (PER UNIT)

		K	AR m ²
Concrete Slab			
under crawl space (for basementless extensions)	add	0	23.50
Note: equate concrete slab on grade to basementless rate			
Masonry Veneer (100% exterior wall)			
1 Storey add		2 470	4.60
Split Level or Split Entry	add	3 700	4.60
2 Storey add		4 940	6.80
Cedar Shakes or Masonry Tile	add	140	11.80
Plumbing (rate includes 8 fixtures)			
per fixture	add or deduct	1 400	0.00
whirlpool bathtub	add	2 200	0.00
Heating/Air Conditioning (total finished floor area)			
pulse forced air	add	0	8.50
average air conditioning	add	580	12.00
average hot water	add	1 040	9.80
average hot water and air conditioning	add	1 500	31.40
Fireplace - Built in good metal fresh air fireplace and accessories; exterior chase and interior wall finished with good quality masonry veneer			
or good masonry fireplace with limited features	add	4 480	0.00
each additional firebox on same chase	add	3 300	0.00
Fireplace - Free Standing good metal	add	2 000	0.00
Lofts 2 Storey - loft area	deduct	0	119.00
Cathedral Ceilings classify and calculate cathedral area as a 1 Storey structure, and	add	0	41.00

2.070.066 SPECIALTY RATES

MT QU ST	Description		K	AR m²
015 06 24	Basement Finish (Custom)			
	Per Room	add	\$ 550	\$104.00
030 06 28	Attached Garage (Custom)			
	Base Rate		\$2 620	\$125.00
	Interior Finish			
	walls	add	280	5.10
	ceiling	add	0	13.60
	Heating	add	280	12.00
	Cedar Shakes	add	70	12.50
	Concrete Slab - nil	deduct	0	20.40
	Electrical - nil	deduct	0	11.30
			K	AR m²
			per unit	per unit
31 06 28	Multiple Attached Garage (Custom)			
	Base Rate		\$1 650	\$120.00
	Interior Finish			
	walls	add	140	5.10
	ceiling	add	0	13.60
	Heating	add	280	12.00
	Cedar Shakes	add	30	12.50
	Concrete Slab - nil	deduct	0	20.40
	Electrical - nil	deduct	0	11.30
			K	AR m²
035 06 28	Attached Carport (Custom)			
	Base Rate		\$1 360	\$ 53.00
	Concrete Slab	add	0	20.40
	Ceiling	add	0	14.60
	Electrical	add	0	4.30
	Cedar Shakes	add	70	12.50

2.070.070 MODEL TYPES 070, 071
QUALITY 07

Quality Range
-7% to +12%

MULTIPLE HOUSING - GOOD CUSTOM

2.070.071 GENERAL DESCRIPTION

This class provides for a good to expensive quality of multiple housing. The structure as a whole may have an innovative exterior style and always provides an attractive appearance. The interior design of each unit usually shows some originality including a limited number of built-in features and fairly spacious rooms. Finishes in this class are normally best quality pre-manufactured or good custom materials. A moderate number of decorative features are regularly encountered and attention to detail may be evident. The total finished floor area of each unit generally ranges from 160 to 260 m².

2.070.072 QUALITY DESCRIPTION

EXTERIOR - Roofing: Wood shakes; attractive soffits and fascia. **Walls:** Good grade stucco, wood siding or equivalent; good to expensive masonry veneer may be used as a decorative feature.

INTERIOR - Walls & Ceilings: Gypsum wallboard, plaster or equivalent; good to expensive wood panelling or equivalent frequently used as a decorative feature. **Floors:** Good to expensive quality carpet, hardwood or equivalent; moderate use of quarry tile or equivalent is common. **Cabinets & Trim:** Approximately 5 to 9 m of best quality pre-manufactured or good custom veneer kitchen cabinets per unit; good to expensive quality baseboards and trim, often with attention to detail. **Doors & Windows:** Best quality pre-manufactured or good custom built doors and windows.

MECHANICAL - Plumbing: 7 to 13 good to expensive quality fixtures and accessories per unit; best quality pre-manufactured or good custom vanities. **Heating:** Good forced air. **Electrical:** Good to expensive quality fixtures; limited use of special effect lighting and a variety of standard and specialty outlets.

2.070.073 BASE RATES

	STRUCTURE CODE	K Per Unit	AR m ²
Model Type 070			
Side by Side Units			
1 Storey & Basement	00	\$52 400	\$ 425
1 Storey Basementless	01	49 300	390
Split Entry	02	55 200	458
Split Level	03	58 100	645
Split Level & Crawl Space	04	62 600	681
2 Storey & Basement	09	62 000	742
2 Storey Basementless	10	58 900	708
1 Storey Upper	13	9 500	317
1 Storey Upper Unit	26	46 100	322
Model Type 071			
Back to Back Units			
1 Storey & Basement	00	\$50 400	\$ 413
1 Storey Basementless	01	47 500	380
Split Entry	02	53 100	445
Split Level	03	55 900	628
Split Level & Crawl Space	04	60 000	663
2 Storey & Basement	09	59 400	724
2 Storey Basementless	10	56 500	690
1 Storey Upper	13	9 000	310
1 Storey Upper Unit	26	44 800	314

2.070.074 INSTALLATION RATES (PER UNIT)

	STRUCTURE		
	CODE	K	AR m ²
Main Level Finish	18	\$ 31 180	\$ 194
1 Storey Upper Finish	19	6 690	190
Lower Level Finish	22	2 850	187

2.070.075 ADJUSTMENTS (PER UNIT)

		K	AR m ²
Concrete Slab			
under crawl space (for basementless extensions)	add	\$ 0	\$23.50
Note: equate concrete slab on grade to basementless rate			
Masonry Veneer (100% exterior wall)			
1 Storey add		2 040	3.50
Split Level or Split Entry	add	3 060	3.40
2 Storey add		4 080	5.20
Composition Shingles	deduct	140	11.80
Plumbing (rate includes 8 fixtures)			
per fixture	add or deduct	1 830	0.00
whirlpool bathtub	add	2 820	0.00
Heating/Air Conditioning (total finished floor area)			
pulse forced air	add	0	8.50
average air conditioning	add	580	12.00
average hot water	add	1 040	9.80
average hot water and air conditioning	add	1 500	31.40
space pack or hydro pulse	add	2 560	40.20
space pack or hydro pulse and air conditioning	add	3 140	52.20
Fireplace - Built in			
expensive metal fresh air fireplace and accessories; exterior chase and interior wall finished with expensive masonry veneer			
or			
good to expensive masonry fireplace with custom features	add	7 450	0.00
each additional firebox on same chase	add	5 180	0.00
Lofts			
2 Storey - loft area	deduct	0	143.00
Cathedral Ceilings classify and calculate cathedral area as a 1 Storey structure, and	add	0	51.00

2.070.076 SPECIALTY RATES

MT QU ST	Description		K	AR m²
015 06 24	Basement Finish (Custom)			
	Per Room	add	\$ 910	\$130.00
030 06 28	Attached Garage (Custom)			
	Base Rate		\$2 620	\$125.00
	Interior Finish			
	walls	add	280	5.10
	ceiling	add	0	13.60
	Heating	add	280	12.00
	Cedar Shakes	add	70	12.50
	Concrete Slab - nil	deduct	0	20.40
	Electrical - nil	deduct	0	11.30
			K	AR m²
			per unit	per unit
031 06 28	Multiple Attached Garage (Custom)			
	Base Rate		\$1 650	\$120.00
	Interior Finish			
	walls	add	140	5.10
	ceiling	add	0	13.60
	Heating	add	280	12.00
	Cedar Shakes	add	30	12.50
	Concrete Slab - nil	deduct	0	20.40
	Electrical - nil	deduct	0	11.30
			K	AR m²
035 06 28	Attached Carport (Custom)			
	Base Rate		\$1 360	\$ 53.00
	Concrete Slab	add	0	20.40
	Ceiling	add	0	14.60
	Electrical	add	0	4.30
	Cedar Shakes	add	70	12.50

SCHEDULE 3
Subsection 10(1), paragraphs 10(2)(a) and (d) and subsections 10(6) and 14(1)
RESIDENTIAL UNIT COST
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3.003.000 CONCRETE

3.003.050 RESIDENTIAL BASEMENT EXTENSIONS

The following Codes and Rates shall be applied to that portion of a basement extended beyond the main floor area of a residence. Examples would be a basement under an attached garage, a basement cold storage room, a concrete entrance landing or a room under a concrete patio .

	K	AR m²
003 03 35	\$ 0	\$ 69
003 04 35	0	73
003 05 35	0	73
003 06 35	0	77
003 07 35	0	77
003 08 35	0	88
003 09 35	0	92

3.013.000 SPECIAL CONSTRUCTION

3.013.350 FIREPLACE - BUILT IN

QUALITY	DESCRIPTION	MAIN	EACH ADDITIONAL FIREBOX*
03	fair metal fireplace; interior wall finished with gypsum wallboard and little or no decorative facing or substandard to fair masonry fireplace	\$ 1 450	\$ -
04	average metal fresh air fireplace and accessories interior wall may be finished with gypsum wallboard, masonry veneer or wood panelling or average quality masonry fireplace with limited features	2 350	2 130
05	average to good metal fresh air fireplace and accessories; interior wall finished with masonry veneer or equivalent or average to good masonry fireplace with limited features	2 730	2 430
06	good metal fresh air fireplace and accessories; exterior chase and interior wall finished with good quality masonry veneer or good masonry fireplace with limited features	4 480	3 300
07	expensive metal fresh air fireplace and accessories; exterior chase and interior wall finished with expensive masonry veneer or good to expensive masonry fireplace with custom features	7 450	5 180
08	expensive masonry fireplace with attention given to design and workmanship	10 450	6 850

* on same chase

3.013.350 FIREPLACE - BUILT IN CONT'D

QUALITY	DESCRIPTION	MAIN	EACH ADDITIONAL FIREBOX*
09	luxurious masonry fireplace, usually a unique design or shape with considerable attention given to detail and workmanship	\$13 900	\$ 9 650

* on same chase

3.013.450 FIREPLACE - FREE STANDING

QUALITY	DESCRIPTION		
03	Fair metal	EA	\$ 950
04	Average metal	EA	1 250
05	Average to Good metal	EA	1 600
06	Good metal	EA	2 000

3.013.600 HOT TUBS

QUALITY	DESCRIPTION		
04	Average	EA	\$6 020
06	Custom	EA	7 570

3.013.650 SAUNAS

QUALITY	DESCRIPTION	K	AR m²
04	Average	\$ 875	\$318.00
06	Custom	1 165	424.00

3.013.700 DECKS/PATIOS - GROUND LEVEL

QUALITY	DESCRIPTION	K	AR m ²
01	economy patio - sidewalk blocks or poured concrete slab or equivalent	\$ 0	\$15.00
02	substandard deck/patio - wood sills, blocking or equivalent, 38 x 89 mm spruce decking or equivalent or patio paving stones	100	20.00
04	average deck/patio - wood sills on concrete pads or equivalent, 38 x 140 mm spruce or T & G plywood decking or equivalent, paint/stain or inter-locking patio blocks	140	28.00
06	good deck - treated wood sills on concrete pads or equivalent, 38 x 89 mm cedar decking or equivalent, paint/stain	210	31.00
07	good to expensive deck - treated wood sills on concrete pads or equivalent, 38 x 140 mm cedar decking or equivalent, paint/stain	320	38.00

3.013.750 DECKS - RAISED

02	substandard deck - blocking or pads, wood posts, wood joists and beams, 38 x 89 mm spruce decking or equivalent, steps	\$ 170	\$24.00
04	average deck - concrete pad footings or piling, wood posts, wood beams and joists, 38 x 140 mm spruce or T & G plywood decking, indoor-outdoor carpet, railing and steps, paint/stain	260	36.00
06	good deck - concrete piling and wood posts or equivalent, wood beams and joists, 38 x 89 mm cedar or T & G plywood decking, indoor-outdoor carpet, good railing and steps, paint/stain	390	50.00
07	good to expensive deck - concrete piling and wood posts or equivalent, wood beams and joists, 38 x 140 mm cedar or T & G plywood decking, indoor-outdoor carpet, good to expensive railings and steps, paint/stain	540	65.00

SUGGESTED AGE LIFE OF RESIDENTIAL DECK & PATIOS

<u>Quality</u>	<u>Age Life</u>
01 & 02	20
04	30
06	40
07	50

3.015.000 MECHANICAL

3.015.200 PLUMBING SYSTEMS

QUALITY	DESCRIPTION	PER FIXTURE
00	Poor	\$ 320.00
01	Economy to Substandard	430.00
02	Substandard	560.00
03	Fair	670.00
04	Average	820.00
05	Average to Good	950.00
06	Good	1 400.00
07	Good to Expensive	1 830.00
08	Expensive	2 500.00
09	Luxurious	3 310.00

3.015.600 HEATING SYSTEMS

	K	AR m²
Gas line and chimney	\$ 110	\$ 4.80
Floor furnace, wall furnace or old style gravity	160	6.80
Gravity	320	13.70
Forced air fair or electric	360	15.50
Forced air average	400	17.20
Forced air good	480	20.60
Pulse forced air or forced air wood/coal/gas combination	480	29.10
Space pack or hydro pulse	3 040	60.80
Hot water old style	1 060	21.10
Hot water average	1 520	30.40
Hot water good	2 280	45.60
Radiant roll		
basement slabs		29.00
main floors slab-on-grade		29.00
main floors joisted		35.00
upper floors joisted		35.00

3.015.000 MECHANICAL CONT'D

3.015.800 AIR CONDITIONING FOR FORCED AIR HEATING SYSTEMS

	K	AR m²
Fair	\$ 460	\$ 9.60
Average	580	12.00
Good	730	15.00

3.015.850 AIR CONDITIONING FOR HOT WATER HEATING SYSTEMS

	K	AR m²
Average	\$ 460	\$21.60
Good	500	27.00

3.090.000 TABLES

3.090.100 RESIDENTIAL COMPONENT PERCENTAGE DISTRIBUTION TABLE

COMPONENT	PERCENT OF BASE RATE	STAGE TOTAL PERCENTAGE	CUMULATIVE TOTAL
Stage 1			
Sitework & Excavation	02		
Pads & Footings	02		
Foundation Walls	09		
Posts & Beam	01		
Joist & Subfloor	05	19	19%
Stage 2			
Base Exterior Walls	04		
Partitions	04		
Base Roof	08		
Roof Covering	02		
Soffits & Eavestrough	01	19	38%
Stage 3			
Concrete Slab	04		
Windows	06		
Exterior Doors	03		
Stairs	01		
Exterior Wall Finish	04	18	56%
Stage 4			
Ceiling Finish	03		
Interior Wall Finish	02		
Interior Painting	02		
Interior Doors	04	11	67%
Stage 5			
Cabinets	06		
Baseboards	01		
Floor Coverings	05	12	79%
Stage 6			
Plumbing	10		
Heating	05		
Electrical	06	21	100%
Total	100%	100%	

3.090.150 GARAGE COMPONENT PERCENTAGE DISTRIBUTION TABLE

COMPONENT	PERCENT OF BASE RATE	CUMULATIVE TOTAL
Excavation & Concrete Slab	20	20%
Base Exterior Walls	13	33%
Base Roof	18	51%
Roof Covering	08	59%
Soffits & Eavestrough	06	65%
Windows	03	68%
Exterior Doors	11	79%
Exterior Wall Finish	17	96%
Electrical	04	100%
Total	100%	

3.090.175 SUMMER COTTAGE COMPONENT PERCENTAGE DISTRIBUTION TABLE

COMPONENT	PERCENT OF BASE RATE	STAGE TOTAL PERCENTAGE	CUMULATIVE TOTAL
Stage 1			
Sitework & Excavation	01		
Pads & Footings	04		
Foundation Walls	13		
Posts & Beam	01		
Joist & Subfloor	05	24	24%
Stage 2			
Base Exterior Walls	05		
Partitions	04		
Base Roof	09		
Roof Covering	02		
Soffits & Eavestrough	02	22	46%
Stage 3			
Concrete Slab	05		
Windows	07		
Exterior Doors	03		
Stairs	02		
Exterior Wall Finish	10	27	73%
Stage 4			
Ceiling Finish	03		
Interior Wall Finish	01		
Interior Painting	03		
Interior Doors	02	09	82%
Stage 5			
Cabinets	03		
Baseboards	01		
Floor Coverings	06	10	92%
Stage 6			
Plumbing*	00		
Heating*	00		
Electrical	<u>08</u>	<u>08</u>	100%
Total		100%	100%

* Nil in Rate

3.090.200 RESIDENTIAL BASE COST DIFFERENCE TABLE
 (Expressed as a Percentage)

Description	QU 00		QU 01		QU 02		QU 03		QU 04	
	QU 01 +%	QU 00 -%	QU 02 +%	QU 01 -%	QU 03 +%	QU 02 -%	QU 04 +%	QU 03 -%	QU 05 +%	
Floor Finish	1.7	1.1	1.9	1.7	1.7	1.3	0.9	0.8	1.9	
Ext. Wall Finish	4.4	2.1	0.4	0.3	1.7	1.3	1.1	0.8	1.6	
Int. Wall Finish	4.1	2.4	4.0	3.2	3.3	2.8	0.6	0.6	0.7	
Ceiling Finish	1.6	1.0	1.2	1.1	0.5	0.5	0.1	0.2	0.0	
Windows	2.5	1.7	1.9	1.5	1.1	0.9	1.1	1.1	0.8	
Doors	8.8	5.0	2.2	1.7	1.6	1.3	1.5	1.2	1.0	
Baseboards	1.4	0.8	0.3	0.3	0.5	0.4	0.0	0.0	0.3	
Cabinets	3.7	2.4	2.1	1.7	2.2	1.7	3.1	3.0	1.2	
Electrical	2.9	1.6	1.6	1.2	1.3	1.1	0.9	0.8	2.0	
Built-in Features	0.0	0.0	0.0	0.0	0.4	0.3	0.4	0.3	0.2	
Construction	34.0	17.5	5.9	4.5	6.9	5.5	4.0	3.4	0.0	
Design	0.0	0.0	0.0	0.0	1.2	0.9	0.3	0.1	1.7	

Total +65.1 -35.6 +21.5 -17.2 +22.4 -18.0 +14.0 -12.3 +11.4

Stairs - Upper 0.0 0.0 0.2 0.2 0.3 0.2 0.5 0.3 0.3

Description	QU 05		QU 06		QU 07		QU 08		QU 09	
	QU 04 -%	QU 06 +%	QU 05 -%	QU 07 +%	QU 06 -%	QU 08 +%	QU 07 -%	QU 09 +%	QU 08 -%	
Floor Finish	1.8	4.4	3.2	4.4	4.0	6.8	5.3	4.4	3.6	
Ext. Wall Finish	1.3	4.6	2.7	2.3	1.7	3.7	2.3	2.0	1.5	
Int. Wall Finish	0.6	2.4	1.4	2.2	1.8	1.0	0.5	3.7	3.0	
Ceiling Finish	0.0	1.3	0.8	0.0	0.0	0.9	0.7	0.1	0.0	
Windows	0.7	3.3	2.3	1.8	1.7	2.3	1.8	1.6	1.5	
Doors	0.9	2.1	1.2	1.8	1.3	1.6	0.9	0.9	0.7	
Baseboards	0.2	0.4	0.2	0.6	0.5	0.0	0.0	0.0	0.0	
Cabinets	1.2	3.1	2.2	1.1	1.0	2.1	1.6	3.5	2.9	
Electrical	1.7	2.8	1.8	3.2	2.4	2.6	1.8	2.0	1.6	
Built-in Features	0.2	3.6	2.2	0.5	0.3	3.0	1.7	1.0	0.8	
Construction	0.0	7.2	3.2	1.0	0.3	1.7	1.0	0.0	0.0	
Design	2.3	5.4	3.6	3.3	2.5	5.9	4.1	1.3	0.9	

Total -10.9 +40.6 -24.8 +22.2 -17.5 +31.6 -21.7 +20.5 -16.5

Stairs - Upper 0.2 2.1 1.2 0.4 0.2 1.2 0.6 0.9 0.6

3.090.250 RESIDENTIAL BASE COST DIFFERENCE TABLE - MODEL TYPE 005
(Expressed as a Percentage)

		QU 05	QU 06
		005 - 06	005 - 05
		+%	-%
A.	Exterior Components		
	Wall Finish	1.9	1.4
	Windows		1.2
	Doors		<u>0.0</u>
	SUBTOTAL	3.1	2.5
B.	Interior Components		
	Wall Finish	0.7	0.5
	Ceiling Finish		0.4
	Doors		0.3
	Baseboards	<u>0.3</u>	<u>0.7</u>
	SUBTOTAL	2.1	1.4
C.	Floor Finish		2.3
D.	Cabinets		1.1
E.	Mechanical		
	Electrical		0.9
	Built in Features		<u>1.9</u>
	SUBTOTAL	2.8	2.2
F.	Construction & Design		<u>3.7</u>
	TOTAL	+15.1	-11.2
G.	Stairs	0.0	0.0

3.090.300 SUMMER COTTAGE BASE COST DIFFERENCE TABLE
 (Expressed as a Percentage)

Description	<u>QU 00</u>	<u>QU 01</u>		<u>QU 02</u>		<u>QU 03</u>	
	QU 01 +%	QU 00 -%	QU 02 +%	QU 01 -%	QU 03 +%	QU 02 -%	QU 04 +%
Floor Finish	8.8	5.2	2.4	1.8	2.6	2.1	1.9
Ext. Wall Finish	2.8	1.6	3.1	2.1	7.6	5.0	3.9
Int. Wall Finish	10.8	6.4	4.6	3.2	4.7	3.4	2.2
Ceiling Finish	0.2	0.2	2.3	1.7	1.9	1.5	0.7
Windows	4.7	2.8	3.0	2.3	0.7	0.6	3.0
Doors	8.8	4.7	5.9	3.1	2.6	1.9	2.0
Baseboards	0.0	0.0	1.9	1.3	0.4	0.3	0.4
Cabinets	0.0	0.0	3.1	2.3	2.1	1.7	1.2
Electrical	34.3	18.0	4.1	2.3	2.8	2.1	2.1
Built-in Features	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Construction	4.1	3.8	21.3	13.8	7.7	4.6	13.5
Design	0.0	0.0	0.0	0.0	1.0	0.8	1.0
Total	+74.5	-42.7	+51.7	-33.4	+34.1	-24.0	+31.9

Stairs - Upper 0.0 0.0 0.0 0.0 1.1 0.7 0.6

Description	<u>QU 04</u>		<u>QU 05</u>		<u>QU 06</u>
	QU 03 -%	QU 05 +%	QU 04 -%	QU 06 +%	QU 05 -%
Floor Finish	1.6	1.1	1.0	2.2	1.8
Ext. Wall Finish	2.8	1.2	0.9	0.8	0.6
Int. Wall Finish	1.5	6.4	5.0	1.8	1.0
Ceiling Finish	0.6	0.2	0.2	0.3	0.2
Windows	2.4	0.1	0.1	2.2	1.8
Doors	1.4	2.1	1.6	3.5	2.6
Baseboards	0.3	0.2	0.1	0.2	0.1
Cabinets	1.0	2.3	2.1	0.9	0.7
Electrical	1.5	1.4	1.1	2.7	2.1
Built-in Features	0.0	0.0	0.0	0.0	0.0
Construction	10.0	3.9	3.6	7.7	6.8
Design	0.6	1.2	0.6	2.5	2.0
Total	-23.7	+20.1	-16.7	+24.8	-19.7

Stairs - Upper 0.3 0.7 0.6 0.4 0.4

3.090.500 RESIDENTIAL ENERGY EFFICIENT TABLE

A. ENERGY EFFICIENT MODEL TYPE COMPARISON

MODEL TYPE 004

Quality 03	Equates to
Quality 04	Equates to
Quality 05	Equates to
Quality 06	Equates to
Quality 07	Equates to
Quality 08	Equates to
Quality 09	Equates to

MODEL TYPE 003

Quality 03	+ 8.5% of Base Cost
Quality 04	+ 5.0% of Base Cost
Quality 05	+ 5.5% of Base Cost
Quality 06	+ 5.0% of Base Cost
Quality 07	+ 5.0% of Base Cost
Quality 08	+ 6.0% of Base Cost
Quality 09	+ 3.6% of Base Cost

MODEL TYPE 004 INCLUDES:

- | | |
|--|--|
| <ul style="list-style-type: none">- Basement Walls Insulated- 38 x 140 @ 400 o.c. Wall- R.S.I. 3.5 Wall Insulation- R.S.I. 6.2 Ceiling Insulation | <ul style="list-style-type: none">- Better Quality Exterior Doors- Better Quality Windows- Better Quality Heating System |
|--|--|

NOTE: THE R.2000 ENERGY EFFICIENT PACKAGE IS MADE UP OF THE FOLLOWING:

- | | |
|--|--|
| <ul style="list-style-type: none">- Foundation Walls (fully insulated with vapour barrier)- Wall Framing (38 x 140 @ 400 o.c. or greater)- High Heel Truss Rafter System- Insulation - Walls & Ceilings (RSI 3.5 & RSI 6.2 or greater)- Vapour Barrier (6 mil sealed envelope)- Exterior Doors (insulated slab) | <ul style="list-style-type: none">- Windows (triple, low E or heat mirror glazing)- Heating Systems (High Efficient)- Air exchanger system- Extra caulking and gaskets- Hot Water Tank (energy efficient)- Fireplace Doors- Electrical System (outlets capped and caulked) |
|--|--|

B. 38 x 140 @ 400 o.c. FRAMING AND EXTRA INSULATION (Walls & Ceiling) compared to Standard Framing and Insulation.

MODEL TYPE 003

Quality 03	+ 4.0% of Base Cost
Quality 04	+ 2.0% of Base Cost
Quality 05	+ 2.0% of Base Cost
Quality 06	+ 1.5% of Base Cost
Quality 07	+ 1.5% of Base Cost
Quality 08	+ 1.5% of Base Cost
Quality 09	+ 1.0% of Base Cost

MODEL TYPE 060 and 070

Quality 03	+ 1.6% of Base Cost
Quality 04	+ 1.4% of Base Cost
Quality 05	+ 1.3% of Base Cost
Quality 06	+ 1.6% of Base Cost
Quality 07	+ 1.2% of Base Cost

SCHEDULE 4
Subsection 10(1), paragraphs 10(2)(a) and (d) and subsections 10(4.2), 10(6) and 14(1)
COMMERCIAL IMPROVEMENTS
INDEX

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Commercial Improvement Classification Key..... **4.000.010**

ROOMING HOUSES

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Fair..... **4.088.030**

LOW RISE APARTMENTS

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Fair..... **4.090.030**

Standard..... **4.090.040**

Semi Custom..... **4.090.050**

Custom..... **4.090.060**

HIGH RISE APARTMENTS

Custom..... **4.100.060**

MOTELS (Side by Side Units)

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Fair..... **4.150.030**

Standard..... **4.150.040**

Semi Custom..... **4.150.050**

Custom..... **4.150.060**

MOTELS (Back to Back Units)

Substandard..... **4.151.020**

Fair..... **4.151.030**

Standard..... **4.151.040**

Semi Custom..... **4.151.050**

Custom..... **4.151.060**

HOTELS

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Fair..... **4.200.030**

Standard..... **4.200.040**

Semi Custom..... **4.200.050**

Custom..... **4.200.060**

Expensive..... **4.200.080**

MOTOR HOTELS

Fair..... **4.205.030**

Standard..... **4.205.040**

Semi Custom..... **4.205.050**

Custom..... **4.205.060**

Expensive..... **4.205.080**

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Semi Custom..... **4.206.050**

Custom..... **4.206.060**

Expensive..... **4.206.080**

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Semi Custom	4.400.050
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Expensive	4.400.080

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Semi Custom	4.405.050
Custom	4.405.060
Expensive	4.405.080

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Standard.....	4.445.040
Custom.....	4.445.060

MULTIPLE THEATRES

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Expensive.....	4.450.080

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Standard.....	4.490.040
Custom.....	4.490.060
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Substandard **4.890.020**

Fair **4.890.030**

Standard **4.890.040**

GREENHOUSES (Bowrib Type)

Substandard **4.891.020**

Fair **4.891.030**

Standard **4.891.040**

Semi Custom **4.891.050**

GREENHOUSES (Gable Type)

Economy **4.892.010**

Substandard **4.892.020**

Fair **4.892.030**

Standard **4.892.040**

Semi Custom **4.892.050**

Custom **4.892.060**

SOLARIUMS

Standard **4.894.040**

Custom **4.894.060**

Expensive **4.894.080**

4.000.010 COMMERCIAL IMPROVEMENT CLASSIFICATION KEY

CLASSIFICATION CODING

MODEL TYPE

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QUALITY

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STRUCTURE

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Code	Description	Code	Description	Code	Description
088	Rooming Houses	00	Poor	50	Concrete Slab on Grade
090	Low Rise Apartments	01	Economy	51	Foundation - Basementless
100	High Rise Apartments	02	Substandard	52	Basement
150	Motels - Side by Side Units	03	Fair	53	Basement 1/2 Above Grade
151	Motels - Back to Back Units	04	Standard	54	Sub-Basement Level
200	Hotels	05	Semi Custom	60	Main Level Structure
205	Motor Hotels	06	Custom	61	Main Level & Concrete Slab
206	Motor Hotel Room Sections	07	Good Custom	62	Main Level & Foundation
300	Stores	08	Expensive	63	Main Level & Basement
305	Convenience Stores	09	Luxurious	64	Main Level & Basement 1/2 Above Grade
310	Strip Shopping Centres			70	Upper Level Structure
312	Mall Shopping Centres			71	Upper Level Structure Extension
350	Offices			72	Upper Level Cantilever Extension
390	Skywalk Pedways			74	Mezzanine Level
391	Underground Pedways			80	Store Finish
395	Mechanical Penthouses			81	Mall Finish
400	Restaurants			82	Restaurant/Lounge Finish
405	Fast Food Restaurants			83	Office Finish
430	Parkades			84	Kitchen Finish
440	Theatre Lobbies			85	Lobby Finish
445	Single Theatre Auditoriums			86	Auditorium Finish
450	Multiple Theatres			87	Motel Room Finish
490	Banks			88	Suite Finish
500	Warehouses			89	Second Level Suite Finish
505	Warehouses/Metal Clad			90	Warehouse Finish
510	Sales Warehouses			91	Sales Area Finish
520	Bag Fertilizer Warehouses				
521	Bulk & Bag Fertilizer Warehouses				
522	Bulk Elevator Fertilizer Warehouses				
525	Archrib Fertilizer Warehouses				
600	Quonset Metal Warehouses				
605	Agro Metal Warehouses				
610	Self Framing Metal Warehouses				
615	Rigid Frame Metal Warehouses				
620	Modular Rigid Frame Metal Warehouses				
622	Rigid Frame Metal Warehouse Side Extension				
630	Archrib Warehouses				
750	Service Station - Sales Area				
751	Service Station - Bays				
760	Service Station - Kiosks				
762	Service Station - Canopies				
770	Bulk Oil Warehouses				
775	Bulk Oil Offices				

Property Assessment Regulations, amendment

MODEL TYPE

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QUALITY

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STRUCTURE

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Code	Description
850	Grain Elevators/Composite Grain Elevators
852	Twin Grain Elevators
855	Cribbed Annexes
856	Balloon or Frame Annexes
857	Steel Bin Annex
860	Grain Elevator Offices
870	Relocatable Offices
875	Relocatable Communication Equipment Buildings
876	Relocatable Metal Oilfield Buildings
880	Frame & Fabric Buildings
881	Air-Supported Buildings
882	Post-Tension Buildings
890	Quonset Type Greenhouses
891	Bowrib Type Greenhouses
892	Gable Type Greenhouses
894	Solariums

Code Description

Code Description

4.090.020 MODEL TYPE 090
QUALITY 02

LOW RISE APARTMENTS - SUBSTANDARD

4.090.021 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 2.8 %	Foundation - Basement 2.7 m	Exterior Wall - Main 2.7 m
Partition Area: 80 %		- Upper 2.7 m
Window Area: 7.0 %		

COMPONENT DESCRIPTION - BASE STRUCTURE

Concrete Footings - unreinforced
Foundation Wall - Lift - 200 mm unreinforced concrete and wood framing, sheathing, insulation
Concrete Slab - Basement - 75 mm unreinforced
- **On Grade** - 100 mm light reinforced
Base Floor Construction - wood joists, sheathing, insulation or equivalent
Stairs - two wood stairs, painted
Base Wall Construction - wood framing, sheathing, insulation
Exterior Wall Finish - stucco
Base Roof Construction - wood joists, sheathing or equivalent
Roof Finish - rigid insulation, 3-ply built-up or equivalent
Exterior Doors - Front - one low grade solid core wood
- **Rear** - one economy solid core wood
Windows - low grade aluminum or equivalent
Heating - fair forced air or equivalent

COMPONENT DESCRIPTION - SUITE FINISH

Floor Finish - economy to low grade tile or equivalent
Interior Wall Finish - gypsum wallboard, paint
Partitions - gypsum wallboard, paint
Party & Corridor Walls - wood framing, insulation, gypsum wallboard, paint
Ceiling Finish - gypsum wallboard, paint
Suite Entrance Door - low grade hollow core wood
Interior Doors - economy to low grade hollow core wood
Cabinets - economy to low grade, painted
Plumbing - substandard fixtures and accessories
Electrical - minimum wiring; economy to low grade fixtures

4.090.022 BASE RATES PER SUITE (in dollars)

ST Code	Structure	Average Size Per Suite			
		Size Ranges - m ²		Size 2 (50 & over)	
		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR
61	Main Level & Concrete Slab	400	87	800	79
64	Main Level & Basement				
	1/2 Above Grade	800	134	1 800	114
70	Upper Level	300	46	700	38
88	Suite Finish	4 700	71	5 300	60
89	Second Level Suite Finish	1 100	71	1 700	60

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

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 88 designates typical suite finish for this classification.

ST Code 89 designates the second level of typical suite finish where the suite is 2 storey in nature.

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

4.090.023 INSTALLATIONS

BASE STRUCTURE

Concrete Slab - Basement	m ²	\$ 14.80
- On Grade	m ²	20.40
Base Floor Construction	m ²	18.40
Stairs - Basement or Upper	EA	245.00
Base Wall Construction	m ²	16.50
Exterior Wall Finish	m ²	30.00
Base Roof Construction	m ²	14.30
Roof Finish	m ²	18.30
Exterior Doors - Front	EA	310.00
- Rear	EA	190.00
Windows	m ²	164.00

SUITE FINISH

Floor Finish	m ²	\$ 13.50
Interior Wall Finish	m ²	8.40
Partitions	m ²	25.30
Party & Corridor Walls	m ²	30.30
Ceiling Finish	m ²	8.40
Suite Entrance Door	EA	225.00
Interior Doors	EA	85.00
Cabinets, approx. 2.4 m per suite	EA	600.00

4.090.024 PRECALCULATED ADJUSTMENTS

Masonry Veneer
(100% exterior wall)
per suite - **add**

	Size 1		Size 2	
	K	AR	K	AR
Main Level & Concrete Slab	360	16.90	890	6.00
Main Level & Basement				
1/2 Above Grade	530	25.50	1 360	8.90
Upper Level	360	16.90	890	6.00

Eaves
per m² - **add \$ 48.80**

Plumbing
(rate includes 4 fixtures)
per fixture - **add or deduct \$ 430.00**

4.090.025 UNIT COST ADJUSTMENTS

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)

Base Wall Construction	\$ 16.50
Exterior Wall Finish	30.00
Interior Wall Finish	<u>8.40</u>
Total:	m ² \$ 54.90

4.090.026 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 suite for a base structure, divide the total floor area per level - main and upper levels only - by the number of suites on that level.

To calculate average size per suite for suite finish, divide the finished floor area per level by the number of suites 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.

**4.090.030 MODEL TYPE 090
QUALITY 03**

LOW RISE APARTMENTS - FAIR

4.090.031 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 4.1 %	Foundation - Basement 2.7 m	Exterior Wall - Main 2.7 m
Partition Area: 80 %		- Upper 2.7 m
Window Area: 7.0 %		

COMPONENT DESCRIPTION - BASE STRUCTURE

Concrete Footings - light reinforced
Foundation Wall - Lift - 200 mm light reinforced concrete and wood framing, sheathing, insulation
Concrete Slab - Basement - 87 mm unreinforced
- **On Grade** - 100 mm light reinforced
Base Floor Construction - wood joists, sheathing, insulation or equivalent
Stairs - two wood stairs, tile finish
Base Wall Construction - wood framing, sheathing, insulation
Exterior Wall Finish - stucco
Base Roof Construction - wood joists, sheathing or equivalent
Roof Finish - rigid insulation, 3-ply built-up or equivalent
Exterior Doors - Front - one fair clear aluminum
- **Rear** - one fair solid core wood
Corridor Doors - two low grade fire rated steel doors or equivalent
Windows - fair aluminum or equivalent
Heating - fair hot water

COMPONENT DESCRIPTION - SUITE FINISH

Floor Finish - low grade to fair tile, carpet or equivalent; hardwood may be encountered in older styles
Interior Wall Finish - gypsum wallboard, paint
Partitions - gypsum wallboard, paint
Party & Corridor Walls - wood framing, insulation, gypsum wallboard, paint
Ceiling Finish - gypsum wallboard, paint
Suite Entrance Door - fair hollow core wood
Interior Doors - low grade to fair hollow core wood
Cabinets - low grade to fair premanufactured, painted plywood or equivalent
Plumbing - fair fixtures and accessories; little or no vanities
Electrical - fair wiring and fixtures; an adequate number of outlets

4.090.032 BASE RATES PER SUITE (in dollars)

ST Code	Structure	Average Size Per Suite			
		Size 1 (0-49)		Size 2 (50 & over)	
	Size Ranges - m ²	K	AR	K	AR
61	Main Level & Concrete Slab	800	117	1 600	100
64	Main Level & Basement				
	1/2 Above Grade	1 100	154	2 200	133
70	Upper Level	500	50	900	42
71	Upper Level Extension		142		126
72	Upper Level Cantilever		127		119
88	Suite Finish	6 500	96	7 500	76
89	Second Level Suite Finish	1 800	96	2 800	76

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

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 71 designates the supported portion of an upper level extension.

ST Code 72 designates the unsupported portion of an upper level extension.

ST Code 88 designates typical suite finish for this classification.

ST Code 89 designates the second level of typical suite finish where the suite is 2 storey in nature.

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

4.090.033 INSTALLATIONS

BASE STRUCTURE

Concrete Slab - Basement	m ²	\$ 17.00
- On Grade	m ²	23.50
Base Floor Construction	m ²	19.30
Stairs - Basement or Upper	EA	675.00
Base Wall Construction	m ²	18.20
Exterior Wall Finish	m ²	30.00
Base Roof Construction	m ²	15.50
Roof Finish	m ²	24.70
Exterior Doors - Front	EA	540.00
- Rear	EA	370.00
Corridor Doors	EA	320.00
Windows	m ²	192.90

SUITE FINISH

Floor Finish	m ²	\$ 14.90
Interior Wall Finish	m ²	13.00
Partitions	m ²	25.80
Party Walls	m ²	44.90
Corridor Walls	m ²	47.50
Ceiling Finish	m ²	8.70
Suite Entrance Door	EA	315.00
Interior Doors	EA	120.00
Cabinets, approx. 2.4 m per suite	EA	1 030.00

4.090.034 PRECALCULATED ADJUSTMENTS

Masonry Veneer

(100% exterior wall)

per suite - **add**

	Size 1		Size 2	
	K	AR	K	AR
Main Level & Concrete Slab	360	16.90	890	6.00
Main Level & Basement 1/2 Above Grade	530	25.50	1 360	8.90
Upper Level	360	16.90	890	6.00

Eaves

per m² - **add \$ 54.40**

Plumbing

(rate includes 4 fixtures)

per fixture - **add or deduct \$ 670.00**

Heating

forced air - **deduct 2% of Total Base Cost**

pressurized hallways – **add per unit \$200.00**

air conditioning – **add 5.1% of Total Base Cost**

Balcony

including railing- **add**

K	AR m ²
\$ 285	\$ 57.00

Note: consider patio doors as part of window area

4.090.035 UNIT COST ADJUSTMENTS

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)

Base Wall Construction	\$ 18.20
Exterior Wall Finish	30.00
Interior Wall Finish	<u>13.00</u>
Total:	m ² \$ 61.20

4.090.036 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 suite for a base structure, divide the total floor area per level - main and upper levels only - by the number of suites on that level.

To calculate average size per suite for suite finish, divide the finished floor area per level by the number of suites 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 cost adjustments attributable to variations from Model Type specifications.

**4.090.040 MODEL TYPE 090
QUALITY 04**

LOW RISE APARTMENTS - STANDARD

4.090.041 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 5.3 %	Foundation - Basement 2.7 m	Exterior Wall - Main 2.7 m
Partition Area: 80.0 %		- Upper 2.7 m
Window Area: 8.0 %		

COMPONENT DESCRIPTION - BASE STRUCTURE

Concrete Footings - light reinforced
Foundation Wall - Lift - 200 mm light reinforced concrete and wood framing, sheathing, insulation
Concrete Slab - Basement - 100 mm unreinforced
- **On Grade** - 100 mm light reinforced
Base Floor Construction - wood joists, sheathing, insulation or equivalent
Stairs - two wood stairs, tile or carpet finish
Base Wall Construction - wood framing, sheathing, insulation
Exterior Wall Finish - average wood siding, stucco or equivalent; limited quantities of masonry veneer may be encountered
Base Roof Construction - wood joists, sheathing or equivalent
Roof Finish - rigid insulation, 4-ply built-up
Exterior Doors - Front - two average clear aluminum
- **Rear** - one fair clear aluminum
Corridor Doors - two fair fire rated steel doors or equivalent
Windows - average aluminum or equivalent
Heating - average hot water

COMPONENT DESCRIPTION - SUITE FINISH

Floor Finish - fair to average tile, carpet or equivalent; hardwood may be encountered in older styles
Interior Wall Finish - gypsum wallboard, paint
Partitions - gypsum wallboard, paint
Party & Corridor Walls - wood framing, insulation, gypsum wallboard, paint
Ceiling Finish - gypsum wallboard, stipple
Suite Entrance Door - fair solid core wood
Interior Doors - fair hollow core wood
Cabinets - fair to average premanufactured
Plumbing - fair fixtures and accessories; fair premanufactured vanities
Electrical - average wiring and fixtures; an adequate number of outlets

4.090.042 BASE RATES PER SUITE (in dollars)

		Average Size Per Suite			
Size Ranges - m ²		Size 1 (0-49)		Size 2 (50 & over)	
ST Code	Structure	K	AR	K	AR
61	Main Level & Concrete Slab	1 100	149	2 300	124
64	Main Level & Basement 1/2 Above Grade	1 600	196	3 200	164
70	Upper Level	700	651	300	52
71	Upper Level Extension		183		160
72	Upper Level Cantilever		167		153
88	Suite Finish	8 200	110	9 300	88
89	Second Level Suite Finish	2 300	110	3 400	88

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

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 71 designates the supported portion of an upper level extension.

ST Code 72 designates the unsupported portion of an upper level extension.

ST Code 88 designates typical suite finish for this classification.

ST Code 89 designates the second level of typical suite finish where the suite is 2 storey in nature.

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

4.090.043 INSTALLATIONS

BASE STRUCTURE

Concrete Slab - Basement	m ²	\$ 18.90
- On Grade	m ²	26.30
Base Floor Construction	m ²	23.10
Stairs - Basement or Upper	EA	740.00
Base Wall Construction	m ²	23.30
Exterior Wall Finish	m ²	43.10
Base Roof Construction	m ²	17.70
Roof Finish	m ²	31.40
Exterior Doors - Front	EA	670.00
- Rear	EA	540.00
Corridor Doors	EA	470.00
Windows	m ²	195.60

SUITE FINISH

Floor Finish	m ²	\$ 16.30
Interior Wall Finish	m ²	15.20
Partitions	m ²	27.90
Party Walls	m ²	47.50
Corridor Walls	m ²	49.90
Ceiling Finish	m ²	9.20
Suite Entrance Door	EA	475.00
Interior Doors	EA	140.00
Cabinets, approx. 3 m per suite	EA	1 730.00

4.090.044 PRECALCULATED ADJUSTMENTS

Base Floor Construction

foamcell topping, 50 mm, per m² - **add \$ 8.30**

Masonry Veneer

(100% exterior wall)

per suite - **add**

	Size 1		Size 2	
	K	AR	K	AR
Main Level & Concrete Slab	330	15.20	820	5.30
Main Level & Basement 1/2 Above Grade	500	22.70	1 240	7.20
Upper Level	330	15.20	820	5.30

Eaves

per m² - **add \$ 63.30**

Gable Roof

Per m² - **add \$ 7.00**

Plumbing

(rate includes 4 fixtures)

per fixture - **add or deduct \$ 670.00**

Heating

pressurized hallways - **add per suite \$ 200.00**

forced air - **deduct 2% of Total Base Cost**

air conditioning - **add 5.1% of Total Base Cost**

Balcony K

AR m²

including railing - **add \$ 350 \$ 63.00**

Note: consider patio doors as part of window area

Apartment Security

entrance directory and base unit - **add \$ 1 000.00**

intercom - **add per suite \$ 100.00**

Mail Boxes

backloading - **add per suite \$ 55.00**

frontloading - **add per suite \$ 63.00**

Parking Lot Plug-ins

double weatherproof receptacle

2 stalls per post - **add per stall \$ 220**

4 stalls per post - **add per stall \$ 160**

4.090.045 UNIT COST ADJUSTMENTS

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)

Base Wall Construction	\$ 23.30
Exterior Wall Finish	43.10
Interior Wall Finish	<u>15.20</u>
Total:	m² \$ 81.60

4.090.046 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 suite for a base structure, divide the total floor area per level - main and upper levels only - by the number of suites on that level.

To calculate average size per suite for suite finish, divide the finished floor area per level by the number of suites 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.

**4.090.050 MODEL TYPE 090
QUALITY 05**

LOW RISE APARTMENTS - SEMI CUSTOM

4.090.051 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 5.3 %	Foundation - Basement 2.7 m	Exterior Wall – Main 2.7 m
Partition Area: 80.0 %		- Upper 2.7 m
Window Area: 8.0 %		

COMPONENT DESCRIPTION - BASE STRUCTURE

Concrete Footings - light reinforced
Foundation Wall - Lift - 200 mm light reinforced concrete and wood framing, sheathing, insulation
Concrete Slab - Basement and On Grade - 100 mm light reinforced
Base Floor Construction - wood joists, sheathing, insulation or equivalent
Stairs - two wood stairs, tile or carpet finish
Base Wall Construction - wood framing, sheathing, insulation
Exterior Wall Finish - average to good wood siding, stucco or equivalent; masonry veneer is frequently encountered
Base Roof Construction - wood joists, sheathing or equivalent
Roof Finish - rigid insulation, 4-ply built-up or equivalent
Exterior Doors - Front - two average bronze aluminum
- **Rear** - one average clear aluminum
Corridor Doors - two average fire rated steel doors or equivalent
Windows - average to good aluminum or equivalent
Heating - average to good hot water

COMPONENT DESCRIPTION - SUITE FINISH

Floor Finish - average carpet or equivalent
Interior Wall Finish - gypsum wallboard, paint
Partitions - gypsum wallboard, paint
Party & Corridor Walls - wood framing, insulation, gypsum wallboard, paint
Ceiling Finish - gypsum wallboard, stipple
Suite Entrance Door - average to good solid core wood
Interior Doors - average hollow core wood
Cabinets - average premanufactured
Plumbing - average fixtures and accessories; average premanufactured vanities
Electrical - average to good wiring and fixtures

4.090.052 BASE RATES PER SUITE (in dollars)

ST Code	Structure	Average Size Per Suite			
		Size Ranges - m ²		Size 2 (50 & over)	
		Size 1 (0-49)		Size 1 (0-49)	Size 2 (50 & over)
		K	AR	K	AR
61	Main Level & Concrete Slab	1 300	158	2 800	128
64	Main Level & Basement				
	1/2 Above Grade	1 900	217	3 900	178
70	Upper Level	900	78	1 800	60
71	Upper Level Extension		196		169
72	Upper Level Cantilever		179		161
88	Suite Finish	10 600	120	11 700	98
89	Second Level Suite Finish	2 800	120	3 900	98

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

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 71 designates the supported portion of an upper level extension.

ST Code 72 designates the unsupported portion of an upper level extension.

ST Code 88 designates typical suite finish for this classification.

ST Code 89 designates the second level of typical suite finish where the suite is 2 storey in nature.

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

4.090.053 INSTALLATIONS

BASE STRUCTURE

Concrete Slab - Basement	m ²	\$ 21.00
- On Grade	m ²	26.30
Base Floor Construction	m ²	26.60
Stairs - Basement or Upper	EA	900.00
Base Wall Construction	m ²	24.80
Exterior Wall Finish	m ²	53.10
Base Roof Construction	m ²	17.70
Roof Finish	m ²	31.40
Windows	m ²	218.40
Exterior Doors - Front	EA	760.00
- Rear	EA	670.00
Corridor Doors	EA	480.00

SUITE FINISH

Floor Finish	m ²	\$ 20.70
Interior Wall Finish	m ²	15.20
Partitions	m ²	27.90
Party Walls	m ²	49.90
Corridor Walls	m ²	49.90
Ceiling Finish	m ²	9.20
Suite Entrance Door	EA	545.00
Interior Doors	EA	150.00
Cabinets, approx. 3 m per suite	EA	2 650.00

4.090.054 PRECALCULATED ADJUSTMENTS

Base Floor Construction

foamcell topping, 38 mm, per m² - **add \$ 6.90**
 50 mm, per m² - **add \$ 8.30**

Base Floor Construction

foamcell topping, 50 mm, per m² - **add \$ 8.30**

Masonry Veneer

(100% exterior wall)
 per suite - **add**

	Size 1		Size 2	
	K	AR	K	AR
Main Level & Concrete Slab	220	10.00	550	3.50
Main Level & Basement 1/2 Above Grade	330	15.10	830	5.20
Upper Level	220	10.00	550	3.50

Eaves

per m² - **add \$ 63.30**

Gable Roof

per m² - **add \$ 7.00**

Plumbing

(rate includes 4 fixtures)
 per fixture - **add or deduct \$ 820.00**

Heating

pressurized hallways - **add per suite \$ 200.00**
 forced air - **deduct 2% of Total Base Cost**
 air conditioning - **add 5.1% of Total Base Cost**

Balcony **K** **AR m²**
 including railing – **add \$ 350 \$ 63.00**

Note: consider patio doors as part of window area

Apartment Security

entrance directory and base unit - **add \$ 1 000.00**
 intercom - **add per suite \$ 100.00**

Mail Boxes

backloading - **add per suite \$ 55.00**
 frontloading - **add per suite \$ 63.00**

4.090.055 UNIT COST ADJUSTMENTS

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)

Base Wall Construction	\$ 24.80
Exterior Wall Finish	53.10
Interior Wall Finish	<u>15.20</u>
Total: m ²	\$ 93.10

4.090.056 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 suite for a base structure, divide the total floor area per level – main and upper levels only - by the number of suites on that level.

To calculate average size per suite for suite finish, divide the finished floor area per level by the number of suites 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.

4.090.060 MODEL TYPE 090
QUALITY 06

LOW RISE APARTMENTS - CUSTOM

4.090.061 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 6.6 %	Foundation - Basement 2.7 m	Exterior Wall - Main 2.7 m
Partition Area: 80.0 %		- Upper 2.7 m
Window Area: 10.0 %		

COMPONENT DESCRIPTION - BASE STRUCTURE

Concrete Footings - medium reinforced
Foundation Wall - Lift - 200 mm light reinforced concrete and wood framing, sheathing, insulation
Concrete Slab - Basement and On Grade - 100 mm light reinforced
Base Floor Construction - wood joists, sheathing, concrete topping, insulation or equivalent
Stairs - two wood stairs, carpet finish
Base Wall Construction - wood framing, sheathing, insulation
Exterior Wall Finish - good wood siding, stucco or equivalent; masonry veneer is frequently encountered
Base Roof Construction - wood joists, sheathing or equivalent
Roof Finish - rigid insulation, 4-ply built-up or equivalent
Exterior Doors - Front - two double good bronze aluminum
- **Rear** - one average bronze aluminum
Corridor Doors - two good fire rated steel doors or equivalent
Windows - good aluminum or equivalent
Heating - good hot water including pressurized hallways

COMPONENT DESCRIPTION - SUITE FINISH

Floor Finish - average to good carpet or equivalent
Interior Wall Finish - gypsum wallboard, paint
Partitions - gypsum wallboard, paint
Party & Corridor Walls - wood framing, insulation, soundboard, gypsum wallboard, paint
Ceiling Finish - gypsum wallboard, stipple
Suite Entrance Door - good solid core wood
Interior Doors - average to good hollow core wood
Cabinets - average to good premanufactured
Plumbing - average to good fixtures and accessories; average to good premanufactured vanities
Electrical - good wiring and fixtures

4.090.062 BASE RATES PER SUITE (in dollars)

ST Code	Structure	Average Size Per Suite			
		Size Ranges - m ²		Size 2 (50 & over)	
		Size 1 (0-49)		K	AR
61	Main Level & Concrete Slab	1 700	195	3 300	163
64	Main Level & Basement 1/2 Above Grade	2 400	278	4 600	235
70	Upper Level	1 000	105	2 100	85
71	Upper Level Extension		255		223
72	Upper Level Cantilever		237		215
88	Suite Finish	15 000	148	16 400	119
89	Second Level Suite Finish	3 600	148	5 000	119

ST Code 61 designates the base structure of a main level with a concrete slab on grade.
 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 71 designates the supported portion of an upper level extension.
 ST Code 72 designates the unsupported portion of an upper level extension.
 ST Code 88 designates typical suite finish for this classification.
 ST Code 89 designates the second level of typical suite finish where the suite is 2 storey in nature.

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

4.090.063 INSTALLATIONS

BASE STRUCTURE

Concrete Slab - Basement	m ²	\$ 23.50
- On Grade	m ²	29.80
Base Floor Construction	m ²	36.20
Stairs - Basement or Upper	EA	950.00
Base Wall Construction	m ²	26.20
Exterior Wall Finish	m ²	55.00
Base Roof Construction	m ²	22.00
Roof Finish	m ²	40.90
Windows	m ²	272.90
Exterior Doors - Front	EA	1 000.00
- Rear	EA	760.00
Corridor Doors	EA	620.00

SUITE FINISH

Floor Finish	m ²	\$ 26.10
Interior Wall Finish	m ²	15.20
Partitions	m ²	30.10
Party Walls	m ²	56.10
Corridor Walls	m ²	70.90
Ceiling Finish	m ²	13.70
Suite Entrance Door	EA	655.00
Interior Doors	EA	195.00
Cabinets, approx. 3.3 m per suite	EA	3 330.00

4.090.064 PRECALCULATED ADJUSTMENTS

Base Floor Construction

nil foamcell topping, per m² - **deduct \$ 6.90**

Masonry Veneer

(100% exterior wall)

per suite - **add**

	Size 1		Size 2	
	K	AR	K	AR
Main Level & Concrete Slab	220	9.60	550	3.10
Main Level & Basement				
1/2 Above Grade	320	14.50	820	4.60
Upper Level	220	9.60	550	3.10

Eaves

per m² - **add \$ 77.20**

Gable Roof

equate to roof cost in rate

Cedar Shakes

per m² - **add \$ 11.00**

Plumbing

(rate includes 4 fixtures)

per fixture - **add or deduct \$ 920.00**

Heating

air conditioning - **add 5.1% of Total Base Cost**

nil pressurized hallways - **deduct per suite \$ 200.00**

forced air - **deduct 2% of Total Base Cost**

Balcony

including railing - **add**

K	AR m ²
\$ 400	\$ 76.00

Note: consider patio doors as part of window area

Apartment Security

entrance directory and base unit - **add \$ 1 000.00**

intercom - **add per suite \$ 150.00**

Mail Boxes

backloading - **add per suite \$ 55.00**

frontloading - **add per suite \$ 63.00**

4.090.065 UNIT COST ADJUSTMENTS

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)

Base Wall Construction	\$ 26.20
Exterior Wall Finish	55.00
Interior Wall Finish	<u>15.20</u>
Total:	m ² \$ 96.40

4.090.066 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 suite for a base structure, divide the total floor area per level - main and upper levels only - by the number of suites on that level.

To calculate average size per suite for suite finish, divide the finished floor area per level by the number of suites 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.

**4.100.060 MODEL TYPE 100
QUALITY 06**

HIGH RISE APARTMENTS - CUSTOM

4.100.061 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 7.0 %
Span: 4.6 m

Foundation - Basement 3.0 m

Exterior Wall – Main 3.7 m
- Upper 2.6 m

COMPONENT DESCRIPTION - BASE STRUCTURE

0555	Concrete Footings - medium reinforced
0702	Piles - reinforced concrete
0922	Concrete Pads - reinforced
1128	Grade Beams - reinforced concrete
1332	Foundation Walls - 250 mm heavy reinforced concrete
1525	Concrete Slab - Basement and On Grade - 125 mm light reinforced
	Framing - non-bearing walls; reinforced concrete columns and suspended framing system or steel columns and beams
2150	Base Floor Construction - concrete flat plate system or equivalent
2367	Stairs - Basement and Upper - two concrete stairs
2533	Base Wall Construction - Main - 190 mm concrete block, loose fill insulation
2513	Base Wall Construction - Upper - steel studding, insulation, gypsum backing board or equivalent
2731	Exterior Wall Finish - good brick veneer
2965	Base Roof Construction - concrete flat plate system or equivalent
3314	Roof Finish - rigid insulation, 4-ply built-up or equivalent
3911	Shafts - Mechanical - concrete
3923	Stairwells - concrete, sprayed plaster
4728	Interior Doors - two average fire rated steel doors
6106	Plumbing Basic - good
6546	Heating - good hot water including pressurized corridors
6706	Electrical Basic - good wiring
6756	Fire Protection & Security - signal bells, manual pull-downs, fire hose cabinets, emergency lights, siamese connections, smoke detectors, intercom and security entrance

COMPONENT DESCRIPTION - LOBBY FINISH

4118	Interior Wall Finish - gypsum wallboard, paint
4335	Partitions - gypsum wallboard, paint or equivalent; partition area 30.0%
4513	Ceiling Finish - suspended gypsum wallboard and stipple or equivalent
4714	Interior Doors - good solid core wood or equivalent
4904	Baseboards & Trim - average to good
5123	Floor Finish - good carpet, tile or equivalent
6905	Electrical Fixtures - average to good lighting

4.100.061 GENERAL DESCRIPTION

COMPONENT DESCRIPTION - SUITE FINISH (QU 04 - STANDARD)

Interior Wall Finish - gypsum wallboard, paint
Partitions - gypsum wallboard, paint
Party & Corridor Walls - steel studding, insulation, gypsum wallboard, paint or concrete block, insulation, gypsum wallboard, paint or equivalent
Ceiling Finish - stipple
Suite Entrance Door - average solid core wood
Interior Doors - fair hollow core wood
Baseboards & Trim - fair
Floor Finish - fair to average carpet, tile or equivalent
Cabinets - fair premanufactured
Plumbing - fair fixtures and accessories; fair premanufactured vanities
Electrical Fixtures - average

COMPONENT DESCRIPTION - SUITE FINISH (QU 06 - CUSTOM)

Interior Wall Finish - gypsum wallboard, paint
Partitions - gypsum wallboard, paint
Party & Corridor Walls - steel studding, insulation, soundboard, gypsum wallboard, paint or concrete block, insulation, gypsum wallboard, paint or equivalent
Ceiling Finish - stipple
Suite Entrance Door - good solid core wood
Interior Doors - average to good hollow core wood
Baseboards & Trim - average to good
Floor Finish - average to good carpet, tile or equivalent
Cabinets - average to good premanufactured
Plumbing - average to good fixtures and accessories; average to good premanufactured vanities
Electrical Fixtures - good

COMPONENT DESCRIPTION - SUITE FINISH (QU 08 - EXPENSIVE)

Interior Wall Finish - gypsum wallboard, paint
Partitions - gypsum wallboard, paint; hardwood feature walls may be encountered
Party & Corridor Walls - steel studding, insulation, soundboard, gypsum wallboard, paint or concrete block, insulation, gypsum wallboard, paint or equivalent
Ceiling Finish - stipple
Suite Entrance Door - expensive solid core wood
Interior Doors - good to expensive hollow core wood
Baseboards & Trim - good
Floor Finish - good to expensive carpet or equivalent; small amounts of ceramic tile may be encountered
Cabinets - fairly spacious kitchens, good to expensive kitchen cabinets; built-in cabinets may be encountered
Plumbing - good to expensive fixtures, specialty accessories; good custom vanities
Electrical Fixtures - expensive fixtures; special effect lighting may be encountered

4.100.062 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR		
61	Main Level & Concrete Slab	63 200	319	94 900	27 315	8 100	246		
63	Main Level & Basement	89 900	438	126 700	38519	8 500	353		
70	Upper Level	42 200	166	56 100	147	79 700	134		

ST Code	Structure	Size Ranges - m ²		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR		
85	Lobby Finish	700	110	4 000	86	6 600	80		

Average Size Per Suite

ST Code	Structure	Size Ranges - m ²		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR		
QU 04 - Standard									
88	Suite Finish, per suite	7 700	105	8 800	84	10 700	76		
89	Second Level Suite Finish	1 800	105	2 900	84	4 800	76		
QU 06 - Custom									
88	Suite Finish, per suite	14 100	145	15 900	110	18 800	98		
89	Second Level Suite Finish	2 900	145	4 700	110	7 600	98		
QU 08 - Expensive									
88	Suite Finish, per suite	25 400	195	27 100	159	30 100	147		
89	Second Level Suite Finish	4 100	195	5 800	159	8 800	147		

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 85 designates lobby finish (see General Information).
 ST Code 88 designates typical suite finish for this classification on a per suite basis.
 ST Code 89 designates the second level of typical suite finish where the suite is 2 storey in nature.

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

4.100.063 MODULE RATES (in dollars)

Concrete Slab on Grade
(MT 100 QU 06 ST 50)

Code	Component	Size Ranges - m ²		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR
0300	Excavation	280	5.10	450	4.80	750	4.70		
0702	Piles	2 770	6.30	4 540	3.80	7 530	2.30		
0922	Concrete Pads	-500	5.70	-980	6.30	-1 910	6.80		
1128	Grade Beams	3 850	8.80	6 300	5.30	10 450	3.20		
1525	Concrete Slab	0	19.30	0	19.30	0	19.30		
6106	Plumbing Basic	340	2.40	540	2.10	880	1.90		
6536	Heating	840	6.00	1 360	5.20	2 220	4.80		
6706	Electrical Basic	440	3.10	710	2.70	1 160	2.50		
	Miscellaneous	160	1.20	260	1.00	430	0.90		
	Architect Fees	620	4.40	990	3.80	1 620	3.50		
	Total:	8 800	62.30	14 170	54.30	23 130	49.90		

Basement
(MT 100 QU 06 ST 52)

Code	Component	Size Ranges - m ²		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR
0300	Excavation	1 850	33.90	3 030	32.20	5 020	31.20		
0555	Concrete Footings	1 540	3.50	2 520	2.10	4 180	1.30		
0922	Concrete Pads	-500	5.70	-980	6.30	-1 910	6.80		
1332	Foundation Walls	11 360	25.80	18 600	15.50	30 840	9.30		
1525	Concrete Slab	0	19.30	0	19.30	0	19.30		
1752	Interior Columns	-1 060	12.10	-2 090	13.50	-4 070	14.50		
2150	Base Floor Constr.	0	45.00	0	45.00	0	45.00		
2367	Stairs	3 450	0.00	3 450	0.00	3 450	0.00		
3911	Shafts	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			
4728	Interior Doors	1 100	0.00	1 100	0.00	1 100	0.00		
6106	Plumbing Basic	580	4.10	910	3.60	1 460	3.30		
6536	Heating	1 450	10.30	2 280	9.00	3 670	8.30		
6706	Electrical Basic	760	5.30	1 190	4.70	1 920	4.30		
6756	Fire Prot. & Sec.	3 000	1.50	3 100	1.40	3 500	1.20		
	Miscellaneous	280	2.00	440	1.70	710	1.60		
	Architect Fees	2 490	12.70	3 220	11.60	4 450	11.00		
	Total:	35 540	181.20	46 010	165.90	63 560	157.10		

4.100.063 MODULE RATES (in dollars)

Main Level Base Structure
(MT 100 QU 06 ST 60)

Code	Component	Size Ranges - m ²		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR
0100	Sitework	500	0.90	500	0.80	500	0.70		
1752	Interior Columns	-1 310	14.90	-2 570	16.70	-5 020	17.90		
1754	Exterior Columns	2 270	5.10	3 710	3.10	6 150	1.90		
2533	Base Wall Constr.	11 510	26.20	18 830	15.70	31 320	9.40		
2731	Ext. Wall Finish	17 750	40.30	29 040	24.20	48 150	14.60		
2965	Base Roof Constr.	0	45.00	0	45.00	0	45.00		
3314	Roof Finish	0	27.50	0	27.50	0	27.50		
3911	Shafts	3 400	0.00	3 400	0.00	3 400	0.00		
4728	Interior Doors	1 100	0.00	1 100	0.00	1 100	0.00		
6106	Plumbing Basic	2 080	14.50	3 130	13.00	4 900	12.10		
6536	Heating	5 220	36.50	7 870	32.70	12 310	30.40		
6706	Electrical Basic	2 740	19.10	4 120	17.10	6 450	15.90		
6756	Fire Prot. & Sec.	4 300	1.50	4 400	1.40	4 800	1.20		
	Miscellaneous	1 010	7.10	1 530	6.30	2 390	5.90		
	Architect Fees	3 810	18.00	5 650	15.30	9 450	13.70		
	Total:	54 380	256.60	80 710	218.80	134 940	196.20		

Upper Level Base Structure
(MT 100 QU 06 ST 70)

Code	Component	Size Ranges - m ²		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR
1752	Interior Columns	-920	10.50	-1 810	11.70	-3 530	12.60		
1754	Exterior Columns	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		
2367	Stairs	2 990	0.00	2 990	0.00	2 990	0.00		
2513	Base Wall Constr.	2 750	6.20	4 490	3.70	7 450	2.20		
2731	Ext. Wall Finish	12 470	28.30	20 400	17.00	33 840	10.20		
3911	Shafts	2 390	0.00	2 390	0.00	2 390	0.00		
3923	Stairwells 5 620	0.00	5 620	0.00	5 620	0.00			
4728	Interior Doors	1 100	0.00	1 100	0.00	1 100	0.00		
6106	Plumbing Basic	1 560	11.20	2 130	10.40	3 080	9.90		
6536	Heating	3 910	28.10	5 340	26.10	7 750	24.80		
6706	Electrical Basic	2 050	14.70	2 800	13.70	4 060	13.00		
6756	Fire Prot. & Sec.	3 000	1.50	3 100	1.40	3 500	1.20		
	Miscellaneous	760	5.50	1 040	5.10	1 500	4.80		
	Architect Fees	2 960	11.60	3 930	10.30	5 580	9.40		
	Total:	42 230	166.20	56 120	146.60	79 650	134.40		

4.100.063 MODULE RATES (in dollars)

Lobby Finish

(MT 100 QU 06 ST 85) - finish height - 3.0 m

Code	Component	Size Ranges - m ²		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR		
4118	Int. Wall Finish	360	19.20	920	8.20	1 880	4.20		
4335	Partitions 0	11.70	0	11.70	0	11.70			
4513	Ceiling Finish	0	14.30	0	14.30	0	14.30		
4714	Interior Doors	240	14.10	2 710	4.20	4 030	2.30		
4904	Baseboards	40	2.00	100	0.90	200	0.50		
5123	Floor Finish	0	25.00	0	25.00	0	25.00		
6905	Electric. Fixtures	0	16.00	0	16.00	0	16.00		
	Architect Fees	50	7.70	280	6.00	460	5.60		
	Total:	690	110.00	4 010	86.30	6 570	79.60		

Installation Rates, Suite Finish

Interior Wall Finish	m ²	\$ 15.20
Partitions		
standard	m ²	27.90
custom	m ²	30.10
expensive	m ²	39.30
Party & Corridor Walls		
standard	m ²	51.50
custom & expensive	m ²	90.10
Ceiling Finish	m ²	9.60
Suite Entrance Door		
standard	EA	480.00
custom	EA	660.00
expensive	EA	950.00
Interior Doors		
standard	EA	140.00
custom	EA	200.00
expensive	EA	290.00
Floor Finish		
standard	EA	16.30
custom	EA	24.20
expensive	EA	45.80
Cabinets, per suite		
standard, approx. 3 m	EA	1 730.00
custom, approx. 3.3 m	EA	3 330.00
expensive, approx. 4 m	EA	5 380.00

4.100.064 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

Component	Size Ranges - m ²		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
	K	AR	K	AR	K	AR	K	AR
Foundation Wall	4 300	15.70	6 870	12.10	11 130	9.90		
Exterior Wall-Main								
Base Wall Constr.	3 110	7.10	5 090	4.20	8 440	2.60		
Ext. Wall Finish	4 800	10.90	7 850	6.50	13 010	3.90		
Interior Columns	-340	4.00-690		4.50-1 350	4.80			
Exterior Columns	610	1.40	1 000	0.80	1 660	0.50		
Plumbing Basic	420	1.20	680	0.80	1 110	0.60		
Heating 1 100	3.20	1 790	2.20	2 940	1.60			
Electrical Basic	650	1.90	1 060	1.30	1 740	0.90		
Total:	10 350	29.70	16 780	20.30	27 550	14.90		
Mechanical Shafts, per shaft	460	0.00	460	0.00	460	0.00		
Stairwells, per stairwell	1 080	0.00	1 080	0.00	1 080	0.00		
Stairs, per stair								
Basement	570	0.00	570	0.00	570	0.00		
Upper	570	0.00	570	0.00	570	0.00		

Plumbing

lobby and service areas, per fixture - **add \$ 670.00**

standard suite

rate includes 4 fixtures, per fixture - **add or deduct \$ 670.00**

whirlpool bathtub, in addition to a fixture cost - **add \$ 1 930.00**

custom suite

rate includes 4 fixtures, per fixture - **add or deduct \$ 920.00**

whirlpool bathtub, in addition to a fixture cost - **add \$ 2 680.00**

expensive suite

rate includes 6 fixtures, per fixture - **add or deduct \$1 740.00**

whirlpool bathtub, in addition to a fixture cost - **add \$ 2 910.00**

Heating

air conditioning - **add total cost of heating times 0.8**

Balcony

with metal railing, per balcony - **add K \$ 150.00**

AR m² \$ 77.00

with precast concrete panel railing, per balcony - **add K \$ 300.00**

AR m² \$ 110.00

4.100.065 UNIT COST ADJUSTMENTS (in dollars)

Partitions/Party Walls

(for unfinished service areas)

concrete block and paint, per m² - **add \$ 79.30**

steel studding, insulation and fire rated gypsum wallboard, per m² - **add \$ 44.70**

Fire Detection Systems

annunciator and control panel

8 zone display - **add \$ 2 000.00**

12 zone display - **add \$ 3 200.00**

24 zone display - **add \$ 4 300.00**

32 zone display - **add \$ 5 500.00**

annunciator and control panel with voice alarm system

8 zone display - **add \$ 8 200.00**

12 zone display - **add \$ 12 300.00**

24 zone display - **add \$ 15 700.00**

32 zone display - **add \$ 19 100.00**

Note: The number of zones can usually be counted on the annunciator panel.
Highrise apartments normally use one zone per floor.

Fire Protection Systems

automatic sprinkler system - refer to 5.015.505

Mail Boxes

backloading - **add per suite \$ 55.00**

frontloading - **add per suite \$ 63.00**

Chutes

garbage chutes - refer to 5.014.215

Conveying Systems

elevator shafts - refer to 5.900.390

passenger elevator equipment - refer to 5.014.110 and 5.014.115

Windows

fair double glazed aluminum windows, per m² - **add \$ 173.00**

average double glazed aluminum windows, per m² - **add \$ 182.00**

good double glazed aluminum windows, per m² - **add \$ 191.00**

expensive double glazed aluminum window, per m² - **add \$ 200.00**

average clear sealed unit aluminum framing system, per m² - **add \$ 172.00**

average bronze sealed unit aluminum framing system, per m² - **add \$ 189.00**

good bronze sealed unit aluminum framing system, per m² - **add \$ 231.00**

good black sealed unit aluminum framing system, per m² - **add \$ 286.00**

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**

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**

4.100.065 UNIT COST ADJUSTMENTS (in dollars)

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 - Main (as per Component Description)		
2533 Base Wall Construction		\$ 70.70
2731 Exterior Wall Finish		109.00
4118 Interior Wall Finish		<u>14.30</u>
Total:	m²	\$ 194.00

OR

Wall Cost - Upper (as per Component Description)		
2513 Base Wall Construction		\$ 24.00
2731 Exterior Wall Finish		109.00
Interior Wall Finish		<u>15.20</u>
Total:	m²	\$ 148.20

4.100.066 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 suite for suite finish, divide the finished floor area per level by the number of suites on that level. Small finished service areas located on suite floors shall be included in the floor area used to calculate suite finish.

High Rise Apartment lobby finish often includes areas other than the lobby. Examples of areas which may be encountered are administrative offices, party rooms, recreation rooms and finished service areas.

Service areas are considered to be rooms that provide a utility service to the apartment. Examples of service areas are laundry rooms, mail rooms, maintenance rooms, storage rooms, mechanical rooms and garbage rooms. Various service areas, depending on utility, may be encountered as unfinished or partially unfinished. Completely finished service areas must be included in the floor area used to calculate lobby finish or suite 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 cost adjustments attributable to variations from Model Type specifications.

**4.150.020 MODEL TYPE 150, 151
QUALITY 02**

MOTEL - SUBSTANDARD

4.150.021 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 2.8 %	Foundation - Basementless 0.6 m	Exterior Wall - Main 2.4 m
Partition Area: 50 %		- Upper 2.4 m
Window Area: 8 %		

CODE COMPONENT DESCRIPTION - BASE STRUCTURE

0509	Concrete Footings - unreinforced or equivalent
1115	Grade Beams - unreinforced concrete or equivalent
1306	Foundation Walls - 200 mm unreinforced concrete
1513	Concrete Slab - 75 mm light reinforced
2103	Base Floor Construction - wood joists, sheathing
2504	Base Wall Construction - wood framing, sheathing, insulation
2709	Exterior Wall Finish - stucco
2932	Base Roof Construction - wood joists, sheathing or equivalent
3311	Roof Finish - rigid insulation, 3-ply built-up or equivalent
3520	Windows - double glazed
3711	Exterior Door - low grade wood
6102	Plumbing Basic - substandard
6502	Heating - substandard forced air with simple ducting
6702	Electrical - substandard wiring and fixtures

COMPONENT DESCRIPTION - ROOM FINISH

4115	Interior Wall Finish - gypsum wallboard, paint
4311	Partitions - gypsum wallboard, paint
4322	Party Walls - wood framing, insulation, gypsum wallboard, paint
4512	Ceiling Finish - gypsum wallboard, paint
4700	Interior Door - low grade hollow core wood
4901	Baseboards & Trim - low grade
5101	Floor Finish - low grade tile or equivalent

4.150.022 BASE RATES PER UNIT (in dollars)

ST Code	Structure	MT 150 SIDE BY SIDE UNITS (Average Size Per Unit)				MT151 BACK TO BACK UNITS (Average Size Per Unit)			
		Size 1 (0-49)		Size 2 (50 & over)		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR	K	AR
61	Main Level & Concrete Slab	1 300	139	2 500	114	1 100	127	1 900	110
62	Main Level & Foundation	1 600	174	3 200	142	1 300	160	2 500	136
70	Upper Level	1 100	91	2 100	72	81	1 500	68	
87	Room Finish	700	67	1 300	53	800	71	1 600	55

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 70 designates the base structure of an upper level.
 ST Code 87 designates typical room interior finish for this classification.

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

4.150.023 MODULE RATES PER UNIT (in dollars)

Concrete Slab on Grade

Code	Component	Side by Side Units (MT 150 QU 02 ST 50)				Back to Back Units (MT 151 QU 02 ST 50)			
		Size 1 (0-49)		Size 2 (50 & over)		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR	K	AR
0300	Excavation	20	5.60	50	4.90	20	4.70	40	4.20
1115	Grade Beams	100	5.50	260	2.30	90	4.80	230	2.00
1513	Concrete Slabs	0	13.20	0	13.20	0	13.20	0	13.20
6102	Plumbing Basic	0	0.80	10	0.70	0	0.70	10	0.60
6502	Heating	10	2.00	20	1.60	10	1.80	20	1.60
6702	Electrical	10	2.00	20	1.60	10	1.80	20	1.60
	Miscellaneous	0	0.60	10	0.50	0	0.60	10	0.50
	Architect Fees	0	0.90	10	0.70	0	0.80	10	0.70
Total:		140	30.60	380	25.50	130	28.40	340	24.40

Foundation - Basementless

Code	Component	Side by Side Units (MT 150 QU 02 ST 51)				Back to Back Units (MT 151 QU 02 ST 51)			
		Size 1 (0-49)		Size 2 (50 & over)		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR	K	AR
0300	Excavation	30	7.40	70	6.60	20	6.30	60	5.60
0509	Concrete Footings	100	5.50	260	2.30	90	4.80	230	2.00
1306	Foundation Walls	220	11.30	540	4.80	190	9.90	480	4.20
2103	Base Floor Constr.	0	28.50	0	28.50	0	28.50	0	28.50
6102	Plumbing Basic	10	1.70	30	1.40	10	1.60	30	1.30
6502	Heating	30	4.20	70	3.40	20	4.00	60	3.20
6702	Electrical	30	4.20	70	3.40	20	4.00	60	3.20
	Miscellaneous	10	1.30	20	1.00	10	1.20	20	1.00
	Architect Fees	10	1.80	30	1.50	10	1.70	30	1.40
Total:		440	65.90	1 090	52.90	370	62.00	970	50.40

4.150.023 MODULE RATES PER UNIT (in dollars)

Main Level Base Structure

Side by Side Units
(MT 150 QU 02 ST 60)

Back to Back Units
(MT 151 QU 02 ST 60)

Code	Component	Size Ranges - m ²		Size 1		Size 2		Size 1		Size 2	
		(0-49)	(50 & over)	(0-49)	(50 & over)	(0-49)	(50 & over)	(0-49)	(50 & over)	(0-49)	(50 & over)
		K	AR	K	AR	K	AR	K	AR	K	AR
0100	Sitework	50	1.00	50	1.00	50	1.00	50	1.00	50	1.00
2504	Base Wall Constr.	180	8.10	440	2.80	100	4.60	250	1.60		
2709	Ext. Wall Finish	260	11.90	640	4.10	150	6.80	370	2.40		
2932	Base Roof Constr.	020.600		20.60	0	20.60		0	20.60		
3311	Roof Finish	0	20.30	0	20.30	0	20.30	0	20.30	0	20.30
3520	Windows	0	12.60	0	12.60	0	12.60	0	12.60	0	12.60
3711	Exterior Door	310	0.00	310	0.00	310	0.00	310	0.00	310	0.00
6102	Plumbing Basic	50	4.60	90	3.70	40	4.40	80	3.70		
6502	Heating	120	11.20	220	9.10	110	10.90	200	9.00		
6702	Electrical	120	11.20	220	9.10	110	10.90	200	9.00		
	Miscellaneous	40	3.40	70	2.80	30	3.30	60	2.70		
	Architect Fees	30	3.00	60	2.50	30	2.70	40	2.40		
Total:		1 160	107.90	2 100	88.60	930	98.10	1 560	85.30		

Upper Level Base Structure

Side by Side Units
(MT 150 QU 02 ST 70)

Back to Back Units
(MT 151 QU 02 ST 70)

Code	Component	Size Ranges - m ²		Size 1		Size 2		Size 1		Size 2	
		(0-49)	(50 & over)	(0-49)	(50 & over)	(0-49)	(50 & over)	(0-49)	(50 & over)	(0-49)	(50 & over)
		K	AR	K	AR	K	AR	K	AR	K	AR
2103	Base Floor Constr	0	28.50	0	28.50	0	28.50	0	28.50	0	28.50
2504	Base Wall Constr.	180	8.10	440	2.80	100	4.60	250	1.60		
2709	Ext. Wall Finish	260	11.90	640	4.10	150	6.80	370	2.40		
3520	Windows	0	12.60	0	12.60	0	12.60	0	12.60	0	12.60
3711	Exterior Door	310	0.00	310	0.00	310	0.00	310	0.00	310	0.00
6102	Plumbing Basic	50	4.10	90	3.30	40	4.00	80	3.20		
6502	Heating	110	10.10	220	8.00	100	9.80	200	7.90		
6702	Electrical	110	10.10	220	8.00	100	9.80	200	7.90		
	Miscellaneous	30	3.10	70	2.40	30	3.00	60	2.40		
	Architect Fees	30	2.50	60	2.00	20	2.30	40	1.90		
Total:		1 080	91.00	2 050	71.70	850	81.40	1 510	68.40		

4.150.023 MODULE RATES PER UNIT (in dollars)

Room Finish	Side by Side Units (MT 150 QU 02 ST 87)				Back to Back Units (MT 151 QU 02 ST 87)			
	Size Ranges - m ² Size 1 (0-49)		Size 2 (50 & over)		Size 1 (0-49)		Size 2 (50 & over)	
	K	AR	K	AR	K	AR	K	AR
4115 Int. Wall Finish	110	4.90	260	1.70	110	4.90	260	1.70
4311 Partitions	0	7.90	0	17.90	0	17.90	0	17.90
4322 Party Walls	310	16.00	760	6.80	390	20.30	970	8.60
4512 Ceiling Finish	0	13.60	0	13.60	0	13.60	0	13.60
4700 Interior Door	220	0.00	220	0.00	220	0.00	220	0.00
4901 Baseboards	20	2.50	60	1.80	20	2.50	60	1.80
5101 Floor Finish	0	9.90	0	9.90	0	9.90	0	9.90
Architect Fees	20	1.90	40	1.50	20	2.00	40	1.50
Total:	680	66.70	1 340	53.20	760	71.10	1 550	55.00

4.150.024 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - add or deduct per unit

Component	Side by Side Units				Back to Back Units			
	Size Ranges - m ² Size 1 (0-49)		Size 2 (50 & over)		Size 1 (0-49)		Size 2 (50 & over)	
	K	AR	K	AR	K	AR	K	AR
Exterior Wall								
Base Wall Constr.	70	3.40	1801.20		40	1.90	100	0.70
Ext. Wall Finish	110	4.90	270	1.70	60	2.80	150	1.00
Plumbing Basic	10	0.30	20	0.10	0	0.20	10	0.10
Heating	20	0.80	40	0.30	10	0.50	30	0.20
Electrical	20	0.80	40	0.30	10	0.50	30	0.20
Total:	230	10.20	550	3.60	120	5.90	320	2.20
Party Walls	130	6.60	320	2.80	160	8.50	410	3.60
Int. Wall Finish	40	2.00	110	0.70	40	2.00	110	0.70

4.150.024 PRECALCULATED ADJUSTMENTS

Stairs

(includes railings)

wood, per m rise - **add \$ 110.00**

Open Walkway

(includes posts and railings)

wood, per m² - **add \$ 79.50**

Gable Roof

per m² - **deduct \$ 7.00**

Eaves

per m² - **add \$ 55.00**

Plumbing

per fixture - **add \$ 430.00**

Old Style Mechanical

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

4.150.025 UNIT COST ADJUSTMENTS

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

4115 Interior Wall Finish 13.20

Total: m² \$ **67.00**

4.150.026 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 unit for a base structure or for room finish, divide the total 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.

**4.150.030 MODEL TYPE 150, 151
QUALITY 03**

MOTEL - FAIR

4.150.031 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 4.1 %
Partition Area: 50 %
Window Area: 10 %

Foundation - Basementless 1.2 m

Exterior Wall - Main 2.4 m
- Upper 2.4 m

CODE COMPONENT DESCRIPTION - BASE STRUCTURE

0545 Concrete Footings - medium reinforced
0700 Piles - reinforced concrete
1120 Grade Beams - reinforced concrete or equivalent
1306 Foundation Walls - 200 mm unreinforced concrete
1514 Concrete Slab - 100 mm light reinforced
2145 Base Floor Construction - 200 mm hollow core concrete slab
2532 Base Wall Construction - 190 mm concrete block, loose fill insulation
2701 Exterior Wall Finish - paint
2971 Base Roof Construction - wood joists and deck system
3312 Roof Finish - rigid insulation, 4-ply built-up
3521 Windows - double glazed
3712 Exterior Door - fair wood
6103 Plumbing Basic - fair
6503 Heating - fair multizone forced air
6703 Electrical - fair wiring, minimal fixtures

COMPONENT DESCRIPTION - ROOM FINISH

4101 Interior Wall Finish - paint
4312 Partitions - gypsum wallboard, paint
4352 Party Walls - 140 mm standard or 190 mm substandard concrete block
4506 Ceiling Finish - sprayed plaster
4701 Interior Door - fair hollow core wood
4902 Baseboards & Trim - fair
5120 Floor Finish - fair carpet or equivalent

4.150.032 BASE RATES PER UNIT (in dollars)

ST Code	Structure	MT 150 SIDE BY SIDE UNITS (Average Size Per Unit)				MT151 BACK TO BACK UNITS (Average Size Per Unit)			
		Size 1 (0-49)		Size 2 (50 & over)		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR	K	AR
61	Main Level & Concrete Slab	2 200	204	4 500	157	1 700	186	3 500	150
62	Main Level & Foundation	2 300	284	4 800	233	1 900	263	3 800	224
70	Upper Level	1 400	154	2 700	128	1 100	141	2 000	124
87	Room Finish	800	65	1 500	50	900	71	1 800	53

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 70 designates the base structure of an upper level.
 ST Code 87 designates typical room interior finish for this classification.

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

4.150.033 MODULE RATES PER UNIT (in dollars)

Concrete Slab on Grade

Code	Component	Side by Side Units (MT 150 QU 03 ST 50)				Back to Back Units (MT 151 QU 03 ST 50)			
		Size 1 (0-49)		Size 2 (50 & over)		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR	K	AR
0300	Excavation	20	5.60	50	4.90	20	4.70	40	4.20
0700	Piles	140	7.20	350	3.10	120	6.40	310	2.70
1120	Grade Beams	390	20.30	970	8.60	340	17.80	850	7.50
1514	Concrete Slabs	0	15.90	0	15.90	0	15.90	0	15.90
6103	Plumbing Basic	10	1.30	40	0.90	10	1.20	30	0.80
6503	Heating	50	4.60	130	3.00	40	4.20	110	2.80
6703	Electrical	40	3.40	90	2.20	30	3.10	80	2.10
	Miscellaneous	10	1.20	30	0.80	10	1.10	30	0.70
	Architect Fees	30	2.50	70	1.70	20	2.30	60	1.60
Total:		690	62.00	1 730	41.10	590	56.70	1 510	38.30

Foundation - Basementless

Code	Component	Side by Side Units (MT 150 QU 03 ST 51)				Back to Back Units (MT 151 QU 03 ST 51)			
		Size 1 (0-49)		Size 2 (50 & over)		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR	K	AR
0300	Excavation	60	14.80	140	13.10	50	12.60	120	11.10
0545	Concrete Footings	160	8.10	390	3.40	140	7.10	340	3.00
1306	Foundation Walls	430	22.60	1 080	9.50	380	19.80	950	8.40
2145	Base Floor Constr.	0	66.50	0	66.50	0	66.50	0	66.50
6103	Plumbing Basic	20	3.00	40	2.50	20	2.80	40	2.40
6503	Heating	60	10.50	150	8.60	50	9.90	130	8.30
6703	Electrical	40	7.70	110	6.40	40	7.30	100	6.20
	Miscellaneous	20	2.70	40	2.20	10	2.60	30	2.20
	Architect Fees	30	5.80	80	4.80	30	5.50	70	4.60
Total:		820	141.70	2 030	117.00	720	134.10	1 780	112.70

4.150.033 MODULE RATES PER UNIT (in dollars)

Main Level Base Structure

Size Ranges - m ²	Side by Side Units (MT 150 QU 03 ST 60)				Back to Back Units (MT 151 QU 03 ST 60)			
	Size 1 (0-49)		Size 2 (50 & over)		Size 1 (0-49)		Size 2 (50 & over)	
<u>Code Structure</u>	<u>K</u>	<u>AR</u>	<u>K</u>	<u>AR</u>	<u>K</u>	<u>AR</u>	<u>K</u>	<u>AR</u>
0100 Sitework	50	1.00	50	1.00	50	1.00	50	1.00
2532 Base Wall Constr.	560	25.10	1 400	8.20	320	14.30	800	4.70
2701 Ext. Wall Finish	50	2.20	120	0.70	30	1.20	70	0.40
2971 Base Roof Constr.	0	32.80	0	32.80	0	32.80	0	32.80
3312 Roof Finish	0	22.70	0	22.70	0	22.70	0	22.70
3521 Windows	0	17.30	0	17.30	0	17.30	0	17.30
3712 Exterior Door	370	0.00	370	0.00	370	0.00	370	0.00
6103 Plumbing Basic	50	4.40	90	3.50	40	4.30	80	3.50
6503 Heating	170	15.50	320	12.40	150	14.90	280	12.30
6703 Electrical	120	11.50	240	9.20	110	11.00	210	9.10
Miscellaneous	40	4.00	80	3.20	40	3.90	70	3.20
Architect Fees	60	5.90	110	4.80	50	5.40	80	4.70
Total:	1 470	142.40	2 780	115.80	1 160	128.80	2 010	111.70

Upper Level Base Structure

Size Ranges - m ²	Side by Side Units (MT 150 QU 03 ST 70)				Back to Back Units (MT 151 QU 03 ST 70)			
	Size 1 (0-49)		Size 2 (50 & over)		Size 1 (0-49)		Size 2 (50 & over)	
<u>Code Structure</u>	<u>K</u>	<u>AR</u>	<u>K</u>	<u>AR</u>	<u>K</u>	<u>AR</u>	<u>K</u>	<u>AR</u>
2145 Base Floor Constr.	0	66.50	0	66.50	0	66.50	0	66.50
2532 Base Wall Constr.	560	25.10	1 400	8.20	320	14.30	800	4.70
2701 Ext. Wall Finish	50	2.20	120	0.70	30	1.20	70	0.40
3521 Windows	0	17.30	0	17.30	0	17.30	0	17.30
3712 Exterior Door	370	0.00	370	0.00	370	0.00	370	0.00
6103 Plumbing Basic	50	4.60	90	3.80	40	4.50	80	3.70
6503 Heating	160	16.20	310	13.10	150	15.70	280	13.00
6703 Electrical	120	12.00	230	9.70	110	11.60	210	9.60
Miscellaneous	40	4.20	80	3.40	40	4.10	70	3.40
Architect Fees	60	6.30	110	5.20	50	5.80	80	5.10
Total:	1 410	154.40	2 710	127.90	1 110	141.00	1 960	123.70

4.150.033 MODULE RATES PER UNIT (in dollars)

Room Finish		Side by Side Units (MT 150 QU 03 ST 87)				Back to Back Units (MT 151 QU 03 ST 87)			
		Size Ranges - m ²		Size 2 (50 & over)		Size 1 (0-49)		Size 2 (50 & over)	
Code	Component	K	AR	K	AR	K	AR	K	AR
4101	Int. Wall Finish	40	1.70	90	0.60	40	1.70	90	0.60
4312	Partitions	0	18.30	0	18.30	0	18.30	0	18.30
4352	Party Walls	420	21.70	1 040	9.20	530	27.60	1 320	11.70
4506	Ceiling Finish	0	5.20	0	5.20	0	5.20	0	5.20
4701	Interior Door	260	0.00	260	0.00	260	0.00	260	0.00
4902	Baseboards	30	3.10	80	2.20	30	3.10	80	2.20
5120	Floor Finish	0	12.50	0	12.50	0	12.50	0	12.50
	Architect Fees	30	2.70	60	2.10	40	2.90	70	2.20
Total:		780	65.20	1 530	50.10	900	71.30	1 820	52.70

4.150.034 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - add or deduct per unit

Height		Side by Side Units				Back to Back Units			
		Size Ranges - m ²		Size 2 (50 & over)		Size 1 (0-49)		Size 2 (50 & over)	
Component	K	AR	K	AR	K	AR	K	AR	
Exterior Wall									
Base Wall Constr.	230	10.50	580	3.40	130	6.00	330	2.00	
Ext. Wall Finish	20	0.90	50	0.30	10	0.50	30	0.20	
Plumbing Basic	10	0.30	20	0.10	0	0.20	10	0.10	
Heating	20	1.10	60	0.40	10	0.70	40	0.20	
Electrical	20	0.80	50	0.30	10	0.50	30	0.20	
Total:	300	13.60	760	4.50	160	7.90	440	2.70	
Party Walls	170	9.00	430	3.80	220	11.50	550	4.90	
Int. Wall Finish	20	0.70	40	0.20	20	0.70	40	0.20	

4.150.034 PRECALCULATED ADJUSTMENTS (in dollars)

Stairs

(includes railings)

wood, per m rise - **add \$ 152.00**

Open Walkway (includes posts and railings)

wood, per m² - **add \$ 92.50**

Gable Roof

per m² - **add \$ 3.10**

Eaves

per m² - **add \$ 62.50**

Plumbing

per fixture - **add \$ 670.00**

Old Style Mechanical

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

Heating

fair forced air and ventilation - **deduct total cost of heating times 0.2**

fair forced air and air conditioning - **add total cost of heating times 0.7**

fair air conditioning - **add total cost of heating times 0.9**

fair hot water - **add total cost of heating times 0.2**

fair hot water and ventilation - **add total cost of heating times 0.5**

fair hot water and air conditioning - **add total cost of heating times 1.3**

4.150.035 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)

2532 Base Wall Construction \$ 69.90

2701 Exterior Wall Finish 6.10

4101 Interior Wall Finish 4.70

Total m² **\$ 80.70**

4.150.036 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 a base structure or for room finish, divide the total 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.

**4.150.040 MODEL TYPE 150, 151
QUALITY 04**

MOTEL - STANDARD

4.150.041 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 5.3 %	Foundation - Basementless 1.2 m	Exterior Wall - Main 2.4 m
Partition Area: 50 %		- Upper 2.4 m
Window Area: 12 %		

CODE COMPONENT DESCRIPTION - BASE STRUCTURE

0548	Concrete Footings - medium reinforced
0700	Piles - reinforced concrete
1120	Grade Beam - reinforced concrete or equivalent
1311	Foundation Walls - 200 mm light reinforced concrete
1524	Concrete Slab - 100 mm light reinforced
2145	Base Floor Construction - 200 mm hollow core concrete slab
2546	Base Wall Construction - 190 mm light reinforced concrete block, loose fill insulation
2703	Exterior Wall Finish - paint
2972	Base Roof Construction - wood joists and deck system
3313	Roof Finish - rigid insulation, 4-ply built-up
3522	Windows - double glazed
3722	Exterior Door - average wood
6104	Plumbing Basic - average
6504	Heating - average hot water
6704	Electrical - average wiring and fixtures

COMPONENT DESCRIPTION - ROOM FINISH

4102	Interior Wall Finish - paint
4313	Partitions - gypsum wallboard, paint
4353	Party Walls - 140 mm standard or 190 mm substandard concrete block, loose fill insulation, paint
4507	Ceiling Finish - sprayed plaster
4702	Interior Door - average hollow core wood
4903	Baseboards & Trim - average quality
5121	Floor Finish - average quality carpet or equivalent

4.150.042 BASE RATES PER UNIT (in dollars)

ST Code	Structure	MT 150 SIDE BY SIDE UNITS (Average Size Per Unit)				MT151 BACK TO BACK UNITS (Average Size Per Unit)					
		Size Ranges - m ²		Size 1 (0-49)		Size 2 (50 & over)		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
61	Main Level & Concrete Slab	2 400	224	5 000	173	2 000	204	3 900	166		
62	Main Level & Foundation	2 600	308	5 500	251	2 200	285	4 300	242		
70	Upper Level	1 700	167	3 200	137	1 300	152	2 300	133		
87	Room Finish	900	79	1 800	62	1 000	86	2 100	65		

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 70 designates the base structure of an upper level.
 ST Code 87 designates typical room interior finish for this classification.

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

4.150.043 MODULE RATES PER UNIT (in dollars)

Concrete Slab on Grade

Code	Component	Side by Side Units (MT 150 QU 04 ST 50)				Back to Back Units (MT 151 QU 04 ST 50)			
		Size 1 (0-49)		Size 2 (50 & over)		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR	K	AR
0300	Excavation	20	5.60	50	4.90	20	4.70	40	4.20
0700	Piles	140	7.20	350	3.10	120	6.40	310	2.70
1120	Grade Beams	390	20.30	970	8.60	340	17.80	850	7.50
1524	Concrete Slabs	0	16.80	0	16.80	0	16.80	0	16.80
6104	Plumbing Basic	20	1.40	40	0.90	10	1.30	30	0.90
6504	Heating	50	4.60	130	3.10	40	4.20	110	2.90
6704	Electrical	40	3.20	90	2.10	30	2.90	80	2.00
	Miscellaneous	10	1.20	30	0.80	10	1.10	30	0.80
	Architect Fees	40	3.40	90	2.30	30	3.10	80	2.10
	Total:	710	63.70	1 750	42.60	600	58.30	1 530	39.90

Property Assessment Regulations, amendment

Foundation - Basementless

Side by Side Units
(MT 150 QU 04 ST 51)

Back to Back Units
(MT 151 QU 04 ST 51)

Size Ranges - m ²	Side by Side Units (MT 150 QU 04 ST 51)				Back to Back Units (MT 151 QU 04 ST 51)			
	Size 1 (0-49)		Size 2 (50 & over)		Size 1 (0-49)		Size 2 (50 & over)	
<u>Code</u> <u>Component</u>	<u>K</u>	<u>AR</u>	<u>K</u>	<u>AR</u>	<u>K</u>	<u>AR</u>	<u>K</u>	<u>AR</u>
0300 Excavation	60	14.80	140	13.10	50	12.60	120	11.10
0548 Concrete Footings	180	9.20	440	3.90	150	8.10	390	3.40
1311 Foundation Walls	480	25.20	1 210	10.70	430	22.20	1 060	9.40
2145 Base Floor Constr.	0	66.50	0	66.50	0	66.50	0	66.50
6104 Plumbing Basic	20	3.20	50	2.60	20	3.00	40	2.50
6504 Heating	70	10.60	160	8.60	60	10.00	140	8.30
6704 Electrical	50	7.40	110	6.00	40	7.00	100	5.80
Miscellaneous	20	2.80	40	2.30	20	2.60	40	2.20
Architect Fees	50	7.80	120	6.40	40	7.40	110	6.10
Total:	930	147.50	2 270	120.10	810	139.40	2 000	115.30

4.150.043 MODULE RATES PER UNIT (in dollars)

Main Level Base Structure

Side by Side Units
(MT 150 QU 04 ST 60)

Back to Back Units
(MT 151 QU 04 ST 60)

Code	Component	Size Ranges - m ²		Size 1		Size 2		Size 1		Size 2	
		K	AR	(0-49)	(50 & over)	(0-49)	(50 & over)	(0-49)	(50 & over)	(0-49)	(50 & over)
0100	Sitework	50	1.00	50	1.00	50	1.00	50	1.00	50	1.00
2546	Base Wall Constr.	620	27.00	1 560	8.20	360	15.40	890	4.70		
2703	Ext. Wall Finish	60	2.70	160	0.80	40	1.50	90	0.50		
2972	Base Roof Constr.	0	36.20	0	36.20	0	36.20	0	36.20		
3313	Roof Finish	0	22.80	0	22.80	0	22.80	0	22.80		
3522	Windows	0	21.80	0	21.80	0	21.80	0	21.80		
3722	Exterior Door	460	0.00	460	0.00	460	0.00	460	0.00		
6104	Plumbing Basic	60	5.40	110	4.40	50	5.20	100	4.40		
6504	Heating	190	17.90	360	14.50	170	17.30	320	14.40		
6704	Electrical	130	12.50	250	10.10	120	12.10	220	10.00		
	Miscellaneous	50	4.70	90	3.80	50	4.60	80	3.80		
	Architect Fees	90	8.50	170	6.90	70	7.70	120	6.70		
Total:		1 710	160.50	3 210	130.50	1 370	145.60	2 330	126.30		

Upper Level Base Structure

Side by Side Units
(MT 150 QU 04 ST 70)

Back to Back Units
(MT 151 QU 04 ST 70)

Code	Component	Size Ranges - m ²		Size 1		Size 2		Size 1		Size 2	
		K	AR	(0-49)	(50 & over)	(0-49)	(50 & over)	(0-49)	(50 & over)	(0-49)	(50 & over)
2145	Base Floor Constr.	0	66.50	0	66.50	0	66.50	0	66.50		
2546	Base Wall Constr.	620	27.00	1 560	8.20	360	15.40	890	4.70		
2703	Ext. Wall Finish	60	2.70	160	0.80	40	1.50	90	0.50		
3522	Windows	0	21.80	0	21.80	0	21.80	0	21.80		
3722	Exterior Door	460	0.00	460	0.00	460	0.00	460	0.00		
6104	Plumbing Basic	60	5.40	110	4.30	50	5.20	90	4.30		
6504	Heating	180	17.70	350	14.30	170	17.10	310	14.20		
6704	Electrical	130	12.30	250	10.00	120	11.90	220	9.90		
	Miscellaneous	50	4.70	90	3.80	40	4.50	80	3.70		
	Architect Fees	90	8.80	170	7.30	70	8.10	120	7.00		
Total:		1 650	166.90	3 150	137.00	1 310	152.00	2 260	132.60		

4.150.043 MODULE RATES PER UNIT (in dollars)

Room Finish

Side by Side Units
(MT 150 QU 04 ST 87)

Back to Back Units
(MT 151 QU 04 ST 87)

Size Ranges - m²

Size 1
(0-49) **Size 2**
(50 & over)

Size 1
(0-49) **Size 2**
(50 & over)

Code	Component	K	AR	K	AR	K	AR	K	AR
4102	Int. Wall Finish	50	2.00	120	0.60	50	2.00	120	0.60
4313	Partitions 0	19.00	0	19.00	0	19.000		19.00	
4353	Party Walls	460	24.00	1 150	10.20	580	30.50	1 460	12.90
4507	Ceiling Finish	0	9.60	0	9.60	0	9.60	0	9.60
4702	Interior Door	320	0.00	320	0.00	320	0.00	320	0.00
4903	Baseboards	30	3.30	80	2.30	30	3.30	80	2.30
5121	Floor Finish	0	17.00	0	17.00	0	17.00	0	17.00
	Architect Fees	50	4.20	90	3.30	50	4.60	110	3.40
	Total:	910	79.10	1 760	62.00	1 030	86.00	2 090	64.80

4.150.044 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - add or deduct per unit

Side by Side Units

Back to Back Units

Size Ranges - m²

Size 1
(0-49) **Size 2**
(50 & over)

Size 1
(0-49) **Size 2**
(50 & over)

Code	Component	K	AR	K	AR	K	AR	K	AR
	Exterior Wall								
	Base Wall Constr.	260	11.20	650	3.40	150	6.40	370	1.90
	Ext. Wall Finish30	1.10	0.60	0.30	0.10	0.60	0.40	0.20	
	Plumbing Basic 10	0.40	0.20	0.10	0	0.20	0.10	0.10	
	Heating	30	1.20	70	0.40	20	0.70	40	0.20
	Electrical	20	0.80	50	0.20	10	0.50	30	0.10
	Total:	350	14.70	850	4.40	190	8.40	490	2.50
	Party Walls	190	10.00	480	4.20	240	12.70	610	5.40
	Int. Wall Finish	20	0.80	50	0.30	20	0.80	50	0.30

4.150.044 PRECALCULATED ADJUSTMENTS (in dollars)

Stairs (includes railings)

steel, per m rise - **add \$1 430.00**

wood, per m rise - **add \$ 176.00**

Open Walkway (includes posts and railings)

concrete, per m² - **add \$ 114.00**

wood, per m² - **add \$ 108.00**

Gable Roof

per m² - **add \$ 3.10**

Eaves

per m² - **add \$ 72.50**

Plumbing

per fixture - **add \$ 670.00**

Old Style Mechanical

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

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**

4.150.045 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)

2546 Base Wall Construction \$ 77.70

2703 Exterior Wall Finish 7.80

4102 Interior Wall Finish 5.80

Total m² **\$ 91.30**

4.150.046 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 a base structure or for room finish, divide the total 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.

**4.200.020 MODEL TYPE 200
QUALITY 02**

HOTEL - SUBSTANDARD

4.200.021 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 3.0 %	Foundation - Basement 2.7 m	Exterior Wall - Main 3.0 m
Span: 3.7 m		- Upper 2.7 m

CODE COMPONENT DESCRIPTION - BASE STRUCTURE

- 0509 Concrete Footings** - unreinforced concrete
- 0900 Concrete Pads** - unreinforced
- 1116 Grade Beams** - unreinforced concrete or equivalent
- 1306 Foundation Walls** - 200 mm unreinforced concrete
- 1352 Foundation Wall - Lift** - 200 mm concrete and wood framing or equivalent
- 1503 Concrete Slab - Basement** - 75 mm unreinforced
- 1513 Concrete Slab - On Grade** - 75 mm light reinforced
- Framing** - steel columns and beams; mill type construction or equivalent in older types
- 2125 Base Floor Construction** - open web steel joists, steel decking, 64 mm light reinforced concrete slab; wood joists and deck floor system or equivalent in older types
- 2310 Stairs - Basement** - one wood stair, tile finish
- 2330 Stairs - Upper** - one wood stair, painted
- 2531 Base Wall Construction** - 140 mm standard or 190 mm substandard concrete block, loose fill insulation; wood framing, stucco, sheathing, insulation, gypsum wallboard or equivalent in older types
- 2940 Base Roof Construction** - open web steel joists, steel decking; wood joists and deck roof system or equivalent in older types
- 3310 Roof Finish** - rigid insulation, 3-ply built-up or equivalent
- 6102 Plumbing Basic** - substandard
- 6502 Heating** - substandard forced air heating with simple ducting
- 6702 Electrical Basic** - substandard wiring

COMPONENT DESCRIPTION - LOBBY FINISH

- 4101 Interior Wall Finish** - paint
- 4311 Partitions** - gypsum wallboard, paint; partition area 40.0%
- 4531 Ceiling Finish** - suspended panels
- 4700 Interior Doors** - low grade hollow core wood
- 4901 Baseboards & Trim** - low grade
- 5101 Floor Finish** - low grade tile or equivalent
- 6902 Electrical Fixtures** - substandard lighting

COMPONENT DESCRIPTION - LOUNGE FINISH

- 4141 Perimeter Wall** - gypsum wallboard, paint
- 4312 Partitions** - gypsum wallboard, paint; partition area 30.0%
- 4532 Ceiling Finish** - suspended panels
- 4710 Doors** - low grade solid core wood
- 4902 Baseboards & Trim** - fair
- 5120 Floor Finish** - fair carpet or equivalent
- 6902 Electrical Fixtures** - substandard lighting

4.200.021 GENERAL DESCRIPTION

COMPONENT DESCRIPTION - ROOM FINISH

4101	Interior Wall Finish - paint
4311	Partitions & Corridor Walls - gypsum wallboard, paint; partition area 45.0%
4322	Party Walls - insulation, gypsum wallboard, paint
4531	Ceiling Finish - suspended panels
4700	Interior Door - low grade hollow core wood
4710	Entrance Door - low grade solid core wood
4901	Baseboards & Trim - low grade
5101	Floor Finish - low grade tile or equivalent
6901	Electrical Fixtures - economy lighting

4.200.022 BASE RATES (in dollars)

Size Ranges - m ²		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	6 000	141	11 500	119	18 000	109	28 800	103
63	Main Level & Basement	10 300	247	20 000	208	31 500	191	50 400	182
64	Main Level & Basement 1/2 Above Grade	10 100	241	19 500	204	30 700	187	49 100	178
70	Upper Level	4 500	100	8 700	83	13 900	76	22 300	71
85	Lobby Finish	800	51	1 600	48	3 300	46	5 400	45

Size Ranges - m ²		Size 1 (0-49)		Size 2 (50 & over)	
ST Code	Structure	K	AR	K	AR
82	Lounge Finish	1 800	82	2 900	60

All Sizes - m ²		K	AR
ST Code	Structure	K	AR
87	Room Finish, per unit	2 200	44

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 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.

4.200.023 MODULE RATES (in dollars)

Concrete Slab on Grade
(MT 200 QU 02 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
0900 Concrete Pads	-30	0.80	-60	0.90	-120	1.00	-240	1.10
1116 Grade Beams	490	4.40	1 010	2.30	1 660	1.40	2 750	0.80
1513 Concrete Slab	0	13.20	0	13.20	0	13.20	0	13.20
6102 Plumbing Basic	10	0.50	30	0.50	40	0.50	70	0.40
6502 Heating	60	2.30	120	2.10	190	2.00	310	1.90
6702 Electrical Basic	20	0.70	40	0.70	60	0.60	100	0.60
Miscellaneous	10	0.60	30	0.50	50	0.50	80	0.50
Architect Fees	20	0.90	40	0.80	70	0.70	120	0.70
Total:	720	29.10	1 490	26.10	2 400	24.70	3 950	23.90

Basement

(MT 200 QU 02 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	810	33.90	1 660	30.50	2 720	29.00	4 520	28.10
0509 Concrete Footings	380	3.30	770	1.80	1 260	1.10	2 090	0.60
0900 Concrete Pads	-30	0.80	-60	0.90	-120	1.00	-240	1.10
1306 Foundation Walls	3 500	30.90	7 160	16.30	11 720	9.70	19 440	5.90
1503 Concrete Slab	0	10.50	0	10.50	0	10.50	0	10.50
1704 Columns	-110	3.10	-240	3.60	-480	3.90	-950	4.20
1901 Beams	-230	7.50	-400	8.20	-730	8.70	-1 450	9.00
2125 Base Floor Constr.	0	34.00	0	34.00	0	34.00	0	34.00
2310 Stair	360	0.00	360	0.00	360	0.00	360	0.00
6102 Plumbing Basic	20	0.90	60	0.80	80	0.80	130	0.70
6502 Heating	120	3.90	230	3.50	350	3.30	580	3.20
6702 Electrical Basic	40	1.20	70	1.10	110	1.00	180	1.00
Miscellaneous	20	1.00	60	0.80	90	0.80	140	0.80
Architect Fees	150	4.10	300	3.50	480	3.20	770	3.10
Total:	5 030	135.10	9 970	115.50	15 840	107.00	25 570	102.20

4.200.023 MODULE RATES (in dollars)

Basement 1/2 Above Grade
(MT 200 QU 02 ST 53)

Size Ranges - m ²		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	360	15.10	740	13.60	1 210	12.90	2 010	12.50
0509	Concrete Footings	380	3.30	770	1.80	1 260	1.10	2 090	0.60
0900	Concrete Pads	-30	0.80	-60	0.90	-120	1.00	-240	1.10
1352	Foundation Walls	3 300	29.20	6 750	15.30	11 050	9.20	18 330	5.60
1503	Concrete Slab	0	10.50	0	10.50	0	10.50	0	10.50
1704	Columns	-110	3.10	-240	3.60	-480	3.90	-950	4.20
1901	Beams	-230	7.50	-400	8.20	-730	8.70	-1 450	9.00
2125	Base Floor Constr.	0	34.00	0	34.00	0	34.00	0	34.00
2310	Stair	360	0.00	360	0.00	360	0.00	360	0.00
6102	Plumbing Basic	80	2.90	160	2.50	270	2.40	430	2.30
6502	Heating	350	12.50	720	11.00	1 160	10.40	1 900	10.00
6702	Electrical Basic	110	3.90	220	3.50	360	3.30	590	3.10
	Miscellaneous	80	3.00	170	2.70	280	2.50	460	2.40
	Architect Fees	140	3.90	280	3.30	450	3.10	730	2.90
Total:		4 790	129.70	9 470	110.90	15 070	103.00	24 260	98.20

Main Level Base Structure
(MT 200 QU 02 ST 60)

Size Ranges - m ²		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
0100	Sitework	500	1.00	500	0.90	500	0.80	500	0.70
1704	Columns	-120	3.40	-270	4.00	-530	4.40	-1 050	4.60
1900	Beams	-210	6.90	-360	7.50	-660	7.90	-1 320	8.20
2531	Base Wall Constr.	3 950	34.90	8 090	18.40	13 240	11.00	21 960	6.60
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
6102	Plumbing Basic	130	3.10	220	2.70	330	2.50	520	2.40
6502	Heating	560	13.50	970	11.80	1 450	11.10	2 260	10.70
6702	Electrical Basic	170	4.20	300	3.70	460	3.50	710	3.30
	Miscellaneous	130	3.20	230	2.80	350	2.70	540	2.60
	Architect Fees	160	3.30	300	2.80	470	2.50	750	2.40
Total:		5 270	111.50	9 980	92.60	15 610	84.40	24 870	79.50

4.200.023 MODULE RATES (in dollars)

Upper Level Base Structure
(MT 200 QU 02 ST 70)

Code	Component	Size Ranges - m ²		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
1701	Columns	-60	1.80	-140	2.10	-280	2.30	-550	2.40		
1901	Beams	-230	7.50	-400	8.20	-730	8.70	-1 450	9.00		
2125	Base Floor Constr.	0	34.00	0	34.00	0	34.00	0	34.00		
2330	Stair	450	0.00	450	0.00	450	0.00	450	0.00		
2531	Base Wall Constr.	3 560	31.40	7 280	16.60	11 920	9.90	19 760	6.00		
6102	Plumbing Basic	80	2.90	160	2.50	270	2.40	430	2.30		
6502	Heating	350	12.50	720	11.00	1 160	10.40	1 900	10.00		
6702	Electrical Basic	110	3.90	220	3.50	360	3.30	590	3.10		
	Miscellaneous	80	3.00	170	2.70	280	2.50	460	2.40		
	Architect Fees	130	3.00	260	2.50	420	2.30	670	2.10		
	Total:	4 470	100.00	8 720	83.10	13 850	75.80	22 260	71.30		

Lobby Finish

(MT 200 QU 02 ST 85) - finish height - 2.7 m

Code	Component	Size Ranges - m ²		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
4101	Int. Wall Finish	270	2.40	560	1.30	910	0.80	1 520	0.50		
4311	Partitions 0	14.30	0	14.30	0	14.300	14.30				
4531	Ceiling Finish	0	10.50	0	10.50	0	10.50	0	10.50		
4700	Interior Doors	450	4.90	850	3.20	2 050	1.50	3 320	1.10		
4901	Baseboards	60	1.40	130	1.10	210	1.00	350	0.90		
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	20	1.50	50	1.40	100	1.40	160	1.30		
	Total:	800	51.10	1 590	47.90	3 270	46.00	5 350	44.70		

4.200.023 MODULE RATES (in dollars)

Lounge Finish

(MT 200 QU 02 ST 82) - finish height - 2.7 m

Code	Component	Size Ranges - m ²		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
4141	Perimeter Wall	680	35.60	1 710	15.10		
4312	Partitions 0	11.00	0	11.00			
4532	Ceiling Finish	0	12.00	0	12.00		
4710	Doors	1 040	0.00	1 040	0.00		
4902	Baseboards	30	2.40	80	1.50		
5120	Floor Finish	0	12.50	0	12.50		
6902	Electric. Fixtures	0	6.20	0	6.20		
	Architect Fees	50	2.50	90	1.80		
	Total:	1 800	82.20	2 920	60.10		

4.200.023 MODULE RATES (in dollars)

Room Finish, per unit
(MT 200 QU 02 ST 87)

All Sizes - m²

Code	Component	K	AR
4101	Int. Wall Finish	20	1.80
4311	Partitions 0	16.10	
4311	Corridor Walls	260	0.00
4322	Party Walls	1 350	0.00
4531	Ceiling Finish	0	10.50
4700	Interior Door	220	0.00
4710	Entrance Door	260	0.00
4901	Baseboards	50	1.10
5101	Floor Finish	0	9.90
6901	Electric. Fixtures	0	3.50
	Architect Fees	70	1.30
Total:		2 230	44.20

4.200.024 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

Size Ranges - m²

Size 2
(0-249)

Size 3
(250-699)

Size 4
(700-1999)

Size 5
(2000 & over)

Component	K	AR	K	AR	K	AR	K	AR
Foundation Wall	1 460	14.40	2 950	8.40	4 780	5.80	7 870	4.20
Found. Wall -Lift	1 360	13.60	2 780	8.00	4 500	5.60	7 400	4.10
Exterior Wall								
Base Wall Constr.	1 320	11.60	2 700	6.10	4 410	3.70	7 320	2.20
Interior Columns	-30	1.10	-80	1.30	-170	1.50	-340	1.60
Plumbing Basic	30	0.30	60	0.20	100	0.10	170	0.10
Heating	140	1.40	280	0.80	450	0.50	750	0.40
Electrical Basic	50	0.50	100	0.30	160	0.20	260	0.10
Total:	1 510	14.90	3 060	8.70	4 950	6.00	8 160	4.40

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 m² of area**

roof along beam - **add or deduct \$ 0.80 per m² of area**

floor along joists - **add or deduct \$ 2.60 per m² of area**

floor along beam - **add or deduct \$ 1.30 per m² of area**

4.200.025 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

low grade double glazed wood window, per m² - **add \$ 161.00**
low grade single glazed aluminum window, per m² - **add \$ 98.50**
low grade double glazed aluminum window, per m² - **add \$ 157.00**

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**

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)

2531 Base Wall Construction	\$ 61.30
4101 Interior Wall Finish	<u>4.70</u>
Total:	m² \$ 66.00

4.200.026 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.

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.

4.200.030 MODEL TYPE 200
QUALITY 03

HOTEL - FAIR

4.200.031 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 4.4 %
Span: 5.2 m

Foundation - Basement 2.7 m

Exterior Wall - Main 3.0 m
 - Upper 2.7 m

CODE COMPONENT DESCRIPTION - BASE STRUCTURE

- 0545 **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
- 1353 **Foundation Wall - Lift** - 200 mm light reinforced concrete and 190 mm concrete block or equivalent
- 1514 **Concrete Slab - Basement and On Grade** - 100 mm light reinforced
- Framing** - steel columns and beams; mill type construction or equivalent in older types
- 2318 **Stairs - Basement** - one wood stair, carpet finish
- 2333 **Stairs - Upper** - one wood stair, tile finish
- 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
- 6543 **Heating** - fair hot water
- 6703 **Electrical Basic** - fair wiring

COMPONENT DESCRIPTION - LOBBY FINISH

- 4115 **Interior Wall Finish** - gypsum wallboard, paint
- 4312 **Partitions** - gypsum wallboard, paint; partition area 40.0%
- 4533 **Ceiling Finish** - suspended panels
- 4701 **Interior Doors** - fair hollow core wood
- 4902 **Baseboards & Trim** - fair
- 5120 **Floor Finish** - fair carpet or equivalent
- 6903 **Electrical Fixtures** - fair lighting

COMPONENT DESCRIPTION - LOUNGE FINISH

- 4165 **Perimeter Wall** - average wood panelling or equivalent
- 4313 **Partitions** - gypsum wallboard, paint; partition area 30.0%
- 4534 **Ceiling Finish** - suspended panels
- 4711 **Doors** - fair solid core wood
- 4903 **Baseboards & Trim** - average
- 5121 **Floor Finish** - average carpet or equivalent
- 6903 **Electrical Fixtures** - fair lighting

COMPONENT DESCRIPTION - ROOM FINISH

- 4101 **Interior Wall Finish** - paint
- 4312 **Partitions** - gypsum wallboard, paint; partition area 45.0%
- 4315 **Corridor Walls** - insulation, gypsum wallboard, paint or equivalent
- 4323 **Party Walls** - insulation, gypsum wallboard, paint or equivalent
- 4533 **Ceiling Finish** - suspended panels
- 4701 **Interior Door** - fair hollow core wood
- 4711 **Entrance Door** - fair solid core wood
- 4902 **Baseboards & Trim** - fair
- 5120 **Floor Finish** - fair carpet or equivalent
- 6902 **Electrical Fixtures** - substandard lighting

4.200.032 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		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	9 200	182	17 700	148	28 100	132	45 400	124		
63	Main Level & Basement	12 800	289	24 600	245	38 800	222	62 300	210		
64	Main Level & Basement 1/2 Above Grade	13 300	293	25 500	246	40 400	222	64 800	210		
70	Upper Level	5 700	119	11 100	99	17 600	88	28 300	83		
85	Lobby Finish	1 500	66	3 000	60	5 800	56	9 600	54		

ST Code	Structure	Size Ranges - m ²		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR		
82	Lounge Finish	2 500	112	4 100	79		

ST Code	Structure	Average Size - m ²	
		K	AR
87	Room Finish, per unit	2 600	52

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 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.

4.200.033 MODULE RATES (in dollars)

Concrete Slab on Grade
(MT 200 QU 03 ST 50)

ST Code	Component	Size Ranges - m ²		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	650	5.80	1 340	3.00			2 190	1.80	3 630	1.10
0920	Concrete Pads	-50	1.00	-140	1.30			-260	1.50	-520	1.60
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
6103	Plumbing Basic	40	0.90	90	0.70			150	0.60	240	0.60
6543	Heating	190	3.80	390	3.00			640	2.70	1 050	2.50
6703	Electrical Basic	70	1.50	150	1.20			250	1.00	400	1.00
	Miscellaneous	50	0.90	90	0.70			150	0.60	250	0.60
	Architect Fees	110	2.10	220	1.70			350	1.50	580	1.40
	Total:	2 430	48.40	4 930	38.30			8 020	33.80	13 190	31.50

4.200.033 MODULE RATES (in dollars)

Basement

(MT 200 QU 03 ST 52)

Size Ranges - m ²		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
ST Code	Component	K	AR	K	AR	K	AR	K	AR
0300	Excavation 810	33.90	1 660	30.50	2 720	29.00	4 520	28.10	
0545	Concrete Footings	560	4.90	1 140	2.60	1 870	1.60	3 100	0.90
0920	Concrete Pads	-50	1.00	-140	1.30	-260	1.50	-520	1.60
1311	Foundation Walls	3 920	34.60	8 020	18.20	13 120	10.90	21 760	6.60
1514	Concrete Slab	0	15.90	0	15.90	0	15.90	0	15.90
1706	Columns	-120	2.20	-310	3.00	-600	3.40	-1 170	3.70
1903	Beams	-360	7.20	-630	9.60	-1 140	9.00	-2 150	9.50
2127	Base Floor Constr.	0	38.60	0	38.60	0	38.60	0	38.60
2318	Stair	540	0.00	540	0.00	540	0.00	540	0.00
6103	Plumbing Basic	60	1.40	130	1.10	210	1.00	340	0.90
6543	Heating	290	5.80	560	4.70	900	4.30	1 470	4.00
6703	Electrical Basic	110	2.30	220	1.90	350	1.60	560	1.60
	Miscellaneous	70	1.40	130	1.10	210	1.00	350	1.00
	Architect Fees	270	6.90	520	5.90	820	5.40	1 330	5.20
	Total:	6 100	156.10	11 840	134.40	18 740	123.20	30 130	117.60

Basement 1/2 Above Grade

(MT 200 QU 03 ST 53)

Size Ranges - m ²		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 360	15.10	740	13.60	1 210	12.90	2 010	12.50	
0545	Concrete Footings	560	4.90	1 140	2.60	1 870	1.60	3 100	0.90
0920	Concrete Pads	-50	1.00	-140	1.30	-260	1.50	-520	1.60
1353	Foundation Walls	4 270	37.70	8 730	19.80	14 290	11.90	23 690	7.20
1514	Concrete Slab	0	15.90	0	15.90	0	15.90	0	15.90
1706	Columns	-120	2.20	-310	3.00	-600	3.40	-1 170	3.70
1903	Beams	-360	7.20	-630	9.60	-1 140	9.00	-2 150	9.50
2127	Base Floor Constr.	0	38.60	0	38.60	0	38.60	0	38.60
2318	Stair	540	0.00	540	0.00	540	0.00	540	0.00
2701	Ext. Wall Finish	180	1.60	360	0.80	590	0.50	980	0.30
6103	Plumbing Basic	110	3.50	220	3.00	360	2.80	580	2.70
6543	Heating	470	15.10	960	13.20	1 560	12.20	2 550	11.70
6703	Electrical Basic	180	5.80	370	5.10	600	4.70	980	4.50
	Miscellaneous	3.60	230	3.20	380	3.00	610	2.80	
	Architect Fees	7.00	560	6.00	890	5.40	1 440	5.20	
	Total:	6 540	159.20	12 770	135.70	20 290	123.40	32 640	117.10

4.200.033 MODULE RATES (in dollars)

Main Level Base Structure
(MT 200 QU 03 ST 60)

Code	Component	Size Ranges - m ²		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		
1706	Columns	-130	2.50	-340	3.30	-660	3.80	-1 300	4.10		
1901	Beams	-230	4.70	-420	6.30	-750	5.90	-1 410	6.30		
2532	Base Wall Constr.	4 510	39.80	9 230	21.00	15 100	12.60	25 040	7.60		
2701	Ext. Wall Finish	390	3.50	800	1.80	1 320	1.10	2 180	0.70		
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	170	3.70	300	3.20	450	3.00	710	2.80		
6543	Heating	760	16.10	1 310	14.00	1 980	13.00	3 100	12.40		
6703	Electrical Basic	290	6.20	510	5.40	760	5.00	1 190	4.80		
	Miscellaneous180	3.90	320	3.40	480	3.10	750	3.00			
	Architect Fees300	5.90	560	4.80	880	4.30	1 420	4.10			
Total:		6 740	133.30	12 770	110.10	20 060	98.60	32 180	92.50		

Upper Level Base Structure
(MT 200 QU 03 ST 70)

Code	Component	Size Ranges - m ²		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
1703	Columns	-50	1.00	-140	1.40	-280	1.60	-550	1.70		
1903	Beams	-360	7.20	-630	9.60	-1 140	9.00	-2 150	9.50		
2127	Base Floor Constr.	0	38.60	0	38.60	0	38.60	0	38.60		
2333	Stair	540	0.00	540	0.00	540	0.00	540	0.00		
2532	Base Wall Constr.	4 060	35.90	8 300	18.90	13 590	11.30	22 530	6.80		
2701	Ext. Wall Finish	350	3.10	720	1.60	1 190	1.00	1 970	0.60		
6103	Plumbing Basic	110	3.50	220	3.00	360	2.80	580	2.70		
6543	Heating	470	15.10	960	13.20	1 560	12.20	2 550	11.70		
6703	Electrical Basic	180	5.80	370	5.10	600	4.70	980	4.50		
	Miscellaneous110	3.60	230	3.20	380	3.00	610	2.80			
	Architect Fees250	5.20	490	4.40	770	3.90	1 250	3.60			
Total:		5 660	119.00	11 060	99.00	17 570	88.10	28 310	82.50		

Lobby Finish

(MT 200 QU 03 ST 85) - finish height - 2.7 m

Code	Component	Size Ranges - m ²		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
4115	Int. Wall Finish	770	6.80	1 570	3.60	2 570	2.10	4 260	1.30		
4312	Partitions	0	14.60	0	14.60	0	14.60	0	14.60		
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	Baseboards80	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	2.90	130	2.60	250	2.50	420	2.40			
Total:		1 510	66.10	2 970	60.00	5 770	55.90	9 600	53.90		

4.200.033 MODULE RATES (in dollars)

Lounge Finish

(MT 200 QU 03 ST 82) - finish height - 2.7 m

Code	Component	Size Ranges - m ²		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
4165	Perimeter Wall	1 020	53.40	2 560	22.60		
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	4.90	180	3.50		
Total:		2 480	112.20	4 140	79.10		

Room Finish, per unit

(MT 200 QU 03 ST 87)

Average Size - m²

Code	Component	K	AR
4101	Int. Wall Finish	20	1.80
4312	Partitions 0	16.50	
4315	Corridor Walls	330	0.00
4323	Party Walls	1 490	0.00
4533	Ceiling Finish	0	11.00
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	120	2.30
Total:		2 620	51.70

4.200.034 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

Component	Size Ranges - m ²		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	1 640	15.70	3 310	9.10	5 370	6.20	8 820	4.40		
Found. Wall -Lift	1 790	17.10	3 610	9.70	5 870	6.60	9 650	4.70		
Exterior Wall										
Base Wall Constr.	1 500	13.30	3 080	7.00	5 030	4.20	8 350	2.50		
Ext. Wall Finish	130	1.20	270	0.60	440	0.40	730	0.20		
Interior Columns	-30	0.80	-100	1.10	-210	1.30	-420	1.40		
Plumbing Basic	40	0.30	70	0.20	120	0.10	190	0.10		
Heating	160	1.50	320	0.90	520	0.60	850	0.40		
Electrical Basic	70	0.60	130	0.40	220	0.20	360	0.20		
Total:	1 870	17.70	3 770	10.20	6 120	6.80	10 060	4.80		

4.200.034 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**

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 m² of area**

roof along beam - **add or deduct \$ 0.80 per m² of area**

floor along joists - **add or deduct \$ 2.60 per m² of area**

floor along beam - **add or deduct \$ 1.30 per m² of area**

4.200.035 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

4.200.035 UNIT COST ADJUSTMENTS

Windows

fair double glazed aluminum window, per m² - **add \$ 173.00**

fair clear sealed unit aluminum framing system, per m² - **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**

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)

2532 Base Wall Construction	\$ 69.90
2701 Exterior Wall Finish	6.10
4115 Interior Wall Finish	<u>13.20</u>
Total:	m² \$ 89.20

4.200.036 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.

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 shape 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.

4.200.042 BASE RATES (in dollars)

Size Ranges - m ²		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	11 400	188	20 600	158	32 600	141	52 500	131
63	Main Level & Basement	23 400	301	36 100	267	53 000	243	81 100	229
64	Main Level & Basement 1/2 Above Grade	23 800	303	37 000	268	54 700	244	83 900	230
70	Upper Level	8 400	124	14 100	112	21 900	102	34 700	96
85	Lobby Finish	2 300	87	4 500	78	8 600	72	14 400	69

		Size 1 (0-49)		Size 2 (50 & over)	
ST Code	Structure	K	AR	K	AR
82	Lounge Finish	3 100	138	5 100	98

		All Sizes - m ²	
ST Code	Structure	K	AR
87	Room Finish, per unit	3 200	71

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 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.

4.200.043 MODULE RATES (in dollars)

Concrete Slab on Grade
(MT 200 QU 04 ST 50)

Size Ranges - m ²		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	5.70280		5.10450		4.80750		4.70	
0701	Piles	790	7.00	1 620	3.70	2 650	2.20	4 390	1.30
0920	Concrete Pads	0	0.00	-110	0.90	-220	1.10	-430	1.20
1103	Grade Beams	1 410	12.40	2 880	6.60	4 720	3.90	7 820	2.40
1524	Concrete Slab	0	16.80	0	16.80	0	16.80	0	16.80
6104	Plumbing Basic	50	0.90	110	0.70	170	0.60	280	0.60
6544	Heating	230	4.00	460	3.20	750	2.70	1 230	2.50
6704	Electrical Basic	90	1.60	180	1.20	290	1.10	480	1.00
	Miscellaneous	60	1.00	110	0.80	180	0.70	300	0.60
	Architect Fees	160	2.90	330	2.30	540	2.00	880	1.80
	Total:	2 930	52.30	5 860	41.30	9 530	35.90	15 700	32.90

4.200.043 MODULE RATES (in dollars)

Basement

(MT 200 QU 04 ST 52)

Code	Component	Size Ranges - m ²		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		
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		
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		
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		
6104	Plumbing Basic	270	1.40	380	1.10	540	1.00	790	1.00		
6544	Heating	1 170	6.10	1 670	5.10	2 350	4.40	3 470	4.10		
6704	Electrical Basic	450	2.40	640	1.90	910	1.80	1 340	1.60		
	Miscellaneous	280	1.50	400	1.30	570	1.10	840	1.00		
	Architect Fees	830	9.20	1 190	8.40	1 680	7.70	2 480	7.40		
Total:		14 900	164.80	21 280	150.00	29 990	138.30	44 280	131.60		

Basement 1/2 Above Grade

(MT 200 QU 04 ST 53)

Code	Component	Size Ranges - m ²		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 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		
1906	Beams	0	0.00	-1 020	10.50	-1 770	11.60	-3 290	12.30		
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		
2703	Ext. Wall Finish	250	2.20	510	1.20	840	0.70	1 400	0.40		
6104	Plumbing Basic	320	3.80	480	3.50	720	3.30	1 100	3.20		
6544	Heating	1 380	16.60	2 120	15.40	3 160	14.50	4 810	13.90		
6704	Electrical Basic	530	6.40	820	6.00	1 220	5.60	1 860	5.40		
	Miscellaneous	330	4.00	510	3.70	760	3.50	1 160	3.40		
	Architect Fees	860	9.30	1 240	8.50	1 770	7.80	2 640	7.40		
Total:		15 350	166.80	22 220	151.70	31 650	139.30	47 080	132.10		

4.200.043 MODULE RATES (in dollars)

Main Level Base Structure
(MT 200 QU 04 ST 60)

Code	Component	Size Ranges - m ²		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		
2943	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	250	4.00	380	3.60	550	3.30	830	3.20		
6544	Heating	1 070	17.40	1 640	15.60	2 390	14.50	3 630	13.90		
6704	Electrical Basic	410	6.70	640	6.00	920	5.60	1 400	5.40		
	Miscellaneous	260	4.20	400	3.80	580	3.50	880	3.40		
	Architect Fees	470	7.60	830	6.50	1 290	5.90	2 060	5.50		
	Total:	8 470	135.90	14 780	116.70	23 050	104.80	36 820	97.80		

Upper Level Base Structure
(MT 200 QU 04 ST 70)

Code	Component	Size Ranges - m ²		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	-130	1.10	-270	1.30	-530	1.40		
1906	Beams	0	0.00	-1 020	10.50	-1 770	11.60	-3 290	12.30		
2129	Base Floor Constr.	0	42.50	0	42.50	0	42.50	0	42.50		
2367	Stair	1 550	0.00	1 550	0.00	1 550	0.00	1 550	0.00		
2546	Base Wall Constr.	4 510	39.90	9 230	21.00	15 100	12.60	25 050	7.60		
2703	Ext. Wall Finish	450	4.00	930	2.10	1 510	1.20	2 510	0.80		
6104	Plumbing Basic	180	3.80	340	3.50	560	3.30	920	3.20		
6544	Heating	790	16.60	1 500	15.40	2 440	14.50	4 000	13.90		
6704	Electrical Basic	300	6.40	580	6.00	940	5.60	1 540	5.40		
	Miscellaneous	190	4.00	360	3.70	590	3.50	960	3.40		
	Architect Fees	470	6.90	790	6.30	1 230	5.70	1 940	5.40		
	Total:	8 440	124.20	14 130	112.10	21 880	101.80	34 650	95.90		

Lobby Finish
(MT 200 QU 04 ST 85) - finish height - 2.7 m

Code	Component	Size Ranges - m ²		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
4126	Int. Wall Finish	1 270	11.20	2 590	5.90	4 240	3.50	7 030	2.10		
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	1.80	1.70	1.50	2.70	1.40	4.50	1.30			
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	130	4.80	250	4.30	480	4.00	800	3.80		
	Total:	2 290	86.50	4 520	77.60	8 630	71.60	14 350	68.60		

4.200.043 MODULE RATES (in dollars)

Lounge Finish

(MT 200 QU 04 ST 82) - finish height - 2.7 m

Code	Component	Size Ranges - m ²		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
4166	Perimeter Wall	1 230	64.30	3 080	27.20		
4314	Partitions	0	12.40	0	12.40		
4536	Ceiling Finish	0	16.50	0	16.50		
4712	Doors	1 640	0.00	1 640	0.00		
4904	Baseboards40	3.00	100		1.90		
5122	Floor Finish	0	21.00	0	21.00		
6904	Electric. Fixtures	0	13.00	0	13.00		
	Architect Fees	170	7.70	290	5.50		
Total:		3 080	137.90	5 110	97.50		

Room Finish, per unit

(MT 200 QU 04 ST 87)

All Sizes - m²

Code	Component	K	AR
4126	Int. Wall Finish	50	6.80
4335	Partitions	0	17.50
4339	Corridor Walls	380	0.00
4344	Party Walls1 760	0.00	
4535	Ceiling Finish	0	14.50
4702	Interior Door	320	0.00
4712	Entrance Door	410	0.00
4903	Baseboards80	1.40	
5121	Floor Finish	0	17.00
6903	Electric. Fixtures	0	10.00
	Architect Fees	180	4.00
Total:		3 180	71.20

4.200.044 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

Component	Size Ranges - m ²		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	16.10	3 600	9.50	5 830	6.40	9 600	4.40		
Found. Wall -Lift	1 940	17.10	3 850	10.00	6 250	6.70	10 270	4.60		
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	0.30	70	0.20	120	0.10	200	0.10		
Heating	170	1.50	340	0.90	550	0.60	910	0.40		
Electrical Basic	70	0.60	140	0.40	230	0.20	370	0.20		
Total:	2 120	18.70	4 210	11.00	6 840	7.20	11 270	5.00		

4.200.044 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**

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 m² of area**

roof along beam - **add or deduct \$ 0.80 per m² of area**

floor along joists - **add or deduct \$ 2.60 per m² of area**

floor along beam - **add or deduct \$ 1.30 per m² of area**

4.200.045 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

4.200.045 UNIT COST ADJUSTMENTS

Windows

average double glazed aluminum window, per m² - **add \$ 182.00**

average clear sealed unit aluminum framing system, per m² - **add \$ 172.00**

average bronze sealed unit aluminum framing system, per m² - **add \$ 189.00**

average black sealed unit aluminum framing system, per m² - **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)

2533 Base Wall Construction \$ 70.70

2703 Exterior Wall Finish 7.80

4126 Interior Wall Finish 21.80

Total: m² \$ **100.30**

4.200.046 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.

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.

**4.200.060 MODEL TYPE 200
QUALITY 06**

HOTEL - CUSTOM

4.200.061 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 7.0 %	Foundation - Basement 4.6 m	Exterior Wall - Main 4.9 m
Span - Main: 7.6 m		- Upper 2.6 m
- Upper: 4.6 m		

CODE COMPONENT DESCRIPTION - BASE STRUCTURE

- 0555 **Concrete Footings** - medium reinforced
- 0702 **Piles** - reinforced concrete
- 0924 **Concrete Pads** - reinforced
- 1128 **Grade Beams** - reinforced concrete
- 1338 **Foundation Walls** - 300 mm heavy reinforced concrete
- 1525 **Concrete Slab - Basement and On Grade** - 125 mm light reinforced
Framing - non-bearing walls; reinforced concrete columns and suspended framing system or steel columns and beams
- 2154 **Base Floor Construction - Basement** - concrete one-way beam and slab system or open web steel joists, steel decking, 100 mm light reinforced concrete slab or equivalent
- 2150 **Base Floor Construction - Upper** - concrete flat plate system or open web steel joists, steel decking, 100 mm light reinforced concrete slab or equivalent
- 2373 **Stairs - Basement and Upper** - two concrete stairs, painted
- 2382 **Stair - Basement** - one concrete stair, quarry tile finish or equivalent
- 2536 **Base Wall Construction - Main** - 240 mm concrete block or equivalent
- 2510 **Base Wall Construction - Upper** - steel studding, insulation
- 2767 **Exterior Wall Finish** - precast concrete panels or equivalent
- 2966 **Base Roof Construction** - concrete flat 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
- 3911 **Shafts - Mechanical** - concrete
- 3922 **Stairwells** - concrete, 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 - LOBBY FINISH

- 4145 **Interior Wall Finish** - insulation, 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

4.200.061 GENERAL DESCRIPTION

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

COMPONENT DESCRIPTION - ROOM FINISH

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

4.200.062 BASE RATES (in dollars)

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

ST Code	Structure	All Sizes - m ²	
		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 ²		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		
	Total:	4 110	68.60	7 570	56.90	11 950	50.50	19 280	47.00		

Basement
(MT 200 QU 06 ST 52)

Code	Component	Size Ranges - m ²		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	Stairwells10 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		
	Total:	44 380	285.60	57 550	237.80	74 140	214.00	101 920	200.20		

4.200.063 MODULE RATES (in dollars)

Main Level Base Structure
(MT 200 QU 06 ST 60)

Code	Component	Size Ranges - m ²		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		
	Total:	44 610	443.90	77 760	314.80	119 250	255.50	189 160	220.20		

Upper Level Base Structure
(MT 200 QU 06 ST 70)

Code	Component	Size Ranges - m ²		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		
	Total:	29 720	213.10	42 570	161.70	58 260	139.10	84 580	126.00		

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 ²		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		
	Total:	3 650	123.40	7 150	109.40	12 630	101.60	21 910	97.00		

Lounge Finish

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

Code	Component	Size Ranges - m ²		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		
	Total:	5 200	241.30	9 280	159.80		

Room Finish, per unit

(MT 200 QU 06 ST 87)

All Sizes - m²

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
	Total:	3 650	76.70

4.200.064 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

Size Ranges - m ²	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	2 630	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
Total:	6 130	54.20	12 250	30.30	19 880	19.60	32 800	13.00
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
Total:	4 340	45.40	8 710	27.70	14 060	20.20	22 970	15.60
Mechanical Shafts, per shaft	460							
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 m² of area**

roof along beam - **add or deduct \$ 0.80 per m² of area**

floor along joists - **add or deduct \$ 2.60 per m² of area**

floor along beam - **add or deduct \$ 1.30 per m² 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 m² - **add \$ 191.00**
 good clear sealed unit aluminum framing system, per m² - **add \$ 184.00**
 good bronze sealed unit aluminum framing system, per m² - **add \$ 231.00**
 good black sealed unit aluminum framing system, per m² - **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>
Total:	m ²	\$ 244.30

OR

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

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.

**4.205.030 MODEL TYPE 205
QUALITY 03**

MOTOR HOTEL - FAIR

4.205.031 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 4.4 %	Foundation - Basement 3.0 m	Exterior Wall - Main 4.3 m
Span: 6.1 m		- Upper 4.3 m

CODE COMPONENT DESCRIPTION - BASE STRUCTURE

- 0545 Concrete Footings** - medium reinforced
- 0700 Piles** - reinforced concrete
- 0920 Concrete Pads** - reinforced
- 1100 Grade Beams** - reinforced concrete
- 1311 Foundation Walls** - 200 mm light reinforced concrete
- 1514 Concrete Slab - Basement and On Grade** - 100 mm light reinforced
- Framing** - steel columns and beams
- 2129 Base Floor Construction** - open web steel joists, steel decking, 75 mm light reinforced concrete slab
- 2355 Stairs - Basement and Upper** - one steel stair with concrete pan treads and railing
- 2507 Base Wall Construction** - wood framing, insulation, sheathing
- 2709 Exterior Wall Finish** - stucco or equivalent
- 2943 Base Roof Construction** - open web steel joists, steel decking
- 3312 Roof Finish** - rigid insulation, 4-ply built-up
- 6103 Plumbing Basic** - fair
- 6543 Heating** - fair hot water
- 6563 Air Conditioning** - fair
- 6703 Electrical Basic** - fair wiring

COMPONENT DESCRIPTION - LOBBY FINISH

- 4118 Interior Wall Finish** - gypsum wallboard, paint
- 4313 Partitions** - gypsum wallboard, paint; partition area 40.0%
- 4533 Ceiling Finish** - suspended panels
- 4701 Interior Doors** - fair hollow core wood
- 4902 Baseboards & Trim** - fair
- 5120 Floor Finish** - fair carpet or equivalent
- 6903 Electrical Fixtures** - fair lighting

COMPONENT DESCRIPTION - LOUNGE FINISH

- 4165 Perimeter Wall** - average wood panelling or equivalent
- 4313 Partitions** - gypsum wallboard, paint; partition area 30.0%
- 4534 Ceiling Finish** - suspended panels
- 4711 Doors** - fair solid core wood
- 4903 Baseboards & Trim** - average
- 5121 Floor Finish** - average carpet or equivalent
- 6903 Electrical Fixtures** - fair lighting

4.205.032 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		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 ²		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 ²		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		
	Total:	2 770	51.80	5 520	41.50	8 930	36.50	14 760	33.60		

4.205.033 MODULE RATES (in dollars)

Basement
(MT 205 QU 03 ST 52)

Code	Component	Size Ranges - m ²		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		
	Total:	13 100	164.30	18 640	151.90	26 150	141.30	38 560	134.70		

Main Level Base Structure
(MT 205 QU 03 ST 60)

Code	Component	Size Ranges - m ²		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		
	Total:	12 830	175.80	21 500	154.20	33 140	137.40	52 380	127.50		

4.205.033 MODULE RATES (in dollars)

Upper Level Base Structure
(MT 205 QU 03 ST 70)

Code	Component	Size Ranges - m ²		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		
	Total:	21 460	170.80	30 090	149.30	41 740	132.70	60 980	122.80		

Lobby Finish

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

Code	Component	Size Ranges - m ²		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		
	Total:	1 670	68.20	3 310	61.40	6 320	56.90	10 510	54.80		

Lounge Finish

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

Code	Component	Size Ranges - m ²		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		
	Total:	2 590	118.40	4 440	81.70		

4.205.034 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

Component	Size Ranges - m ²		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		
Total:	1 960	17.20	3 760	11.30	6 010	8.00	9 830	6.10		
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 m² of soffit - **add \$ 121.00**

0.9 m overhang height, per m² of soffit - **add \$ 151.00**

1.2 m overhang height, per m² of soffit - **add \$ 176.00**

Canopy

without columns, per m² – **add \$ 109.00**

with columns - **add K \$ 350.00**

AR m² \$ 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 m² of area**

roof along beam - **add or deduct \$ 0.80 per m² of area**

floor along joists - **add or deduct \$ 2.60 per m² of area**

floor along beam - **add or deduct \$ 1.30 per m² 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 m² - **add \$ 173.00**
fair clear sealed unit aluminum framing system, per m² - **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>
Total:	m ² \$ 76.20

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

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

COMPONENT DESCRIPTION - LOBBY FINISH

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

COMPONENT DESCRIPTION - LOUNGE FINISH

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

4.205.042 BASE RATES (in dollars)

Size Ranges - m ²		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (20 & over)	
ST Code	Structure	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

Size Ranges - m ²		Size 1 (0-49)		Size 2 (50 & over)	
ST Code	Structure	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)

Size Ranges - m ²		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
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
	Total:	3 720	62.00	7 490	46.90	12 200	40.30	20 160	36.10

4.205.043 MODULE RATES (in dollars)

Basement

(MT 205 QU 04 ST 52)

Code	Component	Size Ranges - m ²		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		
Total:		14 040	180.60	20 320	161.40	28 880	149.30	43 040	142.10		

Main Level Base Structure

(MT 205 QU 04 ST 60)

Code	Component	Size Ranges - m ²		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		
Total:		14 480	194.90	24 210	163.90	37 290	145.10	58 960	133.60		

4.205.043 MODULE RATES (in dollars)

Upper Level Base Structure
(MT 205 QU 04 ST 70)

Code	Component	Size Ranges - m ²		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		
	Total:	22 820	195.30	32 550	164.20	45 600	145.70	67 300	134.30		

Lobby Finish

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

Code	Component	Size Ranges - m ²		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		
	Total:	1 930	83.30	3 780	75.80	7 420	70.60	12 330	67.90		

Lounge Finish

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

Code	Component	Size Ranges - m ²		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		
	Total:	3 240	146.40	5 510	101.20		

4.205.044 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

Component	Size Ranges - m ²		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		
Total:	2 100	18.60	4 100	11.10	6 580	7.50	10 780	5.40		
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 m² of soffit - **add \$ 123.00**

0.9 m overhang height, per m² of soffit - **add \$ 154.00**

1.2 m overhang height, per m² of soffit - **add \$ 180.00**

Canopy

without columns, per m² - **add \$ 121.00**

with columns - **add K \$ 400.00**

AR m² \$ 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 m² of area**

roof along beam - **add or deduct \$ 0.80 per m² of area**

floor along joists - **add or deduct \$ 2.60 per m² of area**

floor along beam - **add or deduct \$ 1.30 per m² 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 m² - **add \$ 182.00**
average clear sealed unit aluminum framing system, per m² - **add \$ 172.00**
average bronze sealed unit aluminum framing system, per m² - **add \$ 189.00**
average black sealed unit aluminum framing system, per m² - **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>
Total:	m ²	\$ 81.00

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

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

COMPONENT DESCRIPTION - LOBBY FINISH

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

COMPONENT DESCRIPTION - LOUNGE FINISH

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

4.205.052 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		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	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 ²		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	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 ²		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
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
	Total:	3 750	65.10	7 480	50.50			12 150	43.90	20 020	39.80

4.205.053 MODULE RATES (in dollars)

Basement

(MT 205 QU 05 ST 52)

Code	Component	Size Ranges - m ²		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		
	Total:	16 190	190.50	23 010	169.70	32 290	156.70	47 630	148.80		

Main Level Base Structure

(MT 205 QU 05 ST 60)

Code	Component	Size Ranges - m ²		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		
	Total:	15 050	201.80	25 170	169.70	38 750	150.20	61 250	138.40		

4.205.053 MODULE RATES (in dollars)

Upper Level Base Structure

(MT 205 QU 05 ST 70)

Code	Component	Size Ranges - m ²		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		
	Total:	25 470	201.00	35 590	168.90	49 180	149.50	71 680	138.00		

Lobby Finish

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

Code	Component	Size Ranges - m ²		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		
	Total:	2 210	96.40	4 290	88.00	8 610	81.60	14 340	78.70		

Lounge Finish

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

Code	Component	Size Ranges - m ²		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		
	Total:	3 870	180.50	6 690	124.20		

4.205.054 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

Size Ranges - m ²	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
Total:	2 210	19.60	4 300	11.80	6 930	8.30	11 270	6.00
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 m² of soffit - **add \$ 138.00**

0.9 m overhang height, per m² of soffit - **add \$ 175.00**

1.2 m overhang height, per m² of soffit - **add \$ 207.00**

Canopy

without columns, per m² - **add \$ 139.00**

with columns - **add K \$ 550.00**

AR m² \$ 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 m² of area**

roof along beam - **add or deduct \$ 0.80 per m² of area**

floor along joists - **add or deduct \$ 2.60 per m² of area**

floor along beam - **add or deduct \$ 1.30 per m² 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 m² - add \$ 182.00
average clear sealed unit aluminum framing system, per m² - add \$ 172.00
average bronze sealed unit aluminum framing system, per m² - add \$ 189.00
average black sealed unit aluminum framing system, per m² - 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	<u>14.30</u>
Total:	m ² \$ 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 ²		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 ²		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 ²		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
	Total:	4 140	69.20	8 150	53.30	13 190	46.10	21 650	41.90

4.205.063 MODULE RATES (in dollars)

Basement

(MT 205 QU 06 ST 52)

Code	Component	Size Ranges - m ²		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		
	Total:	18 140	199.00	25 150	174.40	34 780	161.00	50 550	152.50		

Main Level Base Structure

(MT 205 QU 06 ST 60)

Code	Component	Size Ranges - m ²		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		
	Total:	19 440	250.80	32 770	202.30	50 480	176.80	79 800	161.70		

4.205.063 MODULE RATES (in dollars)

Upper Level Base Structure

(MT 205 QU 06 ST 70)

Code	Component	Size Ranges - m ²		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		
	Total:	31 780	242.00	45 120	193.40	62 830	168.30	92 140	153.30		

Lobby Finish

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

Code	Component	Size Ranges - m ²		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		
	Total:	2 400	112.00	4 580	103.20	8 420	97.80	14 940	94.60		

Lounge Finish

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

Code	Component	Size Ranges - m ²		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		
	Total:	4 700	201.50	8 030	135.20		

4.205.064 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

Component	Size Ranges - m ²		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		
Total:	2 880	25.20	5 610	14.60	9 020	10.00	14 720	7.10		
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 m² of soffit - **add \$ 159.00**

0.9 m overhang height, per m² of soffit - **add \$ 206.00**

1.2 m overhang height, per m² of soffit - **add \$ 248.00**

Canopy

without columns, per m² - **add \$ 162.00**

with columns - **add K \$ 900.00**

AR m² \$ 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 m² of area**

roof along beam - **add or deduct \$ 0.80 per m² of area**

floor along joists - **add or deduct \$ 2.60 per m² of area**

floor along beam - **add or deduct \$ 1.30 per m² 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 m² - **add \$ 191.00**
good clear sealed unit aluminum framing system, per m² - **add \$ 184.00**
good bronze sealed unit aluminum framing system, per m² - **add \$ 231.00**
good black sealed unit aluminum framing system, per m² - **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>
Total:	m² \$ 103.20

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.

**4.206.030 MODEL TYPE 206
QUALITY 03**

MOTOR HOTEL ROOM SECTIONS - FAIR

4.206.031 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 4.4 %	Foundation - Basement 2.7 m	Exterior Wall - Main 2.7 m
Window Area: 10.0 %		- Upper 2.7 m

CODE COMPONENT DESCRIPTION - BASE STRUCTURE

- 0545 Concrete Footings** - medium reinforced
- 0700 Piles** - reinforced concrete
- 1100 Grade Beams** - reinforced concrete or equivalent
- 1311 Foundation Walls** - 200 mm light reinforced concrete
- 1347 Foundation Walls - Lift** - 200 mm light reinforced concrete and wood framing, insulation, sheathing
- 1353 Foundation End Wall - Lift** - 200 mm light reinforced concrete and 190 mm concrete block or equivalent
- 1514 Concrete Slab - Basement and On Grade** - 100 mm light reinforced
Framing - bearing walls
- 2120 Base Floor Construction** - wood joists, sheathing, 38 mm concrete topping
- 2333 Stairs - Basement and Upper** - two wood stairs, tile finish
- 2504 Base Wall Construction** - wood framing, insulation, sheathing
- 2545 Base End Wall Construction** - 190 mm concrete block, loose fill insulation
- 2709 Exterior Wall Finish** - stucco or equivalent
- 2972 Base Roof Construction** - wood joists, sheathing
- 3312 Roof Finish** - rigid insulation, 4-ply built-up or equivalent
- 3521 Windows** - fair double glazed aluminum or equivalent
- 3730 Exterior Doors** - two fair clear aluminum doors
- 4727 Interior Doors** - two fair fire rated steel doors
- 6103 Plumbing Basic** - fair
- 6543 Heating** - fair hot water
- 6703 Electrical Basic** - fair wiring

COMPONENT DESCRIPTION - ROOM FINISH

- 4118 Interior Wall Finish** - gypsum wallboard, paint
- 4313 Partitions** - gypsum wallboard, paint; partition area 45.0%
- 4317 Corridor Walls** - insulation, gypsum wallboard, paint or equivalent
- 4369 Party Walls** - 190 mm concrete block, insulation, paint
- 4514 Ceiling Finish** - gypsum wallboard, paint
- 4701 Interior Door** - fair hollow core wood
- 4711 Entrance Door** - fair solid core wood
- 4902 Baseboards & Trim** - fair
- 5120 Floor Finish** - fair carpet or equivalent
- 6902 Electrical Fixtures** - substandard lighting

4.206.032 BASE RATES (in dollars)

		All Sizes - m ²	
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 ²	
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 ²				All Sizes - m ²			
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
	Total:	1 510	40.90		Total:	6 000	158.10

4.206.033 MODULE RATES (in dollars)

Basement 1/2 Above Grade
(MT 206 QU 03 ST 53)

Code	Component	All Sizes - m ²	
		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
Total:		8 090	179.90

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

Code	Component	All Sizes - m ²	
		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
Total:		8 170	139.50

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

Code	Component	All Sizes - m ²	
		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
Total:		8 170	105.50

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

Code	Component	All Sizes - m ²	
		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
Total:		3 720	59.10

4.206.034 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - add or deduct

Component	All Sizes - m ²	
	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
Total:	860	8.90

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>
Total:	m ²	\$ 68.10

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.

**4.206.040 MODEL TYPE 206
QUALITY 04**

MOTOR HOTEL ROOM SECTIONS - STANDARD

4.206.041 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 5.6 %	Foundation - Basement 2.6 m	Exterior Wall - Main 2.6 m
Window Area: 12.0 %		- Upper 2.6 m

CODE COMPONENT DESCRIPTION - BASE STRUCTURE

- 0548 Concrete Footings** - medium reinforced
- 0701 Piles** - reinforced concrete
- 1101 Grade Beams** - reinforced concrete
- 1321 Foundation Walls** - 200 mm medium reinforced concrete
- 1348 Foundation Walls - Lift** - 200 mm medium reinforced concrete and steel studding, insulation, sheathing
- 1354 Foundation End Wall - Lift** - 200 mm medium reinforced concrete and 190 mm concrete block or equivalent
- 1524 Concrete Slab - Basement and On Grade** - 100 mm light reinforced
Framing - bearing walls
- 2150 Base Floor Construction** - concrete flat plate system or equivalent
- 2367 Stairs - Basement and Upper** - two concrete stairs or equivalent
- 2513 Base Wall Construction** - steel studding, insulation, sheathing
- 2545 Base End Wall Construction** - 190 mm concrete block, loose fill insulation
- 2709 Exterior Wall Finish** - stucco or equivalent
- 2965 Base Roof Construction** - concrete flat plate system or equivalent
- 3313 Roof Finish** - rigid insulation, 4-ply built-up
- 3522 Windows** - average double glazed aluminum or equivalent
- 3731 Exterior Doors** - two average clear aluminum doors
- 4728 Interior Doors** - two average fire rated steel doors
- 6104 Plumbing Basic** - average
- 6544 Heating** - average hot water
- 6704 Electrical Basic** - average wiring

COMPONENT DESCRIPTION - ROOM FINISH

- 4119 Interior Wall Finish** - gypsum wallboard, paint
- 4335 Partitions** - gypsum wallboard, paint; partition area 45.0%
- 4345 Corridor Walls** - insulation, soundboard, gypsum wallboard, paint or equivalent
- 4369 Party Walls** - 190 mm concrete block, insulation, paint
- 4507 Ceiling Finish** - sprayed plaster or equivalent
- 4702 Interior Door** - average hollow core wood
- 4712 Entrance Door** - average solid core wood
- 4903 Baseboards & Trim** - average
- 5121 Floor Finish** - average carpet or equivalent
- 6903 Electrical Fixtures** - fair lighting

4.206.042 BASE RATES (in dollars)

ST Code	Structure	All Sizes - m ²	
		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

ST Code	Structure	All Sizes - m ²	
		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)			
Code	Component	All Sizes - m ²		Code	Component	All Sizes - m ²	
		K	AR			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
	Total:	2 400	47.00		Total:	9 050	174.20

4.206.043 MODULE RATES (in dollars)

Basement 1/2 Above Grade
(MT 206 QU 04 ST 53)

Code	Component	All Sizes - m ²	
		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
	Total:	11 690	206.10

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

Code	Component	All Sizes - m ²	
		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
	Total:	9 580	160.90

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

Code	Component	All Sizes - m ²	
		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
	Total:	11 500	126.70

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

Code	Component	All Size- m ²	
		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
	Total:	4 450	64.10

4.206.044 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

Component	All Sizes - m ²	
	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
Total:	1 010	8.40

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>
Total:	\$ 70.40

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

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

CODE COMPONENT DESCRIPTION - BASE STRUCTURE

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

COMPONENT DESCRIPTION - ROOM FINISH

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

4.206.052 BASE RATES (in dollars)

ST Code	Structure	All Sizes - m ²	
		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 ²	
		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 ²	
		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
	Total:	2 540	50.10

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

Code	Component	All Sizes - m ²	
		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
	Total:	11 950	211.10

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

Code	Component	All Sizes - m ²	
		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
	Total:	11 960	28.80

Basement
(MT 206 QU 05 ST 52)

Code	Component	All Sizes - m ²	
		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
	Total:	9 740	182.10

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

Code	Component	All Sizes - m ²	
		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
	Total:	10 200	163.20

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

Code	Component	All Sizes - m ²	
		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
	Total:	5 020	72.30

4.206.054 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

Component	All Sizes - m ²	
	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
Total:	1 080	8.40

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	14.40
Total:	m² \$ 72.10

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

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

COMPONENT DESCRIPTION - ROOM FINISH

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

4.206.062 BASE RATES (in dollars)

ST Code	Structure	All Sizes - m ²	
		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 ²	
		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 ²	
		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
	Total:	3 080	52.60

Basement
(MT 206 QU 06 ST 52)

Code	Component	All Sizes - m ²	
		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
	Total:	10 560	209.90

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

Code	Component	All Sizes - m ²	
		K	AR
0300	Excavation 260	14.10	0100 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
	Total:	13 780	265.20

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

Code	Component	All Sizes - m ²	
		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
	Total:	12 630	222.60

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

Code	Component	All Sizes - m ²	
		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
	Total:	14 330	180.90

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

Code	Component	All Sizes - m ²	
		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
	Total:	5 280	81.20

4.206.064 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

All Sizes - m²

Component	K	AR
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
Total:	1 720	12.20

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>
Total:	m²	\$ 104.50

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

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

CODE COMPONENT DESCRIPTION - BASE STRUCTURE

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

COMPONENT DESCRIPTION - STORE FINISH

4101	Interior Wall Finish - paint
4531	Ceiling Finish - suspended panels
4901	Baseboards & Trim - low grade
5101	Floor Finish - low grade tile or equivalent
6902	Electrical Fixtures - 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
	Total:	250	34.90	610	28.10	1 210	25.80	1 950	24.70

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
	Total:	2 490	199.90	5 420	145.60	10 800	124.10	17 310	114.90

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
Total:		2 590	155.90	5 120	110.60	9 900	91.40	15 620	83.10

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
Total:		2 450	149.70	5 030	102.20	9 870	82.80	15 680	74.60

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 ²		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
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
	Total:	230	39.60	580	32.70			1 200	30.20	1 960	29.10

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

Component	Size Ranges - m ²		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
Total:	620	32.20	1 510	14.90			3 080	8.70	4 970	6.10
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

Plumbingper 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 m² of area**roof along beam - **add or deduct \$ 0.80 per m² of area**floor along joists - **add or deduct \$ 2.60 per m² of area**floor along beam - **add or deduct \$ 1.30 per m² of area**

4.300.025 UNIT COST ADJUSTMENTS

Windows

low grade single glazed wood window, per m² - **add \$ 102.00**

low grade double glazed wood window, per m² - **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>
Total:	\$ 66.00

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

0545	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
2131	Base Floor Construction - open web steel joists, steel decking, 64 mm light reinforced concrete slab; wood joists and deck floor system or equivalent in older types
2305	Stairs - Basement - one wood stair, painted
2311	Stairs - Upper - one wood stair, tile finish
2532	Base Wall Construction - 190 mm concrete block, loose fill insulation
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 forced air
6703	Electrical Basic - fair wiring

COMPONENT DESCRIPTION - STORE FINISH

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

4.300.032 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		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 ²		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		
	Total:	970	76.40	2 420	47.90	4 880	37.90	7 920	33.40		

Basement

(MT 300 QU 03 ST 52)

Code	Component	Size Ranges - m ²		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		
	Total:	2 980	232.50	6 350	164.70	12 600	141.10	20 120	128.90		

4.300.033 MODULE RATES (in dollars)

Main Level Base Structure
(MT 300 QU 03 ST 60)

Code	Component	Size Ranges - m ²		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	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		
Total:		2 840	176.30	5 740	119.30	11 080	98.90	17 550	88.60		

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

Code	Component	Size Ranges - m ²		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		
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		
Total:		2 770	171.20	5 590	114.40	10 960	94.50	17 400	83.60		

4.300.033 MODULE RATES (in dollars)

Upper Level Base Structure - Extension
(MT 300 QU 03 ST 71)

Code	Component	Size Ranges - m ²		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		
	Total:	0	227.50	0	201.60	0	187.00		

Upper Level Base Structure - Cantilever Extension
(MT 300 QU 03 ST 72)

Code	Component	Size Ranges - m ²		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		
	Total:	0	195.50	0	175.70	0	164.80		

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 ²		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		
	Total:	280	49.80	700	41.40	1 450	38.50	2 360	37.00		

4.300.034 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

Component	Size Ranges - m ²		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		
Total:	690	36.00	1 690	16.10	3 420	9.20	5 520	6.40		
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 m² of area**

roof along beam - **add or deduct \$ 0.80 per m² of area**

floor along joists - **add or deduct \$ 2.60 per m² of area**

floor along beam - **add or deduct \$ 1.30 per m² of area**

4.300.035 UNIT COST ADJUSTMENTS

Windows

fair double glazed aluminum window, per m² - **add \$ 173.00**

fair clear sealed unit aluminum framing system, per m² - **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>
Total:	\$ 74.60

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

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

COMPONENT DESCRIPTION - STORE FINISH

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

4.300.042 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		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	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 ²		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	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		
	Total:	2 630	49.80	5 230	40.00	8 500	35.40	13 990	32.50		

Basement
(MT 300 QU 04 ST 52)

Code	Component	Size Ranges - m ²		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		
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		
	Total:	13 290	175.70	19 920	158.50	28 800	145.80	43 500	138.10		

4.300.043 MODULE RATES (in dollars)

Main Level Base Structure
(MT 300 QU 04 ST 60)

Code	Component	Size Ranges - m ²		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
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		
	Total:	7 610	130.90	13 800	112.10	21 960	100.30	35 530	93.30		

Upper Level Base Structure
(MT 300 QU 04 ST 70)

Code	Component	Size Ranges - m ²		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		
	Total:	14 080	130.10	19 920	115.60	27 880	104.30	41 040	97.50		

4.300.043 MODULE RATES (in dollars)

Upper Level Base Structure - Extension
(MT 300 QU 04 ST 71)

Code	Component	Size Ranges - m ²		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		
	Total:	0	249.80	0	235.80	0	221.80	0	213.30		

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

Code	Component	Size Ranges - m ²		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		
	Total:	0	225.40	0	210.90	0	199.70	0	192.80		

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 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		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
	Total:	840	53.10	1 720	49.70	2 820	48.00	4 680	47.00

4.300.044 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

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
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
Total:	2 150	19.10	4 260	11.20	6 930	7.40	11 420	4.90
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 m² of area**

roof along beam - **add or deduct \$ 0.80 per m² of area**

floor along joists - **add or deduct \$ 2.60 per m² of area**

floor along beam - **add or deduct \$ 1.30 per m² of area**

4.300.045 UNIT COST ADJUSTMENTS

Windows

average double glazed aluminum window, per m² - **add \$ 182.00**

average clear sealed unit aluminum framing system, per m² - **add \$ 172.00**

average bronze sealed unit aluminum framing system, per m² - **add \$ 189.00**

average black sealed unit aluminum framing system, per m² - **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>
Total:	m² \$ 91.30

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

Architect Fees: 7.0 %	Foundation - Basementless 1.2 m	Exterior Wall - Main 3.0 m
Span: 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 ²		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	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 ²		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		
	Total:	8 530	64.10	13 510	56.60	21 820	52.60	36 110	50.10		

4.300.063 MODULE RATES (in dollars)

Basement
(MT 300 QU 06 ST 52)

Code	Component	Size Ranges - m ²		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		
	Total:	30 230	185.40	40 940	169.80	58 800	161.30	89 730	155.50		

Main Level Base Structure
(MT 300 QU 06 ST 60)

Code	Component	Size Ranges - m ²		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		
	Total:	38 960	226.90	60 600	195.70	97 120	177.30	163 200	165.20		

4.300.063 MODULE RATES (in dollars)

Upper Level Base Structure
(MT 300 QU 06 ST 70)

Code	Component	Size Ranges - m ²		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	5 310		
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		
	Total:	50 810	187.80	72 440	156.80	108 970	138.50	175 040	126.60		

Store Finish

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

Code	Component	Size Ranges - m ²		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		
	Total:	3 300	71.00	5 390	67.80	8 920	66.10	15 470	64.90		

*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 ²		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		
Total:		0	364.20	0	327.60	0	306.50	0	292.80		

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

Code	Component	Size Ranges - m ²		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		
Total:		0	331.40	0	305.70	0	287.40	0	275.50		

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 ²		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		
Total:	10 400	26.30	16 860	17.10	27 730	11.50	47 400	8.00		
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 m² of area**

roof along beam - **add or deduct \$ 0.80 per m² of area**

floor along joists - **add or deduct \$ 2.60 per m² of area**

floor along beam - **add or deduct \$ 1.30 per m² of area**

4.300.065 UNIT COST ADJUSTMENTS

Windows

- good double glazed aluminum window, per m² - **add \$ 191.00**
- good clear sealed unit aluminum framing system, per m² - **add \$ 184.00**
- good bronze sealed unit aluminum framing system, per m² - **add \$ 231.00**
- good black sealed unit aluminum framing system, per m² - **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>
Total:	m² \$ 204.30

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

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

COMPONENT DESCRIPTION - STORE FINISH

- 4101 Interior Wall Finish** - paint
- 4531 Ceiling Finish** - suspended panels
- 4902 Baseboards & Trim** - fair
- 5102 Floor Finish** - fair tile or equivalent
- 6903 Electrical Fixtures** - fair lighting

4.310.032 BASE RATES PER UNIT (in dollars)

ST Code	Structure	Size 2 (0-249)		Size 3 (250 & over)	
		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 2 (0-249)		Size 3 (250 & over)	
		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
	Total:	1 120	34.90	2 270	30.30

Basement
 (MT 310 QU 03 ST 52)

Code	Component	Size 2 (0-249)		Size 3 (250 & over)	
		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 Wall860	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
	Total:	4 650	132.10	8 840	115.40

4.310.033 MODULE RATES PER UNIT (in dollars)

Main Level Base Structure
(MT 310 QU 03 ST 60)

Code	Component	Size Ranges - m ²		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	0.30	140	0.30
1901	Beams	240	2.10	490	1.10	490	1.10
2532	Base Wall Constr.	1 880	16.60	3 840	8.80	3 840	8.80
2701	Ext. Wall Finish	160	1.40	340	0.80	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 Wall	860	7.60	1 770	4.00	1 770	4.00
6103	Plumbing Basic	120	3.20	240	2.90	240	2.90
6503	Heating	330	8.70	640	7.50	640	7.50
6703	Electrical Basic	220	5.80	420	5.00	420	5.00
	Miscellaneous	100	2.80	190	2.30	190	2.30
	Architect Fees	190	4.50	390	3.70	390	3.70
	Total:	4 220	98.30	8 510	81.40	8 510	81.40

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

Code	Component	Size Ranges - m ²		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
4101	Int. Wall Finish	240	2.10	490	1.10	490	1.10
4531	Ceiling Finish	0	10.50	0	10.50	0	10.50
4902	Baseboards & Trim	70	0.60	160	0.30	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
	Total:	320	37.90	680	36.60	680	36.60

4.310.034 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct per unit**

Component	Size Ranges - m ²		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
Total:	920	12.10	1 870	8.50
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 m² of soffit - **add \$ 121.00**

0.9 m overhang height, per m² of soffit - **add \$ 151.00**

1.2 m or greater overhang height, per m² 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 m² of area**

roof along beam - **add or deduct \$ 0.80 per m² of area**

floor along joists - **add or deduct \$ 2.60 per m² of area**

floor along beam - **add or deduct \$ 1.30 per m² of area**

4.310.035 UNIT COST ADJUSTMENTS

Partitions

gypsum wallboard & paint, per m² - **add \$ 38.90**

concrete block & paint, per m² - **add \$ 72.20**

Windows

fair double glazed aluminum window, per m² - **add \$ 173.00**

fair clear sealed unit aluminum framing system, per m² - **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>
Total:	\$ 80.70

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

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

COMPONENT DESCRIPTION - STORE FINISH

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

4.310.042 BASE RATES PER UNIT (in dollars)

ST Code	Structure	Size Ranges - m ²		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 ²		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
	Total:	1 820	47.00			3 750	39.70

Basement
(MT 310 QU 04 ST 52)

Code	Component	Size Ranges - m ²		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 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	50	1.30			110	1.10
	Architect Fees	340	9.00			640	7.80
	Total:	6 020	159.50			11 430	138.50

4.310.043 MODULE RATES PER UNIT (in dollars)

Main Level Base Structure
(MT 310 QU 04 ST 60)

Code	Component	Size Ranges - m ²		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
Total:		6 380	165.30	12 100	165.30	12 100	143.90

Store Finish

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

Code	Component	Size Ranges - m ²		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
Total:		400	48.50	830	48.50	830	46.90

4.310.044 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct per unit**

Component	Size Ranges - m ²		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
Total:	960	9.10	1 840	5.60
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 m² of soffit - **add \$ 123.00**

0.9 m overhang height, per m² of soffit - **add \$ 154.00**

1.2 m or greater overhang height, per m² 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 m² of area**

roof along beam - **add or deduct \$ 0.80 per m² of area**

floor along joists - **add or deduct \$ 2.60 per m² of area**

floor along beam - **add or deduct \$ 1.30 per m² of area**

4.310.045 UNIT COST ADJUSTMENTS

Partitions

gypsum wallboard & paint, per m² - **add \$ 38.90**

concrete block & paint, per m² - **add \$ 72.20**

Windows

average double glazed aluminum window, per m² - **add \$ 182.00**

average clear sealed unit aluminum framing system, per m² - **add \$ 172.00**

average bronze sealed unit aluminum framing system, per m² - **add \$ 189.00**

average black sealed unit aluminum framing system, per m² - **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>
Total:	\$ 90.50

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

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

COMPONENT DESCRIPTION - STORE FINISH

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

4.310.052 BASE RATES PER UNIT (in dollars)

ST Code	Structure	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 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
	Total:	1 920	50.70	3 940	42.90

Basement
(MT 310 QU 05 ST 52)

Code	Component	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
	Total:	6 320	165.40	11 900	143.30

4.310.053 MODULE RATES PER UNIT (in dollars)

Main Level Base Structure
(MT 310 QU 05 ST 60)

Code	Component	Size Ranges - m ²		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		
	Total:	7 210	173.10	13 800	148.40		

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

Code	Component	Size Ranges - m ²		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		
	Total:	880	58.50	1 800	55.10		

4.310.054 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct per unit**

Component	Size Ranges - m ²		Size 2 (0-249)		Size 3 (250 & over)	
	K	AR	K	AR	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		
Total:	1 220	11.30	2 370	6.90		
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 m² of soffit - **add \$ 138.00**

0.9 m overhang height, per m² of soffit - **add \$ 175.00**

1.2 m or greater overhang height, per m² 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 m² of area**

roof along beam - **add or deduct \$ 0.80 per m² of area**

floor along joists - **add or deduct \$ 2.60 per m² of area**

floor along beam - **add or deduct \$ 1.30 per m² of area**

4.310.055 UNIT COST ADJUSTMENTS

Partitions

gypsum wallboard & paint, per m² - **add \$ 38.90**

concrete block & paint, per m² - **add \$ 72.20**

Windows

average double glazed aluminum window, per m² - **add \$ 182.00**

average clear sealed unit aluminum framing system, per m² - **add \$ 172.00**

average bronze sealed unit aluminum framing system, per m² - **add \$ 189.00**

average black sealed unit aluminum framing system, per m² - **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>
Total:	m² \$ 127.70

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

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

COMPONENT DESCRIPTION - STORE FINISH

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

4.310.062 BASE RATES PER UNIT (in dollars)

ST Code	Structure	Size 2 (0-249)		Size 3 (250 & over)	
		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 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
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
	Total:	2 110	56.00	4 340	47.40

Basement

(MT 310 QU 06 ST 52)

Code	Component	Size 2 (0-249)		Size 3 (250 & over)	
		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
	Total:	6 750	176.00	12 570	153.20

4.310.063 MODULE RATES PER UNIT (in dollars)

Main Level Base Structure
(MT 310 QU 06 ST 60)

Code	Component	Size Ranges - m ²		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
1705	Columns	90	0.80	180	0.40	180	0.40
1903	Beams	370	3.20	750	1.70	750	1.70
2527	Base Wall Constr.	1 740	15.40	3 550	8.20	3 550	8.20
2731	Ext. Wall Finish	2 930	25.00	6 010	14.00	6 010	14.00
2953	Base Roof Constr.	0	26.00	0	26.00	0	26.00
3324	Roof Finish	0	66.00	0	66.00	0	66.00
4326	Party Wall860	7.60	1 770	4.00		4.00	
6105	Plumbing Basic	230	3.50	330	3.00	330	3.00
6556	Heating & Air Cond.	1 690	39.50	3 070	35.40	3 070	35.40
6706	Electrical Basic	440	6.60	630	5.80	630	5.80
	Miscellaneous	220	3.80	320	3.20	320	3.20
	Architect Fees	650	14.90	1 250	12.70	1 250	12.70
	Total:	9 270	213.30	17 910	181.40	17 910	181.40

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

Code	Component	Size Ranges - m ²		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	1 640	3.80
4535	Ceiling Finish	0	14.50	0	14.50	0	14.50
4905	Baseboards & Trim	110	1.00	250	0.60	250	0.60
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	70	5.20	140	4.90	140	4.90
	Total:	990	73.70	2 030	69.80	2 030	69.80

4.310.064 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct per unit**

Component	Size Ranges - m ²		Size 3 (250 & over)	
	Size 1 (0-249)	Size 2 (0-249)	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
Total:	1 820	17.10	3 560	10.40
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 m² of soffit - **add \$ 159.00**

0.9 m overhang height, per m² of soffit - **add \$ 206.00**

1.2 m or greater overhang height, per m² 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 m² of area**

roof along beam - **add or deduct \$ 0.80 per m² of area**

floor along joists - **add or deduct \$ 2.60 per m² of area**

floor along beam - **add or deduct \$ 1.30 per m² of area**

4.310.065 UNIT COST ADJUSTMENTS

Partitions

gypsum wallboard & paint, per m² - **add \$ 38.90**

concrete block & paint, per m² - **add \$ 72.20**

Windows

good double glazed aluminum window, per m² - **add \$ 191.00**

good clear sealed unit aluminum framing system, per m² - **add \$ 184.00**

good bronze sealed unit aluminum framing system, per m² - **add \$ 231.00**

good black sealed unit aluminum framing system, per m² - **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>
Total:	m² \$ 189.30

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

Architect Fees: 5.6 %	Foundation - Basementless 1.2 m	Exterior Wall - Main 3.0 m
Span: 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
1120	Grade Beams - reinforced concrete or equivalent
1326	Foundation Walls - 200 mm medium reinforced concrete
1524	Concrete Slab - Basement and On Grade - 100 mm light reinforced
	Framing - steel columns and beams
2135	Base Floor Construction - open web steel joists, steel decking, 100 mm light reinforced concrete slab
2349	Stairs - Basement - one steel stair with grate treads and railing
2355	Stairs - Upper - one steel stair with concrete pan treads and railing
2546	Base Wall Construction - 190 mm light reinforced concrete block, loose fill insulation
2703	Exterior Wall Finish - paint
2951	Base Roof Construction - open web steel joists, steel decking
3313	Roof Finish - rigid insulation, 4-ply built-up
6104	Plumbing Basic - average
6514	Heating - average forced air and ventilation
6704	Electrical Basic - average wiring

COMPONENT DESCRIPTION - MALL FINISH

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

COMPONENT DESCRIPTION - STORE FINISH (RENTAL UNIT)

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

4.312.042 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		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 ²		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 ²		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	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		
	Total:	2 630	49.80	5 230	40.00	8 500	35.40	13 990	32.50		

Basement
(MT 312 QU 04 ST 52)

Code	Component	Size Ranges - m ²		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		
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		
	Total:	13 290	175.70	19 920	158.50	28 800	145.80	43 500	138.10		

4.312.043 MODULE RATES (in dollars)

Main Level Base Structure
(MT 312 QU 04 ST 60)

Code	Component	Size Ranges - m ²		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		
	Total:	7 610	130.90	13 800	112.10	21 960	100.30	35 530	93.30		

Upper Level Base Structure
(MT 312 QU 04 ST 70)

Code	Component	Size Ranges - m ²		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		
	Total:	14 080	130.10	19 920	115.60	27 880	104.30	41 040	97.50		

4.312.043 MODULE RATES (in dollars)

Upper Level Base Structure - Extension
(MT 312 QU 04 ST 71)

Code	Component	Size Ranges - m ²		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		
	Total:	0	249.80	0	235.80	0	221.80	0	213.30		

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

Code	Component	Size Ranges - m ²		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		
	Total:	0	225.40	0	210.90	0	199.70	0	192.80		

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 ²		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		
Total:		730	96.80	1 820	76.50	3 730	69.90	6 100	65.50		

* 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 ²		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
Total:		0	45.00	0	45.00	0	45.00	0	45.00	0	45.00

4.312.044 PRECALCULATED ADJUSTMENTS (in dollars)

Height (Structure)

per metre of height - **add or deduct**

Size Ranges - m ²	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
Total:	2 150	19.10	4 260	11.20	6 930	7.40	11 420	4.90
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 ²	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 m² of area**

roof along beam - **add or deduct \$ 0.80 per m² of area**

floor along joists - **add or deduct \$ 2.60 per m² of area**

floor along beam - **add or deduct \$ 1.30 per m² of area**

Mall Ceiling

metal frame suspended, gyproc, stipple or paint, per m² - **add \$ 19.90**

metal frame suspended, plaster, stipple or paint, per m² - **add \$ 33.10**

Mall Wall Finish, wall surface area

cedar, T & G, per m² - **add \$ 39.50**

linear metal, baked enamel, per m² - **add \$ 52.40**

linear metal, nickel, brass, chrome, steel, per m² - **add \$ 118.00**

marble tile, good, per m² - **add \$ 149.00**

marble tile, good to expensive, per m² - **add \$ 202.00**

mirror tiles, per m² - **add \$ 126.00**

mirror panels, per m² - **add \$ 69.00**

ceramic wall tile, average, per m² - **add \$ 73.40**

average face brick veneer, per m² - **add \$ 96.90**

Note: Mall Wall Cost (above store front)

(04) #4316 \$ 38.20 m²

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 m² - **\$ 83.50**

average thin-set terrazzo with brass strip, per m² - **\$ 94.00**

good portland cement terrazzo with zinc strip, per m² - **\$ 92.00**

good portland cement terrazzo with brass strip, per m² - **\$ 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 m² - **\$ 172.00**

standard store front, 9.5 mm, bronze or black trim, per m² - **\$ 207.00**

heavy store front, 12.7 mm, clear anodized trim, per m² - **\$ 198.00**

heavy store front, 12.7 mm, bronze or black trim, per m² - **\$ 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 m² - **add \$ 182.00**
- average clear sealed unit aluminum framing system, per m² - **add \$ 172.00**
- average bronze sealed unit aluminum framing system, per m² - **add \$ 189.00**
- average black sealed unit aluminum framing system, per m² - **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>
Total:	m ² \$ 107.30

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

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 and ventilation
6566	Air Conditioning - good
6706	Electrical Basic - good wiring

COMPONENT DESCRIPTION - MALL FINISH (QU 06 - GOOD)

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

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

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

COMPONENT DESCRIPTION - MALL FINISH (QU 08 - EXPENSIVE)

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

4.312.061 GENERAL DESCRIPTION

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

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

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

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

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

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

4.312.062 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		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	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 ²		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
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 ²		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		
	Total:	8 530	64.10	13 510	56.60	21 820	52.60	36 110	50.10		

Basement
(MT 312 QU 06 ST 52)

Code	Component	Size Ranges - m ²		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		
	Total:	30 230	185.40	40 940	169.80	58 800	161.30	89 730	155.50		

4.312.063 MODULE RATES (in dollars)

Main Level Base Structure
(MT 312 QU 06 ST 60)

Code	Component	Size Ranges - m ²		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		
	Total:	38 960	226.90	60 600	195.70	97 120	177.30	163 200	165.20		

Upper Level Base Structure
(MT 312 QU 06 ST 70)

Code	Component	Size Ranges - m ²		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		
	Total:	50 810	187.80	72 440	156.80	108 970	138.50	175 040	126.60		

4.312.063 MODULE RATES (in dollars)

Upper Level Base Structure - Extension
(MT 312 QU 06 ST 71)

Code	Component	Size Ranges - m ²		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
	Total:	0	364.20	0	327.60	0	306.50	0	306.50	0	292.80

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

Code	Component	Size Ranges - m ²		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
	Total:	0	331.40	0	305.70	0	287.40	0	287.40	0	275.50

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 ²		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
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		
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		
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		
6906	Electric. Fixtures	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		
	Total:	1 200	142.90	3 000	109.10	6 150	96.70	10 060	91.10		

Store Finish (Good to Expensive Rental Unit)

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

Code	Component	Size Ranges - m ²		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
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		
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		
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		
6907	Electric. Fixtures	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		
	Total:	2 210	213.60	5 530	150.70	11 320	127.50	18 560	117.30		

* 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 ²		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
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		
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		
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		
6908	Electrical Fixtures	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		
	Total:	2 310	293.10	5 800	223.30	11 860	199.00	19 410	188.40		

4.312.063 MODULE RATES (in dollars)

Mall Finish (Good)
(MT 312 QU 06 ST 81)

Code	Component	Size Ranges - m ²		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
	Total:	0	153.20	0	153.20	0	153.20	0	153.20	0	153.20

Mall Finish (Good to Expensive)
(MT 312 QU 07 ST 81)

Code	Component	Size Ranges - m ²		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
	Total:	0	193.00	0	193.00	0	193.00	0	193.00	0	193.00

Mall Finish (Expensive)
(MT 312 QU 08 ST 81)

Code	Component	Size Ranges - m ²		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
	Total:	0	356.40	0	356.40	0	356.40	0	356.40	0	356.40

4.312.064 PRECALCULATED ADJUSTMENTS (in dollars)

Height (Structure)

per metre of height - **add or deduct**

Size Ranges - m ²	Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
	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
Total:	10 400	26.30	16 860	17.10	27 730	11.50	47 400	8.00
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**

Size Ranges - m ²	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 (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 m² of area**

roof along beam - **add or deduct \$ 0.80 per m² of area**

floor along joists - **add or deduct \$ 2.60 per m² of area**

floor along beam - **add or deduct \$ 1.30 per m² of area**

Mall Ceiling (QU 06)

metal frame suspended, gyproc, stipple or paint, per m² - **add \$ 16.40**

metal frame suspended, plaster, stipple or paint, per m² - **add \$ 29.60**

Mall Ceiling (QU 07)

metal frame suspended, gyproc, stipple or paint, per m² - **add \$ 14.40**

metal frame suspended, plaster, stipple or paint, per m² - **add \$ 27.60**

Mall Wall Finish, wall surface area

cedar, T & G, per m² - **add \$ 39.50**

linear metal, baked enamel, per m² - **add \$ 52.40**

linear metal, nickel, brass, chrome, steel, per m² - **add \$ 118.00**

marble tile, good, per m² - **add \$ 149.00**

marble tile, good to expensive, per m² - **add \$ 202.00**

mirror tiles, per m² - **add \$ 126.00**

mirror panels, per m² - **add \$ 69.00**

ceramic wall tile, good, per m² - **add \$ 95.90**

ceramic wall tile, good to expensive, per m² - **add \$ 139.90**

good face brick veneer, per m² - **add \$ 103.90**

Note: Mall Wall Cost (above store front)

(06) #4339 \$ 42.90 m²

(07) #4342 \$ 45.30 m²

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 m² - **\$ 92.00**

good portland cement terrazzo with brass strip, per m² - **\$ 103.00**

expensive floating terrazzo with zinc strip, m² - **\$ 96.50**

expensive floating terrazzo with brass strip, m² - **\$ 108.50**

exterior terrazzo, pebbled gravel finish, m² - **\$ 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 m² - \$ 172.00
- standard store front, 9.5 mm, bronze or black trim, per m² - \$ 207.00
- standard store front, 9.5 mm, brass trim, per m² - \$ 224.00
- heavy store front, 12.7 mm, clear anodized trim, per m² - \$ 198.00
- heavy store front, 12.7 mm, bronze or black trim, per m² - \$ 238.00
- heavy store front, 12.7 mm, brass trim, per m² - \$ 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 m² - **add \$ 191.00**
- good clear sealed unit aluminum framing system, per m² - **add \$ 184.00**
- good bronze sealed unit aluminum framing system, per m² - **add \$ 231.00**
- good black sealed unit aluminum framing system, per m² - **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>
Total:	m ² \$ 188.10

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 %	Foundation - Basementless 0.6 m	Exterior Wall - Main 3.0 m
Span: 3.7 m	- Basement 3.0 m	- Upper 3.0 m

CODE COMPONENT DESCRIPTION - BASE STRUCTURE

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

COMPONENT DESCRIPTION - OFFICE FINISH

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

4.350.022 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
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 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 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
Total:		240	34.40	590	27.80	1 210	25.50

4.350.023 MODULE RATES (in dollars)

Foundation - Basementless
(MT 350 QU 02 ST 51)

Code	Component	Size Ranges - m ²		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		
Total:		580	75.10	1 180	66.70	2 470	61.60		

Basement
(MT 350 QU 02 ST 52)

Code	Component	Size Ranges - m ²		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		
Total:		3 040	200.10	5 960	145.90	11 400	124.40		

4.350.023 MODULE RATES (in dollars)

Basement 1/2 Above Grade
(MT 350 QU 02 ST 53)

Code	Component	Size Ranges - m ²		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	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		
	Total:	3 540	204.60	6 870	143.10	13 330	118.40		

Main Level Base Structure
(MT 350 QU 02 ST 60)

Code	Component	Size Ranges - m ²		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		
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		
	Total:	2 740	162.20	5 280	117.20	10 340	97.80		

4.350.023 MODULE RATES (in dollars)

Upper Level Base Structure
(MT 350 QU 02 ST 70)

Code	Component	Size Ranges - m ²		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		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		
Total:		2 980	155.90	5 560	108.90	10 670	89.40		

Office Finish

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

Average Size Per Office

Code	Component	Size Ranges - m ²		Size 1 (0-49)		Size 2 (50 & over)	
		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		
Total:		620	51.50	1 210	40.00		

4.350.024 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

Component	Size Ranges - m ²		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		
Total:	610	31.90	1 500	14.80	3 030	8.50		
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 m² of area**

roof along beam - **add or deduct \$ 0.80 per m² of area**

floor along joists - **add or deduct \$ 2.60 per m² of area**

floor along beam - **add or deduct \$ 1.30 per m² of area**

4.350.025 UNIT COST ADJUSTMENTS

Windows

low grade single glazed wood window, per m² - **add \$ 102.00**

low grade double glazed wood window, per m² - **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>
Total:	m² \$ 66.00

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

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

CODE COMPONENT DESCRIPTION - BASE STRUCTURE

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

COMPONENT DESCRIPTION - OFFICE FINISH

4102	Interior Wall Finish - paint
4312	Interior & Corridor 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

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
	Total:	980	76.50	2 410	47.90	4 880	38.00	7 920	33.50

4.350.033 MODULE RATES (in dollars)

Foundation - Basementless
(MT 350 QU 03 ST 51)

Code	Component	Size Ranges - m ²		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		
Total:		1 230	120.60	2 570	93.40	5 310	83.80	8 490	77.80		

Basement
(MT 350 QU 03 ST 52)

Code	Component	Size Ranges - m ²		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		
Total:		3 890	230.20	7 200	163.40	13 430	139.90	20 870	127.80		

4.350.033 MODULE RATES (in dollars)

Basement 1/2 Above Grade
(MT 350 QU 03 ST 53)

Code	Component	Size Ranges - m ²		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		
	Total:	4 250	231.30	7 680	163.00	14 490	138.50	22 290	125.70		

Main Level Base Structure
(MT 350 QU 03 ST 60)

Code	Component	Size Ranges - m ²		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		
	Total:	3 100	185.60	6 070	128.20	11 860	107.20	18 460	96.60		

4.350.033 MODULE RATES (in dollars)

Upper Level Base Structure
(MT 350 QU 03 ST 70)

Code	Component	Size Ranges - m ²		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		
	Total:	3 790	178.50	6 670	121.30	12 500	100.90	19 110	89.90		

Office Finish

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

Average Size Per Office

Code	Component	Size Ranges - m ²		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		
	Total:	680	59.70	1 310	47.30		

4.350.033 MODULE RATES (in dollars)

Upper Level Base Structure - Extension
(MT 350 QU 03 ST 71)

Code	Component	Size Ranges - m ²		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		
2178	Base Floor Constr.	0	72.00	0	72.00	0	72.00		
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	3.80	0	3.40	0	3.10		
6503	Heating	0	11.50	0	10.10	0	9.40		
6703	Electrical Basic	0	9.90	0	8.70	0	8.10		
	Miscellaneous	0	4.00	0	3.50	0	3.30		
	Architect Fees	0	10.30	0	9.10	0	8.50		
	Total:	0	234.20	0	207.70	0	193.00		

Upper Level Base Structure - Cantilever Extension
(MT 350 QU 03 ST 72)

Code	Component	Size Ranges - m ²		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		
2178	Base Floor Constr.	0	72.00	0	72.00	0	72.00		
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	3.80	0	3.40	0	3.10		
6503	Heating	0	11.50	0	10.10	0	9.40		
6703	Electrical Basic	0	9.90	0	8.70	0	8.10		
	Miscellaneous	0	4.00	0	3.50	0	3.30		
	Architect Fees	0	8.90	0	8.00	0	7.50		
	Total:	0	202.30	0	181.90	0	170.80		

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 ²		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		
Total:	690	36.10	1 690	16.20	3 420	9.30	5 530	6.30		
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 m² of area**
- roof along beam - **add or deduct \$ 0.80 per m² of area**
- floor along joists - **add or deduct \$ 2.60 per m² of area**
- floor along beam - **add or deduct \$ 1.30 per m² of area**

4.350.035 UNIT COST ADJUSTMENTS

Windows

- fair double glazed aluminum window, per m² - **add \$ 173.00**
- fair clear sealed unit aluminum framing system, per m² - **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	<u>5.80</u>
Total:	m ² \$ 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

0548	Concrete Footings - medium reinforced
0700	Piles - reinforced concrete
0920	Concrete Pads - reinforced
1120	Grade Beams - reinforced concrete or equivalent
1326	Foundation Walls - 200 mm medium reinforced concrete
1354	Foundation Wall - Lift - 200 mm medium reinforced concrete and 190 mm concrete block or equivalent
1524	Concrete Slab - Basement and On Grade - 100 mm light reinforced
	Framing - steel columns and beams
2129	Base Floor Construction - open web steel joists, steel decking, 75 mm light reinforced concrete slab
2360	Stairs - Basement and Upper - two steel stairs, terrazzo pan treads and railing
2546	Base Wall Construction - 190 mm light reinforced concrete block, loose fill insulation
2703	Exterior Wall Finish - paint
2951	Base Roof Construction - open web steel joists, steel decking
3313	Roof Finish - rigid insulation, 4-ply built-up
3920	Stairwells - concrete block, painted
4728	Interior Doors - two average fire rated steel doors
6104	Plumbing Basic - average
6514	Heating - average forced air and ventilation
6704	Electrical Basic - average wiring

COMPONENT DESCRIPTION - OFFICE FINISH

4126	Interior Wall Finish - gypsum wallboard, paint
4313	Interior & Corridor Partitions - gypsum wallboard, paint
4533	Ceiling Finish - suspended panels
4712	Interior Doors - average solid core wood
4903	Baseboards & Trim - average
5103	Floor Finish - average tile or equivalent
6905	Electrical Fixtures - average to good lighting

4.350.042 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		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	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 ²		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	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		
	Total:	2 620	49.60	5 200	39.80	8 460	35.30	13 940	32.40		

4.350.043 MODULE RATES (in dollars)

Foundation - Basementless
(MT 350 QU 04 ST 51)

Code	Component	Size Ranges - m ²		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		
	Total:	3 700	94.30	6 330	91.20	10 170	85.80	16 370	82.60		

Basement
(MT 350 QU 04 ST 52)

Code	Component	Size Ranges - m ²		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		
	Total:	28 230	170.90	35 040	152.10	44 040	139.50	58 910	131.80		

4.350.043 MODULE RATES (in dollars)

Basement 1/2 Above Grade
(MT 350 QU 04 ST 53)

Code	Component	Size Ranges - m ²		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	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	1 800	9.60	2 220	8.60	2 730	7.90	3 560	7.50		
Total:		32 100	171.90	39 570	153.40	48 790	140.60	63 600	133.10		

Main Level Base Structure
(MT 350 QU 04 ST 60)

Code	Component	Size Ranges - m ²		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		
Total:		9 570	141.90	16 710	121.30	25 290	109.20	39 130	102.10		

4.350.043 MODULE RATES (in dollars)

Upper Level Base Structure
(MT 350 QU 04 ST 70)

Code	Component	Size Ranges - m ²		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	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	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		
	Total:	31 290	134.30	38 210	116.50	46 710	105.00	60 310	97.90		

Office Finish

(MT 350 QU 04 ST 83) - finish height - 2.4 m

Average Size Per Office

Code	Component	Size Ranges - m ²		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		
	Total:	930	74.40	1 700	59.30		

4.350.043 MODULE RATES (in dollars)

**Upper Level Base Structure - Extension
(MT 350 QU 04 ST 71)**

Code	Component	Size Ranges - m ²		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		
Total:		0	254.00	0	236.80	0	222.50	0	213.80		

4.350.043 MODULE RATES (in dollars)

**Upper Level Base Structure - Cantilever Extension
(MT 350 QU 04 ST 72)**

Code	Component	Size Ranges - m ²		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		
Total:		0	229.70	0	211.90	0	200.30	0	193.20		

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 ²		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		
Total:	2 130	18.90	4 240	11.00	6 870	7.30	11 330	5.00		
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 m² of area**

roof along beam - **add or deduct \$ 0.80 per m² of area**

floor along joists - **add or deduct \$ 2.60 per m² of area**

floor along beam - **add or deduct \$ 1.30 per m² of area**

4.350.045 UNIT COST ADJUSTMENTS

Windows

- average double glazed aluminum window, per m² - **add \$ 182.00**
- average clear sealed unit aluminum framing system, per m² - **add \$ 172.00**
- average bronze sealed unit aluminum framing system, per m² - **add \$ 189.00**
- average black sealed unit aluminum framing system, per m² - **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>
Total:	m² \$ 107.30

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

CODE	COMPONENT DESCRIPTION - BASE STRUCTURE
0555	Concrete Footings - medium reinforced
0700	Piles - reinforced concrete
0923	Concrete Pads - reinforced
1123	Grade Beams - reinforced concrete or equivalent
1327	Foundation Walls - 250 mm medium reinforced concrete
1525	Concrete Slab - Basement and On Grade - 125 mm light reinforced
	Framing - non bearing walls; reinforced concrete columns and suspended framing system or steel columns and beams
2151	Base Floor Construction - concrete flat slab system or open web steel joists, steel decking, 100 mm light reinforced concrete slab or equivalent
2374	Stairs - Basement and Upper - two concrete stairs, painted with railing
2510	Base Wall Construction - steel studs, insulation
2766	Exterior Wall Finish - 100 mm precast concrete panels, insulation
2966	Base Roof Construction - concrete flat 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
3911	Shafts - Mechanical - concrete
3923	Stairwells - concrete, plastered
4729	Interior Doors - two good fire rated steel doors
6106	Plumbing Basic - good
6546	Heating - good hot water and ventilation
6566	Air Conditioning - good
6706	Electrical Basic - good wiring

COMPONENT DESCRIPTION - OFFICE FINISH (QU 06 - CUSTOM)

4120	Interior Wall Finish - gypsum wallboard, paint
4386	Interior & Corridor Partitions - good vinyl faced demountable
4535	Ceiling Finish - suspended panels
4714	Interior Doors - good solid core wood
5123	Floor Finish - good carpet or equivalent
6907	Electrical Fixtures - good to expensive lighting

COMPONENT DESCRIPTION - OFFICE FINISH (QU 08 - EXPENSIVE)

4120	Interior Wall Finish - gypsum wallboard, paint
4382	Interior & Corridor Partitions - steel studding, insulation, sound board, gypsum wallboard and good vinyl or expensive vinyl faced demountable
4536	Ceiling Finish - suspended panels
4716	Interior Doors - expensive solid core wood
4907	Baseboards & Trim - expensive wood
5126	Floor Finish - expensive carpet or equivalent
6908	Electrical Fixtures - expensive lighting

4.350.062 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		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 ²		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		
	Total:	3 160	62.70	5 870	53.20	9 310	48.20	15 040	45.50		

4.350.063 MODULE RATES (in dollars)

Basement

(MT 350 QU 06 ST 52)

Code	Component	Size Ranges - m ²		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		
	Total:	25 100	216.20	33 670	185.80	44 130	171.00	61 440	162.40		

Main Level Base Structure

(MT 350 QU 06 ST 60)

Code	Component	Size Ranges - m ²		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		
	Total:	23 950	320.60	42 380	257.60	62 180	230.20	93 750	214.20		

4.350.063 MODULE RATES (in dollars)

Upper Level Base Structure
(MT 350 QU 06 ST 70)

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
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
2374	Stairs	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
3923	Stairwells 6 480	0.00	6 480	0.00	6 480	0.00	6 480	0.00	
4729	Interior Doors	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
	Total:	37 490	273.90	55 910	211.10	75 730	183.70	107 290	167.80

4.350.063 MODULE RATES (in dollars)

Upper Level Base Structure - Extension
(MT 350 QU 06 ST 71)

Code	Component	Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1899)		Size 5 (2000 & over)	
		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
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	31.70	0	26.70	0	24.70	0	23.40
	Total:	0	453.10	0	383.20	0	352.20	0	334.40

4.350.063 MODULE RATES (in dollars)

Upper Level Base Structure - Cantilever Extension
(MT 350 QU 06 ST 72)

Code	Component	Size Ranges - m ²		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		
Total:		0	422.40	0	362.00	0	335.70	0	320.60		

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 ²		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		
Total:		1 220	108.80	2 300	87.40		

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

Size Ranges - m ²		Average Size Per Office			
		Size 1 (0-49)		Size 2 (50 & over)	
Code	Component	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
Total:		1 750	165.60	3 250	135.60

4.350.064 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

Component	Size Ranges - m ²		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		
Total:	4 580	40.60	9 130	22.90	14 840	14.80	24 430	10.00		
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 m² of area**

roof along beam - **add or deduct \$ 0.80 per m² of area**

floor along joists - **add or deduct \$ 2.60 per m² of area**

floor along beam - **add or deduct \$ 1.30 per m² 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 m² - **add \$ 191.00**
- good clear sealed unit aluminum framing system, per m² - **add \$ 184.00**
- good bronze sealed unit aluminum framing system, per m² - **add \$ 231.00**
- good black sealed unit aluminum framing system, per m² - **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>
Total:	m ² \$ 164.00

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 ²	
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 ²		Size 3		Size 4	
				(0 - 699)		(700 & over)	
		K	AR	K	AR	K	AR
52	Basement	67 600	3 110	456 400	2 630		

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 m² wall area - **deduct \$53.40**

Ceiling

metal frame suspended, plaster and paint, per m² - **deduct \$80.90**

sprayed texture and paint on concrete, per m² - **deduct \$112.70**

good fire rated suspended panels, per m² - **deduct \$106.50**

Floor Finish

good vinyl floor tile, per m² - **deduct \$112.50**

good to expensive carpet, per m² - **deduct \$105.00**

good marble floor tile, per m² - **add \$ 42.00**

4.391.065 UNIT COST ADJUSTMENTS

Fire Protection

nil sprinkler system, per m² - **deduct at Additional Level AR rates only**

nil sprinkler system ancillary equipment, per m² - **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

	Framing - steel columns and beams
2132	Base Floor Construction - open web steel joists, steel decking, 75 mm light reinforced concrete slab
2367	Stairs - one concrete stair, unfinished
2512	Base Wall Construction - steel studs, insulation
2757	Exterior Wall Finish - prefinished metal siding
2942	Base Roof Construction - open web steel joists and steel decking or equivalent
	Roof Finish - transfers from primary structure
3911	Shafts - Mechanical - concrete
3922	Stairwells - concrete
6106	Plumbing Basic - good
6546	Heating - good hot water
6706	Electrical Basic - good wiring

COMPONENT DESCRIPTION - MECHANICAL PENTHOUSE FINISH

4120	Interior Wall Finish - gypsum wallboard, paint
4337	Partitions - steel studs, gypsum wallboard, paint; partition area 15%
4515	Ceiling Finish - gypsum wallboard, paint
4729	Interior Doors - two good fire rated steel doors
6904	Electrical Fixtures - average lighting

4.395.052 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR		
60	Main Level	10 800	180	14 700	101		
70	Upper Level	10 800	200	14 700	122		
90	Mech. Penthouse Finish	1 900	58	2 500	46		

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 ²		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		
	Total:	10 800	179.50	14 690	101.30		

Upper Level Base Structure
(MT 395 QU 05 ST 70)

Code	Component	Size Ranges - m ²		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		
	Total:	10 800	200.00	14 690	122.00		

4.395.053 MODULE RATES (in dollars)

Mechanical Penthouse Finish
(MT 395 QU 05 ST 90)

Code	Component	Size Ranges - m ²		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		
	Total:	1 880	57.80	2 470	45.80		

4.395.054 PRECALCULATED ADJUSTMENTS (in dollars)

Height
per metre of height - **add or deduct**

Code	Component	Size Ranges - m ²		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		
	Total:	1 090	42.60	2 230	20.00		
	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 m² of area**
 - roof along beam - **add or deduct \$ 0.80 per m² of area**
 - floor along joists - **add or deduct \$ 2.60 per m² of area**
 - floor along beams - **add or deduct \$ 1.30 per m² 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	<u>15.60</u>
Total:	m² \$ 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

	Framing - reinforced columns and suspended framing system
2150	Base Floor Construction - concrete flat plate system or open web steel joists, steel decking, 100 mm light reinforced concrete slab or equivalent
2367	Stair - one concrete stair, unfinished
2532	Base Wall Construction - 190 mm light reinforced concrete block
2703	Exterior Wall Finish - paint
2965	Base Roof Construction - concrete flat plate system or open web steel joists, steel decking, 50 mm concrete slab or equivalent
	Roof Finish - transfers from primary structure
3911	Shafts - Mechanical - concrete
3922	Stairwells - concrete
6106	Plumbing Basic - good
6546	Heating - good hot water
6706	Electrical Basic - good wiring

COMPONENT DESCRIPTION - MECHANICAL PENTHOUSE FINISH

4102	Interior Wall Finish - paint
4363	Partitions - concrete block, paint; partition area 15%
4501	Ceiling Finish - paint
4729	Interior Doors - two good fire rated steel doors
6904	Electrical Fixtures - average lighting

4.395.062 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
60	Main Level	11 000	211	15 300	125		
70	Upper Level	11 000	211	15 300	125		
90	Mech. Penthouse Finish	1 600	39	1 900	34		

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 ²		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		
Total:		10 950	211.30	15 270	125.40		

Upper Level Base Structure
(MT 395 QU 06 ST 70)

Code	Component	Size Ranges - m ²		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		
Total:		10 950	211.30	15 270	125.40		

4.395.063 MODULE RATES (in dollars)

Mechanical Penthouse Finish
(MT 395 QU 06 ST 90)

Code	Component	Size Ranges - m ²		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		
	Total:	1 630	38.80	1 860	34.30		

4.395.064 PRECALCULATED ADJUSTMENTS (in dollars)

Height
per metre of height - **add or deduct**

Code	Component	Size Ranges - m ²		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		
	Total:	1 210	49.20	2 510	23.10		
	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 m² of area**
roof along beam - **add or deduct \$ 0.80 per m² of area**
floor along joists - **add or deduct \$ 2.60 per m² of area**
floor along beams - **add or deduct \$ 1.30 per m² 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	<u>5.80</u>
Total:	\$ 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

- 0545 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
- 2131 Base Floor Construction** - open web steel joists, steel decking, 64 mm light reinforced concrete slab; wood joists and deck floor system or equivalent in older types
- 2305 Stairs - Basement** - one wood stair, painted
- 2504 Base Wall Construction** - 38 x 89 @ 400 wood framing, plywood sheathing, batt insulation, vapour barrier or equivalent
- 2709 Exterior Wall Finish** - stucco or equivalent
- 2941 Base Roof Construction** - open web steel joists, steel decking; wood joists and deck roof system or equivalent
- 3312 Roof Finish** - rigid insulation, 4-ply built-up or equivalent
- 6103 Plumbing Basic** - fair
- 6503 Heating** - fair forced air
- 6703 Electrical Basic** - fair wiring

COMPONENT DESCRIPTION - RESTAURANT FINISH

- 4118 Interior Wall Finish** - gypsum wallboard, paint
- 4313 Partitions** - gypsum wallboard, paint; partition area 30%
- 4711 Interior Doors** - fair solid core wood
- 4533 Ceiling Finish** - suspended panels
- 4902 Baseboards & Trim** - fair
- 5102 Floor Finish** - fair tile or equivalent
- 6903 Electrical Fixtures** - fair lighting

4.405.031 GENERAL DESCRIPTION

COMPONENT DESCRIPTION - KITCHEN FINISH

- 4118 Interior Wall Finish** - gypsum wallboard
Ceramic Wall Tile - fair
- 4313 Dividing Partition** - gypsum wallboard, paint
- 4514 Ceiling Finish** - gypsum wallboard; paint
- 4711 Interior Doors** - fair solid core wood
- 4902 Baseboards & Trim** - fair
- 5165 Floor Finish** - fair quarry tile or equivalent
- 6903 Electrical Fixtures** - fair lighting

4.405.032 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		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	240	7 400	164	14 400	137		
63	Main Level & Basement	5 600	399	11 500	282	22 300	241		
82	Restaurant Finish	600	78	1 500	62	3 000	55		
84	Kitchen Finish	1 800	206	4 500	153				

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 ²		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	
Total:		1 030	79.40	2 510	49.90	5 070		39.50	

Basement
(MT 405 QU 03 ST 52)

Code	Component	Size Ranges - m ²		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	
Total:		3 040	238.30	6 530	168.10	13 000		143.50	

4.405.033 MODULE RATES (in dollars)

Main Level Base Structure
(MT 405 QU 03 ST 60)

Code	Component	Size Ranges - m ²		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		
	Total:	2 570	160.20	4 920	114.10	9 330	97.50		

Restaurant Finish

(MT 405 QU 03 ST 82) - finish height - 2.4 m

Code	Component	Size Ranges - m ²		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		
	Total:	580	77.80	1 460	61.60	2 980	55.40		

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 ²		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		
	Total:	1 800	205.70	4 500	152.70		

4.405.034 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

Component	Size Ranges - m ²		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		
Total:	650	35.90	1 470	19.40	2 920	13.70		
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 m² of area**
- roof along beam - **add or deduct \$ 0.80 per m² of area**
- floor along joists - **add or deduct \$2.60 per m² of area**
- floor along beam - **add or deduct \$1.30 per m² 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 m² of area**

4.405.035 UNIT COST ADJUSTMENTS

Windows

- fair double glazed aluminum window, per m² - **add \$ 173.00**
- fair clear sealed unit aluminum framing system, per m² - **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
Total:	\$ 68.10

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

- 0548 Concrete Footings** - medium reinforced
- 0700 Piles** - reinforced concrete
- 0920 Concrete Pads** - reinforced
- 1120 Grade Beams** - reinforced concrete or equivalent
- 1326 Foundation Walls** - 200 mm medium reinforced concrete
- 1524 Concrete Slab - Basement and On Grade** - 100 mm light reinforced
- Framing** - steel columns and beams or equivalent
- 2135 Base Floor Construction** - open web steel joists, steel decking, 100 mm light reinforced concrete slab or equivalent
- 2334 Stairs - Basement** - U or L turn wood stairs, tile
- 2507 Base Wall Construction** - 38 x 140 wood framing, plywood sheathing, batt insulation, vapour barrier
- 2722 Exterior Wall Finish** - cedar siding, paint or equivalent
- 2951 Base Roof Construction** - open web steel joists, steel decking or equivalent
- 3313 Roof Finish** - rigid insulation, 4-ply built-up
- 6104 Plumbing Basic** - average
- 6556 Heating** - roof top heat and air conditioning units
- 6704 Electrical Basic** - average wiring

COMPONENT DESCRIPTION - RESTAURANT FINISH

- 4118 Interior Wall Finish** - gypsum wallboard, paint
- 4313 Partitions** - gypsum wallboard, paint; partition area 30%
- 4535 Ceiling Finish** - suspended panels
- 4712 Interior Doors** - average solid core wood
- 4903 Baseboards & Trim** - average
- 5103 Floor Finish** - average tile or equivalent
- 6904 Electrical Fixtures** - average lighting

4.405.041 GENERAL DESCRIPTION

COMPONENT DESCRIPTION - KITCHEN FINISH

4118	Interior Wall Finish - gypsum wallboard Ceramic Wall Tile - average
4313	Dividing Partitions - gypsum wallboard, paint
4535	Ceiling Finish - suspended panels
4712	Interior Doors - average solid core wood
4903	Baseboards & Trim - average
5161	Floor Finish - average ceramic tile or equivalent
6904	Electrical Fixtures - average lighting

4.405.042 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR		
61	Main Level & Concrete Slab	5 200	349	11 600	224	21 400	191		
63	Main Level & Basement	8 900	544	18 500	353	32 500	312		
82	Restaurant Finish	700	95	1 700	77	3 400	70		
84	Kitchen Finish	2 100	253	5 300	190				

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 ²		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		
	Total:	1 260	98.30	3 180	60.30	6 320	48.30		

Basement
(MT 405 QU 04 ST 52)

Code	Component	Size Ranges - m ²		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		
	Total:	4 940	293.30	10 100	189.70	17 500	169.30		

4.405.043 MODULE RATES (in dollars)

Main Level Base Structure
(MT 405 QU 04 ST 60)

Code	Component	Size Ranges - m ²		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		
	Total:	3 960	250.50	8 390	163.60	15 040	143.00		

Restaurant Finish

(MT 405 QU 04 ST 82) - finish height - 2.4 m

Code	Component	Size Ranges - m ²		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		
	Total:	660	95.40	1 660	76.70	3 390	69.70		

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 ²		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		
	Total:	2 140	253.20	5 340	190.10		

4.405.044 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

Component	Size Ranges - m ²		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		
Total:	1 060	61.80	2 420	34.80	4 670	26.40		
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 m² of area**
- roof along beam - **add or deduct \$ 0.80 per m² of area**
- floor along joists - **add or deduct \$ 2.60 per m² of area**
- floor along beam - **add or deduct \$ 1.30 per m² 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 m² of area**

4.405.045 UNIT COST ADJUSTMENTS

Windows

- average double glazed aluminum window, per m² - **add \$ 182.00**
- average clear sealed unit aluminum framing system, per m² - **add \$ 172.00**
- average bronze sealed unit aluminum framing system, per m² - **add \$ 189.00**
- average black sealed unit aluminum framing system, per m² - **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	
Total:	m ² \$ 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

- 0555 **Concrete Footings** - medium reinforced
- 0702 **Piles** - reinforced concrete
- 0924 **Concrete Pads** - reinforced
- 1124 **Grade Beams** - reinforced concrete or equivalent
- 1326 **Foundation Walls** - 200 mm medium reinforced concrete
- 1526 **Concrete Slab - On Grade** - 150 mm light reinforced
- 1545 **Concrete Slab - Basement** - 125 mm medium reinforced
- Framing** - steel columns and beams or equivalent
- 2152 **Base Floor Construction** - concrete flat slab system or open web steel joists, steel decking, 100 mm reinforced concrete slab or equivalent
- 2353 **Stairs - Basement** - two concrete pan tread metal
- 2507 **Base Wall Construction** - 38 x 140 wood framing, plywood sheathing, batt insulation, vapour barrier
- 2731 **Exterior Wall Finish** - good brick veneer
- 2952 **Base Roof Construction** - open web steel joists, steel decking or equivalent
- 3314 **Roof Finish** - rigid insulation, 4-ply built-up
- 6106 **Plumbing Basic** - good
- 6556 **Heating** - roof top heat and air conditioning units
- 6706 **Electrical Basic** - good wiring

COMPONENT DESCRIPTION - RESTAURANT FINISH

- 4120 **Interior Wall Finish** - gypsum wallboard and paint
- 4337 **Partitions** - gypsum wallboard, paint; partition area 30%
- 4536 **Ceiling Finish** - suspended panels
- 4714 **Interior Doors** - good solid core wood
- 4904 **Baseboards & Trim** - good
- 5162 **Floor Finish** - good ceramic tile or equivalent
- 6906 **Electrical Fixtures** - good lighting

4.405.061 GENERAL DESCRIPTION

COMPONENT DESCRIPTION - KITCHEN FINISH

- 4120 Interior Wall Finish** - gypsum wallboard
Ceramic Wall Tile - good
- 4337 Dividing Partitions** - gypsum wallboard, paint
- 4536 Ceiling Finish** - suspended panels
- 4714 Interior Doors** - good solid core wood
- 4904 Baseboards & Trim** - good
- 5162 Floor Finish** - good ceramic tile
- 6906 Electrical Fixtures** - good lighting

4.405.062 BASE RATES (in dollars)

ST Code	Size Ranges - m ² Structure	Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
61	Main Level & Concrete Slab	8 000	518	18 600	309	34 900	249
63	Main Level & Basement	20 200	739	33 900	467	54 900	391
82	Restaurant Finish	800	239	1 900	218	3 900	210
84	Kitchen Finish	2 700	324	6 600	246	13 500	218

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 ² (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		
	Total:	1 830	134.20	4 590	79.00	8 620	64.70		

Basement
(MT 405 QU 06 ST 52)

Code	Component	Size Ranges - m ² (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		
	Total:	14 040	355.20	19 900	237.40	28 580	206.50		

4.405.063 MODULE RATES (in dollars)

Main Level Base Structure
(MT 405 QU 06 ST 60)

Code	Component	Size Ranges - m ²		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		
	Total:	6 200	383.60	13 970	229.80	26 310	184.30		

Restaurant Finish

(MT 405 QU 06 ST 82) - finish height - 2.4 m

Code	Component	Size Ranges - m ²		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		
	Total:	760	239.40	1 900	218.10	3 890	210.20		

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
	Total:	2 650	324.40	6 610	246.10	13 540	218.40

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
Total:	1 720	98.90	4 070	52.00	8 060	36.50
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 m² of area**

roof along beam - **add or deduct \$ 0.80 per m² of area**

floor along joists - **add or deduct \$ 2.60 per m² of area**

floor along beam - **add or deduct \$ 1.30 per m² 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 m² 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 m² - **add \$ 191.00**

good clear sealed unit aluminum framing system, per m² - **add \$ 184.00**

good bronze sealed unit aluminum framing system, per m² - **add \$ 231.00**

good black sealed unit aluminum framing system, per m² - **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>
Total:	m ² \$ 154.50

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

- 0548 Concrete Footings** - medium reinforced
- 0702 Piles** - reinforced concrete
- 0921 Concrete Pads** - reinforced
- 1103 Grade Beams** - reinforced concrete or equivalent
- 1326 Foundation Walls** - 200 mm medium reinforced concrete
- 1525 Concrete Slab - Basement and On Grade** - 125 mm light reinforced
- Framing** - 7.6 m bays, reinforced concrete columns and beams or equivalent
- 2154 Base Floor Construction** - one way beam and slab system or equivalent
- 2365 Stairs** - two concrete stairs
- 2970 Base Roof Construction** - one way beam and slab system or equivalent
- 3920 Stairwells** - concrete block
- 6102 Plumbing Basic** - substandard
- 6712 Electrical** - substandard wiring and substandard lighting

4.430.042 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR		
52	Basement	14 300	234	20 800	163	29 000	151	42 800	145		
61	Main Level & Concrete Slab	3 600	135	6 200	126	9 500	122	19 900	119		

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 ²		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		
	Total:	2 540	49.80	5 040	40.20	8 150	35.70	13 400	33.10		

Basement
(MT 430 QU 04 ST 52)

Code	Component	Size Ranges - m ²		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		
	Total:	14 250	234.00	20 780	163.10	28 970	151.40	42 750	144.50		

4.430.043 MODULE RATES (in dollars)

Main Level Base Structure
(MT 430 QU 04 ST 60)

Code	Component	Size Ranges - m ²		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	30	1.50
6712	Electrical Basic	50	3.90	50	3.90	60	3.90	70	3.90	70	3.90
	Miscellaneous	20	1.60	20	1.60	30	1.60	30	1.60	30	1.60
	Architect Fees	50	4.10	60	4.10	60	4.10	70	4.10	70	4.10
	Total:	1 110	85.30	1 170	86.00	1 330	85.70	1 490	85.50		

4.430.044 PRECALCULATED ADJUSTMENTS

Height

per metre of height - **add or deduct**

Component	Size Ranges - m ²		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 m² of area**

hot water heat including fume exhaust system, per level - **add \$ 3.10 per m² of area**

Spans

floor or roof along girders

for each metre more or less than 7.6 m - **add or deduct 5.30 per m² of area** floor or roof along beams

for each metre more or less than 7.6 m - **add or deduct 5.30 per m² 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

Architect Fees: 6.0 %	Foundation - Basementless 1.2 m	Exterior - Main 2.6 m
	- Basement 2.6 m	- Upper 2.6 m
	- Sub-Basement 2.6 m	Exterior Wall - Upper 1.0 m

CODE COMPONENT DESCRIPTION - BASE STRUCTURE

0555	Concrete Footings - medium reinforced
0702	Piles - reinforced concrete
0923	Concrete Pads - reinforced
1124	Grade Beams - reinforced concrete or equivalent
1328	Foundation Walls - 300 mm medium reinforced concrete
1525	Concrete Slab - Basement and On Grade - 125 mm light reinforced
	Framing - 7.6 m x 9.1 m bays, reinforced concrete columns and beams or equivalent
2154	Base Floor Construction - one way beam and slab system or equivalent
2367	Stairs - two concrete stairs
2516	Base Wall Construction - Upper - 200 mm light reinforced concrete or 190 mm concrete block or equivalent
2970	Base Roof Construction - one way beam and slab system or equivalent
3922	Stairwells - concrete
6103	Plumbing Basic - fair
6713	Electrical - fair wiring and fair lighting

4.430.062 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
		K	AR	K	AR	K	AR	K	AR		
52	Basement 25 000	177	33 900	164	48 800	157	75 000	152			
53	Basement 1/2 Above Grade	13 000	145	17 500	139	25 000	135	37 600	133		
54	Sub-Basement Level	23 700	147	32 000	135	45 800	128	70 900	124		
61	Main Level & Concrete Slab	8 400	137	12 900	131	20 400	127	33 000	125		
70	Upper Level	14 200	95	16 500	92	20 200	90	26 500	89		

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 ²		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		
	Total:	7 130	48.50	11 450	42.40	18 640	38.70	31 360	36.50		

Basement
(MT 430 QU 06 ST 52)

Code	Component	Size Ranges - m ²		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		
	Total:	25 010	177.00	33 930	164.40	48 780	156.70	75 010	152.10		

4.430.063 MODULE RATES (in dollars)

Basement 1/2 Above Grade
(MT 430 QU 06 ST 53)

Code	Component	Size Ranges - m ²		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	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		
	Total:	13 000	145.10	17 530	138.60	24 990	134.70	37 630	132.60		

Sub-Basement Level
(MT 430 QU 06 ST 54)

Code	Component	Size Ranges - m ²		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		
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		
	Total:	23 680	147.00	31 950	135.00	45 840	128.10	70 860	123.60		

4.430.063 MODULE RATES (in dollars)

Main Level Base Structure
(MT 430 QU 06 ST 60)

Code	Component	Size Ranges - m ²		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		
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		
	Total:	1 290	88.80	1 480	88.40	1 720	88.10	1 600	88.10		

Upper Level Base Structure
(MT 430 QU 06 ST 70)

Code	Component	Size Ranges - m ²		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
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		
	Total:	14 220	95.00	16 470	91.80	20 190	89.80	26 450	88.90		

4.430.064 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

Size Ranges - m ²	Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000-5499)		Size 6 (5500 & over)	
	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 m² of area**

hot water heat including fume exhaust system, per level - **add \$ 3.10 per m² of area**

Spans

floor or roof along girders

for each metre more or less than 7.6 m - **add or deduct 5.30 per m² of area**

floor or roof along beams

for each metre more or less than 9.1 m - **add or deduct 5.30 per m² 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

Architect Fees: 4.4 % **Exterior Wall - Main** 3.3 m
Span: 5.2 m - Upper 3.3 m
Partition Area: 50.0 %

CODE COMPONENT DESCRIPTION - BASE STRUCTURE

- 0700** **Piles** - reinforced concrete
- 1100** **Grade Beams** - reinforced concrete or equivalent
- 1514** **Concrete Slab - On Grade** - 100 mm light reinforced
- Framing** - steel columns and beams; mill type construction or equivalent in older types
- 2127** **Base Floor Construction** - open web steel joists, steel decking, 64 mm light reinforced concrete slab
- 2337** **Stairs - Upper** - one wood stair, tile finish
- 2545** **Base Wall Construction** - 190 mm light reinforced concrete block, loose fill insulation
- 2701** **Exterior Wall Finish** - paint
- 2941** **Base Roof Construction** - open web steel joists, steel decking
- 3312** **Roof Finish** - rigid insulation, 4-ply built-up or equivalent
- 6103** **Plumbing Basic** - fair
- 6513** **Heating** - fair forced air and ventilation
- 6703** **Electrical Basic** - fair wiring

COMPONENT DESCRIPTION - LOBBY FINISH

- 4102** **Interior Wall Finish** - paint
- 4313** **Partitions** - gypsum wallboard, paint
- 4533** **Ceiling Finish** - suspended panels
- 4711** **Interior Doors** - fair solid core wood
- 4902** **Baseboards & Trim** - fair
- 5103** **Floor Finish** - average tile or equivalent
- 6904** **Electrical Fixtures** - average lighting

4.440.032 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		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	3 000	227	6 400	160	12 600	137	20 000	125		
70	Upper Level	3 500	158	5 800	111	10 300	94	15 600	85		
85	Lobby Finish	1 300	75	1 400	72	1 700	71	2 100	70		

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 ²		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		
	Total:	660	59.20	1 650	39.40	3 390	32.20	5 550	29.40		

Main Level Base Structure
(MT 440 QU 03 ST 60)

Code	Component	Size Ranges - m ²		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		
	Total:	2 350	168.10	4 720	120.90	9 170	104.30	14 490	95.50		

4.440.033 MODULE RATES (in dollars)

Upper Level Base Structure
(MT 440 QU 03 ST 70)

Code	Component	Size Ranges - m ²		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		
	Total:	3 460	157.90	5 830	110.70	10 260	94.00	15 590	85.40		

Theatre Lobby Finish

(MT 440 QU 03 ST 85) - finish height - 2.7 m

Code	Component	Size Ranges - m ²		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		
	Total:	1 260	75.20	1 420	71.80	1 740	70.50	2 100	70.00		

4.440.034 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	-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
Total:	530	28.10	1 310	12.80	2 650	7.50	4 270	5.20
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 m² - **add \$ 80.00**

wood or pipe posts or equivalent, per m² - **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 m² of area**

roof along beam - **add or deduct \$ 0.80 per m² of area**

floor along joists - **add or deduct \$ 2.60 per m² of area**

floor along beam - **add or deduct \$ 1.30 per m² of area**

4.440.035 UNIT COST ADJUSTMENTS

Windows

fair double glazed aluminum window, per m² - **add \$ 173.00**

fair clear sealed unit aluminum framing system, per m² - **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 5.80

Total: m² **\$ 88.80**

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.

**4.440.040 MODEL TYPE 440
QUALITY 04**

THEATRE LOBBY - STANDARD

4.440.041 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 5.6 %	Exterior Wall - Main 3.7 m
Span: 6.1 m	- Upper 3.7 m
Partition Area: 60.0 %	

CODE COMPONENT DESCRIPTION - BASE STRUCTURE

0700	Piles - reinforced concrete
1120	Grade Beams - reinforced concrete or equivalent
1524	Concrete Slab - On Grade - 100 mm light reinforced Framing - steel columns & beams
2129	Base Floor Construction - open web steel joists, steel decking, 75 mm light reinforced concrete slab
2341	Stairs - Upper - one wood stair, tile finish
2546	Base Wall Construction - 190 mm light reinforced concrete block, loose fill insulation
2703	Exterior Wall Finish - paint
2951	Base Roof Construction - open web steel joists, steel decking
3313	Roof Finish - rigid insulation, 4-ply built-up
6104	Plumbing Basic - average
6514	Heating - average forced air & ventilation
6704	Electrical Basic - average wiring

COMPONENT DESCRIPTION - LOBBY FINISH

4145	Interior Wall Finish - gypsum wallboard, paint
4315	Partitions - gypsum wallboard, paint
4534	Ceiling Finish - suspended finish
4712	Interior Doors - average solid core wood
4903	Baseboards & Trim - average
5104	Floor Finish - good tile or equivalent
6905	Electrical Fixtures - average to good lighting

4.440.042 BASE RATES (in dollars)

Size Ranges - m ²		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
ST Code	Structure	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)

Size Ranges - m ²		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
Code	Component	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
	Total:	710	63.20	1 760	41.90	3 650	34.60	5 950	31.10

4.440.043 MODULE RATES (in dollars)

Main Level Base Structure
(MT 440 QU 04 ST 60)

Code	Component	Size Ranges - m ²		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		
	Total:	2 860	196.30	6 310	126.60	11 100	114.90	17 510	105.80		

Upper Level Base Structure
(MT 440 QU 04 ST 70)

Code	Component	Size Ranges - m ²		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		
	Total:	4 770	186.70	8 200	117.30	12 960	105.60	19 320	96.40		

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
	Total:	1 930	114.30	2 680	99.20	4 000	94.00	5 640	91.60

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
Total:	580	30.10	1 440	12.70	2 830	7.70	4 570	5.30
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 m² - **add \$ 238.00**

steel columns or equivalent, per m² - **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 m² of area**

roof along beam - **add or deduct \$ 0.80 per m² of area**

floor along joists - **add or deduct \$ 2.60 per m² of area**

floor along beam - **add or deduct \$ 1.30 per m² of area**

4.440.045 UNIT COST ADJUSTMENTS

Windows

- average double glazed aluminum window, per m² - **add \$ 182.00**
- average clear sealed unit aluminum framing system, per m² - **add \$ 172.00**
- average bronze sealed unit aluminum framing system, per m² - **add \$ 189.00**
- average black sealed unit aluminum framing system, per m² - **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>
Total:	m ² \$ 111.80

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

0702 Piles - reinforced concrete
1121 Grade Beams - reinforced concrete or equivalent
1545 Concrete Slab - On Grade - 125 mm medium reinforced
Framing - reinforced concrete columns & beams or equivalent
2151 Base Floor Construction - concrete flat slab system or open web steel joists, steel decking, 100 mm light
reinforced concrete slab or equivalent
2341 Stairs - Upper - one wood stair, tile finish
2546 Base Wall Construction - 190 mm light reinforced concrete block, loose fill insulation
2731 Exterior Wall Finish - good brick veneer
2962 Base Roof Construction - open web steel joists, steel decking, 50 mm concrete slab
3313 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

4148 Interior Wall Finish - gypsum wallboard, vinyl facing or equivalent
4317 Partitions - gypsum wallboard, paint
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

4.440.062 BASE RATES (in dollars)

ST Code	Structure	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 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
	Total:	2 900	71.90	5 960	59.70	9 720	54.30

4.440.063 MODULE RATES (in dollars)

Main Level Base Structure
(MT 440 QU 06 ST 60)

Code	Component	Size Ranges - m ²		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
	Total:	16 330	255.60	29 150	213.40	46 100	189.00	46 100	189.00

Upper Level Base Structure
(MT 440 QU 06 ST 70)

Code	Component	Size Ranges - m ²		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
	Total:	18 410	255.80	31 140	213.70	48 000	189.20	48 000	189.20

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 ²		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		
	Total:	2 980	118.30	4 350	112.70	6 060	110.30		

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

Component	Size Ranges - m ²		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		
Total:	3 510	31.00	6 980	18.00	11 270	11.90		
Int. Wall Finish	380	3.40	780	1.80	1 270	1.10		
Stair	440	0.00	440	0.00	440	0.00		

Marquee Canopyconcrete flat slab, concrete fascia panels and plaster ceiling or equivalent, per m² - **add \$ 276.00**boxed steel columns or equivalent, per m² - **add \$ 82.00**concrete columns, per m² - **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 Mechanicalplumbing, 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 m² of area**roof along beam - **add or deduct \$ 0.80 per m² of area**floor along joists - **add or deduct \$ 2.60 per m² of area**floor along beam - **add or deduct \$ 1.30 per m² of area**

4.440.065 UNIT COST ADJUSTMENTS

Windows

- good double glazed aluminum window, per m² - **add \$ 191.00**
- good clear sealed unit aluminum framing system, per m² - **add \$ 184.00**
- good bronze sealed unit aluminum framing system, per m² - **add \$ 231.00**
- good black sealed unit aluminum framing system, per m² - **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>
Total:	m ² \$ 213.20

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

0701	Piles - reinforced concrete
1123	Grade Beams - reinforced concrete or equivalent
1514	Concrete Slab - On Grade - 100 mm light reinforced
	Framing - steel columns and beams; mill type construction or equivalent in older types
2365	Stairs - two unfinished concrete stairs with railing
2545	Base Wall Construction - 190 mm light reinforced concrete block, loose fill insulation
2701	Exterior Wall Finish - paint
2949	Base Roof Construction - open web steel joists, steel decking
3312	Roof Finish - rigid insulation, 4-ply built-up or equivalent
6103	Plumbing Basic - fair
6513	Heating - fair forced air and ventilation
6703	Electrical Basic - fair wiring

COMPONENT DESCRIPTION - AUDITORIUM FINISH

4102	Interior Wall Finish - paint
4531	Ceiling Finish - suspended panels
4711	Interior Doors - two fair solid core wood double doors
4901	Baseboards & Trim - low grade
5176	Floor Finish - floor hardener
6901	Electrical Fixtures - economy lighting

4.445.032 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR		
61	Main Level & Concrete Slab	19 900	257	38 400	176	61 400	143		
86	Auditorium Finish	2 000	23	2 900	20	4 000	18		

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 ²		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		
	Total:	2 930	50.80	5 990	38.50	9 790	32.90		

Main Level Base Structure
(MT 445 QU 03 ST 60)

Code	Component	Size Ranges - m ²		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		
	Total:	17 010	198.70	32 410	137.00	51 580	109.80		

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 ²		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		
	Total:	2 010	23.20	2 920	19.60	4 040	18.00		

4.445.034 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

Component	Size Ranges - m ²		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		
Total:	2 030	18.00	4 160	9.40	6 810	5.60		
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 - add	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**
ARm² \$ 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 m² - **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 m² of area**

roof along beam - **add or deduct \$ 0.80 per m² 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	<u>5.80</u>

Total: m² **\$ 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 %
Span: 12.2 m

Exterior Wall - Main 7.4 m

CODE COMPONENT DESCRIPTION - BASE STRUCTURE

0702	Piles - reinforced concrete
1124	Grade Beams - reinforced concrete or equivalent
1524	Concrete Slab - On Grade - 100 mm light reinforced Framing - steel columns and beams
2366	Stairs - two unfinished concrete stairs with railing
2546	Base Wall Construction - 190 mm light reinforced concrete block, loose fill insulation
2703	Exterior Wall Finish - paint
2958	Base Roof Construction - open web steel joists, steel decking
3313	Roof Finish - rigid insulation, 4-ply built-up
6104	Plumbing Basic - average
6514	Heating - average forced air and ventilation
6704	Electrical Basic - average wiring

COMPONENT DESCRIPTION - AUDITORIUM FINISH

4102	Interior Wall Finish - paint
4533	Ceiling Finish - suspended panels
4712	Interior Doors - two average solid core wood double doors
4903	Baseboards & Trim - average
5176	Floor Finish - floor hardener
6904	Electrical Fixtures - 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
	Total:	1 640	112.30	4 110	62.70	8 430	45.40	13 780	37.60

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
	Total:	9 380	429.70	19 560	225.00	38 400	154.10	59 470	122.50

4.445.043 MODULE RATES (in dollars)

Auditorium Finish

(MT 445 QU 04 ST 86) - finish height - 7.4 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
4102	Int. Wall Finish	330	17.40	840	7.40	1 710	3.90	2 800	2.30
4533	Ceiling Finish	0	11.00	0	11.00	0	11.00	0	11.00
4712	Interior Doors	1 360	0.00	1 360	0.00	1 360	0.00	1 360	0.00
4903	Baseboards	30	1.70	80	0.70	170	0.40	270	0.20
5176	Floor Finish	0	0.90	0	0.90	0	0.90	0	0.90
6902	Electric. Fixtures	0	6.20	0	6.20	0	6.20	0	6.20
	Architect Fees	100	2.20	140	1.60	190	1.30	260	1.20
	Total:	1 820	39.40	2 420	27.80	3 430	23.70	4 690	21.80

4.450.044 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								
Base Wall Constr.	670	34.90	1 670	14.80	3 420	7.80	5 590	4.70
Ext. Wall Finish	70	3.50	170	1.50	340	0.80	560	0.50
Plumbing Basic	20	0.90	40	0.40	90	0.20	150	0.10
Heating 50	2.50	120	1.10	240	0.60	400	0.30	
Electrical Basic	70	3.60	170	1.50	360	0.80	580	0.50
Total:	880	45.40	2 170	19.30	4 450	10.20	7 280	6.10
Int. Wall Finish	40	2.40	110	1.00	230	0.50	380	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 - add	4 200	37.10	8 600	19.50	14 070	11.70

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 \$ 1 100.00**
ARm² \$ 54.00

Note: stairs providing access to a balcony floor from the auditorium floor must be added separately.

Stage

wood framing, hardwood floor or equivalent, per m² - **add \$ 87.00**

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**

4.445.044 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 m² of area**

roof along beam - **add or deduct \$ 0.80 per m² 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>
Total:	m² \$ 91.30

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

0702	Piles - reinforced concrete
1125	Grade Beams - reinforced concrete
1545	Concrete Slab - On Grade - 125 mm medium reinforced
	Framing - reinforced concrete columns and beams or equivalent
2367	Stairs - two concrete stairs, unfinished
2546	Base Wall Construction - 190 mm light reinforced concrete block, loose fill insulation
2731	Exterior Wall Finish - good brick veneer
2959	Base Roof Construction - open web steel joists, steel decking, 50 mm concrete slab
3313	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 - AUDITORIUM FINISH

4120	Interior Wall Finish - gypsum wallboard, paint
4535	Ceiling Finish - suspended panels
4714	Interior Doors - two good solid core wood double doors
4904	Baseboards & Trim - average to good
5178	Floor Finish - colored floor hardener
6903	Electrical Fixtures - fair lighting

4.445.062 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR		
61	Main Level & Concrete Slab	59 100	642	116 900	411	188 800	308		
86	Auditorium Finish	4 500	56	7 500	44	11 200	39		

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 ²		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		
	Total:	6 060	100.20	12 410	74.70	20 280	63.40		

Main Level Base Structure
(MT 445 QU 06 ST 60)

Code	Component	Size Ranges - m ²		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		
	Total:	53 020	541.80	104 480	336.10	168 530	244.40		

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 ²		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		
	Total:	4 530	55.80	7 510	44.00	11 200	38.60		

4.445.064 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

Component	Size Ranges - m ²		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		
Total:	5 310	47.00	10 890	24.80	17 800	14.90		
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 - add	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**
ARm² \$ 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 m² - **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 m² of area**

roof along beam - **add or deduct \$ 0.80 per m² 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>
Total:	m² \$ 202.30

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

0509	Concrete Footings - unreinforced or equivalent
0901	Concrete Pads - unreinforced
1503	Concrete Slab - On Grade - 75 mm unreinforced
	Framing - mill type construction or equivalent
2501	Base Wall Construction - wood framing, sheathing or equivalent
2700	Exterior Wall Finish - paint
2940	Base Roof Construction - open web steel joists, steel decking; wood joists and deck roof system or equivalent in older types
3310	Roof Finish - rigid insulation, 3-ply built-up or equivalent
6701	Electrical Basic - poor wiring

COMPONENT DESCRIPTION - WAREHOUSE FINISH

6900	Electrical Fixtures - poor lighting
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4.500.012 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	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 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
	Total:	220	28.60	520	23.30	1 050	21.20	1 650	20.20

Main Level Base Structure
 (MT 500 QU 01 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
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
	Total:	1 190	75.00	1 820	67.00	3 220	61.20	4 790	58.70

4.500.013 MODULE RATES (in dollars)

Warehouse Finish
(MT 500 QU 01 ST 90)

Code	Component	All Sizes - m ²	
		K	AR
6900	Electric. Fixtures	0	1.50
	Architect Fees	0	0.10
	Total:	0	1.60

4.500.014 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

Component	Size Ranges - m ²		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		
Total:	210	10.60	500	5.20	1 000	3.10	1 620	2.20		

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 m² of area**

roof along beam - **add or deduct \$ 0.80 per m² of area**

4.500.015 UNIT COST ADJUSTMENTS

Windows

economy single glazed wood window, per m² - **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>
Total:	m ²	\$ 21.90

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

- 0517 Concrete Footings** - unreinforced or equivalent
- 0903 Concrete Pads** - unreinforced
- 1306 Foundation Walls** - 200 mm unreinforced concrete
- 1503 Concrete Slab - Basement** - 75 mm unreinforced
- 1513 Concrete Slab - On Grade** - 75 mm light reinforced
- Framing** - steel columns and beams; mill type construction or equivalent in older types
- 2127 Base Floor Construction** - open web steel joists, steel decking, 64 mm light reinforced concrete slab; wood joists and deck floor system or equivalent in older types
- 2301 Stairs - Basement and Upper** - one wood stair, unpainted
- 2531 Base Wall Construction** - 140 mm standard or 190 mm substandard concrete block, loose fill insulation; wood framing, stucco, sheathing, insulation, plywood lining or equivalent in older types
- 2941 Base Roof Construction** - open web steel joists, steel decking; wood joists and deck roof system or equivalent in older types
- 3311 Roof Finish** - rigid insulation, 3-ply built-up or equivalent
- 6102 Plumbing Basic** - substandard
- 6702 Electrical Basic** - substandard wiring

COMPONENT DESCRIPTION - WAREHOUSE FINISH

- 6901 Electrical Fixtures** - economy lighting

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
	Total:	300	35.10	640	27.70	1 300	25.10	2 070	23.80

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
	Total:	2 490	198.90	5 200	143.60	10 410	124.00	16 600	113.70

4.500.023 MODULE RATES (in dollars)

Main Level Base Structure
(MT 500 QU 02 ST 60)

Code	Component	Size Ranges - m ²		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	0.90	500	0.80
1706	Columns	0	0.00	-130	2.50	-340	3.30	-660	3.30	-660	3.80
1901	Beams	0	0.00	-230	4.70	-420	6.30	-750	6.30	-750	5.90
2531	Base Wall Constr.	1 580	82.50	3 950	34.90	8 090	18.40	13 240	18.40	13 240	11.00
2941	Base Roof Constr.	0	21.30	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	0	20.30
6102	Plumbing Basic	40	2.70	90	1.90	170	1.60	260	1.60	260	1.40
6702	Electrical Basic	140	8.60	280	6.00	530	5.00	840	5.00	840	4.50
	Miscellaneous	50	2.80	90	2.00	170	1.60	270	1.60	270	1.50
	Architect Fees	50	3.10	100	2.10	200	1.80	310	1.80	310	1.60
	Total:	2 360	141.30	4 650	96.70	8 900	80.50	14 010	80.50	14 010	72.10

Upper Level Base Structure
(MT 500 QU 02 ST 70)

Code	Component	Size Ranges - m ²		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	1.60	-310	1.80
1903	Beams	0	0.00	-360	7.20	-630	9.60	-1 140	9.60	-1 140	9.00
2127	Base Floor Constr.	0	38.60	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	250	0.00
2531	Base Wall Constr.	1 580	82.50	3 950	34.90	8 090	18.40	13 240	18.40	13 240	11.00
6102	Plumbing Basic	40	2.60	80	1.80	160	1.50	250	1.50	250	1.30
6702	Electrical Basic	120	8.40	260	5.80	510	4.90	820	4.90	820	4.30
	Miscellaneous	40	2.80	80	1.90	170	1.60	270	1.60	270	1.40
	Architect Fees	50	3.00	90	2.10	190	1.70	300	1.70	300	1.50
	Total:	2 080	137.90	4 290	93.50	8 580	77.90	13 680	77.90	13 680	68.90

4.500.023 MODULE RATES (in dollars)

Warehouse Finish
(MT 500 QU 02 ST 90)

All Sizes - m²

Code	Component	K	AR
6901	Electric. Fixtures	0	3.50
	Architect Fees	0	0.10
	Total:	0	3.60

4.500.024 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

Component	Size Ranges - m ²		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	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		
Total:	580	30.00	1 410	13.50	2 830	7.80	4 570	5.40		
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 m² of area**
- roof along beam - **add or deduct \$ 0.80 per m² of area**
- floor along joists - **add or deduct \$ 2.60 per m² of area**
- floor along beam - **add or deduct \$ 1.30 per m² of area**

4.500.025 UNIT COST ADJUSTMENTS

Windows

low grade single glazed wood window, per m² - **add \$ 102.00**

low grade double glazed wood window, per m² - **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, m² **\$ 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

Architect Fees: 3.3 %	Foundation - Basementless 1.2 m	Exterior Wall - Main 3.0 m
Span: 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
	Total:	2 300	44.30	4 550	35.90	7 370	31.70	12 150	29.50

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
	Total:	6 850	154.80	12 100	142.80	19 280	132.40	31 080	126.50

4.500.033 MODULE RATES (in dollars)

Main Level Base Structure
(MT 500 QU 03 ST 60)

Code	Component	Size Ranges - m ²		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		
	Total:	5 970	103.10	10 510	90.70	16 600	81.80	26 680	76.60		

Upper Level Base Structure
(MT 500 QU 03 ST 70)

Code	Component	Size Ranges - m ²		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		
	Total:	10 440	100.70	14 610	93.10	20 430	84.90	29 980	79.90		

Warehouse Finish
(MT 500 QU 03 ST 90)

Code	Component	All Sizes - m ²	
		K	AR
6901	Electric. Fixtures	0	3.50
	Architect Fees	0	0.10
	Total:	0	3.60

4.500.033 MODULE RATES (in dollars)

Upper Level Base Structure - Extension
(MT 500 QU 03 ST 71)

Code	Component	Size Ranges - m ²		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		
Total:		0	204.10	0	195.00	0	187.30	0	181.00		

Upper Level Base Structure - Cantilever Extension
(MT 500 QU 03 ST 72)

Code	Component	Size Ranges - m ²		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		
Total:		0	182.00	0	174.40	0	166.20	0	161.20		

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 ²		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		
Total:	1 690	15.10	3 370	8.90	5 440	6.00	8 940	4.20		
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 m² of area**

roof along beam - **add or deduct \$ 0.80 per m² of area**

floor along joists - **add or deduct \$ 2.60 per m² of area**

floor along beam - **add or deduct \$ 1.30 per m² of area**

4.500.035 UNIT COST ADJUSTMENTS

Windows

fair single glazed aluminum window, per m² - **add \$ 101.00**

fair double glazed aluminum window, per m² - **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 m² - **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, m² **\$ 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

Architect Fees: 4.1 %
Span: 9.1 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

0548	Concrete Footings - medium reinforced
0702	Piles - reinforced concrete
0921	Concrete Pads - reinforced
1123	Grade Beams - reinforced concrete or equivalent
1321	Foundation Walls - 200 mm medium reinforced concrete
1524	Concrete Slab - Basement - 100 mm light reinforced
1525	Concrete Slab - On Grade - 125 mm light reinforced
	Framing - steel columns and beams
2134	Base Floor Construction - open web steel joists, steel decking, 75 mm light reinforced concrete slab
2349	Stairs - Basement and Upper - one steel stair with grate treads and railing
2546	Base Wall Construction - 190 mm light reinforced concrete block, loose fill insulation
2703	Exterior Wall Finish - paint
2947	Base Roof Construction - open web steel joists, steel decking
3313	Roof Finish - rigid insulation, 4-ply built-up
6104	Plumbing Basic - average
6504	Heating - average heating with gas fired units or forced air
6704	Electrical Basic - average wiring

COMPONENT DESCRIPTION - WAREHOUSE FINISH

4101	Interior Wall Finish - paint
6902	Electrical Fixtures - substandard lighting

4.500.042 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		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 ²		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		
	Total:	5 650	43.00	9 190	37.90	15 140	34.90	25 930	33.00		

4.500.043 MODULE RATES (in dollars)

Basement

(MT 500 QU 04 ST 52)

Code	Component	Size Ranges - m ²		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		
	Total:	17 010	154.60	23 960	144.60	35 280	139.00	53 390	135.80		

Main Level Base Structure

(MT 500 QU 04 ST 60)

Code	Component	Size Ranges - m ²		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		
	Total:	12 600	105.40	19 860	95.00	31 890	88.60	52 210	84.80		

4.500.043 MODULE RATES (in dollars)

Upper Level Base Structure
(MT 500 QU 04 ST 70)

Code	Component	Size Ranges - m ²		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
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		
	Total:	17 150	109.80	23 710	100.40	34 380	94.90	51 170	92.00		

Warehouse Finish

(MT 500 QU 04 ST 90) - finish height - 2.4 m

Code	Component	Size Ranges - m ²		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
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		
	Total:	510	7.60	840	7.20	1 410	6.90	2 430	6.70		

4.500.043 MODULE RATES (in dollars)

Upper Level Base Structure - Extension
(MT 500 QU 04 ST 71)

Code	Component	Size Ranges - m ²		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	
Total:		0	231.90	0	220.00	0	213.20	0	209.80	0	

Upper Level Base Structure - Cantilever Extension
(MT 500 QU 04 ST 72)

Code	Component	Size Ranges - m ²		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	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	7.70
	Architect Fees	0	8.40	0	8.00	0	7.80	0	7.70	0	
Total:		0	203.90	0	195.50	0	190.50	0	187.90	0	

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 ²		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
Total:	4 200	10.60	6 790	6.90			11 170	4.60	19 040	3.40
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 m² of area**

roof along beam - **add or deduct \$ 0.80 per m² of area**

floor along joists - **add or deduct \$ 2.60 per m² of area**

floor along beam - **add or deduct \$ 1.30 per m² of area**

4.500.045 UNIT COST ADJUSTMENTS

Windows

average double glazed aluminum window, per m² - **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 m² - **add \$ 100.00**

overhead aluminum sectional fully glazed, per m² - **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: m² **\$ 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

0555	Concrete Footings - medium reinforced
0702	Piles - reinforced concrete
0923	Concrete Pads - reinforced
1124	Grade Beams - reinforced concrete or equivalent
1328	Foundation Walls - 300 mm medium reinforced concrete
1526	Concrete Slab - Basement - 150 mm light reinforced
1546	Concrete Slab - On Grade - 150 mm medium reinforced
	Framing - non bearing walls; precast concrete columns and beams or reinforced concrete columns and suspended framing system or steel columns and beams
2149	Base Floor Construction - 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
2349	Stairs - Basement and Upper - two steel stairs with grate treads and railing
2548	Base Wall Construction - 240 mm reinforced concrete block, loose fill insulation
2703	Exterior Wall Finish - paint
2961	Base Roof Construction - precast purlin joists, steel decking or open web steel joists, steel decking or equivalent
3314	Roof Finish - rigid insulation, 4-ply built-up or equivalent
6106	Plumbing Basic - good
6506	Heating - good heating with gas fired units or forced air
6706	Electrical Basic - good wiring

COMPONENT DESCRIPTION - WAREHOUSE FINISH

4102	Interior Wall Finish - paint
5176	Floor Finish - floor hardener
6903	Electrical Fixtures - fair lighting

4.500.062 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		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 ²		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		
	Total:	7 700	60.00	11 890	54.60	19 420	51.10	33 000	48.60		

Basement
(MT 500 QU 06 ST 52)

Code	Component	Size Ranges - m ²		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		
	Total:	35 340	208.30	44 490	206.10	65 600	195.90	101 430	189.00		

4.500.063 MODULE RATES (in dollars)

Main Level Base Structure
(MT 500 QU 06 ST 60)

Code	Component	Size Ranges - m ²		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		
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		
	Total:	20 970	145.00	30 700	136.70	50 000	126.60	84 030	120.70		

Upper Level Base Structure
(MT 500 QU 06 ST 70)

Code	Component	Size Ranges - m ²		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	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		
	Total:	37 910	165.50	47 080	164.60	68 710	153.40	105 350	147.00		

4.500.063 MODULE RATES (in dollars)

**Upper Level Base Structure - Extension
(MT 500 QU 06 ST 71)**

Code	Component	Size Ranges - m ²		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	
	Total:	0	330.00	0	329.70	0	314.40	0	0	305.70	

4.500.063 MODULE RATES (in dollars)

**Upper Level Base Structure - Cantilever Extension
(MT 500 QU 06 ST 72)**

Code	Component	Size Ranges - m ²		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	0	1.60	
1775	Ext. Columns, Upper	0	1.80	0	1.10	0	0.60	0	0	0.40	
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	15.40	0	15.40	0	14.80	0	0	14.50	
	Total:	0	302.00	0	301.10	0	289.90	0	0	283.50	

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 ²		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		
	Total:	640	13.00	1 050	12.30	1 750	12.00	3 030	11.80		

4.500.064 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - add or deduct

Component	Size Ranges - m ²		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		
Total:	5 190	11.90	8 320	7.70	13 750	4.70	23 640	3.10		
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 m² of area

roof along beam - add or deduct \$ 0.80 per m² of area

floor along joists - add or deduct \$ 2.60 per m² of area

floor along beam - add or deduct \$ 1.30 per m² of area

4.500.065 UNIT COST ADJUSTMENTS

Windows

good double glazed aluminum window, per m² - **add \$ 191.00**

good clear sealed unit aluminum framing system, per m² - **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 m² - **add \$ 100.00**

overhead aluminum sectional fully glazed, per m² - **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>
Total:	m ²	\$ 100.60

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 % **Foundation -** Basementless 0.6 m **Exterior Wall -** Main 3.0 m
Span: 9.1 m

CODE COMPONENT DESCRIPTION - BASE STRUCTURE

- 0517 Concrete Footings -** unreinforced or equivalent
- 1513 Concrete Slab - On Grade -** 75 mm light reinforced
- 2501 Base Wall Construction -** 38 x 89 mm wood framing, plywood sheathing or equivalent
- 2781 Exterior Wall Finish -** 28 gauge corrugated galvanized metal siding
- 2902 Base Roof Construction -** gable roof, wood truss rafters, wood girts
- 3325 Roof Finish -** 28 gauge corrugated galvanized metal sheathing
- 6102 Plumbing Basic -** substandard
- 6702 Electrical Basic -** substandard wiring

COMPONENT DESCRIPTION - WAREHOUSE FINISH

- 6901 Electrical Fixtures -** economy lighting

4.505.022 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		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	1 800	126	3 600	91	6 700	78	10 700	72		
90	Warehouse Finish	0	4	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 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 ²		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		
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		
	Total:	300	35.10	710	26.50	1 470	23.40	2 390	22.00		

Main Level Base Structure
(MT 505 QU 02 ST 60)

Code	Component	Size Ranges - m ²		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		
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		
	Total:	1 490	90.70	2 860	64.20	5 270	54.60	8 260	50.00		

4.505.023 MODULE RATES (in dollars)

Warehouse Finish

(MT 505 QU 02 ST 90) - finish height 3.0 m

All Sizes - m²

ST Code	Component	K	AR
6901	Electric. Fixtures	0	3.50
	Architect Fees	0	0.10
	Total:	0	3.60

4.505.024 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

Component	Size Ranges - m ²		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		
Total:	320	16.60	790	7.10	1 610	3.80	2 630	2.30		

Roof Finish

asphalt shingles, per m² - **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 m² of area**

Walls

pole or post framing, girts, 28 gauge corrugated

galvanized metal siding, per m² wall area - **deduct \$ 3.80**

4.505.025 UNIT COST ADJUSTMENTS

Windows

low grade single glazed wood window, per m² - **add \$ 102.00**

low grade double glazed wood window, per m² - **add \$ 161.00**

low grade single glazed aluminum window, per m² - **add \$ 98.50**

low grade double glazed aluminum window, per m² - **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: m² **\$ 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

- 0700 Piles - reinforced concrete**
- 0920 Concrete Pads - reinforced**
- 1100 Grade Beams - reinforced concrete or equivalent**
- 1514 Concrete Slab - On Grade - 100 mm light reinforced**
- 2507 Base Wall Construction - 38 x 140 mm wood framing, plywood sheathing, batt insulation, vapour barrier**
- 2783 Exterior Wall Finish - 28 gauge corrugated colored metal siding**
- 2921 Base Roof Construction - gable roof, wood truss rafters, plywood sheathing, batt insulation**
- 3325 Roof Finish - 28 gauge corrugated galvanized metal sheathing**
- 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

- 6902 Electrical Fixtures - substandard lighting**

4.505.032 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		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	6 600	154	12 800	130	20 500	118	33 600	112		
90	Warehouse Finish	0	6	0	6	0	6	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.

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 ² (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		
	Total:	2 300	44.30	4 550	35.90	7 370	31.70	12 150	29.50		

Main Level Base Structure
(MT 505 QU 03 ST 60)

Code	Component	Size Ranges - m ² (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
	Total:	4 330	109.20	8 260	93.70	13 150	86.60	21 410	82.10

4.505.033 MODULE RATES (in dollars)

Warehouse Finish

(MT 505 QU 03 ST 90) - finish height 3.0 m

All Sizes - m²

ST Code	Structure	K	AR
6902	Electric. Fixtures	0	6.20
	Architect Fees	0	0.20
	Total:	0	6.40

4.505.034 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

Component	Size Ranges - m ²		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		
Total:	1 240	11.10	2 550	5.90	4 140	3.60	6 850	2.30		

Roof Finish

asphalt shingles, per m² - **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 m² of area**

Walls

pole or post framing, girts, 28 gauge corrugated

colored metal siding, per m² wall area - **deduct \$ 9.00**

4.505.035 UNIT COST ADJUSTMENTS

Windows

fair grade single glazed aluminum window, per m² - **add \$ 101.00**

fair grade double glazed aluminum window, per m² - **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 m² - **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>
Total:	m ²	\$ 48.90

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

- 0702 Piles - reinforced concrete**
- 0921 Concrete Pads - reinforced**
- 1123 Grade Beams - reinforced concrete or equivalent**
- 1525 Concrete Slab - On Grade - 125 mm light reinforced**
- 2508 Base Wall Construction - 38 x 184 mm wood framing, plywood sheathing, batt insulation, vapour barrier**
- 2750 Exterior Wall Finish - average exposed fastener prefinished steel panels**
- 2924 Base Roof Construction - gable roof, wood truss rafters, plywood sheathing, batt insulation**
- 3326 Roof Finish - 26 gauge corrugated galvanized metal sheathing**
- 6104 Plumbing Basic - average**
- 6504 Heating - average heating with gas fired units or forced air**
- 6704 Electrical Basic - average wiring**

COMPONENT DESCRIPTION - WAREHOUSE FINISH

- 6902 Electrical Fixtures - substandard lighting**

4.505.042 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		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	9 100	192	17 800	159	28 600	143	47 000	134		
90	Warehouse Finish	0	6	0	6	0	6	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.

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 ²		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		
	Total:	3 190	57.20	6 280	46.00	10 200	40.10	16 790	37.00		

Main Level Base Structure
(MT 505 QU 04 ST 60)

Code	Component	Size Ranges - m ²		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		
	Total:	5 930	134.90	11 500	112.60	18 440	102.60	30 170	96.60		

4.505.043 MODULE RATES (in dollars)

Warehouse Finish

(MT 505 QU 04 ST 90) - finish height 3.0 m

All Sizes - m²

ST Code	Structure	K	AR
6902	Electric. Fixtures	0	6.20
	Architect Fees	0	0.20
	Total:	0	6.40

4.505.044 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

Size Ranges - m ²	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
Total:	1 730	15.30	3 530	8.20	5 750	4.90	9 540	3.10

Roof Finish

asphalt shingles, per m² - **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 m² of area**

Walls

pole or post framing, girts, 26 gauge exposed fastener
colored average steel panels, per m² wall area - **deduct \$ 12.70**

4.505.045 UNIT COST ADJUSTMENTS

Windows

average single glazed aluminum window, per m² - **add \$ 106.00**

average double glazed aluminum window, per m² - **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 m² - **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>
Total:	m ²	\$ 67.60

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 %
Span: 7.6 m

Exterior Wall - Main 6.0 m

CODE COMPONENT DESCRIPTION - BASE STRUCTURE

0702	Piles - reinforced concrete
1123	Grade Beams - reinforced concrete or equivalent
1525	Concrete Slab - 125 mm light reinforced
	Framing - steel columns and beams or concrete bondbeam and pilasters or equivalent
2534	Base Wall Construction - 190 mm heavy reinforced concrete block, loose fill insulation
2703	Exterior Wall Finish - paint
2943	Base Roof Construction - open web steel joists, steel decking
3313	Roof Finish - rigid insulation, 4-ply built-up
4326	Party Walls - wood framing, insulation, gypsum wallboard or light reinforced concrete block or equivalent
6104	Plumbing Basic - average
6514	Heating - Warehouse - gas fired units or forced air
6704	Electrical Basic - average wiring

COMPONENT DESCRIPTION - WAREHOUSE FINISH

4101	Interior Wall Finish - paint
6902	Electrical Fixtures - substandard lighting

COMPONENT DESCRIPTION - SALES AREA FINISH (QU 03 - FAIR)

2117	Base Floor Construction - wood joists and deck system; commonly used as open storage over sales area
2303	Stair - one wood stair, unfinished; provides access to storage area
4101	Interior Wall Finish - paint
4303	Partitions - prefinished hardboard panelling or equivalent; partition area 60.0%
4304	Partitions - divides Sales Area from Warehouse - prefinished hardboard paneling or equivalent
4531	Ceiling Finish - suspended panels
4701	Interior Doors - fair hollow core wood
4902	Baseboards & Trim - fair
5102	Floor Finish - fair tile or equivalent
6590	Heating - simple forced air or equivalent
6903	Electrical Fixtures - fair lighting

4.510.041 GENERAL DESCRIPTION

CODE	COMPONENT DESCRIPTION - SALES AREA FINISH (QU 04 - STANDARD)
2117	Base Floor Construction - wood joists and deck system; commonly used as open storage over sales area
2303	Stairs - one wood stair, unfinished; provides access to storage area
4126	Interior Wall Finish - gypsum wallboard, paint
4313	Partitions - gypsum wallboard, paint; partition area 60.0%
4322	Partition - divides Sales Area from Warehouse - gypsum wallboard, paint
4533	Ceiling Finish - suspended panels
4702	Interior Doors - average hollow core wood
4903	Baseboards & Trim - average
5103	Floor Finish - average tile or equivalent
6590	Heating - simple forced air or equivalent
6904	Electrical Fixtures - average lighting

COMPONENT DESCRIPTION - SALES AREA FINISH (QU 06 - GOOD)

2129	Base Floor Construction - open web steel joists, steel decking, concrete topping; commonly used as open storage over sales area
2303	Stair - one wood stair, unfinished; provides access to storage area
4148	Interior Wall Finish - gypsum wallboard, paint
4322	Partition - divides Sales Area from Warehouse - gypsum wallboard, paint
4335	Partitions - gypsum wallboard, paint; partition area 60.0%
4535	Ceiling Finish - suspended panels
4703	Interior Doors - good hollow core wood
4905	Baseboards & Trim - good
5104	Floor Finish - good tile or equivalent
6590	Heating - simple forced air or equivalent
6905	Electrical Fixtures - average to good lighting

4.510.042 BASE RATES PER UNIT (in dollars)

ST Code	Structure	Size Ranges - m ²		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 ²		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 ²		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
	Total:	2 100	49.20	4 310	40.40

Main Level Base Structure
(MT 510 QU 04 ST 60)

Code	Component	Size Ranges - m ²		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
	Total:	10 000	148.60	20 420	107.10

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 ²		Size 3 (250 & over)	
		Size 2 (0-249)		K	AR
		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
	Total:	470	10.70	940	8.70

Sales Area Finish (Fair)

(MT 510 QU 03 ST 91) - finish height - 2.4 m

Code	Component	Size Ranges - m ²		Size 2 (50 & over)	
		Size 1 (0-49)		K	AR
		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
	Total:	1 310	128.00	1 730	119.70

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 ²		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
Total:		1 790	164.10	2 750	144.60	2 750	144.60

Sales Area Finish (Good)

(MT 510 QU 06 ST 91) - finish height - 2.4 m

Code	Component	Size Ranges - m ²		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
Total:		1 970	199.60	3 050	178.00	3 050	178.00

4.510.044 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct per unit**

Size Ranges - m ²	Size 2 (0-249)		Size 3 (250 & over)	
	K	AR	K	AR
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
Total:	1 100	9.90	2 270	5.10
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 m² & 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 m² of area**

roof along beam - **add or deduct \$ 0.80 per m² of area**

4.510.045 UNIT COST ADJUSTMENTS

Windows

average double glazed aluminum window, per m² - **add \$ 182.00**

average clear single glazed aluminum framing system, per m² - **add \$ 136.00**

average clear sealed unit aluminum framing system, per m² - **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 m² - **add \$ 100.00**

overhead aluminum sectional fully glazed, per m² - **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>
Total:	m ²	\$ 85.90

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

0702	Piles - reinforced concrete
0922	Concrete Pads - reinforced
1130	Grade Beams - reinforced concrete or equivalent
1545	Concrete Slab - 125 mm medium reinforced
2546	Framing - non bearing walls; reinforced concrete columns and beams or steel columns and beams Base Wall Construction - 190 mm reinforced concrete block, loose fill insulation, bond beam and pilaster or equivalent
2703	Exterior Wall Finish - paint
2960	Base Roof Construction - precast concrete purlin joists, steel decking or open web steel joists, steel decking or equivalent
3319	Roof Finish - rigid insulation, 4 ply built-up or equivalent
4327	Party Walls - wood framing, insulation, gypsum wallboard or medium reinforced concrete block or equivalent
6106	Plumbing Basic - good
6506	Heating - good heating with gas fired units or forced air
6706	Electrical Basic - good wiring

COMPONENT DESCRIPTION - WAREHOUSE FINISH

4102	Interior Wall Finish - paint
5177	Floor Finish - floor hardener
6904	Electrical Fixtures - average lighting

COMPONENT DESCRIPTION - SALES AREA FINISH (QU 04 - STANDARD)

2117	Base Floor Construction - wood joists and deck system; commonly used as open storage over sales area
2303	Stairs - one wood stair, unfinished; provides access to storage area
4126	Interior Wall Finish - gypsum wallboard, paint
4313	Partitions - gypsum wallboard, paint; partition area 60.0%
4322	Partition - divides Sales Area from Warehouse - gypsum wallboard, paint
4533	Ceiling Finish - suspended panels
4702	Interior Doors - average hollow core wood
4903	Baseboards & Trim - average
5103	Floor Finish - average tile or equivalent
6590	Heating - simple forced air or equivalent
6904	Electrical Fixtures - average lighting

4.510.061 GENERAL DESCRIPTION

COMPONENT DESCRIPTION - SALES AREA FINISH (QU 06 - GOOD)

- 2129 **Base Floor Construction** - open web steel joists, steel decking, concrete topping; commonly used as open storage over sales area
- 2303 **Stair** - one wood stair, unfinished; provides access to storage area
- 4148 **Interior Wall Finish** - gypsum wallboard, paint
- 4322 **Partition - divides Sales Area from Warehouse** - gypsum wallboard, paint
- 4335 **Partitions** - gypsum wallboard, paint; partition area 60.0%
- 4535 **Ceiling Finish** - suspended panels
- 4703 **Interior Doors** - good hollow core wood
- 4905 **Baseboards & Trim** - good
- 5104 **Floor Finish** - good tile or equivalent
- 6590 **Heating** - simple forced air or equivalent
- 6905 **Electrical Fixtures** - average to good lighting

COMPONENT DESCRIPTION - SALES AREA FINISH (QU 08 - EXPENSIVE)

- 2148 **Base Floor Construction** - precast concrete purlins joists, steel decking, concrete topping or equivalent
- 2330 **Stair** - one U or L turn wood stair, painted finish; provides access to upper storage or sales area
- 4153 **Interior Wall Finish** - gypsum wallboard, vinyl
- 4345 **Partition - divides Sales Area from Warehouse** - gypsum wallboard, paint
- 4386 **Partitions** - good vinyl faced demountable
- 4535 **Ceiling Finish** - suspended panels
- 4714 **Interior Doors** - good solid core wood
- 4906 **Baseboards & Trim** - good to expensive
- 5124 **Floor Finish** - good to expensive carpet
- 6592 **Heating** - good forced air or equivalent
- 6907 **Electrical Fixtures** - good to expensive lighting

4.510.062 BASE RATES PER UNIT (in dollars)

ST Code	Structure	Size Ranges - m ²		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 ²		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 ²		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	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		
	Total:	3 960	75.80	7 880	60.30	12 770	53.30		

Main Level Base Structure
(MT 510 QU 06 ST 60)

Code	Component	Size Ranges - m ²		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	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		
	Total:	10 160	220.30	18 680	189.90	30 120	173.50		

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 ²		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	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		
Total:		580	20.30	1 180	17.80	1 940	16.80		

Sales Area Finish (Standard)

(MT 510 QU 04 ST 91) - finish height - 2.4 m

Code	Component	Size Ranges - m ²		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
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			
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		
4702	Interior Doors	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		
6590	Heating	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		
	Architect Fees	100	9.20	150	8.10	250	7.70	360	7.60		
Total:		1 790	164.10	2 760	144.60	4 440	138.00	6 510	135.00		

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 ²		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		
	Total:	1 970	199.60	3 050	178.00	4 940	170.40	7 260	167.10		

Sales Area Finish (Expensive)

(MT 510 QU 08 ST 91) - finish height - 2.4 m

Code	Component	Size Ranges - m ²		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		
	Total:	2 490	287.40	3 750	262.20	5 970	253.20	8 710	249.50		

4.510.064 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct per unit**

Component	Size Ranges - m ²		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		
Total:	1 0109.10	2 000	5.20	3 220	3.60			
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 m² - **add K \$ - 490.00**
AR \$ 2.50

Size Range 4, 700 m² & 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 m² of area**

roof along beam - **add or deduct \$ 0.80 per m² of area**

4.510.065 UNIT COST ADJUSTMENTS

Windows

good double glazed aluminum window, per m² - **add \$ 191.00**

expensive anodized colored aluminum window, per m² - **add \$ 200.00**

good clear sealed unit aluminum framing system, per m² - **add \$ 184.00**

good bronze sealed unit aluminum framing system, per m² - **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 m² - **add \$ 115.00**

overhead insulated steel sectional door, per m² - **add \$ 121.00**

overhead rolling steel door, per m² - **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>
Total:		m ² \$ 91.30

OR

Sales Area

2546	Base Wall Construction	\$ 77.70
2703	Exterior Wall Finish	7.80
4153	Interior Wall Finish	<u>29.90</u>
Total:		m ² \$ 115.40

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

CODE	COMPONENT DESCRIPTION - BASE STRUCTURE
0541	Concrete Footings - medium reinforced
1514	Concrete Slab - On Grade - 100 mm light reinforced
2129	Base Floor Construction - open web steel joists, steel decking, 75 mm light reinforced concrete slab; wood joists and deck floor system or equivalent
2304	Stairs - Upper - two wood stairs, painted
2501	Base Wall Construction - wood framing or light gauge metal framing or equivalent
2747	Exterior Wall Finish - corrugated metal siding
2943	Base Roof Construction - open web steel joists, steel decking; wood joists and deck roof system or equivalent
3311	Roof Finish - rigid insulation, 4-ply built-up or equivalent
6703	Electrical Basic - fair wiring and fair lighting

4.515.032 BASE RATES (in dollars)

Size Ranges - m²		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
ST Code	Structure	K	AR	K	AR	K	AR
61	Main Level & Concrete Slab	3 800	101	7 200	87	11 400	81
70	Upper Level	3 100	70	5 700	60	9 000	55

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 ²		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		
	Total:	730	29.60	1 510	26.40	2 460	24.90		

Main Level Base Structure
(MT 515 QU 03 ST 60)

Code	Component	Size Ranges - m ²		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		
	Total:	3 070	71.60	5 690	61.00	8 940	56.20		

4.515.033 MODULE RATES (in dollars)

Upper Level
(MT 515 QU 03 ST 70)

Code	Component	Size Ranges - m ²		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
	Total:	3 110	70.10	5 730	59.70	8 990	54.90	8 990	54.90

4.515.034 PRECALCULATED ADJUSTMENTS (in dollars)

Height
per metre of height - **add or deduct**

Component	Size Ranges - m ²		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
Total:	800	8.00	1 630	4.70	2 660	3.20	2 660	3.20
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 m² of area**
floor along joists - **add or deduct \$ 2.60 per m² of area**

4.515.035 UNIT COST ADJUSTMENTS

Partitions

light gauge metal per m² - **add \$ 15.50**

average metal per m² - **add \$ 33.50**

Windows

fair single glazed aluminum window, per m² - **add \$ 101.00**

fair double glazed aluminum window, per m² - **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 m² - **add \$ 100.00**

light gauge metal rolling or sectional overhead door, per m² - **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, m² \$ 16.90

2747 Exterior Wall Finish, m² 17.50

Total m² **\$ 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
0700	Piles - reinforced concrete
1100	Grade Beams - reinforced concrete or equivalent
1514	Concrete Slab - On Grade - 125 mm light reinforced
2134	Base Floor Construction - open web steel joists, steel decking, 75 mm light reinforced concrete slab
2345	Stairs - Upper - two steel stairs with grate treads and railing
2550	Base Wall Construction - 138 mm brush finish sitecast tiltup wall panel
2947	Base Roof Construction - open web steel joists, steel decking or equivalent
3313	Roof Finish - rigid insulation, 4-ply built-up
6704	Electrical Basic - average wiring and average lighting

4.515.042 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m²		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	7 600	142	15 000	112	24 100	99	39 600	91		
70	Upper Level	12 900	101	18 100	79	24 700	70	35 900	64		

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 ²		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		
	Total:	1 980	40.70	4 040	32.30	6 600	28.50	10 950	26.50		

Main Level Base Structure
(MT 515 QU 04 ST 60)

Code	Component	Size Ranges - m ²		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		
	Total:	5 630	101.20	10 930	79.90	17 520	70.50	28 680	64.70		

4.515.043 MODULE RATES (in dollars)

Upper Level Base Structure
(MT 515 QU 04 ST 70)

Code	Component	Size Ranges - m ²		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
	Total:	12 850	100.50	18 140	79.40	24 710	69.90	35 890	64.30	24 710	69.90

4.515.044 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

Component	Size Ranges - m ²		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
Total:	1 590	15.10	3 260	8.50	5 320	5.50	8 820	3.80	1 590	15.10
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 m² - **add \$ 15.50**

average metal, per m² - **add \$ 33.50**

Spans

(for each metre more or less than 9.1 m)

roof along joists - **add or deduct \$ 1.60 per m² of area**

floor along joists - **add or deduct \$ 2.60 per m² of area**

4.515.045 UNIT COST ADJUSTMENTS

Windows

average double glazed aluminum window, per m² - **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 m² - **add \$ 100.00**

overhead aluminum sectional fully glazed, per m² - **add \$ 166.00**

light gauge metal rolling or sectional overhead door, per m² - **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 ²	
		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	K	\$ 550.00
	AR	27.00
Base Floor Construction	m²	\$ 56.00
Base Wall Construction	m²	\$ 15.10
Exterior Wall Finish	m²	5.00
Stairs	EA	150.00

4.520.034 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

All Sizes - m²

K	AR
400	3.25

Wiring

(including fixtures)

nil - **deduct 7.8% of Total Base Cost**

Platform

along perimeter of building, per m² - **add \$ 83.00**

Concrete Slab

elevated on compacted fill, per m² - **deduct \$ 33.50**

4.520.035 UNIT COST ADJUSTMENTS

Doors, Exterior

standard slide, EA - **add K \$ 350.00**

ARm² \$ 27.00

overhead wood sectional door, per m² - **add \$ 100.00**

overhead steel sectional door, per m² - **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: m² **\$ 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 ²	
		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	m²	\$ 23.80
Base Wall Construction		
Bag Area	m²	\$ 19.30
Bulk Area	m²	33.00
Exterior Wall Finish	m²	5.00
Base Roof Construction	m²	24.80
Roof Finish	m²	10.00

WAREHOUSE FINISH

Interior Wall Finish		
Bulk Area	m²	\$ 21.40
Bin Partitions	m²	94.90

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 m² of wall area \$ 7.80**

38 x 140 mm studding @ 400 mm o.c., 11 mm plywood sheathing, paint – **add per m² 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 m² 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 m² of wall area \$ 24.40**

38 x 140 mm studding @ 300 mm o.c., 11 mm plywood lining, plywood sheathing, paint - **deduct per m² 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 m² 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 m² of wall area \$ 27.00**

38 x 140 mm studding @ 300 mm o.c., 11 mm plywood 2 sides, paint 2 sides - **deduct per m² 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 **add K \$ 350.00**
ARm² \$ 27.00

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: m² \$ 24.30

Bulk Area

Base Wall Construction \$ 33.00
Exterior Wall Finish 5.00
Interior Wall Finish 21.40
Total: m² \$ 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
60	Main Level	73 500	96

ST Code 60 designates a converted grain elevator.

4.522.033 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

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 %

CODE	COMPONENT DESCRIPTION - BASE STRUCTURE
0702	Piles - reinforced concrete
1103	Grade Beams - reinforced concrete or equivalent
1546	Concrete Slab - 150 mm medium or light reinforced
	Base Wall Construction - End Walls - 38 x 184 @ 400 mm wood framing, sheathing
2745	Exterior Wall Finish - End Walls - aluminum siding or equivalent
	Base Roof Construction - type S8 prefabricated wood archribs; plywood sheathing or equivalent
3303	Roof Finish - composition shingles
	Interior Wall Finish - 12.5 mm plywood
	Electrical Basic - average wiring
	Electrical Fixtures - explosion proof fixtures and receptacles

4.525.042 BASE RATES (in dollars)

Size Ranges - m²		Size 2 (0-249)		Size 3 (250 & over)	
ST Code	Structure	K	AR	K	AR
61	Main Level & Concrete Slab	7 100	166	5 500	172

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 ²		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		
	Total:	2 730	64.80	5 590	53.50		

Main Level Base Structure
(MT 525 QU 04 ST 60)

Code	Component	Size Ranges - m ²		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		
	Total:	4 410	100.80	-110	118.60		

4.525.044 PRECALCULATED ADJUSTMENTS (in dollars)

Size Ranges - m ²	Size 2 (0-249)		Size 3 (250 & over)	
	K	AR	K	AR
Roof Finish				
galvanized metal, - add	270	3.00	350	2.90
Interior				
insulation - add	480	11.50	310	11.90
Archribs				
less than 19.5 m span				
type S2 - deduct	210	12.00	380	11.00
type S4 - deduct	130	7.00	-180	8.10
greater than 19.5 m span				
type S2 - deduct	230	13.20	420	12.10
type S4 - deduct	70	3.20	-700	6.30

Interior Bin Walls, per m² - 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 m² - **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>
Total:	m²	\$ 55.90

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

0517	Concrete Footings - unreinforced
1513	Concrete Slab - 75 mm light reinforced
	Wall & Roof Construction - corrugated galvanized steel self-framing panels
6102	Plumbing Basic - substandard
6702	Electrical Basic - substandard wiring

COMPONENT DESCRIPTION - WAREHOUSE FINISH

6901	Electrical Fixtures - economy lighting
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4.600.022 BASE RATES (in dollars)

ST Code	Structure	All Sizes - m ²	
		K	AR
61	Main Level & Concrete Slab	3 200	80
90	Warehouse Finish	0	4

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 ²	
		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
	Total:	700	26.60

4.600.023 MODULE RATES (in dollars)

Main Level Base Structure
(MT 600 QU 02 ST 60)

All Sizes - m²

Code	Component	K	AR
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
	Total:	2 540	53.70

Warehouse Finish
(MT 600 QU 02 ST 90)

All Sizes - m²

Code	Component	K	AR
6901	Electric. Fixtures	0	3.50
	Architect Fees	0	0.10
	Total:	0	3.60

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 m² - **add \$ 98.50**
low grade double glazed aluminum window, per m² - **add \$ 157.00**

Doors, Exterior
low grade hollow steel door, EA - **add \$ 320.00**
double sliding metal doors, per m² - **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, m² **\$ 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

0700	Piles - reinforced concrete
1100	Grade Beams - reinforced concrete or equivalent
1514	Concrete Slab - 100 mm light reinforced
	Wall & Roof Construction - corrugated galvanized steel self-framing panels
6103	Plumbing - fair
6703	Electrical - fair wiring

COMPONENT DESCRIPTION - WAREHOUSE FINISH

6901	Electrical Fixtures - economy lighting
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4.600.032 BASE RATES (in dollars)

		All Sizes - m²	
ST Code	Structure	K	AR
61	Main Level & Concrete Slab	4 900	97
90	Warehouse Finish	0	4

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)**

		All Sizes - m²	
Code	Component	K	AR
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
	Total:	2 200	42.50

4.600.033 MODULE RATES (in dollars)

Main Level Base Structure
(MT 600 QU 03 ST 60)

Code	Component	All Sizes - m ²	
		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
	Total:	2 720	54.40

Warehouse Finish
(MT 600 QU 03 ST 90)

Code	Component	All Sizes - m ²	
		K	AR
6901	Electric. Fixtures	0	3.50
	Architect Fees	0	0.10
	Total:	0	3.60

4.600.034 PRECALCULATED ADJUSTMENTS

Plumbing
per fixture - **add \$ 400.00**

4.600.035 UNIT COST ADJUSTMENTS

Windows
fair single glazed aluminum window, per m² - **add \$ 101.00**
fair double glazed aluminum window, per m² - **add \$ 173.00**

Doors, Exterior
fair hollow steel door, EA - **add \$ 400.00**
double sliding metal doors, per m² - **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, m² **\$ 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
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4.600.042 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		Size 3 (0-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR
61	Main Level & Concrete Slab	11 200	108	-23 100	156		
90	Warehouse Finish	0	7	0	7		

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 ²		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		
	Total:	5 580	41.90	9 120	36.70		

Main Level Base Structure
(MT 600 QU 04 ST 60)

Code	Component	Size Ranges - m ²		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		
	Total:	5 610	65.70	-32 270	119.70		

Warehouse Finish
(MT 600 QU 04 ST 90)

Code	Component	All Sizes - m ²	
		K	AR
6902	Electric. Fixtures	0	6.20
	Architect Fees	0	0.30
	Total:	0	6.50

4.600.044 PRECALCULATED ADJUSTMENTS

Insulation

average foil faced batt, spray mineral fibre, fibreglass rigid board or equivalent,
per m² - **add \$ 12.00**

Wall Sections, Exterior

painted panels, per m² - **add \$ 4.00**

Plumbing

per fixture - **add \$ 470.00**

4.600.045 UNIT COST ADJUSTMENTS

Windows

average double glazed aluminum window, per m² - **add \$ 182.00**

single glazed steel sash, per m² - **add \$ 247.00**

double glazed steel sash, per m² - **add \$ 286.00**

Doors, Exterior

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

double sliding metal doors, to 25 m², per m² - **add \$ 40.00**

over 25 m², per m² - **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, m² **\$ 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 ²		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
61	Main Level & Concrete Slab	9 200	99	11 900	89		
90	Warehouse Finish	0	4	0	4		

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 ²		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		
	Total:	2 200	42.20	4 470	33.50		

Main Level Base Structure
(MT 605 QU 03 ST 60)

Code	Component	Size Ranges - m ²		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		
	Total:	6 990	56.90	7 460	55.40		

Warehouse Finish
(MT 605 QU 03 ST 90)

All Sizes - m²

Code	Component	K	AR
6901	Electric. Fixtures	0	3.50
	Architect Fees	0	0.10
	Total:	0	3.60

4.605.034 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

All Sizes - m²

Component	K	AR
Base Wall Constr.	440	3.60

Exterior Wall Finish

paint - add	K	\$ 300.00
	AR	\$ 2.50

Plumbing

per fixture - **add \$ 400.00**

4.605.035 UNIT COST ADJUSTMENT

Windows

fair single glazed aluminum window, per m² - **add \$ 101.00**

fair double glazed aluminum window, per m² - **add \$ 173.00**

Doors, Exterior

fair hollow steel door, EA - **add \$ 400.00**

double sliding metal doors, per m² - **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, m² **\$ 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

- 0702** Piles - reinforced concrete
- 1123** Grade Beams - reinforced concrete or equivalent
- 1525** Concrete Slab - 125 mm light reinforced
- Wall and Roof Construction** - galvanized steel self-framing panels
- Insulation** - average foil faced batt, sprayed mineral fibre, fibreglass rigid board or equivalent
- 6104** Plumbing Basic - average
- 6504** Heating - average heating with gas fired units or forced air
- 6704** Electrical Basic - average wiring

COMPONENT DESCRIPTION - WAREHOUSE FINISH

- 6902** Electrical Fixtures - substandard lighting

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
61	Main Level & Concrete Slab	3 900	202	6 600	148	11 100	131
90	Warehouse Finish	0	7	0	7	0	7

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 ²		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		
	Total:	1 130	88.10	2 830	54.00	5 760	42.40		

Main Level Base Structure
(MT 610 QU 04 ST 60)

Code	Component	Size Ranges - m ²		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		
	Total:	2 730	114.10	3 770	94.40	5 300	88.40		

Warehouse Finish
(MT 610 QU 03 ST 90)

Code	Component	All Sizes - m ²	
		K	AR
6902	Electric. Fixtures	0	6.20
	Architect Fees	0	0.30
	Total:	0	6.50

4.610.044 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

Size Ranges - m ²	Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
	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
Total:	430	23.30	1 090	9.70	2 260	5.30

Insulation

good foil faced batt, sprayed mineral fibre or fibreglass rigid board,
per m² - **add \$ 5.00**

Wall Sections, Exterior

painted panels, per m² - **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 ²	deduct per m ²	\$ 27.00	\$ 49.00
Medium size 20 - 49 m ²	add per m ²	101.00	72.00
Large size 50 m ² & over	add per m ²	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 m² - **add \$ 11.50**

painted panels, per m² - **add \$ 2.20**

Windows

average double glazed aluminum window, per m² - **add \$ 182.00**

single glazed steel sash, per m² - **add \$ 247.00**

double glazed steel sash, per m² - **add \$ 286.00**

Doors, Exterior

hollow steel	plain	glazed
low grade, EA - add	\$ 320.00	\$ -
fair, EA - add	400.00	-
average, EA - add	480.00	530.00
average double, EA - add	900.00	1 000.00

overhead wood sectional door, per m² - **add \$ 100.00**

overhead aluminum sectional fully glazed, per m² - **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, m² **\$ 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 ²		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
61	Main Level & Concrete Slab	9 300	117	12 100	106		
90	Warehouse Finish	0	4	0	4		

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 ²		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		
	Total:	2 200	42.20	4 470	33.50		

Main Level Base Structure
(MT 615 QU 03 ST 60)

Code	Component	Size Ranges - m ²		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		
	Total:	7 110	74.30	7 590	72.60		

Warehouse Finish
(MT 615 QU 03 ST 90)

Code	Component	All Sizes - m ²	
		K	AR
6901	Electric. Fixtures	0	3.50
	Architect Fees	0	0.10
	Total:	0	3.60

4.615.034 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

	All Sizes - m²	
Component	K	AR
Base Wall Constr.	440	3.60
Exterior Wall Finish		
paint - add	K	\$ 300.00
	AR	\$ 2.50

Plumbing

per fixture - **add \$ 400.00**

4.615.035 UNIT COST ADJUSTMENTS

Windows

fair double glazed aluminum window, per m² - **add \$ 173.00**

single glazed steel sash, per m² - **add \$ 247.00**

double glazed steel sash, per m² - **add \$ 286.00**

Doors, Exterior

fair hollow steel door, EA - **add \$ 400.00**

double sliding metal doors, per m² - **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, m² **\$ 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

- 0702 Piles - reinforced concrete**
- 1123 Grade Beams - reinforced concrete or equivalent**
- 1525 Concrete Slab - 125 mm light 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
- 6104 Plumbing Basic - average**
- 6504 Heating - average heating with gas fired units or forced air**
- 6704 Electrical Basic - average wiring**

COMPONENT DESCRIPTION - WAREHOUSE FINISH

- 6902 Electrical Fixtures - substandard lighting**

4.615.042 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		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	24 700	161	32 400	150	33 800	149	57 500	145		
90	Warehouse Finish	0	7	0	7	0	7	0	7	0	7

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 ²		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		
	Total:	5 580	41.90	9 120	36.70	15 120	33.90	26 130	31.80		

Main Level Base Structure
(MT 615 QU 04 ST 60)

Code	Component	Size Ranges - m ²		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	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		
	Total:	19 100	119.20	23 290	113.00	18 670	115.40	31 350	113.20		

Warehouse Finish
(MT 615 QU 04 ST 90)

Code	Component	All Sizes - m ²	
		K	AR
6902	Electric. Fixtures	0	6.20
	Architect Fees	0	0.30
	Total:	0	6.50

4.615.044 PRECALCULATED ADJUSTMENTS (in dollars)

Height, under 6.0 m

per metre of height - **deduct**

Size Ranges - m ²	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
Total:	2 550	5.90	4 150	3.60	6 880	2.20	11 870	1.40

Height, over 6.0 m

per metre of height - **add**

Size Ranges - m ²	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
Total:	3 850	8.90	6 290	5.40	10 420	3.30	18 100	2.00

Insulation

good foil faced batt, sprayed mineral fibre or fibreglass rigid board, per m² - **add \$ 5.00**

Wall Sections, Exterior

painted panels, per m² - **add \$ 4.00**

aluminum panels, per m² - **add \$ 4.40**

fibreglass light transmitting panels, per m² - **add \$ 12.00**

poor quality panels, open at bottom and non-mitered at eaves, per m² - **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 ²		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
	Total:	3 010	36.30	6 160	23.80

Height

per metre of height - **add or deduct per unit**

Component	Size Ranges - m ²		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
Total:	430	3.80	880	2.00
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 m² - **add \$ 11.50**
 - painting panels, per m² - **add \$ 2.20**

Windows

- average double glazed aluminum window, per m² - **add \$ 182.00**
- single glazed steel sash, per m² - **add \$ 247.00**
- double glazed steel sash, per m² - **add \$ 286.00**

Doors, Exterior

- | | | |
|---------------------------------|------------------|-----------------|
| hollow steel | plain | glazed |
| low grade, EA - add | \$ 320.00 | \$ - |
| fair, EA - add | 400.00 | - |
| average, EA - add | 480.00 | 530.00 |
| average double, EA - add | 960.00 | 1 060.00 |
- overhead wood sectional door, per m² - **add \$ 100.00**
 - overhead aluminum sectional fully glazed, per m² - **add \$ 166.00**
-
- average metal sliding door
 - endwall or sidewall, per door - **add K \$ 400.00**
 - AR m² \$ 45.00**
 - door framework, per door - **add K \$ 100.00**
 - AR m² \$ 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, m² **\$ 21.10**

Skylights

- plastic, per m² - **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 ²		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	28 900	190	38 700	176	44 200	173	75 600	168		
90	Warehouse Finish	0	12	0	12	0	12	0	12	0	12

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 ²		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		
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		
	Total:	7 700	60.00	12 440	53.10	20 550	49.30	35 450	46.60		

Main Level Base Structure
(MT 615 QU 06 ST 60)

Code	Component	Size Ranges - m ²		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	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		
	Total:	21 230	129.50	26 300	123.20	23 670	123.90	40 110	121.50		

Warehouse Finish
(MT 615 QU 06 ST 90)

Code	Component	All Sizes - m ²	
		K	AR
5176	Floor Finish	0	0.90
6903	Electric. Fixtures	0	10.00
	Architect Fees	0	0.60
	Total:	0	11.50

4.615.064 PRECALCULATED ADJUSTMENTS (in dollars)

Height, under 6.0 m

per metre of height - **deduct**

Size Ranges - m ²	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
Total:	2 760	6.30	4 470	3.90	7 420	2.20	12 830	1.40

Height, over 6.0 m

per metre of height - **add**

Size Ranges - m ²	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
Total:	4 060	9.30	6 610	5.70	10 960	3.30	19 060	2.00

Insulation

good foil faced batt, sprayed mineral fibre or fibreglass rigid board, per m² - **add \$ 5.00**

Wall Sections, Exterior

painted panels, per m² - **add \$ 4.00**

aluminum panels, per m² - **add \$ 4.40**

fibreglass light transmitting panels, per m² - **add \$ 12.00**

poor quality panels, open at bottom and non-mitered at eaves, per m² - **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 ²		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		
	Total:	3 910	73.50	7 830	58.40		

Height

per metre of height - **add or deduct per unit**

Component	Size Ranges - m ²		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		
Total:	530	4.60	1 070	2.50		
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 m² - **add \$ 11.50**

painted panels, per m² - **add \$ 2.20**

Windows

average double glazed aluminum window, per m² - **add \$ 182.00**

single glazed steel sash, per m² - **add \$ 247.00**

double glazed steel sash, per m² - **add \$ 286.00**

Doors, Exterior

hollow steel	plain	glazed
low grade, EA - add	\$ 320.00	\$ -
fair, EA - add	\$ 400.00	-
average, EA - add	\$ 480.00	\$ 530.00
average double, EA - add	\$ 960.00	\$ 1 060.00

overhead wood sectional door, per m² - **add \$ 100.00**

overhead aluminum sectional fully glazed, per m² - **add \$ 166.00**

average metal sliding door

endwall or sidewall, per door – **add K \$ 400.00**
AR m² \$ 45.00

door framework, per door - **add K \$ 100.00**
AR m² \$ 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, m² **\$ 21.10**

Skylights

plastic, per m² - **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

- 0702 Piles - reinforced concrete**
- 1123 Grade Beams - reinforced concrete or equivalent**
- 1525 Concrete Slab - 125 mm light reinforced**
- Framing - heavy gauge steel modular rigid frame with steel girts; steel interior columns**
- Insulation - average foil faced batt, sprayed mineral fibre, fibreglass rigid board or equivalent**
- Exterior Wall & Roof Finish - wide span deep rib corrugated steel panels**
- 6104 Plumbing Basic - average**
- 6504 Heating - average heating with gas fired units or forced air**
- 6704 Electrical Basic - average wiring**

COMPONENT DESCRIPTION - WAREHOUSE FINISH

- 6902 Electrical Fixtures - substandard lighting**

4.620.042 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		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	32 700	149	40 400	144	58 700	130	82 400	125		
90	Warehouse Finish	0	7	0	7	0	7	0	7		

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 ²		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		
	Total:	5 580	41.90	9 120	36.70	15 120	33.90	26 130	31.80		

Main Level Base Structure
(MT 620 QU 04 ST 60)

Code	Component	Size Ranges - m ²		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		
	Total:	27 100	107.20	31 290	107.00	43 570	95.40	56 250	93.20		

Warehouse Finish
(MT 620 QU 04 ST 90)

Code	Component	All Sizes - m ²	
		K	AR
6902	Electric. Fixtures	0	6.20
	Architect Fees	0	0.30
	Total:	0	6.50

4.620.044 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

Size Ranges - m ²	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
Total:	2 900	5.40	3 570	4.40	7 230	2.60	9 300	2.30

Module Sections

(rate includes two modular sections)

Size Ranges - m ²	Size 4 (0-1999)		Size 5 (2000 & over)	
	K	AR	K	AR
three modules - deduct	390	1.30	500	1.20
four modules - deduct	980	3.20	1 250	3.10
five modules - deduct	1 760	5.80	2 240	5.60

Insulation

good foil faced batt, sprayed mineral fibre or fibreglass rigid board, per m² - **add \$ 5.00**

Wall Sections, Exterior

painted panels, per m² - **add \$ 4.00**

aluminum panels, per m² - **add \$ 4.40**

fibreglass light transmitting panels, per m² - **add \$ 12.00**

poor quality panels, open at bottom and non-mitered at eaves, per m² - **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 m² - **add \$ 2.20**

Windows

average double glazed aluminum window, per m² - **add \$ 182.00**
 single glazed steel sash, per m² - **add \$ 247.00**
 double glazed steel sash, per m² - **add \$ 286.00**

Doors, Exterior

hollow steel	plain	glazed
low grade, EA - add	\$ 320.00	-
fair, EA - add	\$ 400.00	-
average, EA - add	\$ 480.00	\$ 530.00
average double, EA - add	\$ 960.00	\$ 1 060.00

overhead wood sectional door, per m² - **add \$ 100.00**
 overhead aluminum sectional fully glazed, per m² - **add \$ 166.00**

average metal sliding door		
endwall or sidewall, per door – add K		\$ 400.00
	AR m²	\$ 45.00
door framework, per door	- add K	\$ 100.00
	AR m²	\$ 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, m² **\$ 21.10**

Skylights

plastic, per m² - **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

- 0702 Piles - reinforced concrete**
- 1124 Grade Beams - reinforced concrete or equivalent**
- 1546 Concrete Slab - 150 mm medium reinforced**
Framing - heavy gauge steel modular rigid frame with steel girts; steel interior columns
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**

4.620.062 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		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	36 900	178	46 700	164	69 100	153	100 500	148		
90	Warehouse Finish	0	12	0	12	0	12	0	12		

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 ²		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		
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		
	Total:	7 700	60.00	12 440	53.10	20 550	49.30	35 450	46.60		

Main Level Base Structure
(MT 620 QU 06 ST 60)

Code	Component	Size Ranges - m ²		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		
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		
	Total:	29 230	117.50	34 290	111.20	48 570	103.90	65 010	101.50		

Warehouse Finish
(MT 620 QU 06 ST 90)

Code	Component	All Sizes - m ²	
		K	AR
5176	Floor Finish	0	0.90
6903	Electric. Fixtures	0	10.00
	Architect Fees	0	0.60
	Total:	0	11.50

4.620.064 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

Size Ranges - m ²	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
Total:	3 110	5.80	3 890	4.70	7 770	2.60	10 260	2.30

Module Sections

(rate includes two modular sections)

Size Ranges - m ²	Size 4 (0-1999)		Size 5 (2000 & over)	
	K	AR	K	AR
three modules - deduct	390	1.30	500	1.20
four modules - deduct	980	3.20	1 250	3.10
five modules - deduct	1 760	5.80	2 240	5.60

Insulation

good foil faced batt, sprayed mineral fibre or fibreglass rigid board, per m² - **add \$ 5.00**

Wall Sections, Exterior

painting panels, per m² - **add \$ 4.00**

aluminum panels, per m² - **add \$ 6.40**

fibreglass light transmitting panels, per m² - **add \$ 14.00**

poor quality panels, open at bottom and non-mitered at eaves, per m² - **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 m² - **add \$ 11.50**

painted panels, per m² - **add \$ 2.20**

Windows

average double glazed aluminum window, per m² - **add \$ 182.00**

single glazed steel sash, per m² - **add \$ 247.00**

double glazed steel sash, per m² - **add \$ 286.00**

Doors, Exterior

hollow steel	plain	glazed
low grade, EA - add	\$ 320.00	-
fair, EA - add	\$ 400.00	-
average, EA - add	\$ 480.00	\$ 530.00
average double, EA - add	\$ 960.00	\$ 1 060.00

overhead wood sectional door, per m² - **add \$ 100.00**

overhead aluminum sectional fully glazed, per m² - **add \$ 166.00**

average metal sliding door

endwall or sidewall, per door - **add K \$ 400.00**

AR m² \$ 45.00

door framework, per door - **add K \$ 100.00**

AR m² \$ 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, m² **\$ 21.10**

Skylights

plastic, per m² - **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

- 0702** **Piles** - reinforced concrete
- 1123** **Grade Beams** - reinforced concrete or equivalent
- 1525** **Concrete Slab** - 125 mm light reinforced
Framing - heavy gauge steel modular rigid frame with steel girts; steel interior columns
Insulation - average foil faced batt, sprayed mineral fibre, fibreglass rigid board or equivalent
Exterior Wall & Roof Finish - wide span deep rib corrugated steel panels
- 6104** **Plumbing Basic** - average
- 6504** **Heating** - average heating with gas fired units or forced air
- 6704** **Electrical Basic** - average wiring

COMPONENT DESCRIPTION - WAREHOUSE FINISH

- 6903** **Electrical Fixtures** - substandard lighting

4.622.042 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
61	Main Level & Concrete Slab	10 000	156	12 400	140		
90	Warehouse Finish	0	7	0	7		

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 ²		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
0300	Excavation	0	3.80	0	3.40	0	3.40
0702	Piles	400	3.60	820	1.90	820	1.90
1123	Grade Beams	1 060	9.40	2 160	5.00	2 160	5.00
1525	Concrete Slab	0	19.30	0	19.30	0	19.30
6104	Plumbing Basic	0	1.20	0	1.00	0	1.00
6504	Heating	0	3.00	0	2.30	0	2.30
6704	Electrical Basic	0	2.30	0	1.90	0	1.90
	Miscellaneous	30	0.90	60	0.70	60	0.70
	Architect Fees	60	1.80	120	1.50	120	1.50
	Total:	1 550	45.30	3 160	37.00	3 160	37.00

Main Level Base Structure
(MT 622 QU 04 ST 60)

Code	Component	Size Ranges - m ²		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
0100	Sitework	0	1.00	0	0.90	0	0.90
	Steel Frame and Panels	7 500	67.00	7 500	67.00	7 500	67.00
	Insulation - Wall	720	6.40	1 490	3.40	1 490	3.40
	- Roof	0	12.00	0	12.00	0	12.00
6104	Plumbing Basic	0	3.70	0	3.20	0	3.20
6504	Heating	0	9.00	0	7.40	0	7.40
6704	Electrical Basic	0	7.20	0	5.90	0	5.90
	Miscellaneous	170	2.20	180	2.00	180	2.00
	Architect Fees	40	1.70	70	1.40	70	1.40
	Total:	8 430	110.20	9 240	103.20	9 240	103.20

Warehouse Finish
(MT 622 QU 04 ST 90)

Code	Component	All Sizes - m ²	
		K	AR
6903	Electric. Fixtures	0	6.20
	Architect Fees	0	0.30
	Total:	0	6.50

4.622.044 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

Size Ranges - m ²	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
Total:	570	6.40	1 580	4.10

Insulation

good foil faced batt, sprayed mineral fibre or fibreglass rigid board, per m² - **add \$ 5.00**

Wall Sections, Exterior

painted panels, per m² - **add \$ 4.00**

aluminum panels, per m² - **add \$ 4.40**

fibreglass light transmitting panels, per m² - **add \$ 12.00**

poor quality panels, open at bottom and non-mitered at eaves, per m² - **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**
 - painting panels, per m² - **add \$ 2.20**

Windows

- average double glazed aluminum window, per m² - **add \$ 182.00**
- single glazed steel sash, per m² - **add \$ 247.00**
- double glazed steel sash, per m² - **add \$ 286.00**

Doors, Exterior

hollow steel	plain	glazed
low grade, EA - add	\$ 320.00	\$ -
fair, EA - add	\$ 400.00	\$ -
average, EA - add	\$ 480.00	\$ 530.00
average double, EA - add	\$ 960.00	\$ 1 060.00

- overhead wood sectional door, per m² - **add \$ 100.00**
- overhead aluminum sectional fully glazed, per m² - **add \$ 166.00**

average metal sliding door		
endwall or sidewall, per door - add	K	\$ 400.00
	AR m²	\$ 45.00
door framework, per door - add	K	\$ 100.00
	AR m²	\$ 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, m² **\$ 21.10**

Skylights

- plastic, per m² - **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

- 0702 Piles - reinforced concrete**
- 1124 Grade Beams - reinforced concrete or equivalent**
- 1546 Concrete Slab - 150 mm medium reinforced**
- Framing - heavy gauge steel modular rigid frame with steel girts; steel interior columns**
- 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**

4.622.062 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
61	Main Level & Concrete Slab	10 500	189	13 500	166		
90	Warehouse Finish	0	12	0	12		

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 ²		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
0300	Excavation	0	3.80	0	3.40	0	3.40
0702	Piles	340	3.00	700	1.60	700	1.60
1124	Grade Beams	1 570	13.90	3 220	7.30	3 220	7.30
1546	Concrete Slab	0	29.40	0	29.40	0	29.40
6106	Plumbing Basic	0	1.70	0	1.40	0	1.40
6506	Heating	0	5.10	0	4.00	0	4.00
6706	Electrical Basic	0	3.20	0	2.60	0	2.60
	Miscellaneous	40	1.20	80	1.00	80	1.00
	Architect Fees	100	3.30	220	2.70	220	2.70
	Total:	2 050	64.60	4 220	53.40	4 220	53.40

Main Level Base Structure
(MT 622 QU 06 ST 60)

Code	Component	Size Ranges - m ²		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
0100	Sitework	0	1.00	0	0.90	0	0.90
	Steel Frame and Panels	7 500	67.00	7 500	67.00	7 500	67.00
	Insulation - Wall	720	6.40	1 490	3.40	1 490	3.40
	- Roof	12.00	0	12.00	0	12.00	0
6106	Plumbing Basic	0	5.50	0	4.30	0	4.30
6506	Heating	0	16.40	0	12.70	0	12.70
6706	Electrical Basic	0	10.50	0	8.00	0	8.00
	Miscellaneous	170	2.40	180	2.20	180	2.20
	Architect Fees	50	2.90	90	2.30	90	2.30
	Total:	8 440	124.10	9 260	112.80	9 260	112.80

Warehouse Finish
(MT 622 QU 06 ST 90)

All Sizes - m²

Code	Component	K	AR
5176	Floor Finish	0	0.90
6903	Electric. Fixtures	0	10.00
	Architect Fees	0	0.60
	Total:	0	11.50

4.622.064 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

Size Ranges - m ²	Size 2 (0-249)		Size 3 (250 & over)	
	K	AR	K	AR
Component				
<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
Total:	570	7.20	1 580	4.50

Insulation

good foil faced batt, sprayed mineral fibre or fibreglass rigid board, per m² - **add \$ 5.00**

Wall Sections, Exterior

painted panels, per m² - **add \$ 4.00**

aluminum panels, per m² - **add \$ 6.40**

fibreglass light transmitting panels, per m² - **add \$ 14.00**

poor quality panels, open at bottom and non-mitered at eaves, per m² - **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 m² - **add \$ 11.50**

painted panels, per m² - **add \$ 2.20**

Windows

average double glazed aluminum window, per m² - **add \$ 182.00**

single glazed steel sash, per m² - **add \$ 247.00**

double glazed steel sash, per m² - **add \$ 286.00**

Doors, Exterior

hollow steel	plain	glazed
low grade, EA - add	\$ 320.00	\$ -
fair, EA - add	\$ 400.00	\$ -
average, EA - add	\$ 480.00	\$ 530.00
average double, EA - add	\$ 960.00	\$ 1 060.00

overhead wood sectional door, per m² - **add \$ 100.00**

overhead aluminum sectional fully glazed, per m² - **add \$ 166.00**

average metal sliding door

endwall or sidewall, per door – **add K \$ 400.00**

AR m² \$ 45.00

door framework, per door - **add K \$ 100.00**

AR m² \$ 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, m² **\$ 21.10**

Skylights

plastic, per m² - **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

0700	Piles - reinforced concrete
1100	Grade Beams - reinforced concrete or equivalent
1514	Concrete Slab - 100 mm light reinforced
	Base Wall Construction - End Walls - wood framing, sheathing
2745	Exterior Wall Finish - End Walls - aluminum siding or equivalent
	Base Roof Construction - type S2 prefabricated wood archribs; plywood sheathing or equivalent
3303	Roof Finish - composition shingles
6103	Plumbing - fair
6703	Electrical - fair wiring

COMPONENT DESCRIPTION - WAREHOUSE FINISH

6901	Electrical Fixtures - economy lighting
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4.630.032 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		Size 2 (0-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR
61	Main Level & Concrete Slab	5 200	98	5 300	98		
90	Warehouse Finish	0	4	0	4		

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 ²		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		
	Total:	2 200	42.60	4 490	33.60		

Main Level Base Structure
(MT 630 QU 03 ST 60)

Code	Component	Size Ranges - m ²		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		
	Total:	2 970	55.40	840	64.20		

Warehouse Finish
(MT 630 QU 03 ST 90)

Code	Component	All Sizes - m ²	
		K	AR
6901	Electric. Fixtures	0	3.50
	Architect Fees	0	0.10
	Total:	0	3.60

4.630.034 PRECALCULATED ADJUSTMENTS (in dollars)

Size Ranges - m ²	Size 2 (0-249)		Size 3 (250 & over)	
	K	AR	K	AR
Roof Finish				
galvanized metal, - add	270	3.00	350	2.90
Interior				
insulation - add	480	11.50	310	11.90
gypsum wallboard, finished - add	700	21.40	570	22.20
plywood lining - add	490	11.80	310	12.30
Archribs				
less than 19.5 m span				
type S4 - add	80	5.00	560	2.90
type S8 - add	210	12.00	380	11.00
greater than 19.5 m span				
type S4 - add	160	10.00	1 120	5.80
type S8 - add	230	13.20	420	12.10
Plumbing				
per fixture - add \$ 400.00				

4.630.035 UNIT COST ADJUSTMENTS

Windows

fair single glazed aluminum window, per m² - **add \$ 101.00**

fair double glazed aluminum window, per m² - **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 m² - **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	\$ 22.50
2745	Exterior Wall Finish	<u>18.50</u>
	Total:	m² \$ 41.00

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.

**4.750.020 MODEL TYPE 750, 751
QUALITY 02**

SERVICE STATION - SUBSTANDARD

4.750.021 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 2.6 %
Span: 3.7 m
Partition Area: 80.0 %

Exterior Wall - Sales Area 3.0 m
- Bays 3.0 m

CODE COMPONENT DESCRIPTION - BASE STRUCTURE

0517 Concrete Footings - unreinforced or equivalent
0900 Concrete Pads - unreinforced
1513 Concrete Slab - 75 mm light reinforced
Framing - steel columns and beams; mill type construction or equivalent in older types
2531 Base Wall Construction - 140 mm standard or 190 mm substandard concrete block, loose fill insulation; wood framing, stucco, sheathing, insulation, plywood lining or equivalent in older types
2701 Exterior Wall Finish - paint
2940 Base Roof Construction - open web steel joists, steel decking; wood joists and deck roof system or equivalent in older types
3311 Roof Finish - rigid insulation, 3-ply built-up or equivalent
6102 Plumbing Basic - substandard
6702 Electrical Basic - substandard wiring

COMPONENT DESCRIPTION - SALES AREA FINISH

4101 Interior Wall Finish - paint
4311 Partitions - gypsum wallboard, paint
4531 Ceiling Finish - suspended panels
4700 Interior Doors - low grade hollow core wood
5101 Floor Finish - low grade tile or equivalent
6903 Electrical Fixtures - fair lighting

COMPONENT DESCRIPTION - WAREHOUSE FINISH

6902 Electrical Fixtures - substandard lighting

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
	Total:	380	39.60	910	29.20	1 870	25.40

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 ²		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
Total:		80	24.80			180	22.90

Main Level Base Structure - Sales Area
(MT 750 QU 02 ST 60)

Code	Component	Size Ranges - m ²		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		
Total:		3 240	188.80	6 850	120.80	13 460	94.30		

Main Level Base Structure - Bays
(MT 751 QU 02 ST 60) - per bay

Code	Component	Size Ranges - m ²		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		
Total:		680	78.70	1 370	70.20		

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 ²		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	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	
	Total:	490	67.90	690	64.00	1 040		62.50	

Warehouse Finish - Bays

(MT 751 QU 02 ST 90) - per bay - finish height - 2.4 m

Code	Component	All Sizes - m ²	
		K	AR
6902	Electric. Fixtures	0	6.20
	Architect Fees	0	0.20
	Total:	0	6.40

4.750.024 PRECALCULATED ADJUSTMENTS (in dollars)

Height - Sales Area

per metre of height - add or deduct

Component	Size Ranges - m ²		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
	K	AR	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		
Total:	830	43.30	2 050	19.10	4 200	10.50		
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 ²	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
Total:	200	10.90	500	5.40

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 m² of area**

roof along beam - **add or deduct \$ 0.80 per m² of area**

4.750.025 UNIT COST ADJUSTMENTS

Windows

low grade single glazed wood window, per m² - **add \$ 102.00**

low grade double glazed wood window, per m² - **add \$ 161.00**

Doors, Exterior

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

overhead wood sectional door, per m² - **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>
Total	m² \$ 72.10

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							
Size Ranges - m ²		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
ST Code	Structure	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)			
Size Ranges - m ²		Size 1 (0-49)		Size 2 (50 & over)	
ST Code	Structure	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)

Size Ranges - m ²		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
Code	Component	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
	Total:	1 440	100.30	3 540	58.40	7 190	43.60	11 740	37.10

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 ²		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
	Total:	360		46.90		830	37.50

Main Level Base Structure - Sales Area
(MT 750 QU 03 ST 60)

Code	Component	Size Ranges - m ²		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		
	Total:	4 190	247.00	8 730	157.10	16 920	125.40	26 930	109.90		

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 ²		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		
Total:		910	100.20	1 770	84.30		

Sales Area Finish
(MT 750 QU 03 ST 91) - finish height - 2.4 m

Code	Component	Size Ranges - m ²		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		
Total:		910	79.30	1 170	74.00	1 630	72.10	2 220	71.30		

Warehouse Finish - Bays
(MT 751 QU 03 ST 90) - per bay - finish height - 2.4 m

Code	Component	Size Ranges - m ²		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		
Total:		50	16.80	110	15.50		

4.750.034 PRECALCULATED ADJUSTMENTS (in dollars)

Height - Sales Area

per metre of height - add or deduct

Size Ranges - m ²	Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
	K	AR	K	AR	K	AR	K	AR
Component								
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
Total:	1 020	53.00	2 520	22.90	5 160	12.30	8 400	7.70
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 ²	Size 1 (0-49)		Size 2 (50 & over)	
	K	AR	K	AR
Component				
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
Total:	250	13.10	610	6.00
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 m² of area

roof along beam - add or deduct \$ 0.80 per m² of area

4.750.035 UNIT COST ADJUSTMENTS

Windows

fair single glazed aluminum window, per m² - **add \$ 101.00**

fair double glazed aluminum window, per m² - **add \$ 173.00**

fair clear single glazed aluminum framing system, per m² - **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 m² - **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 4.70

Total: m² **\$ 80.70**

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

		Wall Heights
Architect Fees:	4.8 %	Exterior Wall - Sales Area 3.0 m
Span:	6.1 m	- Bays 3.0 m
Partition Area:	60.0 %	

CODE COMPONENT DESCRIPTION - BASE STRUCTURE

- 0702 Piles - reinforced concrete
- 0922 Concrete Pads - reinforced
- 1123 Grade Beams - reinforced concrete or equivalent
- 1524 Concrete Slab - Sales Area - 100 mm light reinforced
- 1536 Concrete Slab - Bays - 150 mm light reinforced
- Framing - steel columns and beams
- 2546 Base Wall Construction - 190 mm light reinforced concrete block, loose fill insulation
- 2703 Exterior Wall Finish - paint
- 2951 Base Roof Construction - open web steel joists, steel decking
- 3313 Roof Finish - rigid insulation, 4-ply built-up or equivalent
- 6104 Plumbing Basic - average
- 6504 Heating - average heating with gas fired units or forced air
- 6704 Electrical Basic - average wiring

COMPONENT DESCRIPTION - SALES AREA FINISH

- 4102 Interior Wall Finish - paint
- 4337 Partitions - gypsum wallboard, paint
- 4533 Ceiling Finish - suspended panels
- 4712 Interior Doors - average solid core wood
- 4903 Baseboards & Trim - average
- 5103 Floor Finish - average tile or equivalent
- 6905 Electrical Fixtures - average to good lighting

COMPONENT DESCRIPTION - WAREHOUSE FINISH

- 4102 Interior Wall Finish - paint
- 4500 Ceiling Finish - paint
- 5179 Floor Finish - colored floor hardener
- 6904 Electrical Fixtures - average lighting

4.750.042 BASE RATES (in dollars)

		MT 750 - SALES AREA							
Size Ranges - m ²		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
ST Code	Structure	K	AR	K	AR	K	AR	K	AR
61	Main Level & Concrete Slab	6 600	390	14 800	227	24 800	182	44 500	158
91	Sales Area Finish	1200	84	1 600	77	2 100	75	2 800	74

		MT 751 - BAYS (Average Size Per Bay)			
Size Ranges - m ²		Size 1 (0-49)		Size 2 (50 & over)	
ST Code	Structure	K	AR	K	AR
61	Main Level & Concrete Slab	1 600	171	3 700	131
90	Warehouse Finish	100	26	100	24

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.

4.750.043 MODULE RATES (in dollars)

Concrete Slab on Grade - Sales Area
 (MT 750 QU 04 ST 50)

Size Ranges - m ²		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250-699)		Size 4 (700 & over)	
Code	Component	K	AR	K	AR	K	AR	K	AR
0300	Excavation	70	8.20	180	6.10	370	5.30	600	5.00
0702	Piles	480	25.00	1200	10.60	2 450	5.60	4 010	3.30
0922	Concrete Pads	0	0.00	0	0.00	-350	2.90	-710	3.40
1123	Grade Beams	840	44.00	2100	18.60	4 310	9.80	7 050	5.90
1524	Concrete Slab	0	16.80	0	16.80	0	16.80	0	16.80
6104	Plumbing Basic	30	2.10	80	1.20	150	0.90	250	0.80
6504	Heating	110	7.50	280	4.20	540	3.20	870	2.70
6704	Electrical Basic	90	6.20	230	3.40	440	2.60	720	2.30
	Miscellaneous	30	2.20	80	1.20	160	1.00	260	0.80
	Architect Fees	80	5.60	210	3.10	410	2.40	660	2.10
	Total:	1 730	117.60	4 360	65.20	8 480	50.50	13 710	43.10

4.750.043 MODULE RATES (in dollars)

Concrete Slab on Grade - Bays
(MT 751 QU 04 ST 50) - per bay

Code	Component	Size Ranges - m ²		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
0300	Excavation	20	5.40	40	4.90		
0702	Piles	120	6.20	300	2.60		
1123	Grade Beams	210	11.00	520	4.70		
1536	Concrete Slab	0	23.80	0	23.80		
6104	Plumbing Basic	10	1.10	20	0.80		
6504	Heating	30	3.70	70	2.90		
6704	Electrical Basic	20	3.00	60	2.40		
	Miscellaneous	10	1.10	20	0.90		
	Architect Fees	20	2.80	50	2.20		
Total:		440	58.10	1080	45.20		

Main Level Base Structure - Sales Area
(MT 750 QU 04 ST 60)

Code	Component	Size Ranges - m ²		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
1704	Columns	0	0.00	0	0.00			-150	1.20	-300	1.50
1902	Beams	0	0.00	0	0.00			-560	5.70	-970	6.30
2546	Base Wall Constr.	2 660	139.50	6 670	59.00			13 660	31.10	22 350	18.60
2703	Ext. Wall Finish	270	14.00	670	5.90			1 370	3.10	2 240	1.90
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	150	7.10	250	4.90			420	4.30	640	4.00
6504	Heating	520	24.90	890	17.40			1 490	15.30	2 260	14.20
6704	Electrical Basic	420	20.40	730	14.30			1230	12.60	1 860	11.70
	Miscellaneous	150	7.40	270	5.20			450	4.60	680	4.20
	Architect Fees	240	13.10	500	7.80			930	6.30	1 480	5.60
Total:		4 910	272.70	10 480	161.80			19 340	131.40	30 740	115.10

Main Level Base Structure - Bays
(MT 751 QU 04 ST 60) - per bay

Code	Component	Size Ranges - m ²		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
0100	Sitework	0	0.00	0	1.00		
2546	Base Wall Constr.	650	34.80	1 660	14.80		
2703	Ext. Wall Finish	70	3.50	170	1.50		
2951	Base Roof Constr.	0	23.50	0	23.50		
3313	Roof Finish	0	22.80	0	22.80		
6104	Plumbing Basic	50	2.70	70	2.20		
6504	Heating	160	9.40	260	7.60		
6704	Electrical Basic	130	7.70	210	6.30		
	Miscellaneous	50	2.80	80	2.30		
	Architect Fees	60	5.40	120	4.20		
Total:		1170	112.60	2 570	86.20		

4.750.043 MODULE RATES (in dollars)

Sales Area Finish

(MT 750 QU 04 ST 91) - finish height - 2.4 m

Code	Component	Size Ranges - m ²		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	160	8.30	400	3.50	820	1.90	1 330	1.10		
4337	Partitions 0	23.20	0	23.20	0	23.20	0	23.20			
4533	Ceiling Finish	0	11.00	0	11.00	0	11.00	0	11.00	0	11.00
4712	Interior Doors	980	0.40	980	0.40	980	0.40	980	0.40	980	0.40
4903	Baseboards & Trim	40	2.30	110	1.00	220	0.50	360	0.30		
5103	Floor Finish	0	18.50	0	18.50	0	18.50	0	18.50	0	18.50
6905	Electric. Fixtures	0	16.00	0	16.00	0	16.00	0	16.00	0	16.00
	Architect Fees	60	4.00	80	3.70	100	3.60	130	3.60		
	Total:	1240	83.70	1 570	77.30	2 120	75.10	2 800	74.10		

Warehouse Finish - Bays

(MT 751 QU 04 ST 90) - per bay - finish height - 2.4 m

Code	Component	Size Ranges - m ²		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
4102	Int. Wall Finish	50	2.60	120	1.10		
4500	Ceiling Finish	0	4.40	0	4.40		
5179	Floor Finish	0	4.70	0	4.70		
6904	Electric. Fixtures	0	13.00	0	13.00		
	Architect Fees	10	1.20	10	1.20		
	Total:	60	25.90	130	24.40		

4.750.044 PRECALCULATED ADJUSTMENTS (in dollars)

Height - Sales Area

per metre of height - add or deduct

Component	Size Ranges - m ²		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.	890	46.50	2 220	19.70	4 550	10.40	7 450	6.20		
Ext. Wall Finish	90	4.70	220	2.00	460	1.00	750	0.60		
Interior Columns	0	0.00	0	0.00	-40	0.40	-90	0.50		
Plumbing Basic	20	1.10	50	0.50	110	0.30	180	0.20		
Heating 80	4.10	190	1.70	400	0.90	650	0.60			
Electrical Basic	70	3.60	170	1.50	350	0.80	570	0.50		
Total:	1 150	60.00	2 850	25.40	5 830	13.80	9 510	8.60		
Int. Wall Finish	70	3.50	170	1.50	340	0.80	560	0.50		

4.750.044 PRECALCULATED ADJUSTMENTS (in dollars)

Height - Bays

per metre of height - **add or deduct per bay**

Size Ranges - m ²	Size 1 (0-49)		Size 2 (50 & over)	
	K	AR	K	AR
Component				
<hr/>				
Exterior Wall				
Base Wall Constr.	220	11.60	550	4.90
Ext. Wall Finish	20	1.20	60	0.50
Plumbing Basic	10	0.30	10	0.10
Heating 20	1.00	50	0.40	
Electrical Basic	20	0.90	40	0.40
Total:	290	15.00	710	6.30
Int. Wall Finish	20	0.90	40	0.40

Plumbing

per fixture - **add \$ 470.00**

Spans

(for each metre more or less than 6.1 m)

roof along joists - **add or deduct \$ 1.60 per m² of area**

roof along beam - **add or deduct \$ 0.80 per m² of area**

4.750.045 UNIT COST ADJUSTMENTS

Windows

average double glazed aluminum window, per m² - **add \$ 182.00**

average clear single glazed aluminum framing system, per m² - **add \$136.00**

average clear sealed unit aluminum framing system, per m² - **add \$172.00**

Doors, Exterior

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

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

overhead wood sectional door, per m² - **add \$ 100.00**

overhead aluminum sectional fully glazed, per m² - **add \$ 166.00**

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
2703 Exterior Wall Finish	7.80
4102 Interior Wall Finish	<u>5.70</u>
Total:	m ² \$ 91.30

4.750.046 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 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.

**4.760.050 MODEL TYPE 760
QUALITY 05**

SERVICE STATION KIOSK - SEMI CUSTOM

4.760.051 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 5.6 % **Exterior Wall - Main** 3.0 m
Window Area: 40.0 %

COMPONENT DESCRIPTION

- Concrete Slab** - 150 mm medium reinforced precast slab with a steel perimeter channel
- Framing** - bearing walls
- Base Wall Construction** - wood framing, sheathing, insulation; bullet resistant cashier area
- Exterior Wall Finish** - insulated painted metal panels
- Base Roof Construction** - wood joists and deck system
- Roof Finish** - rigid insulation, 3-ply built-up or equivalent
- Windows** - good clear sealed unit aluminum framing system
- Exterior Doors - Front** - three good to expensive aluminum
 - Rear - one good hollow steel
- Interior Wall Finish** - prefinished paneling
- Partitions** - prefinished paneling; bullet resistant cashier area
- Ceiling Finish** - suspended panels
- Interior Doors** - average hollow core wood
- Baseboards & Trim** - average to good quality
- Floor Finish** - colored floor hardener
- Plumbing Basic** - average •
- Heating** - average to good forced air and air conditioning
- Electrical Basic** - average to good wiring
- Electrical Fixtures** - average to good lighting

4.760.052 BASE RATES (in dollars)

ST Code	Structure	All Sizes - m ² K	AR
61	Main Level & Concrete Slab	10 000	650

ST Code 61 designates a service station kiosk with a concrete slab on grade.

Note: These structures are normally pre-built and transported to site.

4.760.053 INSTALLATIONS

Concrete Slab	m²	\$	72.00
Base Wall Construction including metal panels	m²		60.00
Base Roof Construction including finish	m²		59.00
Windows	m²		184.00
Exterior Doors - Front	EA		1 100.00
- Rear	EA		620.00
Interior Wall Finish	m²		30.00
Partitions	m²		38.00
Ceiling Finish	m²		11.00
Interior Doors	EA		320.00
Floor Finish	m²		4.00
Plumbing Basic 7.5% of Total Base Cost			
Heating & Air Conditioning Unit	EA		3 400.00
Electrical Basic including fixtures 6.5% of Total Base Cost			
Counters, average 3.3 m	EA		1 090.00
Extra features: 1 exhaust fan	EA		180.00
0.8 kW air compressor	EA		1 300.00
wall mounted tire • inflator	EA		850.00

4.760.054 PRECALCULATED ADJUSTMENTS

Height			
per metre of height - add or deduct K	\$ 600.00		
	AR	\$ 40.00	
Walls, Exterior			
good face brick, per m ² - add \$ 81.00			
precast flat exposed aggregate panels, per m ² - add \$ 92.00			
uninsulated painted metal panels, per m ² - deduct \$ 7.00			
Eaves			
300 mm wide x 600 mm high prefinished aluminum soffit and fascia, per m - add \$ 44.00			
each additional 300 mm width, per m - add \$ 26.00			
Plumbing			
per fixture - add \$ 470.00			
Heat			
electric wall furnaces - deduct \$ 1 400.00			
nil air conditioning - deduct \$ 1 850.00			

4.760.056 GENERAL INFORMATION

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

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

**4.762.030 MODEL TYPE 762
QUALITY 03**

SERVICE STATION CANOPY - FAIR

4.762.031 GENERAL DESCRIPTION

Architect Fees: 4.1

COMPONENT DESCRIPTION

- Concrete Pads** - reinforced
- Framing** - wood frame on pipe or wood columns
- Base Roof Construction** - wood joists and deck
- Roof Finish** - 3-ply built-up
- Fascia** - aluminum or painted plywood; 0.6 metre height
- Ceiling Finish** - **Painted plywood**
- Electrical Basic** - fair wiring
- Electrical Fixtures** - **fair lighting**

4.762.032 BASE RATES (in dollars)

ST Code	Structure	All Sizes - m ²	
		K	AR
60	Main Level	400	95

ST Code 60 designates a detached service station canopy.

4.762.033 INSTALLATIONS

Ceiling Finish	m ²	\$ 13.40
Electrical Basic	K	100.00
	AR	10.00
Electrical Fixtures	m ²	5.00

4.762.034 PRECALCULATED ADJUSTMENTS

Canopy		
attached to another structure - deduct	K	\$ 150.00
	AR	\$ 3.00

4.762.035 UNIT COST ADJUSTMENTS

Dispenser Island
per m² - add \$ 60.00

Concrete Apron
per m² - add \$ 27.50

4.762.036 GENERAL INFORMATION

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

**4.762.040 MODEL TYPE 762
QUALITY 04**

SERVICE STATION CANOPY - STANDARD

4.762.041 GENERAL DESCRIPTION

Architect Fees: 4.8 %

COMPONENT DESCRIPTION

Piles - reinforced concrete

Framing - steel or glue laminated columns and beams or equivalent

Base Roof Construction - open web steel joists, steel decking or wood truss joists with wood decking

Roof Finish - 3-ply built-up

Fascia - painted metal or aluminum; one metre height

Ceiling Finish - painted metal or aluminum

Electrical Basic - average wiring

Electrical Fixtures - average lighting; open or recessed fluorescent fixtures

4.762.042 BASE RATES (in dollars)

ST Code	Structure	All Sizes - m ²	
		K	AR
60	Main Level	1 000	160

ST Code 60 designates a detached service station canopy.

4.762.043 INSTALLATIONS

BASE STRUCTURE

Ceiling Finish	m ²	\$ 32.00
Fascia	m ²	66.00
Electrical Basic	K	100.00
	AR	12.00
Electrical Fixtures	m ²	15.50

4.762.044 PRECALCULATED ADJUSTMENTS

Fascia

per metre of height - add or deduct K \$ 1 400.00
AR \$ 13.00

Canopy

attached to another structure - deduct K \$ 400.00
AR \$ 2.00

4.762.045 UNIT COST ADJUSTMENTS

Dispenser Island

per m² - add \$ 97.00

Concrete Apron

per m² - add \$ 40.00

Convex Mirror

EA - add \$ 225.00

Fascia Lighting

fluorescent strip with acrylic lamp enclosures, per m - add \$ 138.00

4.762.046 GENERAL INFORMATION

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

4.762.050 MODEL TYPE 762
QUALITY 05

SERVICE STATION CANOPY - SEMI CUSTOM

4.762.051 GENERAL DESCRIPTION

Architect Fees: 5.6 %

COMPONENT DESCRIPTION

- Piles** - reinforced concrete or concrete spread pad footings
- Framing** - steel columns and beams
- Base Roof Construction** - open web steel joists, steel decking or wood stress skin panels
- Roof Finish** - 3-ply built-up
- Fascia** - painted metal or aluminum; 1.2 metre height
- Ceiling Finish** - painted metal or aluminum
- Electrical Basic** - average to good wiring
- Electrical Fixtures** - average to good lighting; mercury vapor or high pressure sodium fixtures

4.762.052 BASE RATES (in dollars)

ST Code	Structure	All Sizes - m ²	
		K	AR
60	Main Level	2 000	190

ST Code 60 designates a detached service station canopy.

4.762.053 INSTALLATIONS

Ceiling Finish	m ²	\$ 32.00
Fascia	m ²	66.00
Electrical Basic	K	100.00
	AR	12.00
Electrical Fixtures	m ²	26.50

4.762.054 PRECALCULATED ADJUSTMENTS

Fascia
 per metre of height - **add or deduct K \$ 1 200.00**
AR \$ 14.00

Canopy
 attached to another structure - **deduct K \$ 460.00**
AR \$ 2.20

4.762.055 UNIT COST ADJUSTMENTS

Dispenser Island

per m² - add \$ 97.00

Concrete Apron

per m² - add \$ 40.00

Convex Mirror

EA - add \$ 225.00

Fascia Lighting

fluorescent strip with acrylic lamp enclosures, per m - add \$ 138.00

4.762.056 GENERAL INFORMATION

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

4.762.060 MODEL TYPE 762
QUALITY 06

SERVICE STATION CANOPY - CUSTOM

4.762.061 GENERAL DESCRIPTION

Architect Fees: 7.0 %/0

COMPONENT DESCRIPTION

- Piles** - reinforced concrete or concrete spread pad footings
- Framing** - steel columns and beams boxed with painted metal or aluminum
- Base Roof Construction** - open web steel joists, steel decking or wood stress skin panels
- Roof Finish** - 3-ply built-up
- Fascia** - painted metal or aluminum integrated fascia and soffit; 1.2 metre height
- Ceiling Finish** - metal or aluminum with baked on finish
- Electrical Basic** - good wiring
- Electrical Fixtures** - good lighting; mercury vapor or high pressure sodium fixtures

4.762.062 BASE RATES (in dollars)

ST Code	Structure	All Sizes - m ²	
		K	AR
60	Main Level	3 000	210

ST Code 60 designates a detached service station canopy.

4.762.063 INSTALLATIONS

Ceiling Finish	m ²	\$ 44.00
Fascia	m ²	73.00
Electrical Basic	K	100.00
	AR	12.00
Electrical Fixtures	m ²	30.50

4.762.064 PRECALCULATED ADJUSTMENTS

Fascia		
per metre of height - add or deduct K	\$ 1 350.00	
	AR	\$ 15.50
Canopy		
attached to another structure – deductK	\$ 500.00	
	AR	\$ 2.40
nil boxed columns – deduct	K	\$ 700.00
	AR	\$ 12.50

4.762.065 UNIT COST ADJUSTMENTS

Dispenser Island

per m² - add \$ 97.00

Concrete Apron

per m² - add \$ 40.00

Convex Mirror

EA - add \$ 225.00

Fascia Lighting

fluorescent strip with acrylic lamp enclosures, per m - add \$ 138.00

4.762.066 GENERAL INFORMATION

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

**4.770.020 MODEL TYPE 770
QUALITY 02**

BULK OIL WAREHOUSE - SUBSTANDARD

4.770.021 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 2.6 % **Foundation -** Basementless 0.9 m **Exterior Wall -** Main 2.1 m

COMPONENT DESCRIPTION - BASE STRUCTURE

- Concrete Pads** - unreinforced
- Foundation Walls** - cross-braced wood posts & beams, corrugated galvanized steel skirts
- Framing** - mill type construction or equivalent
- Base Floor Construction** - wood joists & plank floor system
- Stair** - one wood stair, unpainted
- Base Wall Construction** - wood framing with horizontal purlins
- Exterior Wall Finish** - corrugated galvanized steel
- Base Roof Construction** - wood trusses or equivalent
- Roof Finish** - corrugated galvanized steel
- Electrical Basic** - fair wiring •
- Electrical Fixtures** - explosion proof fixtures and receptacles
- Platform** - 1.8 m wide by the length of the building

4.770.022 BASE RATES (in dollars)

ST Code	Structure	All Sizes - m ²	
		K	AR
62	Main Level & Foundation	2 400	153

ST Code 62 designates a main level with a basementless foundation.

4.770.023 INSTALLATIONS

Foundation Walls	K	\$ 1 200.00
	AR	51.00
Base Floor Construction	m²	35.00
Exterior Walls	m²	23.00
Stair	EA	100.00

4.770.024 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

All Sizes - m²

<u>K</u>	<u>AR</u>
530	4.70

Wiring

(including fixtures)

nil - **deduct 7.8% of Total Base Cost**

Platform

along perimeter of building, per m² - **add or deduct \$ 86.00**

extending away from perimeter of building, per m² - **add \$ 110.00**

4.770.025 UNIT COST ADJUSTMENTS

Windows

industrial steel sash, per m² - **add \$ 114.00**

Doors, Exterior

metal clad sliding door, EA - **add \$ 450.00**

Wall Openings

(areas replaced by doors and windows)

adjustments for openings are not applicable for this classification

4.770.026 GENERAL INFORMATION

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

Determine floor areas from exterior measurements.

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

**4.770.030 MODEL TYPE 770
QUALITY 03**

BULK OIL WAREHOUSE - FAIR

4.770.031 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 2.6 % **Foundation -** Basementless 0.9 m **Exterior Wall -** Main 2.4 m

COMPONENT DESCRIPTION - BASE STRUCTURE

Concrete Pads - unreinforced

Foundation Walls - cross-braced wood posts & beams, galvanized steel skirts

Base Floor Construction - wood joists & plank floor system

Stair - one wood stair, unpainted

Base Wall Construction - galvanized steel self-framing panels

Base Roof Construction - galvanized steel self-framing panels, 150 mm open eaves

Electrical Basic - fair wiring

Electrical Fixtures - explosion proof fixtures and receptacles

Platform - 1.8 m wide by the length of the building

4.770.032 BASE RATES (in dollars)

		All Sizes - m ²	
ST	Structure	K	AR
62	Main Level & Foundation	2 700	160

ST Code 62 designates a main level with a basementless foundation.

4.770.033 INSTALLATIONS

Foundation Walls	K	\$ 1 400.00
	AR	52.00
Base Floor Construction	m²	38.00
Exterior Walls	m²	26.00
Stair	EA	150.00

4.770.034 RECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

All Sizes - m²

K AR

630 5.60

Wiring

(including fixtures)

nil - **deduct 7.8% of Total Base Cost**

Platform

along perimeter of building, per m² - **add or deduct \$ 90.00**

extending away from perimeter of building, per m² - **add \$ 142.00**

Concrete Slab

elevated on compacted fill, per m² - **deduct K \$ 300.00**

AR \$ 42.00

4.770.035 UNIT COST ADJUSTMENTS

Wall Sections

painted panels, per m² - **add \$ 4.00**

Windows

industrial steel sash, per m² - **add \$ 247.00**

Doors

hollow steel

low grade 0.9 m, EA - **add \$ 330.00**

fair 0.9 m, EA - **add \$ 350.00**

standard 0.9 m, EA - **add \$ 520.00**

standard slide, EA - **add K \$ 350.00**

AR m² \$ 27.00

Wall Openings

(areas replaced by doors and windows)

adjustments for openings are not applicable for this classification

4.770.036 GENERAL INFORMATION

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

Determine floor areas from exterior measurements.

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

**4.775.020 MODEL TYPE 775
QUALITY 02**

BULK OIL OFFICE - SUBSTANDARD

4.775.021 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 2.6 % **Exterior Wall - Main** 2.4 m

COMPONENT DESCRIPTION - BASE STRUCTURE

- Concrete Footings** - unreinforced or equivalent
- Framing** - mill type construction or equivalent
- Base Floor Construction** - wood joists, insulation, sheathing
- Base Wall Construction** - wood framing, insulation, sheathing
- Exterior Wall Finish** - corrugated galvanized steel, paint
- Base Roof Construction** - wood rafters, insulation, sheathing or equivalent
- Roof Finish** - corrugated galvanized steel, paint
- Electrical Basic** - substandard wiring

COMPONENT DESCRIPTION - OFFICE FINISH

- Interior Wall Finish** - plywood, paint or equivalent
- Partitions** - nil
- Ceiling Finish** - plywood, paint or equivalent
- Baseboards & Trim** - low grade
- Floor Finish** - low grade tile or equivalent
- Electrical Fixtures** - fair lighting

4.775.022 BASE RATES (in dollars)

		All Sizes - m	
ST			
<u>Code</u>	<u>Structure</u>	<u>K</u>	<u>AR</u>
62	Main Level & Foundation	1 950	171
83	Office Finish	300	49

ST Code 62 designates the base structure of a main level with a basementless foundation.
ST Code 83 designates typical office finish for this classification.

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

4.775.023 INSTALLATIONS

BASE STRUCTURE

Base Floor Construction	m2	\$ 35.30
Base Wall Construction	m2	14.90
Exterior Wall Finish	m2	21.50
Base Roof Construction	m2	17.30
Roof Finish	m2	21.50

OFFICE FINISH

Interior Wall Finish	m2	13.40
Ceiling Finish	m2	13.40
Baseboards	m	2.90
Floor Finish	m2	9.90

4.775.024 PRECALCULATED ADJUSTMENTS

Concrete Slab

on grade, per m² - deduct \$ 14.80

Walls, Exterior

nil paint - deduct K \$ 80.00

AR \$ 4.50

Eaves

per m² - add \$ 39.70

Roof

nil paint, per m² - deduct \$ 4.00

Plumbing

per fixture - add \$ 300.00

4.775.025 UNIT COST ADJUSTMENTS

Windows

industrial steel sash, per m² - add \$ 114.00

Doors, Exterior

low grade glazed hollow steel door, EA - add \$ 390.00

Wall Openings

(areas replaced by doors and windows)

adjustments for openings are not applicable for this classification

4.775.026 GENERAL INFORMATION

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

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

Determine floor areas from exterior measurements.

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

**4.775.030 MODEL TYPE 775
QUALITY 03**

BULK OIL OFFICE - FAIR

4.775.031 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 2.6 % **Exterior Wall - Main** 2.4 m

COMPONENT DESCRIPTION - BASE STRUCTURE

Concrete Footings - unreinforced or equivalent
Base Floor Construction - wood joists, insulation, sheathing
Wall & Roof Construction - galvanized steel self-framing panels, paint
Insulation - average batt or equivalent
Electrical Basic - fair wiring

COMPONENT DESCRIPTION - OFFICE FINISH

Interior Wall Finish - plywood, paint or equivalent
Partitions - nil
Ceiling Finish - plywood, paint or equivalent
Baseboards & Trim - low grade
Floor Finish - fair tile or equivalent
Electrical Fixtures - fair lighting

4.775.032 BASE RATES (in dollars)

ST Code	Structure	All Sizes - m ²	
		K	AR
62	Main Level & Foundation	2 500	177
83	Office Finish	300	55

ST Code 62 designates the base structure of a main level with a basementless foundation.
 ST Code 83 designates typical office finish for this classification.

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

4.775.033 INSTALLATIONS

BASE STRUCTURE

Base Floor Construction	m2	\$ 35.30
Base Wall Construction	m2	22.00
Exterior Wall Finish	m2	4.00
Base Roof Construction	m2	22.00
Roof Finish	m2	4.00

OFFICE FINISH

Interior Wall Finish	m2	13.40
Ceiling Finish	m2	13.40
Baseboards	m	2.90
Floor Finish	m2	13.00

4.850.034 PRECALCULATED ADJUSTMENTS

Capacity adjustment

for each tonne less than 1400 tonnes, per tonne -deduct \$ 124.00

Side Bins

flat bottom - deduct	K	\$ 3 000.00
	per tonne\$	1.60

half hopped – deduct	K	\$ 1 100.00
	per tonne\$	0.20

4.850.036 GENERAL INFORMATION

Cleaner House - **add** only if cleaner house is used for cleaning grain.

For other adjustments see 4.850.044.

Suggested Age Life: 50 years.

Capacity conversion - to establish tonne capacity multiply bushel capacity by a factor of 0.028

e.g. 40 000 bushels x 0.028 = 1 120.0 tonne

4.850.044 PRECALCULATED ADJUSTMENTS

1. Drive Shed

In rate, 5.5 m x 18.3 m x 4.9 m high
Area Adjustment

add or deduct m² \$ 242.00

Wall Height Adjustment, per m

K

\$ 550.00

AR \$ 10.00

Cleaner House, attached, built to house grain cleaning system

Raised drive shed roof, 2.75 m wall height, no floor joists, flooring or cleaner timbers,

EA - **add**

K

\$ 1 600.00

AR

\$ 29.00

Complete cleaner house, includes floor joists, flooring, cleaner timbers, bins, spouting, hopper and stairway,

EA - **add**

K

\$7 100.00

AR

\$ 136.00

Wall Height Adjustment (see Drive Shed)

Overhead Door,

wood-sectional, EA - **add \$ 2 100.00**

steel rolling, EA - **add \$ 3 000.00**

Electric Door Opener, EA - **add \$ 1 500.00**

2. Concrete Retaining Walls

per m² - **add \$ 88.00**

3. Receiving Scales - beam type, wood deck - add

Platform Size	Capacity		
m	tonnes		
2.7 x 6.7	up to 15	EA	\$ 14 150
3.0 x 9.1	15-20	EA	19 800
3.0 x 10.4	20-30	EA	20 750
3.0 x 9.1	30-40	EA	24 600
3.0 x 10.4	50-60	EA	30 700
3.0 x 12.2	50-60	EA	32 300
3.0 x 15.2	50-60	EA	40 950
3.0 x 18.3	50-60	EA	47 300
3.0 x 21.3	50-60	EA	51 800
3.0 x 24.4	60	EA	60 200
3.0 x 21.3	70	EA	53 650
3.0 x 24.4	70	EA	62 000
3.0 x 21.3	80	EA	55 400
3.0 x 24.4	80	EA	63 750

Decks

Wood Deck, platform size, per m² - **add \$ 29.00**

Concrete Deck, platform size, per m² - **add \$ 15.00**

Steel Deck, platform size, per m² - **add \$ 110.00**

Electronic readout, EA - **add \$ 3 750.00**

Ticket or tape printer, EA - **add \$ 2 650.00**

4.850.044 PRECALCULATED ADJUSTMENTS

4. Hopper Scale

2.72 tonne, EA - **add \$ 6 300.00**

4.53 tonne, EA - **add \$ 10 500.00**

Shipping Scale Electronic Conversions

Standard shipping scale converted to electronic weighing

only - includes conversion kit, console with readout and printer, EA - **add \$ 8 060.00**

Standard shipping scale converted to electronic scale

- includes conversion kit, console with readout,

totalizer, batch control, 2 airgates and compressor, EA - **add \$ 22 580.00**

Printer (console add-on), EA - **add \$ 2 960.00**

Automatic Shipping Scale - includes programmable

console with readout, printer, totalizer, batch

control; top garner bin; hopper; 2 airgates,

compressor; 2 720 kg to 3 175 kg capacity, EA - **add \$ 48 370.00**

with bottom surge bin, EA - **add \$ 3 780.00**

additional pneumatic airgates, EA - **add \$ 1 600.00**

Note: If no **Hopper Scale** (2.72 tonne), EA - **deduct \$ 6 300.00**

5. Boot Pan and Pit, used with double leg,

sloped one side only, EA - **add \$ 17 950.00**

6. Wood Leg Conveyor Systems, includes wood leg, belt and buckets, head drive and distributor - **add**

Belt Size	Buckets Size	Head Drive Size	Approximate Tonnes Per Hour Handling	EA	Total System
250 mm	230 mm	5.6 Kw	70	EA	\$ 29 550
280 mm	250 mm	7.5 Kw	84	EA	32 350
305 mm	280 mm	7.5 Kw	98	EA	35 500
330 mm	305 mm	11.2 Kw	112	EA	40 500
355 mm	330 mm	14.9 Kw	126	EA	43 800
330 mm	305 mm	18.7 Kw	140	EA	45 300
330 mm	305 mm	22.4 Kw	154	EA	48 300
330 mm	305 mm	29.8 Kw	168	EA	53 850
355 mm	330 mm	18.7 Kw	140	EA	52 650
355 mm	330 mm	29.8 Kw	196	EA	61 200
380 mm	355 mm	18.7 Kw	168	EA	60 000
380 mm	355 mm	22.4 Kw	196	EA	65 100
430 mm	355 mm	37.4 Kw	210	EA	77 150

Note: above conveyor systems are applicable for upgraded or double leg installations in Fair or Standard elevators.

Legs, steel, EA - **add \$ 3 700.00**

Grain Sampler, automatic, EA - **add \$ 1 5750.00**

4.850.044 PRECALCULATED ADJUSTMENTS

7. Head Drives

In rate 560 tonnes to 1400 tonnes			
5.6 Kw	EA		\$ 3 300.00
7.5 Kw	EA		4 000.00
over 7.5 Kw			
11.2 Kw	EA - add		\$ 800.00
14.9 Kw	EA - add		2 000.00
In rate, 2800 tonnes, 2801 tonnes and over			
7.5 Kw	EA		\$ 4 000.00
14.9 Kw	EA		6 000.00
Over 14.9 Kw			
18.9 Kw	EA - add		\$ 1 000.00
22.7 Kw	EA - add		\$ 2 400.00
29.8 Kw	EA - add		\$ 5 850.00
37.4 Kw	EA - add		\$ 9 750.00

8. Electric Operated Distributor EA - add **\$ 16 380.00**

Leg Distributor Overflow Warning System (Simple Horn) - add per leg **\$ 920.00**

9. Man Lift, electric EA - add **\$ 25 880.00**

10. Loading Spouts, hopper car EA - add **\$ 1 600.00**
 outside truck EA - add **\$ 2 400.00**

12. Miscellaneous

Sensor Bin Warning Systems
 24 volt, conduit electrical circuits,
 individual bin sensors, control panel - add per bin **\$ 1 000.00**

12 volt, exposed electrical circuits,
 individual bin sensors, control panel - add per bin **330.00**

Bin Sliders, air operated, On./ compressor,
 control panel
 Up to 2800 tonnes - add **\$ 10 500.00**
 Over 2800 tonnes - add **15 750.00**

Side Bins
 flat bottom - deduct **K \$ 3 000.00**
 per tonne \$ **1.60**

half hopped – deduct **K \$ 1 100.00**
 per tonne \$ **0.20**

4.850.044 RECALCULATED ADJUSTMENTS

12. Miscellaneous, cont'd

Dust Control Systems - includes motor and storage facilities:

2.2 Kw no exterior tank	EA – add	\$ 6 860
2.2 Kw exterior tank	EA – add	\$ 13 720
3.7 Kw exterior tank	EA – add	\$ 14 940
5.6 Kw exterior tank	EA – add	\$ 18 300
7.5 Kw exterior tank	EA – add	\$ 22 870
11.2 Kw exterior tank	EA – add	\$ 27 200
14.9 Kw exterior tank	EA – add	\$ 35 900

Car Pullers

Electric Capstan Type

1.5 Kw	EA – add	\$ 2 650
2.2 Kw	EA – add	\$ 3 100
3.7 Kw	EA – add	\$ 4 600
7.5 Kw	EA – add	\$ 7 250

Electric Progressioner Type

7.5 Kw	EA – add	\$ 32 500
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4.850.046 GENERAL INFORMATION

Cleaner House - add as found.

Suggested Age Life: 50 years.

Capacity conversion - to establish tonne capacity multiply bushel capacity by a factor of 0.028

e.g. 60 000 bushels x 0.028 = 1 680.0 tonne

**4.852.030 MODEL TYPE 852
QUALITY 03**

TWIN ELEVATOR - FAIR

4.852.032 BASE RATES (in dollars)

560 to 1400 tonnes

ST Code	Structure	K	PER TONNE
60	Main Level	272 000	136

ST Code 60 designates a standard type twin elevator.

4.852.033 INSTALLATIONS are the same as those included in 4.850.033, Grain Elevator - Fair. The twin elevator is usually used as an annex and some of the installations may have been removed.

4.852.034 PRECALCULATED ADJUSTMENTS

1. Drive Shed EA - deduct \$ 28 900.00

2. Driveways

two ends, each set **deduct - each set \$ 8 100.00**

11. Hoist

electric or hydraulic EA - **deduct \$ 6 830.00**

12. Miscellaneous

Conveyor

top EA - **add \$ 7 400.00**

bottom EA - **add 9 750.00**

Capacity adjustment

for each tonne less than 1400 tonnes, per tonne - **deduct \$ 124.00**

Side Bins

flat bottom - **deduct K \$ 3 000.00**

per tonne \$ 1.60

half hoppers - **deduct K \$ 1 100.00**

per tonne \$ 0.20

4.852.036 GENERAL INFORMATION

For other adjustments see 4.850.034 and 4.850.044.

Suggested Age Life: 50 year life.

**4.852.040 MODEL TYPE 852
QUALITY 04**

TWIN ELEVATOR - STANDARD

4.852.042 BASE RATES (in dollars)

		1401 to 2800 tonnes	
ST Code	Structure	K	PER TONNE
60	Main Level	241 000	158

ST Code 60 designates a standard type twin elevator.

4.852.043 INSTALLATIONS are the same as those included in 4.850.043, Grain Elevator - Standard. The twin elevator is usually used as an annex and some of the installations may have been removed.

4.852.044 PRECALCULATED ADJUSTMENTS

1. Drive Shed	EA - deduct	\$ 28 900.00
2 Driveways two ends	each set - deduct	\$ 10 400.00
11. Hoist electric or hydraulic	EA – deduct	\$ 9 400.00
12. Miscellaneous		
Conveyor		
top	EA - add	\$ 9 900.00
bottom	EA - add	13 000.00
Side Bins		
flat bottom - deduct	per tonne	K \$ 3 000.00 \$ 1.60
half hoppers - deduct	per tonne	K \$ 1 100.00 \$ 0.20

4.852.046 GENERAL INFORMATION

For other adjustments see 4.850.034 and 4.850.044.

Suggested Age Life: 50 year life.

**4.855.040 MODEL TYPE 855
QUALITY 04**

CRIBBED ANNEX - STANDARD

4.855.042 BASE RATES (in dollars)

		All Sizes	
ST Code	Structure	K	PER TONNE
60	Main Level	73 000	80

ST Code 60 designates a standard type cribbed annex.

4.855.043 INSTALLATIONS

Top Conveyor, EA \$ 9 900

Bottom Conveyor, EA \$ 13 000

Note: Installations provide costs for components or unit costs which are already included in Base Rates.

4.855.044 PRECALCULATED ADJUSTMENTS

Side Bins

flat bottom – deduct	K	\$1 750.00
	PER TONNE	\$ 2.45

half hopped – deduct	K	\$ 875.00
	PER TONNE	\$ 0.35

4.855.046 GENERAL INFORMATION

For other adjustments see 4.850.034 and 4.850.044.

Suggested age life: 50 year life.

**4.856.020 MODEL TYPE 856
QUALITY 02**

BALLOON OR FRAME ANNEX - SUBSTANDARD

4.856.021 GENERAL DESCRIPTION

COMPONENT DESCRIPTION - BASE STRUCTURE

- Base Floor Construction** - gravel or wooden planks
- Base Wall Construction** - wood framing and sheathing or equivalent
- Base Roof Construction** - wood rafters and sheathing or equivalent
- Roof Finish** - wood or composite shingles, corrugated metal or equivalent

4.856.022 BASE RATES (in dollars)

		All Sizes	
ST Code	Structure	K	PER TONNE
60	Main Level	15 600	41

ST Code 60 designates a balloon or frame annex with a gravel or wooden plank floor.

4.856.023 INSTALLATIONS

Spouting
gravity feed, top distribution

Note: Installations provide costs for components or unit costs which are already included in Base Rates.

4.856.024 PRECALCULATED ADJUSTMENTS

Wood Sills			
with wood floor joists and decking	- add	K	\$ 2 000.00
		per tonne	\$ 6.40
Concrete Foundation			
with wood floor joists and decking	- add	K	\$ 4 800.00
		per tonne	\$ 13.00
Concrete Slab on Grade	- add	K	\$ 4 800.00
		per tonne	\$ 10.30
Single Bin	- deduct	K	\$ 400.00
		per tonne	\$ 2.80
Conveyor, Bottom	- add	K	\$ 2 300.00
		per tonne	\$ 4.00
Conveyor, Top	- add	K	\$ 2 300.00
		per tonne	\$ 2.00

**4.856.030 MODEL TYPE 856
QUALITY 03**

BALLOON OR FRAME ANNEX - FAIR

4.856.031 GENERAL DESCRIPTION

COMPONENT DESCRIPTION - BASE STRUCTURE

- Concrete Footings - medium reinforced
- Foundation Wall - medium reinforced
- Concrete Slab - heavy reinforced
- Base Wall Construction - wood framing and sheathing or equivalent
- Exterior Wall Finish - wood or metal siding, paint
- Base Roof Construction - wood rafters and sheathing or equivalent
- Roof Finish - wood or composite shingles, corrugated metal or equivalent

4.856.032 BASE RATES (in dollars)

All Sizes

ST Code	Structure	K	PER TONNE
61	Main Level & Concrete Slab	31 700	57

ST Code 61 designates a balloon or frame annex with a concrete slab on grade.

4.856.033 INSTALLATIONS

- Conveyor - Bottom
- Spouting
gravity feed, top distribution

Note: Installations provide costs for components or unit costs which are already included in Base Rates.

4.856.034 PRECALCULATED ADJUSTMENTS

Gravel or wood planks	- deduct	K	\$ 4 800.00
		per tonne	\$ 10.30
Wood floor joists and decking	- add	K	\$ 100.00
		per tonne	\$ 2.50
Single Bin	- deduct	K	\$ 400.00
		per tonne	\$ 2.80
Conveyor, Bottom	- deduct	K	\$ 2 300.00
		per tonne	\$ 4.00
Conveyor, Top	- add	K	\$ 2 300.00
		per tonne	\$ 2.00

4.856.034 PRECALCULATED ADJUSTMENTS

Paint - deduct K \$ 600.00
per tonne \$ 2.00

Wood or Metal Siding – deduct K \$ 1 700.00
per tonne \$ 5.20

4.856.036 GENERAL INFORMATION

Suggested Age Life: Concrete slab or raised foundation - 45 years

**4.857.040 MODEL TYPE 857
QUALITY 04**

STEEL GRAIN BIN ANNEX - STANDARD

4.857.041 GENERAL DESCRIPTION

Corrugated galvanized steel, bolted bin with standard flat bottom.

4.857.042 BASE RATES (In dollars)

<u>ST Code</u>	<u>Structure</u>	280 to 1 650 tonnes		1 651 to 5 000 tonnes	
		K	PER TONNE	K	PER TONNE
61	Main Level & Concrete Slab	10 500	39	14 700	37

ST Code 61 designates a steel grain bin annex with a concrete slab on grade.

4.857.043 INSTALLATIONS

- Reinforced concrete footings
- Reinforced concrete slab
- Steel wall stiffeners, bracing and roof ladder

4.857.044 PRECALCULATED ADJUSTMENTS

Steel Ladders

Exterior Wall, per m - **add \$ 36.00**

Exterior Wall, with safety hoops, per m - **add \$ 76.00**

Interior Bin, per m - **add \$ 51.00**

Steel Catwalks

Standard, with side handrails and no conveyor framing, per m - **add \$ 270.00**

Heavy Duty, with side handrails and top conveyor floor framing, per m - **add \$ 345.00**

Top Conveyor

per m - **add \$ 520.00**

Bottom Conveyor

per m - **add \$ 495.00**

Indicator Warning System

per bin - **add \$ 1 050.00**

Bin Sweeps

200 mm, 1.49 kW (2 HP), per bin - **add \$ 2 450.00**

200 mm, 2.24 kW (3 HP), per bin - **add \$ 2 930.00**

200 mm, 5.60 kW (7½ HP), per bin- **add \$ 4 850.00**

4.857.045 UNIT COSTS

Bin Aeration Equipment - **add** as found from section 5.085.110

4.857.046 GENERAL INFORMATION

For other adjustments see 4.850.043 and 044.

Suggested Age Life: 50 years

**4.857.050 MODEL TYPE 857
QUALITY 05**

STEEL GRAIN BIN ANNEX - SEMI CUSTOM

4.857.051 GENERAL DESCRIPTION

Corrugated galvanized steel, bolted tank with hoppers bottom.

4.857.052 BASE RATES (in dollars)

112 to 1 120 tonnes

ST		PER	
Code	Structure	K	TONNE
61	Main Level & Concrete Slab	11 300	67

ST Code 61 designates a steel grain bin annex with a concrete slab on grade.

4.857.053 INSTALLATIONS

- Reinforced concrete piles
- Reinforced concrete slab
- Steel support legs, bracing, anchors and roof ladder
- Exterior steel wall stiffeners

Note: Installations provide costs for components or unit costs which are already included in Base Rates.

4.857.054 PRECALCULATED ADJUSTMENTS

Steel Ladders

Exterior Wall, per m - **add \$ 36.00**

Exterior Wall, with safety hoops, per m - **add \$ 76.00**

Interior Bin, per m - **add \$ 51.00**

Steel Catwalks

Standard, with side handrails and no conveyor framing, per m - **add \$ 270.00**

Heavy Duty, with side handrails and top conveyor floor framing, per m - **add \$ 345.00**

Top Conveyor

per m - **add \$ 520.00**

Bottom Conveyor

per m - **add \$ 495.00**

Indicator Warning System

per bin - **add \$ 1 050.00**

4.857.055 UNIT COSTS

Bin Aeration Equipment - add as found from section 5.085.110

4.857.056 GENERAL INFORMATION

For other adjustments see 4.850.043 and 044.

Suggested age life: 50 years.

**4.860.020 MODEL TYPE 860
QUALITY 02**

GRAIN ELEVATOR OFFICE - SUBSTANDARD

Wall Heights

Foundation - Basementless 1.2 m **Exterior Wall** - Main 2.7 m

4.860.021 GENERAL DESCRIPTION

COMPONENT DESCRIPTION - BASE STRUCTURE

- Concrete Footings** - unreinforced
- Foundation Wall - Lift** - 200 mm concrete and/or wood framing, sheathing, wood, metal siding or equivalent, paint
- Base Floor Construction** - wood joists, subflooring, ply sheathing or equivalent
- Base Wall Construction** - wood framing, sheathing, insulation
- Exterior Wall Finish** - fair wood siding, corrugated metal siding or equivalent, paint
- Base Roof Construction** - wood rafters, sheathing ceiling joists, insulation
- Roof Finish** - wood or composite shingles, corrugated metal or equivalent
- Exterior Doors** - fair wood door or equivalent
- Windows** - fair wood door or equivalent
- Electrical Basic** - substandard wiring

COMPONENT DESCRIPTION - OFFICE FINISH

- Interior Wall Finish** - plywood, prefinished wall panels or equivalent
- Ceiling Finish** - plywood, prefinished wall panels or equivalent
- Baseboards & Trim** - fair
- Floor Finish** - fair inlaid linoleum or equivalent
- Electrical Fixtures** - fair lighting

4.860.022 BASE RATES (in dollars)

		All Sizes - m ²	
ST Code	Structure	K	AR
62	Main Level & Foundation	4 200	175
83	Office Finish	600	65

ST Code 62 designates the base structure of a main level with a basementless foundation.
ST Code 83 designates typical office interior finish for this classification.

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

4.860.024 PRECALCULATED ADJUSTMENTS

Eaves, open
per m² - **add \$ 45.00**

Attached Office Common Wall
per m² - **deduct \$ 61.00**

Plumbing

basic - **add K \$ 100.00**
AR \$ 6.50

per fixture **add \$400.00**

Heating

gas line and chimney only - **add K \$ 110.00**
AR \$ 4.80

floor furnace - **add K \$ 160.00**
AR \$ 6.80

gravity - **add K \$ 320.00**
AR \$ 13.70

forced air fair - **add K \$ 360.00**
AR \$ 15.50

**4.860.030 MODEL TYPE 860
QUALITY 03**

GRAIN ELEVATOR OFFICE - FAIR

Wall Heights

Foundation - Basement 2.4 m **Exterior Wall** - Main 3.0 m

4.860.031 GENERAL DESCRIPTION

COMPONENT DESCRIPTION - BASE STRUCTURE

Concrete Footings - light reinforced
Foundation Walls - 200 mm light reinforced concrete
Foundation Wall - Lift - 200 mm light reinforced concrete and wood framing, sheathing, insulation
Concrete Slab - Basement & On Grade - 100 mm reinforced
Base Floor Construction - wood joists, subflooring, ply sheathing or equivalent
Stairs - wood stairs, tile finish
Base Wall Construction - wood framing, sheathing, insulation
Exterior Wall Finish - average wood siding, corrugated metal siding or equivalent, paint
Base Roof Construction - wood rafters, sheathing or equivalent, ceiling joists, insulation
Roof Finish - wood or composition shingles, corrugated metal or equivalent
Exterior Doors - average hollow steel or equivalent
Windows - average aluminum or equivalent
Plumbing Basic - fair
Heating - average forced air or equivalent
Electrical Basic - fair wiring

COMPONENT DESCRIPTION - OFFICE FINISH

Interior Wall Finish - prefinished wall panels or equivalent
Partitions - prefinished wall panels or equivalent
Ceiling Finish - suspended panels
Interior Doors - fair hollow core wood
Baseboards & Trim - fair
Floor Finish - average inlaid linoleum or equivalent
Electrical Fixtures - average lighting

4.860.032 BASE RATES (in dollars)

ST Code	Structure	All Sizes - m ²	
		K	AR
61	Main Level & Concrete Slab	6 400	292
63	Main Level & Basement	9 800	401
64	Main Level & Basement 1/2 Above Grade	9 800	400
83	Office Finish	1 400	75

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 83 designates typical office interior finish for this classification.

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

4.860.034 PRECALCULATED ADJUSTMENTS

Wall Height

per metre of height - **add or deduct K \$ 600.00**
AR \$ 32.00

Eaves, boxed

per m² - **add \$ 70.00**

Attached Office Common Wall

per m² - **deduct \$ 76.00**

Plumbing

basic - nil - **deduct K \$ 250.00**
AR \$ 8.50

per fixture - **add \$ 470.00**

Fair Air Conditioning

- **add K\$ 2 000.00**
AR \$ 28.00

Heating

nil - **deduct K \$ 400.00**
AR \$ 17.20

Baseboard Electric Heater

1500 W, EA - **add \$ 240.00**

**4.870.030 MODEL TYPE 870
QUALITY 03**

RELOCATABLE OFFICE - FAIR

4.870.031 GENERAL DESCRIPTION

Architect Fees: 3.3 %

CODE COMPONENT DESCRIPTION - BASE STRUCTURE

- Substructure** - WF beam steel skids with pipe bracing or steel frame and running gear
- Base Floor Construction** - wood joists, insulation and fir plywood deck system
- Base Wall Construction** - wood framing, insulation, plywood sheathing
- Exterior Wall Finish** - 30 gauge colored aluminum sheathing
- Base Roof Construction** - wood rafters, insulation, plywood sheathing
- Roof Finish** - 30 gauge galvanized steel sheathing
- Windows** - aluminum double sliding
- Exterior Door** - aluminum clad solid core wood
- Interior Wall Finish** - prefinished panelling
- Ceiling Finish** - prefinished panelling
- Baseboards & Trim** - fair
- Floor Finish** - fair sheet vinyl or equivalent
- Heating** - space heater
- Electrical Basic** - fair wiring
- Electrical Fixtures** - fair lighting

4.870.032 BASE RATES (in dollars)

All Sizes -

ST

Code	Component	K	AR
60	Main Level	3 700	180

ST Code 60 designates a relocatable office building without footings or foundation.

Note: Size range for this quality of structure is normally up to 3.0 m x 6.1 m.
These structures are pre-built and transported to a site.

**4.870.040 MODEL TYPE 870
QUALITY 04**

RELOCATABLE OFFICE - STANDARD

4.200.031 GENERAL DESCRIPTION

Architect Fees: 4.8%

COMPONENT DESCRIPTION - BASE STRUCTURE

- Substructure** - WF beam steel skids with pipe bracing
- Base Floor Construction** - wood joists, insulation and fir plywood deck system
- Base Wall Construction** - wood framing, insulation, plywood sheathing
- Exterior Wall Finish** - 30 gauge colored metal sheathing
- Base Roof Construction** - wood rafters, insulation, plywood sheathing
- Roof Finish** - 30 gauge galvanized metal sheathing
- Windows** - aluminum double sliding
- Exterior Doors** - two aluminum clad solid core wood
- Interior Wall Finish** - prefinished panelling or vinyl covered gypsum wallboard
- Partitions** - prefinished panelling or vinyl covered gypsum wallboard; partition area 50%
- Ceiling Finish** - prefinished panelling
- Interior Doors** - two prefinished hollow core wood
- Baseboards & Trim** - average
- Floor Finish** - average sheet vinyl or equivalent
- Heating** - average forced air
- Electrical Basic** - average wiring
- Electrical Fixtures** - average lighting

4.870.042 BASE RATES (in dollars)

		All Sizes - m ²	
ST			
<u>Code</u>	<u>Structure</u>	<u>K</u>	<u>AR</u>
60	Main Level	700	342

ST Code 60 designates a relocatable office building without footings or foundation.

Note: Size range for this quality of structure is normally 3.0 m x 7.3 m and over. These structures are pre-built and transported to a site.

4.870.044 PRECALCULATED ADJUSTMENTS

Plumbing
per fixture - add \$ 400.00

4.870.045 UNIT COST ADJUSTMENTS

Partitions

average prefinished hardboard panelling or vinyl covered gypsum wallboard, per m² - **add or deduct \$ 37.60**

Doors, Exterior

average metal clad wood door, EA - **add or deduct \$ 530.00**

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

Doors, Interior

average hollow core finished door, EA - **add or deduct \$ 320.00**

Wall Openings

(areas removed where series units are joined)

adjustments for door and window openings are not applicable for this classification

Note: Wall Cost (as per Component Description)

Base Wall Construction	\$ 22.20
Exterior Wall Finish	18.00
Interior Wall Finish	<u>14.30</u>
Total:	m ² 54.50

4.870.046 GENERAL INFORMATION

This classification is designed to provide costs for relocatable office accommodation. When two or more of these units are employed in series to construct complexes containing facilities such as dining room, cooking, washroom, dormitory, classroom, office, recreation, etc., the following procedures are recommended.

Single Units

- add for all foundations as found
- adjust for partition areas as found
- add or deduct for interior and exterior doors as found
- add for plumbing fixtures, kitchen cabinets, etc.

Series Units

- a Constant and Area Rate must be applied for each unit
- add for all foundations as found
- adjust for partition areas as found
- add or deduct for interior and exterior doors as found
- deduct for exterior walls removed between units where large open areas occur such as dining rooms, recreation halls, classrooms and/or commercial offices
- add for plumbing fixtures, kitchen equipment, cabinets, etc.

Base structure designates a structure including interior finish.

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

Determine floor areas per unit from exterior measurements.

Perimeter and/or design adjustments are not applicable for this classification.

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

**4.875.040 MODEL TYPE 875
QUALITY 04**

RELOCATABLE COMMUNICATIONS EQUIPMENT BUILDING - STANDARD

4.875.041 GENERAL DESCRIPTION

Architect Fees: 4.8 %

COMPONENT DESCRIPTION - BASE STRUCTURE

- Substructure** - WF beams braced with steel pipe
- Base Wall Construction** - wood framing, sheathing, insulation
- Exterior Wall Finish** - 24 gauge aluminum siding
- Base Roof Construction** - wood joists and deck system
- Roof Finish** - 24 gauge galvanized steel
- Exterior Door** - average hollow steel
- Interior Wall & Ceiling Finish** - 24 gauge aluminum panels or equivalent
- Baseboards & Trim** - average
- Floor Finish** - average tile or equivalent
- Heating** - average electric baseboard heaters or equivalent
- Electrical Basic** - average wiring
- Electrical Fixtures** - average lighting

4.875.042 BASE RATES (in dollars)

ST Code	Structure	All Sizes - m ²	
		K	AR
60	Main Level	2 700	537

ST Code 60 designates a communications equipment building without footings or foundation.

Note: These structures are normally pre-built and transported to site.

4.875.044 PRECALCULATED ADJUSTMENTS

Steel Skids
per m² - add \$ 71.00

**4.876.040 MODEL TYPE 876
QUALITY 04**

RELOCATABLE METAL OILFIELD BUILDING - STANDARD

4.876.041 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 4.1 % Exterior Wall - Main 2.4 m

COMPONENT DESCRIPTION - BASE STRUCTURE

- Substructure** - WF steel beam skids and bracing
- Base Floor Construction** - steel checker plate decking
- Wall and Roof Construction** - galvanized steel self-framing panels
- Insulation** - fibreglass bait or equivalent
- Interior Wall and Ceiling Finish** - 24 gauge aluminum panels
- Floor Finish** - paint

4.876.042 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
60	Main Level	0	413	1 400	380		

ST Code 60 designates a main level structure with a steel skid and floor system.

Note: These structures are normally pre-built and transported to a site.

4.876.043 INSTALLATIONS

Substructure and Base Floor	0 - 19 m ²	m ²	\$ 135.00
	20 - 49 m ²	m ²	192.00
	50 m ² & over	m ²	269.00

4.876.044 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

All Sizes - m²

250 24.00

4.876.044 PRECALCULATED ADJUSTMENTS (in dollars)

Exterior Finish - Walls and Roof

- painting panels, per m² - **add \$ 5.90**
- aluminum panels, per m² - **add \$ 8.60**

Interior Finish - Walls and Ceiling

- nil aluminum liner panel, per m² - **deduct \$ 11.50**
- nil batt insulation, per m² - **deduct \$ 4.20**

Floors

- steel grating floor systems
 - 0 - 19 m², per m² - **deduct \$ 22.00**
 - 20 - 49 m², per m² - **deduct \$ 29.00**
 - 50 m² and over, per m² - **deduct \$ 40.00**
- concrete slab, grade beam and piles
 - 0 - 19 m², per m² - **add \$ 27.00**
 - 20 - 49 m², per m² - **deduct \$ 101.00**
 - 50 m² and over, per m² - **deduct \$ 201.00**

4.876.045 UNIT COST ADJUSTMENTS

Wiring

- basic, explosion proof service - **add \$ 3 510**
- fixture and switches, - refer to 5.016.510 and 6.210.200

Heating

- catalytic explosion proof gas heaters

Size	kW Rating	Single Unit	Multiple Unit
200 x 200 mm	0.88	\$ 300.00	\$ -
300 x 300 mm	1.46	340.00	-
150 x 600 mm	1.46	340.00	-
300 x 600 mm	2.93	460.00	-
300 x 600 mm +			
150 x 600 mm	4.40	-	750.00
2 x 300 x 600 mm	5.859	-	900.00
600 x 600 mm	6.5	790.00	-
3 x 300 x 600 mm	8.79	-	1 340.00
600 x 900 mm	9.9	1 110.00	-
4 x 300 x 600 mm	11.72	-	1 730.00
600 x 1200 mm	13.2	1 400.00	-

-Rates include:

- explosion proof wiring and junction box
- starting element, 12V or 120V
- gas connection orifice and line
- safety shut off valve
- pressure regulators
- temperature control valve
- wall mounting brackets
- grill
- installation

Note: Single and Multiple Units may be determined by counting the number of electrical start-up and gas connections on the rear of these units. A Single Unit will have one electrical and one gas connection. Multiple Units will have one electrical and one gas connection for each plate or grill component as stacked or banked.

4.876.045 UNIT COST ADJUSTMENTS

Windows

- single glazed steel sash, per m² - **add \$ 247.00**
- double glazed steel sash, per m² - **add \$ 286.00**
- average double glazed aluminum, per m² - **add \$ 182.00**

Doors, Exterior

insulated steel entry	plain	glazed
fair, EA - add	\$ 400.00	\$ 470.00
average, EA - add	\$ 480.00	\$ 550.00

Wall Openings

- (areas replaced by doors and windows)
- adjustments for openings are not applicable for this classification

Note: Wall Cost (as per Component Description)
galvanized steel self-framing panels, m² **\$ 39.00**

Louvres

- fixed and adjustable - refer to 5.015.625

Fans

- propeller fan with weatherhood, EA - **add \$ 600.00**
- exhaust fan with aluminum dome cover, EA - **add \$ 850.00**

Translucent Panels

- wall or roof, per m² - **add \$ 65.00**

Vents

- gravity vent, EA - **add \$ 55.00**
- rotating vent, EA - **add \$ 220.00**
- ridge vent, continuous, per m - **add \$ 105.00**

4.876.046 GENERAL INFORMATION

This classification is not provided with mechanical installations such as heat and lighting. Where installations are found, adjustments for heating and/or electrical 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 including 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.

**4.880.030 MODEL TYPE 880
QUALITY 03**

FRAME & FABRIC BUILDING - FAIR

4.880.031 GENERAL DESCRIPTION

Wall Height

Architect Fees: 3.3%

Exterior Wall - Main 3.0m

COMPONENT DESCRIPTION - BASE STRUCTURE

Substructure - galvanized steel twist ground anchors at columns

Floor - nil

Base Wall Construction - small open web galvanized steel pipe tubing shaped columns, 4.6m o.c., galvanized steel pipe girts

Base Roof Construction - small open web galvanized steel pipe tubing bow trusses, clear span, 4.6m o.c., galvanized steel pipe purlins

Exterior Wall & Roof Finish - light gauge vinyl coated polyester fabric panels, colored and flame retarded

4.880.032 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR	K	AR
60	Main Level	500	94	5 000	76	28 000		46	

ST Code 60 designates a fabric covered structure without footings or foundation.

4.880.035 UNIT COST ADJUSTMENTS

Strip Footings

150mm x 300mm, per m - **add \$ 12.00**

Concrete Slab

on grade - 75mm unreinforced, per m² - **add \$ 10.50**

Doors, Exterior

fair hollow steel door, EA - **add \$ 400.00**

Wall Openings

(areas replaced by doors and windows)

adjustments for openings are not applicable for this classification.

4.880.036 GENERAL INFORMATION

This classification is designed to provide costs for prefabricated semi-permanent multi-purpose fabric shelter systems.

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

Determine floor areas from exterior measurements.

Base structure designates a structure excluding interior finish.

This classification is not provided with any mechanical installations such as heat and lighting. Where such installations are found, adjustments must be considered.

Perimeter and/or design adjustments are not applicable for this classification.

Overall Structural Height adjustments are not applicable for this classification.

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

The Suggested Age Life for this classification is 10 years.

**4.880.040 MODEL TYPE 880
QUALITY 04**

FRAME & FABRIC BUILDING - STANDARD

4.880.041 GENERAL DESCRIPTION

Architect Fees: 4.1% **Wall Height**
Exterior Wall - Main 3.0m

COMPONENT DESCRIPTION - BASE STRUCTURE

Substructure - rectangular steel tube base, steel ground anchors

Floor - nil

Base Wall Construction - high strength hollow steel straight wall columns, bracing and girts

Base Roof Construction - high strength steel clear span gable truss rafters and purlins

Exterior Wall & Roof Finish - colored fire-proof heavy weight vinyl coated nylon or vinyl polyester fabric panels

4.880.042 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
		K	AR	K	AR	K	AR		
60	Main Level	300	110	6 000	88	8 000	85		

ST Code 60 designates a fabric covered structure without footings or foundation.

4.880.044 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

Size Ranges - m ²	Size 2 (0-249)		Size 3 (250-699)		Size 4 (700 & over)	
	K	AR	K	AR	K	AR
Exterior Wall Framing & Exterior Wall Finish	480	15.00	630	13.30	2760	10.60

4.880.045 UNIT COST ADJUSTMENTS

Strip Footings

150mm x 400mm, per m - **add \$ 13.50**

Concrete Slab

on grade - 100mm light reinforced, per m² - **add \$ 15.90**

Wall Section, Exterior

wall area deleted, per m² - **deduct \$ 58.00**

Arctic Package

special fabric for northern cold zones and Arctic locations - **add 18% to Total Base Cost**

Doors, Exterior

- steel frame fabric covered entry door, EA - **add \$ 170.00**
- 3.0m x 3.0m fabric swinging equipment door, EA - **add \$ 450.00**
- 3.7m x 3.7m fabric swinging equipment door, EA - **add \$ 510.00**
- 4.3m x 4.3m fabric swinging equipment door, EA - **add \$ 570.00**

Wall Openings

(areas replaced by doors and windows)
adjustments for openings are not applicable for this classification.

4.880.046 GENERAL INFORMATION

This classification is designed to provide costs for prefabricated semi-permanent multi-purpose fabric shelter systems.

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

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

Determine floor areas from exterior measurements.

Base structure designates a structure excluding interior finish.

This classification is not provided with any mechanical installations such as heat and lighting. Where such installations are found, adjustments must be considered.

Perimeter and/or design adjustments are not applicable for this classification.

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.

The Suggested Age Life for this classification is 15 years.

4.880.060 MODEL TYPE 880
QUALITY 06

FRAME & FABRIC BUILDING - CUSTOM

4.880.061 GENERAL DESCRIPTION

Architect Fees: 5.1%

COMPONENT DESCRIPTION - BASE STRUCTURE

Substructure - steel column base plates and steel pin ground anchors

Floor - nil

Base Wall & Roof Construction - heavy extruded clear span aluminum arch ribs and purlins

Exterior Wall & Roof Finish - heavy gauge fire retarded acrylic and P.V.C. coated, colored polyester fabric panels

4.880.062 BASE RATES (in dollars)

		All Sizes - m ²	
<u>ST</u>	<u>Structure</u>	<u>K</u>	<u>AR</u>
60	Main Level	-1000	161

ST Code 60 designates a fabric covered structure without footings or foundation.

4.880.064 PRECALCULATED ADJUSTMENTS (in dollars)

Deluxe Finish Package

tedlar film coat laminated to P.V.C. fabric, per m² floor area - **add \$ 10.80**

4.880.065 UNIT COST ADJUSTMENTS

Strip Footings

200mm x 400mm unreinforced, per m - **add \$ 17.50**

200mm x 400mm reinforced, per m - **add \$ 20.50**

Grade Beam

200mm x 600mm reinforced, per m - **add \$ 57.00**

Concrete Slab

on grade - 100mm medium reinforced, per m² - **add \$ 16.80**

on grade - 125mm medium reinforced, per m² - **add \$ 19.30**

Wall Section, Exterior

wall area deleted, per m² - **deduct \$ 83.00**

Arctic Package

heavier gauge acrylic coated fabric - **add 4% to Total Base Cost**

Doors, Exterior

good single hollow steel entry door, EA - **add \$ 620.00**

good double hollow steel entry door, EA - **add \$1240.00**

end or side wall sliding door, fabric and aluminum frame, EA - **add \$2580.00**

double panel end rolling door, fabric and aluminum frame, EA - **add K \$1600.00**

ARm² \$ 67.00

Wall Openings

(areas replaced by doors and windows)

adjustments for openings are not applicable for this classification.

4.880.066 GENERAL INFORMATION

This classification is designed to provide costs for prefabricated semi-permanent multi-purpose fabric shelter systems.

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

Determine floor areas from exterior measurements.

Base structure designates a structure excluding interior finish.

This classification is not provided with any mechanical installations such as heat and lighting. Where such installations are found, adjustments must be considered.

Perimeter and/or design adjustments are not applicable for this classification.

Overall Structural Height adjustments are not applicable for this classification.

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

The Suggested Age Life for this classification is 20 years.

**4.881.040 MODEL TYPE 881
QUALITY 04**

AIR-SUPPORTED BUILDING - STANDARD

4.881.041 GENERAL DESCRIPTION

Architect Fees: 4.1%

COMPONENT DESCRIPTION - BASE STRUCTURE

Grade Beams - reinforced concrete with recessed continuous aluminum track and fabric anchor system

Framing - nil

Base Floor Construction - nil

Wall & Roof Construction - heavy duty fire resistant, high strength vinyl coated colored polyester, inflatable fabric membrane

Exterior Wall & Roof Finish - tedlar coating self-cleaning finish

Interior Wall & Roof Finish - insulated inner liner membrane

Exterior Doors - hollow metal emergency exit fire doors

Heating - one primary inflation unit with electrical air fan and gas furnace, insulated perimeter underground or wall-hung duct system, automatic controls; one back-up secondary unit, automatic cut-in controls.

Electrical Basic - good wiring, pre-wired lighting standards

Electrical Fixtures - good lighting, metal halide tilt mounted fixtures with wire guards

4.881.042 BASE RATES (in dollars)

		All Sizes - m ²	
ST			
<u>Code</u>	<u>Structure</u>	<u>K</u>	<u>AR</u>
61	Main Level	59 600	81

ST Code 61 designates an air-supported structure with a concrete grade beam foundation.

4.881.044 PRECALCULATED ADJUSTMENTS (in dollars)

Electrical Fixtures

low density warehouse lighting - deduct	K	\$ 300.00
	ARm²	\$ 10.00

4.881.045 UNIT COST ADJUSTMENTS

Concrete Floor

slab on-grade, 75mm unreinforced, per m² - add \$ 10.50

Tennis Court Surfaces

add for excavation, fill and paving from Unit Cost Sections

Tennis Court Fencing

refer to section 5.002.435

Pedestrian Entrances

aluminum and safety glass revolving door air-lock system EA - add \$ 12 500.00

Vehicle & Equipment Entrances

rigid frame pressurized air-lock passageway with shrouds,
2 metal roll-up doors and controls; per m² passageway floor area- add \$1080

Wall Openings

(areas replaced by doors and windows)
adjustments for openings are not applicable for this classification.

4.881.046 GENERAL INFORMATION

This classification is designed to provide costs for an air-supported domed inflatable fabric structure. These structures may be semi-permanent or temporary and are used as enclosures for sports and recreational facilities, industrial storage, showrooms, fabrication and assembly projects, and construction site coverage.

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

Determine floor areas from exterior measurements.

Base structure designates a structure including interior finish.

Perimeter and/or design adjustments are not applicable for this classification.

Overall Structural Height adjustments are not applicable for this classification.

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

The Suggested Age Life for this classification is 15 years.

**4.882.040 MODEL TYPE 882
QUALITY 04**

POST-TENSION BUILDING - STANDARD

4.882.041 GENERAL DESCRIPTION

Architect Fees: 5.6%

COMPONENT DESCRIPTION - BASE STRUCTURE

Substructure - heavy reinforced bell caissons and piers, steel anchor system

Framing - steel pipe masts and poles, heavy steel tension cables

Base Floor Construction - nil

Base Roof Construction - heavy duty fire resistant vinyl coated, colored polyester fabric membrane

4.882.042 BASE RATES (in dollars)

All Sizes - m²			
ST			
Code	Structure	K	AR
61	Main Level	51 600	381

ST Code 61 designates a cable and fabric tensioned shelter with a concrete pile and pier foundation.

NOTE: Ground floor area of a tension structure is calculated the same as swimming pools. Where the projected points of fabric join the poles or masts, connect these points with straight lines around the perimeter to produce total measurements and area.

4.882.046 GENERAL INFORMATION

This classification is designed to provide costs for a cable and mast supported fabric shelter, either temporary or permanent.

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

Determine floor areas from exterior measurements.

Base structure designates a structure excluding interior finish.

This classification is not provided with any mechanical installations, such as lighting. Where such installations are found, adjustments must be considered.

Perimeter and/or design adjustments are not applicable for this classification.

Overall Structural Height adjustments are not applicable for this classification.

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

The Suggested Age Life for this classification is 15 years.

**4.890.020 MODEL TYPE 890
QUALITY 02**

QUONSET TYPE GREENHOUSE - SUBSTANDARD

4.890.021 GENERAL DESCRIPTION

Architect Fees: 2.2 %

COMPONENT DESCRIPTION - BASE STRUCTURE

Substructure - wood sills or equivalent

Floor - nil

Framing - quonset type galvanized steel ribs 1.2 m o.c., wood or pipe girts and purlins

Exterior Wall & Roof Finish - single ply 4 mil polyethylene with cable type hold downs

Electrical Basic - substandard wiring

Electrical Fixtures - poor lighting

4.890.022 BASE RATES (in dollars)

All Sizes - m			
<u>ST Code</u>	<u>Structure</u>	<u>K</u>	<u>AR</u>
60	Main Level	500	20

ST Code 60 designates a greenhouse without footings or foundation.

Note: This structure is normally a single unit built in a range from 6.4 m to 9.1 m widths and 17.9 m² to 30.7 m² end wall areas.

4.890.023 INSTALLATIONS

Electrical Basic	K	\$ 500.00
	AR	2.50
Electrical Fixtures	m ²	1.50

4.890.024 PRECALCULATED ADJUSTMENTS

End Wall

attached to another structure, per m² - **deduct \$ 9.00**

Wall and Roof Finish

two ply 4 mil polyethylene	- add	K	\$
			150.0
		AR	1.50
single ply 6 mil polyethylene	- add	K	\$
			50.0
		AR	0.50
corrugated fibreglass	- add	K	\$1 700.00
		AR	15.00

4.890.025 UNIT COST ADJUSTMENTS

Strip Footings

150 mm x 300 mm, per m - **add \$ 12.00**

Concrete Slab

on grade - 75 mm unreinforced, per m² - **add \$ 10.50**

Doors, Exterior

economy wood door, EA - **add \$ 190.00**

low grade storm door, EA - **add \$ 140.00**

Wall Openings

(areas replaced by doors and windows)

adjustments for openings are not applicable in this classification

4.890.026 GENERAL INFORMATION

The Suggested Age Life for this classification is 15 years.

**4.890.030 MODEL TYPE 890
QUALITY 03**

QUONSET TYPE GREENHOUSE - FAIR

4.890.031 GENERAL DESCRIPTION

Architect Fees: 3.3 %

COMPONENT DESCRIPTION - BASE STRUCTURE

Substructure - wood sills or equivalent

Floor - nil

Framing - quonset type aluminum bow ribs 1.2 m o.c., wood or pipe girts and purlins

Exterior Wall & Roof Finish - double ply 4 mil inflated polyethylene

Electrical Basic - fair wiring

Electrical Fixtures - economy lighting

4.890.032 BASE RATES (in dollars)

ST Code	Structure	All Sizes - m ²	
		K	AR
60	Main Level	1 700	20

ST Code 60 designates a greenhouse without footings or foundation.

Note: This structure is normally a single unit built in a range from 6.7 m to 9.8 m widths and 17.7 m² to 37.3 m² end wall areas.

4.890.033 INSTALLATIONS

Electrical Basic	K	\$ 700.00
	AR	3.50
Electrical Fixtures	m²	3.50

4.890.034 PRECALCULATED ADJUSTMENTS

End Wall

attached to another structure, per m² - **deduct \$ 14.50**

Wall and Roof Finish

single ply 6 mil polyethylene - **deduct K \$ 100.00**
AR 1.00

single ply 4 mil polyethylene - **deduct K \$ 200.00**
AR 2.00

corrugated fibreglass - **add K \$ 200.00**
AR 19.00

4.890.035 UNIT COST ADJUSTMENTS

Strip Footings

150 mm x 300 mm, per m - **add \$ 12.00**

Doors, Exterior

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

fair storm door, EA - **add \$ 160.00**

Wall Openings

(areas replaced by doors and windows)

adjustments for openings are not applicable in this classification

4.890.036 General Information

The Suggested Age Life for this classification is 20 years.

**4.890.040 MODEL TYPE 890
QUALITY 04**

QUONSET TYPE GREENHOUSE - STANDARD

4.890.041 GENERAL DESCRIPTION

Architect Fees: 4.1

COMPONENT DESCRIPTION - BASE STRUCTURE

Substructure - wood sills or equivalent

Floor - nil

Framing - quonset type aluminum bow ribs 1.2 m o.c., wood or pipe girts and purlins

Exterior Wall & Roof Finish - corrugated fibreglass

Electrical Basic - average wiring

Electrical Fixtures - substandard lighting

4.890.042 BASE RATES (in dollars)

ST Code	Structure	All Sizes - m	
		K	AR
60	Main Level	3 000	66

ST Code 60 designates a greenhouse without footings or foundation.

Note: This structure is normally a single unit built in a range from 6.7 m to 9.8 m widths and 17.7 m² to 37.3 m² end wall areas.

4.890.043 INSTALLATIONS

Electrical Basic	K	\$ 1 400.00
	AR	4.50
Electrical Fixtures	m ²	6.50

4.890.044 PRECALCULATED ADJUSTMENTS

End Wall

attached to another structure, per m² - **deduct \$ 16.00**

Wall and Roof Finish

double ply 4 mil inflated
polyethylene - **deduct K \$ 200.00**
AR 19.00

single ply 6 mil polyethylene - **deduct K \$ 300.00**
AR 20.00

single ply 4 mil polyethylene - **deduct K \$ 400.00**
AR 21.00

4.890.045 UNIT COST ADJUSTMENTS

Strip Footings

150 mm x 300 mm, per m - **add \$ 12.00**

Concrete Slab

on grade - 75 mm light reinforced, per m² - **add \$ 13.20**

Doors, Exterior

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

fair storm door, EA - **add \$ 160.00**

Wall Openings

(areas replaced by doors and windows)

adjustments for openings are not applicable in this classification

4.890.046 GENERAL INFORMATION

The Suggested Age Life for this classification is 25 years.

**4.891.020 MODEL TYPE 891
QUALITY 02**

BOW RIB TYPE GREENHOUSE - SUBSTANDARD

4.891.021 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 2.2 % **Exterior Wall - Main** 3.0 m

COMPONENT DESCRIPTION - BASE STRUCTURE

Substructure - concrete piles or equivalent

Floor - nil

Framing - bow rib type galvanized steel ribs 1.8 m o.c. on steel posts 3.7 m o.c., wood or metal purlins

Exterior Wall & Roof Finish - double ply 4 mil inflated polyethylene roof with corrugated fibreglass sidewalls

Electrical Basic - substandard wiring

Electrical Fixtures - poor lighting

4.891.022 BASE RATES (in dollars)

ST Code	Structure	All Sizes - m	
		K	AR
60	Main Level	4 300	27

ST Code 60 designates a greenhouse with concrete piles or footings.

Note: This structure may be a single unit or multiple units that are gutter connected, built in 4.6 m widths and 17.9 m² end wall areas.

4.891.023 INSTALLATIONS

Concrete Piles or Strip Footings	K	\$ 300.00
	AR	3.00
Electrical Basic	K	500.00
	AR	2.50
Electrical Fixtures	m ²	1.50

4.891.024 PRECALCULATED ADJUSTMENTS

Height

per metre of height - add or deduct	K \$ 600.00
	AR 1.50

Wall and Roof Finish

single ply 4 mil polyethylene – deduct	K \$1 850.00
	AR 14.00

corrugated fibreglass - add	K \$ 500.00
	AR 16.00

4.891.025 UNIT COST ADJUSTMENTS

Concrete Slab

on grade - 75 mm unreinforced, per m² - **add \$ 10.50**

Doors, Exterior

economy wood door, EA - **add \$ 190.00**

low grade storm door, EA - **add \$ 140.00**

Wall Openings

(areas replaced by doors and windows)

adjustments for openings are not applicable in this classification

Note: Wall Cost

wood or metal purlins and polyethylene, m² **\$ 14.50**

4.891.026 GENERAL INFORMATION

The Suggested Age Life for this classification is 20 years

**4.891.030 MODEL TYPE 891
QUALITY 03**

BOW RIB TYPE GREENHOUSE - FAIR

4.891.031 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 3.3 % **Exterior Wall - Main** 3.0 m

COMPONENT DESCRIPTION - BASE STRUCTURE

Substructure - concrete piles or equivalent

Floor - nil

Framing - bow rib type galvanized steel ribs on steel posts 1.2 m o.c., wood or pipe girts and purlins

Exterior Wall & Roof Finish - single ply 4 mil polyethylene with cable type hold downs

Electrical Basic - fair wiring

Electrical Fixtures - economy lighting

4.891.032 BASE RATES (in dollars)

All Sizes - m²

ST Code	Structure	K	AR
60	Main Level	2 400	43

ST Code 60 designates a greenhouse with concrete piles or footings.

Note: This structure may be a single unit or multiple units that are gutter connected.

Usual widths 4.9 m to 9.1 m

End wall area 9.3 m² to 32.9 m²

4.891.033 INSTALLATIONS

Concrete Piles or Strip Footings	K	\$ 300.00
	AR	3.00
Electrical Basic	K	700.00
	AR	3.50
Electrical Fixtures	m²	3.50

4.891.034 PRECALCULATED ADJUSTMENTS

Height

per metre of height - add or deduct **K \$ 300.00**
AR 2.50

Wall and Roof Finish

single ply 6 mil polyethylene - add **K \$ 100.00**
AR 1.00

two ply 4 mil polyethylene - add **K \$ 200.00**
AR 2.50

double ply 4 mil inflated
polyethylene - add **K \$ 200.00**
AR 3.50

double ply 4 mil inflated
polyethylene roof with
corrugated fibreglass end and
sidewalls - add **K \$2 300.00**
AR 8.00

corrugated fibreglass - add **K \$2 100.00**
AR 25.00

4.891.035 UNIT COST ADJUSTMENTS

Doors, Exterior

low grade wood door, EA - add \$ 310.00

fair storm door, EA - add \$ 160.00

Wall Openings

(areas replaced by doors and windows)

adjustments for openings are not applicable in this classification

Note: Wall Cost

wood or pipe girts, purlins and polyethylene \$ 14.00

4.891.036 GENERAL INFORMATION

The Suggested Age Life for this classification is 25 years.

**4.891.040 MODEL TYPE 891
QUALITY 04**

BOW RIB TYPE GREENHOUSE - STANDARD

4.891.041 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 4.1 % Exterior Wall - Main 3.0 m

COMPONENT DESCRIPTION - BASE STRUCTURE

Substructure - concrete piles or equivalent

Floor - nil

Framing - bow rib type galvanized steel trusses on galvanized steel posts 3.7 m o.c., galvanized steel girts and purlins

Exterior Wall & Roof Finish - corrugated fibreglass

Electrical Basic - average wiring

Electrical Fixtures - substandard lighting

Ventilation - continuous sidewall or roof top

4.891.042 BASE RATES (in dollars)

All Sizes - m²

ST Code	Structure	K	AR
60	Main Level	11 000	62

ST Code 60 designates a greenhouse with strip footings or piles.

Note: This structure may be a single unit or multiple units that are gutter connected.

Usual widths 11 m and 12.8 m

End wall area 51.8 m² and 65.3 m²

4.891.043 INSTALLATIONS

Concrete Piles or Strip Footings	K	\$ 300.00	
	AR		1.00
Electrical Basic	K	1 400.00	
	AR		4.50
Electrical Fixtures	m ²		6.50
Ventilation System	m		31.50

4.891.044 PRECALCULATED ADJUSTMENTS

Height				
per metre of height - add or deduct		K	\$1 400.00	
		AR	8.00	
Wall and Roof Finish				
double ply 4 mil inflated polyethylene roof with corrugated fibreglass end and sidewalls	- add	K	\$ 100.00	
		AR	12.00	
Plumbing Basic	-add	K	\$ 400.00	
		AR	2.00	
Heating				
forced air unit heaters	- add	K	\$ 600.00	
		AR	\$ 12.00	
forced air poly airbag system	- add	K	\$1 600.00	
		AR	\$ 13.00	
hot water/steam pipe radiation system	- add	K	\$5 300.00	
		AR	\$ 19.00	

4.891.045 UNIT COST ADJUSTMENTS

Concrete Slab

on grade - 75 mm light reinforced, per m² - add \$ 13.20

Doors, Exterior

fair wood door, EA - add \$ 370.00

average storm door, EA - add \$ 220.00

Ventilating Systems

rack and pinion continuous system, 2 rows on the length of each unit, per m - add \$ 60.00

exhaust fans including automatic shutters

300 mm	EA - add	\$ 300.00
450 mm		400.00
600 mm		600.00
750 mm		700.00
900 mm		800.00
1 050 mm		900.00
1 200 mm		1 000.00

automatic shutters only	K	\$ 80.00
	AR m²	\$ 200.00

automatic ventilation control	K	\$ 550.00
	AR	\$ 28.00

4.891.045 UNIT COST ADJUSTMENTS

Circulating Fans with Poly Tubes

Tube Size	Manual Shutter System	Motorized System
450 mm per meter of tube	K \$ 350.00 1.00	K \$ 700.00 1.00
600 mm per meter of tube	K \$ 550.00 1.20	K \$ 800.00 1.00
750 mm per meter of tube	K \$ 650.00 1.60	K \$ 1 100.00 1.60

Automatic Temperature Controller

average, EA - **add \$ 1 000.00**
good, EA - **add \$ 2 300.00**

Watering Systems

pre-heating system, EA - **add \$ 1 500.00**
overhead system, **per m² - add \$ 2.50**
bench system, per m² - **add \$ 3.00**
spaghetti system, **per m² - add \$ 4.50**

CO₂ Generator

EA - add \$ 400.00
(average nine generators per acre needed)

Humidifier

average, EA - **add \$ 200.00**
good, EA - **add \$ 250.00**

Plant Benches

plastic, per m² - **add \$ 18.50**
wooden, per m² - **add \$ 27.00**

Wall Openings

(areas replaced by doors **and windows**)
adjustments for openings are not applicable in this classification

Note: Wall Cost

galvanized steel grits, purlins and fibreglass, m² **\$ 24.00**

4.891.046 GENERAL INFORMATION

The Suggested Age Life for this classification is 30 years.

**4.892.020 MODEL TYPE 892
QUALITY 02**

GABLE TYPE GREENHOUSE - SUBSTANDARD

4.892.021 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 2.2 % **Exterior Wall - Main** 1.5 m

COMPONENT DESCRIPTION - BASE STRUCTURE

Substructure - wood sills or equivalent

Floor - nil

Framing - bearing walls, wood posts and beams

Base Wall Construction - wood framing, sheathing 0.6 metre height

Exterior Wall Finish - single ply glass, paint on exposed members

Base Roof Construction - wood non-grooved rafters

Roof Finish - single ply glass, paint on exposed members

Electrical Basic - substandard wiring

Electrical Fixtures - poor lighting

4.892.022 BASE RATES (in dollars)

ST Code	Structure	All Sizes - m ²	
		K	AR
60	Main Level	2 400	45

ST Code 60 designates a greenhouse without footings or foundation.

Note: This structure may be a single unit or multiple units that are gutter connected, built in a range from 6.1 m to 11.0 m widths per unit.

4.892.023 INSTALLATIONS

Electrical Basic	K	\$ 500.00
	AR	2.50
Electrical Fixtures	m²	1.50

4.892.024 PRECALCULATED ADJUSTMENTS

Strip Footings

150 mm x 300 mm	- add	K	\$ 300.00
		AR	2.00

4.892.025 UNIT COST ADJUSTMENTS

Concrete Slab

on grade, 75 mm unreinforced, per m² - **add \$ 10.50**

Doors, Exterior

economy wood door, EA - **add \$ 190.00**

low grade storm door, EA - **add \$ 140.00**

Ventilating System

trap type windows with cable pulleys, 75% of the length of each unit, per m - **add \$ 28.00**

Wall Openings

(areas replaced by doors and windows)

adjustments for openings are not applicable in this classification

Note: Wall Cost

 painted wood frame and glass - m² **\$ 30.00**

4.892.026 GENERAL INFORMATION

The Suggested Age Life for this classification is 20 years.

**4.892.030 MODEL TYPE 892
QUALITY 03**

GABLE TYPE GREENHOUSE - FAIR

4.892.031 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 3.3 % **Exterior Wall - Main** 2.1 m

COMPONENT DESCRIPTION - BASE STRUCTURE

Substructure - concrete piles or equivalent

Floor - nil

Framing - gable type pipe trusses on steel posts 3.0 m o.c. or equivalent

Base Wall Construction - aluminum glazing bars 0.6 m o.c. between steel posts, sheathing 0.6 metre height

Exterior Wall Finish - single ply glass, paint on exposed members

Base Roof Construction - aluminum glazing bars 0.6 m o.c. between pipe trusses

Roof Finish - single ply glass, paint on exposed members

Electrical Basic - fair wiring

Electrical Fixtures - economy lighting

4.892.032 BASE RATES (in dollars)

All Sizes - m²

ST Code	Structure	K	AR
60	Main Level	3 800	49

ST Code 60 designates a greenhouse with piles.

Note: This structure may be a single unit or multiple units that are gutter connected, built in a range from 7.6 m to 11.0 m widths per unit.

4.892.033 INSTALLATIONS

Concrete Piles	K	\$ 200.00
	AR	1.00
Electrical Basic	K	700.00
	AR	3.50
Electrical Fixtures	m ²	3.50

4.892.034 PRECALCULATED ADJUSTMENTS

Strip Footings			
150 mm x 300 mm	- add	K\$	800.00
		AR	1.50
Foundation Wall			
200 mm x one m high	- add	K	\$3 900.00
		AR	2.00
Wall and Roof Finish			
corrugated fibreglass	- deduct	K	\$1 100.00
		AR	12.00
Walls Only			
corrugated fibreglass	- deduct	K	\$1 100.00
		AR	1.00

4.892.035 UNIT COST ADJUSTMENTS

Concrete Slab	
on grade, 75 mm unreinforced, per m ²	- add \$ 10.50
Doors, Exterior	
low grade wood door, EA	- add \$ 310.00
fair storm door, EA	- add \$ 160.00
Ventilating System	
screw type continuous system, 1 row on the length of each unit, per m	- add \$ 31.50
Wall Openings	
(areas replaced by doors and windows)	
adjustments for openings are not applicable in this classification	
Note: Wall Cost	
aluminum frame and glass - m ²	\$ 24.00

4.892.036 GENERAL INFORMATION

The Suggested Age Life for this classification is 25 years.

4.892.040 **MODEL TYPE** 892
QUALITY 04

GABLE TYPE GREENHOUSE - STANDARD

4.892.041 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 4.1% **Exterior Wall - Main** 2.4 m

COMPONENT DESCRIPTION - BASE STRUCTURE

Substructure - concrete piles or equivalent

Floor - nil

Framing - gable type aluminum trusses on aluminum posts 3.0 m o.c. with galvanized steel purlins or equivalent

Base Wall Construction - aluminum glazing bars 0.6 m o.c. between framing posts, sheathing 0.6 metre height

Exterior Wall Finish - single ply glass, paint on exposed members

Base Roof Construction - aluminum glazing bars 0.6 m o.c. between trusses

Roof Finish - single ply glass, paint on exposed members

Electrical Basic - average wiring

Electrical Fixtures - substandard lighting

4.892.042 BASE RATES (in dollars)

		All Sizes - m ²	
ST	Structure	K	AR
60	Main Level	9 500	81

ST Code 60 designates a greenhouse with piles.

Note: This structure may be a single unit or multiple units that are gutter connected, built in a range from 11.0 m to 12.8 m widths per unit.

4.892.043 INSTALLATIONS

Concrete Piles	K	\$ 300.00
	AR	1.00
Electrical Basic	K	1 400.00
	AR	4.50
Electrical Fixtures	m ²	6.50

4.892.044 PRECALCULATED ADJUSTMENTS

Foundation Wall			
light reinforced			
200 mm x one m high	- add	K	\$5 900.00
		AR	1.50
Strip Footings			
150 mm x 300 mm	- add	K	\$ 800.00
		AR	1.50
Wall and Roof Finish			
corrugated fibreglass	- deduct	K	\$1 100.00
		AR	12.00
15.9 mm acrylic polycarbonate panels	- add	K	\$7 400.00
		AR	54.00
Walls Only			
corrugated fibreglass	- deduct	K	\$1 100.00
		AR	1.00
15.9 mm acrylic polycarbonate panels	- add	K	\$7 400.00
		AR	5.50
Plumbing Basic	- add	K	\$ 400.00
		AR	2.00
Heating			
forced air unit heaters	- add	K	\$ 600.00
		AR	12.00
forced air poly airbag system	- add	K	\$1 600.00
		AR	13.00
hot water/steam pipe radiation system	- add	K	\$5 300.00
		AR	19.00

4.892.045 UNIT COST ADJUSTMENTS

Concrete Slab

on grade, 75 mm light reinforced, per m² - add \$ 13.20

Doors, Exterior

fair wood door, EA - add \$ 370.00

average storm door, EA - add \$ 220.00

Ventilating Systems

rack and pinion continuous system, 2 rows on the length of each unit, per m - add \$ 60.00

exhaust fans including automatic shutters			
300 mm	EA	- add	\$ 300.00
450 mm			400.00
600 mm			600.00
750 mm			700.00
900 mm			800.00
1 050 mm			900.00
1 200 mm			1 000.00
automatic shutters only		K	\$ 80.00
		AR m ²	200.00
automatic ventilation control		K	\$ 550.00
		AR	28.00

4.892.045 UNIT COST ADJUSTMENTS

Circulating Fans with Poly Tubes

Tube Size	Manual Shutter System	Motorized System
450 mm per meter of tube	K \$ 350.00 1.00	K \$ 700.00 1.00
600 mm per meter of tube	K \$ 550.00 1.20	K \$ 800.00 1.00
750 mm per meter of tube	K \$ 650.00 1.60	K \$ 1 100.00 1.60

Automatic Temperature Controller

average, EA - **add \$ 1 100.00**
good, EA - **add \$ 2 300.00**

Watering Systems

pre-heating system, EA - **add \$ 1 500.00**
overhead system, per m² - **add \$ 2.50**
bench system, per m² - **add \$ 3.00**
spaghetti system, per m² - **add \$ 4.50**

CO² Generator

EA - **add \$ 400.00**
(average nine generators per acre needed)

Humidifier

average, EA - **add \$ 200.00**
good, EA - **add \$ 250.00**

Plant Benches

plastic, per m² - **add \$ 18.50**
wooden, per m² - **add \$ 27.00**

Light Growing Systems

intensified light fixtures, per m² - **add \$ 39.50**

4.892.045 UNIT COST ADJUSTMENTS Continued

Shading Systems

automated retractable foil blanket shade systems, including rollers, motors and wiring, per m² of roof area

Small Areas, 0 - 2325 m²
 single pull blanket system, per m² - **add \$ 22.00**
 multiple pull blanket system, per m² - **add \$ 35.50**

Medium Areas, 2325 - 4650 m²
 multiple pull blanket system, per m² - **add \$ 30.00**

Large Areas, over 4650 m²
 multiple pull blanket system, per m² - **add \$ 28.50**

Cooling Systems

costs include cellulose cell, drainage system, supports, tanks, pump, motor, piping, electrical and installation

coolpad evaporative cold water system, per m² - **add \$ 9.00**

Computer Control Systems

costs are for a basic One Zone System and include a computer base station; temperature, humidity and light sensors, wiring and controls

One Zone environmental climatic control system	EA	\$ 10 650.00
Additional Zones and controls, per zone	add EA	\$ 880.00
Additional Sensors in added Zones, per sensor	add EA	\$ 1 020.00
Datalog Weather Sensing Station, including steel mast, sensors and wiring to computer control	add EA	\$ 4 400.00

Hydroponic (Soil - Less) Growing Systems

Spray and Fog Watering Boom System, including pump, drive, overhead boom, nozzles, 30.5 m track system, piping and installation, per m ²	add \$	22.00
Track Variation - for each metre of track system greater than or less than 30.5 m in length	add or deduct	\$ 59.00
Trickle or Dripper Systems, including plastic tubing, drip nozzles, reservoir, pump, compensators and electrical, per m ²	\$	4.40
optional solution reclamation system including sloped beds, gutters and drains, per m	add \$	33.00

4.892.045 UNIT COST ADJUSTMENTS Continued

Hydroponic (Soil - Less) Growing Systems Continued

Ebb and Flow Systems, including sloped tray beds,
bottom flood reclamation closed loop system, drains
piping, reservoir, pump and electrical, per m² **\$ 64.00**

Automated Fertilizer Management Systems

costs include batch tanks, plastic lines and nozzles,
electronic batch, manifold, injection, metering and
monitoring controls, computer and installation

Small System - 0 to 0.405 ha
contains 3 heads, 25 mm lines **EA \$ 5 360.00**
additional or less heads **add or deduct EA \$ 1 880.00**

Average System - 0.5 to 1.9 ha
contains 6 heads, 25 mm lines **EA \$ 10 700.00**
additional or less heads **add or deduct EA \$ 2 230.00**

Large System - 2.0 ha and over
contains 10 heads, 50 mm lines **EA \$ 25 800.00**
additional or less heads **add or deduct EA \$ 2 580.00**

Wall Openings

(areas replaced by doors and windows)
adjustments for openings are not applicable in this classification

Note: Wall Cost
aluminum frame and glass - m2 **\$ 30.00**
aluminum frame and acrylic polycarbonate - m² **\$ 65.00**

4.892.046 GENERAL INFORMATION

The Suggested Age Life for this classification is 30 years.

**4.894.040 MODEL TYPE 894
QUALITY 04**

SOLARIUM - STANDARD

4.894.041 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 5.6% Exterior Wall - 2.4 m

CODE COMPONENT DESCRIPTION - BASE STRUCTURE

- 0700 Piles** - reinforced concrete
- 0920 Concrete Pads** - reinforced
- 1120 Grade Beams** - reinforced concrete or equivalent
- 1524 Concrete Slab - On Grade** - 100 mm light reinforced
- Framing** - painted light gauge aluminum members
- Base Wall Construction** - clear safety tempered single glazed panels; finished pony stub wall, colored aluminum panels or glazed to the floor
- Base Roof Construction** - painted light gauge aluminum sloped members, straight eaves
- Roof Finish** - clear, safety tempered, single glazed panels
- 6514 Heating** - average forced air and ventilation
- 6704 Electrical Basic** - average wiring
- 6904 Electrical Fixtures** - average lighting

4.894.042 BASE RATES (in dollars)

ST Code	Structure	All Sizes - m ²	
		K	AR
61	Main Level & Concrete Slab	2 400	468
70	Upper Level	2 400	417
72	Upper Level Cantilever Extension	2 400	515

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 72 designates the base structure of an unsupported portion of an upper level

4.894.043 INSTALLATIONS

Heating	AR	\$11.70
Electrical Basic	AR	8.00
Electrical Fixtures	AR	13.00

4.894.044 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

All Sizes

<u>K</u>	<u>AR</u>
660	73.00

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**

4.894.045 UNIT COST ADJUSTMENTS

End Wall

deleted end wall section, per m² - **deduct \$ 167.00**

Floor Finish

average sheet vinyl, per m² - **add \$ 35.50**

average vinyl tile, per m² - **add \$ 18.50**

average carpet, per m² - **add \$ 17.00**

average quarry tile, per m² - **add \$ 83.00**

Windows

equivalent to base wall panels

Doors, Exterior

patio doors - equivalent to base wall panels

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

Wall Openings

(areas replaced by doors and windows)

adjustments for openings are not applicable for this Classification

4.894.046 GENERAL INFORMATION

Model Type 894 Solarium is a three-sided structure which is built and normally found attached to another commercial structure, usually a store, restaurant, hotel, office, etc. The base structure Base Rates for MT 894 have been designed accordingly.

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

Determine floor areas per level from exterior measurements.

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

Wall Height is determined by measuring the height of the solarium wall, where it attaches or adjoins a main structure or building.

The base floor of a Structure Code 70 Solarium Upper Level is formed by the base roof of the existing structure or building that the solarium is situated on.

Structure Code 72 Solarium rates contain an extended base floor necessary to support a cantilevered structure.

Base Structure designates a structure including interior finish.

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.

**4.894.060 MODEL TYPE 894
QUALITY 06**

SOLARIUM - CUSTOM

4.894.061 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 7.0% **Exterior Wall -** 2.4 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
- 1326 Foundation Walls** - 200 mm medium reinforced concrete
- 1526 Concrete Slab - On Grade** - 150 mm light reinforced
- Framing** - bronzed or black anodized medium to heavy aluminum members, straight or curved; heavy cedar columns with aluminum capping or wood glu-lam finished and shaped columns
- Base Wall Construction** - double glazed tinted safety panels, straight or curved, or double acrylic panels; finished pony stub wall or glazed panel walls to the floor
- Base Roof Construction** - bronzed or black anodized, medium to heavy aluminum members, sloped or curved; heavy cedar beams with aluminum capping or shaped wood glu-lam finished members; straight or curved eaves
- Roof Finish** - double glazed tinted safety panels, straight or curved; or double acrylic panels
- 6556 Heating** - roof top heat and air conditioning
- 6706 Electrical Basic** - good wiring
- 6906 Electrical Fixtures** - good lighting

4.894.062 BASE RATES (in dollars)

ST Code	Structure	All Sizes - m ²	
		K	AR
61	Main Level & Concrete Slab	4 200	1 036
70	Upper Level	4 200	959
72	Upper Level Cantilever Extension	4 200	1 080

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 72 designates the base structure of an unsupported portion of an upper level.

4.894.063 INSTALLATIONS

Heating and air conditioning	AR	\$36.60
Electrical Basic - main	AR	18.40
- upper	AR	8.40
Electrical Fixtures	AR	21.00

4.894.064 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

All Sizes – m2

<u>K</u>	<u>AR</u>
1 690	176.00

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**

Glazed Panels, glass or acrylic

single glazing, wall and roof area, per m² - **deduct \$ 175.00**

clear glazing, wall and roof area, per m² - **deduct \$ 43.00**

Framing

plain anodized aluminum members, wall and roof area, per m² - **deduct \$ 18.00**

4.894.065 UNIT COST ADJUSTMENTS

End Wall

deleted end wall section, per m² - **deduct \$ 386.00**

Floor Finish

good sheet vinyl, per m² - **add \$ 49.50**

good vinyl tile, per m² - **add \$ 23.50**

good carpet, per m² - **add \$ 25.00**

good ceramic tile, per m² - **add \$ 136.00**

Windows

equivalent to base wall panels

Doors, Exterior

patio doors - equivalent to base wall panels

good bronze aluminum door, EA - **add \$ 1 000.00**

good black aluminum door, EA - **add \$ 1 200.00**

Wall Openings

(areas replaced by doors and windows)

adjustments for openings are not applicable for this classification

4.894.066 GENERAL INFORMATION

Model Type 894 Solarium is a three-sided structure which is built and normally found attached to another commercial structure, usually a store, restaurant, hotel, office, etc. The base structure Base Rates for MT 894 have been designed accordingly.

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

Determine floor areas per level from exterior measurements.

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

Wall Height is determined by measuring the height of the solarium wall where it attaches or adjoins a main structure or building.

The base floor of a Structure Code 70 Solarium Upper Level is formed by the base roof of the existing structure or building that the solarium is situated on.

Structure Code 72 Solarium rates contain an extended base floor necessary to support a cantilevered structure.

Base Structure designates a structure including interior finish.

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.

**4.894.080 MODEL TYPE 894
QUALITY 08**

SOLARIUM - EXPENSIVE

4.894.081 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 9.0% Exterior Wall - 2.4 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 - On Grade** - 150 mm light reinforced
- Framing** - heavy bronzed or black anodized insulated aluminum members, straight, curved or custom shaped
- Base Wall Construction** - straight or shaped, heavy float laminated tempered safety glass or acrylic double glazed thermal insulated panels, bronze or silver tinted; finished pony stub wall or glazed to the floor
- Base Roof Construction** - heavy bronzed or black anodized insulated aluminum members, straight, curved or custom shaped
- Roof Finish** - sloped or shaped, heavy float laminated tempered safety glass or acrylic double glazed thermal insulated panels, bronze or silver tinted
- 6546 Heating** - good hot water and ventilation
- 6566 Air Conditioning** - good
- 6706 Electrical Basic** - good wiring
- 6907 Electrical Fixtures** - good to expensive lighting

4.894.082 BASE RATES (in dollars)

All Sizes - m²

ST Code	Structure	K	AR
81	Main Level & Concrete Slab	5 800	1 135
70	Upper Level	5 800	1 048
72	Upper Level Cantilever Extension	5 800	1 190

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 72 designates the base structure of an unsupported portion of an upper level.

4.894.083 INSTALLATIONS

Heating - main	AR	\$35.50
- upper	AR	27.60
Air Conditioning - main	AR	28.70
- upper	AR	22.30
Electrical Basic - main	AR	19.90
- upper	AR	15.40
Electrical Fixtures	AR	27.00

4.894.084 PRECALCULATED ADJUSTMENTS (in dollars)

Height

per metre of height - **add or deduct**

All Sizes - m²

<u>K</u>	<u>AR</u>
1 910	181.00

Glazed Panels, glass or acrylic

clear glazing, wall and roof area, per m² - deduct \$ **87.00**

4.894.085 UNIT COST ADJUSTMENTS

End Wall

deleted end wall section, per m² - **deduct K \$ 300.00**
AR m² \$ 269.00

Floor Finish

expensive sheet vinyl, per m² - add \$ **71.00**
 expensive vinyl tile, per m² - **add \$ 34.50**
 expensive carpet, per m² - **add \$ 46.50**
 expensive ceramic tile, per m² - add \$ **260.00**
 expensive marble tile, per m² - **add \$ 320.00**

Motorized Shade and Track System

wall or roof area, per m² - **add \$ 249.00**

Windows

equivalent to base wall panels

Doors, Exterior

patio doors - equivalent to base wall panels
 good to expensive bronze aluminum door, EA - **add \$ 1 300.00**
 good to expensive black aluminum door, EA - **add \$ 1 500.00**

Wall Openings

(areas replaced by doors and windows)

adjustments for openings are not applicable for this classification

4.894.086 GENERAL INFORMATION

Model Type 894 Solarium is a three-sided structure which is built and normally found attached to another commercial structure, usually a store, restaurant, hotel, office, etc. The base structure Base Rates for MT 894 have been designed accordingly.

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

Determine floor areas per level from exterior measurements.

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

Wall Height is determined by measuring the height of the solarium wall where it attaches or adjoins a main structure or building.

The base floor of a Structure Code 70 Solarium Upper Level is formed by the base roof of the existing structure or building that the solarium is situated on.

Structure Code 72 Solarium rates contain an extended base floor necessary to support a cantilevered structure.

Base Structure designates a structure including interior finish.

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.

SCHEDULE 5

Subsection 10(1), paragraphs 10(2)(a) and (d) and subsections 10(4), 10(6) and 14(1)

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Site Preparation	5.002.150
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Suspended Floor or Roof Framing Systems	5.003.250
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Concrete Stairs	5.003.450
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 MASONRY	 5.004.000
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Light Gauge Metal Framing	5.005.250
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EQUIPMENT	5.011.000
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Food Service Equipment	5.011.250
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Snow Melting Equipment	5.013.200
CONVEYING SYSTEMS	5.014.000
Dumbwaiters	5.014.050
Elevators	5.014.100
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HOTEL EQUIPMENT	5.020.000
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Display Cases	5.030.050
RESTAURANT EQUIPMENT	5.040.000
THEATRE EQUIPMENT	5.044.000
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Compressed Air Equipment	5.075.050
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SCHEDULE 5**COMMERCIAL UNIT COSTS
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	Blockwork — concrete	5.004.100
	Brickwork	5.004.050
	Bulk Oil Plant Equipment	5.077.000
C	Cabinets (kitchen, vanities)	5.011.050
	Caissons (piles)	5.002.275
	Carpeting	5.009.515
	Car Wash Systems	5.075.300
	Ceilings	5.009.400
	Ceiling Suspension Systems	5.009.430
	Cinema Equipment	5.011.610
	Columns — concrete	5.003.180
	— floor & roof framing systems	5.003.300
	— steel pipe	5.005.100
	— structural steel	5.005.055
	Component Cost Section	5.900.000
	Compressed Air Equipment	5.075.050
	Concrete — blockwork	5.004.100
	— cast-in-place	5.003.150
	— formwork	5.003.050
	— precast	5.003.350
	— reinforcement	5.003.100
	— specially finished	5.003.500
	— stairs	5.003.450
	— suspended floor or roof	5.003.250
	— tile (roofing)	5.007.280
	Conveyors & Chutes	5.014.200
	Coolers & Freezers (prefabricated)	5.013.100
	Cranes & Hoists	5.014.300
	Cubicles and Compartments (toilet, shower)	5.010.150
	Curbs (precast)	5.002.410
D	Dampproofing	5.007.065
	Decking — metal	5.005.200
	— wood	5.006.200
	Demolition	5.002.050
	Display Cases (Food)	5.030.050
	Dishwashing Equipment	5.011.260
	Dock Levellers	5.011.555

Doors — metal	5.008.050
— wood (exterior)	5.008.100
— wood (interior)	5.008.150
— special (overhead, revolving, sliding)	5.008.200
— automatic equipment, hoists, etc.	5.008.350
— refrigeration	5.013.140
Drainage (weeping tile)	5.002.350
Dumbwaiters	5.014.050
E Eaves Troughs (rainwater disposal)	5.007.350
Electrical	5.016.000
Elevators	5.014.100
Escalators	5.014.155
Excavation	5.002.200
F Fans — air distribution	5.015.625
— commercial kitchen (and hoods)	5.011.170
Fences	5.002.415
Fertilizer Equipment	5.052.000
Finishes (interior, exterior)	5.009.000
Fire Extinguisher (hood mounted ⁰ 02)	5.011.175
Fire Protection Systems	5.015.500
Fixtures — lighting	5.016.500
— plumbing	5.015.240
Flashing	5.007.365
Flooring	5.009.500
Formwork (for concrete)	5.003.050
Footings	5.003.160
Foundation Walls	5.003.170
Framing — structural	5.006.050
Freezers — prefabricated	5.013.110
— reach-in	5.011.330
Fuel Dispensing — Electronic Control System	5.075.450
— Micro Computer System	5.075.400
— Propane (Motor Vehicles)	5.075.500
G Garbage Compactors	5.011.360
Gasoline Dispensers	5.075.150
Gates	5.002.420
— barrier	5.011.505
Glazing	5.008.750
Gradebeams	5.003.175
Grain Tanks & Drying Equipment	5.085.000
Granite	5.004.190
Gypsum Wallboard	5.009.250
H Handrails, Railings	5.005.315
Heaters	5.015.620
— hot water	5.015.235
Hoods & Fans (commercial kitchen)	5.011.170
Hoists — (and cranes)	5.014.300
— dumbwaiters	5.014.050
— door	5.008.365
— vehicle	5.075.250
Hotel Equipment	5.020.000
I Insulation — roof and deck	5.007.150
— wall	5.007.100
Intercom Systems (apartment)	5.011.400

J	Joint Reinforcement (masonry)	5.004.255
	Joists — concrete (purlin)	5.003.420
	— steel	5.005.150
	— wood	5.006.065
K	Kitchen Cabinets	5.011.055
L	Ladders (metal)	5.005.310
	Laminated Beams	5.006.160
	Lathing (and furring)	5.009.150
	Lighting — Fixtures — (indoor)	5.016.500
	— (outdoor)	5.075.350
	— poles	5.075.370
	Loading & Unloading Equipment (Bulk Oil)	5.077.100
	Loading Dock Equipment	5.011.550
	Lubrication Dispensers	5.075.110
M	Mail (chutes, boxes)	5.010.200
	Marble	5.004.185
	Masonry	5.004.000
	— accessories	5.004.250
	Metals	5.005.000
	Millwork	5.009.325
	Moving Walks	5.014.150
P	Pads (concrete)	5.003.165
	Painting	5.009.320
	Paint Spray Booths	5.075.550
	Panelling (wood)	5.009.305
	Panels — precast concrete	5.003.350
	— sandwich	5.009.075
	— specialty	5.009.425
	Parging (stucco)	5.009.055
	Parking Equipment	5.011.500
	Partitions	5.009.350
	Paving	5.002.405
	Pilasters	5.004.115
	Piles	5.002.250
	Plaster	5.009.200
	Plastic — fabrication	5.006.350
	— flooring (poured)	5.009.525
	— structural	5.006.300
	Plumbing	5.015.200
	— fixtures	5.015.240
	— specialties	5.015.250
	Pneumatic Tube System	5.014.250
	Posts — steel	5.005.100
	— wood (and beams)	5.006.055
	Postal (boxes, chutes)	5.010.200
	Precast Concrete	5.003.350
	Propane — (& anhydrous ammonia) Equipment	5.077.150
	— Motor Vehicle Fueling	5.075.500
R	Railings, handrails (metal)	5.005.315
	Railway Trackage & Equipment	5.089.500
	Rain Water Disposal	5.007.350
	Refrigeration Systems	5.013.100
	— doors	5.013.140
	— equipment	5.013.115
	Reinforcement (concrete)	5.003.100
	Restaurant Equipment	5.040.000

Roof — drainage	5.007.360
— insulation	5.007.150
— trusses	5.006.080
Roofing	5.007.250
S Scales (livestock, truck)	5.010.300
Security Systems (apartment)	5.011.400
Sheathing — wood (wall)	5.006.210
Sheet Piling	5.002.280
Shingles (roofing)	5.007.250
Shower (compartments, cubicles)	5.010.150
Siding (exterior finish)	5.009.050
Sinks (commercial & industrial)	5.015.245
Skylights	5.008.700
Snow Melting Equipment	5.013.200
Spread Pad Footings	5.003.165
— forms	5.003.060
Sprinkler Systems — automatic (fire)	5.015.505
— remote	5.015.510
Stairs — circular	5.005.307
— concrete	5.003.450
— metal	5.005.305
— wood	5.006.255
Steel (construction)	5.005.000
Stone (masonry)	5.004.150
Strip Footings	5.003.160
Stucco	5.009.055
Studding — steel	5.005.255
— wood	5.006.075
Subfloors (wood)	5.006.204
Supermarket Equipment	5.030.000
Suspended Floor or Roof Framing Systems	5.003.250
T Tank — above ground	5.077.055
— manifolds	5.077.070
— underground	5.075.205
— waste oil	5.075.210
Terrazo (special flooring)	5.009.525
Theatre Equipment	5.044.000
Tile — ceiling	5.009.405
— ceramic	5.009.315
— flooring	5.009.510
— roof	5.007.280
Tire — fitting & removing equipment	5.075.065
— inflators	5.075.060
Toilet — compartments, cubicles	5.010.150
Trusses (wood)	5.006.080
U Underpinning	5.002.285
V Vapour Barrier	5.007.055
Vehicle — hoists	5.075.250
— propane fueling outlet	5.075.500
— wash systems	5.075.300

Property Assessment Regulations, amendment

W	Wallboard (gypsum)	5.009.250
	Wallpaper (coverings)	5.009.310
	Water Reel	5.075.105
	Water Repellant Coating	5.007.075
	Water Treatment (softeners)	5.015.225
	Waterproofing	5.007.060
	Weeping Tile	5.002.355
	Windows — framing systems	5.008.500
	— glazing	5.008.750
	— skylights	5.008.700

5.002.000 SITEWORK

5.002.050 DEMOLITION

5.002.055 LIGHT DEMOLITION no salvage

	m³
Low rise building	\$ 9.60

5.002.060 HEAVY DEMOLITION

Concrete	m²
Foundation walls 300 mm	
Unreinforced	\$ 32.00
Reinforced	65.50
Slab-on-grade 100 mm	
Unreinforced	7.50
Reinforced	12.00
Steel	19.50

5.002.160 STOCKPILE TOPSOIL

	m³
Strip and Stockpile topsoil	\$ 2.20

5.002.165 SITE LEVELLING

	m²
Site grading	\$ 0.70

5.002.200 EXCAVATION & BACKFILL

5.002.205 MACHINE EXCAVATION

	m³
Bulk Excavation incl. Disposal	\$ 9.90
Trench Excavation for Footing foundation walls	14.00

Note: To obtain cubical contents of bulk excavation add 1.2 m to length and width of basement for wall forms and working space.

5.002.210 HAND EXCAVATION

	m³
Normal Soil	\$ 42.00

5.002.215 BACKFILL

	m³
Excavated material and gravel	\$ 13.50

	m²
Backfill for foundation walls below grade	\$ 8.30

5.002.217 SAND AND GRAVEL FILL

	m²
75 mm	\$ 1.30
100 mm	1.60
125 mm	2.20
150 mm	2.70
300 mm	5.30
600 mm	10.50

	m³
19 mm crushed stone	\$ 24.00

5.002.220 DISPOSAL

	m³
Hauling	\$ 5.60

5.002.250 PILE FOUNDATIONS

5.002.260 PRECAST CONCRETE PILES

	m
300 x 300 mm	\$ 82.50
400 x 400 mm	99.00

5.002.265 STEEL PILES

	m
Steel H-Piles 300 mm, 79 kg/m	\$ 120.00
Steel pipe piles concrete filled 250 mm	80.00

5.002.270 FRICTION PILES

	m
300 mm	\$ 15.50
350 mm	22.00
400 mm	25.00

5.002.275 CAISSONS

Drilled Bell Caissons	m
400 mm	\$ 47.00
600 mm	70.00
750 mm	97.00
900 mm	140.00

Note: For structures, such as small warehouses, stores or offices 400 mm diameter friction piles approximately 6 m deep are usually sufficient. For other structures normally 1.00 percent to a maximum of 2.00 percent of total building cost is considered average for piling cost.

5.002.280 SHEET PILING left in place

	m²
147 kg/m ²	\$ 258.00

5.002.285 UNDERPINNING including

	m³
Excavation and support concrete	\$ 663.00

5.002.350 SITE DRAINAGE

5.002.355 WEEPING-TILE perforated

	m
100 mm	\$ 14.50
150 mm	20.50

5.002.400 SITE IMPROVEMENTS

5.002.405 PAVING

Bituminous Paving including gravel base	m²
50mm layer	\$11.50
75mm layer	\$15.00

NOTE: Concrete paving see section 5.003.190

5.002.410 CURBS precast

	m
200 x 150 mm	\$ 23.50

5.002.415 GAURDRAILS AND POSTS

Bumper Posts, 1.2 m painted steel pipe with concrete fill	EA	\$100
Guardrails, painted metal and posts	per m	\$49.00

5.002.420 PARKING LOT PLUG-INS

Double weatherproof receptacle, 2 stalls per post		
On building meter	per stall	\$190
On suite meter	per stall	\$220
Double weatherproof receptacle, 4 stalls per post		
On building meter	per stall	\$130
On suite meter	per stall	\$160

5.002.430 FENCES

Chain Link galvanized steel posts and wire mesh		No Security Top m	With Security Top m
	Height		
11 Gauge	1.2 m	\$ 17.00	\$ -
	1.5 m	21.50	-
	1.8 m	22.00	23.50
9 Gauge	1.2 m	\$ 20.50	-
	1.5 m	22.00	-
	1.8 m	26.00	28.00
	2.1 m	29.50	31.00
	2.4 m	33.00	35.00
	3.7 m	43.00	45.50
Height adjustment, per 300 mm, add		\$ 2.50	\$ 2.60
6 Gauge	1.8 m	\$ 36.50	\$ 38.00
	2.4 m	45.00	47.00
	3.7 m	64.00	66.50
Height adjustment, per 300 mm, add		\$ 4.80	\$ 4.90

Note: 11 Gauge fence is considered light-weight and is used for minimum security or protective purposes.
 9 Gauge fencing is medium weight and the most commonly used for commercial and industrial purposes.
 6 Gauge fencing is heavy duty and used only in high-risk security areas such as jails, defense establishments and/or where greater heights are necessary.

Watchman with T-rail steel posts and 150 x 150 mm page-wire mesh

Height	No Security Top m	With Security Top m
1.5 m	\$ 11.00	\$ 13.50
1.8 m	12.50	14.50
2.1 m	14.50	16.50

5.002.435 TENNIS COURT FENCES

Includes tennis net posts, enclosure fence with galvanized steel posts

50 mm galvanized chain link mesh			m
3.0 m high	\$		41.00
3.7 m high			51.00
Height adjustment, per 300 mm		add or deduct	5.00
38 mm vinyl clad chain link mesh			m
3.0 m high	\$		47.00
3.7 m high			52.50
Height adjustment, per 300 mm		add or deduct	6.50
Tennis Court Man Gates, 0.9 m wide, up to 3.0 m high			
Galvanized chain link mesh		add EA \$	380
Vinyl clad chain link mesh		add EA	440

Note: For a complete tennis court cost, additions must be made for excavation, fill, and surface finish such as asphalt, etc.

5.002.440 BALL PARK BACKSTOPS

Screen fencing for baseball or softball parks, including galvanized steel posts and chain link mesh with 1.2 m sloped overhang.

			m
3.7 m high and overhang			\$ 148.00
4.9 m high and overhang			189.00
6.1 m high and overhang			205.00
Height adjustment, per 300 mm		add or deduct	\$ 40.00

Note: The sloped projecting overhang is not part of the height adjustment. Height refers only to the vertical wall portion of the backstop screen.

5.002.450 GATES

Vehicle Access galvanized steel posts and chain link mesh

	Height	No Security Top		With Security Top
		m	m	
Swing Type	1.5 m	\$ 72.00	\$ 88.00	
	1.8 m	85.00	101.00	
	2.4 m	113.00	132.00	
	3.7 m	132.00	137.00	
Sliding Type	1.5 m	\$ 183.00	\$ 200.00	
	1.8 m	197.00	213.00	
	2.4 m	225.00	230.00	
	3.7 m	244.00	249.00	

Man Gates galvanized steel posts and chain link mesh 0.9 to 1.2 m wide

Height	Each
1.5 m	\$ 240
1.8 m	260
2.1 m	280
2.4 m	310
3.7 m	400

5.002.455 GATE CONTROLS

Where mechanical assisted and activated access or gate security control is required, the following items may be encountered and must be added to the costs of a standard gate system.

Electric Slide Gate Operator , includes concrete pad, metal housing, electric motor and drive, installation and push button controls	EA	\$ 5 400
Electric Swing Gate Operator , all specifications as the slide operator plus swing arm	EA	\$ 6 000
Telephone access station	add EA	\$ 4 000
Magnetic card station	add EA	800
Intercom station	add EA	500
Key lock station	add EA	1 000
Time clock control station	add EA	500
Radio transmitter control station	add EA	350
Combination code lock station	add EA	2 000
Vehicle loop detector system	add EA	3 000
Micro Card Access Control System - consists of 3 major components - one programmable micro card reader station, a central control micro computer programmer, and a micro printer verification status and data record control system	EA	\$ 17 500
Additional micro card reader stations	EA	\$ 4 500

5.003.000 CONCRETE

5.003.050 FORMWORK

5.003.055 STRIP FOOTING FORMS 2 sides

150 mm m	200 mm m	300 mm m
\$ 8.80	\$ 11.50	\$ 14.50

Note: For stepped footing increase above rates by 12.5%.

5.003.060 SPREAD FOOTING (Pad) FORMS

150 mm m	200 mm m	300 mm m
\$ 4.40	\$ 5.90	\$ 8.80

5.003.065 FOUNDATION WALL AND GRADEBEAM FORMS

	m ²
2 sides	\$ 60.50

5.003.070 SLAB ON GRADE FORMS

	m
per 25 mm of thickness	\$ 0.70

5.003.100 CONCRETE REINFORCEMENT

5.003.105 REINFORCING BARS installed per tonne **\$ 840.00**

Steel Bars	Bar Sizes mm	Unit Weight kg/m	kg
	10	0.785	\$ 1.00
	15	1.570	1.00
	20	2.355	0.80
	25	3.925	0.80
	30	5.495	0.80
	35	7.850	0.80
	45	11.775	0.80
	55	19.625	0.80

5.003.110 REINFORCING MESH 150 x 150 mm

Wire Diameter mm	m ²
4.88 x 4.88	\$ 2.90
4.12 x 4.12	2.10
3.40 x 3.40	2.00

5.003.120 REINFORCING in place

Walls, floors		m²
Light	\$ 1.60 to 5.40	
Medium	5.40 to 11.00	
Heavy	11.00 to 21.50	
Extra Heavy	21.50 to 24.00	
Strip Footings		m
Light one 15 mm bar		\$ 1.50
Medium two 15 mm bars		3.00
Heavy four 15 mm bars		5.90

5.003.150 CAST-IN-PLACE CONCRETE

5.003.155 CONCRETE

	m³
25 MPa up to 150 mm	\$ 86.00
35 MPa over 150 mm	110.00

5.003.160 STRIP FOOTINGS unreinforced

Width	Depth			
	150 mm m	200 mm m	250 mm m	300 mm m
300 mm	\$ 12.00	\$ 16.00	\$ 20.00	\$ 24.00
350 mm	12.50	17.00	21.00	25.50
400 mm	13.50	17.50	22.00	26.50
450 mm	14.00	18.50	23.00	28.00
500 mm	14.50	19.50	24.50	29.00
550 mm	15.00	20.50	25.50	30.50
600 mm	16.00	21.00	26.50	32.00

5.003.165 SPREAD PAD FOOTINGS

Unreinforced			
600 x 600 x 150 mm		EA \$	15
750 x 750 x 200 mm		EA	27
750 x 750 x 300 mm		EA	39
900 x 900 x 300 mm		EA	51
1 200 x 1 200 x 300 mm		EA	76
1 200 x 1 200 x 450 mm		EA	110
1 500 x 1 500 x 450 mm		EA	160
Reinforced			
900 x 900 x 250 mm		EA \$	47
1 200 x 1 200 x 250 mm		EA	85
1 500 x 1 500 x 300 mm		EA	150
1 800 x 1 800 x 375 mm		EA	240
2 100 x 2 100 x 425 mm		EA	360
2 400 x 2 400 x 500 mm		EA	520
2 700 x 2 700 x 575 mm		EA	740
3 000 x 3 000 x 625 mm		EA	950
3 600 x 3 600 x 725 mm		EA	1 600
3 900 x 3 900 x 775 mm		EA	1 900
4 200 x 4 200 x 825 mm		EA	2 400
4 500 x 4 500 x 875 mm		EA	2 900

5.003.170 FOUNDATION WALLS unreinforced

	m ²
150 mm	\$ 53.00
200 mm	56.50
250 mm	59.00
300 mm	62.50

5.003.175 CONCRETE GRADEBEAMS reinforced

Depth	Width		
	200 mm	300 mm	450 mm
	m	m	m
600 mm	\$ 57.00	\$ 65.50	\$ 79.50
900 mm	83.00	97.00	118.00
1 200 mm	112.00	128.00	155.00
1 500 mm	-	160.00	195.00
1 800 mm	-	191.00	232.00

5.003.180 CONCRETE COLUMNS reinforced

	Square	Round
	m	m
300 mm	\$ 64.00	\$ ---
400 mm	91.50	60.00
500 mm	121.00	78.00
600 mm	156.00	92.00
700 mm	195.00	125.00
800 mm	245.00	151.00
900 mm	272.00	186.00
1 000 mm	312.00	230.00

5.003.185 CONCRETE BEAMS reinforced

Depth	Width		
	200 mm m	250 mm m	300 mm m
200 mm	\$ 29.50	\$ -	\$ -
250 mm	39.00	43.00	-
300 mm	44.00	48.50	53.50
350 mm	50.00	55.50	61.00
400 mm	56.00	60.50	66.50
450 mm	62.00	66.50	72.50
500 mm	66.50	73.00	79.50
550 mm	74.00	80.00	85.00
600 mm	79.00	87.00	91.50

Over 600 mm deep, beam becomes a Slab Band or Beam laid flat

750 mm	66.50	77.00	93.50
900 mm	71.00	89.50	107.00
1 050 mm	87.50	98.50	120.00
1 200 mm	96.50	109.00	134.00

Depth	Width		
	350 mm m	400 mm m	450 mm m
350 mm	\$ 66.50	\$ -	\$ -
400 mm	70.50	76.50	-
450 mm	78.00	85.00	88.50
500 mm	84.50	90.50	96.50
550 mm	91.50	98.00	107.00
600 mm	100.00	104.00	112.00

Over 600 mm deep, beam becomes a Slab Band or Beam laid flat

750 mm	103.00	113.00	122.00
900 mm	118.00	128.00	139.00
1 050 mm	132.00	144.00	156.00
1 200 mm	146.00	159.00	173.00

Depth	Width		
	500 mm m	550 mm m	600 mm m
500 mm	\$ 105.00	\$ -	\$ -
550 mm	113.00	116.00	-
600 mm	118.00	125.00	131.00

Over 600 mm deep, beam becomes a Slab Band or Beam laid flat

750 mm	131.00	142.00	151.00
900 mm	150.00	161.00	172.00
1 050 mm	168.00	180.00	192.00
1 200 mm	186.00	199.00	211.00

5.003.190 SLAB ON GRADE unreinforced

	m ²
50 mm	\$ 7.20
75 mm	8.90
100 mm	11.00
125 mm	13.00
150 mm	15.00
175 mm	17.00
200 mm	19.00
225 mm	21.50
250 mm	23.50
300 mm	27.50

5.003.195 CONCRETE SLAB for metal deck, unreinforced

	m ²
50 mm	\$ 7.50
64 mm	8.60
75 mm	9.50
88 mm	10.50
100 mm	11.50
113 mm	12.50
125 mm	13.50
138 mm	14.50
150 mm	15.50

Note: add for reinforcing

5.003.200 CONCRETE SLAB, exposed aggregate, unreinforced

	m ²
50 mm	\$ 16.00
75 mm	18.00
100 mm	20.00
125 mm	22.00
150 mm	24.00
175 mm	28.50
200 mm	30.50
225 mm	32.50
250 mm	34.50
300 mm	38.50

5.003.205 CONCRETE TOPPING

	m ²
25 mm	\$ 5.10
38 mm	6.90
50 mm foamcell	8.30

5.003.250 SUSPENDED FLOOR OR ROOF FRAMING SYSTEMS

Type	Bay Size	Live Loads		
		2.4 kN/m² m²	4.8 kN/m² m²	9.6 kN/m² m²
Flat Plate	4.6 x 4.6 m	\$ 45.00	\$ 49.50	\$ -
	4.6 x 6.1 m	49.00	55.00	-
	4.6 x 7.6 m	55.50	62.00	-
	4.6 x 9.1 m	60.00	68.00	-
	6.1 x 6.1 m	50.50	55.00	-
	6.1 x 9.1 m	61.00	66.50	-
	6.1 x 12.2 m	73.00	81.00	-
	7.6 x 7.6 m	57.00	62.50	-
	7.6 x 10.7 m	66.50	73.50	-
	7.6 x 12.2 m	79.50	-	-
7.6 x 13.7 m	-	88.50	-	
One-Way Joist Slab	4.6 x 6.1 m	\$ 46.00	\$ 49.00	\$ -
	4.6 x 7.6 m	47.00	51.50	-
	4.6 x 9.1 m	48.50	52.50	-
	6.1 x 9.1 m	50.50	55.00	-
	6.1 x 10.7 m	52.50	57.00	-
	6.1 x 12.2 m	56.50	62.00	-
	7.6 x 12.2 m	58.50	65.00	-
	7.6 x 13.7 m	-	68.00	-
One-Way Beam and Slab	4.6 x 6.1 m	\$ 55.00	\$ 59.00	\$ 69.00
	6.1 x 7.6 m	59.50	62.00	72.00
	7.6 x 9.1 m	63.50	69.00	80.00
	7.6 x 12.2 m	69.50	-	-
	10.7 x 13.7 m	-	104.00	-
Two-Way Beam and Slab	4.6 x 6.1 m	-	\$ 63.50	\$ 71.50
	6.1 x 7.6 m	-	70.50	80.50
	7.6 x 9.1 m	-	79.50	91.00
Flat Slab	6.1 x 6.1 m	\$ 53.00	\$ 56.50	\$ 63.00
	6.1 x 9.1 m	65.00	70.00	78.50
	6.1 x 12.2 m	78.00	85.00	97.50
	7.6 x 7.6 m	60.00	64.50	76.00
	7.6 x 10.7 m	71.00	76.50	-
	7.6 x 12.2 m	84.00	-	91.00
	7.6 x 13.7 m	-	91.50	111.00
	9.1 x 9.1 m	67.50	-	83.50
	9.1 x 12.2 m	78.50	82.50	99.50
	9.1 x 13.7 m	-	84.50	-
	9.1 x 15.2 m	91.00	99.00	116.00

5.003.250 SUSPENDED FLOOR OR ROOF FRAMING SYSTEMS - CONT'D

		Live Loads		
Type	Bay Size	2.4 kN/m ² m ²	4.8 kN/m ² m ²	9.6 kN/m ² m ²
Waffle Slab (1 m Modules)	7.6 x 7.6 m	\$ 51.50	\$ 56.00	\$ -
	7.6 x 10.7 m	54.50	60.00	-
	7.6 x 12.2 m	61.00	-	-
	7.6 x 13.7 m	-	67.00	-
	9.1 x 9.1 m	54.00	-	-
	9.1 x 12.2 m	60.00	59.50	-
	9.1 x 13.7 m	-	66.00	-
	9.1 x 15.2 m	66.00	66.50	-
	10.7 x 10.7 m	60.00	66.50	-
	10.7 x 13.7 m	66.00	73.50	-
	10.7 x 16.8 m	72.00	80.50	-
	12.2 x 12.2 m	65.00	72.00	-
	12.2 x 15.2 m	69.00	76.50	-
	12.2 x 18.3 m	76.50	85.00	-
	Waffle Slab (1.5 m Modules)	7.6 x 7.6 m	\$ -	\$ 52.00
9.1 x 12.2 m		-	60.50	-
9.1 x 13.7 m		-	63.50	-
9.1 x 15.2 m		-	66.00	-
10.7 x 10.7 m		-	59.50	-
12.2 x 12.2 m		-	63.00	-
12.2 x 15.2 m		-	68.00	-
15.2 x 15.2 m		-	73.50	-

5.003.300 FLOOR & ROOF FRAMING SYSTEM COLUMNS

5.003.305 INTERIOR COLUMNS

Type	Bay Size	Live Loads		
		2.4 kN/m² m	4.8 kN/m² m	9.6 kN/m² m
Flat Plate	4.6 x 4.6 m	\$ 64.00	\$ 64.00	\$ -
	4.6 x 6.1 m	64.00	90.00	-
	4.6 x 7.6 m	80.50	90.50	-
	4.6 x 9.1 m	97.00	103.00	-
	6.1 x 6.1 m	78.00	81.50	-
	6.1 x 9.1 m	112.00	129.00	-
	6.1 x 12.2 m	163.00	174.00	-
	7.6 x 7.6 m	112.00	122.00	-
	7.6 x 10.7 m	161.00	174.00	-
	7.6 x 13.7 m	237.00	251.00	-
	9.1 x 9.1 m	157.00	-	-
One-Way Joist Slab	4.6 x 6.1 m	\$ -	\$ 67.50	\$ -
	4.6 x 7.6 m	-	70.50	-
	4.6 x 9.1 m	-	77.50	-
	6.1 x 9.1 m	-	94.00	-
	6.1 x 10.7 m	-	111.00	-
	6.1 x 12.2 m	-	132.00	-
	7.6 x 12.2 m	-	157.00	-
	7.6 x 13.7 m	-	176.00	-
One-Way Beam and Slab	4.6 x 6.1 m	\$ 64.00	\$ 64.00	\$ 69.00
	6.1 x 7.6 m	68.00	74.50	81.50
	7.6 x 9.1 m	87.00	98.50	110.00
Flat Slab	6.1 x 6.1 m	\$ 78.00	\$ 81.50	\$ -
	6.1 x 9.1 m	101.00	116.00	-
	6.1 x 12.2 m	149.00	166.00	-
	7.6 x 7.6 m	78.00	163.00	-
	7.6 x 10.7 m	163.00	175.00	-
	7.6 x 13.7 m	214.00	251.00	-
	9.1 x 9.1 m	157.00	166.00	-
	9.1 x 12.2 m	214.00	227.00	-
	9.1 x 15.2 m	289.00	306.00	-
Waffle Slab (1 m Modules)	7.6 x 7.6 m	-	\$ 107.00	\$ -
	7.6 x 10.7 m	-	139.00	-
	7.6 x 13.7 m	-	178.00	-
	9.1 x 9.1 m	-	138.00	-
	9.1 x 12.2 m	-	186.00	-
	9.1 x 15.2 m	-	243.00	-
	10.7 x 10.7 m	-	189.00	-
	10.7 x 13.7 m	-	251.00	-
	10.7 x 16.8 m	-	319.00	-
	12.2 x 12.2 m	-	249.00	-
	12.2 x 15.2 m	-	310.00	-
	12.2 x 18.3 m	-	390.00	-
	15.2 x 15.2 m	-	410.00	-

5.003.305 INTERIOR COLUMNS - CONT'D

Type	Bay Size	Live Loads		
		2.4 kN/m²	4.8 kN/m²	9.6 kN/m²
		m	m	m
Waffle Slab	7.6 x 7.6 m	\$-	\$ 99.00	\$ -
(1.5 m Modules)	7.6 x 10.7 m	-	135.00	-
	7.6 x 13.7 m	-	165.00	-
	9.1 x 9.1 m	-	139.00	-
	9.1 x 12.2 m	-	174.00	-
	9.1 x 15.2 m	-	212.00	-
	10.7 x 10.7 m	-	178.00	-
	10.7 x 13.7 m	-	222.00	-
	10.7 x 16.8 m	-	255.00	-
	12.2 x 12.2 m	-	225.00	-
	12.2 x 15.2 m	-	279.00	-
	12.2 x 18.3 m	-	353.00	-
	15.2 x 15.2 m	-	371.00	-

5.003.310 EXTERIOR COLUMNS

Type	Bay Size	Live Loads		
		2.4 kN/m²	4.8 kN/m²	9.6 kN/m²
		m	m	m
Flat Plate	4.6 x 4.6 m	\$ 64.00	\$ 64.00	\$ -
	4.6 x 6.1 m	64.00	64.00	-
	4.6 x 7.6 m	64.00	64.00	-
	4.6 x 9.1 m	64.00	64.00	-
	6.1 x 6.1 m	64.00	64.00	-
	6.1 x 9.1 m	77.00	78.00	-
	6.1 x 12.2 m	109.00	112.00	-
	7.6 x 7.6 m	72.00	78.00	-
	7.6 x 10.7 m	106.00	122.00	-
	7.6 x 13.7 m	139.00	156.00	-
	9.1 x 9.1 m	99.50	-	-

5.003.310 EXTERIOR COLUMNS - CONT'D

Type	Bay Size	Live Loads		
		2.4 kN/m ²	4.8 kN/m ²	9.6 kN/m ²
		m	m	m
One-Way Joist Slab	4.6 x 6.1 m	\$ -	\$ 64.00	\$ -
	4.6 x 7.6 m	-	64.00	-
	4.6 x 9.1 m	-	64.00	-
	6.1 x 9.1 m	-	68.00	-
	6.1 x 10.7 m	-	73.50	-
	6.1 x 12.2 m	-	85.50	-
	7.6 x 12.2 m	-	96.50	-
	7.6 x 13.7 m	-	110.00	-
One-Way Beam and Slab	4.6 x 6.1 m	\$ 64.00	\$ 64.00	\$ 64.00
	6.1 x 7.6 m	64.00	64.00	64.00
	7.6 x 9.1 m	64.00	68.00	72.00
Flat Slab	6.1 x 6.1 m	\$ 64.00	\$ 64.00	\$ -
	6.1 x 9.1 m	71.00	81.50	-
	6.1 x 12.2 m	95.00	102.00	-
	7.6 x 7.6 m	65.50	72.00	-
	7.6 x 10.7 m	95.00	103.00	-
	7.6 x 13.7 m	130.00	156.00	-
	9.1 x 9.1 m	99.00	106.00	-
	9.1 x 12.2 m	130.00	137.00	-
	9.1 x 15.2 m	163.00	179.00	-
	Waffle Slab (1 m Modules)	7.6 x 7.6 m	\$ -	\$ 70.00
7.6 x 10.7 m		-	93.00	-
7.6 x 13.7 m		-	108.00	-
9.1 x 9.1 m		-	100.00	-
9.1 x 12.2 m		-	119.00	-
9.1 x 15.2 m		-	144.00	-
10.7 x 10.7 m		-	120.00	-
10.7 x 13.7 m		-	149.00	-
10.7 x 16.8 m		-	185.00	-
12.2 x 12.2 m		-	148.00	-
12.2 x 15.2 m		-	182.00	-
12.2 x 18.3 m		-	220.00	-
15.2 x 15.2 m		-	230.00	-
Waffle Slab (1.5 m Modules)	7.6 x 7.6 m	\$ -	\$ 66.50	\$ -
	7.6 x 10.7 m	-	86.50	-
	7.6 x 13.7 m	-	103.00	-
	9.1 x 9.1 m	-	88.00	-
	9.1 x 12.2 m	-	108.00	-
	9.1 x 15.2 m	-	128.00	-
	10.7 x 10.7 m	-	110.00	-
	10.7 x 13.7 m	-	133.00	-
	10.7 x 16.8 m	-	157.00	-
	12.2 x 12.2 m	-	135.00	-
	12.2 x 15.2 m	-	162.00	-
	12.2 x 18.3 m	-	157.00	-
15.2 x 15.2 m	-	211.00	-	

5.003.350 PRECAST CONCRETE

5.003.355 ARCHITECTURAL WALL PANELS

Solid, non load bearing	m²
plain grey, smooth finish	\$ 174.00
plain grey, textured finish	181.00
plain grey, exposed aggregate	192.00
white, textured finish	182.00
white, exposed aggregates	205.00
 Sandwich panels, non bearing	
plain grey, smooth finish	\$ 205.00
plain grey, textured finish	212.00
plain grey, exposed aggregate	225.00
white, textured finish	214.00
white, exposed aggregates	236.00
 Solid, load bearing	
plain grey, smooth finish	\$ 205.00
white, textured finish	214.00
 Sandwich panels, load bearing	
plain grey, smooth finish	\$ 221.00
white, textured finish	236.00

Note: For precast concrete panels with architecturally integrated window openings, multiply total wall area by appropriate panel cost and add for windows.(No allowance for wall area replaced by windows.)

5.003.360 FLAT WALL PANELS

	m²
100 mm brushed finish	\$ 105.00
100 mm exposed aggregate finish	138.00
For 50 mm urethane insulation fire resistant	add 26.50
For 50 mm fibreplank insulation	add 28.00

5.003.365 SITECAST TILTUP WALL PANELS

	Brushed Finish m²	Exposed Aggregate Finish m²
138 mm panel	\$ 69.00	\$ 76.00
150 mm panel	72.00	79.00
175 mm panel	77.50	83.50
200 mm panel	83.50	89.00
For vertical ribs	add 37.50	37.50

5.003.400 PRECAST PRESTRESSED CONCRETE

5.003.405 HOLLOW CORE SLABS

	200 mm m ²	300 mm m ²
	\$ 64.50	\$ 76.00
		m
Note: Joint Filling	add	\$ 2.00
Concrete topping 25 mm	add	3.50
Machine trowelling	add	3.90

Maximum Specified Loads Based on Spans 200

mm		300 mm	
Span	Live load	Span	Live load
4.9 m	7.2 kN/m ²	6.1 m	7.2 kN/m ²
5.5 m	6.2 kN/m ²	6.7 m	6.7 kN/m ²
6.1 m	5.8 kN/m ²	7.3 m	6.2 kN/m ²
6.7 m	5.3 kN/m ²	7.9 m	5.8 kN/m ²
7.3 m	4.8 kN/m ²	8.5 m	5.3 kN/m ²
7.9 m	3.8 kN/m ²	9.1 m	4.8 kN/m ²
8.5 m	3.4 kN/m ²	9.8 m	4.3 kN/m ²
9.1 m	2.4 kN/m ²	10.4 m	3.4 kN/m ²
9.8 m	1.9 kN/m ²	11.0 m	2.9 kN/m ²
10.4 m	1.4 kN/m ²	11.6 m	2.4 kN/m ²
		12.2 m	1.9 kN/m ²

5.003.410 SINGLE TEE SLABS

2.4 m top width for parkades, gymnasiums and auditorium roofs

Spans	Live Loads		
	1.5-2.4 kN/m ² m ²	2.4-3.6 kN/m ² m ²	3.6-4.8 kN/m ² m ²
12.2 m	\$ 119.00	\$ 119.00	\$ 131.00
15.2 m	119.00	131.00	144.00
18.3 m	127.00	144.00	147.00
21.3 m	144.00	150.00	-
24.4 m	147.00	154.00	-
27.4 m	150.00	150.00	-
30.5 m	147.00	154.00	-
33.6 m	150.00	-	-
36.6 m	154.00	-	-
39.6 m	154.00	-	-

5.003.415 DOUBLE TEE SLABS

2.4 m top width for moderate floor & roof spans

Spans	Live Loads			
	1.5-2.4 kN/m ² m ²	2.4-3.6 kN/m ² m ²	3.6-4.8 kN/m ² m ²	4.8-6.0 kN/m ² m ²
9.1 m	\$ 90.50	\$ 90.50	\$ 93.00	\$ 93.00
12.2 m	93.00	95.50	95.50	99.00
15.2 m	95.50	99.00	103.00	-
18.3 m	99.00	103.00	-	-
21.3 m	103.00	-	-	-
22.9 m	103.00	-	-	-

5.003.420 PRECAST PURLIN JOISTS

Spacing	510 mm deep 7.6-12.2 m spans m ²	710 mm deep 15.2-18.3 m spans m ²
	2.4 m o.c.	\$ 28.50
2.1 m o.c.	32.00	48.50
1.8 m o.c.	38.00	57.00
1.5 m o.c.	45.50	68.50
1.2 m o.c.	57.00	85.00

5.003.450 CONCRETE STAIRS

5.003.454 SHAFTS & STAIRWELLS

Concrete Block Elevator Shafts <u>including spray plaster finish</u>	Per m Rise
Single	\$ 670.00
Double	1 170.00
Triple	1 670.00
Quadruple	1 985.00

Concrete Elevator Shafts <u>including spray plaster finish</u>	Per m Rise
Single	\$ 1 000.00
Double	1 650.00
Triple	2 300.00
Quadruple	2 680.00

Mechanical Shafts <u>including spray plaster finish</u>	Per m Rise
Concrete Block	\$ 340.00
Concrete	460.00

Stairwells	Per m Rise
Concrete Block and paint	\$ 885.00
Concrete Block and spray plaster	870.00
Concrete and paint	\$ 1 100.00
Concrete and spray plaster	1 080.00

5.003.455 CONCRETE STAIRS including landing and pipe railing

<u>Width</u>	<u>Unfinished</u> Per m Rise	<u>Painted</u> Per m Rise	<u>Quarry Tile</u> Per m Rise
0.9 m width	\$ 460.00	\$ 480.00	\$ 750.00
1.1 m width	520.00	545.00	840.00
1.2 m width	575.00	605.00	935.00
1.4 m width	635.00	665.00	1 030.00
1.5 m width	690.00	725.00	1 120.00
1.8 m width	805.00	845.00	1 310.00

5.003.500 SPECIALLY FINISHED CONCRETE

5.003.505 BUSHHAMMERED CONCRETE chipped off, walls

	m²
Light finish	\$ 26.50
Medium finish	36.50
Heavy finish	45.50

5.003.510 BLASTED CONCRETE walls

	m²
Light finish	\$ 7.80
Medium finish	9.70
Heavy finish	16.50

5.003.515 CONCRETE FLOOR FINISHES

Standard Finished	m²
Screeding	\$ 1.10
Machine trowel	2.30
Special Finishes	
Machine grinding	\$ 12.50
Broom finish	1.10
Acid etching	1.70
Stair treads	17.50

5.003.520 CONCRETE FLOOR HARDENERS

Standard Hardener — non metallic	m²
2 kg/m ²	\$ 0.90
3 kg/m ²	1.10
Colored Hardener — standard colors	
2 kg/m ²	\$ 4.00
3 kg/m ²	4.70

5.003.525 CONCRETE COATINGS

	m²
Traffic Topping — grey polyurethane membrane	\$ 29.50
Traffic Topping — black epoxy neoprene membrane	28.00

5.004.000 MASONRY

5.004.050 BRICKWORK

5.004.055 BRICK VENEER 90 mm

		m²
Common Red Face	\$	84.50
Plain Red Face		95.00
Average Face (e.g. Rugtex)		102.00
Good Face (Pressed)		109.00
Excellent Face (Sculptured)		121.00
Luxurious Face (Glazed)		141.00
Note: Slop Joint	deduct	12%
Used Brick equate to Good Face Brick		

5.004.065 BACK-UP BRICK common

		m²
90 mm Single Wythe	\$	80.00
90 mm Double Wythe		139.00

5.004.070 STRUCTURAL BRICK Giant

		m²
100 x 100 x 400 mm Yellow/Red/Brown	\$	94.50
100 x 150 x 400 mm Yellow/Red/Brown		118.00
100 x 200 x 400 mm Yellow/Red/Brown		141.00

5.004.100 CONCRETE BLOCKWORK

5.004.105 LIGHT WEIGHT stretcher, running, or stackbond, plain face

		m²
90 mm		\$ 52.00
140 mm		55.00
190 mm		61.00
240 mm		69.00
290 mm		75.00
Note: Scored Blocks	add	\$ 8.70
Shadow Block	add	19.00
Ribbed Blocks	add	20.50
Screen Blocks	add	24.00
Exposed Aggregate Blocks	add	8.70
Colored Block	add	5 %

Back-up Block

		m²
90 mm		\$ 47.00
140 mm		49.50
190 mm		55.00
240 mm		62.00
290 mm		67.50

5.004.110 ARCHITECTURAL BLOCK

Glazed Block single face, stretcher or running bond	m²
90 mm	\$ 113.00
140 mm	122.00
190 mm	135.00
240 mm	150.00
290 mm	166.00
Note: Double face	add 45%
Stack bond	add 5%

5.004.115 STRUCTURAL BLOCK

Bondbeam or Lintel	m
190 x 190 mm Wall	\$ 24.50
190 x 240 mm Wall	27.50
190 x 290 mm Wall	30.50
390 x 190 mm Wall	40.00
390 x 240 mm Wall	48.50
390 x 290 mm Wall	56.00
Pilasters	m
190 x 190 x 390 mm	\$ 50.00
240 x 190 x 390 mm	55.50
290 x 190 x 390 mm	64.00
390 x 190 x 390 mm	86.50

Interlocking Panel Block exterior and interior metal pan facing, reinforced concrete/ rigid insulation sandwich core.
Pan size 190 x 380 mm, running bond.

	m²
Painted Pan Face 240 mm thick	\$ 89.50
Galvanized Pan Face 240 mm thick	93.50

5.004.120 DU-AL BLOCK

	m²
200 mm	\$ 77.00
250 mm	80.50
300 mm	86.50

5.004.125 GLASS BLOCK

	m²
150 x 150 mm	\$ 568.00
200 x 200 mm	323.00
300 x 300 mm	142.00

5.004.150	STONE		
5.004.155	IMITATION		
			m²
	Cultured		\$ 124.00
5.004.160	FIELD STONE		
			m²
	Unsplit		\$ 200.00
	Split		250.00
5.004.165	RUNDLE SHALE		
			m²
	Dry Stack, random shaped		\$ 215.00
5.004.170	TYNDALL STONE		
			m²
	Rough Face		\$ 178.00
	Sawn Face		285.00
5.004.175	SLATE		
			m²
	Thin 6.5 mm		\$ 131.00
	Thick 22 mm		216.00
5.004.180	TRAVERTINE		
			m²
	Veined		\$ 334.00
5.004.185	MARBLE		
		Over 2 m²	Under 2 m²
		m²	m²
	Good white, beige, pink	\$ 384.00	\$ 617.00
	Expensive black	453.00	658.00
	Luxurious imported black	657.00	794.00
5.004.190	GRANITE black or red		
		Over 2 m²	Under 2 m²
		m²	m²
	Set in mortar	\$ 655.00	\$ 821.00
			m²
	Panels, with steel pins and brackets		\$ 215.00
	Sandwich panels, with insulation and concrete		440.00

5.004.195 STONE VENEER 6 - 25 mm

	m ²
Quartzite, thin	\$ 115.00
Quartzite, thick	120.00
Silver Mica	118.00
Rundle Shale	132.00
Split Marble	233.00

5.004.200 SANDSTONE

	m ²
Ashlar Coursing	\$ 227.00

5.004.205 LIMESTONE

	m ²
Ashlar Coursing	\$ 213.00
Single Coursing	307.00

5.004.250 MASONRY ACCESSORIES

5.004.255 JOINT REINFORCEMENT ladder or truss design

Standard	Every Course 200 mm m ² (Heavy)	Every 2nd Course 400 mm m ² (Medium)	Every 3rd Course 600 mm m ² (Light)
90 mm wall	\$ 4.90	\$ 2.40	\$ 1.80
140 mm wall	4.90	2.60	1.60
190 mm wall	5.30	2.60	1.80
240 mm wall	5.40	2.70	1.80
290 mm wall	5.20	2.80	1.90
Heavy Duty 5 mm galvanized			
90 mm wall	\$ 6.60	\$ 3.40	\$ 2.10
140 mm wall	6.70	3.40	2.30
190 mm wall	7.00	3.50	2.30
240 mm wall	7.10	3.50	2.30
290 mm wall	7.30	3.60	2.40

Note: for Stack Bond minimum is every 2nd course

5.005.000 METALS

5.005.050 STRUCTURAL METAL FRAMING

5.005.055 STRUCTURAL STEEL

	Tonne	kg
Beams	\$ 1 320.00	\$ 1.30
Columns		
Wide flange	1 980.00	2.00
Tubular	2 200.00	2.20
Spandrels	2 125.00	2.10
Trusses	2 310.00	2.30
Open Web Joists	1 880.00	1.90

5.005.100 STEEL PIPE COLUMNS/POSTS

5.005.105 PIPE COLUMNS

Diameter	m
50 mm	\$ 12.00
63 mm	19.50
75 mm	25.50
88 mm	30.50
100 mm	36.00
125 mm	49.00
150 mm	63.50

5.005.150 METAL JOISTS

5.005.155 OPEN WEB STEEL JOISTS

Span	Roof Loads			
	1.9 kPa/m ² m ²	2.4 kPa/m ² m ²	2.9 kPa/m ² m ²	3.4 kPa/m ² m ²
3.7 m	\$ 6.80	\$ 6.80	\$ 7.00	\$ 7.20
4.6 m	7.70	8.10	8.80	9.30
5.2 m	8.80	9.30	10.00	11.00
6.1 m	9.80	10.50	11.50	12.00
7.6 m	11.00	12.00	13.00	14.00
9.1 m	13.00	14.00	14.50	15.50
10.7 m	14.00	15.00	15.50	17.00
12.2 m	16.50	17.50	18.50	20.00
13.7 m	18.50	20.00	21.50	23.00
15.2 m	21.00	22.50	24.00	26.00
18.3 m	25.50	27.50	29.50	32.00
21.3 m	30.50	32.50	35.00	38.00
24.4 m	35.00	37.50	40.00	44.00
27.4 m	39.50	42.50	46.00	50.00
30.5 m	44.50	51.50	51.50	56.00
33.5 m	49.00	53.00	56.50	62.00
36.6 m	54.00	58.00	62.00	68.00

5.005.155 OPEN WEB STEEL JOISTS - CONT'D

Span	Floor Loads			
	5.8 kPa/m ² m ²	6.2 kPa/m ² m ²	6.7 kPa/m ² m ²	7.2 kPa/m ² m ²
3.7 m	\$ 7.90	\$ 8.10	\$ 8.20	\$ 8.40
4.6 m	11.50	13.00	14.50	16.00
5.2 m	12.50	14.00	15.50	17.00
6.1 m	15.50	16.50	17.50	19.00
7.6 m	19.00	19.00	20.00	21.00
9.1 m	20.00	21.00	22.00	23.50
10.7 m	22.50	24.50	26.00	28.00
12.2 m	28.00	30.00	32.00	34.00

5.005.200 METAL DECKING

5.005.205 ROOF DECKS non-cellular

Thickness	Depth	
	38 mm m ²	76 mm m ²
0.9 mm	\$ 12.00	\$ 19.00
1.0 mm	13.00	20.00
1.2 mm	14.50	22.00
1.6 mm	16.00	23.50

5.005.210 FLOOR DECKS non-cellular

Thickness	Depth	
	38 mm m ²	76 mm m ²
0.9 mm	\$ 15.50	\$ 23.50
1.0 mm	16.50	24.50
1.2 mm	18.50	26.50
1.6 mm	20.50	27.50

Flat V-Rib Pan galvanized

Thickness	m ²
0.5 mm	\$ 6.60
0.6 mm	7.50
0.8 mm	8.80

5.005.250 LIGHT GAUGE METAL FRAMING

5.005.255 STEEL STUDDING 25 gauge 400 mm o.c.

	m ²
41 mm	\$ 7.80
64 mm	8.90
92 mm	9.90
152 mm	17.50

5.005.300 METAL FABRICATIONS

5.005.305 METAL STAIRS

Steel Grate Treads with 1.2 x 1.2 m landing and pipe railing		Per m Rise
0.9 m wide		\$ 1 140.00
1.1 m wide		1 290.00
1.2 m wide		1 430.00
1.4 m wide		1 575.00
1.5 m wide		1 715.00
1.8 m wide		2 000.00
Landings	add or deduct per m²	435.00
Pan Treads with finished concrete, 1.2 x 1.2 m landing and railing		Per m Rise
0.9 m wide		\$ 1 255.00
1.1 m wide		1 415.00
1.2 m wide		1 570.00
1.4 m wide		1 725.00
1.5 m wide		1 885.00
1.8 m wide		2 200.00
Landings	add or deduct per m²	791.00
Pan Treads with Precast Terrazzo with 1.2 x 1.2 m landing and railing		Per m Rise
0.9 m wide		\$ 1 545.00
1.1 m wide		1 740.00
1.2 m wide		1 935.00
1.4 m wide		2 130.00
1.5 m wide		2 320.00
1.8 m wide		2 710.00
Landings	add or deduct per m²	842.00
Pan Tread Closed Risers		
0.9 m wide	add per tread	\$ 104
1.0 m wide	add per tread	116
1.2 m wide	add per tread	150
1.4 m wide	add per tread	184
1.5 m wide	add per tread	201
1.8 m wide	add per tread	247

5.005.307 CIRCULAR STEEL STAIRS

1.5 diameter	per tread	\$ 270
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5.005.310 LADDERS

Open Steel Ladder	m
400 mm wide	\$ 90.50
With safety loops	272.00

5.005.315 HANDRAILS AND RAILINGS

Handrails on Wall Brackets	m
Steel pipe rails, 50 mm	\$ 31.50
Plastic covered steel, 50 mm	40.00
Steel Pipe Railing	
50 mm, 900 mm high	\$ 98.00
13 mm tube pickets, 900 mm high	135.00
Wrought Iron Railing	
50 mm flat railings	\$ 51.50

5.005.320 METAL GRATINGS

Walkway Gratings welded	m²
0.9 m span	\$ 78.00
1.2 m span	91.50
1.8 m span	141.00
3.1 m span	228.00
Walkway Grating expanded metal	
Overall Thickness (Nominal)	m²
12.7 mm	\$ 31.00
15.9 mm	40.50
19.0 mm	51.00
25.4 mm	61.00
31.8 mm	72.00
Standard Trench Grating frame and grate	m²
150 mm wide	\$ 67.00
300 mm wide	85.50
450 mm wide	106.00
Ductalloy Trench Grating	m²
Medium duty 150 mm wide	\$ 267.00
Medium duty 300 mm wide	479.00
Heavy duty 300 mm wide	563.00
Extra heavy 450 mm wide	993.00

5.005.325 STEEL FLOOR PLATE anti-skid surface

Thickness (Nominal)	m²
6.4 mm	\$ 102.00
9.5 mm	144.00
12.7 mm	189.00

5.005.340 STEEL FLOOR SYSTEMS

Includes steel framing, bracing and painted steel floor surface; nil insulation.

		Checker Plate	Grated
Small size 0 - 19 m ²	m²	\$ 135	\$ 113
Medium size 20 - 49 m ²	m²	192	163
Large size 50 m ² & over	m²	269	229

5.006.000 WOOD & PLASTICS

5.006.050 STRUCTURAL FRAMING

5.006.055 POSTS AND BEAMS solid fir

	m
89 x 89 mm	\$ 5.10 11.50
140 x 140 mm	15.50
140 x 191 mm	19.50
140 x 241 mm	20.50
191 x 191 mm	25.50
191 x 241 mm	32.00
241 x 241 mm	39.00
241 x 292 mm	47.50
292 x 292 mm	

5.006.065 FLOOR JOISTS including bridging

	300 mm o.c.	400 mm o.c.	600 mm o.c.
Spruce	m²	m²	m²
38 x 89 mm	\$ 7.80	\$ 6.20	\$ 4.80
38 x 140 mm	11.50	9.20	6.20
38 x 184 mm	16.50	12.50	8.70
38 x 235 mm	20.00	15.50	10.50
38 x 286 mm	25.00	19.00	13.00
38 x 337 mm	29.50	22.00	15.00
Fir			
38 x 89 mm	\$ 8.70 13.00	\$ 7.90	\$ 5.40
38 x 140 mm	18.00 23.50	10.50	7.00
38 x 184 mm	28.50 34.50	13.50	9.20
38 x 235 mm		18.50	12.50
38 x 286 mm		21.50	14.50
38 x 337 mm		25.50	17.50

5.006.075 WOOD STUDDING

Spruce	300 mm o.c. m²	400 mm o.c. m²	600 mm o.c. m²
38 x 38 mm	\$ 3.90	\$ 3.30	\$ 2.50
38 x 64 mm	6.90	5.40	4.10
38 x 89 mm	11.50	9.40	7.60
38 x 140 mm	18.00	15.00	11.50
38 x 184 mm	24.00	20.50	16.50
38 x 89 mm @ 400 mm double wall			19.00
38 x 89 mm @ 400 mm staggered wall			18.50
38 x 140 mm @ 400 mm staggered wall			29.50
Fir			
38 x 38 mm	\$ 4.50	\$ 3.60	\$ 2.70
38 x 64 mm	7.60	6.20	4.60
38 x 89 mm	13.00	10.50	8.70
38 x 140 mm	20.50	17.00	13.50
38 x 184 mm	27.50	24.00	19.00
38 x 89 mm @ 400 mm double wall			21.00
38 x 89 mm @ 400 mm staggered wall			20.50
38 x 140 mm @ 400 mm staggered wall			33.00

Note: Roof joists or ceiling joists of flat roof construction must be treated as floor joists.

5.006.080 RAFTERS AND TRUSSES

Truss Rafters	m²
3.7 - 5.8 m	\$ 9.60
6.1 - 7.3 m	14.00
7.6 - 8.5 m	15.50
8.5 - 9.1 m	16.00
9.4 - 11.0 m	17.50
11.3 - 12.2 m	20.50
12.5 - 13.4 m	24.50
13.7 - 14.6 m	26.50
14.9 - 15.8 m	28.50
16.1 - 17.1 m	30.00
17.4 - 18.3 m	31.50

Note: Costs of trusses include gable ends, eave overhang, ladder trusses, etc. All truss rates are at "0" pitch. To calculate final in-place truss costs, select truss rate at applicable span (building width) and multiply by the appropriate pitch factor. The result will provide actual truss cost per m of main floor area.

Roof Pitch	Multiplication Factors	
3/12	1.03	
4/12	1.05	Roof pitch equals the number of millimetres of rise in 12 millimetres of horizontal run.
5/12 (30 degrees)	1.08	
6/12	1.12	
7/12	1.16	
8/12	1.20	
9/12	1.25	To find the number of square metres of roof surface, any pitch, take the entire flat or horizontal area of the roof (including overhang) and multiply by the Multiplication Factor.
10/12	1.30	
11/12 (45 degrees)	1.36	
12/12	1.41	
13/12	1.47	
14/12	1.54	
15/12	1.60	

5.006.150 PREFABRICATED STRUCTURAL WOOD

5.006.155 ARCHRIBS Shed Style

Type S2 - designed for 600 mm centres

Type S4 - designed for 1 200 mm centres

Type S8 - designed for 2 400 mm centres

Rate per Span

Width of Bldg		S2		S4		S8
7.3 m	EA	\$ 55	EA	\$ 76	EA	\$ -
8.5 m	EA	61	EA	81	EA	-
9.8 m	EA	73	EA	96	EA	260
11.0 m	EA	79	EA	120	EA	280
12.2 m	EA	93	EA	140	EA	350
14.0 m	EA	130	EA	180	EA	-
15.3 m	EA	150	EA	200	EA	500
18.39 m	EA	230	EA	-	EA	-
19.5 m	EA	-	EA	570	EA	840
21.3 m	EA	-	EA	700	EA	940

Note: All S2 and S4 archribs are 38 mm wide except widths 19.5 m and 21.3 m are 76 mm wide. All S8 archribs are 76 mm wide. Facia rafters are 1/2 the rate of the equivalent width archrib.

Archrib End Wall Area Table

Span	Height	Arch Length	Area Per End
7.3 m	4.47 m	12.60 m	24.7 m ²
8.5 m	4.65 m	13.86 m	30.8 m ²
9.8 m	4.82 m	15.14 m	36.6 m ²
11.0 m	5.00 m	16.42 m	42.7 m ²
12.2 m	5.18 m	17.68 m	49.1 m ²
14.0 m	5.46 m	19.56 m	58.9 m ²
15.3 m	5.64 m	20.84 m	65.8 m ²
18.39 m	7.47 m	25.76 m	101.1 m ²
19.5 m	7.67 m	27.02 m	110.6 m ²
21.3 m	7.98 m	28.96 m	124.9 m ²

5.006.160 LAMINATED BEAMS nailed

	Spruce m	Fir m
114 x 235 mm	\$ 16.50	\$ 19.00
152 x 235 mm	22.00	25.50
152 x 286 mm	27.00	32.00
190 x 286 mm	34.00	40.00
190 x 337 mm	39.50	46.50

5.006.165 GLUED LAMINATED BEAMS

38 mm nominal laminate thicknesses are associated with straight, pitched or tapered beams.

19 mm nominal laminate thicknesses are associated with curved beams or shaped arches.

	Straight Members m³	Curved Members m³	Shaped Members m³
Industrial Grade	\$ 689.00	\$ -	\$ -
Paint Grade	707.00	744.00	-
Quality Grade	713.00	756.00	842.00

Note: Hardware **add** 10 to 15% to final cost.

A glued laminated beam must be classified and an estimate of cost per lineal metre determined from the above information and the following formula:

Determine actual volume of beam in m³ per lineal metre.

$$m^3 = \frac{\text{actual width (mm)} \times \text{depth (mm)} \times 1 \text{ m (length)}}{1\,000\,000}$$

Cost per lineal metre of beam is:

$$\text{Volume (m' per m)} \times \text{Rate (\$ per m}^3\text{)} = \text{Cost (\$ per m)}$$

Glued Laminated Beams common sizes, industrial grade	m
152 x 254 mm	\$ 38.00
203 x 254 mm	\$ 51.00
203 x 305 mm	\$ 59.00
254 x 305 mm	\$ 74.50
254 x 365 mm	\$ 85.00

5.006.165 GLUED LAMINATED BEAMS - CONT'D**Glued Laminated Beams 41 mm Nominal Stock**Based on 2.4 kN/m² Total Load

Size of Beam	Span	Spacing	Rate Per Metre		
			Industrial	Paint	Quality
76 x 305 mm	4.9- 5.5 m	2.4 m	\$ 31.50	\$ 32.50	\$ 32.50
76 x 343 mm	4.9- 6.1 m	3.7-2.4 m	35.00	36.00	36.50
76 x 381 mm	4.9- 5.5 m	4.9-3.7 m	38.50	40.00	40.50
76 x 419 mm	6.1- 7.3 m	3.7-2.4 m	43.00	44.50	44.50
127 x 343 mm	5.0 m	4.9 m	52.50	54.00	54.50
127 x 381 mm	5.5- 6.1 m	6.1-4.9 m	58.50	60.00	61.00
127 x 419 mm	6.1- 8.5 m	6.1-2.4 m	64.00	66.00	67.00
127 x 457 mm	7.3- 9.8 m	4.9-2.4 m	70.00	72.00	73.00
127 x 495 mm	7.3 m	6.1 m	76.00	78.00	79.00
127 x 533 mm	8.5- 9.8 m	4.9-3.7 m	81.50	84.00	85.00
127 x 610 mm	8.5-11.0 m	6.1-3.7 m	93.50	96.50	97.00
127 x 686 mm	9.8-12.2 m	6.1-3.7 m	105.00	108.00	109.00
171 x 648 mm	13.4 m	3.7 m	132.00	136.00	138.00
171 x 686 mm	11.0-12.2 m	6.1-4.9 m	140.00	144.00	146.00
171 x 724 mm	11.0-14.6 m	7.3-3.7 m	148.00	153.00	154.00
171 x 762 mm	12.2-13.4 m	6.1-4.9 m	155.00	160.00	162.00
171 x 800 mm	14.6-15.8 m	4.9 m	163.00	168.00	170.00
171 x 838 mm	12.2-17.1 m	7.3-3.7 m	171.00	177.00	178.00
171 x 876 mm	15.8 m	4.9 m	179.00	184.00	186.00
171 x 914 mm	13.4-18.3 m	7.3-3.7 m	187.00	193.00	194.00
171 x 953 mm	17.1 m	4.9 m	195.00	201.00	203.00
171 x 991 mm	14.6-19.5 m	7.3-3.7 m	202.00	208.00	210.00
171 x 1029 mm	20.7 m	3.7 m	210.00	217.00	219.00
222 x 914 mm	18.3 m	4.9 m	233.00	241.00	243.00
222 x 953 mm	15.8-17.1 m	7.3-6.1 m	243.00	251.00	253.00
222 x 991 mm	19.5-21.9 m	4.9-3.7 m	253.00	261.00	264.00
222 x 1029 mm	17.1-20.7 m	7.3-4.9 m	263.00	271.00	274.00
222 x 1067 mm	21.9-23.2 m	6.1-3.7 m	272.00	281.00	283.00
222 x 1105 mm	18.3-24.4 m	7.3-3.7 m	282.00	291.00	294.00
222 x 1143 mm	20.7-23.2 m	6.1-4.9 m	292.00	301.00	304.00
222 x 1181 mm	21.9-26.8 m	7.3-3.7 m	301.00	311.00	314.00
222 x 1219 mm	21.9-24.4 m	6.1-4.9 m	312.00	321.00	324.00
222 x 1257 mm	20.7 m	7.3 m	321.00	331.00	334.00
222 x 1295 mm	23.2-28 m	6.1-3.7 m	329.00	341.00	344.00
222 x 1334 mm	21.9-29.3 m	7.3-3.7 m	341.00	351.00	355.00
273 x 1219 mm	24.4 m	6.1 m	430.00	443.00	447.00
273 x 1257 mm	23.2 m	7.3 m	443.00	457.00	461.00
273 x 1295 mm	25.6-30.5 m	6.1-3.7 m	457.00	471.00	475.00
273 x 1372 mm	29.3 m	4.9 m	483.00	498.00	503.00
273 x 1410 mm	25.6-30.5 m	7.3-4.9 m	497.00	512.00	517.00
273 x 1486 mm	26.8-29.3 m	7.3-6.1 m	524.00	540.00	545.00
273 x 1562 mm	28-30.5 m	7.3-6.1 m	550.00	567.00	573.00
273 x 1638 mm	29.3 m	7.3 m	577.00	595.00	601.00

Note: Relate **Span** range to **Spacing** range as follows:

e.g. 76 x 343 mm glue laminated beam:

4.9 m Span relates to 3.7 m Spacing,

6.1 m Span relates to 2.4 m Spacing

Glued Laminated Columns - Determine costs in accordance with procedure used for glue laminated beams**Note:** Usual Appearance Grade Specifications**Quality** - Churches, Houses, Offices**Paint** - Schools, Stores, Halls**Industrial** - Warehouses and Factories

5.006.200 SUBFLOORS, SHEATHING & DECKING

5.006.204 SUBFLOORS

Laid Square		Spruce m²	Fir m²
19 x 89 mm	\$	9.80	\$ 11.00
19 x 140 mm		10.50	12.50
19 x 184 mm		10.50	13.00
19 x 89 mm T&G		12.00	-
19 x 140 mm T&G		12.00	-
Laid Diagonal			
19 x 89 mm	\$	12.50	\$ 14.00
19 x 140 mm		13.00	15.50
19 x 184 mm		13.00	16.50
19 x 89 mm T&G		15.00	-
19 x 140 mm T&G		15.00	-

5.006.205 FLOORS AND ROOFS

Aspenite floors or flat roofs		m²
7.5 mm		\$ 5.30
9.5 mm		5.50
12.5 mm		6.00
Plywood Sheathing floors or flat roofs	Standard Spruce m²	Standard Fir m²
7.5 mm	\$ 6.00	\$ 6.40
9.5 mm	6.70	6.80
12.5 mm	8.10	8.40
15.5 mm	9.40	9.90
18.5 mm	10.50	11.00
Plywood Sheathing floors or flat roofs	Select Spruce m²	Select Fir m²
5 mm	\$ 6.60	\$ 7.70
6 mm	7.20	8.30
8 mm	7.80	9.00
11 mm	9.20	10.50
14 mm	10.50	12.00
17 mm	12.00	13.00

5.006.205 FLOORS AND ROOFS - CONT'D

Plywood fir tongue and groove				m²
15.5 mm				\$ 10.50
18.5 mm				14.00
Particle Board				m
9.5 mm				\$ 4.90
12.5 mm				6.00
15.5 mm				6.70
Floor or Roof Decking	Spruce m²	Fir m²	Cedar m²	
Plain				
38 x 89 mm	\$ 16.50	\$ 19.00	\$ 28.00	
38 x 140 mm	17.00	20.00	28.50	
38 x 184 mm	17.50	20.50	-	
38 x 235 mm	19.00	22.50	-	
38 x 286 mm	19.50	24.00	-	
Tongue & Groove				
38 x 140 mm	\$ 25.00	\$ 29.00	\$ 35.00	
38 x 184 mm	26.00	30.00	36.50	
64 x 140 mm	36.50	44.00	51.50	
89 x 140 mm	49.00	58.50	69.00	

5.006.210 WALLS AND SHEATHING

Plywood Sheathing	Standard Spruce m²	Standard Fir m²
7.5 mm	\$ 6.70	\$ 7.30
9.5 mm	7.50	7.70
12.5 mm	8.80	9.20
15.5 mm	9.90	10.50
18.5 mm	11.00	11.50
	Select Spruce m²	Select Fir m²
5 mm	\$ 7.40	\$ 8.50
8 mm	8.60	9.80
11 mm	9.90	11.00
14 mm	11.50	12.50
17 mm	12.50	13.50
Wood Fibre Sheathing		
11 mm Asphalt Impregnated		\$ 6.20

5.006.250 ARCHITECTURAL WOODWORK

5.006.255 WOOD STAIRS

Basement Stairs	Width			
	0.9 m	1.2 m	1.5 m	1.8 m
Straight painted (per metre rise)	\$ 90.00	\$ 110.00	\$ 133.00	\$ 152.00
Straight unpainted (per metre rise)	68.50	82.00	97.50	110.00
U or L Stairs including landing				
Unfinished (per metre rise)	-	\$ 138.00	\$ 172.00	\$ 192.00
Painted (per metre rise)	-	167.00	207.00	235.00
Stair Finish		Width		
Tile or Sheet Vinyl		1.2 m	1.5 m	1.8 m
Low Grade (per metre rise)	\$	51.00	\$ 64.00	\$ 76.50
Fair (per metre rise)		62.50	78.00	93.50
Average (per metre rise)		96.50	121.00	145.00
Good (per metre rise)		164.00	205.00	246.00
Carpeting				
Fair (per metre rise)	\$	81.50	\$ 102.00	\$ 122.00
Average m(per metre rise)		109.00	137.00	164.00
Good (per metre rise)		143.00	179.00	214.00
Note: For wrap around stairs			add	5%
For angle or pie shape stairs			add	10%
For upholstered stairs 1 end			add	40%
2 ends			add	100%

5.006.260 WOOD FIRE ESCAPES

	Per m rise
1.2 m unpainted stairs, posts, railings	\$ 93.00
1.2 m as above painted	142.00
1.5 m unpainted stairs, posts, railings	104.00
1.5 m as above painted	162.00
	m²
Landings unpainted	add \$ 36.00
painted	add 43.50

5.007.000 THERMAL & MOISTURE PROTECTION

5.007.050 WATERPROOFING AND DAMPPROOFING

5.007.055 VAPOUR BARRIER

	m ²
Building paper 1 ply	\$ 1.10
2 ply	1.40
Roof felt 1 ply and flood coat	1.80
2 ply and flood coat	3.60
Vapour barrier on grade 2 mil	0.40
4 mil	0.60
6 mil	0.70
Vapour barrier on frame 2 mil	1.10
4 mil	1.30
6 mil	1.40
Thermal barrier - unfinished gypsum board	2.70

5.007.060 FLUID APPLIED WATERPROOFING rubberized asphalt sheet reinforced

	m ²
On horizontal surfaces	\$ 9.30
On vertical surfaces	15.00

5.007.065 DAMPPROOFING asphalt

	m ²
1 coat	\$ 2.20
2 coats	4.20
3 coats	7.70

5.007.075 WATER REPELLENT COATING silicone base on concrete and masonry walls

	m ²
1 coat	\$ 3.80
2 coats	5.60
3 coats	7.70

5.007.100 WALL INSULATION

5.007.105 LOOSE FILL

Concrete block	m ²
90 mm	\$ 1.50
140 mm	4.70
190 mm	7.10
240 mm	8.30
290 mm	11.50

5.007.110 FIBREGLASS BATT

	m
1.2 RSI 65 mm	\$ 2.90 3.30
1.4 RSI 70 mm	3.60
1.7 RSI 89 mm	4.20
2.1 RSI 110 mm	6.00
3.5 RSI 152 mm	7.60
4.9 RSI 216 mm	8.40
5.6 RSI 250 mm	9.20
6.2 RSI 300 mm	11.50
7.0 RSI 350 mm	

5.007.115 RIGID BOARD polystyrene

	Whiteboard m²	Blueboard m²
25 mm	\$ 11.00	\$ 20.00
38 mm	12.00	21.50
50 mm	13.00	23.00
75 mm	16.00	-
100 mm	19.50	-

5.007.150 ROOF AND DECK INSULATION

5.007.155 WOOD FIBREBOARD

	m²
Asphalt impregnated 13 mm board	3.20
25 mm	5.40

5.007.160 MINERAL FIBREBOARD perlite panels

	m
25 mm	\$ 4.30
38 mm	6.50
50 mm	8.00

5.007.165 GLASS FIBREBOARD asphalt impregnated panels

	m
25 mm	\$ 6.50
38 mm	8.50
50 mm	11.50 12.50
63 mm	14.50 19.00
75 mm	
100 mm	

5.007.170 RIGID BOARD polystyrene

	Whiteboard m ²	Blueboard m ²
25 mm	\$ 2.30	\$ 5.90
38 mm	3.40	8.10
50 mm	4.50	10.00
63 mm	5.60	12.50
75 mm	6.80	15.00
100 mm	9.00	20.00
125 mm	11.00	-
150 mm	13.50	-
175 mm	15.50	-
200 mm	18.80	-

5.007.180 PERIMETER AND UNDER-SLAB INSULATION

Rigid board polystyrene

	Whiteboard m ²	Blueboard m ²
25 mm	\$ 7.20	\$ 9.50
38 mm	8.50	12.00
50 mm	9.50	14.00

5.007.250 ROOFING

5.007.255 ASPHALT SHINGLES

	m ²
10.3 kg/m ²	\$ 6.20
11.5 kg/m ²	8.30
11.5 kg/m ² low slope	10.00

5.007.260 WOOD SHINGLES

	m ²
Cedar #1	\$ 17.50
Cedar #1 low slope	26.00
Cedar shakes	15.50
Cedar shakes low slope	25.00
Pine shakes (sawn)	15.50
Pine shakes (sawn) low slope	25.00

5.007.262 METAL SHINGLES

	m ²
Colored aluminum, standard type	\$ 33.00
Colored aluminum, diamond locking	35.00

5.007.265 SLATE

	m ²
	\$ 88.00

5.007.270 BUILT-UP ROOFING asphalt and gravel

	m ²
4-ply, over wood roof deck	\$ 18.00
4-ply, over poured concrete	16.50
3-ply, over insulation	16.00
4-ply, over insulation	18.00

Note: The above built-up roofing does not include insulation, vapour barrier, decking and joists.

5.007.275 ROLLED ROOFING

	m ²
20.4 kg	\$ 2.10
24.9 kg	2.20
29.5 kg	2.60
40.8 kg	2.70

5.007.280 CONCRETE TILE

	m ²
Normal slope	\$ 21.50
Low slope	32.00

5.007.285 METAL TILE

	m ²
Steel, color enamelled	\$ 38.00
Steel, stone chip and acrylic coated	44.50

5.007.290 SHEET METAL ROOFING

	m ²
Copper, 0.45 kg	\$ 198.00

5.007.295 CORRUGATED OR V RIBBED METAL ROOFING

	Galvanized m ²	Colored m ²
30 gauge	\$ 14.00 14.50	\$ 18.00
28 gauge	15.50 17.50	19.00
26 gauge	19.00 21.00	20.00
24 gauge		22.00
22 gauge		23.50
20 gauge		25.50

5.007.350 ROOF ACCESSORIES

5.007.360 RAIN WATER DISPOSAL

	m
Aluminum 100 mm	\$ 7.40 8.30
Aluminum 125 mm	7.60 9.10
Galvanized steel 100 mm	
Galvanized steel 125 mm	

Note: Use horizontal measurements only.

5.007.365 FLASHING

	m²
Galvanized steel 26 gauge	\$ 36.50
Aluminum 0.8 mm 22 gauge	41.00
Stainless Steel 0.4 mm	52.00
Copper 0.45 kg	71.00
Butyl 1.6 mm	29.50

5.008.000 DOORS & WINDOWS

5.008.050 METAL DOORS AND FRAMES

5.008.055 HOLLOW STEEL

Economy	EA	\$ 290
Low Grade	EA	320
Fair	EA	400
Average	EA	480
Good	EA	620
Expensive	EA	880

Note: add for opening including glazing add	EA	\$ 70
for fire-rated doors 1 1/2 hr.	EA	70
3 hr.	EA	150

5.008.065 ALUMINUM

	Clear	Bronze	Black
Fair	EA \$ 540	EA \$ —	EA \$ —
Average	EA 670	EA 760	EA 890
Good	EA 890	EA 1 000	EA 1 200
Good to Expensive	EA 1 100	EA 1 300	EA 1 500
Expensive with wood panel insert with metal panel insert			EA \$ 1 800
			EA 2 500
Luxurious monumental bronze			EA \$ 4 800
Note: add for panic bars			EA \$ 280

Add 75% for additional door in one frame up to Good to Expensive
Add 100% for additional door in one frame for Expensive and Luxurious

5.008.100 EXTERIOR WOOD DOORS finished

	In Wood Frame	In Steel Frame
Economy	EA \$ 190	EA \$ —
Low Grade	EA 310	EA 300
Fair	EA 370	EA 370
Average	EA 460	EA 460
Good	EA 550	EA 580
Expensive	EA 650	EA 760

Note: **add** for opening, including glazing **add** EA \$ 70
 100% for additional door in one frame

5.008.150 INTERIOR WOOD DOORS

5.008.155 PASSAGE DOORS

	Standard Height		Full Height	
Solid Core finished				
Low Grade	EA	\$ 260	EA	\$ —
Fair	EA	330	EA	—
Average	EA	410	EA	500
Good	EA	470	EA	550
Expensive	EA	580	EA	690
Luxurious	EA	800	EA	910
Hollow Core finished				
Low Grade	EA	\$ 220		
Fair	EA	260		
Average	EA	320		
Good	EA	380		
Expensive	EA	500		

Note: add 100% for additional door in one frame.

5.008.200 SPECIAL DOORS

5.008.215 OVERHEAD DOORS

Wood Sectional			m²
Wood panel			\$ 100.00
Flush hollow wood slab			97.00
Flush insulated wood slab			115.00
Steel Sectional, painted			
24 gauge			
20 gauge		\$ 87.00	\$ 121.00
16 gauge		95.50	132.00
		132.00	184.00
Aluminum Sectional			m²
Glass panel			\$ 166.00
Aluminum panel			240.00
Fibreglass Sectional			m²
up to 20 m ²			\$ 144.00
over 20 m ²			168.00
Steel Multiblade vertical lift			m²
up to 45 m ²			\$ 671.00
up to 90 m ²			556.00
over 90 m ²			529.00

5.008.215 OVERHEAD DOORS - CONT'D

Rolling Overhead Industrial Steel	m²
<hr/>	
Non fire rated	
up to 9 m ²	\$ 154.00
over to 9 m ²	142.00
Fire rated, Class A, 3 hour	
up to 7.5 m ²	289.00
over 7.5 m ²	225.00
<hr/>	
*Note: overhead doors with glazing add	m²
3 mm	\$ 18.00
4 mm	21.50
6 mm acrylic	74.00
6 mm wired	101.00

Note: **add** for hoists (see Sec. 5.008.365)
add for accessories (see Sec. 5.008.370)

5.008.220 ROLLING COUNTER SHUTTERS

	m²
<hr/>	
Aluminum or steel	\$ 516.00

5.008.225 STOREFRONT GRILLS

	Rolling Overhead m²	Sliding m²
<hr/>		
Aluminum, clear	\$ 235.00	\$ 164.00
Aluminum, colored	304.00	235.00

Note: **add** for hoists (see Sec. 5.008.365)
add for accessories (see Sec. 5.008.370)

5.008.235 SLIDING DOORS pocket stacking

	Multi Track m²	Single Track m²
<hr/>		
Clear	\$ 296.00	\$ 343.00
Bronze	379.00	398.00
Black	414.00	426.00

5.008.240 REVOLVING DOORS

Standard height 2m
 Standard diameter 2m

Manual Type	6 mm Glass		12.5 mm Glass	
	(No Centre Post)			
Anodized Aluminum	EA	\$ 20 700	EA	\$ 22 200
Bronze	EA	31 100	EA	32 600
Stainless Steel				
Satin Finish	EA	\$ 25 200	EA	\$ 26 700
Mirror Finish	EA	31 100	EA	32 600
Add: Tinted Glass			EA	\$ 590
Glass Ceiling			EA	1 100
Power Assistance Operated			EA	5 180

5.008.250 AIRCRAFT HANGER DOORS

Costs include steel framing, track, rollers, electric geared motors, wiring, winches, cables, brackets, mountings, controls, safety chains, insulation, exterior and interior finish, trim, and installation.

Bi-Fold Overhead, wood clad	m²	
Non-insulated	\$ 257.00	
Insulated	278.00	
Bi-Fold Overhead, metal-clad		
Average single clad, non-insulated	\$ 263.00	
Good single clad, non-insulated	269.00	
Average double clad, insulated	286.00	
Good double clad, insulated	303.00	
	0 - 275 m²	276 m² & Over
Sliding, wood clad	m²	m²
Non-insulated	\$ 409.00	\$ 489.00
Insulated	430.00	510.00
Sliding, metal clad		
Average single clad, non-insulated	\$ 414.00	\$ 494.00
Good single clad, non-insulated	421.00	501.00
Average double clad, insulated	441.00	521.00
Good double clad, insulated	455.00	535.00

5.008.350 HARDWARE & SPECIALTIES

5.008.360 AUTOMATIC EQUIPMENT

Automatic Entrance Mechanism only

Overhead mounted for	single door	EA	\$ 2 540
	double doors	EA	4 370
Floor mounted for	single door	EA	3 100
	double doors	EA	5 500

Note: add for doors (see sec. 5.008.065)

Automatic Slide Bi-parting

Bi-part 3.7 m opening, inc. doors	EA	\$8 300
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		m2
Add: Tinted Glass		\$ 15.00

5.008.365 DOOR HOISTS

Chain Hoist	EA	\$ 120
Gear Hoist		
Light	EA \$	810
Medium	EA	960
Heavy	EA	1 500
Large Industrial	EA	1 800

5.008.370 DOOR ACCESSORIES

Safety Edge		m
		\$ 72.00
Pressure Treadle	EA \$	170
Electric Timer	EA	83
Photo Cell Detector	EA	440
Loop Detector	EA	1 100
Key Switch, Pedestal	EA	220
Magnetic Card, Hanging or Pedestal mounted	EA	660

5.008.375 OVERHEAD DOOR OPENERS

Belt, chain or gear drive*

Fair	EA \$	310
Average	EA	380
Custom	EA	410
Expensive	EA	460

Note: The above rates are applicable for residential type openers used on small overhead sectional doors that may be found with structures such as car washes, bulk oil warehouses, etc.

5.008.380 ACCESS DOORS & HATCHES exterior, double leaf

	Plain Steel		Galvanized	
Cellar Doors				
1.4 x 1.0 m	EA	\$ 970	EA	\$ 1 000
Interior Floor Doors				
0.9 x 0.9 m	EA	\$ 380	EA	\$ 410
Exterior Floor Doors				
0.9 x 0.9 m	EA	\$ 440	EA	\$ 500
Roof Hatches				
0.8 x 0.9 m	EA	\$ 320	EA	\$ 340
0.8 x 1.4 m	EA	400	EA	430
0.8 x 2.3 m	EA	640	EA	690
Add for glazed opening			EA	\$ 150

5.008.500 WINDOW FRAMING SYSTEMS

5.008.505 ALUMINUM (STORE FRONT TYPE)

Single Glazed	Clear m²	Bronze m²	Black m²
Fair	\$ 88.50	\$ -	\$ -
Average	136.00	154.00	237.00
Sealed Units			
Fair	\$ 157.00	\$ -	\$ -
Average	172.00	189.00	268.00
Good	184.00	231.00	286.00
Good to Expensive	201.00	249.00	314.00
Expensive	237.00	287.00	343.00
Note: Stainless steel			add 35%
Tinted Glass			m ²
Green, Gray, or Bronze		Add	\$ 15.00
Reflective Glass light & heat			m ²
Bronze, Silver, Gold or Chrome		add	\$ 31.00
Insulating Glass (Sealed Units)		add	53.00
Triple Glazing		add	55.50
Framing, Reinforcing		add	40.00

5.008.550 METAL WINDOWS

5.008.555 STEEL WINDOWS

Industrial Type 500 mm x 500 mm panes			m²
Prime Coated			\$ 114.00
Baked Enamel			128.00
Note: Ventilating Units	add	EA	\$ 55
Tubular Type Non Thermally Broken Punched Openings or Ribbon Type fixed			m²
Prime Coated			\$ 247.00
Baked Enamel			253.00
Note: Ventilating Units	add	EA	\$ 350
Wired glass, transparent, 6 mm	add	EA	50
Note: Translucent glass, 6 mm thick equal to clear glass			

5.008.560 ALUMINUM WINDOWS

	Single Glazed m ²	Double Glazed m ²
Low Grade	\$ 98.50	\$ 157.00
Fair	101.00	173.00
Average (Plain)	106.00	182.00
Good (Baked Enamel)	112.00	191.00
Expensive (Anodized Color)	119.00	200.00
Note: add for ventilating units		
Plain Finish Unit	EA \$ 130	EA \$ 180
Baked Enamel Unit	EA 140	EA 190
Color Finish Unit	EA 160	EA 200
		m²
Tinted Glass	add	\$ 13.00
Triple Glazing	add	48.00

5.008.600 WOOD & PLASTIC WINDOWS

5.008.605 WOOD WINDOWS painted

	Single Glazed m ²	Double Glazed m ²
Economy	\$ 74.50	\$ -
Low Grade	102.00	161.00
Fair	122.00	193.00
Standard	137.00	215.00
Good	148.00	228.00
Expensive	156.00	239.00
Note: add for ventilating units	EA \$ 130.00	to \$ 180.00
		m ²
Tinted Glass	add	\$ 13.00
Triple Glazing	add	48.00

5.008.615 ALUMINUM OR PLASTIC COVERED WOOD

		m ²
Single Glazed		\$ 141.00
Double Glazed		226.00
Note: add for ventilating units	EA	\$ 170.00
		m ²
Tinted Glass	add	\$ 13.00
Triple Glazing	add	48.00

5.008.650 WINDOW WALL/CURTAIN WALLS

5.008.655 SINGLE GLAZED 2.4 - 2.7 m Spans (floor to floor)

Modules (Mullion Spacing)

Finish	0.6 m m²	0.9 m m²	1.2 m m²	1.5 m m²
Clear Anodized	\$ 235.00	\$ 221.00	\$ 204.00	\$ 235.00
Baked Enamel	248.00	229.00	217.00	248.00
Color Anodized	255.00	235.00	224.00	254.00

3.1 - 3.7 m Spans (floor to floor)

Clear Anodized	\$ 254.00	\$ 235.00	\$ 222.00	\$ 260.00
Baked Enamel	259.00	247.00	229.00	265.00
Color Anodized	265.00	254.00	235.00	272.00

5.008.660 DOUBLE GLAZED 2.4 - 2.7 m Spans (floor to floor)

Modules (Mullion Spacing)

Finish	0.6 m m²	0.9 m m²	1.2 m m²	1.5 m m²
Clear Anodized	\$ 378.00	\$ 353.00	\$ 321.00	\$ 378.00
Baked Enamel	391.00	358.00	326.00	391.00
Color Anodized	398.00	365.00	333.00	402.00

3.1 - 3.7 m Spans (floor to floor)

Clear Anodized	\$ 410.00	\$ 378.00	\$ 353.00	\$ 407.00
Baked Enamel	424.00	391.00	358.00	424.00
Color Anodized	430.00	398.00	365.00	430.00

		m²	
Note: Tinted Glass		add	\$ 15.00
Triple Glazing		add	55.50
Reflective Glass			
Single Glazed		add	\$ 31.00
Insulating (Sealed Units)		add	53.00

5.008.700 SKYLIGHTS

5.008.705 PLASTIC SKYLIGHTS

	Single Skin m ²	Double Skin m ²
To 1.0 m ²	\$ 308.00	\$ 410.00
To 1.9 m ²	236.00	297.00
Over 1.9 m ²	197.00	257.00

5.008.710 ALUMINUM-FRAMED SKYLIGHTS

	Less than 19-45 m ² m ²	19-45 m ² m ²	over 45 m ² m ²
Single, Clear Wired Glass			
Clear anodized finish			
Baked enamel finish	\$ 383.00	\$ 345.00	\$ 326.00
Colour anodized finish	421.00	364.00	345.00
	479.00	402.00	364.00
Double, Clear Wired Glass			
Clear anodized finish	\$ 767.00	\$ 671.00	\$ 498.00
Baked enamel finish	843.00	728.00	536.00
Colour anodized finish	919.00	805.00	574.00

5.008.750 GLAZING

5.008.755 SHEET GLASS installed

	m ²
2 mm	\$ 37.00
3 mm	41.00

5.008.760 FLOAT/PLATE GLASS installed

	Clear m ²	Tinted m ²
4 mm	\$ 45.50	\$ -
5 mm	51.50	-
6 mm	55.00	66.00
7 mm	63.50	-
8 mm	71.00	83.00
10 mm	84.00	98.50
12 mm	107.00	118.00
Heat Strengthened Glass		m²
Add to cost of Clear Float/Plate		\$ 60.00
Add to cost of Tinted Float/Plate		69.50

5.008.765 WIRED GLASS

	m ²
Transparent (Polished) Glass, 6 mm thick	\$ 106.00
Translucent (Cast) Glass, 6 mm thick	62.50
Double Glass Installation: Silver	216.00
Gold	227.00
Spandrel Glass 6 mm Black	96.00
6 mm Silver	215.00
6 mm Gold	227.00

5.008.770 LAMINATED GLASS

	m ²
Single Lamination, 6 mm thick	\$ 181.00
Bullet Resistant: 30 mm thick	431.00
50 mm thick	685.00

5.008.775 INSULATING GLASS Sealed Units

Clear (2 panes)

	m ²
3 mm	\$ 112.00
4 mm	114.00
5 mm	120.00
6 mm	125.00

Tinted (1 pane only) Solar Gray or Bronze

3 mm	\$ 127.00
4 mm	136.00
5 mm	145.00
6 mm	163.00

5.008.780 MIRROR GLASS

	m ²
Unframed Mirrors, 6 mm, smooth edge	\$ 126.00
Framed (Tamper Proof) Mirrors, 6 mm, stainless steel frame	\$ 203.00
Transparent, One-way, 6 mm	\$ 149.00
Wall Tiles	
300 x 300 mm Plain	\$ 33.50
300 x 300 mm Veined	37.00

5.008.800 GLASS BALUSTRADES for stair side panels and balcony walls.

Panels are 18.5 mm tempered safety plate glass and 1050 to 1150 mm **high**

	m
50 mm brass or chrome railings and post system	\$ 610
75 mm brass or chrome railings and post system	\$ 690

5.009.000 FINISHES

5.009.050 EXTERIOR CLADDING

5.009.055 STUCCO

On Wire Mesh	m²
Scratch stucco	\$ 21.00
2 coat stucco	30.00
3 coat stucco	32.00
On Metal Lath	m
2 coat stucco	\$ 32.00
3 coat stucco	41.50
Parging 2 coats	m²
12.5 mm	\$ 11.00
Acrylic Stucco	m²
1 coat system	\$ 53.50
2 coat system	91.00

5.009.060 WOOD SIDING

Grooved Waferboard 9.5 mm	m²	\$ 8.30
Cedar	m²	
Economy		\$ 20.00
Low Grade		22.50
Fair		23.50
Average		25.00
Average to Good		27.00
Good		29.00
Good to Expensive		30.00
Expensive		31.50
Luxurious		35.00
Diagonal Cedar	m²	
Fair		\$ 33.50
Average		37.00
Average to Good		42.00
Good		47.50
Expensive		52.50

5.009.065 ASBESTOS CEMENT

Flat Panels	m²
6 mm textured finish	\$ 47.00
6 mm coloured finish	59.50
Corrugated Panels	m²
6 mm coloured finish	\$ 47.00
Sandwich Panels	m²
38 mm coloured finish	\$ 112.00

5.009.070 METAL SIDING

Aluminum/Vinyl	m²	
Uninsulated	\$ 17.00	
Insulated	18.50	
Corrugated or V Ribbed Metal Siding	Galvanized m²	Colored m²
30 gauge	\$ 14.00	\$ 18.00
28 gauge	14.50	19.00
26 gauge	15.50	20.00
24 gauge	17.50	22.00
22 gauge	19.00	23.50
20 gauge	21.00	25.50
Single Skin Metal Siding		
Exposed Fasteners 15.9 to 75 mm profiles, 600 to 900 mm coverage	Average m²	Good m²
Prefinished Steel 26 gauge	\$ 32.00	\$ 35.50
24 gauge	33.50	38.50
22 gauge	40.50	46.00
Prefinished Aluminum 0.6 mm	\$ 28.50	\$ 31.50
0.8 mm	35.50	40.50
1.0 mm	41.00	47.50
Concealed Fasteners flat, rib or V groove up to 38 mm profiles, 150 to 300 mm coverage	Average m²	Good m²
Prefinished Steel 26 gauge	\$ 33.50	\$37.50
24 gauge	35.50	40.50
22 gauge	42.50	48.50
Prefinished Aluminum 0.6 mm	\$ 31.00	\$ 34.50
0.8 mm	40.50	48.00
Anodized Aluminum, expensive quality formed profiles 19 to 22 mm depth, extruded shapes		
	Good m²	Expensive m²
	\$ 104.00	\$ 154.00
Insulated Panels, flat		Good m²
Prefinished Steel 20 gauge, 25 mm rigid insulation		\$ 84.00

5.009.070 METAL SIDING - CONT'D

Single Skin Metal Fascia Panels

Exposed Fasteners, same profiles and coverage as siding	Average m²	Good m²
Prefinished Steel 26 gauge	\$ 33.50	\$ 38.50
24 gauge	35.50	41.50
22 gauge	42.50	49.50
Prefinished Aluminum 0.6 mm	\$ 28.50	\$ 31.50
0.8 mm	35.50	40.50

Concealed Fasteners, same profiles and coverage as siding	Average m²	Good m²
Prefinished Steel 26 gauge	\$ 34.50	\$ 38.50
24 gauge	38.00	42.00
22 gauge	45.50	50.50
Prefinished Aluminum 0.6 mm	\$ 31.50	\$ 44.00
0.8 mm	37.50	49.50

Anodized Aluminum same profiles and coverage as siding	m²
Custom	\$ 104.00
Expensive	154.00

Single Skin Soffit Panels

Concealed Fasteners, same profiles and coverage as fascia panels	Average m²	Good m²
Prefinished Steel 26 gauge	\$ 26.50	\$ 30.00
24 gauge	32.50	36.50
Prefinished Aluminum 0.6 mm	\$ 31.50	\$ 44.00
0.8 mm	37.50	49.50

Anodized Aluminum	Custom m²	Expensive m²
	\$ 104.00	\$ 154.00

Note: Fascia and Soffit Panel Costs **do not** include cost of framing system

Metal Roofing Panel Systems

Prefinished steel or aluminum panels with concealed fasteners, ribbed batten or standing seam profiles 38 mm deep, 300 mm coverage, 26 gauge or 0.8 mm thickness.	Average m²	Good m²
	\$ 57.50	\$ 89.00

Linear Siding	m²
Baked enamel	\$ 57.50
Mirror finish (nickel, brass, chrome, stainless steel)	123.00

5.009.075 SANDWICH PANELS

	Enamelled One Side m²	Enamelled Two Sides m²
Steel, with foamed insulation		
38 mm thick	\$ 101.00	\$ 104.00
50 mm thick	103.00	106.00
75 mm thick	106.00	108.00
100 mm thick	110.00	113.00
Aluminum, with foamed insulation		
38 mm thick	\$ 136.00	\$139.00
50 mm thick	138.00	140.00
75 mm thick	140.00	143.00
100 mm thick	145.00	147.00

Architectural Porcelain Enamel Steel Panel Systems

Exterior Wall Panels	m²
Uninsulated Panel System, 38 mm (with 100 mm fibreglass plank backing)	\$ 268.00
Uninsulated Panel 38 mm (with 125 mm fibreglass plank backing)	273.00
Insulated Sealed Panel System, 50 mm	205.00
Soffit and Fascia Panel System 38 or 50 mm panels	m²
	205.00
Suspended Ceiling Panel System	m²
150 to 300 mm drop	\$ 148.00
301 to 600 mm drop	159.00
900 to 1200 mm drop	182.00
Interior Wall Panel Systems	m²
Average	\$ 171.00
Average to Good	228.00
Good	285.00
Expensive (architectural)	342.00

5.009.080 MASONITE SIDING

	m²
Primed 300 mm	\$ 25.50
Colorlok	29.50
Groove Panel	16.00

5.009.090 GLASS FIBRE corrugated filon panels including wood strapping, coloured finish

	m²
Light Gauge	\$ 10.50
Medium Gauge	\$ 13.20
Heavy Gauge	\$ 16.30

5.009.095 SLICED BRICK PANELS 400 mm x 1.2 m, 50 mm thick
(sliced brick, polyurethane core, plywood backing)

	m ²
Average Face	\$ 71.50
Good Face	76.50

5.009.150 FURRING AND LATHING

5.009.155 STEEL CHANNEL FURRING

	m ²
19 mm	\$ 3.70
38 mm	4.00
Metal Drop Ceiling, 1.2 x 400 mm	\$ 16.50

5.009.160 GYPSUM LATH

	Walls m ²	Ceilings & Exterior Soffits m ²	Beams & Columns m ²
Plain, 9 mm	\$ 5.10	\$ 5.80	\$ 7.00
Perforated, 9 mm	5.30	6.20	7.50
Foilback, 9 mm	5.80	6.40	7.70

5.009.165 METAL LATH

Painted			
1.36 kg/m ²	\$ 5.40	\$ 6.40	\$ 7.70
1.63 kg/m ²	6.10	6.70	8.20
1.84 kg/m ²	6.60	7.00	8.50
Galvanized			
1.36 kg/m ²	\$ 6.10	\$ 6.70	\$ 8.20
1.63 kg/m ²	6.60	7.00	8.50
1.84 kg/m ²	6.90	7.50	9.00

5.009.200 PLASTER

5.009.215 SPRAYED PLASTER

	m ²
Spraytex, 1 coat on gypsum	\$ 3.70
Span-tex, 1 coat on concrete	5.20

5.009.220 PORTLAND CEMENT PLASTER

	Walls & Ceilings m ²	Beams & Columns m ²
2 coats on metal lath	\$ 22.50	\$ 29.00
2 coats on masonry	21.00	27.00
2 coats on concrete	22.50	25.00
3 coats on metal lath	32.00	38.50
3 coats on masonry	25.50	32.00

5.009.250 GYPSUM WALLBOARD

Standard	Walls & Ceilings m ²	Beams & Columns m ²
9.5 mm unfinished	\$ 5.70	\$ 8.90
12.7 mm unfinished	6.20	9.60
9.5 mm finished	8.80	13.50
12.7 mm finished	9.20	14.00
15.9 mm finished	10.00	15.00
Fire Resistant		
12.7 mm finished	\$ 9.30	\$ 14.00
15.9 mm finished	10.50	15.50
15.9 mm finished, laminated	17.00	-
Gypsum Panels, Vinyl Face		
12.7 mm plain core	\$ 14.50	\$ 19.00
15.9 mm plain core	16.00	21.00
15.9 mm fire resistant core	16.50	21.00

5.009.260 GYPSUM BACKING BOARDS

Standard		Walls & Ceilings m²	Beams & Columns m²
9.5 mm	\$	8.40	\$ 13.00
12.7 mm		8.60	13.00
15.9 mm		10.00	15.00
Fire Coded			
9.5 mm	\$	8.80	\$ 13.50
12.7 mm		9.20	14.00
15.9 mm		10.50	15.00
Foil Backed			
9.5 mm	\$	9.30	\$ 11.00
12.7 mm		11.00	12.50
15.9 mm		14.00	16.00

5.009.265 WOOD FIBRE WALLBOARD

	m²
11 mm Donnacona Plain (sound board)	\$ 6.20
11 mm Donnacona Primed	7.60

5.009.300 WALL FINISHES

5.009.305 PANELING

Hardboard 6 mm	m²
Fair	\$ 9.40
Average	11.00
Average to Good	14.50
Good	16.50
Plywood Paneling 6 mm excluding finish	
Fir	\$ 17.00
Rotary Mahogany	19.50
Ribbon Mahogany	20.00
Ash	22.00
Knotty Pine	23.00
Birch	23.00
Knotty Cedar	23.50
Red Oak - random	29.00
- book matched	36.00
White Oak - random	41.50
- book matched	50.50
Teak - random	41.50
- book matched	50.50
Aromatic Cedar - random	42.50
- book matched	51.00
Black Walnut -.random	51.00
- book matched	60.00
Cherrywood - random	51.50
- book matched	61.00
Rosewood - random	51.50
- book matched	61.00
Satin Walnut - random	60.50
- book matched	72.00
Recessed Oak - straight	148.00
- curved	225.00
Wood Paneling 19 x 140 mm excluding finish	m²
Pine	\$ 33.50
Cedar	39.50
Redwood	49.00
Fir	43.00
Birch	39.50
Mahogany	53.50
Walnut	68.00
Teak	70.00
Oak	49.00
Metal Paneling	m²
Baked Enamel	\$ 57.50
Mirror Finish (nickel, brass, chrome, stainless steel) Light Gauge	123.00
'Stainless Steel - 18 gauge (for kitchens, etc.)	195.00

5.009.310 WALL COVERINGS

Vinyl-Coated Fabric Wall Covering	m²
Plain Patterns	\$ 13.50
Decorative Patterns	14.50
 Vinyl Wall Coverings	
Light	\$ 18.00
Medium	22.50
Heavy	25.00
 Wallpaper	
Fair Patterns	\$ 9.80
Average Decorative Patterns	12.50
Good Embossed Patterns	14.50

5.009.315 CERAMIC WALL TILE

Imitation Tile Panel	m²
	\$ 25.00
Marlite — Acrylic Fibreglass Panels (for kitchens, etc.)	56.00
 Ceramic Tile	m²
Low Grade	\$ 47.00
Fair	66.00
Average	78.50
Good	101.00
Good to Expensive	145.00
Expensive	260.00
Luxurious	971.00
Unique	1894.00
	m²
Terra Cotta	\$ 71.00
Slate	\$ 136.00
 Mosaic Tile	m²
Fair	\$ 71.00
Average	94.50
Good	124.00
Expensive	166.00
 Marble Tile	m²
Good	\$ 154.00
Good to Expensive	207.00
Expensive	296.00
 Backing Board	\$ 59.00

5.009.320 PAINTING

Interior Standard Paint, Sprayed or Rolled	Two Coat m ²	Three Coat m ²
General Surface	\$ 4.40	\$ 5.10
Concrete Block	4.70	5.80
Open Web Steel Joists (measure 2 x height)	6.40	-
Structural Steel (measure exposed area or girth)	5.80	8.70
Pipes and Ducts (measure girth)	6.30	-
Trim	6.60	8.40
		m
Pipes not exceeding, 50 mm diameter		\$ 1.80
Interior Plastic Paint	Two Coat m ²	Three Coat m ²
Concrete	\$ 6.80	\$ 9.40
Concrete Block	7.30	9.80
Drywall	6.30	8.80
Exterior Standard Paint	Two Coat m ²	Three Coat m ²
General Surfaces	\$ 5.00	\$ 6.70
Concrete Block	6.10	7.80
Exterior Trim	5.90	7.70
Fascias	5.30	6.90

5.009.325 MILLWORK

Baseboards and Trim	m
Economy	\$ 2.40
Low Grade	2.90
Fair	3.60
Average	3.80
Average to Good	4.50
Good	5.70
Good to Expensive	8.70
Expensive	10.00
Luxurious	15.00
Vinyl - 40 mm	\$ 3.50
- 57 mm	4.40
Rubber - 64 mm	3.90
- 102 mm	4.20

5.009.350 PARTITIONS

5.009.355 DEMOUNTABLE PARTITIONS including studding

	m²	
Gypsum painted or vinyl covered, lead soundproofing	\$ 68.50	
Steel baked enamel or vinyl clad	79.00	
baked enamel or vinyl clad, lead soundproofing	98.50	
Vinyl faced gypsum	12.5 mm	15.9 mm
	m²	m²
Average	\$ 54.00	\$ 63.00
Good	65.00	68.00
Expensive	76.50	83.00
Glazed	Clear	Tinted
	m²	m²
Average	\$ 141.00	\$ 157.00
Good	149.00	165.00
Expensive	162.00	179.00

5.009.360 FOLDING PARTITIONS

Wood	m²
Room divider, classroom type	\$ 217.00
Bifold partitions, gymnasium type	236.00

5.009.400 CEILING PANELS AND TILES

5.009.405 CEILING TILE

Wood Fibre	Stapled m²	Glued m²	With Wood Furring m²
300 x 300 mm	\$ 11.00	\$ 12.50	\$ 17.50
400 x 400 mm	10.00	12.00	15.00
300 x 600 mm	9.50	11.00	13.00
Note: Acoustic or sculptured tile		add	\$ 1.90
Mineral Fibre with wood furring			m²
300 x 300 mm			\$ 21.50
400 x 400 mm			19.00
Metal Pans	Steel Painted m²	Aluminum m²	Stainless Steel m²
305 x 305 mm	\$ 25.50	\$ 31.50	\$ 53.00
305 x 610 mm	20.00		48.00

5.009.420 SUSPENDED CEILINGS including suspension system

	600 x 1200 mm Grid m²	600 x 600 mm Grid m²	300 x 300 mm Grid m²
Fibreglass Panel	\$ 10.50 11.00	\$ 12.00 13.00	\$ 18.00
Mineral Board	14.50 14.50	16.50	18.00
Fire-rated Mineral Board Boldface Panel	20.50	16.00	19.00
Fire-rated Ceramic Panel		22.50	-
			-

5.009.425 SPECIALTY PANELS

Eggcrate	m²
Acrylic 13 x 13 x 13 mm cubes	\$ 31.00
Polystyrene 9 x 9 x 13 mm cubes	20.00
13 x 13 x 13 mm cubes	19.50
Luminous	m²
Prismatic acrylic	\$ 17.00
Prismatic polystyrene	20.50
Cork Style 600 x 600 mm	26.00
Soft Fabric Style 600 x 600 mm	74.00
Mirror Glass Panel 600 x 600 mm	131.00
Wood Veneer Panel 600 x 600 mm	155.00
Fineline Grid 600 x 600 mm	28.50
Linear Softwood flexible strip system	114.00
Linear Hardwood flexible strip system	144.00
Coffered Ceiling System (without light fixture)	30.00

5.009.430 SUSPENSION SYSTEMS

Concealed T Bar System	m²		
	\$ 8.80		
Exposed T Bar System	m²		
600 x 600 mm grid 600	\$ 8.00		
x 1200 mm grid	6.70		
Wood Furring Strips	300 mm o.c.	400 mm o.c.	600 mm o.c.
	m²	m²	m²
25 x 51 mm	\$ 6.80	\$ 4.90	\$ 3.50
25 x 76 mm	7.30	5.50	3.60
25 x 102 mm	7.50	5.80	3.80

5.009.500 FLOOR FINISHES

5.009.505 WOOD FLOORING

	Birch/Maple	Oak/Plain
	m²	Sawn
Wood Strip Flooring 57 mm wide x 20 mm thick	m²	m²
Fair	\$ 38.50	\$ 35.50
Average	40.50	37.50
Good	43.00	39.50
Expensive	45.50	42.00
Flat Grain Fir		\$ 71.00
Edge Grain Fir		94.50
Cherrywood		178.00
Parquet Flooring 8 mm thick		m²
Fair (Maple)		\$ 47.50
Average (Oak)		94.50
Good (Teak)		101.00
Expensive (Walnut)		142.00

5.009.510 RESILIENT FLOORING

Vinyl, sheet flooring	m²
Economy	\$ 15.50
Low Grade	18.00
Fair	29.50
Average	35.50
Average to Good	43.50
Good	49.50
Good to Expensive	59.00
Expensive	71.00
Vinyl, tile flooring	m²
Economy vinyl asbestos 1.6 mm	\$ 9.70
Low Grade vinyl asbestos 1.6 mm	9.90
Fair vinyl asbestos 2 mm	13.00
Average vinyl asbestos 3 mm	18.50
Good solid vinyl (solid color) 3 mm	23.50
Expensive solid vinyl (marblized) 3 mm	34.50
Synthetic Turf 10 mm	10.50

5.009.515 CARPETING

Yard Goods	m²
Fair nylon or polypropylene	\$ 12.50
Average nylon or polypropylene	17.00
Average to Good antron nylon	21.00
Good nylon	25.00
Good to Expensive heavy antron nylon	31.00
Expensive acrylic or light weight wool	46.50
100% berber wool	54.00
wool prints with under cushion	59.00
Luxurious heavy berber wool or cut pile	94.50

Note: Expensive or Luxurious special design, color, etc., **add** additional \$ 116.00 to \$ 175.00 or more per square metre.

Carpet Tiles glue down 450 x 450 mm	m²
Average nylon and polypropylene	\$ 33.50
Good 100% nylon or antron	43.50
Expensive 100% wool	54.50

5.009.520 MASONRY FLOORING

Ceramic Tile	m²
Fair	\$ 89.00
Average	107.00
Good	136.00
Expensive	260.00
Luxurious	971.00

Ceramic Baseboard	m
	\$ 17.00

Quarry Tile	m²
Unglazed	\$ 83.00
Terra Cotta Clay	83.00
Quarry Tile Stair Nosing	38.50

Mosaic Tile	m²
Fair	\$ 83.00
Average	107.00
Good	136.00
Expensive	178.00

Marble Tile	m²
Good	\$ 178.00
Good to Expensive	231.00
Expensive	320.00

5.009.525 SPECIAL FLOORING

Portland Cement Terrazzo		m²
Floor with 3 mm zinc strip 750 x 750 mm Grid		\$ 52.50
Precast Terrazzo		m
Stair Treads (steel stairs)		\$ 73.50
	Epoxy	Latex
	Type	Type
Plastic Matrix Accessories		m²
6 mm thick	\$ 65.50	\$ 50.50
9 mm thick	71.00	55.00
Trim and Accessories terrazzo cove base trim		m
100 mm high		\$ 26.50
150 mm high		24.50
Poured Plastic Flooring		m²
Urethane Resin with coloured chips (glossy finish)		\$ 30.00
	General	Computer
	Office	Floor
	Areas	Areas
Access Floors Raised 600 mm x 600 mm grids		m²
Laminated Finish	\$ 122.00	\$ 133.00
Carpeted Finish	149.00	154.00

5.009.530 SPECIAL COATINGS

Fire Resistant Coatings sprayed fireproofing 2 hour rating, based on floor or roof area		m²
Beams — average		\$ 0.90
Columns — average		2.50
Open Web Steel Joists		7.40
Floor Decks		3.90

5.010.000 SPECIALTIES

5.010.150 COMPARTMENTS AND CUBICLES

5.010.155 TOILET AND SHOWER PARTITIONS metal

		Standard Cubicle	Alcove Type
Floor mounted, overhead braced	EA	\$ 370	EA \$ 270
Floor mounted, pilaster type	EA	400	EA 330
Ceiling Hung	EA	520	EA 520

5.010.200 POSTAL SPECIALTIES

5.010.205 MAIL CHUTES with glass fronts

		Normal Letter Size 200 x 62 mm m	Bundle Size 375 x 100 mm m
Aluminum		\$ 413.00	\$ 675.00
Bronze		674.00	-
Stainless Steel		453.00	754.00

Collection Boxes

Aluminum	EA	\$ 2 100
Stainless Steel	EA	2 300

5.010.210 MAIL BOXES

Apartment Type

Back loading	EA	\$ 55.00
Front Loading	EA	63.00

Post Office Type

Drawer Type	EA	\$ 110.00
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5.010.300 SCALES excluding pit construction

5.010.305 LIVESTOCK SCALES

Mechanical including full beam capacity indicator

9 tonne capacity, 4.9 x 2.4 m platform	EA	\$ 10 800
18 tonne capacity, 9.1 x 4.3 m platform	EA	20 400

5.010.310 TRUCK SCALES

Mechanical including full beam capacity indicator

18 tonne capacity, 9.1 x 3.0 m platform **EA \$ 16 700**

45 tonne capacity, 18.3 x 3.0 m platform **EA 36 300**

68 tonne capacity, 18.3 x 3.0 m platform **EA 42 100**

Note: add for registering beam type **\$ 1 400**

add for direct dial type **4 700**

add for automatic print type **3 900**

Electronic including digital indicator print out

45 tonne capacity, 18.3 x 3.0 m platform **EA \$ 55 700**

68 tonne capacity, 18.3 x 3.0 m platform **EA 74 300**

5.011.000 EQUIPMENT

5.011.050 CABINETS

5.011.055 KITCHEN CABINETS

	m
Economy	\$ 278.00
Low Grade	451.00
Fair	577.00
Average	884.00
Average to Good	1 010.00
Good	1 346.00
Good to Expensive	1 653.00
Expensive	2 021.00
Luxurious	2 804.00

5.011.060 VANITIES

	m
Economy	\$ 162.00
Low Grade	235.00
Fair	271.00
Average	397.00
Average to Good	451.00
Good	794.00
Good to Expensive	938.00
Expensive	1 191.00
Luxurious	1 606.00

5.011.170 HOODS AND FANS Commercial kitchen exhaust hoods, wall or ceiling mounted including filter, air curtain jets, air intakes and exhausters.

	Galvanized Steel m	Stainless Steel m
1 150 mm wide x 525 mm high	\$ 475.00	\$ 606.00
1 800 mm wide x 525 mm high	739.00	951.00
2 300 mm wide x 525 mm high	844.00	1 214.00

5.011.175 HOOD MOUNTED FIRE EXTINGUISHER, carbon dioxide, including CO₂ cylinder, piping and 2 to 4 heads

EA \$ 2 600

5.011.250 FOOD SERVICE EQUIPMENT

5.011.260 DISHWASHING EQUIPMENT

Hood and Door Dishwashers

Front opening, free standing or under counter, stainless steel

12 racks per hour, 40 persons per meal	EA	\$ 4 000
15 racks per hour, 45 persons per meal	EA	4 600

Stainless steel semi-automatic type

38 racks per hour, 50 persons per meal	EA	\$ 6 100
53 racks per hour, 100 - 250 persons per meal	EA	9 000

Automatic two tank rack type, two inspection doors, stainless steel

234 racks per hour, 300 - 700 persons per meal	EA	\$ 26 300
360 racks per hour, 500 - 900 persons per meal	EA	27 300

5.011.300 REFRIGERATING EQUIPMENT

5.011.320 ICE MAKING MACHINES

Self-Contained Cubers	Baked Enamel		Stainless Steel	
	EA		EA	
15.9 kg storage capacity	EA	\$ 1 300	EA	\$ 1 600
81.7 kg storage capacity	EA	2 600	EA	3 200
158.8 kg storage capacity	EA	4 000	EA	5 000
Self-Contained Flaker				
68.0 kg storage capacity	EA	\$ 3 200	EA	\$ 3 400

5.011.325 REACH-IN REFRIGERATOR self contained, medium temperature

	Finish		Capacity m ³	Doors		
	Ext.	Int.		Long	Half	
Fair	Enamel	Enamel	0.6	EA	\$ 2 100	\$ 2 200
Average	S. Steel	Enamel	0.6	EA	2 500	2 700
Good	S. Steel	S. Steel	0.6	EA	2 900	3 100

Note: add 35% to above types for approximately 1.4 m³ capacity

add 75% to above types for approximately 2.2 m³ capacity

5.011.330 REACH-IN FREEZER self contained

	Finish		Capacity m ³		Doors	
	Ext.	Int.			Long	Half
Fair	Enamel	Enamel	0.6	EA	\$ 2 700	\$ 3 100
Average	S. Steel	Enamel	0.6	EA	3 200	3 300
Good	S. Steel	S. Steel	0.6	EA	3 600	3 900

Note: add 35% to above types for approximately 1.4 m³ capacity

add 75% to above types for approximately 2.2 m³ capacity

5.011.350 WASTE HANDLING EQUIPMENT

5.011.360 GARBAGE COMPACTORS - wet or dry

Small - apartments, schools, motels

Includes photo eye sensor, odor suppressor and chute hopper

0.19 m³ to 0.38 m³ capacity, 1.5 to 2.2 kW Motor

EA \$ 7 500

Light Duty - restaurants, hotels, small office towers, stores

Includes pressure gauge, walk on ramp, safety rails,

remote control, container guide rails, hopper, 1.15 m³ capacity,
3.7 to 7.5 kW Motor

EA \$ 14 400

Medium to Heavy Duty - shopping centres, office towers,
distribution centres, plants

Includes all items in Light Duty class plus

security chute, safety lock, override panels,

emergency stop, 1.53 m³ to 1.91 m³ capacity, 7.5 to 11.2 kW Motor

EA \$ 19 000

Manual side cart dumper

add EA \$ 780

Hydraulic cart dumper

add EA \$ 4 800

Chutes

add as found

Note: Costs do not include container bins

5.011.365 WASTE SHREDDER COMPACTORS

Includes hopper, power unit, controls, hydraulic

winch floor clamp, 18.5 kW hydraulic motor

EA \$ 42 700

Steel door protector plates

add EA \$ 2 400

Note: Costs do not include container bins

5.011.370 VERTICAL BALER COMPACTORS - dry materials

0.75 kW - 68 kg to 104 kg bale	EA	\$ 6 500
3.7 kW - 181 kg to 227 kg bale	EA	8 700
5.6 kW - 136 kg to 272 kg bale	EA	13 000
7.5 kW - 272 kg to 499 kg bale	EA	13 500
11.8 kW - 408 kg to 544 kg bale	EA	15 600

Note: Suggested age life for compactor, shredder or baler is 10 years.

5.011.400 INTERCOM AND SECURITY SYSTEMS

5.011.420 APARTMENT SECURITY

Entrance directory and base unit		EA	\$ 1 000
Intercom per suite	add	EA	100

5.011.500 PARKING EQUIPMENT

5.011.505 BARRIER GATES including steel casing with motor and 2.4 m wooden gate arm

One way	EA	\$ 3 000
Two way	EA	3 200

5.011.510 BARRIER GATE CONTROL DEVICES vehicle detector for entrance or exit, including power supply and sensor mat

Coin or Token Control	EA	\$ 620
Ticket Dispenser including Control	EA	4 800

5.011.515 REVENUE CONTROL DEVICES

Cash register	EA	\$ 6 100
Cash control logic enclosure	EA	900
Fee indicator	EA	1 000
Clock	EA	580
Rate computer	EA	720

5.011.520 CASHIER OR ATTENDANT'S BOOTH prefabricated

Exterior Use 1.2 x 2.1 m steel construction, including insulation, fluorescent lighting, duplex outlet, counter, aluminum framed windows with horizontal slider on two sides	EA	\$ 5 800
Interior Use 1.7 x 1.2 m steel construction, excluding insulation	EA	\$ 5 500

5.011.550 LOADING DOCK EQUIPMENT

5.011.555 DOCK LEVELLERS platform

	Mechanical		Hydraulic	
Size 1.8 x 1.8 m	EA	\$ 2 800	EA	\$ 3 600
Size 1.8 x 2.4 m	EA	3 400	EA	4 100

5.011.560 DOOR SEALS

Truck Docks 2.3 x 2.4 m	Fixed		With Adjustable Head	
2.4 m high	EA	\$ 1 000	EA	\$ 1 500
2.7 m high	EA	1 100	EA	1 600
3.1 m high	EA	1 200	EA	1 700
Rail Docks	Fixed		With Adjustable Head	
To 9.3 m ²	EA	\$ 1 800	EA	\$ 2 100
9.3 to 13.4 m ²	EA	2 200	EA	2 400

5.011.565 PROTECTIVE BUMPERS 100 mm projection for truck docks

	Horizontal 250 mm Wide		Vertical 500 mm Wide	
To 350 mm deep	EA	\$ 160	EA	\$ 180
475 mm deep	EA	-	EA	280
900 mm deep	EA	220	EA	-

5.011.600 THEATRE EQUIPMENT

5.011.605 DRIVE-IN EQUIPMENT

Screen including framing and concrete foundations

	Reinf. Conc. m²	Steel Frame m²	Wood Frame m²
Painted plywood screen	\$ 290.00	\$ 230.00	\$ 180.00
Painted asbestos screen	300.00	240.00	190.00
Painted aluminum screen	-	123.00	-

Ticket Booth wood frame and covering

Cheap (small, single)	EA	\$ 3 300
Average (medium, single)	EA	4 200
Expensive (large, double)	EA	5 000

Sound Systems including trenching, wiring, fittings, transmitting base and back up system

Standard Post and Speaker System

Base sound system for single screen	EA	\$ 13 000
Sound for additional screen	add EA	3 500
Speakers - per car	add EA	90

Clip-On Aerial System

Base sound system for single screen	EA	\$ 13 000
Sound for additional screen	add EA	3 500
Aerial system - per car	add EA	23

Free-Air Broadcast System - using converted existing cable field

Base sound system for single screen	EA	\$ 6 000
Sound for additional screen	add EA	2 000
Antenna system - per car	add EA	19

Free-Air Broadcast System - using new induction cable antenna field and high watt output

Base sound system for single screen	EA	\$ 6 000
Sound for additional screen	add EA	2 000
Antenna system - per car	add EA	10

Service Points including trenching, wiring, fittings

Heater including controls	EA	\$ 150
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Note: Suggested age life on equipment 20 years

5.011.650 BUILT-IN MAINTENANCE EQUIPMENT

5.011.655 POWERED WINDOW WASHING EQUIPMENT

Equipment 2 point suspension

6.1 m stage, 20 storeys

EA \$ 139 100

6.1 m stage, 40 storeys

EA 193 200

Tracks

m

Steel

\$ 230.00

5.011.660 VACUUM SYSTEMS

Base Unit for a commercial built-in vacuum system includes basic costs of a motor, vacuum pump, dirt canister, exhaust vent piping, electrical wiring and installation.

Per Inlet includes piping system, inlet valve and wall or floor plate and must be added on a per inlet basis as found.

Average System - suitable for apartments, fast food restaurants, small/medium churches & stores, low-rise offices, CRU's in malls, etc.

- normally has no outside venting
- single motor, 1.5kW and 11.5 amps or less
- maximum coverage is 550m².

Base Unit		EA	\$ 700
Per inlet, PVC piping	add	EA	65
Per inlet, 50mm metal piping	add	EA	200

Custom System - most commonly found in apartments, restaurants, larger stores, churches, laboratories, funeral homes, offices, breweries, fire halls, golf and curling clubs, cultural centres, communication centres, etc.

- unit has 2 motors, 1.9kW each, 21 amps
- minimum coverage per level is 325m²
- maximum coverage area per base unit is 1100m²

Base Unit		EA	\$ 1 050
Per inlet, PVC piping	add	EA	65
Per inlet, 50mm metal piping	add	EA	200

Expensive System - large system for hotels, high-rise offices, cathedrals, transit garages, industrial complexes, etc.

- 5.6kW motor, 21.6 amps, 230/460 volt system
- 75mm airflow
- separate motor, canister and vacuum pump

Base Unit		EA	\$ 11 400
Per inlet, 75mm metal pipe trunk line and 50mm metal branch lines	add	EA	250

Continuous Run System - designed and used as part of a business such as large car washes, denture labs, sawdust collection, etc.

- 2.2kW motor, 16.6 amps, 230 volt circuit
- separate motor, dirt canister and vacuum **pump**

Base Unit		EA	\$ 3 950
Per inlet, PVC piping	add	EA	65
Per inlet, 50mm metal piping	add	EA	200
Per inlet, 75mm metal piping	add	EA	250

5.013.000 SPECIAL CONSTRUCTION

5.013.100 REFRIGERATION SYSTEMS

5.013.105 PREFABRICATED WALK-IN COOLERS including door

2.4 m high, up to 12 m²	Constant	\$ 2 000
	Area Rate m²	278.00
Wall Height Variation		
add or deduct per 0.3 m height	Constant	\$ 140
	Area Rate m²	23.00
2.4 m high, over 12 m²	Constant	\$ 2 800
	Area Rate m²	204.00
Wall Height Variation		
add or deduct per 0.3 m height	Constant	\$ 250
	Area Rate m²	14.00
Note: Stainless Steel add 45%		
Partition Panel add		m²
<hr/>		
Aluminum or Galvanized Steel		\$ 91.50
Stainless Steel		161.00

5.013.110 PREFABRICATED WALK-IN FREEZERS including door

2.4 m high, up to 12 m²	Constant	\$ 2 200
	Area Rate m²	410.00
Wall Height Variation		
add or deduct per 0.3 m height	Constant	\$ 160
	Area Rate m²	27.00
2.4 m high, over 12 m²	Constant	\$ 2 900
	Area Rate m²	376.00
Wall Height Variation		
add or deduct per 0.3 m height	Constant	\$ 290
	Area Rate m²	16.00
Note: Stainless Steel add 45%		
Partition Panel add		m²
<hr/>		
Aluminum or Galvanized Steel		\$ 91.50
Stainless Steel		161.00

Note: **add** for compressors from 5.013.115

5.013.115 WALK-IN REFRIGERATION EQUIPMENT

COOLER COMPRESSORS temperature to 2°C, 2.4 m high ceiling

Maximum Coolable Area	Compressor Rating		
2.3 m ²	249 W	EA	\$ 1 900
4.6 m ²	373 W	EA	2 100
8.8 m ²	560 W	EA	2 300
13.0 m ²	746 W	EA	2 600
18.6 m ²	1.12 kW	EA	3 100
25.0 m ²	1.49 kW	EA	3 800
34.4 m ²	2.24 kW	EA	4 800
45.5 m ²	2.98 kW	EA	5 500
58.5 m ²	3.73 kW	EA	6 000

Note: For 2.7 m and 3.0 m heights use next larger size compressor.

FREEZER COMPRESSORS temperature to -23°C, 2.4 m high ceiling

Maximum Coolable Area	Compressor Rating		
Reach in only	373 W	EA	\$ 2 500
1.9 m ²	560 W	EA	2 800
3.7 m ²	746 W	EA	3 100
6.5 m ²	1.10 kW	EA	3 800
10.2 m ²	1.49 kW	EA	4 600
23.2 m ²	2.24 kW	EA	5 400
30.7 m ²	2.98 kW	EA	6 400
37.2 m ²	3.73 kW	EA	7 500
	4.48 kW	EA	8 600
	7.46 kW	EA	10 500

Note: For 2.7 m and 3.0 m heights use next larger size compressor.

5.013.120 REFRIGERATION PREFABRICATED INSULATION PANEL SYSTEMS

These panels may be used in the design and construction of detached or attached refrigerated structures, or large refrigerated areas within an existing building. Typical installations may be found at locker plants, meat packing plants, ice cream plants, and produce storage areas at distribution warehouses.

Panels are prefabricated at various widths, lengths and thicknesses, with 2 sides of finished steel or aluminum and a urethane insulated core. Cooler panels are normally 22 gauge metal while freezer panels are 20 gauge metal or heavier.

Exterior Panels, dependent on structure size, these panels may be self-supporting or have structural framework support. Exterior wall panels usually replace typical base wall components found in a warehouse or store type structure and may be further protected against damage by installation of an additional exterior cladding such as metal siding or some other protective covering.

Roof Panels are normally attached to O.W.S.J., replacing the usual steel deck and insulation, but must be moisture and weather protected - generally by built-up roofing.

Interior Wall and Ceiling Panels are for indoor installation within an existing structure and are used as insulated lining, ceiling or partitioning, either on perimeter areas or for the construction of a partial or specific refrigerated area within a structure.

1. Insulated panel costs are applied to the actual insulated surface area of walls, floors and ceilings.
2. To estimate the total cost of a refrigerated structure, first determine the cost of the basic building, then adjust component costs for exterior, roof, interior panels and floor system, add appropriate costs for refrigeration mechanical system and doors.
3. The following rating chart is a guide to select the appropriate interior wall and ceiling panels. The guide may also be used to select the appropriate refrigerated mechanical system (5.013.130).

TEMPERATURE GUIDE

Room Type	Rated Temperature Range
Cooler	+ 2 to +16 ^o C
Chiller	+ 2 to -15 ^o C
Freezer	-15 to -26 ^o C
Sharp Freeze	-26 to -40 ^o C

5.013.121 INSULATED EXTERIOR WALL AND ROOF PANELS

	m ²
Baked enamel	\$ 130.00
Pebbled aluminum	130.00
Galvanized steel	118.00
Stainless steel	178.00

5.013.122 INSULATED INTERIOR WALL, PARTITION OR CEILING PANELS

Panel Thickness	Cooler/Chiller up to 100 mm m ²	Freezer 100 to 150 mm m ²	Sharp Freeze over 150 mm m ²
Baked enamel	\$ 107.00	\$ 118.00	\$ 130.00
Pebbled aluminum	107.00	118.00	130.00
Galvanized steel	96.00	107.00	118.00
Stainless steel	154.00	166.00	178.00

5.013.123 GLASS WALL PANELS, non-operative twin glazed thermo sealed units

per m² \$ 900.00

5.013.124 INSULATED FLOOR PANEL SYSTEM

In a room or building with an insulated floor system, the following is normally found.

Panels only - galvanized steel or aluminum, 12 to 14 gauge metal 2 sides, 100 mm urethane insulation core, per m² \$ 142.00

Total Floor System - includes the following components in sequence; 150 mm gravel fill, heavy mesh reinforcing, 100 mm concrete sub-floor, 6 mil vapour barrier, 100 mm insulated panel, heavy mesh reinforcing, 100 mm concrete finished floor c/w hardener, per m² \$ 174.00

Total floor system with 125 mm concrete sub-floor and 125 mm finished floor, per m² \$ 179.00

Total floor system with 150 mm concrete sub-floor and 150 mm finished floor, per m² \$ 185.00

Note: The above total floor systems are usually found in large facilities where pallet loads are moved.

5.013.125 OTHER REFRIGERATION INSULATING SYSTEMS

When other types of insulating systems and materials are found, the following table, based on polystyrene whiteboard, may be used as a guide to determine insulation requirements.

OTHER REFRIGERATION INSULATION SYSTEM GUIDE

Room Type	Rate Temperature Range	Insulation Thickness (Whiteboard)
Cooler	+16 to + 2 ^o C	50 mm to 75 mm
Chiller	+ 2 to -15 ^o C	100 mm to 125 mm
Freezer	-15 to -26 ^o C	150 mm to 175 mm
Sharp Freeze	-26 to -40 ^o C	200 mm to 225 mm

Note: Insulation materials other than polystyrene whiteboard may be used but for equivalent insulating factors they must be related to whiteboard insulation equivalents. See Unit Cost Schedule, section 5.007.000 for other wall and roof insulation costs.

5.013.130 REFRIGERATION MECHANICAL SYSTEMS

Based on 3.0 m Height

Size Range	to 230 m²	to 700 m²	to 1850 m²	to 4650 m²	to 9300 m²
COOLER					
Constant	\$ 650	\$ 2 600	\$ 7 100	\$17 200	\$39 100
Area Rate m ²	\$ 70.00	\$ 61.50	\$ 55.00	\$ 49.50	\$ 44.50
Height Adjustment, per 300 mm of height add or deduct					
Constant	\$ 70	\$ 250	\$ 700	\$ 1 700	\$ 3 900
Area Rate m ²	\$ 7.00	\$ 6.00	\$ 5.50	\$ 5.00	\$ 4.50
CHILLER					
Constant	\$ 800	\$ 2 650	\$ 8 650	\$17 250	\$65 000
Area Rate m ²	\$ 83.00	\$ 75.50	\$ 66.50	\$ 62.00	\$ 51.50
Height Adjustment, per 300 mm of height add or deduct					
Constant	\$ 100	\$ 250	\$ 850	\$ 1 700	\$ 6 500
Area Rate m ²	\$ 8.50	\$ 7.50	\$ 6.50	\$ 6.00	\$ 5.00
FREEZER					
Constant	\$ 900	\$ 3 600	\$ 8 650	\$17 250	-
Area Rate m ²	\$101.00	\$ 89.00	\$ 82.00	\$ 77.50	-
Height Adjustment, per 300 mm of height add or deduct					
Constant	\$ 90	\$ 350	\$ 900	\$ 1 700	-
Area Rate m ²	\$ 10.00	\$ 9.00	\$ 8.00	\$ 7.50	-
SHARP FREEZE					
Constant	\$ 1 000	\$ 3 600	\$10 250	-	-
Area Rate m ²	\$123.00	\$112.00	\$102.00	-	-
Height Adjustment, per 300 mm of height add or deduct					
Constant	\$ 90	\$ 350	\$ 1 050	-	-
Area Rate m ²	\$ 12.50	\$ 11.00	\$ 10.00	-	-

Note: Refrigeration mechanical system costs reflect equipment capacity sufficient to maintain the rated temperature of the storage area.

Area is determined on the inside dimensions of the storage area. Standard inside height is 3.0 m - adjust costs in accordance with rates provided for each 300 mm of height, or portion thereof, more or less than 3.0 m.

5.013.140 REFRIGERATION DOORS

Cooler Doors insulated with 75 mm polyurethane
or 150 mm cork or fibreglass

Left or Right Hand Swing Doors	Enamel on Steel and Galvanized m²		Stainless Steel m²	
Up to 1.9 m ²	\$ 467.00		\$ 547.00	
1.9 m ² to 3.7 m ²	354.00		434.00	
Double Doors				
Over 1.9 m ² to 3.7 m ²	\$ 917.00		\$ 1 094.00	
Single Sliding Doors				
Over 1.9 m ² to 3.7 m ²	\$ 982.00		\$ 1 094.00	
Over 3.7 m ² to 5.6 m ²	660.00		772.00	
Over 5.6 m ² to 7.4 m ²	499.00		611.00	
Over 7.4 m ² to 9.3 m ²	418.00		531.00	
Double Sliding Doors				
Over 3.7 m ² to 5.6 m ²	\$ 660.00		\$ 772.00	
Over 5.6 m ² to 7.4 m ²	547.00		660.00	
Over 7.4 m ² to 9.3 m ²	483.00		595.00	
Reach-in Doors				
	Solid Hinged with Frame		Glass Hinged with Frame	
0.6 m x 0.6 m	EA	\$ 300	EA	\$ 460
0.6 m x 0.9 m	EA	460	EA	560
0.6 m x 1.2 m	EA	600	EA	640
0.6 m x 1.4 m	EA	-	EA	700
0.6 m x 1.8 m	EA	-	EA	730
0.8 m x 2.0 m	EA	-	EA	810
Glass Sliding Display Doors				
2 Door 1.4 m x 1.8 m			EA	\$ 1 200
3 Door 2.1 m x 1.8 m			EA	1 700

5.013.140 REFRIGERATION DOORS - CONT'D

Freezer Doors insulated with 100 mm polyurethane
or 200 mm cork or fibreglass

	Enamel on Steel and Galvanized m²	Stainless Steel m²
Left or Right Hand Swing Door		
Not exceeding 1.9 m ²	\$ 563.00	\$ 676.00
Over 1.9 m ² to 3.7 m ²	434.00	546.00
Overlap Doors		
Not exceeding 1.9 m ²	\$ 949.00	\$ 1 062.00
Over 1.9 m ² to 3.7 m ²	676.00	789.00
Over 3.7 m ² to 5.6 m ²	467.00	579.00
Double Doors		
Over 3.7 m ² to 5.6 m ²	\$ 692.00	\$ 853.00
Over 5.6 m ² to 7.4 m ²	595.00	708.00
Over 7.4 m ² to 9.3 m ²	483.00	595.00
Single Sliding Doors		
Over 1.9 m ² to 3.7 m ²	\$ 1 291.00	\$ 1 416.00
Over 3.7 m ² to 5.6 m ²	869.00	998.00
Over 5.6 m ² to 7.4 m ²	660.00	772.00
Over 7.4 m ² to 9.3 m ²	531.00	676.00
Double Sliding Doors		
Over 3.7 m ² not exceeding 5.6 m ²	\$ 868.00	\$ 997.00
Over 5.6 m ² not exceeding 7.4 m ²	659.00	789.00
Over 7.4 m ² not exceeding 9.3 m ²	611.00	724.00
Reach-in Doors		
	Solid Hinged with Frame	Glass Hinged with Frame
610 x 610 mm	EA \$ 480	EA \$ -
610 x 914 mm	EA 640	EA -
610 x 1 219 mm	EA 780	EA -
610 x 1 422 mm	EA -	EA 870
610 x 1 626 mm	EA -	EA 1 100
762 x 1 727 mm	EA -	EA 1 300

5.013.200 SNOW MELTING EQUIPMENT - embedded in concrete

	m²
Electric system, includes mat heater and controls	\$ 64.00
Glycol system, includes piping, pump, heat exchanger, glycol and controls	57.00

Note: Cost does not include concrete

5.013.300 LOADING DOCK RAMPS

Standard ramp costs include reinforced concrete foundation and walls, heavy reinforced concrete sloped slab and a bottom drain system. Standard depth is grade level at open end and sloped to 1.5 m at building dock end.

BASE RATES (in dollars)

Size Ranges - m ²	Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
	K	AR	K	AR	K	AR
	1 200	100.00	3 000	63.00	6 200	51.00

PRECALCULATED ADJUSTMENTS (in dollars)

Height
per metre of height - add or deduct

Size Ranges - m ²	Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
	K	AR	K	AR	K	AR
Component						
Foundation Wall	680	35.70	1 720	15.20	3 400	8.80

UNIT COST ADJUSTMENTS

Concrete Steps - refer to 5.003.455

Steel Ladders - refer to 5.005.310

Steel Pipe Railing - refer to 5.005.315

Metal Gratings - refer to 5.005.320

Concrete Drain Trenches - refer to 5.075.225

Bumper Posts

1.2 m pipe filled with concrete, EA - add \$ **100**

Loading Dock Equipment - refer to 5.011.550

Ramp Heating and Snow Melting Equipment - refer to 5.013.200

5.013.400 COMMUNICATIONS

5.013.410 GUYED STEEL TOWERS

up to 122.0 metres high

Size		Per m of Height
254 mm	Ham Radio, Police and Fire Bands	\$ 125
508 mm	Taxi and Public Service Bands	197
588 mm	Radio, UHF, UHF Bands	246
1016 mm	Micro Wave Towers	492
1219 mm	Micro Wave Towers	640
1372 mm	Master TV System	713
1829 mm	Master TV System	984
2134 mm	Master TV System	1 476

Size - length of one side of the base of the tower.

The above costs include all concrete pads and foundations, guy wires, painting, aircraft warning lighting, integral ladder for maintenance work and all erection costs.

The above costs do not include antennas, coaxial cable, etc., or the erection of any of these items.

5.014.420 OTHER COMMUNICATION TOWERS AND STRUCTURES

Single Pole Wood Structure	\$231.00 per m
H-Frame or Two Pole Structure	\$551.00 per m
Self Supporting Triangular Pole Structure	\$460.00 per m
Communications Shelter (Comshell)	\$9,244.00 per unit
Troposcatter Site (30.5 m length)	\$249,120.00 per unit
Satellite Dish (3.0 m diameter)	\$5,600.00 per unit

5.013.500 RACQUETBALL/HANDBALL/SQUASH COURTS

All courts are pre-manufactured as a partial or full packaged unit and may be installed into any type of pre-constructed building. Each court unit is considered and valued as a finish module only.

Standard racquetball/handball court size is 6.1 m x 12.2 m x 6.1 m high. Standard squash court size is 6.4 m x 9.8 m x 6.1 m high.

The following installed components are contained in the Base Rates for a standard court.

Front Wall - the major playing surface facing players, comprised of steel studs and 29 mm thick panels of bonded hardboard and plastic laminate surfaces over a high density particle board core.

Side Walls - steel studs and 21 mm thick tongue and groove panels with plastic laminate surfaces.

Rear Wall - identical frame and panel system as the side walls and also includes a solid core wood court entry door with safety glass viewport.

Ceiling - 6.1 m high, steel stud joists, 15.9 mm thick tongue and groove panels with plastic laminate surfaces and light fixture openings.

Floor - fully cushioned, wood sleepers, plywood underlay, 20 mm maple hardwood floor system laid over structural concrete slab.

Light

Fixtures - metal halide or 6 tube x 1.2 m fluorescent fixtures, flush mounted, heat and impact resistant, twin acrylic and tempered glass lenses, and remote multi-level switching and voltage control system.

Note: Only the light fixtures and their installation are part of a court cost. The basic electrical and wiring system must be provided and valued with **the** main structural building.

BASE RATES

	<u>Base Rate Per Court</u>
Racquetball / Handball Court	\$ 61 900
Squash Court	\$ 52 400

5.013.500 RACQUETBALL/HANDBALL/SQUASH COURTS continued

PRECALCULATED ADJUSTMENTS

Masonry Walls and Ceilings, wall surface area

where structural portions of a building are concrete, concrete block or brick, and form part of a court perimeter, the following court finish systems may be found applied:

wood strapping and hardboard panelled wall/ceiling finish - **no adjustment**

4 ply fibreglass acrylic masonry coating system, per m² - **deduct \$163.50**

Fixed Glass Wall Panels, wall surface area

12.7 mm tempered safety glass with supports, per m² - **add \$414.00**

Glass Doors

in fixed glass rear walls - **add EA \$1050.00**

Moveable Glass Backwall and Door

aluminum framed, mounted on castors and track, converts a court from racquetball to squash or other uses - **add per court \$9500.00**

5.014.000 CONVEYING SYSTEMS

5.014.050 DUMBWAITERS including automatic call or send controls and car

Note: add hoisting and ancillary equipment together

Dumbwaiter Hoisting Equipment Electric

	34 kg Capacity		90 kg Capacity		227 kg Capacity	
Speed - 15 mpm 2 stops	EA	\$ 9 700	EA	\$ 16 100	EA	\$ 22 500
Speed - 30 mpm 4 stops	EA	14 500	EA	24 200	EA	32 200
Speed - 45 mpm 4 stops	EA	19 300	EA	27 400	EA	37 000

Note: add \$3 500 for each additional stop

Ancillary Equipment

Bi - Parting entrance with steel frame,
sound deadened door panels, and glass window

		Paint	Stainless Steel
per stop	add	EA \$ 790	EA \$ 1 100

5.014.100 ELEVATORS including controls

5.014.105 FREIGHT ELEVATOR HOISTING EQUIPMENT medium duty

Hydraulic Hoisting Equipment (up to 5 Floors)

		908 kg Capacity
Speed - 30 mpm	EA	\$ 46 900

Electrical Hoisting Equipment
(up to 6 Floors)

		1 816 kg Capacity		2 724 kg Capacity		3 632 kg Capacity
Speed - 23 mpm	EA	\$ 67 600	EA	\$ 74 100	EA	\$ 82 100
Speed - 61 mpm	EA	80 500	EA	88 600	EA	97 400

Note: The above rates are for Hydraulic or Electrical Hoisting Equipment only. **Add** for car, entrances from 5.014.105 Ancillary Equipment.

Note: The following ancillary equipment must be **added** to Hoisting Equipment to determine the cost of a Freight Elevator System.

Ancillary Equipment

Standard Freight Car	EA	\$ 7 200
Standard Freight Entrance baked enamel finish	EA	2 700

5.014.110 PASSENGER ELEVATOR HOISTING EQUIPMENT

Pre-manufactured Hydraulic Hoisting Equipment

(5 floors) 38 mpm, 1 135 kg capacity (apartments and offices)

EA \$ 53 100

Pre-manufactured Geared Electric Hoisting Equipment

(5 floors) 90 mpm, 1 135 kg capacity (apartments and offices)

EA \$ 104 700

Note: The above rates are for Hoisting Equipment only. **Add** for car, entrances, etc. from 5.014.115, Passenger Elevator Ancillary Equipment.

Custom Hydraulic Hoisting Equipment (up to 5 floors)

	Apartments & Offices 908 kg	Banks & Stores 1 816 kg	Hospitals 2 724 kg
Speed - 60 mpm	EA \$ 70 800	EA \$ 78 900	EA \$ 86 900

Note: The above rates are for Hoisting Equipment only. **Add** for car, entrances, etc. from 5.014.115 Passenger Elevator Ancillary Equipment.

Custom Geared Electric Hoisting Equipment

	Apartments 681 kg	Offices & Hotels 1 362 kg	Banks & Stores 2 043 kg
Speed - 30 mpm Suitable for 5 - 7 floors Base Rate: 5 floors	EA \$ 72 500	EA \$ 78 900	EA \$ 83 700
Speed - 60 mpm Suitable for 5 - 10 floors Base Rate: 5 floors	EA 85 300	EA 91 800	EA 99 800
Speed - 90 mpm Suitable for 5 - 25 floors Base Rate: 10 floors	EA 124 000	EA 132 000	EA 141 700

Note: Base Rates are "per elevator"

Note: The above rates are for Hoisting Equipment only. **Add** for car entrances, etc. from 5.014.115, Passenger Elevator Ancillary Equipment.

5.014.110 PASSENGER ELEVATOR HOISTING EQUIPMENT - CONT'D

Gearless Hoisting Equipment

	Hotels & Offices 908 kg	Stores & Offices 1 816 kg	Hospitals & Institutions 2 270 kg
Speed - 120 mpm Suitable for 6 - 12 floors Base Rate: 10 floors	EA \$ 143 100	EA \$ 157 800	EA \$ 165 800
Speed - 183 mpm Suitable for 8 - 20 floors Base Rate: 10 floors	EA 188 400	EA 206 100	EA 217 400
Speed - 305 mpm Suitable for 15 - 20 floors Base Rate: 20 floors	EA 281 800	EA 317 200	EA 333 300
Speed - 458 mpm Suitable for 20 or more floors Base Rate: 30 floors	EA 362 300	EA 394 500	EA 418 600
Note: Base rates are "per elevator" Base Rates are based on the number of floors specified - for more or less floors add or deduct per stop			EA \$ 4 200
Express Elevators - for each floor by-passed deduct per stop			EA \$ 2 100
Note: The above rates are for Hoisting Equipment only. Add for car, entrances, etc. from 5.014.115, Passenger Elevator Ancillary Equipment.			

5.014.115 PASSENGER ELEVATOR ANCILLARY EQUIPMENT

Note: The following ancillary equipment costs must be **added** to Hoisting Equipment (from 5.014.110) to determine the cost of a Passenger Elevator system.

Passenger Car

Baked Enamel Finish

Average	EA	\$ 10 600
Good	EA	15 900

Brushed Stainless Steel with laminated type finishes EA \$ 27 500

Polished Stainless Steel with wood veneer panelling and good ceiling EA \$ 33 000

Bronzed with good finished walls and ceiling EA \$ 33 000

Glass Rear Wall replaces back wall of a standard car to selected car class **add** EA \$ 5 500

Glass Observation Car

Custom - conventional shape 2 or 3 sides glazed EA \$ 33 000

Expensive - with added shape and expensive finishes EA \$ 44 000

Luxurious or Unique - specialty curved glass shapes with excellent finishes and special lighting EA \$ 55 000

Passenger Shaft Entrance Doors

Baked Enamel	Single		Double	
Average	EA	\$ 2 100	EA	\$ 4 000
Good	EA	2 400	EA	4 500
Stainless Steel				
Brushed	EA	\$ 2 600	EA	\$ 5 300
Polished	EA	3 700	EA	6 900
Bronze	EA	\$ 3 900	EA	\$ 7 300
Wood Panelled	add		15%	

Note: Do not apply Multiple Storey Adjustment to Elevator Hoisting and Ancillary Equipment costs.

5.014.150 MOVING STAIRS AND WALKS

5.014.155 ESCALATORS

800 mm Wide	Stainless Steel Inner Panels	Glass Inner Panels
3.10 m Rise	EA \$ 106 300	EA \$ 120 100
4.60 m Rise	EA 113 200	EA 127 000
6.10 m Rise	EA 120 100	EA 135 200
7.60 m Rise	EA 127 000	EA 142 100
1 200 mm Wide		
3.10 m Rise	EA \$ 110 400	EA \$ 124 200
4.60 m Rise	EA 120 100	EA 133 900
6.10 m Rise	EA 128 300	EA 144 900
6.60 m Rise	EA 138 000	EA 154 600

5.014.160 MOVING WALKS

Horizontal Type	Stainless Steel Inner Panels m	Glass Inner Panels m
1 118 mm wide	\$ 10 600	\$ 11 900
Inclined Type 4.9 m Rise - Glass or Stainless Steel Inner Panels		
914 mm wide		EA \$ 568 400
1 118 mm wide		EA 610 500

5.014.200 CONVEYORS AND CHUTES

5.014.205 GRAVITY CONVEYORS WITH STEEL FRAME

	Conveyor Width		
	375 mm m	525 mm m	675 mm m
Light Duty			
38 mm diameter rollers, 45.4 kg capacity	\$ 126.00	\$ 140.00	\$ 154.00
Medium Duty			
50 mm diameter rollers, 136.2 capacity	182.00	238.00	-
Heavy Duty			
63 mm diameter rollers, 272.4 kg capacity	392.00	448.00	756.00
Extra Heavy Duty			
88 mm diameter rollers, 1 134 kg capacity	1 750.00	2 310.00	3 122.00

5.014.210 POWER BELT CONVEYORS standard speed 18 to 30 mpm,
electric motor and drive 373 watts

	Belt Width		
	375 mm m	575 mm m	975 mm m
	\$ 588.00	\$ 672.00	\$ 882.00

5.014.215 CHUTES Linen or Garbage Chutes 610 mm diameter

	m	
Aluminum or Galvanized Steel		\$ 280.00
Aluminum		392.00
Stainless Steel		504.00
Chute Accessories (Sanitizer)	EA	170

5.014.250 PNEUMATIC TUBE SYSTEM

Station Controlled round or oval tubes

	Per Station	
100 mm diameter	EA	\$ 13 300
150 mm diameter	EA	19 600
100 x 150 mm diameter	EA	21 000

5.014.300 HOISTS AND CRANES

5.014.305 OVERHEAD TRAVELLING BRIDGE CRANES

Base Rates for an overhead travelling bridge crane contain the following major components.

Bridge - either a shaped or boxed heavy steel single girder or twin girders, which span the distance across or between two crane runway tracks, usually the width of a building, and supporting a mobile trolley and crane hoist system.

Bridge end trucks - are motorized gear driven wheeled trolleys or carriers attached to each end of a bridge, and run on a steel beam flange or steel track forming part of a crane runway. The trucks are used to move a bridge parallel along the length of a runway.

Trolley - an electric, motorized or manually operated steel framed carriage platform with wheels, which carries a mounted hoist and drive assembly laterally across the length of a bridge. A trolley may be either under running or top mounted on a single girder bridge, and is always top running mounted on a double girder bridge.

Hoist - is the lifting unit assembly mounted to a trolley and consists of a swivel safety hook, block pulleys, cable, cable drum, gear drives, electric motors, switches and control system.

Electrical - consists of installed power supply, separate panel breakers, load safety switches, conduit, flexible cable wiring, emergency limit switches, tagline cable loop trolley system and control panels.

Light/Medium Duty: Single Girder Bridge Crane

Top or under running, with floor controlled operation and internally located.

Hoist Capacity (tonnes)	Base Rate 9.1 m Span	Add or Deduct Per 1.5 m Bridge Span
0.91	\$ 18 200	\$ 680
1.81	19 430	780
2.72	22 100	780
4.54	28 700	950
6.80	32 700	950
9.07	38 970	1 050

5.014.305 OVERHEAD TRAVELLING BRIDGE CRANES - CONTINUED

Heavy Duty: Double Girder Bridge Crane

Top running, with floor controlled operation and internally located.

Hoist Capacity (tonnes)	Base Rate 9.1 m Span	Add or Deduct Per 1.5 m Bridge Span
4.54	\$ 33 900	\$ 1 050
6.80	40 300	1 085
9.07	47 500	1 350
13.61	68 850	1 400
18.14	73 900	1 400
22.68	87 300	1 600
Two Speed Bridge		add \$ 2 400
Single Girder		add \$ 2 400
Double Girder		
Steel Walkways on Crane Bridge, including		Constant \$ 1 850
ladders per metre along bridge span		add per m \$354
Cab Controlled Operation		
open style cab		add \$ 4 900
enclosed cab		add \$ 14 930
Exterior Operation		
Bridge cranes operated partly in and outside a building or operated totally outside Bridge Crane Base Rate		add 10%
Manual Hoists		
Bridge cranes with a manual hoist – Bridge Crane Base Rate		deduct 20%

Multiple Hoists

Where more than one hoist is found on one bridge, only one cost for one bridge crane shall be applied.

The total combined lifting capacity of all the hoists found on a bridge must be used to select the appropriate crane base rate.

When the total combined lifting capacity falls between two of the above listed capacities the higher capacity must be used to determine and select the base rate. **No interpolation shall be applied.**

5.014.305 OVERHEAD TRAVELLING BRIDGE CRANES - CONTINUED

Examples:

2 hoists @ 4.54 tonnes each, equals a 9.07 tonne bridge crane with a base rate of:
single girder - \$ 38 970
double girder - \$ 47 500

2 hoists @ 4.54 tonnes each, plus 1 hoist @ 1.81 tonnes equals 10.89 tonnes total capacity. Therefore apply base rate for a 13.61 tonne crane of \$ 68 850.

5.014.310 CRANE RUNWAYS

A runway or craneway is a system of two parallel steel beam tracks on which one or more bridge cranes may operate and travel horizontally overhead. Two major types are found.

Bracket Mounted Runway - a system of steel beam tracks mounted on steel support brackets. The support brackets in turn are attached to and integrated with the steel column framing members of a building.

Free Standing Runway - a structural system consisting of reinforced concrete piles, pile caps, steel columns, steel bracing, steel beam tracks, electrical supply, and independently constructed. This type of runway may be located both internally or externally from a building.

Runway Capacity - total capacity of a runway is determined and calculated by combining the lifting capacity of all bridge cranes located and operating on a single runway. Where total capacity found falls between two listed capacities, the higher capacity shall be the applicable rating, to a maximum of 22.68 tonnes. **No interpolation shall be applied.**

Bracket Mounted Runway

Total Capacity (tonnes)	Base Rate	Add per m of Length
1.81	\$ 200	\$ 430
2.72	200	490
4.54	1 300	640
6.80	1 300	770
9.07	1 300	890
13.61	1 300	1 110
18.14	1 460	1 300
22.68	1 460	1 430

Free Standing Runway

Total Capacity (tonnes)	Base Rate	Add per m of Length
1.81	\$ 4 300	\$ 600
2.72	4 300	670
4.54	4 700	770
6.80	5 300	890
9.07	5 800	1 010
13.61	8 200	1 300
18.14	10 200	1 580
22.68	10 200	1 910

5.014.330 MONORAIL TRACK HOISTS

Base Rates for these systems include a crane runway of brackets, clamps, hangers, switches and steel beam monorail track, trolleys, hoists, electrical and installation costs.

The trolley is a carriage and wheel arrangement that moves the hoist along a runway. A monorail may have the following hoist and trolley combination:

- motorized trolley plus motorized hoist
- manual trolley plus motorized hoist
- manual trolley plus manual hoist.

Monorail Hoists & Trolleys

Hoist Capacity (tonnes)	Manual Hoist Manual Trolley	Motorized Hoist Manual Trolley	Motorized Hoist Motorized Trolley
0.45	\$ 660	\$ 2 180	\$ 2 660
0.91	800	2 650	3 230
1.81	1 090	3 590	4 380
2.72	1 370	4 530	5 530
3.63	1 650	5 470	6 680
4.54	1 940	6 410	7 830
6.80	1 550	8 430	10 290

5.014.335 MONORAIL TRACK RUNWAYS

A runway or craneway may have a straight or curved monorail track, and may be free-standing or suspended and integrated into the structural framing system of the floor or roof of a building. This latter arrangement is the most common monorail configuration.

Total Capacity (tonnes)	Straight Runway/m	Curved Runway/m
0.45	\$ 18	\$ 50
0.91	18	75
1.81	42	126
2.72	83	177
3.63	116	228
4.54	151	278
6.80	223	387

Note: Determine total capacity of track runway as other crane runway systems.

5.014.350 JIB CRANES

Jib cranes are also referred to as jib boom shop cranes. Costs include crane materials package, base, electrical and installation.

Three major types are commonly found.

Wall Bracket Mounted - has no post and jib or boom is mounted on brackets attached to a main steel framing member of a building.

Post Side-Mounted, Partial Rotation - jib or boom is mounted on hinges to the side of a free-standing steel post. Hinges allow boom to swing or rotate 180° - 220°.

Post Top-Mounted, Full Rotation - jib or boom is attached to a revolving steel sleeve and mounted on top of a steel post, allowing a full 360° of rotation.

Wall Bracket Jib Cranes

Capacity (tonnes)	Hoist Type	Base Rate	Boom Length Add per m
0.23	manual	1 150	\$ 84
	electric	4 850	84
0.45	manual	1 150	86
	electric	5 050	86
0.91	manual	1 200	97
	electric	5 500	97
1.36	manual	1 500	130
	electric	6 750	130
1.81	manual	1 500	148
	electric	6 700	148
2.72	manual	2 000	276
	electric	11 050	276
4.54	manual	3 500	350
	electric	14 700	350

5.014.350 JIB CRANES - CONT'D

Post Side-Mounted Jib Cranes

Capacity (tonnes)	Hoist Type	Base Rate	Boom Length Add per m
0.23	manual	\$ 1 600	\$ 326
	electric	5 300	326
0.45	manual	.1750	294
	electric	5 650	294
0.91	manual	2 100	353
	electric	6 400	353
1.36	manual	2 400	473
	electric	7 700	473
1.81	manual	2 450	570
	electric	7 700	570
2.72	manual	3 300	576
	electric	12 500	576
4.54	manual	4 600	739
	electric	15 800	739

Post Top-Mounted Jib Cranes

Capacity (tonnes)	Hoist Type	Base Rate	Boom Length Add per m
0.23	manual	1 800	\$ 308
	electric	5 500	308
0.45	manual	2 000	365
	electric	5 900	365
0.91	manual	1 700	578
	electric	6 000	578
1.36	manual	2 000	690
	electric	7 200	690
1.81	manual	2 000	740
	electric	7 250	740
2.72	manual	3 100	884
	electric	12 250	884
4.54	manual	3 600	1 295
	electric	14 800	1 295

5.014.350 JIB CRANES - CONT'D

Post Column Height Adjustment

All post heights in rate provide a jib boom clearance of 3.7 m. For post or column height adjustments, greater than or less than 3.7 m, **add or deduct** as follows:

Capacity (tonnes)	Post Diameter	Height Adjustment per m
0.23	200 mm	\$ 180
0.45	250 mm	260
0.91	300 mm	310
1.36	350 mm	340
1.81	400 mm	400
2.72	500 mm	640
4.54	600 mm	790

5.015.000 MECHANICAL

5.015.200 PLUMBING

5.015.225 WATER TREATMENT water softeners

<u>Capacity</u>	<u>Semi Automatic</u>		<u>Automatic</u>	
620 g	EA	\$ 480	EA	\$ 540
1116 g	EA	570	EA	670
1550 g	EA	670	EA	800
2325 g	EA	-	EA	1 200
3255 g	EA	-	EA	1 400

5.015.230 WASTE WATER DISPOSAL AND TREATMENT

Septic Tank Systems and Disposal Field including excavation, stone bedding and backfilling

3 273 litres	EA	\$ 3 700
9 092 litres	EA	6 000
22 730 litres	EA	10 800

5.015.235 HOT WATER HEATERS

Gas fired

286 L/h	EA	\$ 1 100
459 L/h	EA	1 500
596 L/h	EA	1 800
1 068 L/h	EA	2 200
1 373 L/h	EA	2 500

Gas fired car wash unit high recovery

791 L/h	EA	\$ 2 900
1 227 L/h	EA	3 100
1 754 L/h	EA	3 700
2 110 L/h	EA	4 200
2 655 L/h	EA	5 200

Gas fired coin laundry unit

1 227 L/h	EA	\$ 3 800
1 754 L/h	EA	4 700
2 110 L/h	EA	5 300
2 655 L/h	EA	6 300
3 073 L/h	EA	6 700

5.015.240 PLUMBING FIXTURES**Drinking Fountains****Vitreous China** non-refrigerated

Wall hung 305 x 330 mm EA \$ 690

Semi-recessed 381 x 660 mm EA 800

Fibreglass

Wall hung 254 x 356 mm EA \$ 660

Semi-recessed 406 x 711 mm EA 750

Refrigerated

Wall mounted EA \$ 930

Floor mounted EA 960

5.015.245 COMMERCIAL AND INDUSTRIAL FIXTURES**Commercial Sinks** stainless steel with 203 mm high splash boards**Single Compartment** 356 mm deep

610 x 610 mm EA \$ 900

610 x 762 mm EA 1 000

610 x 914 mm EA 1 100

Double Compartment 356 mm deep

381 x 610 mm EA \$ 1 100

508 x 610 mm EA 1 300

610 x 762 mm EA 1 500

Triple Compartment 356 mm deep

381 x 610 mm EA \$ 1 700

508 x 610 mm EA 1 900

610 x 610 mm EA 2 100

Note: For drainboards either side add EA \$ 590**Laundry Sinks** steel enamelled

Single Bowl 533 x 610 mm EA \$ 580

Double Bowl 533 x 813 mm EA 660

Single Compartment 559 x 559 mm EA 640

Double Compartment 559 x 1 118 mm EA 750

Service Sinks cast iron enamelled

Wall hung 457 x 559 mm EA \$ 1 300

Mop receptor, floor type, 457 x 559 mm EA 1 200

5.015.245 COMMERCIAL AND INDUSTRIAL FIXTURES - CONT'D

Washfountains

Precast Terrazzo

Semi-circular 914 mm	EA	\$ 1 600
Semi-circular 1 372 mm	EA	1 900
Circular 914 mm	EA	1 800
Circular 1 372 mm	EA	2 000

Stainless Steel

Semi-circular 914 mm	EA	\$ 1 900
Semi-circular 1 372 mm	EA	2 400
Circular 914 mm	EA	2 000
Circular 1 372 mm	EA	2 800

5.015.250 PLUMBING SPECIALTIES

Floor Drains brass top including 3.3 m pipe

50 mm	EA	\$ 380
75 mm	EA	320
100 mm	EA	340

5.015.500 FIRE PROTECTION

5.015.505 AUTOMATIC SPRINKLER SYSTEM

Wet System	Protection Area Per Head				
	8.4 m ²	9.3 m ²	12.1 m ²	15.6 m ²	18.6 m ²
Exposed Piping					
First Level					
Constant	\$ 2 800	\$ 2 500	\$ 1 900	\$ 1 500	\$ 1 300
Area Rate m²	12.00	11.00	8.40	6.50	5.50
Additional Levels					
Area Rate m²	10.00	9.30	7.30	5.50	4.60
Concealed Piping					
First Level					
Constant	\$ 2 800	\$ 2 500	\$ 1 900	\$ 1 500	\$ 1 300
Area Rate m²	14.50	13.00	10.00	7.80	6.70
Additional Levels					
Area Rate m²	13.00	11.50	8.70	6.80	5.80

5.015.505 AUTOMATIC SPRINKLER SYSTEM - CONT'D

Flush Heads

First Level

Constant	\$ 2 800	\$ 2 500	\$ 1 900	\$ 1 500	\$ 1 300
Area Rate m²	17.00	16.00	12.00	9.50	7.80

Additional Levels

Area Rate m²	15.50	14.00	11.00	8.50	7.50
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Wet Pipe Systems The wet pipe system employs automatic sprinklers attached to piping containing water under pressure at all times. When fire occurs, individual sprinklers are actuated by the heat and water flows immediately. This system is generally used wherever there is no danger of the water in the pipes freezing, and wherever there are no special conditions requiring one of the other systems.

Dry System

Protection Area Per Head

Exposed Piping	8.4 m²	9.3 m²	12.1 m²	15.6 m²	18.6 m²
First Level					
Constant	\$ 2 900	\$ 2 600	\$ 2 000	\$ 1 600	\$ 1 300
Area Rate m²	12.50	11.00	8.70	6.70	5.50
Additional Levels					
Area Rate m²	10.50	9.40	7.30	5.80	4.80

Concealed Piping

First Level

Constant	\$ 2 900	\$ 2 600	\$ 2 000	\$ 1 600	\$ 1 300
Area Rate m²	15.00	13.50	10.00	8.00	6.70

Additional Levels

Area Rate m²	13.00	11.50	9.00	7.00	5.80
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Flush Heads

First Level

Constant	\$ 2 900	\$ 2 600	\$ 2 000	\$ 1 600	\$ 1 300
Area Rate m²	17.50	16.00	12.00	9.60	8.00

Additional Levels

Area Rate m²	16.00	14.50	11.00	8.70	7.30
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Dry Pipe System A dry pipe system has automatic sprinklers attached to piping containing air under pressure. When a sprinkler is opened by heat from fire, air pressure is reduced, the dry pipe valve is opened by water pressure, and water flows to any open sprinklers. Dry pipe systems operate more slowly than wet types, and are also more expensive to install and to maintain. For these reasons, they are normally installed only where necessary (generally where freezing is a problem).

Pre-Action or Deluge Systems: add 50% to Dry System cost

5.015.505 AUTOMATIC SPRINKLER SYSTEM - CONT'D

Pre-Action Systems Pre-action systems are designed primarily to counteract the operational delay of conventional dry pipe systems, and to eliminate the danger of water damage resulting from accidental damage to automatic sprinklers or piping.

In pre-action systems, the water supply valve is actuated independently of the opening of sprinklers; i.e., the valve is opened by the operation of an automatic fire detection system and not by the fusing of the sprinklers.

Deluge Systems The purpose of a deluge system is to deliver the most water in the least time. It wets down an entire fire area by admitting water to sprinklers or spray nozzles which are open at all times. By using automatic fire detection devices of the type used in pre-action systems or controls designed for individual hazards, it is possible to apply water to fire more quickly than with systems in which operation depends on the opening of sprinklers only as the fire spreads. Deluge systems are suitable for extra hazard occupancies in which flammable liquids are handled or stored, and where there is a possibility that fire may flash ahead of the operation of ordinary automatic sprinklers.

5.015.510 SPRINKLER SYSTEM ANCILLARY EQUIPMENT

The following precalculated rates contain additional costs for miscellaneous equipment found in a structure in conjunction with and complementing any type of sprinkler fire protection system.

Inclusive costs are for a normal quantity and quality of items which include interior and exterior siamese connections, valves, fire hose cabinets, exit signs, manual pull downs, alarm bells, emergency lights, wiring and installation, and must be added to sprinkler system costs.

All Sizes - m²		K	AR
Hotel			
basement	add	\$ 1 920	\$ 1.60
main	add	5 020	1.90
upper	add	1 580	1.30
Store			
basement	add	\$ 1 920	\$ 1.60
main	add	4 580	1.60
upper	add	1 920	1.60
Office basement			
	add	\$ 1 920	\$ 1.60
main	add	4 580	1.60
upper	add	1 580	1.30
Warehouse			
basement	add	\$ 1 920	\$ 1.60
main	add	4 240	1.30
upper	add	1 580	1.30

5.015.515 FIRE DETECTOR SYSTEMS

A fire detector system replaces or supplements a sprinkler system. Where water is not wanted, or has no effective use, sprinkler heads, etc. are replaced by a series of interconnected sensors, which detect gases, heat, or smoke fumes. Detectors are also located in air ducts and ventilation systems. All sensors are in turn linked electronically to control panels and automatic alarm systems.

Sensor detector systems of three types are normally found.

Ionization - are very fast, highly sensitive, and react to combustion gases, odors or changes in air quality. Uses are found in high hazard volatile areas, vaults, document and data centres or sensitive equipment areas.

Thermal - respond to heat changes from pre-set temperature limits and are used in high heat areas such as manufacturing or mechanical rooms.

Smoke - have slow response time and react to concentrated smoke fumes only. Uses are mainly found in apartments, small commercial businesses, public buildings, and other low hazard areas.

	Ionization Detector System		Thermal Detector System		Smoke Detector System	
	K	AR	K	AR	K	AR
All Sizes m²						
Hotel						
basement	\$ 1 340	\$ 4.30	\$ 540	\$ 1.70	\$ 270	\$ 0.90
main floor	1 560	8.60	630	3.50	310	1.70
upper floor		8.60	-	3.50	-	1.70
Store						
basement	\$ 1 560	\$ 10.10	\$ 630	\$ 4.10	\$ 310	\$ 2.00
main floor	1 560	10.60	630	4.30	310	2.10
upper floor		10.60	-	4.30	-	2.10
Office						
basement	\$ 1 340	\$ 4.30	\$ 540	\$ 1.70	\$ 270	\$ 0.90
main floor	1 560	10.60	630	4.30	310	2.10
upper floor	-	10.60	-	4.30		2.10
Warehouse						
basement	\$ 670	\$ 4.50	\$ 270	\$ 1.80	\$ 130	\$ 0.90
main floor	670	4.50	270	1.80	130	0.90
upper floor	-	4.50	-	1.80	-	0.90

5.015.520 DETECTOR SYSTEM ANCILLARY EQUIPMENT

The following precalculated rates are for additional combined costs for miscellaneous equipment found in a structure in conjunction with and complementing any type of fire detector system.

Normal quantities and quality of items will include a standpipe system, interior and exterior siamese connections, valves, fire hose cabinets, exit signs, manual pull downs, alarm bells, emergency lights, wiring and installation costs, and must be added to detector system costs.

All Sizes - m²		K	AR
Hotel			
basement	add	\$ 3 400	\$ 2.80
main	add	8 680	4.90
upper	add	3 070	2.50
Store			
basement	add	\$ 3 400	\$ 2.80
main	add	8 230	4.50
upper	add	3 400	2.80
Office			
basement	add	\$ 3 400	\$ 2.80
main	add	7 900	4.30
upper	add	3 070	2.50
Warehouse			
basement	add	\$ 3 400	\$ 2.80
main	add	8 230	4.50
upper	add	3 070	2.50

5.015.530 ANNUNCIATOR PANEL MONITORING ALARM SYSTEMS

In conjunction with a sprinkler or sensor detector fire protection system, a central remote monitoring annunciator alarm system and control facility is normally found.

Annunciator panels are located in close proximity to a building entrance. This system consists of audio-visual display panels, monitoring equipment, electric indicators to show source, origin, or location of a fire, alarm initiating devices, zone indicators, mechanical control centers for water flow, gate valve and pressure switches, activating sprinkler systems, and automatic controls for fans, vents, doors and air handling system zones.

In higher and larger type buildings a voice communication system forms part of an alarm system, with provisions for 2-way communication with amplifier, loudspeakers, and emergency telephones.

Costs for these monitoring alarm systems must be added to the cost of sprinkler or detector system and costs for ancillary equipment in order to arrive at a total fire protection system cost.

Annunciator and Control Panel

- 2 zone display - **add EA \$ 1 500**
- 4 zone display - **add EA \$ 1 750**
- 8 zone display - **add EA \$ 2 000**
- 12 zone display - **add EA \$ 3 200**
- 24 zone display - **add EA \$ 4 500**
- 32 zone display - **add EA \$ 5 500**

Annunciator and Control Panel with Voice Alarm System

- 2 zone display - **add EA \$ 3 700**
- 4 zone display - **add EA \$ 5 900**
- 8 zone display - **add EA \$ 8 200**
- 12 zone display - **add EA \$ 12 300**
- 24 zone display - **add EA \$ 15 700**
- 32 zone display - **add EA \$ 19 100**

Note: The number of zones can usually be counted on the annunciator display panels.

5.015.540 HALON GAS FIRE SUPPRESSION SYSTEMS

Halon gas and carbon dioxide gas agent fire suppression systems are designed for use in isolated or high risk areas, unusual hazards or special environments, and where water sprinkler systems are of no use or undesirable. These are referred to as "clean" systems that leave no residue or do not contaminate contents such as documents, records or electronic equipment.

Total systems include costs of all electrical, mechanical, ancillary items and installation. Items included are gas storage cylinders, piping distribution system, discharge nozzles, automatic fire, heat and smoke photoelectric or ionization detectors, pull down stations, horn and bell alarms, annunciator control panel modules, activation modules for door closures, air system, computer system and exhaust system automatic shutdown. **No additional add-on costs are required with these systems.**

Systems are used in such locations as libraries, museums, bank and security vaults, electronic data processing, tape and data storage, transformer rooms, telephone exchanges, laboratories, radio and television facilities, and flammable liquid storage areas.

Size Ranges m2	Coverage Area per System					
	Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
	K	AR	K	AR	K	AR
Regular Floor Area	1 500	126	4 300	69	6 900	59
Access Floor Area	1 500	141	4 400	81	7 000	71

5.015.550 STAND PIPE & FIRE HOSE EQUIPMENT

Fire Hose Rack

Steel, painted with 22.9 m of hose EA \$ 340

Fire Hose Cabinet recessed

Steel, painted with 22.9 m of hose EA 560
 Steel, painted with 22.9 m of hose and fire extinguisher EA 700
 Chrome faced with 22.9 m of hose EA 830
 Chrome faced with 22.9 m of hose and fire extinguisher EA 910

Fire Extinguisher Cabinet recessed

Steel, painted with glass door EA 290

5.015.560 SPECIALTY ITEMS

The following are some of the items included in the precalculated costs of an Ancillary Equipment System. Individual costs are provided for use where a smaller structure does not contain a complete fire protection system and may have only a partial alarm system.

Siamese Pumper Connections

	Flush Wall Type		Projection Wall Type		Sidewalk Unit	
60 x 60 x 100 mm	EA	\$ 430	EA	\$ 380	EA	\$ 500
60 x 60 x 125 mm	EA	510	EA	430	EA	600
75 x 75 x 100 mm	EA	530	EA	—	EA	—
75 x 75 x 125 mm	EA	580	EA	—	EA	—

Polished Chrome add 10%

Check Valves used with above connections 100

mm	EA	\$ 320
150 mm	EA	510
200 mm	EA	720

Alarm Bells

150 mm diameter	EA	\$ 80
250 mm diameter	EA	140

Horns

standard alert	EA	\$ 80
speaker and alert	EA	150

Pull-Down Stations

standard metal	EA	\$ 80
key-lock 2 stage	EA	120

Exit Signs

standard	EA	\$ 70
good	EA	120

Emergency Lights

good, twin head c/w battery pack	EA	\$190
expensive, 150 x 600 mm tube type	EA	310

5.015.600 HEATING, COOLING, AIR DISTRIBUTION

5.015.620 HEAT TRANSFER EQUIPMENT

Suspended Unit Heaters

Gas Fired

11.7 kW	EA	\$ 710
23.4 kW	EA	830
35.2 kW	EA	1 020
46.9 kW	EA	1 300
58.6 kW	EA	1 700
70.3 kW	EA	2 100
82.0 kW	EA	2 400
93.8 kW	EA	2 700

Gas Fired Infra-red Ceramic Plate Units

These units may be made up from 1 to 8 ceramic plates. Each plate has a potential input of 4.4 kW each. While the unit itself is not required to be vented, its use is limited to commercial buildings where the water vapour created can be exhausted by other means.

4.4 kW	EA	\$ 530
8.8 kW	EA	590
14.7 kW	EA	680
17.6 kW	EA	770
22.0 kW	EA	900
26.4 kW	EA	1 000
30.8 kW	EA	1 100
35.2 kW	EA	1 200

Infra-red Steel Tube Radiant Heat Systems

Two types of horizontal steel tube radiant heaters are found. A vacuum induced continuous loop system has gas fired burners at spaced intervals on a continuous perimeter mounted burning tube, a vacuum pump, air supply blower fan, filters, and a fume exhaust system made up of ducts, vents and chimney.

An individual unit forced air combustion tube system may be made up of a single unit or a series of spaced individual burner tube units. Each unit has a burner head control, burner tube, forced air fan, thermostat and zone controls.

Both systems are suspended and have aluminum or steel heat reflector pans and grills.

Continuous Loop System	K	\$ 500
	ARm²	\$ 18.00
Individual Tube Unit System	K	\$ 300
	ARm²	\$ 14.00

5.015.620 HEAT TRANSFER EQUIPMENT - CONT'D

Horizontal Type Unit Heaters These are rectangular in shape and are suspended from the wall or ceiling. Installation includes wiring, thermostat and an average amount of piping. They do not include the cost of the boiler or heat source.

Steam

10.6 kW	EA	\$ 500
18.5 kW	EA	600
36.6 kW	EA	840
52.7 kW	EA	1 100
70.3 kW	EA	1 400
103.2 kW	EA	2 100

Hot Water

6.7 kW	EA	\$ 500
11.7 kW	EA	600
23.4 kW	EA	840
33.7 kW	EA	1 100
47.2 kW	EA	1 400
73.3 kW	EA	2 100

Vertical Projection Unit Heaters These heaters are round in shape and hang from the ceiling. Installation includes wiring, thermostat and an average amount of piping. They do not, however, include the cost of the boiler or heat source.

Steam

4.9 kW	EA	\$ 740
10.7 kW	EA	840
14.7 kW	EA	1 000
26.1 kW	EA	1 400

Hot Water

2.8 kW	EA	\$ 740
7.6 kW	EA	840
10.4 kW	EA	1 000
19.1 kW	EA	1 400

5.015.620 HEAT TRANSFER EQUIPMENT - CONT'D

RADIANT ROLL HEATING SYSTEMS

A complete system includes a hot water boiler, water treatment system, pumps, water lines, gas line, supply and return headers, foil faced vapour barrier, rubberized propylene tubing mats or plastic piping, zone controls, electrical and installation costs.

Tubing or piping between wood floor joists or embedded in concrete usually have a spacing of 300 mm, while tubing or piping in concrete driveways and ramps will have a spacing of 75 mm.

Floor System Application

Concrete Slab-on-grade	per m² - add	\$ 21.00
Suspended Concrete Floor Framing Systems	per m² - add	21.00
Concrete Slab on Steel Deck	per m² - add	21.00
Wood Joisted Floor System	per m² - add	23.00
Parking Ramps, Driveways, Loading Dock Ramps	per m² - add	81.00

NOTE: Where this system is found embedded in gyperete or lightweight foamcell topping in conjunction with a wood joisted floor, an addition must also be made for costs of these toppings, and an addition made for costs of any insulation found.

The above rates must be applied to each level or floor of a structure, including basement slabs.

5.015.625 AIR DISTRIBUTION

Vaneaxial Fans belt drive, suspended

1.4 m ³ /s	EA	\$ 1 700
2.4 m ³ /s	EA	1 900
3.3 m ³ /s	EA	2 200
4.7 m ³ /s	EA	3 300
7.0 m ³ /s	EA	4 100
9.4 m ³ /s	EA	6 000

Propeller Fans direct drive, wall type not including exhaust shutters

305 mm 0.47 m ³ /s	EA	\$ 430
406 mm 0.94 m ³ /s	EA	490
610 mm 2.4 m ³ /s	EA	600
762 mm 3.8 m ³ /s	EA	650
914 mm 7.0 m ³ /s	EA	1 000
1 067 mm 9.4 m ³ /s	EA	1 800
1 219 mm 14.2 m ³ /s	EA	2 480
1 372 mm 18.0 m ³ /s	EA	2 500
1 524 mm 23.6 m ³ /s	EA	3 200
1 829 mm 28.3 m ³ /s	EA	4 500

Roof Exhaust Fans centrifugal, aluminum

Direct Drive

0.08 m ³ /s	EA	\$ 370
0.15 m ³ /s	EA	400
0.26 m ³ /s	EA	430
0.39 m ³ /s	EA	490
0.65 m ³ /s	EA	820
1.10 m ³ /s	EA	1 100

Belt Drive

0.28 m ³ /s	EA	\$ 810
0.56 m ³ /s	EA	850
0.94 m ³ /s	EA	1 100
1.98 m ³ /s	EA	1 800
2.83 m ³ /s	EA	2 100
4.52 m ³ /s	EA	3 600
6.84 m ³ /s	EA	3 800

5.015.625 AIR DISTRIBUTION - CONT'D

Recirculating Ceiling Fans including variable speed control switch

Average steel 3 blade

		Down Thrust	Up & Down Thrust
914 mm	EA	\$ 370	\$ -
1 422 mm	EA	480	EA 540
Note: Control Switch - up to 5 fans		add	EA \$ 170
- up to 10 fans		add	EA 200

Good, no light fixture

		Steel		Wooden	
		3 Blade	4 Blade	3 Blade	4 blade
914 mm	EA	\$ 490	\$ 580	\$ 600	\$ 710
1 219 mm	EA	540	630	680	800
1 422 mm	EA	610	-	770	-

Light Fixture add EA \$ 51

Exhaust or Fresh Air Outlets

Fixed Louvres	m²
Galvanized Steel	\$ 303.00
Aluminum	357.00

Combination Fixed and Operating Louvers

	Operation		
	Manual m²	Electric m²	Pneumatic m²
Galvanized Steel	\$ 366.00	\$ 462.00	\$ 396.00
Aluminum	413.00	510.00	444.00

5.016.000 ELECTRICAL

5.016.300 ELECTRICAL FIXTURE ALLOWANCE IN MANUAL RATES

Model Type	01	02	Quality 03	04	06	08
300 Stores m ²	\$ -	\$ 6.20	\$ 10.00	\$ 13.00	\$ 21.00	\$ 27.00
350 Offices m ²	-	10.00	13.00	16.00	27.00	35.00
500 Warehouse m ²	1.50	3.50	3.50	6.20	10.00	13.00

5.016.350 SWITCHES AND RECEPTACLES

Switches 120-277V

Toggle switches (quiet)						
Single pole					EA	\$ 24
3-Way					EA	46

Toggle switches (silent mercury)						
Single pole					EA	\$ 27
3-Way					EA	52
4-Way					EA	83

Toggle switches (premium grade)						
Single pole with glow-handle					EA	\$ 36
Double pole					EA	50
3-Way					EA	61
4-Way					EA	82

Switches 350V

Fluorescent loads 15 AMP						
Single pole					EA	\$ 39
Double pole					EA	62
3-Way					EA	84
4-Way					EA	110

Fluorescent loads 20 AMP						
Single pole					EA	\$ 45
Double pole					EA	67
3-Way					EA	86
4-Way					EA	120

15 AMP Receptacles

Standard, duplex U ground					EA	\$ 25
Weatherproof, duplex U ground					EA	\$ 88

20 AMP Receptacles

Standard, duplex U ground					EA	\$ 41
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30 AMP Receptacles

Range and dryer type, 4 wire, 120/240					EA	\$ 95
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50 AMP Receptacles

Range and dryer type, 4 wire, 120/240					EA	\$ 120
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5.016.500 LIGHTING FIXTURES

5.016.505 FLUORESCENT LIGHTING FIXTURES interior

	600 mm		1200 mm		2400 mm	
Surface mounted strip						
1 Tube 40 Watt	EA	\$ 52	EA	\$ 56	EA	\$ 73
2 Tube 40 Watt	EA	63	EA	68	EA	-
74 Watt	EA	-	EA	-	EA	77
4 Tube 40 Watt	EA	-	EA	92	EA	-
74 Watt	EA	-	EA	-	EA	120
Surface mounted wrap around lens						
2 Tube 40 Watt	EA	\$ -	EA	\$ 75	EA	\$ -
4 Tube 40 Watt	EA	-	EA	130	EA	-
Surface mounted lay-in lens						
2 Tube 40 Watt	EA	\$ -	EA	86	EA	\$ -
4 Tube 40 Watt	EA	-	EA	150	EA	-
Surface mounted dropped opal diffuser						
2 Tube 40 Watt	EA	\$ -	EA	140	EA	\$ -
4 Tube 40 Watt	EA	-	EA	230	EA	-
6 Tube 40 Watt	EA	-	EA	380	EA	-
8 Tube 40 Watt	EA	-	EA	430	EA	-
Recessed lay-in acrylic lens						
2 Tube 40 Watt	EA	\$ -	EA	76	EA	\$ -
4 Tube 40 Watt	EA	-	EA	95	EA	-
Recessed hinge frame acrylic lens						
2 Tube 40 Watt	EA	\$ -	EA	97	EA	\$ -
4 Tube 40 Watt	EA	-	EA	110	EA	-
Recessed air handling lay-in acrylic lens						
2 Tube 40 Watt	EA	\$ -	EA	\$ 140	EA	\$ -
4 Tube 40 Watt	EA	-	EA	210	EA	-
Industrial turret type						
1 Tube 40 Watt	EA	\$ -	EA	\$ 60	EA	\$ -
74 Watt	EA	-	EA	-	EA	100
2 Tube 40 Watt	EA	-	EA	89	EA	-
74 Watt	EA	-	EA	-	EA	130
High Bay VHO	EA	-	EA	190	EA	230
4 Tube 40 Watt	EA	-	EA	-	EA	170
Note: add Wire guard	1.2 m			EA		\$ 20.00
	2.4 m			EA		39.00
add Metal louvre guard	1.2 m			EA		33 00
	2.4 m			EA		65.00

5.016.510 VAPOUR OR DUST TIGHT FLUORESCENT FIXTURES interior or exterior

Surface mounted strip with extruded clear acrylic lamp enclosures	1200 mm		2400 mm		4800 mm	
1 Tube 40 Watt	EA	\$ 130	EA	\$ -	EA	\$ -
105 Watt	EA	-	EA	160	EA	-
2 Tube 40 Watt	EA	180	EA	-	EA	-
105 Watt	EA	-	EA	240	EA	270
Surface mounted moulded fibreglass unit						
2 Tube 40 Watt	EA	\$ 170	EA	\$ -	EA	\$ -
Recessed unit						
2 Tube 40 Watt	EA	\$ 160	EA	\$ -	EA	\$ -
Hinged frame unit						
2 Tube 40 Watt	EA	\$ 170	EA	\$ -	EA	\$ -
3 Tube 40 Watt	EA	190	EA	-	EA	-
Hinged frame explosion proof unit						
2 Tube 40 Watt	EA	\$ 280	EA	\$ -	EA	\$ -
3 Tube 40 Watt	EA	290	EA	-	EA	-

5.016.515 INCANDESCENT

Industrial types	1200 mm		2400 mm		4800 mm	
RLM Dome 200 Watt	EA	\$ 40	EA	\$ -	EA	\$ -
500 Watt	EA	51	EA	-	EA	-
Prismatic glass reflector						
200 Watt	EA	\$ 50	EA	\$ -	EA	\$ -
500 Watt	EA	110	EA	-	EA	-
Vapour tight ceiling mounted						
60 Watt	EA	\$ 49	EA	\$ -	EA	\$ -
100 Watt	EA	63	EA	-	EA	-
200 Watt	EA	84	EA	-	EA	-
Outdoor Vapour or dust tight						
150 Watt	EA	\$ 100	EA	\$ -	EA	\$ -
200 Watt	EA	130	EA	-	EA	-
Explosion proof ceiling mounted						
150 Watt	EA	\$ 190	EA	\$ -	EA	\$ -
200 Watt	EA	230	EA	-	EA	-
Commercial types						
Glass enclosed 150 Watt	EA	\$ 59	EA	\$ -	EA	\$ -
Pot light 150 Watt	EA	88	EA	-	EA	-
Wash basin 60 Watt	EA	65	EA	-	EA	-
Wall washer 200 Watt	EA	100	EA	-	EA	-
Exit Lights						
Face type, wall or ceiling	EA	\$ 110	EA	\$ -	EA	\$ -
Surface mounted 25 Watt	EA	75	EA	-	EA	-
Recessed 25 Watt	EA	66	EA	-	EA	-

5.016.520 MERCURY VAPOUR

Single 250 Watt

Low Bay, open pot	EA	\$ 250
Recessed, open pot	EA	300

Single 400 Watt

Low Bay, open pot	EA	\$ 200
High Bay, open pot	EA	210
Recessed Exterior, square covered	EA	390
Recessed Interior, square covered	EA	460

Double 400 Watt

Low Bay, open pot	EA	\$ 460
High Bay, open pot	EA	490

Single 1000 Watt

High Bay, open pot	EA	\$ 310
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Wall Fixtures

175 Watt covered	EA	\$ 230
250 Watt covered	EA	260

5.016.525 METAL HALIDE

Single 400 Watt, open pot	EA	\$ 250
Single 1000 Watt, open pot	EA	400

5.016.530 HIGH PRESSURE SODIUM (HPS)

Single 400 Watt

High Bay, open pot	EA	\$ 340
Recessed Exterior, square covered	EA	560
Recessed Interior, square covered	EA	640

5.019.000 SUGGESTED AGE LIFE TABLES

5.019.100 AUTOMOTIVE EQUIPMENT AND BULK OIL EQUIPMENT

20 YEAR LIFE

Compressors
Tire Inflators
Tire Fitting Equipment
Water Dispenser
Lubrication Dispenser
Vehicle Hoists
Vehicle Wash Systems
Vacuum Cleaner
Paint Spray Booths

Pumps
Truck Loaders
Bottom Truck Unloaders
Bulk Plant Meters
Barrel Fillers
Railway Tank Car Unloaders
Steel Fill Stand
Concrete Spill Slab

Gasoline Dispensers
Submersible Pumps
Self-Serve Remote Consoles
Intercom
Micro-Computer Controlled Fuel Dispenser System
Solid State Modular Electronic Control Fuel Dispensing System
Underground Tanks
Waste Oil Tank
Propane Fueling System Meter
Propane Fueling System Dispenser

Propane Pumping Systems
Anhydrous Ammonia Pumping Systems
Propane/Anhydrous Ammonia Compressors
Propane/Anhydrous Ammonia Meters
Railway Tank Car Unloading Lines
Aviation Equipment
Hoists (other than vehicle hoists)
Cranes

35 YEAR LIFE

Above Ground Tanks
Piping
Pump Manifolds
Tank Manifolds
Tank Catwalks
Tank Farm Berms

Vehicle Propane Fueling System Tanks
Outdoor Lighting
Propane/Anhydrous Ammonia Tanks
Steel Skids

5.019.100A COMMUNICATION EQUIPMENT

35 YEAR LIFE

Guyed Steel Tower

5.019.200 SITE IMPROVEMENTS

20 YEAR LIFE

Bituminous Paving
Concrete Paving

35 YEAR LIFE

Industrial Fences
Yard Lighting
Guard Rails and Posts
Parking Lot Plug-ins

5.019.300 GRAIN BIN, FERTILIZER, CONCRETE & OILWELL CEMENTING EQUIPMENT

20 YEAR LIFE

Fertilizer Blending Equipment
Grain Bin Unloading & Aeration Equipment

Concrete Batching Equipment
Oilwell Cementing Equipment

5.019.400 RAILWAY EQUIPMENT

20 YEAR LIFE

Tank Pumping Units

35 YEAR LIFE

Storage Tanks
Loading Platforms
Stock Yards

5.020.000 HOTEL EQUIPMENT

5.020.050 TAVERN EQUIPMENT AND FIXTURES

5.020.060 SERVE BARS

These units consist of a front wall section with a waiter and customer counter top, and a rear section with a bartender work counter and bottom storage cabinets. Incorporated into a serve bar may be such items as a glass washer, jockey station, water station, rinse sinks, glass cooler, liquor dispensers and beer tap boxes, which must be valued separately from the serve bar.

Low Grade , masonite panelling or painted wood	per m	\$ 400
Fair , finished plywood and formica	per m	510
Average , arborite and wood with stainless steel tops	per m	660
Good , padded vinyl, wood moulding or brass trim, good wood or stainless steel tops	per m	840
Expensive , oak, walnut, teak or glass panelling with marble, corian or glass counters	per m	1 180

5.020.070 BEER TAP SYSTEMS

Single Zam - 2 keg capacity, 1 tap, c/w air lines and refrigeration	EA	\$ 3 300
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Double Zam - 4 keg capacity, 2 taps, c/w air lines and refrigeration	EA	\$ 3 900
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Direct Draw - complete self-contained cabinet system

1 keg and 1 tap	EA	\$ 1 400
2 kegs and 2 taps	EA	2 500
3 kegs and 3 taps	EA	2 800
4 kegs and 4 taps	EA	3 050
Additional, per keg and tap	add EA	300

Cold Line or Cool Loop System - complete system with refrigeration, air pressure pump, beverage lines, taps and cold air or glycol coil, 138 mm insulated flexible duct work

Single tap system	EA	\$ 2 500
Double tap system	EA	2 800
Additional taps	add EA	500

5.020.080 GLASS WASHERS

Costs include electrical, plumbing hook-ups and installation into serve bar.

Rotary	0.6 m diameter	EA	\$ 3 400
in-Line	0.9 m	EA	4 730
In-Line	1.2 m	EA	5 400
In-Line	1.8 m	EA	5 670
In-Line	2.1 m	EA	5 940
in-Line	2.4 m	EA	6 070

T-Bar - for any above "In-Line Washer" installed as a T-Bar installation		add	450
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5.020.090 MISCELLANEOUS EQUIPMENT

Cooler Chests, glass cooler and/or mug froster, installed

600 mm	EA	1 500
1 200 mm	EA	1 970

Water Station - 460 mm x 560 mm including glass fill, drip tray, waste sumps and bottom cabinet	EA	860
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Jockey Stations - including bottle inserts, ice sinks, fruit trays and bottom cabinets

1.07 m	EA	\$ 1 170
1.5 m including water fill station	EA	2 050

Walk-in Coolers - add as found (5.013.105)

Compressors - add as found (5.013.115)

Bottle Service Doors - Reach-in - add as found (5.013.140)

Example - Beer Tavern Bar

Good Class Bar - 6.1 m length		
Serve Bar - 6.1 m <i>qi</i>) \$ 840		\$ 5 124
Direct Draw Beer Tap System - 4 taps		3 050
Glass Washer - 2.4 m in-line		6 070
Glass Cooler Chest - 1200 mm		1 970
Water Station		860
Jockey Station - 1.07 m		1 170
Sink Unit - double s.s. sink		240
	Total System	\$ 18 484

5.020.100 COCKTAIL LOUNGE EQUIPMENT AND FIXTURES

5.020.110 FRONT SERVICE BARS

These units are the same as the tavern serve bars

Average	per m	\$ 660
Good	per m	840
Expensive	per m	1 180

Note: Custom elbow and foot rails **add** as follows:

Padded elbow rail	per m	\$ 125
Wood moulded elbow rail	per m	160
Brass elbow rail	per m	145
Brass or wood foot rail	per m	160

5.020.120 BAR SINKS

Stainless steel, single compartment, 250 x 330 mm	EA	\$ 150
Stainless steel, single compartment, 400 x 450 mm	EA	170
Stainless steel, double compartment, 400 x 450 mm	EA	240

Note: For a complete cocktail lounge serve bar, items such as cooler chests, water stations and jockey stations must **be added** as found.

5.020.130 COCKTAIL BACK BARS

These are custom built units having three components - refrigerated storage cabinets, non-refrigerated storage cabinets, back wall liquor display and security doors.

Storage Cabinets

Refrigerated, including compressor	per m	\$ 1 380
Non-refrigerated	per m	820

Liquor Display including shelving, light fixtures and glass mirror or wood panelling

Average	per m	\$ 830
Good	per m	1 350
Expensive (stained glass or design panels)	per m	1 930

Liquor Display Security Doors

Folding or swinging shutters, metal or wood	per m	\$ 415
Roll down, metal or wood	per m	700
Sliding, concealed, wood	per m	1 350

5.020.140 OVERHEAD GLASS RACKS

Custom built, wood, slotted for stemware

Average	per m	\$ 260
Good	per m	655

5.020.150 BAR CANOPIES

Custom units, including electrical

Average	per m	470
Good	per m	1 120

5.020.160 WINE CABINETS

4 Bottle, refrigerated	EA	1 470
5 Bottle, non-refrigerated	EA	1 010
Combination - 2 compartment, 6 bottle refrigerated and 6 bottle non-refrigerated	EA	3 500
Bag and Box Cabinet, including 2 dispenser faucets	EA	1 500

Example - Cocktail Lounge Bar

All sizes assumed, good class rates

4.9 m front serve bar	@ \$ 840/m	\$ 4 116
4.9 m brass elbow rail	@ \$ 145/m	710
4.9 m brass foot rail	@ \$ 160/m	784
1 - double compartment sink		240
1 - direct draw beer tap system - 2 taps		2 500
1 - cooler chest for glasses - 1200 mm		1 970
1 - water station		860
2 - jockey stations 1.07 m	@ \$ 1 170 EA	2 340
		<u>Sub Total \$ 13 520</u>

3.7 m Good Class Back Bar

1.2 m refrigerated cabinet	@ \$ 1 380/m	\$ 1 656
2.4 m non-refrigerated cabinet	@ \$ 820/m	1 968
3.7 m liquor display	@ \$ 1 350/m	4 995
3.7 m security doors	@ \$ 415/m	1 535
1.2 m overhead glass rack	@ \$ 655/m	786
3.7 m canopy	@ \$ 1 120/m	4 144
		<u>Sub Total \$15 084</u>

Total Lounge Bar \$28 604

5.020.200 LIQUOR CONTROL SYSTEMS

5.020.210 ELECTRONIC LIQUOR DISPENSER SYSTEMS Flex Faucet System

Consists of flex line, hand-held push button gun head dispenser, 6 preset portion controls, electronic modules, reserve bottle system and racks, manifolds, lines and drink tally counters.

24 bottle system	EA	\$ 8 260
36 bottle system	EA	9 500
48 bottle system	EA	14 500

Multiple Dispenser Console

Consists of a stainless steel console box, normally mounted under the serve bar counter, with glass pushed micro switches, pouring spouts, stainless steel lines and manifolds, reserve bottle racks and tally counters.

Base Console - can be expanded by adding up to 7 auxiliary consoles at different locations for pouring from 1 reservoir.

Brands - means different types of liquors. Base console has 4 brands and may be expanded by multiples of 2.

Bottles - minimum reservoir is 2 bottles per brand

- first expansion is a 4 bottle increase (from 2 to 6 bottles per brand)
- second and any further expansion is in multiples of 6 bottles per brand; i.e. 6 to 12, 12 to 18, etc.

Base Systems (first console with 2 bottles per brand reservoir)

4 brand - 8 bottles	EA	\$ 5 810
6 brand - 12 bottles	EA	6 870
8 brand - 16 bottles	EA	9 000
10 brand - 20 bottles	EA	11 050
12 brand - 24 bottles	EA	13 120

Auxiliary Consoles (extra console with no bottle reservoir)

4 brand	add EA	\$ 3 040
6 brand	add EA	4 200
8 brand	add EA	5 400
10 brand	add EA	6 570
12 brand	add EA	7 680

5.020.200 LIQUOR CONTROL SYSTEMS CONT'D

Bottle Reservoirs

2 bottles for each brand is included in base system costs

First expansion - from 2 to 6 bottles	add per brand	EA	\$ 340
Additional expansions - multiple of 6 bottles	add per brand	EA	440

Key or Card Reader Stations

Before a console station and manifold will pour it must be activated by a waiter's card and the number and type of drinks key punched in.

6 key station - up to 6 waiters	EA	\$ 3 100
12 key station - up to 12 waiters	EA	5 600

Note: The above dispenser rates are not applicable to the computerized dispenser systems.

Example - Multiple Dispenser System

Base system - 6 brand, (1 rye, 1 gin, 1 scotch, 1 vodka,

1 light rum, 1 dark rum), 12 bottles \$ 6 870

Auxiliary consoles - 2 x 6 brand @ 4 175 8 400

Bottle reservoir - has 18 bottles per brand,
108 bottles in total

1st expansion 2 to 6 = 6 brands @ \$ 340 \$ 2 040

2nd expansion 6 to 12 = 6 brands @ \$ 440 2 040

3rd expansion 12 to 18 = 6 brands @ 440 2 040

Total System \$ 22 590

5.020.220 COMPUTERIZED DISPENSER SYSTEMS

These systems contain custom designed units, each fully automated and computer controlled. Each performs a specific function and contains features such as serve bars, sink stations, glass washers, cabinets, etc. Integration of these units completely replaces the standard hotel tavern serve bar, bartenders, jockey stations, water stations, tap box, cash registers, etc. Dispensing is activated by I.D. insert card and key punch computer terminal heads.

Note: Cocktail lounge bars, back bars, canopies, etc. that are not part of the computerized system must be **added** as found.

Draft Beer Dispenser Includes glass washer and primary key punch station	EA	\$ 54 000
Bottled Beer and Juice Dispenser Includes refrigeration, glass washer and primary key punch station	EA	\$ 49 100
Liquor and Mix Dispensers Includes refrigeration, lines and primary key punch station 8 brands, 36 bottle reservoir	EA	\$ 27 250
16 brands, 100 bottle reservoir	EA	\$ 32 750
Liquor Reserve Storage Cabinet Includes manifolds, lines and electronic counters, remote installation, in addition to primary bottle reservoir on dispenser	EA	\$ 16 350
Shooter Bar Dispenser Contains electronic controls and primary key punch station, automatically layers liquor	EA	\$ 16 400
Satellite Station Additional I.D. card and key punch station for manager or waiter stations, over and above primary station on dispenser unit	EA	\$ 6 500

5.020.220 COMPUTERIZED DISPENSER SYSTEMS CONT'D

Example - Computerized Dispenser System

All sizes assumed

1 draft beer dispenser unit		\$ 54 000
1 bottled beer and juice dispenser unit		49 100
1 liquor and mix dispenser unit - 8 brand, 36 bottle		27 250
1 liquor reserve storage unit		16 350
1 shooter bar dispenser unit		16 400
glass washer		included
1 satellite waiter key punch station		6 500
1 satellite manager key punch station		6 500
		<hr/>
	Computerized System Sub Total	\$ 176 100

Add: 3.7 m Good Lounge Back Bar

1.2 m refrigerated cabinet	@ \$ 1 380/m	\$ 1 656
2.4 m non-refrigerated cabinet	@, 820/m	1 968
3.7 m good liquor display	@ 1 350/m	4 995
3.7 m security doors, wood	@ 700/m	2 590
1.2 m overhead glass rack	@ 655/m	786
3.7 m canopy	@ 1 200/m	4 144
		<hr/>
	Back Bar Sub Total	\$ 16 139
	Total System	\$ 192 239

5.030.000 SUPERMARKET EQUIPMENT

5.030.050 DISPLAY CASES

5.030.055 MEAT DISPLAY CASES

Service Type Fresh Meat	Constant	\$ 4 700
	Add per m	1 600
Single Deck Self Serve	Constant	\$ 1 900
	Add per m	1 550
Multi-Deck Self Serve	Constant	\$ 4 000
	Add perm	2150
Delicatessen & Pastry	Constant	\$ 2 700
	Add per m	1 850

5.030.060 PRODUCE DISPLAY CASES

Single Deck Non-Refrigerated	Constant	\$ 600
	Add per m	960
Multi Deck Non-Refrigerated	Constant	\$ 900
	Add per m	1 050
Single Deck Refrigerated	Constant	\$ 4 400
	Add per m	1 550
Multi-Deck Refrigerated	Constant	\$ 4 500
	Add per m	1 750

5.030.065 PRODUCE ISLES

Display 2 Sides Non-Refrigerated	Constant	\$ 1 900
	Add per m	1 250
Display 2 Sides Refrigerated	Constant	\$ 7 800
	Add per m	1 350

5.030.070 DAIRY DISPLAY CASES

Four Deck Case	Constant	\$ 5 100
	Add per m	1 900
Five Deck Case	Constant	\$ 5 700
	Add per m	2 200

5.030.080 FROZEN FOOD DISPLAY CASES

Single Deck Frozen Food & Ice Cream	Constant	\$ 5 100
	Add per m	1 850
Multi-Deck Frozen Food & Ice Cream	Constant	\$ 5 900
	Add per m	3 600
Vertical Frozen Food & Ice Cream Glass Door Freezer	Constant	\$ 2 900
	Add per m	3 250

5.030.085 REACH-IN REFRIGERATED FOODS DISPLAY CASES

Reach-In Refrigerated	Constant	\$ 2 900
	Add per m	2 050

Note: All refrigerated display case rates include necessary condensing equipment

5.049.000 SECURITY EQUIPMENT

VAULTS, Security - The logical construction of a vault is equal strengths of all components. No safety is gained by placing a heavy expensive door in a weak vault structure, and nothing is gained by constructing a heavy vault and placing therein a light door unless it is known that at some future date a heavier door is to be installed.

Vault classification, as established by the company insuring the contents, matches the door to the construction of the vault. The factors used to determine classification are the "effective thickness of door in mm", the thickness of concrete in mm, the weight of reinforcing steel in kg per square meters of actual wall, ceiling and floor area.

The following chart indicates classification characteristics.

Class Number	Door	Concrete	Reinforcing
No. 5	89 mm	300 mm	64 kg per m ²
No. 6	89 mm	460 mm	93 kg per m ²
No. 7	140 mm	460 mm	93 kg per m ²
No. 8	152 mm	460 mm	93 kg per m ²
No. 9	178 mm	460 mm	93 kg per m ²
No. 10	254 mm	460 mm	181 kg per m ²

The typical exterior width of security vaults is 3.4 m. When the span exceeds this limit additional reinforcing for structural purposes is required.

No particular limit is placed on the length of vaults. Long vaults are sometimes found divided into two end to end or side by side vaults with a common security wall.

5.049.050 SECURITY VAULTS

COMPONENT DESCRIPTION

- Concrete Footings** - adequate reinforced spread footings
- Foundation Walls** - adequate reinforced concrete
- Base Floor Construction** - heavy reinforced concrete slab
- Base Wall Construction** - heavy reinforced concrete
- Exterior Wall Finish** - gypsum wallboard and paint
- Base Roof Construction** - heavy reinforced concrete
- Interior Wall Finish** - plaster and paint
- Ceiling Finish** - plaster and paint
- Floor Finish** - good tile
- Electrical Basic** - good wiring
- Electrical Fixtures** - good lighting

5.049.050 SECURITY VAULTS CONT'D

BASE RATES (in dollars)

Single Vaults	0-19 m²		20 m² & over	
	K	AR	K	AR
Class 5	4 100	540	5 850	445
Class 6 to 9	5 750	715	8 150	588
Class 10	7 800	1 022	11 050	848

Two Storey Vaults	0-19 m²		20 m² & over	
	K	AR	K	AR
Class 5	7 200	966	10 800	772
Class 6 to 9	10 100	1 270	17 950	848
Class 10	14 200	1 804	20 950	1 441

INSTALLATION RATES

Foundations, Reinforced Footings, Excavation

	0-19 m²		20 m² & over	
	K	AR	K	AR
Class 5	\$ 300	\$ 20.00	\$ 400	\$ 13.00
Class 6, 9 & 10	350	24.00	500	16.00

Plaster, lining and ceiling, per m² of surface area m² \$ 22.50

Paint, interior walls and ceiling, per m² of surface area m² \$ 5.10

Walls, concrete including reinforcement

Class 5	m ² \$ 128.00
Class 6 to 9	m ² 164.00
Class 10	m ² 243.00

Floor Finishes, tile m² \$ 34.50

Vent Piping, galvanized pipe

Single	included
Two Storey	included

UNIT COST ADJUSTMENTS

Vault Doors	add as found
Day Gates	add as found
Ventilators	add as found
Alarm Systems	add as found

5.049.060 STORAGE VAULTS

COMPONENT DESCRIPTION

- Concrete Footings** - adequate reinforced spread footings
- Foundation Walls** - adequate reinforced concrete
- Base Floor Construction** - adequate reinforced concrete slab
- Base Wall Construction** - heavy reinforced concrete
- Exterior Wall Finish** - gypsum wallboard and paint
- Base Roof Construction** - heavy reinforced concrete
- Interior Wall Finish** - plaster and paint
- Ceiling Finish** - plaster and paint
- Floor Finish** - good tile
- Electrical Basic** - good wiring
- Electrical Fixtures** - good lighting

BASE RATES (in dollars	0-19 m ²		20 m ² & over	
	K	AR	K	AR
Single Storage Vault	2 350	370	4 500	254
Vault Under Security Vault	2 400	228	3 500	169

INSTALLATION RATES

Plaster , lining and ceiling, per m ² of surface area	m2	\$ 22.50
Paint , interior walls and ceiling, per m ² of surface area	m2	\$ 5.10
Walls , concrete including reinforcement per m ² of surface area	m2	\$ 90.50
Floor Finishes , tile	m2	\$ 23.50
Vent Piping , galvanized pipe		
Single	included	
Under	included	

UNIT COST ADJUSTMENTS

Storage Vault Doors	add as found
Ventilators	add as found
Alarm Systems	add as found

5.049.070 UNITIZED VAULTS

Construction is of factory built heavy precast interlocking concrete panel sections for walls and roof and pre-cut primed steel plate floor sections.

Base Rates are for a basic vault "starter package" with an interior dimension of 1.9 m in length.

Add-on Module Rates must be combined with Base Rates to produce total cost and total length of a vault.

COMPONENT DESCRIPTION

Substructure - adequate reinforced concrete slab

Base Floor Construction - 25 mm primed steel plate

Base Wall Construction - 125 mm and 330 mm precast concrete panels

Exterior Wall Finish - paint

Base Roof Construction - 125 mm precast concrete panels

Interior Wall Finish - gypsum wallboard and paint

Ceiling Finish - gypsum wallboard and paint

Electrical Basic - good wiring

Electrical Fixtures - good lighting

BASE RATES (in dollars)

Basic Vault, 1.9 m long		\$ 21 400
Add-on Module, 1.0 m long	add EA	\$ 5 700

UNIT COST ADJUSTMENTS

Vault door and accessories	add as found	
Floor Finish	add as found	
Alarm System	add as found	
Ventilator - wall mounted	add EA	\$ 1 180

5.049.080 INSTA VAULTS

These vaults are similar to unitized vaults. Insta vaults are designed to replace a normal concrete vault of Class 6 or 9.

Panels are constructed of steel plate with high density steel fibre reinforced concrete bonded to one side. The steel surface is the interior vault surface.

Base Rates are for a basic vault "starter package" with an interior length of 1.9 m. Packages come with or without a steel panel floor. Floor panels are not required where 450 mm heavy reinforced concrete slabs are provided in a building.

Add-on Module Rates must be combined with Base Rates to produce total cost and total length of a vault.

COMPONENT DESCRIPTION

- Substructure** - adequate reinforced concrete slab
- Base Floor Construction** - bonded reinforced concrete and steel plate
- Base Wall Construction** - bonded reinforced concrete and steel plate
- Exterior Wall Finish** - gypsum wallboard and paint
- Base Roof Construction** - bonded reinforced concrete and steel plate
- Interior Wall Finish** - gypsum wallboard and paint
- Ceiling Finish** - gypsum wallboard and paint
- Electrical Basic** - good wiring
- Electrical Fixtures** - good lighting

BASE RATES

Basic Vault, with steel floor, 1.9 m long		\$19 350
Basic Vault without steel floor, 1.9 m long		16 450
Add-on Module, with steel floor, 1.0 m long	add EA	5 400
Add-on Module, without steel floor, 1.0 m long	add EA	4 100

UNIT COST ADJUSTMENTS

Vault door and accessories	add as found	
Floor Finish	add as found	
Alarm System	add as found	
Ventilator - wall mounted	add EA	1 180

5.049.090 MINIVAULT

This is a "reach-in" steel vault and comes as a complete package with painted steel finish, 89 mm steel vault door and installation. Door opening is 0.9 m x 1.98 m.

Exterior size 2.15 m high x 1.23 m wide x 0.98 m deep	EA	\$ 14 500
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UNIT COST ADJUSTMENTS

Time Lock - 2 movement	add	470
Alarm System	add	1 500

5.049.100 MONEY SAFES

The following safe costs include a steel reinforced concrete mounting block. Safes may be mounted inside or on top of the block pedestal. The block may be located above or below the floor level.

Fair Quality Safe

Used in service stations, corner stores, small restaurants

Small Size - In-Floor		
133 mm circular lift out door	EA	950

Medium Size - Above Floor		
190 mm circular front swinging door	EA	1 390

Average Quality Safe - Class 2 Label

Used in medium sized grocery stores, hardware and drug stores. Walls are 114 mm thick, steel clad, steel shelves and may have alarm wiring.

Small - 775 x 775 x 700 mm	EA	2 800
Medium - 925 x 875 x 700 mm	LA	3 450
Large - 1 092 x 1 092 x 700 mm	EA	4 700

Good Quality Safe - Class 1 Label

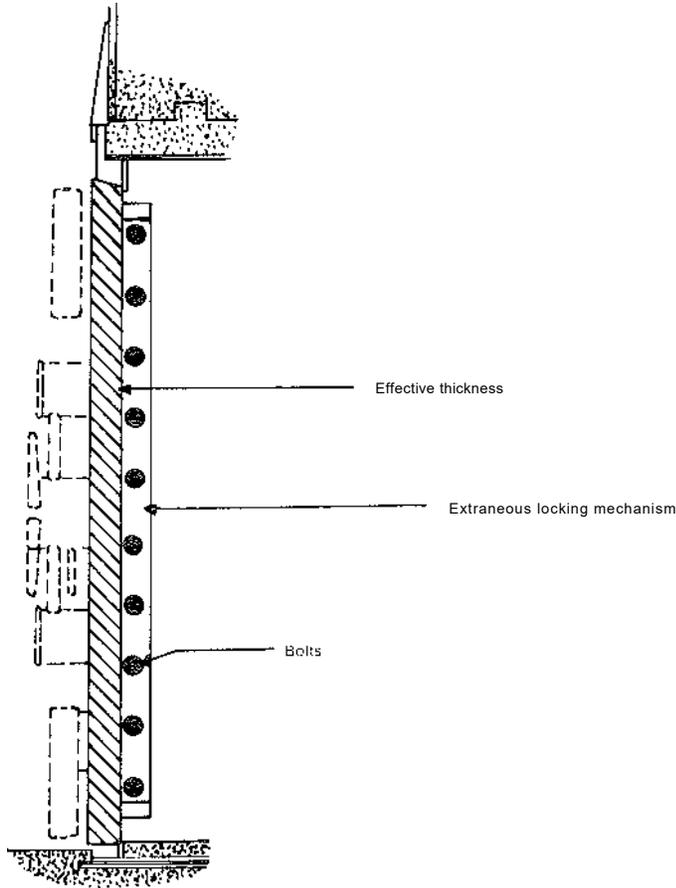
Safe with enamel and stainless steel finish, 147 mm thick walls, 216 mm thick door with step frame, full shelving, dual locks and alarm protection. In use at large grocery stores, jewelry stores and small credit unions, etc.

Small Size - 559 x 508 x 508 mm	EA	\$ 4 950
Medium Size - 1 168 x 508 x 517 mm	EA	6 300
Large Size - 1 625 x 508 x 517 mm	EA	7 750

5.049.110 SECURITY DOORS - GENERAL INFORMATION

Some of the items considered when establishing rates for security vault doors are freight, crating, loading at the source; installation which would include cartage, uncrating, positioning, grouting, shoring; federal sales tax applicable; finish and effective thickness. The "effective thickness" is that portion of the door which is of solid construction and does not include the thickness of the extraneous locking mechanism.

Storage vault doors are rated as to their degree of fire resistance. The extent of resistance in hours will be found on the underwriters' laboratory label carried on all models.



TYPICAL VAULT DOOR

5.049.110 VAULT DOORS

Security vault door costs include framework, door, anchors, locking devices, hardware, wiring and installation.

89 mm

fair - painted 800 x 1 950 mm	EA \$	7 070
average - painted 800 x 1 950 mm	EA	8 220
good - painted with stainless steel trim 800 x 1 950 mm	EA	9 950
expensive - stainless steel 900 x 1 950 mm	EA	11 350

140 mm

average - painted	EA	\$ 8 660
good - painted with stainless steel trim	EA	10 640
expensive - stainless steel	EA	13 310

178 mm

good - painted with stainless steel trim	EA	\$ 12 610
expensive - stainless steel	EA	14 300

254 mm

good - painted with stainless steel trim	EA	\$ 14 780
expensive - stainless steel	EA	16 660

Circular Vault Doors

203 mm	EA	\$ 28 100
254 mm	EA	31 200
305 mm	EA	35 700

Day Gates

	89 & 140 mm Vault Doors		178 & 254 mm Vault Doors	
Painted	EA	\$ 580	EA	\$ 700
Aluminum and Acrylic	EA	750	EA	770
Stainless Steel	EA	1 100	EA	2 350

Time Locks

2 movement	EA \$	470
3 movement	EA	800

5.049.120 STORAGE VAULT DOORS

A storage vault door is an insulated painted steel plate door normally with a ULC fire rated label. Costs include steel framework, door, anchors, locking devices, hardware and installation. Unlabelled doors usually have one continuous hinge while labelled doors have 3 heavy hinges.

	Main Floor Vault		Basement/ Upper Vault	
1 Hour Rated - unlabelled	EA	\$ 1 480	EA	\$ 1 600
2 Hour Rated - unlabelled	EA	1 850	EA	2 000
2 Hour Rated - labelled	EA	2 580	EA	2 730
4 Hour Rated - labelled	EA	2 880	EA	3 030
6 Hour Rated - labelled	EA	3 250	EA	4 240

5.049.130 VAULT EMERGENCY VENTILATORS

Wall Mounted, manual activated EA \$ 1 180

Automatic Security Air Damper - installed on heat supply duct and return air ducting, complete with alarm contact, fire detector. automatic closing and indicator lights EA \$ 10 450

Note: Normally there are 2 Security

Air Damper systems per vault.

5.049.140 NIGHT DEPOSITORIES

Costs are determined by 3 major criteria:

- size of interior receiving safe
 - standard safe 1 400 mm H x 775 mm W x 825 mm D
 - jumbo safe 1 525 mm H x 875 mm W x 825 mm D
- location of receiving safe
 - main floor or basement
- type of wall construction for head installation
 - masonry or framed wall
 - glass or metal panelled wall

	Standard Safe		Jumbo Safe	
Ground floor - masonry wall	EA	\$ 7 890	EA	\$ 9 000
Ground floor - glass/panel wall	EA	8 390	EA	9 500
Basement floor - masonry wall	EA	\$ 10 750	EA	\$ 11 860
Basement floor - glass/panel wall	EA	11 250	EA	12 360

Note: add alarm system costs to the above for total depository costs.

5.049.150 CLEARING SAFES

These are also termed as a courier and/or receipt clearing box. Costs include telescopic steel wall sleeve, stainless steel key-lock door with fascia and installation.

Standard Size, 375 to 400 mm high	EA	\$ 1 250
Large Size, 500 to 610 mm high	EA	1 650

5.049.160 SAFETY DEPOSIT BOXES

Complete with iron base and stand, boxes are 600 mm standard depth.

Opening Size	Rate Per		Opening	
	Enamelled Steel		Stainless Steel	
38 x 125 mm	EA	\$ 36	EA	\$ 49
64 x 125 mm	EA	43	EA	57
83 x 125 mm	EA	53	EA	72
125 x 125 mm	EA	60	EA	82
64 x 250 mm	EA	67	EA	91
125 x 250 mm	EA	106	EA	146
250 x 250 mm	EA	148	EA	205

5.049.170 TELLERS LOCKERS

Interior vault steel teller compartments with double combination locks, base and installation. Units come in 1 to 5 compartment basic units. Combinations and stacking will indicate total number of compartments.

1 Compartment	EA	\$ 760
2 Compartment	EA	1 010
3 Compartment	EA	1 490
4 Compartment	EA	1 720
5 Compartment	EA	2 220

5.049.175 TELLERS WINDOWS

These are walk-up or drive-up windows located in the side wall of a **bank**. Costs include steel framework, stainless steel and enamel finish, slide out transaction tray, radio intercom station, microphones, lights, bullet proof glass window, trim, alarm system and installation.

Single Teller Unit	EA	\$ 12 000
Double Teller Unit	EA	18 000
Triple Teller Unit	EA	24 000

5.049.180 AUTOMATIC TELLER MACHINES

An ATM is a programmable multiple transaction computerized banking machine handling functions such as cash withdrawals, deposits, bill payments, receipts and statements.

Costs include basic machine and enclosure, currency dispensers, deposit vault, printer, screen, keyboard, computer, integrated modems, interface cable, dedicated digital communication loops and lines, hard wired conduit electrical circuit, security system, alarm system integrated with bank system, weather shields, stainless steel trim and logo panels, hook-ups and installation.

Lobby Terminal - interior vestibule partition wall mounted	EA	\$ 39 900
Wall Terminal - exterior bank wall mounted	EA	48 400

Note: Additions must be made for costs of "lock-up rooms" and security doors enclosing ATM vaults and machines.

Drive-Up Kiosk Island Terminal

Includes steel panelled security kiosk, access door, lighting, heat, ventilation, air conditioning, shutters, weather shields, and automated lane closure panel. Controller modems and security alarm systems are included.

Basic Island Terminal and Kiosk	EA	\$ 69 600
Security Camera and VCR Unit	add	EA \$ 5 100
Concrete Islands, per m ²	add	97
Concrete Driveway Aprons, per m ²	add	40
Steel Bumper Posts	add	EA 100

5.049.190 AUTOMATIC CASH MACHINES

A cash machine has only one function of dispensing or withdrawing cash from a bank account. Costs include basic machine, trim and logo cabinet panels, hard wired electrical conduit circuit, modem, interface cable, dedicated digital loops and lines, and installations. Cash machines may be found in various locations such as stores, office buildings, terminals, etc.

Basic Terminal	EA	\$ 32 500
Security Alarm - store system integrated	add	EA \$ 1 500
Security Camera and VCR unit	add	EA 5 100

5.049.200 SECURITY AND ALARM SYSTEMS

A security alarm system will normally contain some or all of the following components depending on what the system is designed to protect.

Components consist of circuit control unit, zone annunciator, visual indicator panel, vault door alarm switch, circuit test panel, verify panel, central monitoring controls, contact sensors, heat sensors, audio detectors, vibration detectors, exterior alarms and hold-up buttons.

Other costs include conduit, wiring, installation, programming and testing.

Bank Vault Systems

village or small town	EA	\$ 4 700
medium town to small city	EA	3 550
large city	EA	4 600

Night Depository Systems

village to medium town	EA	\$ 470
large town to city	EA	1 380

Money Safe Systems

EA	\$ 1 500
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Storage Vault Systems

jewelry, fur vaults or other valuables		
city location	EA	\$ 1 890
other location	EA	2 200
record storage vaults, non-valuables	EA	300

5.049.210 TELEVISION MONITORING SYSTEMS

Commonly called a CCTV or Closed Circuit Television System. A basic system includes 4 cameras, wall or ceiling mounts, 2 monitors, switcher unit, VCR unit, cable and installation.

Average Bank , basic system	EA	\$ 12 500
Cameras, more or less than a basic system	add or deduct	EA \$ 2 000

5.049.450 BUILDING SECURITY

Magnetic Card Door Access Systems

Single Access System

An electronic locking system used for a single door operation and provides limited access for situations such as computer rooms, laboratories, apartment building front doors, etc.

Components include a card reader or a combination code lock station, electric door strike, power transformer and installation.

Total Cost, per door	EA	\$ 3 300
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Multiple Access System

card control or combination code lock access for any number of doors through a central electronic controller

a remote computerized programmer which can control hours of operation and access to various areas

records information on time of entry and departure of personnel who have entered or left an area or building

control of multiple card reader or combination code lock stations

optional information print-out

Electronic Central Controller and Remote Programmer

Base Rate: 1-4 door capacity	EA	\$ 3 300
over 4 door capacity	EA	6 100

Card Reader or Combination Code Lock Station	add	EA	\$ 900
Printer	add	EA	1 500

5.052.000 FERTILIZER BLENDER EQUIPMENT

5.052.050 PADDLE BLENDERS (Boby or Irican)

Horizontal drum and paddle type with electrical chain drive and controls.

Interior Installation

1.8 - 2.7 tonnes

Elevator type - overhead	EA	\$ 13 500
Elevator or Warehouse - main floor	EA	18 800
Converted Grain Elevator	EA	18 800

Exterior Installation

Costs include 4.3 x 5.5 m reinforced concrete slab on grade, spouting, slide gates, load out conveyor, built-in scale and digital read-out. Installed at elevator type or warehouse locations.

1.8 - 2.7 tonnes	EA	\$ 27 550
3.6 - 5.4 tonnes	EA	33 250

Concrete Slab variation **add or deduct per m² \$ 19.50**

5.052.060 CEMENT MIXER TYPE BLENDERS (Speed King or Doyle)

Costs include a 3.0 m x 10.4 m reinforced concrete slab on grade, spouting, slide gates, hopper scale, bottom conveyor, blender, load-out conveyor and electrical controls.

Capacity	Dial Scale		Digital Scale	
3.6 - 4.5 tonnes	EA	\$ 38 000	EA	\$ 40 350
7.3 tonnes	EA	42 750	EA	45 100

Concrete Slab variation **add or deduct per m² \$ 19.50**

5.052.070 WEED SPRAY ADDITIVE UNIT

Costs include a 315 litre tank, concrete base and supports, pump, meter, piping, valves, electrical controls and hook-ups. These units may be found with any of the above blender systems.

add EA \$ 4 750

5.052.080 MULTI-BIN SCREW BLENDER (Ranco)

This is a full mechanical system for unloading, storing, blending and loading fertilizer at a bulk warehouse facility.

The standard blender has 4 open top compartments aligned horizontally, bottom screw blender auger discharge, and electronic control center for presetting ratios and weights for mixing on a continuous flow basis. Capacity of the blender is 9,1 to 10.9 tonnes.

Operation of this system is by one man and payloador with a plant blending output of 63.5 to 100 tonnes per hour.

Standard Plant System **\$ 72 600**

INSTALLATIONS

A basic blending plant includes the following:

Blender - 4 compartment, electric drive and electronic control centre	EA	\$ 31 800
Load-in Leg - 11.6 m fibreglass and stainless steel leg with distributor, spouting, head drive and electrical	EA	15 600
Load-out Leg - 8.5 m leg, spouting, head drive and electrical	EA	12 800
Over-bin Conveyor - 16.8 m belt conveyor, discharge tripper, drive motor and electrical	EA	12 400
Head Drives - 5.6 to 7.5 kW motors and electrical system		Included above

PRECALCULATED ADJUSTMENTS

Blender Bins more or less than standard 4		
Chemical Additive Bin		
Weed Spray Unit	add or deduct EA	\$ 5 100
Overbin Belt Conveyor more or less than 16.8 length	add EA	\$ 2 740
	add EA	\$ 3 800
Legs - Load-in more or less than 11.6 m high	add or deduct per m	360
Legs - Load-out more or less than 8.5 m high	add or deduct per m	840
Twin Screw Car Unloader		
Transfer Belt Conveyor , 10.7 m length	add or deduct per m	\$ 840
Transfer Belt Conveyor , 6.1 m length	add EA	\$ 2 750
	add EA	\$ 8 700
	add EA	\$ 4 750

Note: **add** as found for concrete piles, footings, foundations and slabs.

add as found for scales and pits to the preceding plant costs.

Car Unloaders and Transfer Conveyors may be portable and may not be liable to assessment.

5.052.100 HOPPER BIN ELECTRONIC BLENDING PLANT

This is a complete automated continuous flow bulk fertilizer plant facility with an integrated system of storage bins, where all functions including unloading, storing, blending, weighing and loading of fertilizer are electronically controlled.

A typical plant consists of a series of aligned welded hopper bottomed epoxy lined steel bins, a concrete receiving pit with drag conveyor, bottom screw tube blender conveyor with metering gates, bucket elevator leg and spouting, top in-load conveyor and gates, elevated surge bin and digital shipping scale with shed cover, wiring, electronic controls and control room shed.

Plant blending capacity is 54 to 100 tonnes per hour.

Basic 5 Bin Plant Equipment System	EA	\$123 000
Hopper Bottom Welded Steel Bins		
62 tonnes	add EA \$	4 900
88 tonnes	add EA	6 000
116 tonnes	add EA	7 100
132 tonnes	add EA	7 800

Note: Bin Costs must be added and combined with Equipment System Costs to arrive at a complete Blending Plant Cost.

INSTALLATIONS

A basic 5 bin plant equipment system includes the following components:

Foundations - reinforced concrete pilings, slabs and sitework required for 5 bins	\$ 11 500
Receiving Pit and Inload Conveyor - reinforced concrete pit with conveyor, electric drive, wiring and controls	\$ 10 240
Bucket Elevator Leg -11.6 m high, complete with spouting, distributor valves, 5.6 kW electric drive, controls and foundation	\$ 20 200
Top Distribution Conveyor - 25.0 m long, complete with catwalk, access panels, micro switch discharge load-in gates, electric drive, wiring and controls	\$ 17 400
Metering Screw Augers - 5, complete with 5 surge hoppers, 5 variable speed controllers, 5 electric drives, wiring and controls	\$ 19 000
Spouts - top conveyor recirculation spout and under scale inventory control spout	\$ 2 900
Bottom Blender and Reclaim Conveyor - 24.4 m long, screw tube auger type, complete with electric drive, wiring and controls	\$ 21 000
Hopper Scale - 5 tonne capacity, complete with surge bin, shed cover, elevated on steel columns, reinforced concrete piling foundation, load cells and digital automatic electronic indicator system	\$ 17 260
Electric and Control Room Shed - complete with foundations and slab floor	\$ 3 500

5.052.100 HOPPER BIN ELECTRONIC BLENDING PLANT - CONT'D
PRECALCULATED ADJUSTMENTS

Dual Purpose Loading Leg more or less than 11.6 m high	add or deduct per m	\$ 550
Bottom Conveyor/Blender more or less than 24.4 m length	add or deduct per m	530
Top Conveyor more or less than 25.0 m length	add or deduct per m	470
Micro-Nutrient Additive Bin 227 kg capacity	add EA	\$ 3 200
Liquid Impregnation Pump for liquid chemical injection	add EA	\$ 2 800
add for liquid holding tanks as found		

Plant Equipment System Expansion or Reduction Adjustment

Where a plant-site size consists of less than or more than a standard 5 bin installation, the following adjustments are required per bin:

Bin foundation	add or deduct per bin add	\$ 2 300
Bottom blender and reclaim conveyor	or deduct per bin add or	\$ 2 750
Top distribution conveyor	deduct per bin add or	\$ 2 440
Top micro switch discharge gate Metering screw auger, hopper, drive & controls	deduct per bin	\$ 440
	add or deduct per bin Total	\$ 3 800
	Adjustment per bin	\$11 730

EXAMPLE ASSESSMENT

All Sizes Assumed for this Example

Assume a blending plant has all necessary equipment components and storage bin capacity consists of 3 -116 tonne and 1 - 62 tonne welded steel hopper bottom bins.

Basic 5 Bin Plant Equipment System	\$ 123 000
Add:	
3 - 116 tonne bins @ \$ 7 100 per bin	21 300
1 - 62 tonne bin @ \$ 4 900 per bin	4 900
Size Adjustment: 4 Bin System	
Less equipment and foundations from 5 bin standard plant — 1 bin less	-11 730
Total	\$ 137 470

Note: If the above example plant contained 6 bins in total, an expansion adjustment of +\$ 11 730 would occur.

5.075.000 AUTOMOTIVE EQUIPMENT

5.075.050 COMPRESSED AIR EQUIPMENT

5.075.055 COMPRESSORS

kW	Single Phase		Three Phase	
0.4	EA \$	700	EA \$	—
0.6	EA	740	EA	—
0.8	EA	1 370	EA	1 300
1.2	EA	1 400	EA	1 340
1.5	EA	1 570	EA	1 440
2.2	EA	2 500	EA	2 200
3.7	EA	3 000	EA	2 700
5.6	EA	—	EA	3 100
7.5	EA	—	EA	4 550
11.2	EA	—	EA	4 680
14.9	EA	—	EA	6 880
18.6	EA	—	EA	7 180

5.075.060 TIRE INFLATORS

	Standard Hose		Automatic Hose Reel	
Hose with indicator	EA	\$ 240	EA	\$ 460
Wall Mounted indicator	EA	850	EA	1 120
Pedestal mounted indicator	EA	1 000		

5.075.065 TIRE FITTING AND REMOVING EQUIPMENT

Universal service station type with inflator	EA	\$ 1 980
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5.075.100 WATER & LUBRICATION DISPENSERS

5.075.105 WATER DISPENSER

Automatic Reel	EA	\$ 220
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5.075.110 WATER/AIR ISLAND CALCOMETERS

Same shape as gasoline calcometers, 1 air hose, 1 water hose, calibration gauges and self-contained air compressor

0.56 kW compressor, manual calibration	EA	\$ 3 600
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1.12 kW compressor, manual calibration	EA	\$ 4 900
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1.12 kW compressor, electronic calibrating, SS cabinet	EA	\$ 5 500
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Note: Add as found for concrete islands, paving and guard posts

5.075.115 LUBRICATION DISPENSERS

	2 Reel		3 Reel		4 Reel		5 Reel	
Floor Cabinet	EA	\$ 3 200	EA	\$ —	EA	\$ 6 000	EA	\$ —
Overhead	EA	3 500	EA	5 300	EA	7 050	EA	8 800

5.075.150 GASOLINE DISPENSERS

5.075.155 STANDARD CONSUMER

Self-Contained with pumping unit

	Mechanical		Electronic	
Single — 1 hose	EA	\$ 3 400	EA	\$ 4 800
Dual — 2 hose, 1 product	EA	5 350	EA	7 100
Dual — 2 hose, 2 product	EA	5 600	EA	7 300
Blending — 1 hose	EA	4 350	EA	—
Blending — 2 hose	EA	6 600	EA	—
4 Hose - 2 product (low profile, no canopy)	EA	—	EA	13 900
4 Hose - 2 product (high hose & canopy)	EA	—	EA	14 800
Multi-Product - 6 Hose	EA	—	EA	18 000

Remote without pumping unit

Single — 1 hose	EA	\$ 3 000	EA	\$ 4 300
Dual — 2 hose, 1 product	EA	4 800	EA	6 650
Dual — 2 hose, 2 product	EA	4 850	EA	6 700
Blending — 1 hose	EA	3 800	EA	—
Blending — 2 hose	EA	6 150	EA	—

Note: Remote Dispensers — **add** submersible **pumps** as found.

5.075.160 COMMERCIAL-HIGH GALLONAGE

Suction

0.25 kW Motor 45 — 55 1/M	EA	\$ 2 500
0.56 kW Motor 55 — 90 1/M	EA	2 930
0.75 kW Motor 90 — 180 1/M	EA	3 850
1.12 kW Motor 230 — 270 1/M	EA	4 870

Remote

For use with 0.25 kW Submersible Pump	EA	\$ 1 950
For use with 0.56 kW Submersible Pump	EA	2 150
For use with 1.12 kW Submersible Pump	EA	2 500

Note: Remote Dispensers — **add** submersible **pumps** as found

Key Lock Units — **add** to above dispensers

	Mechanical Direct Mounted		Electrical Direct or Remote	
10 Key Bank	EA	\$ 900	EA	\$ 1 550
Each additional 10 Key Bank	EA	900	EA	650

5.075.165 SUBMERSIBLE PUMPS

0.25 kW	EA	\$ 1 750
0.56 kW	EA	1 900
1.12 kW	EA	2 270

5.075.170 SELF-SERVE REMOTE CONTROL CONSOLES

	Mechanical Dispenser		Electronic Dispenser	
2 hose	EA	\$ 5 700	EA	\$ 5 400
3 hose	EA	5 700	EA	5 400
4 hose	EA	5 700	EA	5 550
5 hose	EA	6 700	EA	5 550
6 hose	EA	6 700	EA	5 550
7 hose	EA	6 700	EA	5 550
8 hose	EA	6 700	EA	5 550
9 hose	EA	9 250	EA	5 670
10 hose	EA	9 250	EA	5 670
11 hose	EA	9 250	EA	5 670
12 hose	EA	9 250	EA	5 670
16 hose	EA	10 150	EA	5 720
Cash register/Control Console (TRC14)		add EA	EA	\$ 8 300
Ticket Printer			EA	2 200

5.075.175 INTERCOM

Intercom master control		EA	\$ 740
Speaker reply and receive	EA		100

5.075.200 TANKS

5.075.205 UNDERGROUND TANKS with normal fittings, piping and venting.

Litres	Steel		Fibreglass	
2 273	EA	\$ 4 300	EA	\$ 4 900
4 546	EA	4 950	EA	5 800
9 092	EA	6 300	EA	7 000
13 638	EA	7 300	EA	8 350
18 184	EA	9 200	EA	9 600
22 730	EA	9 700	EA	10 800
27 277	EA	10 850	EA	12 050
31 823	EA	11 750	EA	13 450
36 369	EA	12 650	EA	14 500
45 461	EA	13 750	EA	16 550

5.075.210 WASTE OIL TANKS no fittings or piping

Litres	Steel		Fibreglass	
1 137	EA	\$ 380	EA	\$ -
2 273	EA	700	EA	1 600
4 546	EA	1 380	EA	2 100

5.075.220 GARAGE AND CAR WASH MUD SUMPS

Reinforced concrete pit complete with steel grating cover		
1 m depth	m ²	\$ 510
1.5 m depth	m ²	\$ 610

5.075.225 DRAIN TRENCHES concrete

	Constant	Area rate per m ²
150 mm wide	\$ 320	\$ 28.50
300 mm wide	320	32.00
450 mm wide	320	35.50

Note: add for trench grating from 5.005.320

5.075.230 AUTOMATED DIGITAL TANK GAUGING SYSTEMS

Underground System for service stations

Basic 3 tank sensing probe system

EA \$ 11 200

Options: Additional sensing probes, per tank

Additional controller

add EA \$ 1 000

Digital record printer

add EA 4 000

add EA 550

Each basic system includes:

- 3 sensing probes, 1 per tank
- steel conduit, tubing and trenching
- wiring and electrical hook-ups
- system controller
- digital display read-out console
- commissioning

Note: The controller forming part of the basic system will monitor a maximum of 8 tanks. Where more than 8 tanks are found in a system, an additional controller must be added.

5.075.250 VEHICLE HOISTS

5.075.255 LIGHT DUTY HOISTS

Single Post 3 629 kg

\$ 4 000

Double Post side by side, 3 629 kg

\$ 5 860

Double Post 4 536 kg

EA \$ 5 250

5 897 kg

EA 5 950

6 350 kg

EA 6 100

7 257 kg

EA 6 500

8 165 kg

EA 7 050

Double Post one moveable

4 990 kg

EA \$ 5 600

7 484 kg

EA 6 900

5.075.260 HEAVY DUTY HOISTS

Double Post one moveable

10 886 kg

EA \$ 8 050

11 839 kg

EA 9 200

16 330 kg

EA 9 450

19 505 kg

EA 11 450

22 680 kg

EA 15 150

Double Post with dual rear posts

24 494 kg

EA \$ 12 550

27 670 kg

EA 15 950

30 845 kg

EA 16 100

34 020 kg

EA 18 850

Triple Post two moveable

24 494 kg

EA \$ 14 250

with dual rear and front posts

27 670 kg

EA \$ 16 350

5.075.265 SURFACE MOUNTED LIFT HOISTS

H Frame, scissor folding	2 722 kg	EA	\$ 2 850
Two Post, twin folding side arms	3 175 kg	EA	\$ 6 250
	4 082 kg	EA	6 950
Four Post, roll on ramp lift	3 175 kg	EA	5 800
	4 082 kg	EA	7 650
	5 443 kg	EA	8 400
	9 979 kg	EA	11 450
	13 608 kg	EA	17 750
Four Post, alignment ramp hoist	5 443 kg	EA	\$ 10 650

5.075.270 VEHICLE EXHAUST SYSTEMS

		Port Opening Size			
<u>Under Floor</u>		75 mm	100 mm	125 mm	
Single bay		EA	\$ 2 900	\$ 3 050	\$ 3 350
Additional bay	add	EA	290	360	450
Dual bay		EA	3 200	—	-
Additional dual bay	add	EA	500	-	-
Overhead Suspended					
Single bay		EA	—	—	2 550
Additional bay	add	EA	—	—	320

5.075.300 VEHICLE WASH SYSTEMS excluding buildings & hot water tank

5.075.305 SELF WASH PRESSURE SYSTEM including soap & waxing units

Standard Wash Unit		per bay	EA	\$ 2 460
Coin Operated Wash Unit		per bay	EA	3 000
Foaming Brush Wash Unit		per bay add	EA	1 000

5.075.310 AUTOMATIC WASH SYSTEMS

	Roll Over		Drive Through		Conveyor (Surface Mounted)	
Cars						
1.8 m high, 5 brushes	EA	\$ 24 000	EA	\$ 31 000	EA	\$ 89 600
Leisure Vehicles						
3.1 m high, 7 brushes	EA	\$ 24 200	EA	\$ 49 500	EA	\$ 89 600
Large Buses, Trucks, etc.						
4.1 m high, 2-3 Brushes	EA	\$ 46 200	EA	\$ 53 700	EA	\$ 82 600
 Note: add \$12 700 for blower on 1.8 or 3.0 m high systems add 10% for conveyer system in floor trench						
Vacuum Cleaner						
1.12 kW					EA	\$ 1 150
5.60 kW					EA	\$ 3 630

5.075.350 OUTDOOR LIGHTING

5.075.355 GROUND LEVEL LIGHTING FIXTURES including concrete base

Type	Watts		
Incandescent	500	EA	\$ 710
	1 000	EA	770
Mercury Vapour	400	EA	770
	1 000	EA	970
Quartz-Iodine	500	EA	750
	1 500	EA	830
High-Pressure Sodium	100	EA	870
	150	EA	880

5.075.360 MALL & GARDEN LIGHTING FIXTURES, including pole

Type	Pole Length		
Incandescent 60-200 Watts	1.8 m	EA	\$ 420
	3.0 m	EA	450
Mercury Vapor 100-250 Watts	1.8 m	EA	500
	3.0 m	EA	530
High-Pressure Sodium 70-250 Watts	1.8 m	EA	530
	3.0 m	EA	560

5.075.365 FIXTURES

Type	Watts			
Incandescent	250	EA	\$ 120	
	500	EA	130	
	1 000	EA	180	
Quartz (Tungsten Halogen)	500	EA	180	
	1 500	EA	190	
Mercury Vapor	250	EA	350	
	400	EA	360	
	1 000	EA	580	
Metal Halide	175	EA	430	
	400	EA	520	
	1 000	EA	650	
	1 500	EA	690	
High Pressure	100	EA	420	
Sodium (Slightly Yellow)	150	EA	450	
	250	EA	500	
	400	EA	510	
	450	EA	570	
	1 000	EA	700	
Low Pressure	35	EA	370	
Sodium (Dark Yellow)	90	EA	510	
	180	EA	600	
Fluorescent				
	2 Tube	120 (1.2 m)	EA	290
	4 Tube	240 (1.2 m)	EA	320
	4 Tube	340 (1.8 m)	EA	340
	6 Tube	510 (1.8 m)	EA	400
4 Tube	420 (2.4 m)	EA	420	

Note: add for poles

5.075.370 POLES including base and electrical hook-up

Height	Wood	Steel Pipe	Steel Davit	Steel Architectural
4.3 m	EA \$ —	EA \$ 610	EA \$ 740	EA \$ 660
4.9 m	EA —	EA 630	EA 770	EA 700
5.5 m	EA —	EA 740	EA 880	EA 740
6.1 m	EA 410	EA 780	EA 920	EA 800
7.6 m	EA 420	EA 880	EA 1 030	EA 900
9.1 m	EA 440	EA 900	EA 1 050	EA 920
10.7 m	EA 470	EA 940	EA 1 100	EA 960
12.2 m	EA 500	EA 1 020	EA 1 170	EA 1 040
13.7 m	EA 520	EA —	EA —	EA —

Note: Concrete poles add 10% to Architectural Rate
 Aluminum poles add 20% to Architectural Rate

5.075.400 MICRO-COMPUTER CONTROLLED FUEL DISPENSING SYSTEM

5.075.405 PEDESTAL SELF-CONTAINED for fleet non-resale

Basic 2 hose System	add	EA	\$ 11 640
Options: Additional hose	add	EA	\$ 660
Odometer and/or unit number entry	add	EA	\$ 340
Vehicle authorization expansion (to increase from 500 to 1000 units)	add	EA	\$ 540
Transaction memory expansion	add	EA	\$ 340

Each basic system includes:

self-contained computer and card reader station on pedestal at pump island controls up to two hoses authorization control up to 500 vehicles transaction memory up to 500 files trenching, cable, pulsers and hookups

This system is mostly used by large companies such as taxi-cab or government agencies.

Note: Gasoline dispensers must be **added** to above costs.

5.075.410 PEDESTAL SELF-CONTAINED for resale

Basic System	EA		\$ 17 500
Options: Receipt printer (plug-in module on head of card reader and computer)	add	EA	\$ 1 890

Each basic system includes:

self-contained 16 K micro-computer or card reader station on pedestal at pump island housing and weathershields normally controls only four hoses program and memory power backup pump controls and interface trenching, cable, pulser and hookups communication terminal only power source and return data lines

This system is mainly found at service stations and bulk oil facilities. The computer is located in the card reader station on pedestal. The System requires **no in-house modules** and is accessed by home office main computer. Large facilities may have 2 or 3 pedestals which must be **added** for individually.

Note: Gasoline dispensers must be **added** to above costs.

5.075.415 COMPLETE IN-HOUSE computer control system

Basic 4 hose system	EA	\$ 25 400
Basic 8 hose system	EA	27 290
Basic 12 hose system	EA	29 630
Basic 16 hose system	EA	31 530
Options: Ticket receipt printer	add EA	\$ 2 960
Additional card reader station	add EA	\$ 12 250

Each basic system includes:

one card reader station — island
micro-computer and cabinet — office
pump control cabinets — office
low voltage power junction terminal — office
computer keyboard access console — office
computer printer terminal — office
transcoder data terminal — office
modem connection — office
trenching, cable, electronic pulser units,
pump controls, card station data lines and
receipt printer lines

These systems are mainly found at large service stations and truck service centers.

Note: Gasoline dispensers must be **added** to above costs.

5.075.450 SOLID STATE MODULAR ELECTRONIC CONTROL FUEL DISPENSING SYSTEM

5.075.455 CODE LOCK SYSTEM no cards and no keys

24 positions	EA	\$ 3 240
132 positions	EA	\$ 4 710
148 positions	EA	\$ 5 970

Note: Gasoline dispensers must be **added** to above costs

5.075.500 MOTOR VEHICLE PROPANE FUELING OUTLETS

5.075.505 PROPANE FUELING SYSTEMS

Each system includes:

- tanks, fittings and paint
- steel skids and saddle or concrete base
- steel equipment platform and cabinets
- explosion proof motor and pump
- high pressure piping, hoses and fittings
- bottle filling station, controls and scale
- trenching, backfilling, conduit and electrical lines
- installation and hook-ups

Systems **do not** include:

- meters or calcometer dispensers
- steel bumper posts
- key lock and micro-computer systems
- concrete aprons and islands

Type	Capacity		Horizontal Tank System	Vertical Tank System
Single	3 800 litres	EA	\$ 7 500	\$ —
Single	5 700 litres	EA	8 180	10 820
Single	7 500 litres	EA	11 750	14 680
Single	19 000 litres	EA	22 160	25 460
Twin	2 @ 3 800 litres	EA	9 870	—
Twin	2 @ 7 500 litres	EA	15 900	—

Tank Capacity Expansion, where additional tanks are added to and hooked into a basic twin tank system.

3800 litres				\$ 3 750
7600 litres	per tank	add	EA	\$ 5 650
	per tank	add	EA	
Options: Bumper, 1.2 m concrete filled pipe		add	EA	\$ 100
Guardrails, metal		add	per m	\$ 49.00

5.075.510 PROPANE FUELING SYSTEM METERS

Mechanical T-head Neptune type with automatic temperature compensator controls and normally mounted inside cabinet at LPOG tanks.

Add as found to vehicle fueling system costs

	Fleet and Non-Retail	Retail
17 mm	EA \$ 2 020	\$ 3 050
25 mm	EA 2 400	3 440

Note: Fleet and non-retail systems do not contain an automatic temperature compensator and normally have a less expensive meter.

5.075.515 PROPANE FUELING SYSTEM DISPENSERS

These calcometer dispensers include electronic computing heads, stainless steel high pressure fittings, high pressure hoses and nozzles, automatic temperature compensators, dead-man switches, and are located either on the equipment platform at the tanks or remotely on a regular concrete pump island.

Add as found to vehicle fueling system costs

Single Hose Dispenser	EA \$ 15 050
Double Hose Dispenser	EA 27 700

Note: Meters and dispensers may be controlled by key-lock or micro-computer control systems which must be added as found from Sec. 5.075.160 and Sec. 5.075.400.

5.075.550 PAINT SPRAY BOOTHS

Structural elements for walls and roof are prefabricated painted metal panels. Units contain lights, wiring, overhead exhaust and venting system, observation windows, man door and vehicle doors.

In conjunction with a paint booth, a make-up air system must be installed, either in the ceiling or on the roof of the building housing the paint booth. The costs of these units, complete with all piping and duct work, are included in the following rates.

5.075.555 CAR BOOTHS 4.3 m wide x 2.7 m high

<u>Length</u>	<u>Solid Back</u>		<u>Drive Thru</u>	
7.9 m	EA	\$ 20 350	EA	\$ 21 060
8.5 m	EA	20 770	EA	21 500
Without Make Up Air System			deduct	\$ 10 600

5.075.560 COMBINATION BOOTHS 4.3 m wide x 3.7 m high

<u>Length</u>	<u>Solid Back</u>		<u>Drive Thru</u>	
8.5 m	EA	\$ 28 400	EA	\$ 29 600
Length Variation add or deduct per 300 mm				\$ 310
Lights add per 1.5 m of additional length				\$ 1 060
Without Make-Up Air System			deduct	\$ 12 740

These units will accommodate cars, vans and trucks

5.075.565 DOWN DRAFT BOOTH

Similar specifications to the combination drive thru booth except exhaust system has 4.3 m grated and filtered concrete floor pit with concrete under slab ducting.

Drive Thru 8.5 m x 4.3 m x 4.9 m	EA	\$ 34 900
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5.075.570 TRUCK BOOTHS 4.9 m wide x 4.9 m high

<u>Length</u>	<u>Solid Back</u>		<u>Drive Thru</u>	
10.4 m	EA	\$ 37 780	EA	\$ 39 550
11.9 m	EA	39 350	EA	41 100
13.4 m	EA	40 880	EA	42 570
Length Variation add or deduct per 300 mm				\$ 370
Lights add per 1.5 m of additional length				\$ 1 060
Without make-up Air System			deduct	\$ 16 275

5.075.575 AUTOMATIC MOBILE OVEN

Roll-over dryer, rail mounted, motorized, infra-red electrical heat units, including rails and 1.8 m end oven storage booth extension.

Car or Combination Booth	EA	\$ 9 060
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Truck Booth	EA	\$ 24 450
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5.075.580 DRYING BOOTH EXTENSION

Attached three wall booth with chamber that allows drying of first vehicle while second is painted in main booth.

Add only to drive thru booths.

Car or Combination Booth	EA	\$ 6 150
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5.077.000 BULK OIL PLANT EQUIPMENT

5.077.050 TANKS

5.077.055 ABOVE GROUND

Capacity

Litres	Horizontal (Gravity)		Horizontal (Connected)		Vertical	
2 273	EA	\$ 800	EA	\$ -	EA	\$ 2 000
4 546	EA	1 200	EA	-	EA	2 300
9 092	EA	1 850	EA	-	EA	3 000
13 638	EA	2 350	EA	2 350	EA	3 700
18 184	EA	-	EA	3 650	EA	4 400
22 730	EA	-	EA	3 750	EA	5 900
36 368	EA	-	EA	-	EA	7 450
45 461	EA	-	EA	-	EA	8 900
54 552	EA	-	EA	-	EA	10 000
59 020	EA	-	EA	-	EA	10 550
68 190	EA	-	EA	-	EA	10 950
72 736	EA	-	EA	-	EA	11 350
90 920	EA	-	EA	-	EA	12 750
113 650	EA	-	EA	-	EA	16 650
136 380	EA	-	EA	-	EA	20 900

5.077.060 PIPING average per tank; includes fittings, valves and supports.

	Pipe Size				
	48.3 mm	60.3 mm	73.0 mm	88.9 mm	114.3 mm
Per Tank	\$ 3 750	\$ 4 300	\$ 4 850	\$ 5 400	\$ 6 150
Over 30.0 m add per m	\$ 11.20	\$ 12.80	\$ 14.40	\$ 16.00	\$ 18.40

5.077.065 PUMP MANIFOLDS

	Pipe Size				
	48.3 mm	60.3 mm	73.0 mm	88.9 mm	114.3 mm
Per Pump	\$ 800	\$ 900	\$ 1 000	\$ 1 100	\$ 1 300

5.077.070 TANK MANIFOLDS

	Pipe Size				
	48.3 mm	60.3 mm	73.0 mm	88.9 mm	114.3 mm
Per Tank	\$ 400	\$ 450	\$ 500	\$ 600	\$ 700

5.077.075 TANK CATWALKS

	m
Steel Ladder	\$ 106.00
Steel Stairway	160.00
Steel Catwalk	180.00
Wood Stairway	160.00
Wood Catwalk	80.00

5.077.080 TANK FARM BERMS

	m
Earth Berm	\$ 130
Concrete Berm 1.2 m high	153
Steel Berm Walkover	EA \$ 1 000
Wooden Berm Walkover	EA 650
Berm Sump & Drain	EA 700
Sump & Drain with Hand Pump	EA 1 200

5.077.085 AUTOMATED DIGITAL TANK GAUGING SYSTEMS

Above-Ground System for bulk oil plants

Basic 5 tank sensing probe system **EA \$ 14 700**

Options: Tank Variation - less than or more than basic system

per tank, add or deduct EA \$ 1 300

Additional controller	add EA 4 000
Digital record printer	add EA 550
Additional read-out console	add 1 200

Each basic system includes:

- 5 sensing probes, 1 per tank
- armoured steel cable and tubing
- wiring and electrical hook-ups
- system controller
- digital display read-out console
- commissioning

Note: The controller forming part of the basic system will monitor a maximum of 8 tanks. Where more than 8 tanks are found in a system, an additional controller must be added.

Read-out consoles may be located in an office structure or externally in a bulk plant yard.

5.077.100 LOADING & UNLOADING EQUIPMENT

5.077.105 PUMPS includes base, motor and electrical hook-up

kW	Pipe Size		
0.75	60.3 mm	EA	\$ 2 450
1.12	60.3 mm	EA	2 500
1.49	60.3 mm	EA	2 650
2.24	88.9 mm	EA	3 600
3.73	88.9 mm	EA	3 700
5.60	88.9 mm	EA	5 100
5.60	114.3 mm	EA	5 700
7.46	114.3 mm	EA	6 250
Twin Blackmer		EA	\$ 3 300
Quad Blackmer		EA	7 200
Six Gang Blackmer		EA	8 800

5.077.110 TRUCK LOADERS includes loading arm

Pipe Size		
60.3 mm	EA	\$ 1 300
73.0 mm	EA	1 500
88.9 mm	EA	1 700
114.3 mm	EA	2 100

5.077.115 BOTTOM TRUCK UNLOADERS

<u>Pipe Size</u>	<u>Unloaders</u>		<u>Spill Preventors</u>	
60.3 mm	EA	\$ 550	EA	\$ 230
73.0 mm	EA	600	EA	240
88.9 mm	EA	700	EA	250
114.3 mm	EA	800	EA	260

5.077.120 BULK PLANT METERS

<u>Pipe Size</u>	<u>Direct Reading</u>		<u>With Printer</u>	
42.2 mm	EA	\$ 1 600	EA	\$ 1 850
48.3 mm	EA	1 700	EA	2 000
60.3 mm	EA	2 000	EA	2 250
88.9 mm	EA	3 050	EA	3 300
114.3 mm	EA	5 450	EA	5 700

5.077.125 BARREL FILLERS

Hose and nozzle 42.2 - 48.3 mm	EA	\$ 460
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5.077.130 RAILWAY TANK CAR UNLOADERS

Overhead Unloader Steel stand post, concrete base, 88.9 mm line and fittings concrete base and fittings.	EA	\$ 2 250
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Unloading Pivot Arm Assembly

Size

60.3 mm	add	EA	\$ 500
73.0 mm	add	EA	800
88.9 mm	add	EA	1 000

Bottom Unloader includes lines, pipe and fittings

Size

60.3 mm	EA	\$ 440
73.0 mm	EA	800
88.9 mm	EA	1 080
114.3 mm	EA	1 300

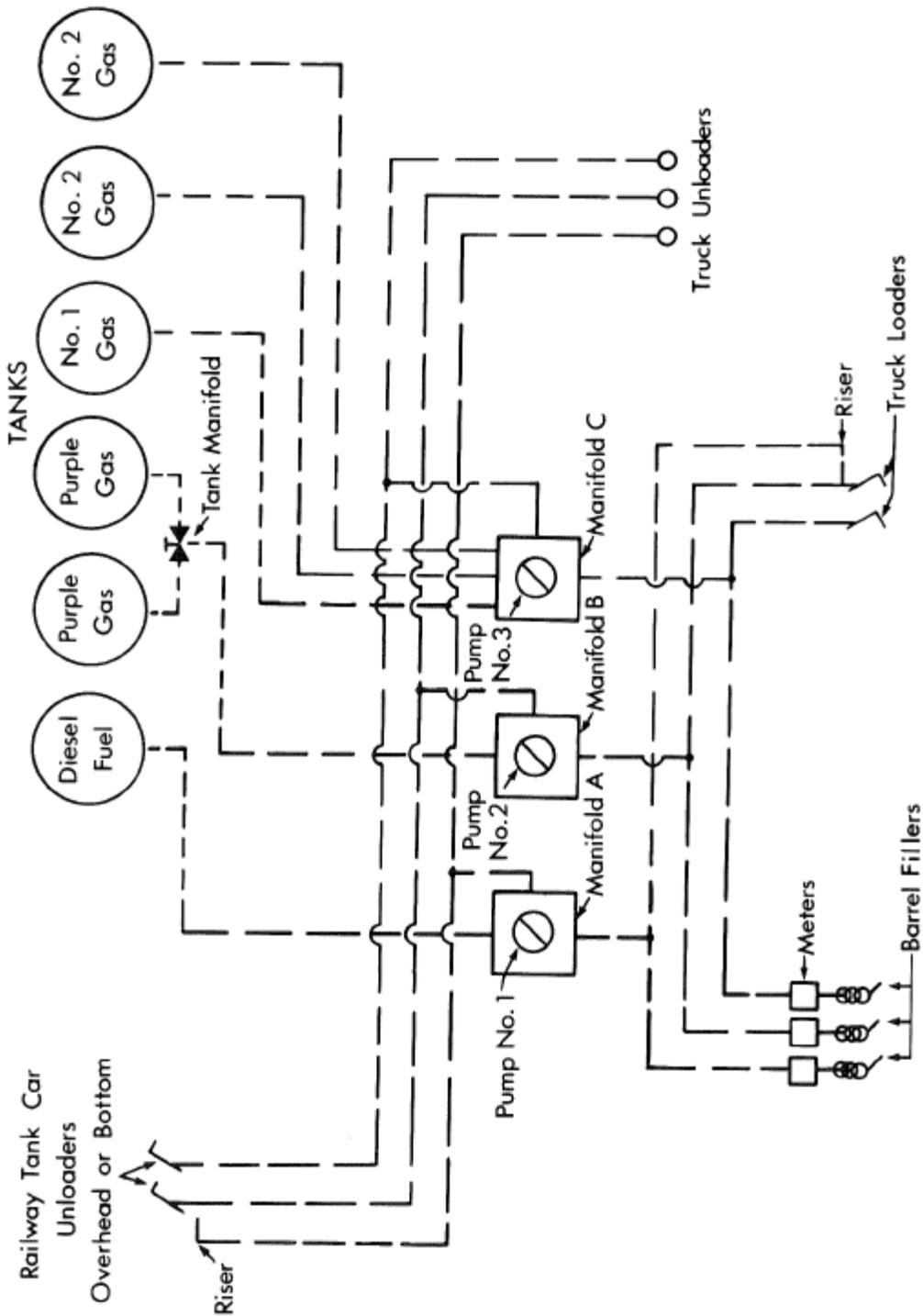
5.077.135 STEEL FILLSTAND WITH STAIRS

Loading Platform	Constant	\$ 800
	Area Rate m ²	354.00
Swing Platform	add per m ²	215.00

5.077.140 CONCRETE SPILL SLAB

	<u>m2</u>		
150 mm Reinforced Concrete	add	EA	\$ 24.40
Catch Basin Interceptor	add	EA	\$ 1 400

5.077.145 TYPICAL BULK OIL INSTALLATION



The previous illustration depicts the layout of a small bulk oil plant showing the general arrangement of tanks, piping, and equipment. Different combinations of equipment, may be found but the general hook up will be similar to the illustration.

When large tank farms are encountered the yard piping is added on a per metre basis.

EXAMPLE ASSESSMENT BASED ON PREVIOUS ILLUSTRATION All Sizes

Assumed for this Illustration

TANKS: 6, each 54 552 litres @ \$ 10 000 per tank x 6	\$ 60 000
PIPING: All yard piping 60.3 mm, @ \$4 300 per tank x 5 tanks	25 800
PUMP MANIFOLDS: Each manifold 60.3 mm piping, @ \$ 900 plus \$ 450 for each additional tank	
Manifold "A" \$ 900 (1 tank only)	900
Manifold "B" \$ 900 (treat as 1 tank only and add \$ 450 for the "Tank Manifold")	1 350
Manifold "C" \$ 900 for the first tank plus \$ 450 for each of the other two tanks	1 800
PUMPS: 1 x 0.75 kW @ \$ 2 450	2 450
1 x 1.12 kW @ \$ 2 500	2 500
1 x 1.49 kW @ \$ 2 650	2 650
TANK CAR UNLOADERS: Overhead Unloader \$ 2 250 plus \$ 500 for one unloading arm assembly	2 750
BOTTOM TRUCK UNLOADERS: 60.3 mm — 3 @ \$ 550	1 650
TRUCK LOADERS: 60.3 mm — 2 @ \$ 1 300	2 600
BARREL FILLERS: 3 @ \$ 460	1 380
METERS: 60.3 mm — 3 @ \$2 000 (Direct Reading)	6 000
Total	<u>\$ 111 830</u>

Note: add for Steel Fillstands, Concrete Spill Slabs, Tank Catwalks and Tank Farm Berms as found.

5.077.150 PROPANE (LPG) AND ANHYDROUS AMMONIA (NH₃) EQUIPMENT

5.077.155 DUAL PURPOSE HORIZONTAL TANKS

Rates include sitework, concrete piers, tanks, saddles, painting, gauges, regulators, valves, vents, set up and installation.

Rates **do not** include piping, hoses, pumps, motors, compressors; mounting pads; electrical service, hook ups and controls.

**Capacity
Litres**

1 900	EA \$	1 790
3 800	EA	2 940
5 700	EA	8 960
7 600	EA	10 750
19 000	EA	23 530
23 940	EA	30 300
34 580	EA	34 930
45 600	EA	40 450
68 400	EA	44 390
79 800	EA	49 260
96 140	EA	55 800
114 000	EA	56 200
135 280	EA	82 140
159 600	EA	87 340
171 000	EA	91 140
186 000	EA	97 000

Note: tanks are rated in U.S. gallons
one U.S. gallon equals 3.8 litres

Steel Skids Under Tanks — add to above tank costs

Tank sizes

0 to 15 200 litres	EA	\$ 1 070
19 000 to 45 600 litres	EA	6 110
57 000 to 96 140 litres	EA	9 200
over 96 140 litres	EA	11 490

5.077.160 PROPANE PUMPING SYSTEMS

Pumping System Rates include concrete pad, pump, motor, controls, piping, hoses, valves, fittings scales and installation hook-ups necessary for bottle filling and tank truck loading.

Bottle Fill and Tank Truck Loading

kW

0.56	25 mm pump including fil	lines	EA	\$ 4 460
0.75	25 mm pump including fil	lines	EA	5 300
1.12	25 mm pump including fil	lines	EA	5 720
1.49	32 mm pump including fil	lines	EA	5 920
2.24	38 mm pump including fil	lines	EA	6 070
3.73	51 mm pump including fil	lines	EA	8 090
5.60	51 mm pump including fil	lines	EA	8 750
7.46	51 mm pump including fil	lines	EA	9 120
	Hand Operated Bottle Fill		EA	1 130

5.077.165 ANHYDROUS AMMONIA (NH₃) PUMPING SYSTEMS

Pumping Systems are usually high carbon or stainless steel due to the high corrosive qualities of NH₃, therefore these systems are more expensive than propane pumping systems.

Rates include pump, motor, concrete pad, piping (two — 51 mm vapor lines, one —76 mm liquid line), hoses (truck loading and unloading, vapor) valves, fittings, bleed lines, cabinets, controls and installation hook ups.

Standard System — Single Load In and Single Load Out

kW		
3.73	51 mm pump and lines	\$ 16 350
5.60	51 mm pump and lines	16 570
7.46	51 mm pump and lines	16 940
7.46	76 mm pump and lines	17 820
11.19	76 mm pump and lines	18 630
14.92	102 mm pump and lines	21 060
18.65	102 mm pump and lines	22 100

Dual System — Single Load In and Double Load Out

Add to standard system (includes hoses, controls, hook ups and bypass piping) **\$ 10 300**

Note: **add** to standard or dual systems for extra pumps, compressors, and meters as found.

5.077.170 COMPRESSORS — PROPANE AND ANHYDROUS AMMONIA

Compressor rates include compressor, lines, valves, fittings, guards, base plates, cabinets, controls, motors and installation.

Motors are totally enclosed, fan cooled, 3 phase, explosion proof

KW			
3.73	51 mm lines	EA	\$ 8 130
5.60	51 mm lines	EA	8 360
7.46	51 mm lines	EA	9 570
7.46	76 mm lines	EA	13 490
11.19	76 mm lines	EA	15 620
18.65	76 mm lines	EA	16 440

Concrete bases or pads — **add** as found

5.077.175 METERS

Meter Rates include stainless steel fittings, temperature compensators, strainer, valves, air eliminator and totalizer

Size	Propane		NH₃	
17 mm	EA	\$ 2 820	EA	\$ —
25 mm	EA	3 260	EA	—
32 mm	EA	5 280	EA	—
38 mm	EA	5 610	EA	6 430
51 mm	EA	6 640	EA	7 800
76 mm	EA	7 780	EA	9 550
102 mm	EA	8 640	EA	—

5.077.180 RAILWAY TANK CAR UNLOADING LINES

Transfers propane and or anhydrous ammonia from rail tank car to storage vessel and includes piping, valves, fittings, one vapor line and hose, two liquid lines and hose

51 mm vapor and liquid lines **EA \$ 6 550**

Note: add for compressors and pumping units as found

add for unloading towers, stairs, catwalks as found

Various combinations of equipment will be found at propane or anhydrous ammonia bulk stations

The following example is based on a typical anhydrous ammonia systems.
All sizes are assumed.

TANK: with piers — 114 000 litres	\$ 56 200
STEEL SKIDS: in addition to concrete piers	11 490
PUMPING SYSTEM: single load in and single load out 7.46 kw — 51 mm pump and lines	16 940
DUAL SYSTEM: additional load out	10 300
COMPRESSOR: 7.46 kW — 51 mm	9 570
METER: one 38 mm	6 430
Total	\$ <u>110 930</u>

Note: add as found for yard lighting and steel fences

Suggested age life: 25 years

5.085.000 GRAIN & FEED STORAGE EQUIPMENT

5.085.050 STEEL GRAIN BINS

General Purpose - Flat Bottom

Corrugated galvanized steel bolted bin including top fill cap, roof manhole and ladder, door and auger chute, hardware, concrete slab or wood skid and floor system, installation.

Capacity		Each Bin
Tonnes	Bushels	
33.4	1 175	\$ 1 620
38.3	1 350	1 710
41.2	1 450	1 770
42.6	1 500	1 810
46.8	1 650	1 950
54.0	1 900	2 120
56.8	2 000	2 230
65.3	2 300	2 530
71.0	2 500	2 650
73.8	2 600	2 800
76.7	2 700	2 810
79.5	2 800	2 830
89.5	3 150	3 070
93.7	3 300	3 170
96.5	3 400	3 240
109.3	3 850	3 660
113.6	4 000	3 710
119.3	4 200	3 820
125.0	4 400	4 060
130.6	4 600	4 110
133.5	4 700	4 160
142.0	5 000	4 430
167.7	5 905	5 700
185.0	6 517	5 960
197.8	6 966	6 650
220.0	7 816	6 850
234.9	8 270	7 770
261.3	9 202	8 560
284.6	10 023	8 770

Steel Ladder, exterior wall

add per m \$ 26.50

5.085.060 STEEL GRAIN BINS

General Purpose - Hopper Bottom - Bolted

Corrugated galvanized steel bolted tank including hopper cone and legs, bracing and anchors, slide gate discharge, auger boot, roof and wall ladders and manhole, reinforced concrete foundation and slab, installation.

Capacity		Each Bin
Tonnes	Bushels	
36.9	1 300	\$ 3 990
46.8	1 650	4 350
50.4	1 775	4 480
56.8	2 000	4 540
62.5	2 200	5 310
73.8	2 600	5 600
76.7	2 700	5 800

5.085.070 STEEL BULK FEED TANKS

Hopper Bottom - Bolted

Corrugated galvanized steel bolted tank including hopper cone and legs, bracing, anchors, slide gate discharge, auger boot, roof and wall ladders, roof manhole, setup and reinforced concrete foundation and slab, installation.

Capacity		Each Bin
Tonnes	Bushels	
5.4	190	\$ 1 670
7.8	275	1 800
10.2	360	1 930
12.8	450	2 070
14.2	500	2 430
18.2	640	2 680
22.3	785	2 830
26.4	930	2 970
30.5	1 075	3 130
34.8	1 225	3 560

PRECALCULATED ADJUSTMENTS

Pneumatic top cap and filling tube	add EA	\$ 330
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5.085.080 STEEL GRAIN OR FERTILIZER BINS

General Purpose - Hopper Bottom - Welded

Includes hopper cone and slide gate, auger boot, roof and wall ladder, roof manhole, steel legs, enamel paint finish; epoxy coated interior on fertilizer storage bins; reinforced concrete foundation and slab, installation.

GRAIN STORAGE		FERTILIZER STORAGE	
Grain Capacity Bushels	Grain Bin Each	Fertilizer Capacity/Tonnes	Fertilizer Bin Each
250	\$ 1 990	5.4	\$ 2 030
425	2 630	9.1	2 720
700	2 810	14.5	2 910
780	3 260	25.4	3 360
975	3 400	31.7	3 500
1 260	3 530	40.8	3 620
1 450	3 830	46.3	3 920
1 725	4 180	56.2	4 280
1 940	4 500	61.7	4 640
2 225	4 830	70.8	4 970
2 650	5 470	84.4	5 610
2 765	6 770	88.9	7 000
3 275	7 710	105.3	7 950
3 620	8 020	116.2	8 260
4 130	8 730	132.5	8 990

PRECALCULATED ADJUSTMENTS

Reinforced Concrete Foundation and Slab - nil

0 to 700 bushel capacity	deduct	\$ 430
780 to 1260 bushel capacity	deduct	500
1450 to 2650 bushel capacity	deduct	590
2700 to 5000 bushel capacity	deduct	1 020

Steel Skids

3.7 m diam. bins	add	\$ 450
4.3 m diam. bins	add	550
5.8 m diam. bins	add	750
Pneumatic Filler Tube	add EA	250
Inspection Windows	add EA	30
Extra Manhole	add EA	35

Note: Foundations located at most commercial installations where larger capacity bins are found normally incorporate reinforced concrete piles and heavy reinforced concrete perimeter footings in addition to the concrete slab foundations included as part of the above Base Costs. A further adjustment is therefore required to add for these items.

5.085.090 WOOD GRAIN OR FERTILIZER BINS

Used for grain or fertilizer storage and includes wood skids, wood plank floor with plywood overlay, plywood walls and roof, man door, exterior paint, roof ladder and manhole, installation. Interior plywood cone and bracing with auger boot on hopper models.

	Capacity		Flat Bottom Each	Hopper Bottom Each
	Tonnes	Bushels		
24.5		875	—	\$ 1 620
28.1		990	—	1 650
28.4		1 000	980	—
34.1		1 200	1 150	1 980
46.1		1 625	1 380	2 570
63.9		2 250	1 600	—

5.085.100 BIN UNLOADING EQUIPMENT

Installed in horizontal bin well in the concrete floor of a standard grain bin and includes double hopper tube, flanges, screw auger, exterior power drive head, motor, electrical, installation.

Horizontal Bin Unloaders

Bin Diameter	150 mm Tube		200 mm Tube	
5.8 m	EA	\$ 1 610	EA	\$ 2 160
6.4 m	EA	1 610	EA	2 190
7.3 m	EA	1 820	EA	2 600
8.2 m	EA	1 850	EA	2 640
9.1 m	EA	—	EA	2 670
10.1 m	EA	—	EA	2 740

Bin Sweeps - add as found to the above unloader costs

Bin Diameter	150 mm Sweep		200 mm Sweep	
5.8 m	EA	\$ 530	EA	\$ 570
6.4 m	EA	540	EA	580
7.3 m	EA	560	EA	620
8.2 m	EA	600	EA	650
9.1 m	EA	—	EA	680
10.1 m	EA	—	EA	740

5.085.110 GRAIN BIN AERATION EQUIPMENT

Several types of aeration systems may be found. The costs of the interior bin floor system must be combined with the appropriate fan cost to produce a total system cost.

Interior bin floor systems include corrugated galvanized perforated duct panels or planks, polyethylene wall transition cone duct, installation.

Above Floor Tube Aeration Systems

Bin Diameter	500 mm Half Round In-Line		625 mm Half Round In-Line		625 mm Half Round V-Line		600 mm Full Round	
4.3 m	EA	\$ 270	EA	\$ 360	EA	\$ 470	EA\$	550
5.8 m	EA	300	EA	390	EA	560	EA	610
6.4 m	EA	320	EA	420	EA	620	EA	670
7.3 m	EA	350	EA	450	EA	680	EA	790
8.2 m	EA	370	EA	480	EA	740	EA	910
9.1 m	EA	390	EA	510	EA	800	EA	1 030
10.1 m	EA	410	EA	540	EA	860	EA	1 150

Flush Plank Floor and Pit System

Includes perforated steel planks, steel supports, recessed duct and 325 mm recessed concrete bin well.

Bin Diameter

4.3 m	EA	\$	640
5.8 m	EA		1 010
6.4 m	EA		1 200
7.3 m	EA		1 660
8.2 m	EA		2 140
9.1 m	EA		2 610
10.1 m	EA		3 170
11.0 m	EA		3 610

5.089.500 RAILWAY TRACKAGE & EQUIPMENT

5.089.525 ROADWAY & SUPERSTRUCTURE

Roadway and superstructure of the roadway **\$ 14 080 per kilometre**

Note: Rates for roadway and superstructure of the roadway reflect depreciated base costs.

5.089.550 TRACKAGE AND APPURTENANCES

5.089.555 TRACKAGE outside the limits of a "roadway" **\$ 148 550 per kilometre**

5.089.560 APPURTENANCES outside the limits of a "roadway"

Turnout, 42.16 — 49.39 kg/m	EA	\$ 9 400
Turnout, 56.89 — 65.52 kg/m	EA	9 900
Wheel Stop	EA	500
Car Bumper	EA	1 250
Derailer (hand throw)	EA	380

Note: Rates for trackage and appurtenances reflect depreciated base costs.

5.089.575 EQUIPMENT

5.089.580 STORAGE TANKS

Size		
53.0 m ³	EA	\$ 10 530
189.3 m ³	EA	23 900
378.5 m ³	EA	40 270
1 324.9 m ³	EA	162 220
2 649.8 m ³	EA	302 080

Note: Gallon (US) = 0.003 785 m³
 Gallon (Imperial) = 0.004 546 m³
 Barrel (42 US Gallons) = 0.158 987 m³

5.089.585 TANK PUMPING UNITS

Size		
378 LPM Complete Unit	EA	\$ 3 900
1 136 LPM Complete Unit	EA	5 850

5.089.590 LOADING PLATFORMS

		m²
Earth and Timber		\$ 88.00
Concrete		129.00
Asphalt Surfacing	add	11.00

5.089.595 STOCKYARDS

		m²
Pen Fencing (fence area)		\$ 33.30

5.145.000 AVIATION EQUIPMENT

5.145.050 AIRCRAFT REFUELING CABINETS

Costs include fibreglass cabinet, pump, motor, filter, separator, meter, valves, piping, starters, junction boxes, underground wiring, explosion proof fittings, aviation hose, over-wing nozzle and electric rewind hose reel.

Costs also include a 1.8 x 2.4 m reinforced concrete slab for mounting of the cabinet and equipment.

114 litres per minute, cabinet type	EA	\$ 14 950
114 litres per minute, overhead T-bar, rack mounted	EA	13 700
227 litres per minute, cabinet type	EA	18 450
455 Litres per minute, cabinet type	EA	28 600

PRECALCULATED ADJUSTMENTS

Under-wing loading nozzle		add EA	1 000
Red marker lights, explosion and weatherproof	add per cabinet		600
Interior cabinets lights, explosion and weatherproof	add per cabinet		500
Hand crank rewind hose reel	deduct EA	985	
Concrete slab size variation	add or deduct per m²		15.00

5.900.000 COMPONENT COST SECTION

COMMERCIAL COMPONENT KEY

CODE	COMPONENT	CODE	COMPONENT
0100	Sitework	3500	Windows
0300	Excavation	3700	Exterior Doors
0500	Concrete Footings	3900	Shafts/Stairwells
0700	Piles	4100	Interior Wall Finish
0900	Concrete Pads	4300	Partitions
1100	Grade Beams	4500	Ceiling Finish
1300	Foundation Walls	4700	Interior Doors
1500	Concrete Slabs	4900	Baseboards
1700	Columns	5100	Floor Finish
1900	Beams	5700	Balconies
2100	Base Floor Construction	6100	Plumbing
2300	Stairs	6300	Plumbing Fixtures
2500	Base Wall Construction	6500	Heating
2700	Exterior Wall Finish	6700	Electrical
2900	Base Roof Construction	6900	Electrical Fixtures
3300	Roof Finish		

5.900.030 EXCAVATION

Code	Component	m³
0300	Bulk Excavation and Disposal	\$ 9.90

5.900.050 CONCRETE STRIP FOOTINGS

Code	Component	m
0500	150 x 300 mm Unreinforced	\$ 12.00
0501	150 x 350 mm Unreinforced	12.50
0502	150 x 400 mm Unreinforced	13.50
0503	150 x 450 mm Unreinforced	14.00
0504	150 x 500 mm Unreinforced	14.50
0505	150 x 550 mm Unreinforced	15.00
0506	150 x 600 mm Unreinforced	16.00
0507	200 x 300 mm Unreinforced	16.00
0508	200 x 350 mm Unreinforced	17.00
0509	200 x 400 mm Unreinforced	17.50
0510	200 x 450 mm Unreinforced	18.50
0511	200 x 500 mm Unreinforced	19.50
0512	200 x 550 mm Unreinforced	20.50
0513	200 x 600 mm Unreinforced	21.00
0514	250 x 300 mm Unreinforced	20.00
0515	250 x 350 mm Unreinforced	21.00
0516	250 x 400 mm Unreinforced	22.00
0517	250 x 450 mm Unreinforced	23.00
0518	250 x 500 mm Unreinforced	24.50
0519	250 x 550 mm Unreinforced	25.50
0520	250 x 600 mm Unreinforced	26.50
0521	300 x 300 mm Unreinforced	24.00
0522	300 x 350 mm Unreinforced	25.50
0523	300 x 400 mm Unreinforced	26.50
0524	300 x 450 mm Unreinforced	28.00
0525	300 x 500 mm Unreinforced	29.00
0526	300 x 550 mm Unreinforced	30.50
0527	300 x 600 mm Unreinforced	32.00

5.900.050 CONCRETE STRIP FOOTINGS - CONT'D

Code	Component	m
0528	150 x 300 mm Medium Reinforcing Total Cost	\$ 12.00 <u>3.00</u> 15.00
0529	150 x 350 mm Medium Reinforcing Total Cost	12.50 <u>3.00</u> 15.50
0530	150 x 400 mm Medium Reinforcing Total Cost	13.50 <u>3.00</u> 16.50
0531	150 x 450 mm Medium Reinforcing Total Cost	14.00 <u>3.00</u> 17.00
0532	150 x 500 mm Medium Reinforcing Total Cost	14.50 <u>3.00</u> 17.50
0533	150 x 550 mm Medium Reinforcing Total Cost	15.00 <u>3.00</u> 18.00
0534	150 x 600 mm Medium Reinforcing Total Cost	16.00 <u>3.00</u> 19.00
0535	200 x 300 mm Medium Reinforcing Total Cost	16.00 <u>3.00</u> 19.00
0536	200 x 350 mm Medium Reinforcing Total Cost	17.00 <u>3.00</u> 20.00
0537	200 x 400 mm Medium Reinforcing Total Cost	17.50 <u>3.00</u> 20.50
0538	200 x 450 mm Medium Reinforcing Total Cost	18.50 <u>3.00</u> 21.50
0539	200 x 500 mm Medium Reinforcing Total Cost	19.50 <u>3.00</u> 22.50
0540	200 x 550 mm Medium Reinforcing Total Cost	20.50 <u>3.00</u> 23.50

5.900.050 CONCRETE STRIP FOOTINGS - CONT'D

Code	Component	m
0541	200 x 600 mm Medium Reinforcing Total Cost	\$ 21.00 <u>3.00</u> 24.00
0542	250 x 300 mm Medium Reinforcing Total Cost	20.00 <u>3.00</u> 23.00
0543	250 x 350 mm Medium Reinforcing Total Cost	21.00 <u>3.00</u> 24.00
0544	250 x 400 mm Medium Reinforcing Total Cost	22.00 <u>3.00</u> 25.00
0545	250 x 450 mm Medium Reinforcing Total Cost	23.00 <u>3.00</u> 26.00
0546	250 x 500 mm Medium Reinforcing Total Cost	24.50 <u>3.00</u> 27.50
0547	250 x 550 mm Medium Reinforcing Total Cost	25.50 <u>3.00</u> 28.50
0548	250 x 600 mm Medium Reinforcing Total Cost	26.50 <u>3.00</u> 29.50
0549	300 x 300 mm Medium Reinforcing Total Cost	24.00 <u>3.00</u> 27.00
0550	300 x 350 mm Medium Reinforcing Total Cost	25.50 <u>3.00</u> 28.50
0551	300 x 400 mm Medium Reinforcing Total Cost	26.50 <u>3.00</u> 29.50
0552	300 x 450 mm Medium Reinforcing Total Cost	28.00 <u>3.00</u> 31.00
0553	300 x 500 mm Medium Reinforcing Total Cost	29.00 <u>3.00</u> 32.00

5.900.050 CONCRETE STRIP FOOTINGS - CONT'D

Code	Component	m
0554	300 x 550 mm Medium Reinforcing Total Cost	\$ 30.50 <u>3.00</u> 33.50
0555	300 x 600 mm Medium Reinforcing Total Cost	32.00 <u>3.00</u> 35.00
0556	250 x 300 mm Heavy Reinforcing Total Cost	20.00 <u>5.90</u> 25.90
0557	250 x 350 mm Heavy Reinforcing Total Cost	21.00 <u>5.90</u> 26.90
0558	250 x 400 mm Heavy Reinforcing Total Cost	22.00 <u>5.90</u> 27.90
0559	250 x 450 mm Heavy Reinforcing Total Cost	23.00 <u>5.90</u> 28.90
0560	250 x 500 mm Heavy Reinforcing Total Cost	24.50 <u>5.90</u> 30.40
0561	250 x 550 mm Heavy Reinforcing Total Cost	25.50 <u>5.90</u> 31.40
0562	250 x 600 mm Heavy Reinforcing Total Cost	26.50 <u>5.90</u> 32.40
0563	300 x 300 mm Heavy Reinforcing Total Cost	24.00 <u>5.90</u> 29.90
0564	300 x 350 mm Heavy Reinforcing Total Cost	25.50 <u>5.90</u> 31.40
0565	300 x 400 mm Heavy Reinforcing Total Cost	26.50 <u>5.90</u> 32.40
0566	300 x 450 mm Heavy Reinforcing Total Cost	28.00 <u>5.90</u> 33.90

5.900.050 CONCRETE STRIP FOOTINGS - CONT'D

Code	Component	m
0567	300 x 500 mm	\$ 29.00
	Heavy Reinforcing	<u>5.90</u>
	Total Cost	34.90
0568	300 x 550 mm	30.50
	Heavy Reinforcing	<u>5.90</u>
	Total Cost	36.40
0569	300 x 600 mm	32.00
	Heavy Reinforcing	<u>5.90</u>
	Total Cost	37.90

5.900.070 PILE FOUNDATIONS

Code	Component	m
0700	300 mm Concrete Friction Piling	\$ 15.50
0701	350 mm Concrete Friction Piling	22.00
0702	400 mm Concrete Friction Piling	25.00
0710	300 x 300 mm Precast Concrete Piling	82.50
0711	400 x 400 mm Precast Concrete Piling	99.00

5.900.090 CONCRETE PADS

Code	Component		EA
0900	600 x 600 x 150 mm Unreinforced	\$	15.00
0901	750 x 750 x 200 mm Unreinforced		27.00
0902	750 x 750 x 300 mm Unreinforced		39.00
0903	900 x 900 x 300 mm Unreinforced		51.00
0904	1200 x 1200 x 300 mm Unreinforced		76.00
0905	1200 x 1200 x 450 mm Unreinforced		110.00
0906	1500 x 1500 x 450 mm Unreinforced		160.00
0920	900 x 900 x 250 mm Reinforced		47.00
0921	1200 x 1200 x 250 mm Reinforced		85.00
0922	1500 x 1500 x 300 mm Reinforced		150.00
0923	1800 x 1800 x 375 mm Reinforced		240.00
0924	2100 x 2100 x 425 mm Reinforced		360.00
0925	2400 x 2400 x 500 mm Reinforced		520.00
0926	2700 x 2700 x 575 mm Reinforced		740.00
0927	3000 x 3000 x 625 mm Reinforced		950.00
0928	3600 x 3600 x 725 mm Reinforced		1 600.00
0929	3900 x 3900 x 775 mm Reinforced		1 900.00
0930	4200 x 4200 x 825 mm Reinforced		2 400.00
0931	4500 x 4500 x 875 mm Reinforced		2 900.00

5.900.110 CONCRETE GRADEBEAMS

Code	Component	m
1100	200 x 600 mm Reinforced	\$ 57.00
1101	200 x 900 mm Reinforced	83.00
1102	200 x 1200 mm Reinforced	112.00
1103	300 x 600 mm Reinforced	65.50
1104	300 x 900 mm Reinforced	97.00
1105	300 x 1200 mm Reinforced	128.00
1106	300 x 1500 mm Reinforced	160.00
1107	300 x 1800 mm Reinforced	191.00
1108	450 x 600 mm Reinforced	79.50
1109	450 x 900 mm Reinforced	118.00
1110	450 x 1200 mm Reinforced	155.00
1111	450 x 1500 mm Reinforced	195.00
1112	450 x 1800 mm Reinforced	232.00
1115	200 x 400 mm Unreinforced Footing	17.50
1116	250 x 450 mm Unreinforced Footing	23.00
1120	200 x 600 mm Finished Reinforced	65.00
1121	200 x 900 mm Finished Reinforced	95.00
1122	200 x 1200 mm Finished Reinforced	128.00
1123	300 x 600 mm Finished Reinforced	73.50
1124	300 x 900 mm Finished Reinforced	109.00
1125	300 x 1200 mm Finished Reinforced	144.00
1126	300 x 1500 mm Finished Reinforced	180.00
1127	300 x 1800 mm Finished Reinforced	215.00
1128	450 x 600 mm Finished Reinforced	87.50
1129	450 x 900 mm Finished Reinforced	130.00
1130	450 x 1200 mm Finished Reinforced	171.00
1131	450 x 1500 mm Finished Reinforced	215.00
1132	450 x 1800 mm Finished Reinforced	256.00

5.900.130 FOUNDATION WALLS

Code	Component	m²
1300	150 mm Concrete Wall Unreinforced	\$ 53.00
1301	200 mm Concrete Wall Unreinforced	56.50
1302	250 mm Concrete Wall Unreinforced	59.00
1303	300 mm Concrete Wall Unreinforced	62.50
1305	150 mm Concrete Wall Unreinforced	53.00
	Water Repellant 1 Coat	<u>3.80</u>
	Total Cost	56.80
1306	200 mm Concrete Wall Unreinforced	56.50
	Water Repellant 1 Coat	<u>3.80</u>
	Total Cost	60.30
1307	250 mm Concrete Wall Unreinforced	59.00
	Water Repellant 1 Coat	<u>3.80</u>
	Total Cost	62.80
1308	300 mm Concrete Wall Unreinforced	62.50
	Water Repellant 1 Coat	<u>3.80</u>
	Total Cost	66.30
1310	150 mm Concrete Wall	53.00
	Light Reinforcing	5.40
	Water Repellant 2 Coat	<u>5.60</u>
	Total Cost	64.00
1311	200 mm Concrete Wall	56.50
	Light Reinforcing	5.40
	Water Repellant 2 Coat	<u>5.60</u>
	Total Cost	67.50
1312	250 mm Concrete Wall	59.00
	Light Reinforcing	5.40
	Water Repellant 2 Coat	<u>5.60</u>
	Total Cost	70.00
1313	300 mm Concrete Wall	62.50
	Light Reinforcing	5.40
	Water Repellant 2 Coat	<u>5.60</u>
	Total Cost	73.50
1315	150 mm Concrete Wall	53.00
	Light Reinforcing	5.40
	Water Repellant 2 Coat	5.60
	50 mm Rigid Insulation Whiteboard	<u>9.50</u>
	Total Cost	73.50

5.900.130 FOUNDATION WALLS - CONT'D

Code	Component	m²
1316	200 mm Concrete Wall	\$ 56.50
	Light Reinforcing	5.40
	Water Repellant 2 Coat	5.60
	50 mm Rigid Insulation Whiteboard	<u>9.50</u>
	Total Cost	77.00
1317	250 mm Concrete Wall	59.00
	Light Reinforcing	5.40
	Water Repellant 2 Coat	5.60
	50 mm Rigid Insulation Whiteboard	<u>9.50</u>
	Total Cost	79.50
1318	300 mm Concrete Wall	62.50
	Light Reinforcing	5.40
	Water Repellant 2 Coat	5.60
	50 mm Rigid Insulation Whiteboard	<u>9.50</u>
	Total Cost	83.00
1320	150 mm Concrete Wall	53.00
	Medium Reinforcing	11.00
	Water Repellant 2 Coat	<u>5.60</u>
	Total Cost	69.60
1321	200 mm Concrete Wall	56.50
	Medium Reinforcing	11.00
	Water Repellant 2 Coat	<u>5.60</u>
	Total Cost	73.10
1322	250 mm Concrete Wall	59.00
	Medium Reinforcing	11.00
	Water Repellant 2 Coat	<u>5.60</u>
	Total Cost	75.60
1323	300 mm Concrete Wall	62.50
	Medium Reinforcing	11.00
	Water Repellant 2 coat	<u>5.60</u>
	Total Cost	79.10
1325	150 mm Concrete Wall	53.00
	Medium Reinforcing	11.00
	Water Repellant 2 Coat	5.60
	50 mm Rigid Insulation Whiteboard	<u>9.50</u>
	Total Cost	79.10
1326	200 mm Concrete Wall	56.50
	Medium Reinforcing	11.00
	Water Repellant 2 Coat	5.60
	50 mm Rigid Insulation Whiteboard	<u>9.50</u>
	Total Cost	82.60
1327	250 mm Concrete Wall	59.00
	Medium Reinforcing	11.00
	Water Repellant 2 Coat	5.60
	50 mm Rigid Insulation Whiteboard	<u>9.50</u>
	Total Cost	85.10

5.900.130 FOUNDATION WALLS - CONT'D

Code	Component	m ²
1328	300 mm Concrete Wall	\$ 62.50
	Medium Reinforcing	11.00
	Water Repellant 2 Coat	5.60
	50 mm Rigid Insulation Whiteboard	<u>9.50</u>
	Total Cost	88.60
1330	150 mm Concrete Wall	53.00
	Heavy Reinforcing	21.50
	Water Repellant 2 Coat	<u>5.60</u>
	Total Cost	80.10
1331	200 mm Concrete Wall	56.50
	Heavy Reinforcing	21.50
	Water Repellant 2 Coat	<u>5.60</u>
	Total Cost	83.60
1332	250 mm Concrete Wall	59.00
	Heavy Reinforcing	21.50
	Water Repellant 2 Coat	<u>5.60</u>
	Total Cost	86.10
1333	300 mm Concrete Wall	62.50
	Heavy Reinforcing	21.50
	Water Repellant 2 Coat	<u>5.60</u>
	Total Cost	89.60
1335	150 mm Concrete Wall	53.00
	Heavy Reinforcing	21.50
	Water Repellant 2 Coat	5.60
	50 mm Rigid Insulation Whiteboard	<u>9.50</u>
	Total Cost	89.60
1336	200 mm Concrete Wall	56.50
	Heavy Reinforcing	21.50
	Water Repellant 2 Coat	5.60
	50 mm Rigid Insulation Whiteboard	<u>9.50</u>
	Total Cost	93.10
1337	250 mm Concrete Wall	59.00
	Heavy Reinforcing	21.50
	Water Repellant 2 Coat	5.60
	50 mm Rigid Insulation Whiteboard	<u>9.50</u>
	Total Cost	95.60
1338	300 mm Concrete Wall	62.50
	Heavy Reinforcing	21.50
	Water Repellant 2 Coat	5.60
	50 mm Rigid Insulation Whiteboard	<u>9.50</u>
	Total Cost	99.10

5.900.130 FOUNDATION WALLS CONT'D

Code	Component	m²
1347	200 mm Light Reinforced Foundation Wall & 38 x 140 mm Frame Lift Wall	\$ 47.00
1348	200 mm Medium Reinforced Foundation Wall & 152 mm Steel Studded Frame Lift Wall	52.50
1349	200 mm Medium Reinforced Foundation Wall & 38 x 184 mm Frame Lift Wall	62.50
1350	200 mm Foundation Wall & 38 x 140 mm Frame Lift Wall with 38 x 38 mm strapping & 9.5 mm gyproc finish	54.00
1351	200 mm Light Reinforced Foundation Wall & 38 x 140 mm Frame Lift Wall with 38 x 38 mm strapping	49.50
1352	200 mm Medium Reinforced Foundation Wall & 38 x 184 mm Frame Lift Wall	57.00
1353	200 mm Light Reinforced Foundation & 190 mm Insulated Concrete Block Lift Wall	73.50
1354	200 mm Medium Reinforced Foundation & 190 mm Insulated Concrete Block Lift Wall	78.00
1355	250 mm Medium Reinforced Foundation Wall & 190 mm Insulated Concrete Block Lift Wall	79.00
1356	250 mm Medium Reinforced Foundation Wall & 190 mm Insulated Back Up Concrete Block Lift Wall	75.00
1357	300 mm Medium Reinforced Foundation Wall & 190 mm Insulated Back Up Concrete Block Lift Wall	76.50

5.900.150 CONCRETE SLABS

Code	Component	m ²
1502	50 mm Concrete Slab	\$ 7.20
	75 mm Gravel Fill	<u>1.30</u>
	Total Cost	8.50
1503	75 mm Concrete Slab	8.90
	100 mm Gravel Fill	<u>1.60</u>
	Total Cost	10.50
1504	100 mm Concrete Slab	11.00
	125 mm Gravel Fill	<u>2.20</u>
	Total Cost	13.20
1505	125 mm Concrete Slab	13.00
	150 mm Gravel Fill	<u>2.70</u>
	Total Cost	15.70
1506	150 mm Concrete Slab	15.00
	150 mm Gravel Fill	<u>2.70</u>
	Total Cost	17.70
1513	75 mm Concrete Slab	8.90
	100 mm Gravel Fill	1.60
	Light Mesh Reinforcing	2.00
	6 Mil Vapour Barrier	<u>0.70</u>
	Total Cost	13.20
1514	100 mm Concrete Slab	11.00
	125 mm Gravel Fill	2.20
	Light Mesh Reinforcing	2.00
	6 Mil Vapour Barrier	<u>0.70</u>
	Total Cost	15.90
1515	125 mm Concrete Slab	13.00
	150 mm Gravel Fill	2.70
	Light Mesh Reinforcing	2.00
	6 Mil Vapour Barrier	<u>0.70</u>
	Total Cost	18.40
1516	150 mm Concrete Slab	15.00
	150 mm Gravel Fill	2.70
	Light Mesh Reinforcing	2.00
	6 Mil Vapour Barrier	<u>0.70</u>
	Total Cost	20.40
1523	75 mm Concrete Slab	8.90
	100 mm Gravel Fill	1.60
	Medium Mesh Reinforcing	2.90
	6 Mil Vapour Barrier	<u>0.70</u>
	Total Cost	14.10

5.900.150 CONCRETE SLAB - CONT'D

Code	Component	m²
1524	100 mm Concrete Slab	\$ 11.00
	125 mm Gravel Fill	2.20
	Medium Mesh Reinforcing	2.90
	6 Mil Vapour Barrier	<u>0.70</u>
	Total Cost	16.80
1525	125 mm Concrete Slab	13.00
	150 mm Gravel Fill	2.70
	Medium Mesh Reinforcing	2.90
	6 Mil Vapour Barrier	<u>0.70</u>
	Total Cost	19.30
1526	150 mm Concrete Slab	15.00
	150 mm Gravel Fill	2.70
	Medium Mesh Reinforcing	2.90
	6 Mil Vapour Barrier	<u>0.70</u>
	Total Cost	21.30
1533	75 mm Concrete Slab	8.90
	100 mm Gravel Fill	1.60
	Light Bar Reinforcing	5.40
	6 Mil Vapour Barrier	<u>0.70</u>
	Total Cost	16.60
1534	100 mm Concrete Slab	11.00
	125 mm Gravel Fill	2.20
	Light Bar Reinforcing	5.40
	6 Mil Vapour Barrier	<u>0.70</u>
	Total Cost	19.30
1535	125 mm Concrete Slab	13.00
	150 mm Gravel Fill	2.70
	Light Bar Reinforcing	5.40
	6 Mil Vapour Barrier	<u>0.70</u>
	Total Cost	21.80
1536	150 mm Concrete Slab	15.00
	150 mm Gravel Fill	2.70
	Light Bar Reinforcing	5.40
	6 Mil Vapour Barrier	<u>0.70</u>
	Total Cost	23.80
1543	75 mm Concrete Slab	8.90
	100 mm Gravel Fill	1.60
	Medium Bar Reinforcing	11.00
	6 Mil Vapour Barrier	<u>0.70</u>
	Total Cost	22.20
1544	100 mm Concrete Slab	11.00
	125 mm Gravel Fill	2.20
	Medium Bar Reinforcing	11.00
	6 Mil Vapour Barrier	<u>0.70</u>
	Total Cost	24.90

5.900.150 CONCRETE SLABS - CONT'D

Code	Component	m ²
1545	125 mm Concrete Slab	\$13.00
	150 mm Gravel Fill	2.70
	Medium Bar Reinforcing	11.00
	6 Mil Vapour Barrier	<u>0.70</u>
	Total Cost	27.40
1546	150 mm Concrete Slab	15.00
	150 mm Gravel Fill	2.70
	Medium Bar Reinforcing	11.00
	6 Mil Vapour Barrier	<u>0.70</u>
	Total Cost	29.40
1554	100 mm Concrete Slab	11.00
	125 mm Gravel Fill	2.20
	Heavy Bar Reinforcing	21.50
	6 mil Vapour Barrier	<u>0.70</u>
	Total Cost	35.40
1555	125 mm Concrete Slab	13.00
	150 mm Gravel Fill	2.70
	Heavy Bar Reinforcing	21.50
	6 Mil Vapour Barrier	<u>0.70</u>
	Total Cost	37.90
1556	150 mm Concrete Slab	15.00
	150 mm Gravel Fill	2.70
	Heavy Bar Reinforcing	21.50
	6 Mil Vapour Barrier	<u>0.70</u>
	Total Cost	39.90

5.900.170 COLUMNS

Code	Component	m
1700	Tubular Steel Column 50 x 4.8	\$ 10.50
1701	Tubular Steel Column 63 x 5.8	12.50
1702	Tubular Steel Column 63 x 8.2	18.00
1703	Tubular Steel Column 75 x 8.4	18.50
1704	Tubular Steel Column 87 x 9.9	21.50
1705	Tubular Steel Column 100 x 13.9	30.50
1706	Tubular Steel Column 100 x 17.9	39.50
1707	Tubular Steel Column 125 x 17.9	39.50
1708	Tubular Steel Column 150 x 21.6	47.50
1715	Steel Column Unfinished 150 WF 23.1	45.50
1716	Steel Column Unfinished 150 WF 29.8	59.00
1717	Steel Column Unfinished 150 WF 37.2	73.50
1718	Steel Column Unfinished 200 WF 35.7	70.50
1719	Steel Column Unfinished 200 WF 41.7	82.50
1720	Steel Column Unfinished 200 WF 46.1	91.50
1721	Steel Column Unfinished 200 WF 52.1	103.00
1722	Steel Column Unfinished 200 WF 71.4	141.00
1723	Steel Column Unfinished 250 WF 72.9	144.00
1724	Steel Column Unfinished 250 WF 89.3	177.00
1730	Finished Steel Column 150 WF 23.1	62.50
1731	Finished Steel Column 150 WF 37.2	90.50
1732	Finished Steel Column 200 WF 35.7	93.50
1733	Finished Steel Column 200 WF 46.1	114.00
1734	Finished Steel Column 200 WF 71.4	164.00
1735	Finished Steel Column 250 WF 72.9	173.00
1736	Finished Steel Column 250 WF 89.3	205.00
1750	Interior Floor Columns 400 x 400 mm Flat Plate, 4.6 x 4.6 bay	64.00

5.900.170 COLUMNS - CONT'D

Code	Component	m
1751	Interior Floor Columns 400 x 400 mm Flat Plate, 4.6 x 4.6 m bay 3 Coats of Paint Total Cost	\$ 64.00 <u>9.30</u> 73.30
1752	Interior Floor Columns 400 x 400 mm Flat Plate 4.6 m x 4.6 m bay Gyproc & Paint Finish Total Cost	64.00 <u>43.00</u> 107.00
1753	Interior Floor Columns 400 x 400 mm Flat Plate, 4.6 x 4.6 m bay Plaster & Paint Finish Total Cost	64.00 <u>44.00</u> 108.00
1754	Exterior Floor Columns 400 x 400 mm Flat Plate, 4.6 x 4.6 m bay	64.00
1755	Interior Floor Columns 400 x 400 mm One-Way Beam & Slab 7.6 x 9.1 m bay Gyproc & Paint Finish Total Cost	98.50 <u>43.00</u> 141.50
1756	Interior Floor Columns 400 x 400 mm One-Way Beam & Slab 7.6 x 9.1 m bay	98.50
1757	Exterior Floor Columns 400 x 400 mm One-Way Beam & Slab 7.6 x 9.1 m bay	68.00
1758	Interior Roof Columns 300 x 300 mm Flat Slab, 7.6 x 7.6 m bay Gyproc & Paint Finish Total Cost	78.00 <u>32.50</u> 110.50
1759	Interior Roof Columns 300 x 300 mm Flat Slab, 7.6 x 7.6 m bay Plaster & Paint Finish Total Cost	78.00 <u>33.00</u> 111.00
1760	Exterior Roof Columns 300 x 300 mm Flat Slab, 7.6 x 7.6 m bay	65.50
1761	Interior Floor Columns 500 x 500 mm One-Way Joist Slab, 7.6 x 13.7 m bay	176.00
1762	Interior Floor Columns 500 x 500 mm One-Way Joist Slab, 7.6 x 13.7 m bay 3 coats of Paint Total Cost	176.00 <u>12.00</u> 188.00

5.900.170 COLUMNS - CONT'D

Code	Component	m
1763	Exterior Floor Columns 500 x 500 mm One-Way Joist Slab, 7.6 x 13.7 m bay	\$ 110.00
1764	Interior Floor Columns 400 x 400 mm One-Way Joist Slab, 6.1 x 9.1 m bay 3 Coats Paint Total Cost	94.00 <u>9.30</u> 103.30
1765	Interior Floor Columns 400 x 400 mm One-Way Joist Slab, 6.1 x 9.1 m bay Plaster & Paint Finish Total Cost	94.00 <u>44.00</u> 138.00
1766	Exterior Floor Columns 400 x 400 mm One-Way Joist Slab, 6.1 x 9.1 m bay	68.00
1767	Interior Roof Columns 300 x 300 mm One-Way Beam & Slab, 7.6 x 9.1 m bay 3 Coats of Paint Total Cost	87.00 <u>7.00</u> 94.00
1768	Interior Roof Columns 300 x 300 mm One-Way Beam & Slab, 7.6 x 9.1 m bay Gyproc & Paint Finish Total Cost	87.00 <u>32.50</u> 119.50
1769	Exterior Roof Columns 300 x 300 mm One-Way Beam & Slab, 7.6 x 9.1 m bay	64.00
1770	Interior Floor Columns 400 x 400 mm Flat Slab, 7.6 x 7.6 m bay 3 Coats of Paint Total Cost	163.00 <u>9.30</u> 172.30
1771	Interior Floor Columns 400 x 400 mm Flat Slab 7.6 x 7.6 m bay Gyproc & Paint Finish Total Cost	163.00 <u>43.00</u> 206.00
1772	Interior Floor Columns 400 x 400 mm Flat Slab, 7.6 x 7.6 m bay Plaster and Paint Finish Total Cost	85.50 <u>44.00</u> 129.50
1773	Exterior Floor Columns 400 x 400 mm Flat Slab, 7.6 x 7.6 m bay	72.00
1775	300 x 300 mm Precast Concrete	64.00
1776	400 x 400 mm Precast Concrete	91.50

5.900.190 BEAMS

Code	Component	m
1900	Steel Beam 150 WF 23.1	\$ 30.50
1901	Steel Beam 200 WF 25.3	33.50
1902	Steel Beam 350 WF 32.7	43.00
1903	Steel Beam 350 WF 38.7	51.00
1904	Steel Beam 400 WF 38.7	51.00
1905	Steel Beam 400 WF 53.6	70.50
1906	Steel Beam 400 WF 59.5	78.50
1907	Steel Beam 450 WF 59.5	78.50
1908	Steel Beam 450 WF 67.0	88.50
1909	Steel Beam 450 WF 74.4	98.00
1910	Steel Beam 525 WF 101.2	134.00
1911	Steel Beam 600 WF 101.2	134.00
1912	Steel Beam 600 WF 113.1	149.00
1913	Steel Beam 600 WF 125.0	165.00
1914	Steel Beam 825 WF 160.7	212.00
1920	Steel Spandrel Beam 300 WF 20.8	44.50
1921	Steel Spandrel Beam 300 WF 28.3	60.00
1922	Steel Spandrel Beam 400 WF 38.7	82.00
1923	Steel Spandrel Beam 450 WF 67	142.00
1924	Steel Spandrel Beam 600 WF 125	266.00
1930	300 x 600 mm Precast Concrete Beam	91.50

5.900.210 BASE FLOOR CONSTRUCTION

Code	Component	m²
2100	38 x 140 @ 400 mm Spruce Joists	\$ 9.20
	15.5 mm Standard Spruce Plywood Subfloor	<u>9.40</u>
	Total Cost	18.60
2101	38 x 140 @ 400 mm Spruce Joists	9.20
	14 mm Select Spruce Plywood Subfloor	<u>10.50</u>
	Total Cost	19.70
2102	38 x 184 @ 400 mm Spruce Joists	12.50
	15.5 mm Standard Spruce Plywood Subfloor	<u>9.40</u>
	Total Cost	21.90
2103	38 x 184 @ 400 mm Spruce Joists	12.50
	15.5 mm Standard Spruce Plywood Subfloor	9.40
	5 mm Select Spruce Plywood Underlay	<u>6.60</u>
	Total Cost	28.50
2104	38 x 184 @ 400 mm Spruce Joists	12.50
	15.5 mm Standard Fir Plywood Subfloor	9.90
	5 mm Select Fir Plywood Underlay	<u>7.70</u>
	Total Cost	30.10
2105	38 x 235 @ 400 mm Spruce Joists	15.50
	18.5 mm Standard Spruce Plywood Subfloor	<u>10.50</u>
	Total Cost	26.00
2106	38 x 235 @ 400 mm Spruce Joists	15.50
	18.5 mm Standard Spruce Plywood Subfloor	10.50
	5 mm Select Spruce Plywood Underlay	<u>6.60</u>
	Total Cost	32.60
2107	38 x 235 @ 400 mm Spruce Joists	15.50
	15.5 mm Fir T & G Plywood Subfloor	10.50
	5 mm Select Fir Plywood Underlay	<u>7.70</u>
	Total Cost	33.70
2110	38 x 140 @ 400 mm Fir Joists	10.50
	15.5 mm Standard Spruce Plywood Subfloor	<u>9.40</u>
	Total Cost	19.90
2111	38 x 140 @ 400 mm Fir Joists	10.50
	14 mm Select Spruce Plywood Subfloor	<u>10.50</u>
	Total Cost	21.00
2112	38 x 140 @ 400 mm Fir Joists	10.50
	15.5 m Standard Fir Plywood Subfloor	<u>9.90</u>
	Total Cost	20.40
2113	38 x 140 @ 400 mm Fir Joists	10.50
	14 mm Select Fir Plywood Subfloor	<u>12.00</u>
	Total Cost	22.50

5.900.210 BASE FLOOR CONSTRUCTION - CONT'D

Code	Component	m ²
2114	38 x 184 @ 400 mm Fir Joists	\$ 13.50
	15.5 mm Standard Fir Plywood Subfloor	<u>9.90</u>
	Total Cost	23.40
2115	38 x 184 @ 400 mm Fir Joists	13.50
	15.5 mm Standard Fir Plywood Subfloor	9.90
	5 mm Select Fir Plywood Underlay	<u>7.70</u>
	Total Cost	31.10
2116	38 x 184 @ 400 mm Fir Joists	13.50
	18.5 mm Fir Plywood Subfloor	14.00
	5 mm Select Fir Plywood Underlay	<u>7.70</u>
	Total Cost	35.20
2117	38 x 235 @ 400 mm Fir Joists	18.50
	15.5 mm Standard Fir Plywood Subfloor	<u>9.90</u>
	Total Cost	28.40
2118	38 x 235 @ 400 mm Fir Joists	18.50
	15.5 mm Standard Fir Plywood	9.90
	5 mm Select Fir Plywood Underlay	<u>7.70</u>
	Total Cost	36.10
2119	38 x 235 @ 400 mm Fir Joists	18.50
	18.5 mm T & G Fir Plywood Subfloor	14.00
	5 mm Select Fir Plywood Underlay	<u>7.70</u>
	Total Cost	40.20
2120	38 x 235 @ 400 mm Fir Joists	18.50
	15.5 mm T & G Fir Plywood Subfloor	10.50
	38 mm Foamcell Concrete Topping	<u>6.90</u>
	Total Cost	35.90
2121	38 x 235 @ 400 mm Fir Joists	18.50
	18.5 mm T & G Fir Plywood Subfloor	14.00
	50 mm Foamcell Concrete Topping	<u>8.30</u>
	Total Cost	40.80
2125	5.8 kPa/m ² O.W.S.J. 3.7 m Span	7.90
	38 mm Steel Floor Decking (22 Gauge)	15.50
	150x150x10 Gauge Wire Mesh Reinforcing	2.00
	64 mm Concrete Slab on Metal Deck	<u>8.60</u>
	Total Cost	34.00
2126	5.8 kPa/m ² O.W.S.J. 3.7 m Span	7.90
	38 mm Steel Floor Decking (22 Gauge)	15.50
	150x150x10 Gauge Wire Mesh Reinforcing	2.00
	75 mm Concrete Slab on Metal Deck	<u>9.50</u>
	Total Cost	34.90

5.900.210 BASE FLOOR CONSTRUCTION - CONT'D

Code	Component	m ²
2127	5.8 kPa/m ² O.W.S.J. 5.2 m Span	\$ 12.50
	38 mm Steel Floor Decking (22 Gauge)	15.50
	150x150x10 Gauge Wire Mesh Reinforcing	2.00
	64 mm Concrete Slab on Metal Deck	<u>8.60</u>
	Total Cost	38.60
2128	5.8 kPa/m ² O.W.S.J. 5.2 m Span	12.50
	38 mm Steel Floor Decking (22 Gauge)	15.50
	150x150x8 Gauge Wire Mesh Reinforcing	2.10
	75 mm Concrete Slab on Metal Deck	<u>9.50</u>
	Total Cost	39.60
2129	5.8 kPa/m ² O.W.S.J. 6.1 m Span	15.50
	38 mm Steel Floor Decking (22 Gauge)	15.50
	150x150x10 Gauge Wire Mesh Reinforcing	2.00
	75 mm Concrete Slab on Metal Deck	<u>9.50</u>
	Total Cost	42.50
2130	5.8 kPa/m ² O.W.S.J. 6.1 m Span	15.50
	1.4 RSI Fibreglass Batt Insulation	3.30
	38 mm Steel Floor Decking (22 Gauge)	15.50
	150x150x10 Gauge Wire Mesh Reinforcing	2.00
	64 mm concrete Slab on Metal Deck	<u>8.60</u>
	Total Cost	44.90
2131	6.2 kPa/m ² O.W.S.J. 5.2 m Span	14.00
	38 mm Steel Floor Decking (22 Gauge)	15.50
	150x150x10 Gauge Wire Mesh Reinforcing	2.00
	64 mm Concrete Slab on Metal Deck	<u>8.60</u>
	Total Cost	40.10
2132	6.2 kPa/m ² O.W.S.J. 5.2 m Span	14.00
	38 mm Steel Floor Decking (22 Gauge)	15.50
	150x150x8 Gauge Wire Mesh Reinforcing	2.10
	75 mm Concrete Slab on Metal Deck	<u>9.50</u>
	Total Cost	41.10
2133	6.7 kPa/m ² O.W.S.J. 6.1 m Span	17.50
	38 mm Steel Floor Decking (22 Gauge)	15.50
	150x150x8 Gauge Wire Mesh Reinforcing	2.10
	75 mm Concrete Slab on Metal Deck	<u>9.50</u>
	Total Cost	44.60
2134	6.7 kPa/m ² O.W.S.J. 9.1 m Span	22.00
	38 mm Steel Floor Decking (22 Gauge)	15.50
	150x150x8 Gauge Wire Mesh Reinforcing	2.10
	75 mm Concrete Slab on Metal Deck	<u>9.50</u>
	Total Cost	49.10
2135	7.2 kPa/m ² O.W.S.J. 6.1 m Span	19.00
	38 mm Steel Floor Decking (22 Gauge)	15.50
	150x150x10 Gauge Wire Mesh Reinforcing	2.00
	100 mm Concrete Slab on Metal Deck	<u>11.50</u>
	Total Cost	48.00

5.900.210 BASE FLOOR CONSTRUCTION - CONT'D

Code	Component	m ²
2136	7.2 kPa/m ² O.W.S.J. 6.1 m Span	\$ 19.00
	1.4 RSI Fibreglass Batt Insulation	3.30
	38 mm Steel Floor Decking (22 Gauge)	15.50
	150x150x8 Gauge Wire Mesh Reinforcing	2.10
	75 mm Concrete Slab on Metal Deck	<u>9.50</u>
	Total Cost	49.40
2137	7.2 kPa/m ² O.W.S.J. 7.6 m Span	21.00
	38 mm Steel Floor Decking (22 Gauge)	15.50
	150x150x10 Gauge Wire Mesh Reinforcing	2.00
	75 mm Concrete Slab on Metal Deck	<u>9.50</u>
	Total Cost	48.00
2138	7.2 kPa/m ² O.W.S.J. 7.6 m Span	21.00
	38 mm Steel Floor Decking (20 Gauge)	16.50
	150x150x8 Gauge Wire Mesh Reinforcing	2.10
	100 mm Concrete Slab on Metal Deck	<u>11.50</u>
	Total Cost	51.10
2139	7.2 kPa/m ² O.W.S.J. 10.7 m Span	28.00
	38 mm Steel Floor Decking (22 Gauge)	15.50
	150x150x10 Gauge Wire Mesh Reinforcing	2.00
	100 mm Concrete Slab on Metal Deck	<u>11.50</u>
	Total Cost	57.00
2140	7.2 kPa/m ² O.W.S.J. 10.7 m Span	28.00
	38 mm Steel Floor Decking (20 Gauge)	16.50
	150x150x8 Gauge Wire Mesh Reinforcing	2.10
	125 mm Concrete Slab on Metal Deck	<u>13.50</u>
	Total Cost	60.10
2145	200 mm Precast Hollow Core Slab	64.50
	Hollow Core Slab Joist Filling	<u>2.00</u>
	Total Cost	66.50
2146	300 mm Precast Hollow Core Slab	76.00
	Hollow Core Slab Joist Filling	<u>2.00</u>
	Total Cost	78.00
2148	Precast Concrete Purlin Joists 1.5 m o.c.	45.50
	38 mm Steel Floor Decking - 18 Gauge	14.50
	150x150x10 Gauge Wire Mesh Reinforcing	2.00
	100 mm Concrete Slab on Metal Deck	<u>11.50</u>
	Total Cost	73.50
2149	Precast Concrete Purlin Joists 1.2 m o.c.	57.00
	38 mm Steel Floor Decking - 18 Gauge	14.50
	150x150x10 Gauge Wire Mesh Reinforcing	2.00
	100 mm Concrete Slab on Metal Deck	<u>11.50</u>
	Total Cost	85.00

5.900.210 BASE FLOOR CONSTRUCTION - CONT'D

Code	Component	m²
2150	2.4 kN/m ² Flat Plate, 4.6 x 4.6 m bay	\$ 45.00
2151	2.4 kN/m ² Flat Slab, 7.6 x 7.6 m bay	60.00
2152	4.8 kN/m ² Flat Slab, 7.6 x 7.6 m bay	64.50
2153	4.8 kN/m ² One Way Joist Slab, 6.1 x 10.7 m bay	57.00
2154	4.8 kN/m ² One Way Beam & Slab, 7.6 x 9.1 m bay	69.00
2155	4.8 kN/m ² One Way Beam & Slab, 10.7 x 13.7 m bay	104.00
2156	4.8 kN/m ² One Way Joist Slab, 6.1 x 9.1 m bay	55.00

5.900.230 STAIRS

Code	Component	per m rise
2300	Straight Wood Stairs Unfinished 0.9 m wide	\$ 68.50
2301	Straight Wood Stairs Unfinished 1.2 m wide	82.00
2302	Straight Wood Stairs Unfinished 1.5 m wide	97.50
2303	Straight Wood Stairs Unfinished 1.8 m wide	110.00
2304	Straight Wood Stairs Painted 0.9 m wide	90.00
2305	Straight Wood Stairs Painted 1.2 m wide	110.00
2306	Straight Wood Stairs Painted 1.5 m wide	133.00
2307	Straight Wood Stairs Painted 1.8 m wide	152.00
2310	Straight Wood Stairs Unfinished 1.2 m wide Low Grade Tile or Sheet Vinyl Finish Total Cost	82.00 <u>51.00</u> 133.00
2311	Straight Wood Stairs Unfinished 1.2 m wide Fair Tile or Sheet Vinyl Finish Total Cost	82.00 <u>62.50</u> 144.50
2312	Straight Wood Stairs Unfinished 1.2 m wide Average Tile or Sheet Vinyl Finish Total Cost	82.00 <u>96.50</u> 178.50
2313	Straight Wood Stairs Unfinished 1.2 m wide Fair Carpet Finish Total Cost	82.00 <u>81.50</u> 163.50
2314	Straight Wood Stairs Unfinished 1.2 m wide Average Carpet Finish 1.2 m wide Total Cost	82.00 <u>109.00</u> 191.00
2315	Straight Wood Stairs Unfinished 1.5 m wide Fair Tile or Sheet Vinyl Finish Total Cost	97.50 <u>78.00</u> 175.50

5.900.230 STAIRS - CONT'D

Code	Component	per m rise
2316	Straight Wood Stairs Unfinished	
	1.5 m wide	\$ 97.50
	Average Tile or Sheet Vinyl Finish	<u>121.00</u>
	Total Cost	218.50
2317	Straight Wood Stairs Unfinished	
	1.5 m wide	97.50
	Good Tile or Sheet Vinyl Finish	<u>205.00</u>
	Total Cost	302.50
2318	Straight Wood Stairs Unfinished	
	1.5 m wide	97.50
	Fair Carpet Finish	<u>102.00</u>
	Total Cost	199.50
2319	Straight Wood Stairs Unfinished	
	1.5 m wide	97.50
	Average Carpet Finish	<u>137.00</u>
	Total Cost	234.50
2320	Straight Wood Stairs Unfinished	
	1.5 m wide	97.50
	Good Carpet Finish	<u>179.00</u>
	Total Cost	276.50
2321	Straight Wood Stairs Unfinished	
	1.8 m wide	110.00
	Average Tile or Sheet Vinyl Finish	<u>145.00</u>
	Total Cost	255.00
2322	Straight Wood Stairs Unfinished	
	1.8 m wide	110.00
	Good Tile of Sheet Vinyl Finish	<u>246.00</u>
	Total Cost	356.00
2323	Straight Wood Stairs Unfinished	
	1.8 m wide	110.00
	Average Carpet Finish	<u>164.00</u>
	Total Cost	274.00
2324	Straight Wood Stairs Unfinished	
	1.8 m wide	110.00
	Good Carpet Finish	<u>214.00</u>
	Total Cost	324.00
2326	U or L Turn Wood Stairs Unfinished	
	1.5 m wide	172.00
	Fair Tile or Sheet Vinyl Finish	<u>78.00</u>
	Total Cost	250.00

5.900.230 STAIRS - CONT'D

Code	Component	per m rise
2327	U or L Turn Wood Stairs Unfinished 1.5 m wide	\$ 172.00
	Fair Carpet Finish	<u>102.00</u>
	Total Cost	274.00
2328	U or L Turn Wood Stairs Unfinished 1.8 m wide	192.00
	Average Tile or Sheet Vinyl Finish	<u>145.00</u>
	Total Cost	337.00
2329	U or L Turn Wood Stairs Unfinished 1.8 m wide	192.00
	Average Carpet Finish	<u>164.00</u>
	Total Cost	356.00
2330	U or L Turn Wood Stairs Painted 1.2 m wide	167.00
2331	U or L Turn Wood Stairs Painted 1.5 m wide	207.00
2332	U or L Turn Wood Stairs Painted 1.8 m wide	235.00
2333	U or L Turn Wood Stairs Unfinished 1.2 m wide	138.00
	Fair Tile or Sheet Vinyl Finish	<u>62.50</u>
	Total Cost	200.50
2334	U or L Turn Wood Stairs Unfinished 1.2 m wide	138.00
	Average Tile or Sheet Vinyl Finish	<u>96.50</u>
	Total Cost	234.50
2335	U or L Turn Wood Stairs Unfinished 1.2 m wide	138.00
	Fair Carpet Finish	<u>81.50</u>
	Total Cost	219.50
2336	U or L Turn Wood Stairs Unfinished 1.2 m wide	138.00
	Average Carpet Finish	<u>109.00</u>
	Total Cost	247.00
2337	U or L Turn Wood Stairs Unfinished 1.5 m wide	172.00
	Average Tile or Sheet Vinyl Finish	<u>121.00</u>
	Total Cost	293.00
2338	U or L Turn Wood Stairs Unfinished 1.5 m wide	172.00
	Good Tile or Sheet Vinyl Finish	<u>205.00</u>
	Total Cost	377.00

5.900.230 STAIRS - CONT'D

Code	Component	per m rise
2339	U or L Turn Wood Stairs Unfinished 1.5 m wide	\$ 172.00
	Average Carpet Finish	<u>137.00</u>
	Total Cost	309.00
2340	U or L Turn Wood Stairs Unfinished 1.5 m wide	172.00
	Good Carpet Finish	<u>179.00</u>
	Total Cost	351.00
2341	U or L Turn Wood Stairs Unfinished 1.8 m wide	192.00
	Good Tile or Sheet Vinyl Finish	<u>246.00</u>
	Total Cost	438.00
2342	U or L Turn Wood Stairs Unfinished 1.8 m wide	192.00
	Good Carpet Finish	<u>214.00</u>
	Total Cost	406.00
2345	Steel Grate Tread Metal Stairs 0.9 m wide	1 140.00
2346	Steel Grate Tread Metal Stairs 1.1 m wide	1 290.00
2347	Steel Grate Tread Metal Stairs 1.2 m wide	1 430.00
2348	Steel Grate Tread Metal Stairs 1.4 m wide	1 575.00
2349	Steel Grate Tread Metal Stairs 1.5 m wide	1 715.00
2350	Steel Grate Tread Metal Stairs 1.8 m wide	2 000.00
2351	Concrete Pan Tread Metal Stairs 0.9 m wide	1 255.00
2352	Concrete Pan Tread Metal Stairs 1.1 m wide	1 415.00
2353	Concrete Pan Tread Metal Stairs 1.2 m wide	1 570.00
2354	Concrete Pan Tread Metal Stairs 1.4 m wide	1 725.00
2355	Concrete Pan Tread Metal Stairs 1.5 m wide	1 885.00
2356	Concrete Pan Tread Metal Stairs 1.8 m wide	2 200.00

5.900.230 STAIRS - CONT'D

Code	Component	per m rise
2357	Terrazzo Pan Tread Metal Stairs 0.9 m wide	\$ 1 545.00
2358	Terrazzo Pan Tread Metal Stairs 1.1 m wide	1 740.00
2359	Terrazzo Pan Tread Metal Stairs 1.2 m wide	1 935.00
2360	Terrazzo Pan Tread Metal Stairs 1.4 m wide	2 130.00
2361	Terrazzo Pan Tread Metal Stairs 1.5 m wide	2 320.00
2362	Terrazzo Pan Tread Metal Stairs 1.8 m wide	2 710.00
2365	Unfinished Concrete Stairs 0.9 m wide	460.00
2366	Unfinished Concrete Stairs 1.1 m wide	520.00
2367	Unfinished Concrete Stairs 1.2 m wide	575.00
2368	Unfinished Concrete Stairs 1.4 m wide	635.00
2369	Unfinished Concrete Stairs 1.5 m wide	690.00
2370	Unfinished Concrete Stairs 1.8 m wide	805.00
2371	Painted Concrete Stairs 0.9 m wide	480.00
2372	Painted Concrete Stairs 1.1 m wide	545.00
2373	Painted Concrete Stairs 1.2 m wide	605.00
2374	Painted Concrete Stairs 1.4 m wide	665.00
2375	Painted Concrete Stairs 1.5 m wide	725.00
2376	Painted Concrete Stairs 1.8 m wide	845.00
2377	Quarry Tiled Concrete Stairs 0.9 m wide	750.00
2378	Quarry Tiled Concrete Stairs 1.1 m wide	840.00
2379	Quarry Tiled Concrete Stairs 1.2 m wide	935.00
2380	Quarry Tiled Concrete Stairs 1.4 m wide	1 030.00
2381	Quarry Tiled Concrete Stairs 1.5 m wide	1 120.00
2382	Quarry Tiled Concrete Stairs 1.8 m wide	1 310.00

5.900.250 BASE WALL CONSTRUCTION

Code	Component	m²
2500	9.5 mm Standard Spruce Plywood Sheathing	\$ 7.50
	38 x 89 mm @ 600 mm Spruce Studs	<u>7.60</u>
	Total Cost	15.10
2501	9.5 mm Standard Spruce Plywood	7.50
	38 x 89 mm @ 400 mm Spruce Studs	<u>9.40</u>
	Total Cost	16.90
2502	7.5 mm Standard Spruce Plywood Sheathing	6.70
	38 x 89 @ 400 mm Spruce Studs	9.40
	1.2 RSI Batt Insulation	2.90
	4 mil Vapour Barrier	<u>1.30</u>
	Total Cost	20.30
2503	7.5 mm Standard Spruce Plywood Sheathing	6.70
	38 x 89 @ 400 mm Spruce Studs	9.40
	1.7 RSI Batt Insulation	3.60
	4 mil Vapour Barrier	<u>1.30</u>
	Total Cost	21.00
2504	9.5 mm Standard Spruce Plywood Sheathing	7.50
	38 x 89 @ 400 mm Spruce Studs	9.40
	1.7 RSI Batt Insulation	3.60
	4 mil Vapour Barrier	<u>1.30</u>
	Total Cost	21.80
2505	9.5 mm Standard Spruce Plywood Sheathing	7.50
	38 x 89 @ 400 Spruce Studs	9.40
	2.1 RSI Batt Insulation	4.20
	4 mil Vapour Barrier	<u>1.30</u>
	Total Cost	22.40
2506	9.5 mm Standard Spruce Plywood Sheathing	7.50
	38 x 140 mm @ 400 mm Spruce Studs	15.00
	2.1 RSI Batt Insulation	4.20
	6 mil Vapour Barrier	<u>1.40</u>
	Total Cost	28.10
2507	9.5 mm Standard Spruce Plywood Sheathing	7.50
	38 x 140 @ 400 mm Spruce Studs	15.00
	3.5 RSI Batt Insulation	6.00
	6 mil Vapour Barrier	<u>1.40</u>
	Total Cost	29.90
2508	9.5 mm Standard Fir Plywood Sheathing	7.70
	38 x 184 mm @ 400 mm Spruce Studs	20.50
	3.5 RSI Batt Insulation	6.00
	6 mil Vapour Barrier	<u>1.40</u>
	Total Cost	35.60
2510	92 mm @ 400 mm Steel Studding	9.90
	2.1 RSI Batt Insulation	4.20
	4 mil Vapour Barrier	<u>1.30</u>
	Total Cost	15.40

5.900.250 BASE WALL CONSTRUCTIONS - CONT'D

Code	Component	m²
2511	152 mm @ 400 mm Steel Studding	\$ 17.50
	2.1 RSI Batt Insulation	4.20
	4 mil Vapour Barrier	<u>1.30</u>
	Total Cost	23.00
2512	152 mm @ 400 mm Steel Studding	17.50
	3.5 RSI Batt Insulation	6.00
	6 mil Vapour Barrier	<u>1.40</u>
	Total Cost	24.90
2513	92 mm @ 400 mm Steel Studding	9.90
	2.1 RSI Batt Insulation	4.20
	4 mil Vapour Barrier	1.30
	1 ply Building Paper	1.10
	9.5 mm Standard Spruce Plywood Sheathing	<u>7.50</u>
	Total Cost	24.00
2514	152 mm @ 400 mm Steel Studding	17.50
	3.5 RSI Batt Insulation	6.00
	4 mil Vapour Barrier	1.30
	1 ply Building Paper	1.10
	12.5 mm Standard Spruce Plywood Sheathing	<u>8.80</u>
	Total Cost	34.70
2516	200 mm Poured Concrete Wall	56.50
	Light Reinforcing	<u>5.40</u>
	Total Cost	61.90
2517	200 mm Poured Concrete Wall	56.50
	Medium Reinforcing	<u>11.00</u>
	Total Cost	67.50
2518	250 mm Poured Concrete Wall	59.00
	Light Reinforcing	<u>5.40</u>
	Total Cost	64.40
2519	250 mm Poured Concrete Wall	59.00
	Medium Reinforcing	<u>11.00</u>
	Total Cost	70.00
2520	250 mm Poured Concrete Wall	59.00
	Heavy Reinforcing	<u>21.50</u>
	Total Cost	80.50
2521	300 mm Poured Concrete Wall	62.50
	Light Reinforcing	<u>5.40</u>
	Total Cost	67.90
2522	300 mm Poured Concrete Wall	62.50
	Medium Reinforcing	<u>11.00</u>
	Total Cost	73.50

5.900.250 BASE WALL CONSTRUCTION - CONT'D

Code	Component	m²
2523	300 mm Poured Concrete Wall	\$ 62.50
	Heavy Reinforcing	<u>21.50</u>
	Total Cost	84.00
2526	190 mm Back-Up Concrete Block	55.00
	Light Joint Reinforcing	1.80
	Loose Fill Insulation	<u>7.10</u>
	Total Cost	63.90
2527	190 mm Back-Up Concrete Block	55.00
	Medium Joint Reinforcing	2.60
	Loose Fill Insulation	<u>7.10</u>
	Total Cost	64.70
2528	240 mm Back-Up Concrete Block	62.00
	Light Joint Reinforcing	1.80
	Loose Fill Insulation	<u>8.30</u>
	Total Cost	72.10
2529	240 mm Back-Up Concrete Block	62.00
	Medium Joint Reinforcing	2.70
	Loose Fill Insulation	<u>8.30</u>
	Total Cost	73.00
2531	140 mm Standard or 190 mm Sub Standard Concrete Block	55.00
	Light Joint Reinforcing	1.60
	Loose Fill Insulation	<u>4.70</u>
	Total Cost	61.30
2532	190 mm Concrete Block	61.00
	Light Joint Reinforcing	1.80
	Loose Fill Insulation	<u>7.10</u>
	Total Cost	69.90
2533	190 mm Concrete Block	61.00
	Medium Joint Reinforcing	2.60
	Loose Fill Insulation	<u>7.10</u>
	Total Cost	70.70
2534	190 mm Concrete Block	61.00
	Heavy Joint Reinforcing	5.30
	Loose Fill Insulation	<u>7.10</u>
	Total Cost	73.40
2535	240 mm Concrete Block	69.00
	Light Joint Reinforcing	1.80
	Loose Fill Insulation	<u>8.30</u>
	Total Cost	79.10

5.900.250 BASE WALL CONSTRUCTION - CONT'D

Code	Component	m²
2536	240 mm Concrete Block	\$ 69.00
	Medium Joint Reinforcing	2.70
	Loose Fill Insulation	<u>8.30</u>
	Total Cost	80.00
2537	240 mm Concrete Block	69.00
	Heavy Joint Reinforcing	5.40
	Loose Fill Insulation	<u>8.30</u>
	Total Cost	82.70
2538	290 mm Concrete Block	75.00
	Light Joint Reinforcing	1.90
	Loose Fill Insulation	<u>11.50</u>
	Total Cost	88.40
2539	290 mm Concrete Block	75.00
	Medium Joint Reinforcing	2.80
	Loose Fill Insulation	<u>11.50</u>
	Total Cost	89.30
2540	290 mm Concrete Block	75.00
	Heavy Joint Reinforcing	5.20
	Loose Fill Insulation	<u>11.50</u>
	Total Cost	91.70
2541	100 x 100 x 400 Giant Structural Brick	94.50
2542	100 x 150 x 400 Giant Structural Brick	118.00
2543	100 x 200 x 400 Giant Structural Brick	141.00
2545	190 mm Concrete Block	61.00
	Light Joint Reinforcing	1.80
	Loose Fill Insulation	7.10
	Bond Beam and Pilaster	<u>7.00</u>
	Total Cost	76.90
2546	190 mm Concrete Block	61.00
	Medium Joint Reinforcing	2.60
	Loose Fill Insulation	7.10
	Bond Beam and Pilaster	<u>7.00</u>
	Total Cost	77.70
2547	240 mm Concrete Block	69.00
	Light Joint Reinforcing	1.80
	Loose Fill Insulation	8.30
	Bond Beam and Pilaster	<u>7.00</u>
	Total Cost	86.10
2548	240 mm Concrete Block	69.00
	Medium Joint Reinforcing	2.70
	Loose Fill Insulation	8.30
	Bond Beam and Pilaster	<u>7.00</u>
	Total Cost	87.00

5.900.250 BASE WALL CONSTRUCTION - CONT'D

Code	Component	m²
2550	138 mm Brushed Finish Sitecast Tiltup Wall Panel	\$ 69.00
2551	150 mm Brushed Finish Sitecast Tiltup Wall Panel	72.00
2552	175 mm Brushed Finish Sitecast Tiltup Wall Panel	77.50
2553	200 mm Brushed Finish Sitecast Tiltup Wall Panel	83.50
2555	138 mm Exposed Aggregate Sitecast Tiltup Wall Panel	76.00
2556	150 mm Exposed Aggregate Sitecast Tiltup Wall Panel	79.00
2557	175 mm Exposed Aggregate Sitecast Tiltup Wall Panel	83.50
2558	200 mm Exposed Aggregate Sitecast Tiltup Wall Panel	89.00

5.900.270 EXTERIOR WALL FINISH

Code	Component	m²
2700	2 Coats Paint - General Surfaces	\$ 5.00
2701	2 Coats Paint - Masonry	6.10
2702	3 Coats Paint - General Surfaces	6.70
2703	3 Coats Paint - Masonry	7.80
2706	Scratch Stucco on Wire Mesh	21.00
2707	2 Coats Stucco on Wire Mesh	30.00
2708	2 Coats Stucco on Metal Lath	32.00
2709	3 Coats Stucco on Wire Mesh	32.00
2710	3 Coats Stucco on Metal Lath	41.50
2711	2 Coats Stucco on Masonry/Concrete	21.00
2716	Average Cedar Siding	25.00
	2 Coats Paint	<u>5.00</u>
	Total Cost	30.00
2717	Average to Good Cedar Siding	27.00
	3 Coats Paint	<u>6.70</u>
	Total Cost	33.70
2718	Good Cedar Siding	29.00
	3 Coats Paint	<u>6.70</u>
	Total Cost	35.70
2719	Good to Expensive Cedar Siding	30.00
	3 Coats Paint	<u>6.70</u>
	Total Cost	36.70
2720	Expensive Cedar Siding	31.50
	3 Coats Paint	<u>6.70</u>
	Total Cost	38.20
2721	Fair Diagonal Cedar Siding	33.50
	2 Coats Paint	<u>5.00</u>
	Total Cost	38.50
2722	Average Diagonal Cedar Siding	37.00
	2 Coats Paint	<u>5.00</u>
	Total Cost	42.00
2723	Average to Good Diagonal Cedar Siding	42.00
	3 Coats Paint	<u>6.70</u>
	Total Cost	48.70

5.900.270 EXTERIOR WALL FINISH - CONT'D

Code	Component	m²
2724	Good Diagonal Cedar Siding	\$ 47.50
	3 Coats Paint	<u>6.70</u>
	Total Cost	54.20
2725	Expensive Diagonal Cedar Siding	52.50
	3 Coats Paint	<u>6.70</u>
	Total Cost	59.20
2726	Common Red Brick Veneer	84.50
2727	Plain Red Brick Veneer	95.00
2728	12.7 mm Gypsum Backing Board	8.60
	Plain Red Brick Veneer	<u>95.00</u>
	Total Cost	103.60
2729	Average Face Brick Veneer	102.00
2730	12.7 mm Gypsum Backing Board	8.60
	Average Face Brick Veneer	<u>102.00</u>
	Total Cost	110.60
2731	Good Face Brick Veneer	109.00
2732	12.7 mm Gypsum Backing Board	8.60
	Good Face Brick Veneer	<u>109.00</u>
	Total Cost	117.60
2733	15.9 mm F.R. Gypsum Backing Board	10.50
	Good Face Brick Veneer	<u>109.00</u>
	Total Cost	119.50
2734	Expensive Face Brick Veneer	121.00
2735	15.9 mm F.R. Gypsum Backing Board	10.50
	Expensive Face Brick Veneer	<u>121.00</u>
	Total Cost	131.50
2736	Concrete Block - Scored Finish	8.70
2737	Concrete Block - Scored Finish	8.70
	3 Coats Paint on Masonry	<u>7.80</u>
	Total Cost	16.50
2738	Concrete Block - Shadow Face Finish	19.00
2739	Concrete Block - Shadow Face Finish	19.00
	3 Coats Paint on Masonry	<u>7.80</u>
	Total Cost	26.80
2740	Concrete Block - Ribbed Face Finish	20.50

5.900.270 EXTERIOR WALL FINISH - CONT'D

Code	Component	m²
2741	Concrete Block - Ribbed Face Finish	\$ 20.50
	3 Coats Paint on Masonry	<u>7.80</u>
	Total Cost	28.30
2742	100 x 100 x 400 mm Giant Brick	94.50
2743	100 x 150 x 400 mm Giant Brick	118.00
2744	100 x 200 x 400 mm Giant Brick	141.00
2745	Aluminum/Vinyl Siding	18.50
2746	Corrugated Galvanized Metal Siding 26 Gauge	15.50
2747	Corrugated Galvanized Metal Siding 24 Gauge	17.50
2748	Corrugated Colored Metal Siding 26 Gauge	20.00
2749	Corrugated Colored Metal Siding 24 Gauge	22.00
2750	Average 26 Gauge Exposed Fastener Prefinished Steel Siding	32.00
2751	Average 24 Gauge Exposed Fastener Prefinished Steel Siding	33.50
2752	Good 26 Gauge Exposed Fastener Prefinished Steel Siding	35.50
2753	Average 0.6 mm Exposed Fastener Prefinished Aluminum Siding	28.50
2754	Average 26 Gauge Concealed Fastener Prefinished Steel Siding	33.50
2755	Average 24 Gauge Concealed Fastener Prefinished Steel Siding	35.50
2756	Good 26 Gauge Concealed Fastener Prefinished Steel Siding	37.50
2757	Good 24 Gauge Concealed Fastener Prefinished Steel Siding	40.50
2758	Average 0.6 mm Concealed Fastener Prefinished Aluminum Siding	31.00
2759	Good 0.6 mm Concealed Fastener Prefinished Aluminum Siding	34.50
2760	Good 0.8 mm Concealed Fastener Prefinished Aluminum Siding	48.00

5.900.270 EXTERIOR WALL FINISH - CONT'D

Code	Component	m²
2761	Architectural Porcelain Enamel Steel Panels, 50 mm Urethane Insulation	\$ 205.00
2762	Architectural Porcelain Enamel Steel Panels, 100 mm Fibreglass Plank Insulation	268.00
2765	Precast Concrete Flat Wall Panel 100 mm Brushed Finish	105.00
2766	Precast Concrete Flat Wall Panel 100 mm Brushed Finish 50 mm Fibreglass Plank Insulation Total Cost	105.00 <u>28.00</u> 133.00
2767	Precast Concrete Flat Wall Panel 100 mm Exposed Aggregate Finish	138.00
2768	Precast Concrete Flat Wall Panel 100 mm Exposed Aggregate finish 50 mm Fibreglass Plank Insulation Total Cost	138.00 <u>28.00</u> 166.00
2770	Precast Concrete Architectural Wall Panel, Non Load Bearing, Plain Grey Smooth Finish	174.00
2771	Precast Concrete Architectural Wall Panel, Non Load Bearing, Plain Grey Textured Finish	181.00
2772	Precast Concrete Architectural Wall Panel, Non Load Bearing, Plain Grey Exposed Aggregate Finish	192.00
2773	Precast Concrete Architectural Wall Panel, Non Load Bearing, White Textured Finish	182.00
2774	Precast Concrete Architectural Wall Panel, Non Load Bearing, White Exposed Aggregate Finish	205.00
2780	Corrugated Galvanized Metal Siding 30 Gauge	14.00
2781	Corrugated Galvanized Metal Siding 28 Gauge	14.50
2782	Corrugated Colored Metal Siding 30 Gauge	18.00
2783	Corrugated Color Metal Siding 28 Gauge	19.00

5.900.290 BASE ROOF CONSTRUCTION

Code	Component	m²
2900	Wood Truss Rafters 3.7 - 5.8 m Span 25 x 102 mm @ 600 mm Wood Girts Total Cost	\$ 9.60 <u>3.80</u> 13.40
2901	Wood Truss Rafters 6.1 - 7.3 m Span 25 x 102 mm @ 600 mm Wood Girts Total Cost	14.00 <u>3.80</u> 17.80
2902	Wood Truss Rafters 8.5 - 9.1 m Span 25 x 102 mm @ 400 mm Wood Girts Total Cost	16.00 <u>5.80</u> 21.90
2903	Wood Truss Rafters 9.4 - 11.0 m Span 25 x 102 mm @ 400 mm Wood Girts Total Cost	17.50 <u>5.80</u> 23.30
2904	Wood Truss Rafters 11.3 - 12.2 m Span 25 x 102 mm @ 400 mm Wood Girts Total Cost	20.50 <u>5.80</u> 26.30
2905	Wood Truss Rafters 12.5 - 13.4 m Span 25 x 102 mm @ 400 mm Wood Girts Total Cost	24.50 <u>5.80</u> 30.30
2906	Wood Truss Rafters 14.9 - 15.8 m Span 38 x 89 mm @ 600 mm Wood Girts Total Cost	28.50 <u>7.60</u> 36.10
2907	Wood Truss Rafters 17.4 - 18.3 m Span 38 x 89 mm @ 600 mm Wood Girts Total Cost	31.50 <u>7.60</u> 39.10
2908	Wood Truss Rafters 6.1 - 7.3 m Span 9.5 mm Standard Spruce Plywood Sheathing Total Cost	14.00 <u>6.70</u> 20.70
2909	Wood Truss Rafters 8.5 - 9.1 m Span 9.5 mm Standard Spruce Plywood Sheathing Total Cost	16.00 <u>6.70</u> 22.70
2910	Wood Truss Rafters 9.4 - 11.0 m Span 12.5 mm Standard Spruce Plywood Sheathing Total Cost	17.50 <u>8.10</u> 25.60
2911	Wood Truss Rafters 11.3 - 12.2 m Span 12.5 mm Standard Spruce Plywood Sheathing Total Cost	20.50 <u>8.10</u> 28.60
2912	Wood Truss Rafters 12.5 - 13.4 m Span 12.5 mm Standard Fir Plywood Sheathing Total Cost	24.50 <u>8.40</u> 32.90

5.900.290 BASE ROOF CONSTRUCTION - CONT'D

Code	Component	m²
2913	Wood Truss Rafters 13.7 - 14.6 m Span	\$ 26.50
	12.5 mm Standard Fir Plywood Sheathing	<u>8.40</u>
	Total Cost	34.90
2914	Wood Truss Rafters 14.9 - 15.8 m Span	28.50
	15.5 mm Standard Fir Plywood Sheathing	<u>9.90</u>
	Total Cost	38.40
2915	Wood Truss Rafters 17.4 - 18.3 m Span	31.50
	15.5 mm Standard Fir Plywood Sheathing	<u>9.90</u>
	Total Cost	41.40
2916	Wood Truss Rafters 6.1 - 7.3 m Span	14.00
	9.5 mm Standard Spruce Plywood Sheathing	6.70
	4.9 RSI Batt Insulation	<u>7.60</u>
	Total Cost	28.30
2917	Wood Truss Rafters 8.5 - 9.1 m Span	16.00
	9.5 mm Standard Spruce Plywood Sheathing	6.70
	5.6 RSI Batt Insulation	<u>8.40</u>
	Total Cost	31.10
2918	Wood Truss Rafters 9.4 - 11.0 m Span	17.50
	12.5 mm Standard Spruce Plywood Sheathing	8.10
	5.6 RSI Batt Insulation	<u>8.40</u>
	Total Cost	34.00
2919	Wood Truss Rafters 11.3 - 12.2 m Span	20.50
	12.5 mm Standard Spruce Plywood Sheathing	8.10
	7.0 RSI Batt Insulation	<u>11.50</u>
	Total Cost	40.10
2920	Wood Truss Rafter 12.5 - 13.4 m Span	24.50
	12.5 mm Standard Fir Plywood Sheathing	8.40
	7.0 RSI Batt Insulation	<u>11.50</u>
	Total Cost	44.40
2921	Wood Truss Rafter 13.7 - 14.6 m Span	26.50
	12.5 mm Standard Fir Plywood Sheathing	8.40
	7.0 RSI Batt Insulation	<u>11.50</u>
	Total Cost	46.40
2922	Wood Truss Rafter 14.9 - 15.8 m Span	28.50
	15.5 mm Standard Fir Plywood Sheathing	9.90
	7.0 RSI Batt Insulation	<u>11.50</u>
	Total Cost	49.90
2923	Wood Truss Rafter 16.1 - 17.1 m Span	30.00
	15.5 mm Standard Fir Plywood Sheathing	9.90
	7.0 RSI Batt Insulation	<u>11.50</u>
	Total Cost	51.40

5.900.290 BASE ROOF CONSTRUCTION - CONT'D

Code	Component	m²
2924	Wood Truss Rafter 17.4 - 18.3 m Span	\$ 31.50
	15.5 mm Standard Fir Plywood Sheathing	9.90
	7.0 RSI Batt Insulation	<u>11.50</u>
	Total Cost	52.90
2930	38 x 140 mm @ 400 mm Spruce Joists	9.20
	9.5 mm Standard Spruce Plywood Decking	<u>6.70</u>
	Total Cost	15.90
2931	38 x 184 mm @ 400 mm Spruce Joists	12.50
	9.5 mm Standard Spruce Plywood Decking	<u>6.70</u>
	Total Cost	19.20
2932	38 x 184 mm @ 400 mm Spruce Joists	12.50
	12.5 mm Standard Spruce Plywood Decking	<u>8.10</u>
	Total Cost	20.60
2933	38 x 184 mm @ 400 mm Spruce Joists	12.50
	38 x 140 mm T & G Spruce Decking	<u>25.00</u>
	Total Costs	37.50
2934	38 x 235 mm @ 400 mm Spruce Joists	15.50
	9.5 mm Standard Spruce Plywood Decking	<u>6.70</u>
	Total Cost	22.20
2935	38 x 235 mm @ 400 mm Spruce Joists	15.50
	12.5 mm Standard Spruce Plywood Decking	<u>8.10</u>
	Total Cost	23.60
2936	38 x 235 mm @ 400 mm Spruce Joists	15.50
	38 x 140 mm T & G Spruce Decking	<u>25.00</u>
	Total Cost	40.50
2937	38 x 235 mm @ 400 mm Fir Joists	18.50
	12.5 mm Standard Fir Plywood Decking	<u>8.40</u>
	Total Cost	26.90
2938	38 x 235 mm @ 400 mm Fir Joists	18.50
	38 x 140 mm T & G Fir Decking	<u>29.00</u>
	Total Cost	47.50
2940	2.4 kPa/m ² O.W.S.J. 3.7 m Span	6.80
	38 mm Steel Decking (22 Gauge)	<u>12.00</u>
	Total Cost	18.80
2941	2.4 kPa/m ² O.W.S.J. 5.2 m Span	9.30
	38 mm Steel Decking (22 Gauge)	<u>12.00</u>
	Total Cost	21.30
2942	2.4 kPa/m ² O.W.S.J. 5.2 m Span	9.30
	38 mm Steel Decking (20 Gauge)	<u>13.00</u>
	Total Cost	22.30

5.900.290 BASE ROOF CONSTRUCTION - CONT'D

Code	Component	m²
2943	2.4 kPa/m ² O.W.S.J. 6.1 m Span	\$ 10.50
	38 mm Steel decking (22 Gauge)	<u>12.00</u>
	Total Cost	22.50
2944	2.4 kPa/m ² O.W.S.J. 6.1 m Span	10.50
	38 mm Steel Decking (20 Gauge)	<u>13.00</u>
	Total Cost	23.50
2945	2.4 kPa/m ² O.W.S.J. 7.6 m Span	12.00
	38 mm Steel Decking (22 Gauge)	<u>12.00</u>
	Total Cost	24.00
2946	2.4 kPa/m ² O.W.S.J. 7.6 m Span	12.00
	38 mm Steel Decking (20 Gauge)	<u>13.00</u>
	Total Cost	25.00
2947	2.4 kPa/m ² O.W.S.J. 9.1 m Span	14.00
	38 mm Steel Decking (22 Gauge)	<u>12.00</u>
	Total Cost	26.00
2948	2.4 kPa/m ² O.W.S.J. 9.1 m Span	14.00
	38 mm Steel Decking (20 Gauge)	<u>13.00</u>
	Total Cost	27.00
2949	2.4 kPa/m ² O.W.S.J. 12.2 m Span	15.50
	38 mm Steel Decking (20 Gauge)	<u>13.00</u>
	Total Cost	28.50
2950	2.4 kPa/m ² O.W.S.J. 12.2 m Span	15.50
	38 mm Steel Decking (18 Gauge)	14.50
	50 mm Concrete Slab Unreinforced	<u>7.50</u>
	Total Cost	37.50
2951	2.9 kPa/m ² O.W.S.J. 6.1 m Span	11.50
	38 mm Steel Decking (22 Gauge)	<u>12.00</u>
	Total Cost	23.50
2952	2.9 kPa/m ² O.W.S.J. 7.6 m Span	13.00
	38 mm Steel Decking (22 Gauge)	<u>12.00</u>
	Total Cost	25.00
2953	2.9 kPa/m ² O.W.S.J. 7.6 m Span	13.00
	38 mm Steel Decking (20 Gauge)	<u>13.00</u>
	Total Cost	26.00
2954	3.4 kPa/m ² O.W.S.J. 7.6 m Span	14.00
	38 mm Steel Decking (22 Gauge)	<u>12.00</u>
	Total Cost	26.00
2955	3.4 kPa/m ² O.W.S.J. 7.6 m Span	14.00
	38 mm Steel Decking (20 Gauge)	<u>13.00</u>
	Total Cost	27.00
2956	3.4 kPa/m ² O.W.S.J. 10.7 m Span	17.00
	38 mm Steel Decking (20 Gauge)	<u>13.00</u>
	Total Cost	30.00

5.900.290 BASE ROOF CONSTRUCTION - CONT'D

Code	Component	m ²
2957	3.4 kPa/m ² O.W.S.J. 10.7 m Span	\$ 17.00
	38 mm Steel Decking (18 Gauge)	14.50
	50 mm Concrete Slab, Unreinforced	<u>7.50</u>
	Total Cost	39.00
2958	3.4 kPa/m ² O.W.S.J. 12.2 m Span	20.00
	38 mm Steel Decking (20 Gauge)	<u>13.00</u>
	Total Cost	33.00
2959	3.4 kPa/m ² O.W.S.J. 12.2 m Span	20.00
	38 mm Steel Decking (18 Gauge)	14.50
	50 mm Concrete Slab, Unreinforced	<u>7.50</u>
	Total Cost	42.00
2960	510 mm Precast Concrete Joists 2.1 m o.c.	32.00
	38 mm Steel Decking (20 Gauge)	<u>13.00</u>
	Total Cost	45.00
2961	510 mm Precast Concrete Joists 2.1 m o.c.	32.00
	38 mm Steel Decking (18 Gauge)	<u>14.50</u>
	Total Cost	46.50
2965	2.4 kN/m ² Concrete Flat Plate 4.6 x 4.6 m	45.00
2966	2.4 kN/m ² Concrete Flat Slab 7.6 x 7.6 m	60.00
2967	2.4 kN/m ² Concrete One-Way Joist Slab 6.1 x 10.7 m	52.50
2968	4.8 kN/m ² Concrete One-Way Beam & Slab 10.7 x 13.7 m	104.00
2969	4.8 kN/m ² Concrete One-Way Joist Slab 6.1 x 9.1 m	50.50
2970	4.8 kN/m ² Concrete One-Way Beam & Slab 7.6 x 9.1 m	69.00
2971	38 x 235 @ 400 mm Spruce Joists	15.50
	12.5 mm Standard Spruce Plywood Decking	8.10
	Fire-Resistant 12.7 mm Gypsum Wallboard	<u>9.30</u>
	Total Cost	32.90
2972	38 x 235 @ 400 mm Fir Joists	18.50
	12.5 mm Standard Fir Plywood Decking	8.40
	Fire-Resistant 12.7 mm Gypsum Wallboard	<u>9.30</u>
	Total Cost	36.20
2973	200 mm Hollow Core Concrete Slabs	64.50
	Hollow Core Slab Joint Filling	<u>2.00</u>
	Total Cost	66.50

5.900.330 ROOF FINISH

Code	Component	m²
3300	Rolled Roofing - 20.4 kg	\$ 2.10
3301	Rolled Roofing - 40.8 kg	2.70
3302	Asphalt Shingles - 10.3 kg	6.20
3303	Asphalt Shingles - 11.5 kg	8.30
3304	Asphalt Shingles low slopes - 11.5 kg	10.00
3305	Cedar Shingles	17.50
3306	Cedar Shakes	15.50
3307	Cedar Shakes, low slope	25.00
3308	Concrete Tile	21.50
3309	Concrete Tile, low slope	32.00
3310	13 mm Fibreboard Insulation	3.20
	3 Ply Built-Up	<u>16.00</u>
	Total Cost	19.20
3311	2 mil Vapour Barrier	1.10
	13 mm Fibreboard Insulation	3.20
	3 Ply Built-Up	<u>16.00</u>
	Total Cost	20.30
3312	4 mil Vapour Barrier	1.30
	38 mm Rigid Insulation (Whiteboard)	3.40
	4 Ply Built-Up	<u>18.00</u>
	Total Cost	22.70
3313	6 mil Vapour Barrier	1.40
	38 mm Rigid Insulation (Whiteboard)	3.40
	4 Ply Built-Up	<u>18.00</u>
	Total Cost	22.80
3314	6 mil Vapour Barrier	1.40
	38 mm Rigid Insulation (Blueboard)	8.10
	4 Ply Built-Up	<u>18.00</u>
	Total Cost	27.50
3316	1 Ply Roof Felt and Flood Coat	1.80
	13 mm Wood Fibreboard Insulation	3.20
	3 Ply Built-Up	<u>16.00</u>
	Total Cost	21.00
3317	12.7 mm Unfinished Gypsum Thermal Barrier	2.70
	1 Ply Roof Felt and Flood Coat	1.80
	13 mm Wood Fibreboard Insulation	3.20
	3 Ply Built-Up	<u>16.00</u>
	Total Cost	23.70

5.900.330 ROOF FINISH - CONT'D

Code	Component	m²
3318	1 Ply Roof Felt and Flood Coat	\$ 1.80
	38 mm Rigid Whiteboard Insulation	3.40
	25 mm Wood Fibreboard Insulation	5.40
	4 Ply Built-Up	<u>18.00</u>
	Total Cost	28.60
3319	12.7 mm Unfinished Gypsum Thermal Barrier	2.70
	1 Ply Roof Felt and Flood Coat	1.80
	38 mm Rigid Whiteboard Insulation	3.40
	25 mm Wood Fibreboard Insulation	5.40
	4 Ply Built-Up	<u>18.00</u>
Total Cost	31.30	
3320	12.7 mm Unfinished Gypsum Thermal Barrier	2.70
	1 Ply Roof Felt and Flood Coat	1.80
	63 mm Rigid Whiteboard Insulation	5.60
	25 mm Wood Fibreboard Insulation	5.40
	4 Ply Built-Up	<u>18.00</u>
Total Cost	33.50	
3321	12.7 mm Unfinished Gypsum Thermal Barrier	2.70
	1 Ply Roof Felt and Flood Coat	1.80
	100 mm Rigid Whiteboard Insulation	9.00
	25 mm Wood Fibreboard Insulation	5.40
	4 Ply Built-Up	<u>18.00</u>
Total Cost	36.90	
3322	12.7 mm Unfinished Gypsum Thermal Barrier	2.70
	2 Ply Roof Felt and Flood Coat	3.60
	100 mm Rigid Blueboard Insulation	20.00
	25 mm Wood Fibreboard Insulation	5.40
	4 Ply Built-Up	<u>18.00</u>
Total Cost	49.70	
3323	2 Ply Roof Felt and Flood Coat	3.60
	100 mm Glass Fibreboard Insulation	19.00
	38 mm Glass Fibreboard Insulation	8.50
	25 mm Wood Fibreboard Insulation	5.40
	4 Ply Built-Up	<u>18.00</u>
Total Cost	54.50	
3324	12.7 mm Unfinished Gypsum Thermal Barrier	2.70
	100 mm Glass Fibreboard Insulation	19.00
	38 mm Glass Fibreboard Insulation	8.50
	25 mm Wood Fibreboard Insulation	5.40
	4 Ply Built-Up	18.00
	50 mm Rigid Blueboard Insulation	10.00
	Fabrene Protective Mesh	<u>2.40</u>
Total Cost	66.00	

5.900.330 ROOF FINISH - CONT'D

Code	Component	m²
3325	Corrugated Galvanized Metal 28 Gauge	\$ 14.50
3326	Corrugated Galvanized Metal 26 Gauge	15.50
3327	Corrugated Galvanized Metal 24 Gauge	17.50
3328	Corrugated Colored Metal 26 Gauge	20.00
3329	Corrugated Colored Metal 24 Gauge	22.00
3330	Corrugated Colored Metal 22 Gauge	23.50
3331	Ribbed Batten or Standing Seam Finished Steel or Aluminum Panels Average	57.50
3332	Ribbed Batten or Standing Seam Finished Steel or Aluminum Panels Good	89.00

5.900.350 WINDOWS

Code	Component	m²
3500	Economy Single Glazed Wood Window	\$ 74.50
3501	Low Grade Single Glazed Wood Window	102.00
3502	Fair Single Glazed Wood Window	122.00
3503	Average Single Glazed Wood Window	137.00
3504	Good Single Glazed Wood Window	148.00
3505	Expensive Single Glazed Wood Window	156.00
3506	Low Grade Double Glazed Wood Window	161.00
3507	Fair Double Glazed Wood Window	193.00
3508	Average Double Glazed Wood Window	215.00
3509	Good Double Glazed Wood Window	228.00
3510	Expensive Double Glazed Wood Window	239.00
3511	Vinyl Covered Single Glazed Window	141.00
3512	Vinyl Covered Double Glazed Window	226.00
3515	Low Grade Single Glazed Aluminum Window	98.50
3516	Fair Single Glazed Aluminum Window	101.00
3517	Average Single Glazed Aluminum Window	106.00
3518	Good Single Glazed Aluminum Window	112.00
3519	Expensive Single Glazed Aluminum Window	119.00
3520	Low Grade Double Glazed Aluminum Window	157.00
3521	Fair Double Glazed Aluminum Window	173.00
3522	Average Double Glazed Aluminum Window	182.00
3523	Good Double Glazed Aluminum Window	191.00
3524	Expensive Double Glazed Aluminum Window	200.00
3530	Fair Clear Single Glazed Aluminum Framing System	88.50
3531	Average Clear Single Glazed Aluminum Framing System	136.00
3532	Average Bronze Single Glazed Aluminum Framing System	154.00
3533	Average Black Single Glazed Aluminum Framing System	237.00

5.900.350 WINDOWS - CONT'D

Code	Component	m²
3534	Fair Clear Sealed Unit Aluminum Framing System	\$ 157.00
3535	Average Clear Sealed Unit Aluminum Framing System	172.00
3536	Average Bronze Sealed Unit Aluminum Framing System	189.00
3537	Average Black Sealed Unit Aluminum Framing System	309.00
3538	Good Clear Sealed Unit Aluminum Framing System	184.00
3539	Good Bronze Sealed Unit Aluminum Framing System	231.00
3540	Good Black Sealed Unit Aluminum Framing System	286.00
3541	Good to Expensive Clear Sealed Unit Aluminum Framing System	201.00
3542	Good to Expensive Bronze Sealed Unit Aluminum Framing System	249.00
3543	Good to Expensive Black Sealed Unit Aluminum Framing System	314.00
3544	Expensive Clear Sealed Unit Aluminum Framing System	237.00
3545	Expensive Bronze Sealed Unit Aluminum Framing System	287.00
3546	Expensive Black Sealed Unit Aluminum Framing System	343.00

5.900.370 EXTERIOR DOORS

Code	Component	EA
3700	Economy Hollow Steel Door	\$ 290.00
3701	Low Grade Hollow Steel Door	320.00
3702	Fair Hollow Steel Door	400.00
3703	Average Hollow Steel Door	480.00
3704	Good Hollow Steel Door	620.00
3705	Expensive Hollow Steel Door	880.00
3710	Economy Wood Door in Wood Frame	190.00
3711	Low Grade Wood Door in Wood Frame	310.00
3712	Fair Wood Door in Wood Frame	370.00
3713	Average Wood Door in Wood Frame	460.00
3714	Good Wood Door in Wood Frame	550.00
3715	Expensive Wood Door in Wood Frame	650.00
3720	Low Grade Wood Door in Steel Frame	300.00
3721	Fair Wood Door in Steel Frame	370.00
3722	Average Wood Door in Steel Frame	460.00
3723	Good Wood Door in Steel Frame	580.00
3724	Expensive Wood Door in Steel Frame	760.00
3730	Fair Clear Aluminum Door	540.00
3731	Average Clear Aluminum Door	670.00
3732	Average Bronze Aluminum Door	760.00
3733	Average Black Aluminum Door	890.00
3734	Good Clear Aluminum Door	890.00
3735	Good Bronze Aluminum Door	1 000.00
3736	Good Black Aluminum Door	1 200.00
3737	Good to Expensive Clear Aluminum Door	1 100.00
3738	Good to Expensive Bronze Aluminum Door	1 300.00
3739	Good to Expensive Black Aluminum Door	1 500.00
3740	Expensive Wood Insert Aluminum Door	1 800.00
3741	Expensive Metal Insert Aluminum Door	2 500.00

5.900.370 EXTERIOR DOORS - CONT'D

Code	Component	EA
3742	Luxurious Bronze Panel Aluminum Door	4 800.00
		m²
3750	Overhead Wood Flush Hollow Panel Door m ²	97.00
3751	Overhead Wood Sectional Panel Door m ²	100.00
3752	Overhead Aluminum ALL Glazed Sectional Door m ²	166.00

5.900.390 SHAFTS AND STAIRWELLS

Code	Component		per m rise
3900	Single Concrete Block Elevator Shaft	\$	670.00
3901	Double Concrete Block Elevator Shaft		1 170.00
3902	Triple Concrete Block Elevator Shaft		1 670.00
3903	Quadruple Concrete Block Elevator Shaft		1 985.00
3905	Single Concrete Elevator Shaft		1 000.00
3906	Double Concrete Elevator Shaft		1 650.00
3907	Triple Concrete Elevator Shaft		2 300.00
3908	Quadruple Concrete Elevator Shaft		2 680.00
3910	Concrete Block Mechanical Shaft		340.00
3911	Concrete Mechanical Shaft		460.00
3920	Painted Concrete Block Stairwell		885.00
3921	Spray Plastered Concrete Block Stairwell		870.00
3922	Painted Concrete Stairwell		1 100.00
3923	Spray Plastered Concrete Stairwell		1 080.00

5.900.410 INTERIOR WALL FINISH

Code	Component	m²
4101	2 Coats Paint on Masonry	\$ 4.70
4102	3 Coats Paint on Masonry	5.80
4106	Sprayed Plaster on Masonry	5.20
4107	12.7 mm Gypsum Sprayed Plaster Total Cost	9.20 <u>3.70</u> 12.90
4108	15.9 mm F.R. Gypsum Wallboard Sprayed Plaster Total Cost	10.50 <u>3.70</u> 14.20
4111	2 Coats Plaster on Metal Lath 2 Coats Paint Total Cost	22.50 <u>4.40</u> 26.90
4112	3 Coats Plaster on Metal Lath 3 Coats Paint Total Cost	32.00 <u>5.10</u> 37.10
4113	3 Coats Plaster on Masonry 3 Coats Paint Total Cost	25.50 <u>5.10</u> 30.60
4115	9.5 mm Gypsum Wallboard 2 Coats Paint Total Cost	8.80 <u>4.40</u> 13.20
4116	9.5 mm Gypsum Wallboard 3 Coats Paint Total Cost	8.80 <u>5.10</u> 13.90
4117	12.7 mm Gypsum Wallboard 2 Coats Paint Total Cost	9.20 <u>4.40</u> 13.60
4118	12.7 mm Gypsum Wallboard 3 Coats Paint Total Cost	9.20 <u>5.10</u> 14.30
4119	12.7 mm F.R. Gypsum Wallboard 3 Coats Paint Total Cost	9.30 <u>5.10</u> 14.40
4120	15.9 mm F.R. Gypsum Wallboard 3 Coats Paint Total Cost	10.50 <u>5.10</u> 15.60

5.900.410 INTERIOR WALL FINISH - CONT'D

Code	Component	m ²
4125	38 x 38 mm @ 400 mm Spruce Studs	\$ 3.30
	1.2 RSI Batt Insulation	2.90
	4 mil Vapour Barrier	1.30
	9.5 mm Gypsum Wallboard	8.80
	2 Coats Paint	<u>4.40</u>
	Total Cost	20.70
4126	38 x 38 mm @ 400 mm Spruce Studs	3.30
	1.2 RSI Batt Insulation	2.90
	4 mil Vapour Barrier	1.30
	12.7 mm Gypsum Wallboard	9.20
	3 Coats Paint	<u>5.10</u>
	Total Cost	21.80
4127	38 x 38 mm @ 400 mm Spruce Studs	3.30
	1.2 RSI Batt Insulation	2.90
	4 mil Vapour Barrier	1.30
	12.7 mm F.R. Gypsum Wallboard	9.30
	3 Coats Paint	<u>5.10</u>
	Total Cost	21.90
4128	38 x 38 mm @ 400 mm Spruce Studs	3.30
	1.2 RSI Batt Insulation	2.90
	4 mil Vapour Barrier	1.30
	15.9 mm F.R. Gypsum Wallboard	10.50
	3 Coats Paint	<u>5.10</u>
	Total Cost	23.10
4130	38 x 64 mm @ 400 mm Spruce Studs	5.40
	1.7 RSI Batt Insulation	3.60
	4 mil Vapour Barrier	1.30
	9.5 mm Gypsum Wallboard	8.80
	2 Coats Paint	<u>4.40</u>
	Total Cost	23.50
4131	38 x 64 mm @ 400 mm Spruce Studs	5.40
	1.7 RSI Batt Insulation	3.60
	4 mil Vapour Barrier	1.30
	12.7 mm Gypsum Wallboard	9.20
	3 Coats Paint	<u>5.10</u>
	Total Cost	24.60
4132	38 x 64 mm @ 400 mm Spruce Studs	5.40
	1.7 RSI Batt Insulation	3.60
	4 mil Vapour Barrier	1.30
	12.7 mm F.R. Gypsum Wallboard	9.30
	3 Coats Paint	<u>5.10</u>
	Total Cost	24.70

5.900.410 INTERIOR WALL FINISH - CONT'D

Code	Component	m ²
4133	38 x 64 mm @ 400 mm Spruce Studs	\$ 5.40
	1.7 RSI Batt Insulation	3.60
	4 mil Vapour Barrier	1.30
	15.9 mm F.R. Gypsum Wallboard	10.50
	3 Coats Paint	<u>5.10</u>
	Total Cost	25.90
4134	38 x 64 mm @ 400 mm Spruce Stud	5.40
	1.7 RSI Batt Insulation	3.60
	4 mil Vapour Barrier	1.30
	12.7 mm Vinyl Clad Gypsum Wallboard	<u>14.50</u>
	Total Cost	24.80
	4135	38 x 64 mm @ 400 mm Spruce Studs
1.7 RSI Batt Insulation		3.60
4 mil Vapour Barrier		1.30
15.9 mm F.R. Vinyl Clad Gypsum Wallboard		<u>16.50</u>
Total Cost		26.80
4138		38 x 89 mm @ 400 mm Spruce Studs
	2.1 RSI Batt Insulation	4.20
	4 mil Vapour Barrier	1.30
	12.7 mm Gypsum Wallboard	9.20
	3 Coats Paint	<u>5.10</u>
	Total Cost	29.20
4139	38 x 89 mm @ 400 mm Spruce Studs	9.40
	2.1 RSI Batt Insulation	4.20
	4 mil Vapour Barrier	1.30
	12.7 mm F.R. Gypsum Wallboard	9.30
	3 Coats Paint	<u>5.10</u>
	Total Cost	29.30
4140	38 x 89 mm @ 400 mm Spruce Studs	9.40
	2.1 RSI Batt Insulation	4.20
	4 mil Vapour Barrier	1.30
	15.9 mm F.R. Gypsum Wallboard	10.50
	3 Coats Paint	<u>5.10</u>
	Total Cost	30.50
4141	38 x 89 mm @ 400 mm Spruce Studs	9.40
	2.1 RSI Batt Insulation	4.20
	4 mil Vapour Barrier	1.30
	12.7 mm Vinyl Clad Gypsum Wallboard	<u>14.50</u>
	Total Cost	29.40
	4142	38 x 89 mm @ 400 mm Spruce Studs
2.1 RSI Batt Insulation		4.20
4 mil Vapour Barrier		1.30
15.9 mm F.R. Vinyl Clad Gypsum Wallboard		<u>16.50</u>
Total Cost		31.40

5.900.410 INTERIOR WALL FINISH - CONT'D

Code	Component	m ²
4145	41 mm @ 400 mm Steel Studs	\$ 7.80
	1.2 RSI Batt Insulation	2.90
	4 mil Vapour Barrier	1.30
	12.7 mm Gypsum Wallboard	9.20
	3 Coats Paint	<u>5.10</u>
	Total Cost	26.30
4146	41 mm @ 400 mm Steel Studs	7.80
	1.2 RSI Batt Insulation	2.90
	4 mil Vapour Barrier	1.30
	12.7 mm F.R. Gypsum Wallboard	9.30
	3 Coats Paint	<u>5.10</u>
	Total Cost	26.40
4147	41 mm @ 400 mm Steel Studs	7.80
	1.2 RSI Batt Insulation	2.90
	4 mil Vapour Barrier	1.30
	15.9 mm F.R. Gypsum Wallboard	10.50
	3 Coats Paint	<u>5.10</u>
	Total Cost	27.60
4148	41 mm @ 400 mm Steel Studs	7.80
	1.2 RSI Batt Insulation	2.90
	4 mil Vapour Barrier	1.30
	12.7 mm Vinyl Clad Gypsum Wallboard	<u>14.50</u>
	Total Cost	26.50
	4149	41 mm @ 400 mm Steel Studs
1.2 RSI Batt Insulation		2.90
4 Mil Vapour Barrier		1.30
15.9 mm F.R. Vinyl Clad Gypsum Wallboard		<u>16.50</u>
Total Cost		28.50
4150		92 mm @ 400 mm Steel Studs
	2.1 RSI Batt Insulation	4.20
	4 mil Vapour Barrier	1.30
	12.7 mm F.R. Gypsum Wallboard	9.20
	3 Coats Paint	<u>5.10</u>
	Total Cost	29.70
4151	92 mm @ 400 mm Steel Studs	9.90
	2.1 RSI Batt Insulation	4.20
	4 mil Vapour Barrier	1.30
	12.7 mm F.R. Gypsum Wallboard	9.30
	3 Coats Paint	<u>5.10</u>
	Total Cost	29.80
4152	92 mm @ 400 mm Steel Studs	9.90
	2.1 RSI Batt Insulation	4.20
	4 mil Vapour Barrier	1.30
	15.9 mm F.R. Gypsum Wallboard	10.50
	3 Coats Paint	<u>5.10</u>
	Total Cost	31.00

5.900.410 INTERIOR WALL FINISH - CONT'D

Code	Component	m ²
4153	92 mm @ 400 mm Steel Studs	\$ 9.90
	2.1 RSI Batt Insulation	4.20
	4 mil Vapour Barrier	1.30
	12.7 mm Vinyl Clad Gypsum Wallboard	<u>14.50</u>
	Total Cost	29.90
4154	92 mm @ 400 mm Steel Studs	9.90
	2.1 RSI Batt Insulation	4.20
	4 mil Vapour Barrier	1.30
	15.9 mm F.R. Vinyl Clad Gypsum Wallboard	<u>16.50</u>
	Total Cost	31.90
4160	12.7 mm F.R. Gypsum Backing Board	9.20
	6 mm Average Plywood Panelling	<u>20.00</u>
	Total Cost	29.20
4161	12.7 mm F.R. Gypsum Backing Board	9.20
	6 mm Average to Good Plywood Panelling	<u>29.00</u>
	Total Cost	38.20
4162	12.7 mm F.R. Gypsum Backing Board	9.20
	6 mm Good Plywood Panelling Teak	<u>41.50</u>
	Total Cost	50.70
4163	15.9 mm F.R. Gypsum Backing Board	10.50
	6 mm Good to Expensive Plywood Panelling	<u>51.00</u>
	Total Cost	61.50
4164	15.9 mm F.R. Gypsum Backing Board	10.50
	6 mm Expensive Plywood Panelling	<u>61.00</u>
	Total Cost	71.50
4165	38 x 89 mm @ 400 mm Spruce Studs	9.40
	2.1 RSI Batt Insulation	4.20
	4 mil Vapour Barrier	1.30
	12.7 mm F.R. Gypsum Backing Board	9.20
	6 mm Average Plywood Panelling	<u>20.00</u>
	Total Cost	44.10
4166	38 x 89 mm @ 400 mm Spruce Studs	9.40
	2.1 RSI Batt Insulation	4.20
	4 mil Vapour Barrier	1.30
	12.7 mm F.R. Gypsum Backing Board	9.20
	6 mm Average to Good Plywood Panelling	<u>29.00</u>
	Total Cost	53.10
4167	38 x 89 mm @ 400 mm Spruce Studs	9.40
	2.1 RSI Batt Insulation	4.20
	4 mil Vapour Barrier	1.30
	12.7 mm F.R. Gypsum Backing Board	9.20
	6 mm Good Plywood Panelling	<u>41.50</u>
	Total Cost	65.60

5.900.410 INTERIOR WALL FINISH - CONT'D

Code	Component	m ²
4168	38 x 89 mm @ 400 mm Spruce Studs	\$ 9.40
	2.1 RSI Batt Insulation	4.20
	4 mil Vapour Barrier	1.30
	15.9 mm F.R. Gypsum Backing Board	10.50
	6 mm Good to Expensive Plywood Panelling	<u>51.00</u>
	Total Cost	76.40
4169	38 x 89 mm @ 400 mm Spruce Studs	9.40
	2.1 RSI Batt Insulation	4.20
	4 mil Vapour Barrier	1.30
	15.9 mm F.R. Gypsum Backing Board	10.50
	6 mm Expensive Plywood Panelling	<u>61.00</u>
	Total Cost	86.40
4170	92 mm @ 400 mm Steel Studding	9.90
	2.1 RSI Batt Insulation	4.20
	4 mil Vapour Barrier	1.30
	12.7 mm F.R. Gypsum Backing Board	9.20
	6 mm Average Plywood Panelling	<u>20.00</u>
	Total Cost	44.60
4171	92 mm @ 400 mm Steel Studding	9.90
	2.1 RSI Batt Insulation	4.20
	4 mil Vapour Barrier	1.30
	12.7 mm Gypsum Backing Board	9.20
	6 mm Average to Good Plywood Panelling	<u>29.00</u>
	Total Cost	53.60
4172	92 mm @ 400 mm Steel Studding	9.90
	2.1 RSI Batt Insulation	4.20
	4 mil Vapour Barrier	1.30
	12.7 mm F.R. Gypsum Backing Board	9.20
	6 mm Good Plywood Panelling	<u>41.50</u>
	Total Cost	66.10
4173	92 mm @ 400 mm Steel Studding	9.90
	2.1 RSI Batt Insulation	4.20
	4 mil Vapour Barrier	1.30
	15.9 mm F.R. Gypsum Backing Board	10.50
	6 mm Good to Expensive Plywood Panelling	<u>51.00</u>
	Total Cost	76.90
4174	92 mm @ 400 mm Steel Studding	9.90
	2.1 RSI Batt Insulation	4.20
	4 mil Vapour Barrier	1.30
	15.9 mm F.R. Gypsum Backing Board	10.50
	6 mm Expensive Plywood Panelling	<u>61.00</u>
	Total Cost	86.90

5.900.430 PARTITIONS

Code	Component	m²
4300	38 x 89 mm @ 400 mm Spruce Studding	\$ 9.40
	8 mm Select Spruce Plywood - 1 side	8.60
	2 Coats Paint - 1 side	<u>4.40</u>
	Total Cost	22.40
4301	38 x 89 mm @ 400 mm Spruce Studding	9.40
	8 mm Select Spruce Plywood - 2 sides	17.20
	2 Coats Paint - 2 sides	<u>8.80</u>
	Total Cost	35.40
4302	38 x 89 mm @ 400 mm Spruce Studding	9.40
	8 mm Select Fir Plywood - 2 sides	19.60
	2 Coats Paint - 2 sides	<u>8.80</u>
	Total Cost	37.80
4303	38 x 89 mm @ 400 mm Spruce Studding	9.40
	6 mm Average Hardboard Panelling - 2 sides	<u>22.00</u>
	Total Cost	31.40
4304	38 x 140 mm @ 400 mm Spruce Studding	15.00
	6 mm Average Hardboard Panelling - 1 side	<u>11.00</u>
	Total Cost	26.00
4305	38 x 140 mm @ 400 mm Spruce Studding	15.00
	8 mm Select Fir Plywood - 1 side	9.80
	2 Coats Paint - 1 side	<u>4.40</u>
	Total Cost	29.20
4306	38 x 140 mm @ 400 mm Spruce Studding	15.00
	12.7 mm Gypsum Wallboard - 1 side	9.20
	2 Coats Paint - 1 side	<u>4.40</u>
	Total Cost	28.60
4310	38 x 89 mm @ 400 mm Spruce Studding	9.40
	9.5 mm Unfinished Gypsum Wallboard - 2 sides	11.40
	2 Coats Paint - 2 sides	<u>8.80</u>
	Total Cost	29.60
4311	38 x 89 mm @ 400 mm Spruce Studding	9.40
	9.5 mm Gypsum Wallboard - 2 sides	17.60
	2 Coats Paint - 2 sides	<u>8.80</u>
	Total Cost	35.80
4312	38 x 89 mm @ 400 mm Spruce Studding	9.40
	12.7 mm Gypsum Wallboard - 2 sides	18.40
	2 Coats Paint - 2 sides	<u>8.80</u>
	Total Cost	36.60
4313	38 x 89 mm @ 400 mm Spruce Studding	9.40
	12.7 mm Gypsum Wallboard - 2 sides	18.40
	3 Coats Paint - 2 sides, or vinyl	<u>10.20</u>
	Total Cost	38.00

5.900.430 PARTITIONS - CONT'D

Code	Component	m²
4314	38 x 89 mm @ 400 mm Spruce Studding	\$ 9.40
	1.4 RSI Batt Insulation	3.30
	12.7 mm Gypsum Wallboard - 2 sides	18.40
	3 Coats Paint - 2 sides, or vinyl	<u>10.20</u>
	Total Cost	41.30
4315	38 x 89 mm @ 400 mm Spruce Studding	9.40
	1.7 RSI Batt Insulation	3.60
	12.7 mm Gypsum Wallboard - 2 sides	18.40
	3 Coats Paint - 2 sides, or vinyl	<u>10.20</u>
	Total Cost	41.60
4316	38 x 89 mm @ 400 mm Spruce Studding	9.40
	12.7 mm F.R. Gypsum Wallboard - 2 sides	18.60
	3 Coats Paint - 2 sides, or vinyl	<u>10.20</u>
	Total Cost	38.20
	4317	38 x 89 mm @ 400 mm Spruce Studding
1.7 RSI Batt Insulation		3.60
12.7 mm F.R. Gypsum Wallboard - 2 sides		18.60
3 Coats Paint - 2 sides, or vinyl		<u>10.20</u>
Total Cost		41.80
4318	38 x 89 mm @ 400 mm Spruce Studding	9.40
	2.1 RSI Batt Insulation	4.20
	12.7 mm F.R. Gypsum Wallboard - 2 sides	18.60
	3 Coats Paint - 2 sides, or vinyl	<u>10.20</u>
	Total Cost	42.40
4319	38 x 89 mm @ 400 mm Spruce Studding	9.40
	15.9 mm F.R. Gypsum Wallboard - 2 sides	21.00
	3 Coats Paint - 2 sides, or vinyl	<u>10.20</u>
	Total Cost	40.60
	4320	38 x 89 mm @ 400 mm Spruce Studding
1.7 RSI Batt Insulation		3.60
15.9 mm F.R. Gypsum Wallboard - 2 sides		21.00
3 Coats Paint - 2 sides, or vinyl		<u>10.20</u>
Total Cost		44.20
4321	38 x 89 mm @ 400 mm Spruce Studding	9.40
	2.1 RSI Batt Insulation	4.20
	15.9 mm F.R. Gypsum Wallboard - 2 sides	21.00
	3 Coats Paint - 2 sides, or vinyl	<u>10.20</u>
	Total Cost	44.80
4322	38 x 140 mm @ 400 mm Spruce Studding	15.00
	1.7 RSI Batt Insulation	3.60
	12.7 mm F.R. Gypsum Wallboard - 2 sides	18.60
	3 Coats Paint - 1 side	<u>5.10</u>
	Total Cost	42.30

5.900.430 PARTITIONS - CONT'D

Code	Component	m ²
4323	38 x 89 mm @ 400 mm Spruce Studding	
	Staggered on 38 x 89 mm Spruce Plate	\$ 18.50
	1.7 RSI Batt Insulation	3.60
	12.7 mm F.R. Gypsum Wallboard - 2 sides	18.60
	3 Coats Paint - 2 sides, or vinyl	<u>10.20</u>
	Total Cost	50.90
4324	38 x 89 mm @ 400 mm Spruce Studding	
	Staggered on 38 x 140 mm Spruce Plate	18.50
	2.1 RSI Batt Insulation	4.20
	12.7 mm F.R. Gypsum Wallboard - 2 sides	18.60
	3 Coats Paint - 2 sides, or vinyl	<u>10.20</u>
	Total Cost	51.50
4325	38 x 89 mm @ 400 mm Spruce Studding	
	Staggered on 38 x 140 mm Spruce Plate	18.50
	1.7 RSI Batt Insulation	3.60
	15.9 mm F.R. Gypsum Wallboard - 2 sides	21.00
	3 Coats Paint - 2 sides, or vinyl	<u>10.20</u>
	Total Cost	53.30
4326	38 x 140 mm @ 400 mm Spruce Studding	15.00
	2.1 RSI Batt Insulation	4.20
	15.9 mm F.R. Gypsum Wallboard - 2 sides	<u>21.00</u>
	Total Cost	40.20
4327	38 x 140 mm @ 400 mm Spruce Studding	
	Staggered on 38 x 184 mm Spruce Plate	29.50
	2.1 RSI Batt Insulation	4.20
	15.9 mm F.R. Gypsum Wallboard - 2 sides	21.00
	3 Coats Paint - 2 sides or vinyl	<u>10.20</u>
	Total Cost	64.90
4330	64 mm @ 400 mm Steel Studding	8.90
	12.7 mm Gypsum Wallboard - 2 sides	18.40
	3 Coats Paint - 2 sides	<u>10.20</u>
	Total Cost	37.50
4331	64 mm @ 400 mm Steel Studding	8.90
	1.4 RSI Batt Insulation	3.30
	12.7 mm Gypsum Wallboard - 2 sides	18.40
	3 Coats Paint - 2 sides	<u>10.20</u>
	Total Cost	40.80
4332	64 mm @ 400 mm Steel Studding	8.90
	12.7 mm F.R. Gypsum Wallboard - 2 sides	18.60
	3 Coats Paint - 2 sides, or vinyl	<u>10.20</u>
	Total Cost	37.70
4333	64 mm @ 400 mm Steel Studding	8.90
	1.4 RSI Batt Insulation	3.30
	12.7 mm F.R. Gypsum Wallboard - 2 sides	18.60
	3 Coats Paint - 2 sides, or vinyl	<u>10.20</u>
	Total Cost	41.00

5.900.430 PARTITIONS - CONT'D

Code	Component	m²
4335	92 mm @ 400 mm Steel Studding	\$ 9.90
	12.7 mm Gypsum Wallboard Vinyl Faced - 2 sides, or paint	<u>29.00</u>
	Total Cost	38.90
4336	92 mm @ 400 mm Steel Studding	9.90
	1.7 RSI Batt Insulation	3.60
	12.7 mm Gypsum Wallboard Vinyl Faced - 2 sides, or paint	<u>29.00</u>
	Total Cost	42.50
4337	92 mm @ 400 mm Steel Studding	9.90
	12.7 mm F.R. Gypsum Wallboard - 2 sides	18.60
	3 Coats Paint - 2 sides, or vinyl	<u>10.20</u>
	Total Cost	38.70
4338	92 mm @ 400 mm Steel Studding	9.90
	1.7 RSI Batt Insulation	3.60
	12.7 mm F.R. Gypsum Wallboard - 2 sides	18.60
	3 Coats Paint - 2 sides or vinyl	<u>10.20</u>
	Total Cost	42.30
4339	92 mm @ 400 mm Steel Studding	9.90
	2.1 RSI Batt Insulation	4.20
	12.7 mm F.R. Gypsum Wallboard - 2 sides	18.60
	3 Coats Paint - 2 sides, or vinyl	<u>10.20</u>
	Total Cost	42.90
4340	92 mm @ 400 mm Steel Studding	9.90
	15.9 mm Vinyl Faced Gypsum Wallboard - 2 sides	<u>32.00</u>
	Total Cost	41.90
4341	92 mm @ 400 mm Steel Studding	9.90
	1.7 RSI Batt Insulation	3.60
	15.9 mm F.R. Gypsum Wallboard - 2 sides	21.00
	3 Coats Paint - 2 sides, or vinyl	<u>10.20</u>
	Total Cost	44.70
4342	92 mm @ 400 mm Steel Studding	9.90
	2.1 RSI Batt Insulation	4.20
	15.9 mm F.R. Gypsum Wallboard - 2 sides	21.00
	3 Coats Paint - 2 sides, or vinyl	<u>10.20</u>
	Total Cost	45.30
4343	92 mm @ 400 mm Steel Studding	9.90
	1.7 RSI Batt Insulation	3.60
	11 mm Sound Board Panel	6.20
	15.9 mm Vinyl Faced Gypsum Wallboard - 2 sides	<u>32.00</u>
	Total Cost	51.70
4344	92 mm @ 400 mm Steel Studding	9.90
	2.1 RSI Batt Insulation	4.20
	11 mm Sound Board Panel	6.20
	15.9 mm Vinyl Faced Gypsum Wallboard - 2 sides	<u>32.00</u>
	Total Cost	52.30

5.900.430 PARTITIONS - CONT'D

Code	Component	m²
4345	92 mm @ 400 mm Steel Studding	\$ 9.90
	2.1 RSI Batt Insulation	4.20
	11 mm Sound Board Panel	6.20
	12.7 mm F.R. Gypsum Wallboard - 2 sides	18.60
	3 Coats Paint - 2 sides	<u>10.20</u>
	Total Cost	49.10
4346	92 mm @ 400 mm Steel Studding	9.90
	2.1 RSI Batt Insulation	4.20
	11 mm Sound Board Panel	6.20
	15.9 mm F.R. Gypsum Backing Board - 2 sides	21.00
	3 Coats Paint - 2 sides	<u>10.20</u>
	Total Cost	51.50
4347	92 mm @ 400 mm Steel Studding	9.90
	1.7 RSI Batt Insulation	3.60
	12.7 mm F.R. Gypsum Backing Board - 2 sides	18.40
	15.9 mm F.R. Gypsum Wallboard - 2 sides	21.00
	3 Coats Paint - 2 sides, or vinyl	<u>10.20</u>
	Total Cost	63.10
4348	92 mm @ 400 mm Steel Studding	9.90
	2.1 RSI Batt Insulation	4.20
	15.9 mm F.R. Gypsum Backing Board - 2 sides	21.00
	15.9 mm F.R. Gypsum Wallboard - 2 sides	21.00
	3 Coats Paint - 2 sides, or vinyl	<u>10.20</u>
	Total Cost	66.30
4350	140 mm Concrete Block	55.00
4351	140 mm Concrete Block	55.00
	Standard Joint Reinforcing	<u>1.60</u>
	Total Cost	56.60
4352	140 mm Concrete Block	55.00
	Light Joint Reinforcing	1.60
	2 Coats Paint - 2 sides	<u>9.40</u>
	Total Cost	66.00
4353	140 mm Concrete Block	55.00
	Light Joint Reinforcing	1.60
	Loose Fill Block Insulation	4.70
	3 Coats Paint - 2 sides	<u>11.60</u>
	Total Cost	72.90
4354	140 mm Concrete Block	55.00
	Light Joint Reinforcing	1.60
	Loose Fill Block Insulation	4.70
	Scored Block Surface	8.70
	3 Coats Paint - 2 sides	<u>11.60</u>
	Total Cost	81.60

5.900.430 PARTITIONS - CONT'D

Code	Component	m ²
4355	140 mm Concrete Block	\$ 55.00
	Light Joint Reinforcing	1.60
	Loose Fill Block Insulation	4.70
	Ribbed or Shadow Block Surface	20.50
	3 Coats Paint - 2 sides	<u>11.60</u>
	Total Cost	93.40
4356	140 mm Concrete Block	55.00
	Light Joint Reinforcing	1.60
	12.7 mm Gypsum Wallboard - 2 sides	18.40
	2 Coats Paint - 2 sides	<u>8.80</u>
	Total Cost	83.80
4357	140 mm Concrete Block	55.00
	Light Joint Reinforcing	1.60
	Loose Fill Block Insulation	4.70
	12.7 mm F.R. Gypsum Wallboard - 2 sides	18.60
	3 Coats Paint - 2 sides, or vinyl	<u>10.20</u>
	Total Cost	90.10
4358	140 mm Concrete Block	55.00
	Medium Joint Reinforcing	2.60
	Loose Fill Block Insulation	4.70
	15.9 mm F.R. Vinyl Faced Gypsum Wallboard - 2 sides	<u>33.00</u>
	Total Cost	95.30
4359	140 mm Concrete Block	55.00
	Light Joint Reinforcing	1.60
	Sprayed Plaster - 2 sides	<u>10.40</u>
	Total Cost	67.00
4360	140 mm Concrete Block	55.00
	Medium Joint Reinforcing	2.60
	2 Coats Plaster - 2 sides	42.00
	2 Coats Paint - 2 sides	<u>8.80</u>
	Total Cost	108.40
4361	190 mm Concrete Block	61.00
4362	190 mm Concrete Block	61.00
	Light Joint Reinforcing	<u>1.80</u>
	Total Cost	62.80
4363	190 mm Concrete Block	61.00
	Light Joint Reinforcing	1.80
	2 Coats Paint - 2 sides	<u>9.40</u>
	Total Cost	72.20
4364	190 mm Concrete Block	61.00
	Light Joint Reinforcing	1.80
	Loose Fill Block Insulation	7.10
	2 Coats Paint - 2 sides	<u>9.40</u>
	Total Cost	79.30

5.900.430 PARTITIONS - CONT'D

Code	Component	m ²
4365	190 mm Concrete Block	\$ 61.00
	Scored Block Surface	8.70
	Light Joint Reinforcing	1.80
	Loose Fill Block Insulation	7.10
	3 Coats Paint - 2 sides	<u>11.60</u>
	Total Cost	90.20
4366	190 mm Concrete Block	61.00
	Light Joint Reinforcing	1.80
	Ribbed or Shadow Block Surface	<u>20.50</u>
	Total Cost	83.30
4367	190 mm Concrete Block	61.00
	Light Joint Reinforcing	1.80
	Ribbed or Shadow Block Surface	20.50
	2 Coats Paint - 2 sides	<u>9.40</u>
	Total Cost	92.70
4368	190 mm Concrete Block	61.00
	Light Joint Reinforcing	1.80
	Loose Fill Block Insulation	7.10
	Ribbed or Shadow Block Surface	20.50
	3 Coats Paint - 2 sides	<u>11.60</u>
	Total Cost	102.00
4369	190 mm Concrete Block	61.00
	Light Joint Reinforcing	1.80
	Loose Fill Block Insulation	7.10
	Bondbeam and Pilaster	7.00
	3 Coats Paint - 2 sides	<u>10.20</u>
	Total Cost	87.10
4370	190 mm Concrete Block	61.00
	Light Joint Reinforcing	1.80
	Loose Fill Block Insulation	7.10
	12.7 mm F.R. Gypsum Wallboard - 2 sides	18.60
	3 Coats Paint - 2 sides	<u>10.20</u>
	Total Cost	98.70
4371	190 mm Concrete Block	61.00
	Medium Joint Reinforcing	2.60
	Loose Fill Block Insulation	7.10
	15.9 mm F.R. Vinyl Faced Gypsum Wallboard - 2 sides	<u>33.00</u>
	Total Cost	103.70
4372	190 mm Concrete Block	61.00
	Light Joint Reinforcing	1.80
	Sprayed Plaster - 2 sides	<u>10.40</u>
	Total Cost	73.20

5.900.430 PARTITIONS - CONT'D

Code	Component	m²
4373	190 mm Concrete Block	\$ 61.00
	Medium Joint Reinforcing	2.60
	Loose Fill Block Insulation	7.10
	Block Scoring	8.70
	Bondbeam and Pilaster	7.00
	3 Coats Paint - 2 sides	<u>10.20</u>
	Total Cost	96.60
4374	190 mm Concrete Block	61.00
	Medium Joint Reinforcing	2.60
	Loose Fill Block Insulation	7.10
	3 Coats Plaster - 2 sides	51.00
	3 Coats Paint - 2 sides	<u>10.20</u>
	Total Cost	131.90
4375	240 mm Concrete Block	69.00
4376	240 mm Concrete Block	69.00
	Light Joint Reinforcing	<u>1.80</u>
	Total Cost	70.80
4377	240 mm Concrete Block	69.00
	Light Joint Reinforcing	1.80
	Bondbeam and Pilaster	<u>7.00</u>
	Total Cost	77.80
4378	240 mm Concrete Block	69.00
	Light Joint Reinforcing	1.80
	Loose Fill Block Insulation	<u>8.30</u>
	Total Cost	79.10
4382	92 mm @ 400 mm Steel Studding	9.90
	2.1 RSI Batt Insulation	4.20
	11 mm Sound Board Panel	6.20
	12.7 mm Gypsum Wallboard - 2 sides	18.40
	Medium Vinyl Facing - 2 sides	<u>45.00</u>
	Total Cost	83.70
4385	12.7 mm Average Vinyl Faced Gypsum Demountable Partition	54.00
4386	12.7 mm Good Vinyl Faced Gypsum Demountable Partition	65.00
4387	12.7 mm Expensive Vinyl Faced Gypsum Demountable Partition	76.50
4388	15.9 mm Average Vinyl Faced Gypsum Demountable Partition	63.00
4389	15.9 mm Good Vinyl Faced Gypsum' Demountable Partition	68.00
4390	15.9 mm Expensive Vinyl Faced Gypsum Demountable Partition	83.00

5.900.430 PARTITIONS - CONT'D

Code	Component		m ²
4392	38 x 89 mm @ 400 mm Spruce Studding	\$	9.40
	12.7 mm Gypsum Wallboard - 2 sides		18.40
	Fair Ceramic Wall Tile - 1 side		66.00
	3 Coats Paint - 1 side		<u>5.10</u>
	Total Cost		98.90
4393	38 x 89 mm @ 400 mm Spruce Studding		9.40
	12.7 mm Gypsum Wallboard - 2 sides		18.40
	Average Ceramic Wall Tile - 1 side		78.50
	3 Coats Paint - 1 side		<u>5.10</u>
	Total Cost		111.40
4394	92 mm @ 400 mm Steel Studding		9.90
	12.7 mm F.R. Gypsum Wallboard - 2 sides		18.60
	Custom Ceramic Wall Tile - 1 side		101.00
	3 Coats Paint - 1 side		<u>5.10</u>
	Total Cost		134.60
4395	92 mm @ 400 mm Steel Studding		9.90
	12.7 mm F.R. Gypsum Wallboard - 2 sides		18.40
	Average. Plywood Panelling - 2 sides		40.00
	2 Coats Paint - 2 sides		<u>8.80</u>
	Total Cost		77.10
4396	92 mm @ 400 mm Steel Studding		9.90
	12.7 mm F.R. Gypsum Wallboard - 2 sides		18.40
	Average to Good Oak Plywood Panelling - 2 sides		58.00
	2 Coats Paint - 2 sides		<u>8.80</u>
	Total Cost		95.10
4397	92 mm @ 400 mm Steel Studding		9.90
	12.7 mm F.R. Gypsum Wallboard - 2 sides		18.40
	Good Teak Plywood Panelling - 2 sides		83.00
	2 Coats Paint - 2 sides		<u>8.80</u>
	Total Cost		120.10

5.900.430 PARTITIONS - CONT'D

Code	Component	m²
4398	92 mm @ 400 mm Steel Studding	\$ 9.90
	12.7 mm F.R. Gypsum Wallboard - 2 sides	18.40
	Good to Expensive Walnut Plywood Panelling - 2 sides	102.00
	2 Coats Paint - 2 sides	<u>8.80</u>
	Total Cost	139.10
4399	92 mm @ 400 mm Steel Studding	9.90
	12.7 mm F.R. Gypsum Wallboard - 2 sides	18.40
	Expensive Rosewood Plywood Panelling - 2 sides	122.00
	2 Coats Paint - 2 sides	<u>8.80</u>
	Total Cost	159.10

5.900.450 CEILING FINISH

Code	Component	m²
4500	2 coats Paint	\$ 4.40
4501	3 Coats Paint	5.10
4502	6 mm Select Spruce Plywood	7.20
	2 Coats Paint	<u>4.40</u>
	Total Cost	11.60
4503	6 mm Select Fir Plywood	8.30
	3 Coats Paint	<u>5.10</u>
	Total Cost	13.40
4504	8 mm Select Fir Plywood	9.00
	3 Coats Paint	<u>5.10</u>
	Total Cost	14.10
4506	Spray Plaster on Concrete	5.20
4507	Spray Plaster on Concrete	5.20
	2 Coats Paint	<u>4.40</u>
	Total Cost	9.60
4508	2 Coats Plaster on Concrete or Metal Lath	22.50
	2 Coats Paint	<u>4.40</u>
	Total Cost	26.90
4509	2 Coats Plaster on Concrete or Metal Lath	22.50
	3 Coats Paint	<u>5.10</u>
	Total Cost	27.60
4510	3 Coats Plaster on Metal Lath	32.00
	3 Coats Paint	<u>5.10</u>
	Total Cost	37.10
4511	9.5 mm Unfinished Gypsum Wallboard	5.70
	2 Coats Paint	<u>4.40</u>
	Total Cost	10.10
4512	12.7 mm Gypsum Wallboard	9.20
	2 Coats Paint	<u>4.40</u>
	Total Cost	13.60
4513	12.7 mm Gypsum Wallboard	9.20
	3 Coats Paint	<u>5.10</u>
	Total Cost	14.30
4514	12.7 mm F.R. Gypsum Wallboard	9.30
	3 Coats Paint	<u>5.10</u>
	Total Cost	14.40
4515	15.9 mm F.R. Gypsum Wallboard	10.50
	3 Coats Paint	<u>5.10</u>
	Total Cost	15.60

5.900.450 CEILING FINISH - CONT'D

Code	Component	m²
4518	11mm Primed Donnacona Fibreboard	\$ 7.60
4519	6 mm Average Masonite Hardboard Panelling	11.00
4520	600 x 1200 mm Low Grade Fibreglass Flexboard on Vinyl T-Bar Suspension System	15.00
4521	300 x 300 mm Wood Fibre Ceiling Tile on Wood Strapping	17.50
4522	400 x 400 mm Wood Fibre Ceiling Tile Stapled	10.00
4523	400 x 400 mm Wood Fibre Ceiling Tile on Wood Strapping	15.00
4524	300 x 600 mm Wood Fibre Ceiling Tile, Stapled	9.50
4525	300 x 600 mm Wood Fibre Ceiling Tile on Wood Strapping	13.00
4526	300 x 300 mm Mineral Fibre Ceiling Tile on Wood Strapping	21.50
4527	400 x 400 mm Mineral Fibre Ceiling Tile on Wood Strapping	19.00
4531	Suspended Ceiling, Fibreglass Panels 600 x 1200 mm	10.50
4532	Suspended Ceiling, Fibreglass Panels 600 x 600 mm	12.00
4533	Suspended Ceiling, Mineral Fibre Panels 600 x 1200 mm	11.00
4534	Suspended Ceiling, Mineral Fibre Panels 600 x 600 mm	13.00
4535	Suspended Ceiling Mineral Fibre, Fire Rated or Vinyl Coated Panels 600 x 1200 mm	14.50
4536	Suspended Ceiling Mineral Fibre, Fire Rated or Vinyl Coated Panels 600 x 600 mm	16.50
4537	Suspended Ceiling, Ceramic F.R. Panels	20.50
4538	Suspended Ceiling, Ceramic F.R. Panels 600 x 600 mm	22.50
4539	Suspended Ceiling, Cork Style Panels 600 x 600 mm	26.00
4540	Coffered Inverted Suspended Ceiling System 1500 x 1500 mm	30.00

5.900.470 INTERIOR DOORS

Code	Component	EA
4700	Low Grade Hollow Core Wood Door	\$ 220.00
4701	Fair Hollow Core Wood Door	260.00
4702	Average Hollow Core Wood Door	320.00
4703	Good Hollow Core Wood Door	380.00
4704	Expensive Hollow Core Wood Door	500.00
4710	Low Grade Solid Core Standard Height Wood Door	260.00
4711	Fair Solid Core Standard Height Wood Door	330.00
4712	Average Solid Core Standard Height Wood Door	410.00
4713	Average Solid Core Full Height Wood Door	500.00
4714	Good Solid Core Standard Height Wood Door	470.00
4715	Good Solid Core Full Height Wood Door	550.00
4716	Expensive Solid Core Standard Height Wood Door	580.00
4717	Expensive Solid Core Full Height Wood Door	690.00
4718	Luxurious Solid Core Standard Height Wood Door	800.00
4719	Luxurious Solid Core Full Height Wood Door	910.00
4725	Economy Hollow Steel Door	290.00
4726	Low Grade Hollow Steel Door	320.00
4727	Fair Fire Rated Hollow Steel Door	470.00
4728	Average Fire Rated Hollow Steel Door	550.00
4729	Good Fire Rated Hollow Steel Door	690.00
4730	Expensive Fire Rated Hollow Steel Door	950.00
		m²
4735	Clear Overhead Rolling Grill Doors	235.00
4736	Colored Overhead Rolling Grill Doors	304.00
4737	Clear Sliding Grill Doors	164.00
4738	Colored Sliding Grill Doors	235.00
4740	Clear Multitrack Sliding Storefront Doors	296.00
4741	Bronze Multitrack Sliding Storefront Doors	379.00
4742	Black Multitrack Sliding Storefront Doors	414.00

5.900.470 INTERIOR DOORS - CONT'D

Code	Component	m²
4743	Clear Single Track Sliding Storefront Doors	\$ 343.00
4744	Bronze Single Track Sliding Storefront Doors	398.00
4745	Black Single Track Sliding Storefront Doors	426.00

5.900.490 BASEBOARDS

Code	Component	m
4900	Economy Baseboards and Trim	\$ 2.40
4901	Low Grade Baseboards and Trim	2.90
4902	Fair Baseboards and Trim	3.60
4903	Average Baseboards and Trim	3.80
4904	Average to Good Baseboards and Trim	4.50
4905	Good Baseboards and Trim	5.70
4906	Good to Expensive Baseboards and Trim	8.70
4907	Expensive Baseboards and Trim	10.00
4908	Luxurious Baseboards and Trim	15.00

5.900.510 FLOOR FINISH

Code	Component	m²
5100	Economy Flooring Tile	\$ 9.70
5101	Low Grade Flooring Tile	9.90
5102	Fair Flooring Tile	13.00
5103	Average Flooring Tile	18.50
5104	Good Flooring Tile	23.50
5105	Expensive Flooring Tile	34.50
5106	Economy Vinyl Flooring	15.50
5107	Low Grade Vinyl Flooring	18.00
5108	Fair Vinyl Flooring	29.50
5109	Average Vinyl Flooring	35.50
5110	Average to Good Vinyl Flooring	43.50
5111	Good Vinyl Flooring	49.50
5112	Good to Expensive Vinyl Flooring	59.00
5113	Expensive Vinyl Flooring	71.00
5120	Fair Carpet	12.50
5121	Average Carpet	17.00
5122	Average to Good Carpet	21.00
5123	Good Carpet	25.00
5124	Good to Expensive Carpet	31.00
5125	Expensive Acrylic Carpet	46.50
5126	Expensive Wool Carpet	54.00
5127	Expensive Wool Print Carpet	59.00
5128	Luxurious Heavy Wool Carpet	94.50
5140	Fair Flooring Birch/Maple	38.50
5141	Average Flooring Birch/Maple	40.50
5142	Good Flooring Birch/Maple	43.00
5143	Expensive Flooring Birch/Maple	45.50
5144	Fair Oak Flooring	35.50

5.900.510 FLOOR FINISH - CONT'D

Code	Component	m²
5145	Average Oak Flooring	\$ 37.50
5146	Good Oak Flooring	39.50
5147	Expensive Oak Flooring	42.00
5148	Flat Grain Fir Flooring	71.00
5149	Edge Grain Fir Flooring	94.50
5150	Cherrywood Flooring	178.00
5151	Fair Parquet Flooring	47.50
5152	Average Parquet Flooring	94.50
5153	Good Parquet Flooring	101.00
5154	Expensive Parquet Flooring	142.00
5160	Fair Ceramic Floor Tile	89.00
5161	Average Ceramic Floor Tile	107.00
5162	Good Ceramic Floor Tile	136.00
5163	Expensive Ceramic Floor Tile	260.00
5164	Luxurious Ceramic Floor Tile	971.00
5165	Unglazed Quarry Floor Tile	83.00
5166	Terra Cotta Clay Floor Tile	83.00
5167	Fair Mosaic Floor Tile	83.00
5168	Average Mosaic Floor Tile	107.00
5169	Good Mosaic Floor Tile	136.00
5170	Expensive Mosaic Floor Tile	178.00
5171	Good Marble Floor Tile	178.00
5172	Good to Expensive Marble Floor Tile	231.00
5173	Expensive Marble Floor Tile	320.00
5174	Cement Terrazzo Flooring with Zinc Strip	52.50
5175	Poured Urethane Plastic with Colored Chips	30.00
5176	2 Kg/m ² Concrete Hardener	.90
5177	3 Kg/m ² Concrete Hardener	1.10

5.900.510 FLOOR FINISH - CONT'D

Code	Component		m²
5178	2 Kg/m ² Concrete Color & Hardener	\$	4.00
5179	3 Kg/m ² Concrete Color & Hardener		4.70

5.900.690 ELECTRICAL FIXTURES

Code	Component	m²
6900	Poor Light Fixtures	\$ 1.50
6901	Economy Light Fixtures	3.50
6902	Substandard Light Fixtures	6.20
6903	Fair Light Fixtures	10.00
6904	Average Light Fixtures	13.00
6905	Average to Good Light Fixtures	16.00
6906	Good Light Fixtures	21.00
6907	Good to Expensive Light Fixtures	27.00
6908	Expensive Light Fixtures	35.00

SCHEDULE 6

Subsection 13(1), paragraphs 13(2)(a) and (b) and subsection 14(1)

OIL & GAS FIELD INSTALLATIONS

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6.000.000 OIL AND GAS INSTALLATIONS

- 6.000.001** The Base Rates in this Schedule are intended to reflect typical installations and apply only to sweet gas and oil installations. When other than typical installations are encountered the assessment may be computed by the cost conversion method.
- 6.000.002** This Schedule does not apply to injection plants, automatic prefabricated satellite units, gas dehydration units, fieldgate batteries or any other special purpose equipment.
- 6.000.003** Normal depreciation allowances must be determined by application of the appropriate Age Life Tables found in Schedule 1

6.010.000 TANKS

6.010.100 STEEL BOLTED-CONE DECK

Size	Galvanized Base Rate	Painted Base Rate
15.9 m ³	\$ 8 780	\$ 8 240
31.8 m ³	10 690	9 870
39.7 m ³	12 050	10 960
79.5 m ³ High	15 740	14 650
79.5 m ³ Low	18 670	16 020
119.2 m ³	20 370	18 140
158.9 m ³ High	22 210	20 300
158.9 m ³ Low	27 780	24 510
317.9 m ³	37 580	32 680
794.9 m ³	72 210	64 580

Note: 1 barrel (Oil, 42 US Gallons) = 0.158 987 m³

6.010.200 STEEL BOLTED-OPEN TOP

Size		Galvanized Base Rate	Painted Base Rate
15.9 m ³	\$	7 690	\$ 7 420
31.8 m ³		9 870	8 780
39.7 m ³		10 420	9 330
79.5 m ³ High		12 470	11 110
79.5 m ³ Low		15 670	13 490
158.9 m ³ High		19 760	17 580
158.9 m ³ Low		20 150	16 880

Rates include:

- flush type cleanout door
- tank flanges and valves
- foundation bands
- base
- installation

6.010.300 STEEL WELDED

Size	Unpainted Base Rate	Painted Base Rate
14.3 m ³	\$ 5350	\$ 5680
15.9 m ³	5550	5880
33.4 m ³	6850	7390
47.4 m ³	7500	8260
63.6 m ³	8370	9240
79.5 m ³	10460	11440
119.2 m ³	12640	13950
158.9 m ³	19480	21120
238.5 m ³	24930	27110
317.9 m ³	30500	32230
397.4 m ³	39760	42810
476.9 m ³	55020	58280
596.1 m ³	71360	75170
794.9 m ³	99450	104130
1589.7 m ³	182920	191360
3179.4 m ³	346390	357610

Rates include:

- flat bottom, sloped deck
- thief hatch and vacuum
- flush type cleanout door
- 500 mm dome with cover
- standard nozzles, manways and cleanouts
- flanges and valves
- foundation bands
- installation

6.010.400 STAIRWAYS - WALKWAYS - STILES

Size	Stairway Base Rate	Walkway Base Rate	Stile Base Rate
15.9 m ³	\$ 700	\$ 440	\$ 1 200
33.9 m ³	1 120	440	1 200
39.7 m ³	700	440	1 200
119.2 m ³	1 630	440	1 200
158.9 & 79.5 m ³ Low	700	440	1 200
158.9 & 79.5 m ³ High	1 120	440	1 200
317.9 - 596.1 m ³	1 630	440	1 200
794.9 & Above	5 450	440	1 200

Rates include: Installation

6.010.500 STEEL TANKS - INSULATION AND COATINGS

	Base Rate Per m²
50 mm Fibreglass Insulation	
c/w Sealer	\$ 82.00
76 mm Fibreglass Insulation	
c/w Sealer	94.00
100 mm Fibreglass Coating	118.00
Epoxy Coating	59.00
6.4 mm Rubber Coating	211.00
25 mm Urethane Insulation	15.50
38 mm Urethane Insulation	
c/w Sealer	18.50
50 mm Urethane Insulation	
c/w Sealer	21.00
63 mm Urethane Insulation	
c/w Sealer	23.50
76 mm Urethane Insulation	
c/w Sealer	26.00

Rates include:

- surface preparation
- installation

Note: To find the area of tank to be covered use the following formula:

Horizontal Tank: Area = (2 x 3.14 x r²) + (2 x 3.14 x r x I)

Vertical Tank: Area = (1 x 3.14 x r²) + (2 x 3.14 x r x h)

Vertical Tank - Area = **1 end** only and cylinder

where r = radius

I = length

h = height

6.010.510 STEEL TANKS - FIBREGLASS INSULATION

Size	Diameter Height	Base Rate	
		50 mm Thick	76 mm Thick
100 Barrel	2.79 m x 2.43 m	\$ 2250	\$ 2600
200 Barrel	2.79 m x 4.87 m	4000	4600
300 Barrel	2.79 m x 7.31 m	5750	6600
500 Barrel	4.72 m x 4.87 m	7400	8450
750 Barrel	4 72 m x 7.31 m	10350	11850
1 000 Barrel Low	9.07 m x 2.43 m	11000	12600
1 000 Barrel High	6.55 m x 4.87 m	11000	12600
1 500 Barrel	6.55 m x 7.31 m	15100	17300
2 000 Barrel	9.07 m x 4.87 m	16700	19100
3 000 Barrel	9.07 m x 7.31 m	22400	25650
5 000 Barrel	11.79 m x 7.31 m	31200	35700
10 000 Barrel	16.76 m x 7.31 m	49700	57000

Note: Tank cover area based on one end and cylinder area using the following formula:

Area = (1 x 3.14 x r²) + (2 x 3.14 x r x h)

Where r = radius and h = height

6.010.515 STEEL TANKS - URETHANE INSULATION

Size	Diameter Height	25 mm Thick	38 mm Thick	50 mm Thick
100 Barrel	2.79 m x 2.43 m	\$ 400	\$ 500	\$ 600
200 Barrel	2.79 m x 4.87 m	750	900	1 050
300 Barrel	2.79 m x 7.31 m	1 100	1 300	1 500
500 Barrel	4.72 m x 4.87 m	1 400	1 650	1 900
750 Barrel	4.72 m x 7.31 m	1 950	2 300	2 650
1 000 Barrel Low	9.07 m x 2.43 m	2 050	2 450	2 800
1 000 Barrel High	6.55 m x 4.87 m	2 050	2 450	2 800
1 500 Barrel	6.55 m x 7.31 m	2 850	3 400	3 850"
2 000 Barrel	9.07 m x 4.87 m	3 150	3 750	4 250
3 000 Barrel	9.07 m x 7.31 m	4 200	5 050	5 750
5 000 Barrel	11.79 m x 7.31 m	5 850	7 000	8 000
10 000 Barrel	16.76 m x 7.31 m	9 350	11 150	12 750

Note: Tank cover area based on one end and cylinder area using the following formula:

$$\text{Area} = (1 \times 3.14 \times r^2) + (2 \times 3.14 \times r \times h)$$

Where r = radius and h = height

6.010.600 FIBREGLASS TANKS - VERTICAL OPEN TOP

Size	Base Rate
14.3 m ³	\$ 7 130
22.3 m ³	8 060
33.4 m ³	9 740

6.010.700 FIBREGLASS TANKS - VERTICAL CLOSED TOP

Size	Base Rate
14.3 m ³	\$ 7 820
33.4 m ³	10 370
47.7 m ³	12 230
63.6 m ³	14 370
79.5 m ³	19 010

6.010.800 FIBREGLASS TANKS - UNDERGROUND

Size	Base Rate
7.9 m ³	\$ 4 770
15.9 m ³	6 460
31.8 m ³	8 800

Rates include:
 reinforcement
 manway
 nozzles and valves
 installation

6.010.900 FIBREGLASS TANKS - INSULATION

Size	Base Rate
15.9 m ³	\$ 1 330
33.4 m ³	1 930
47.7 m ³	2 630
63.6 m ³	3 390
79.5 m ³	3 620

Rates include:

51 mm urethane overskimmed with 6.35 mm
Diathon coating
installation

6.010.910 STEEL POP TANKS - CIRCULAR

Size	Primed Base Rate	Painted Base Rate
7.9 m ³	\$ 3 550	\$ 3 650
11.1 m ³	3 700	3 800
14.3 m ³	3 850	3 950
15.9 m ³	3 900	4 000
23.8 m ³	4 450	4 600
33.4 m ³	5 100	5 300
39.7 m ³	5 500	5 700
47.7 m ³	5 950	6 250
63.6 m ³	6 950	7 300
79.5 m ³	8 650	9 100
Steel skids, per set	add EA	\$ 450

6.010.920 STEEL POP TANKS - RECTANGULAR

Size	Primed Base Rate	Painted Base Rate
7.9 m ³	\$ 6 050	\$ 6 200
15.9 m ³	6 750	6 950
33.4 m ³	9 150	9 550
63.6 m ³	12 800	13 500
Steel skids, per set	add EA	\$ 450

6.020.000 HEATERS

6.020.100 TANK HEATERS

<u>kW Rating</u>	<u>Base Rate</u>
73.3 & smaller	\$ 3 350
146.5	4 480

Rates include:

- flame arrestor
- stack
- burning equipment
- installation

Note: 3412.14 Btu/hr = 1 kW

6.020.200 INDIRECT HEATERS

<u>kW Rating</u>	<u>Base Rate</u>
73.3 & smaller	\$ 13 310
146.5	14 160
219.8	16 050
293.0	19 150
439.5	22 920
586.0	27 090
879.0	31 480
1172.0	39 500

Rates include:

- Firetube
- flame arrestor
- stack
- fuel gas manifold c/w burning equipment
- thief hatch
- expansion pot c/w instruments
- coil
- temperature
- high temperature shutdown
- insulation
- installation

Note: 3412.14 Btu/hr = 1 kW

6.020.300 DIRECT HEATERS

<u>kW Rating</u>	<u>Base Rate</u>
73.3 & smaller	\$ 11 410
146.5	12 430
219.8	13 820
293.0	16 610
439.5	20 110
586.0	24 010
879.0	27 560
1172.0	34 640

Rates include:

- firetube
- stack
- fuel gas manifold c/w burning equipment
- thief hatch
- expansion pot c/w instruments
- temperature control
- high temperature shutdown
- insulation
- installation

6.030.000 TREATERS

6.030.100 VERTICAL

Size	Base Rate
1.2 x 6.1 m x 345 kPa	\$ 35 790
1.2 x 8.4 m x 345 kPa	39 310
1.8 x 6.1 m x 345 kPa	40 370
1.8 x 8.4 m x 345 kPa	44 510
2.4 x 6.1 m x 345 kPa	54 220
2.4 x 8.4 m x 345 kPa	60 140
3.0 x 6.1 m x 345 kPa	63 930
3.0 x 8.4 m x 345 kPa	71 330
1.2 x 6.1 m x 517 kPa	39 280
1.2 x 8.4 m x 517 kPa	43 220
1.8 x 6.1 m x 517 kPa	44 400
1.8 x 8.4 m x 517 kPa	49 040
2.4 x 6.1 m x 517 kPa	59 680
2.4 x 8.4 m x 517 kPa	66 300
3.0 x 6.1 m x 517 kPa	70 540
3.0 x 8.4 m x 517 kPa	78 830

Rates include:

- firetube
- flame arrestor
- stack and anodes
- fuel gas system c/w burning equipment
- ladder and crowsnest
- water syphon
- thermometer
- pressure gauge
- gauge glass
- water outlet valve
- oil outlet valve
- gas back pressure valve
- relief valve
- insulation
- installation

Note: Pounds (force) per sq. inch x 6.894 757 kPa

6.030.200 MECHANICAL - HORIZONTAL

<u>Size</u>	<u>Base Rate</u>
1.8 x 6.1 m x 345 kPa	\$ 77 720
2.4 x 6.1 m x 345 kPa	103 740
2.4 x 7.6 m x 345 kPa	105 500
2.4 x 9.1 m x 345 kPa	115 680
3.0 x 9.1 m x 345 kPa	141 930
3.0 x 12.1 m x 345 kPa	173 900
3.0 x 15.2 m x 345 kPa	203 970
3.0 x 21.2 m x 345 kPa	254 090
1.8 x 6.1 m x 517 kPa	78 670
2.4 x 6.1 m x 517 kPa	106 440
2.4 x 7.6 m x 517 kPa	108 260
2.4 x 9.1 m x 517 kPa	118 740
3.0 x 9.1 m x 517 kPa	145 780
3.0 x 12.1 m x 517 kPa	178 710
3.0 x 15.2 m x 517 kPa	209 690
3.0 x 21.2 m x 517 kPa	261 310

6.030.300 AC FIELD ELECTROSTATIC - HORIZONTAL

<u>Size</u>	<u>Base Rate</u>
1.8 x 6.1 m x 345 kPa	\$ 82 860
2.4 x 6.1 m x 345 kPa	110 070
2.4 x 7.6 m x 345 kPa	111 130
2.4 x 9.1 m x 345 kPa	123 690
3.0 x 9.1 m x 345 kPa	150 700
3.0 x 12.1 m x 345 kPa	181 710
3.0 x 15.2 m x 345 kPa	216 900
3.0 x 21.2 m x 345 kPa	270 280
1.8 x 6.1 m x 517 kPa	84 390
2.4 x 6.1 m x 517 kPa	112 960
2.4 x 7.6 m x 517 kPa	113 940
2.4 x 9.1 m x 517 kPa	126 980
3.0 x 9.1 m x 517 kPa	154 800
3.0 x 12.1 m x 517 kPa	189 980
3.0 x 15.2 m x 517 kPa	222 980
3.0 x 21.1 m x 517 kPa	277 970

6.030.400 AC/DC DUAL POLARITY - HORIZONTAL

Size	Base Rate
1.8 x 6.1 m x 345 kPa	\$ 85 600
2.4 x 6.1 m x 345 kPa	111 750
2.4 x 7.6 m x 345 kPa	112 800
2.4 x 9.1 m x 345 kPa	125 110
3.0 x 9.1 m x 345 kPa	143 030
3.0 x 12.1 m x 345 kPa	188 350
3.0 x 15.2 m x 345 kPa	221 040
3.0 x 21.2 m x 345 kPa	275 510
1.8 x 6.1 m x 517 kPa	87 860
2.4 x 6.1 m x 517 kPa	114 680
2.4 x 7.6 m x 517 kPa	115 770
2.4 x 9.1 m x 517 kPa	128 440
3.0 x 9.1 m x 517 kPa	157 780
3.0 x 12.1 m x 517 kPa	193 510
3.0 x 15.2 m x 517 kPa	227 250
3.0 x 21.2 m x 517 kPa	283 350

Rates include:

- firetube
- flame arrestor
- stack
- fuel gas manifold c/w burning equipment
- gas out scrubber dome
- low level shutdown
- high temperature shutdown
- oil level controller
- water level controllers
- oil outlet valve
- gas outlet valve
- water outlet valves
- relief valve
- instrument air manifold c/w regulators
- pressure gauge
- thermometer
- transformer and circuit breaker
- gauge glasses
- anodes
- skid
- adder and platform
- insulation
- installation

Note: Pounds (force) per sq. inch x 6.894 757 kPa

6.040.000 SEPARATORS

6.040.100 VERTICAL 2-PHASE

1896 kPa (150 ANSI Flanges)	Base Rate	Add for Skid
.5 x 1.5 m	\$ 12 730	\$ 760
.6 x 1.5 m	12 950	780
.8 x 1.5 m	15 690	1 060
.9 x 1.5 m	16 220	1 110
4964 kPa (300 ANSI Flanges)		
.4 x 1.5 m	\$ 11 770	\$ 670
.5 x 1.5 m	13 460	760
.6 x 1.5 m	14 090	780
.8 x 1.5 m	17 520	1 060
9928 kPa (600 ANSI Flanges)		
.4 x 1.5 m	\$ 12 160	\$ 710
.5 x 1.5 m	15 070	1 000
.6 x 1.5 m	16 130	1 100
.8 x 1.5 m	20 010	1 490
.9 x 1.5 m	24 710	1 960

6.040.200 VERTICAL 3-PHASE

1896 kPa (150 ANSI Flanges)	Base Rate	Add for Skid
.5 x 2.3 m	\$ 16 030	\$ 760
.5 x 3.0 m	16 360	760
.6 x 2.3 m	16 430	780
.6 x 3.0 m	16 820	780
.8 x 2.3 m	18 910	1 060
.8 x 3.0 m	19 170	1 060
.9 x 2.3 m	19 170	1 110
.9 x 3.0 m	19 430	1 110
1.0 x 3.0 m	26 300	1 420
4964 kPa (300 ANSI Flanges)		
.4 x 2.3 m	\$ 14 070	\$ 670
.5 x 2.3 m	16 150	760
.5 x 3.0 m	16 780	760
.6 x 2.3 m	16 920	780
.6 x 3.0 m	17 600	780
.8 x 3.0 m	22 440	1 060
.9 x 3.0 m	26 360	1 110
1.0 x 3.0 m	36 690	1 420

6.040.200 VERTICAL 3-PHASE - CONT'D

9928 kPa (600 ANSI Flanges)	Base Rate	Add for Skid
.4 x 2.3 m	\$ 14 730	\$ 710
.4 x 3.0 m	15 250	710
.5 x 2.3 m	18 580	1 000
.5 x 3.0 m	19 400	1 000
.6 x 2.3 m	18 920	1 100
.6 x 3.0 m	19 460	1 100
.8 x 3.0 m	24 490	1 490
.9 x 3.0 m	28 320	1 960
1.0 x 3.0 m	38 650	2 180

6.040.300 HORIZONTAL 2-PHASE

1896 kPa (150 ANSI Flanges)	Base Rate	Add for Skid
.6 x 3.0 m	\$ 13 620	\$ 850
.8 x 3.0 m	14 370	930
.9 x 3.0 m	16 390	1 130
4964 kPa (300 ANSI Flanges)		
.5 x 3.0 m	\$ 12 610	\$ 750
.6 x 3.0 m	14 300	920
.8 x 3.0 m	15 340	1 020
.9 x 3.0 m	17 870	1 280
9928 kPa (600 ANSI Flanges)		
.5 x 3.0 m	\$ 16 820	\$ 1 170
.6 x 3.0 m	16 940	1 180
.8 x 3.0 m	19 600	1 450
.9 x 3.0 m	25 290	2 020

6.040.400 HORIZONTAL 3-PHASE

1896 kPa (150 ANSI Flanges)	Base Rate	Add for Skid
.6 x 3.0 m	\$ 17 220	\$ 850
.8 x 3.0 m	18 270	930
.9 x 3.0 m	20 600	1 130
1.0 x 3.0 m	25 030	1 420

6.040.400 HORIZONTAL 3-PHASE CONT'D

4964 kPa (300 ANSI Flanges)	Base Rate	Add for Skid
.5 x 3.0 m	\$ 16 070	\$ 750
.6 x 3.0 m	17 750	920
.8 x 3.0 m	19 240	1 020
.9 x 3.0 m	22 160	1 280
1.0 x 3.0 m	29 260	1 470
<hr/>		
9928 kPa (600 ANSI Flanges)		
.5 x 3.0 m	\$ 20 390	\$ 1 170
.6 x 3.0 m	20 510	1 180
.8 x 3.0 m	23 630	1 450
.9 x 3.0 m	29 760	2 020
.9 x 4.6 m	34 750	2 020
1.0 x 4.6 m	42 470	2 180

Rates include:

- liquid dump valves and fittings
- liquid level controllers
- gas valve and fittings
- gauge glass assemblies
- safety relief valve
- pressure gauge
- thermometer
- installation.

Add for ladder on vertical separators **EA** **\$ 330**

Note: To cross reference ANSI ratings to working pressure use the following:

WORKING PRESSURE
Service Temperature
-28.9 to 37.8 C (— 20 to 100 F)

ANSI	kPa	psi
150	1896	275
300	4964	720
600	9928	1440
900	14893	2160
1500	24821	3600
2500	41369	6000

Pound (force) per square inch x 6.894 757 — kPa

6.040.500 ENVIRONMENTAL LOW STAGE SEPARATOR TANK UNITS

Size	Base Rate
50 barrel vertical unit, 345 kPa	\$ 37 350
100 barrel vertical unit, 345 kPa	\$ 57 150

Rates include:

- sand frac flow back vessel
- pipng and frac tees
- 75 or 100 mm meter run
- dry flow meter
- sand diffuser
- ladder and hatches
- pad
- installation

6.040.600 PRE-FABRICATED ENVIRONMENTAL BATTERY UNITS

Low Pressure Unit (48 kPa)	Lines & Meter Runs	Base Rate
Standard Unit - unheated	50 mm	\$ 34 000
	75 mm	35 350
Heated Unit	50 mm	38 000
	75 mm	39 300
Treating Unit	50 mm	48 500
	75 mm	49 850
Companion Storage Tanks	Add EA	\$ 20 300

Rates for Standard Units include:

- 500 barrel used railway oil tank car horizontal separator
- high level and high pressure shut off valves
- back pressure and check valves
- dry flow recorders
- fluid level indicators
- flow lines, meter runs, flare lines
- 100 mm x 12.2 m flare stack, ignition and arrestor
- steel skids and saddles
- site work, weir, plank pad and installation

Rates for Heated Units include an additional:

- 250 mm fire tube, burner, and pilot light

Rates for Treating Units include in addition:

- degasers and down corners
- spreader pan and baffle plates
- individual fluid level gauges for oil, gas and water

Rates for Companion Storage Tanks include:

- extension of site work, weir, pad and installation
- steel skids and saddles
- connecting piping to main unit
- meters, valves and indicators

High Pressure Unit (345 kPa)	Lines & Meter Runs	Base Rate
Standard Unit - unheated	75 mm	\$ 87 900

Rates include:

- 550 barrel welded tank, 2.7 m x 15.2 m
- All other specifications as low pressure units

6.050.000 FUEL GAS SCRUBBERS

6.050.100 FUEL GAS SCRUBBERS

	Base Rate
All Sizes	\$ 1 200
Rates include:	
shutoff valve	
relief valve	
pressure gauge	
installation	

6.060.000 PRECIPITATORS

6.060.100 PRECIPITATORS

<u>Size (Diameter x Height)</u>	<u>Base Rate</u>
1.8 x 3.0 m	\$ 17 670
1.8 x 4.6 m	19 690
2.4 x 4.6 m	25 770
2.4 x 6.1 m	27 330
3.0 x 6.1 m	38 280
3.0 x 9.1 m	43 940
3.0 x 12.2 m	49 610

Rates include:

- water dump valve
- oil dump valve
- relief valve
- concrete base
- installation

6.070.000 GAS BOOTS

6.070.100 GAS BOOTS

Size		Base Rate
.4 x 12.0 m		\$ 9 770
.4 x 15.0 m		10 750
.6 x 7.3 m		9 560
.6 x 12.0 m		9 860
.6 x 15.0 m		10 320
.8 x 7.3 m		11 390
.8 x 9.1 m		19 470
.8 x 12.0 m		20 120
.8 x 15.0 m		20 780
.9 x 10.6 m		23 500
.9 x 15.0 m		26 010
Add for ladder and platform	EA	\$ 8 720

Rates include:

- miscellaneous pipe,
- fittings and valves installation

6.080.000 FLARE STACKS

6.080.100 102 MM STACK

Height	Base Rate
9.1 m	\$ 6 260
12.1 m	6 370
15.2 m	6 490
18.2 m	6 630
21.1 m	6 720
24.2 m	6 840
27.3 m	6 950
30.3 m	7 080

6.080.200 152 MM STACK

Height	Base Rate
9.1 m	\$ 7 490
12.1 m	7 650
15.2 m	7 810
18.2 m	7 970
21.1 m	8 130
24.2 m	8 290
27.3 m	8 450
30.3 m	8 620

6.080.300 203 MM STACK

Height	Base Rate
9.1 m	\$ 9 220
12.1 m	9 450
15.2 m	9 680
18.2 m	9 900
21.1 m	10 120
24.2 m	10 340
27.3 m	10 560
30.3 m	10 790

Rates include:
 pilot line
 ignitor line
 guy wires
 concrete base
 installation

6.090.000 VAPOUR RECOVERY

6.090.100 SINGLE STAGE

<u>Size</u>	<u>Base Rate</u>
5.6 kW	\$ 58 630
29.8 kW	70 390
Add for building	EA \$ 7 630

6.090.200 DOUBLE STAGE

<u>Size</u>	<u>Base Rate</u>
7.5 kW	\$ 96 540
55.9 kW	108 310
Add for building	EA \$ 10 900

Rates include:
 compressor package
 inlet separator
 skid and piping
 controls
 lube system
 installation

Note: Horse power (electric) x 0.746 = kW

6.100.000 PUMPS

6.100.100 CENTRIFUGAL PUMPS

Discharge	Inlet	Motor	Base Rate
25 mm	38 mm	1.5 kW	\$ 3 240
25 mm	38 mm	2.2 kW	3 330
25 mm	38 mm	3.7 kW	3 360
51 mm	76 mm	1.5 kW	3 930
51 mm	76 mm	2.2 kW	3 980
51 mm	76 mm	3.7 kW	4 060

Rates include:
 electric motor
 base plate
 installation

6.100.200 ROTARY GEAR PUMPS

Discharge	Inlet	Motor	Base Rate
38 mm	38 mm	1.5 kW	\$ 1 930
38 mm	38 mm	2.2 kW	1 990
38 mm	38 mm	3.7 kW	2 100
64 mm	64 mm	1.5 kW	2 320
64 mm	64 mm	2.2 kW	2 380
64 mm	64 mm	3.7 kW	2 490

Rates include:
 electric motor
 base plate
 installation

6.100.300 PROGRESSIVE CAVITY PUMPS

Discharge	Inlet	Motor	Base Rate
51 mm	64 mm	1.5 kW	\$ 3 240
64 mm	76 mm	2.2 kW	3 750
102 mm	102 mm	3.7 kW	5 930
152 mm	152 mm	5.6 kW	6 660

Rates include:

- electric motor
- base plate
- installation

6.100.400 PISTON/PLUNGER PUMPS

	Motor Simple	Duplex Type	Triplex Type	Quintuple x Type
3.7kW	\$4600	\$ —	\$ —	\$ —
7.5kW	—	5 920	—	—
11.2kW	—	—	7 680	—
22.4kW	—	—	—	12 330
37.3 kW	—	—	15 300	15 600
56.0 kW	—	—	23 100	24 000
74.6 kW	—	—	24 700	26 150
89.5kW	—	—	26 200	28 000
111.9kW	—	—	29 000	31 350
149.2 kW	—	—	42 350	46 600
186.5kW	—	—	55 300	61 900
223.8 kW	—	—	67 850	77 350

Rates include:

- electric motor
- base plate
- installation

6.110.000 AIR COMPRESSORS

6.110.100 UTILITY AIR

<u>Size</u>	<u>Base Rate</u>
0.37 kW	\$ 2 450
2.20 kW	3 120
3.70 kW	3 720

Rates include:

- air receiver
- motor
- skid
- installation

6.110.200 INSTRUMENT AIR

<u>Size</u>	<u>Base Rate</u>
3.7 kW	\$ 9 380

Rates include:

- air receiver
- explosion proof motor
- air dryer
- aftercooler
- skid
- installation

Note: Horse power (electric) x 0.746 = 1 kW

6.120.000 CHEMICAL INJECTORS

6.120.100 BEAM DRIVERS - RATCHET

	Base Rate
	\$ 780
Rates include:	
tank	
installation	

6.120.200 ELECTRIC MOTOR DRIVERS

Size	Base Rate
0.19 kW	\$ 2 160
0.37 kW	2 770
0.75 kW	3 270
1.10 kW	4 500
2.20 kW	6 700
3.70 kW	6 950
5.60 kW	13 980

Rates include:
 tank
 electric motor
 skid
 installation

6.120.300 AIR/GAS DRIVERS

Size	Base Rate
0.75 kW	\$ 1 900

Rates include:
 tank
 air/gas driver
 skid
 installation

6.130.000 CONTROL VALVES

6.130.100 2-WAY PNEUMATIC

<u>Size</u>	<u>Base Rate</u>
51 mm	\$ 2 330
76 mm	3 160
102 mm	4 080
152 mm	6 860

Rates include:
valve
pneumatic actuator
installation

6.130.200 2-WAY ELECTRIC

<u>Size</u>	<u>Base Rate</u>
51 mm	\$ 3 110
76 mm	3 980

Rates include:
valve
electric actuator
installation

6.130.300 3-WAY PNEUMATIC

<u>Size</u>	<u>Base Rate</u>
51 mm	\$ 3 460
76 mm	4 570
102 mm	5 400

Rates include:
valve
pneumatic actuator
installation

6.130.400 3-WAY ELECTRIC

<u>Size</u>	<u>Base Rate</u>
51 mm	\$ 3 220

Rates include:
valve
electric actuator
installation

6.130.500 HIGH-LOW PRESSURE SHUTDOWN

<u>Size</u>	<u>Base Rate</u>
51 mm	\$ 3 190
76 mm	4 020
102 mm	4 940
152 mm	7 720

Rates include:
 valve
 pneumatic actuator
 installation

6.130.600 INTERMITTER - TIME CYCLE CONTROLLER

<u>Size</u>	<u>Base Rate</u>
51 mm	\$ 3 550
76 mm	4 380
102 mm	5 290
152 mm	8 080

Rates include:
 valve
 pneumatic actuator
 installation

6.130.700 SURFACE SAFETY VALVES

<u>Type</u>	<u>Base Rate</u>
Self Actuating	
Willis B-15	\$ 4 330
Willis B-20	4 330
Willis C-20	3 500
Hydraulic Actuated	
Willis HYG 20 3000#	\$ 4 680
Willis HYG 30 3000#	5 490
Willis HYG 40 300#	6 670
Pneumatic Actuated	
Willis PG 20 3000#	\$ 7 320
Willis PG 30 3000#	8 010
Willis PG 40 3000#	8 560

Rates include:
 valve
 actuator and fittings
 installation

Note: Pound (force) per square inch x 6.894 747 = kPa

6.140.000 CHOKES

6.140.100 ASSOCIATED WITH WELLHEADS OR MANIFOLDS

Type	Size	Base Rate
Willis M99	25 mm	\$ 580
Willis M10	25 mm or 51 mm	1 040
Willis M1-LP	51 mm	780
Willis M1	25 mm or 51 mm	980
Willis M2	51 mm	1 680
Willis M2	76 mm	1 800
Willis M3	76 mm	3 210
Willis Rotary		21 260
Willis M3	102 mm	3 660
Fisher 667D	25 mm	1 100
Fisher 667D	51 mm	1 520
Invalco	51 mm	1 530

Rates include:
installation

Add for pneumatic actuator **EA** **\$ 650**

6 150.000 ORIFICE FITTING AND METER RUN

6 150.100 SENIOR QUICK CHANGE

	1896 kPa (150 ANSI)	4964 kPa (300 ANSI)	9928 kPa (600 ANSI)
<u>Size</u>	<u>Base Rate</u>	<u>Base Rate</u>	<u>Base Rate</u>
51 mm	\$ 3 740	\$ 3 850	\$ 4 170
76 mm	4 260	4 400	4 810
102 mm	4 970	5 160	5 780
152 mm	5 530	—	—

Rates include:

- meter tubes
- couplings
- orifice plate
- senior plate holder (plate can be changed with line under pressure)
- installation

6.150.200 SIMPLEX

<u>Size</u>	<u>Base Rate</u>
51 mm	\$ 1 220
76 mm	1 550
102 mm	1 840
152 mm	2 340

Rates include:

- meter tubes
- couplings
- orifice plate
- Simplex plate holder (plate cannot be changed with line under pressure)
- installation

6.160.000 METERS

6.160.100 LIQUID METERS - POSITIVE DISPLACEMENT Type

	Base Rate
A.O. Smith T11	\$ 3 560
A.O. Smith T20	4 420
A.O. Smith SC-13	3 980
A.O. Smith SD-30	5 150
A.O. Smith C2-S1	4 860
A.O. Smith E3-S1	7 230
Floco 25 and 51 mm	1 800
Floco 25 and 51 mm c/w auto sampler	2 630
Floco 76 mm	2 390
Floco 76 mm c/w auto sampler	3 220
Cliff Mock 51 mm	1 900
Cliff Mock 51 mm c/w auto sampler	2 550
Cliff Mock 76 mm	2 420
Cliff Mock 76 mm c/w auto sampler	3 290
Rates include:	
valves	
miscellaneous pipe and fittings	
installation	

6.160.200 GAS METERS

Type	Base Rate
Roots 38 mm	\$ 2 350
Roots 51 mm	2 560
Rockwell 51 mm	3 100
Rockwell 51 mm c/w temp. comp.	5 010
Rockwell 76 mm	3 210
Rockwell 76 mm c/w temp. comp.	5 120
Rockwell 102 mm	3 930
Rockwell 102 mm c/w temp. comp.	5 850
American AL 225	1 150
American AL 425	1 330
American AL 800	2 030
American AL 800 c/w temp. comp.	2 170
American AL 1000	2 190
American AL 1000 c/w temp. comp.	2 330
American AL 1400	2 990
American AL 2300	4 360
American AL 5000	6 270
American 76 mm GT	3 140
American 102 mm GT	3 890
American 2m Al	2 540
American 3.5M AL	3 460
American 5.3M AL	4 620
American 11M AL	6 150
Rates include:	
valves	
miscellaneous pipe and fittings	
installation	

6.160.300 RECORDING METERS

<u>Type</u>	<u>Base Rate</u>
2 Pen 2.5 m - 6 894 kPa	\$ 2 010
3 Pen 2.5 m - 6 894 kPa	2 440

Rates include:

- manifold
- miscellaneous pipe and fittings
- installation

Note: 1 lbf x 6.894 757 = 1 kPa

6.160.400 TRANSMITTERS

<u>Type</u>	<u>Base Rate</u>
Pressure Transmitter	\$ 1 520
Flow Transmitter	1 660
Temperature Transmitter	930

Rates include:

- miscellaneous piping and electrical materials
- installation

6.160.500 BRINE METERS

<u>Type</u>	<u>Base Rate</u>
16 mm	\$ 710
19 mm	720
25 mm	830

Rates include:

- miscellaneous pipe and fittings
- installation

6.160.600 TURBINE METERS

A.O. Smith "G" Series

Size		Base Rate
38 mm and 51 mm	1896 kPa 150 ANSI	\$ 3 970
76 mm	1896 kPa 150 ANSI	4 410
38 mm and 51 mm	4964 kPa 300 ANSI	4 090
76 mm	4964 kPa 300 ANSI	4 550
38 mm	9928 kPa 600 ANSI	3 940
51 mm	9928 kPa 600 ANSI	4 250
76 mm	9928 kPa 600 ANSI	4 710

Rates include:

- valves
- miscellaneous pipe and fittings
- installation

6.160.700 SAMPLERS

Type	Base Rate
Mock "Trucut" C Series	\$ 2 600
Mock "Trucut" K Series	6 960

Rates include:

- connection for sampler drive
- miscellaneous pipe and fittings
- installation

6.170.000 GAUGES

6.170.100 TANK GAUGES

Type	Base Rate
Automatic (Varec 2500B) With Hi-Lo Level Switch	\$ 1 890 2 670
Liquid Level Indicator (Varec 6700) With Hi-Lo Level Switch	1 650 2 430

Rates include:
installation

6.180.000 WELL TEST SYSTEMS

6.180.100 CAPACITANCE PROBES

<u>Size</u>	<u>Base Rate</u>
51 mm	\$ 2 520
76 mm	2 790
102 mm	3 090

6.180.200 TURBINE METERS - SCREWED

<u>Size</u>	<u>Base Rate</u>
19 mm	\$ 1 080
25 mm	900
38 mm	1 090
51 mm	1 340
76 mm	2 090

6.180.300 TURBINE METERS - FLANGED

<u>Size</u>	<u>1896 kPa (150 ANSI) Base Rate</u>	<u>9928 kPa (600 ANSI) Base Rate</u>	<u>24821 kPa (1500 ANSI) Base Rate</u>
19 mm	\$ 1 280	\$ 1 360	\$ 1 460
25 mm	1 200	1 180	1 280
38 mm	1 310	1 400	1 520
51 mm	1 550	1 690	1 840
76 mm	2 060	2 550	2 730
102 mm	2 830		

6.180.400 NET OIL COMPUTER

<u>Base Rate</u>
\$ 5 450

6.190.000 MANIFOLDS

6.190.100 MANUAL

<u>Size</u>	Screwed Base Rate	Welded Base Rate
25 mm Screwed	\$ 570	
51 mm Screwed	1 110	\$ 2 260
76 mm Screwed	2 180	3 270
102 mm Screwed	2 930	4 480

6.190.200 ROTARY SELECTOR VALVE

<u>Size</u>	Base Rate
51 mm	\$ 2 430
51 mm c/w electric actuator	4 780
Add for 51 mm screwed manifold	Per Weld \$ 930

Rates include:
 valves
 pipe and fittings
 installation

6.200.000 PIG TRAPS

6.200.100 RECEIVING TRAPS

<u>Line Size</u>	<u>With Bypass Base Rate</u>	<u>Without Bypass Base Rate</u>
51 mm	\$ 3 800	\$ 1 740
76 mm	4 570	2 110
102 mm	5 290	2 410
152 mm	7 750	
203 mm	10 040	
254 mm	14 370	
305 mm	18 190	

Rates include:
valves
miscellaneous pipe and fittings
installation

6.200.200 LAUNCHING TRAPS

<u>Line Size</u>	<u>With Bypass Base Rate</u>	<u>Without Bypass Base Rate</u>
51 mm	\$ 3 800	\$ 1 740
76 mm	4 590	2 110
102 mm	5 340	2 410
152 mm	7 840	
203 mm	10 150	
254 mm	14 510	
305 mm	18 330	

Rates include:
valves
miscellaneous pipe and fittings
installation

6.200.300 PIG ENTRY TEE

<u>Line Size</u>	<u>Base Rate</u>
51 mm	\$ 740
76 mm	980

Rates include:
installation

6.200.400 AUTOMATIC PIG INJECTORS

<u>Line Size</u>	<u>Base Rate</u>
51 mm	\$ 4 990
76 mm	8 150
102 mm	12 770

Rates include:
installation

6.210.000 ELECTRICAL SERVICES

6.210.100 SERVICE ENTRANCE FOR SITE

	Base Rate
General Services	\$ 1 800

Rates include:
 pole
 service mast c/w weatherhead
 distribution panel
 meter base
 installation

6.210.200 TREATER OR SEPARATOR BUILDING

	Base Rate
General Services	\$ 3 510

Rates include:
 trenching and conduit
 grounding
 explosion proof panel
 installation

Add for switch	EA	\$ 270
incandescent light	EA	370
mercury vapour light	EA	440
H.P. sodium light	EA	490
1500 W heater c/w thermostat	EA	760
3000 W heater c/w thermostat	EA	1 110

Note: 1 HP = 746 W

6.210.300 DOGHOUSE

		Base Rate
General Services		\$ 680
Rates include:		
trenching and conduit		
panelboard		
installation		
General Services – Overhead		\$ 580
Rates include:		
service mast c/w weatherhead		
panelboard		
installation		
Add for switch		
incandescent light	EA	EA \$ 210
mercury vapour light		220
H.P. sodium light	EA	EA 370
flourescent light		440
1500 W heater c/wthermostat	EA	EA 260
3000 W heater c/w thermostat		370
outdoor mercury vapour light c/w switch	EA	EA 530
outdoor H.P. sodium light c/w switch		EA 860
		EA 1000

6.220.000 WELLHEAD SHELTERS

6.220.100 PREFABRICATED FIBERGLASS

<u>Size</u>	<u>Base Rate</u>
1.8 m diameter	\$ 1 120
2.4 m diameter	1 800
1.8 x 2.4 m	2 430
1.8 x 3.6 m	4 010
1.8 x 4.2 m	5 450
2.4 x 2.4 m	3 550
2.4 x 3.0 m	3 990
2.4 x 4.2 m	5 190
2.4 x 5.4 m	6 180
3.0 x 3.0 m	4 580
3.0 x 4.2 m	5 860
3.0 x 5.4 m	7 140

Rates include:
Installation

6.230.000 GLYCOL DEHYDRATORS

6.230.100 1-PHASE TOWERS

Trays	0.3, 0.4 & 0.5 m — 1896 & 4964 kPa (150 & 300 ANSI)			0.6 & 0.9 m — 1896 kPa (150 ANSI)		
	Size					
	0.3 m	0.4 m	0.5 m	0.6 m	0.7 m	0.9 m
	Base Rate	Base Rate	Base Rate	Base Rate	Base Rate	Base Rate
4	\$ 7 760	\$ 9 470	\$ 12 040	\$ 11550	—	\$ 16570
5	8 060	9 890	12 610	12500	—	17740
6	8 360	10 310	13 190	13460	—	18910
7	8 770	10 720	13 770	14410	—	20080
8	8 940	11 140	14 350	15370	—	21250
All 4964 kPa (300 ANSI)						
Trays	Size					
				0.6 m	0.7 m	0.9 m
				Base Rate	Base Rate	Base Rate
4				\$ 12 660	—	\$ 24810
5				13 700	—	26470
6				14 700	—	28140
7				15 790	—	29810
8				16 840	—	31480
All 9928 kPa (600 ANSI)						
Trays	Size					
	0.3 m	0.4 m	0.5 m	0.6 m	0.7 m	0.9 m
	Base Rate	Base Rate	Base Rate	Base Rate	Base Rate	Base Rate
4	\$ 8 170	\$ 9 970	\$ 12 670	\$ 15 820	\$ 25490	\$ 33080
5	8 490	10 410	13 280	17 130	27290	35300
6	8 800	10 850	13 890	18 430	29090	37520
7	9 110	11 290	14 490	19 740	30890	39740
8	9 430	11 720	15 100	21 050	32690	41970

6.230.200 2-PHASE TOWERS

Trays	0.3, 0.4 & 0.5 m - 1896 & 4964 kPa (150 & 300 ANSI)			0.6 & 0.9 m - 1896 kPa (150 ANSI)		
	Size					
	0.3 m	0.4 m	0.5 m	0.6 m	0.7 m	0.9 m
	Base Rate	Base Rate	Base Rate	Base Rate	Base Rate	Base Rate
4	\$ 11 680	\$ 13 800	\$ 17 220	\$ 17280	—	\$ 31 190
5	11 980	14 200	17 790	18230	—	32 630
6	12 280	14 630	18 370	19180	—	34 080
7	12 580	15 040	18 950	20140	—	35 520
8	12 880	15 460	19 530	21090	—	36 980
All 4964 kPa (300 ANSI)						
Trays	Size					
		0.6 m	0.7 m	0.9 m		
	Base Rate	Base Rate	Base Rate	Base Rate		
4		\$ 18 930	—	\$ 35 990		
5		19 980	—	37 650		
6		21 020	—	39 320		
7		22 070	—	40 990		
8		23 110	—	42 670		
All 9928 kPa (600 ANSI)						
Trays	Size					
	0.3 m	0.4 m	0.5 m	0.6 m	0.7 m	0.9 m
	Base Rate	Base Rate	Base Rate	Base Rate	Base Rate	Base Rate
4	\$ 12 300	\$ 14 520	\$ 18 120	\$ 23 660	\$ 37 650	\$ 47 980
5	12 610	14 960	18 730	24 970	39 450	50 200
6	12 930	15 400	19 340	26 280	41 250	52 430
7	13 240	15 840	19 950	27 590	43 050	54 650
8	13 550	16 270	20 550	28 890	44 840	56 890

6.230.300 3-PHASE TOWERS

0.3, 0.4 & 0.5 m - 1896 & 4964 kPa (150 & 300 ANSI)				0.6 & 0.9 m - 1896 kPa (150 ANSI)		
Trays	Size					
	0.3 m	0.4 m	0.5 m	0.6 m	0.7 m	0.9 m
	Base Rate	Base Rate	Base Rate	Base Rate	Base Rate	Base Rate
4	\$ 13 780	\$ 16 570	\$ 20 160	\$ 19 950	—	\$ 34 330
5	14 080	16 990	20 740	20 900	—	35 780
6	14 380	17 410	21 320	21 860	—	37 220
7	14 680	17 820	21 900	22 810	—	38 670
8	14 980	18 240	22 470	23 760	—	40 110
All 4964 kPa (300 ANSI)						
Trays	Size					
				0.6 m	0.7 m	0.9 m
				Base Rate	Base Rate	Base Rate
4				\$ 21 860	—	\$ 39 610
5				22 910	—	41 280
6				23 950	—	42 950
7				25 000	—	44 620
8				26 040	—	46 280
All 9928 kPa (600 ANSI)						
Trays	Size					
	0.3 m	0.4 m	0.5 m	0.6 m	0.7 m	0.9 m
	Base Rate	Base Rate	Base Rate	Base Rate	Base Rate	Base Rate
4	\$ 14 510	\$ 17 450	\$ 21 230	\$ 27 320	\$ 42 230	\$ 52 820
5	14 820	17 890	21 830	28 630	44 030	55 040
6	15 140	18 320	22 440	29 940	45 820	57 260
7	15 450	18 760	23 050	31 250	47 620	59 490
8	15 760	19 200	23 660	32 550	49 420	61 710

Rates include:

- wire mesh extractor
- glycol-gas heat exchanger
- liquid level controllers
- supply gas regulator
- liquid discharge valves
- fuel gas shut-off
- gauge glass assembly
- thermometer
- pressure gauge
- relief valve
- cold weather coil

6.230.300 3-PHASE TOWERS — CONT'D

Note: To cross refer ANSI ratings to working pressures use the following:

WORKING PRESSURE
Service Temperature
—28.9 to 37.8 C (-20 to 100 F)

ANSI	kPa	psi
150	1896	275
300	4964	720
600	9928	1440
900	14893	2160
1500	24821	3600
2500	41369	6000

Pound (force) per square inch x 6.894 757 = kPa

6.230.400 RECONCENTRATORS

kWh	Base Rate
29.28	\$ 17 570
45.38	19 470 22
68.81	490 29
109.80	670 36
159.58	430 42
219.60	850 50
292.80	700 60
366.00	270

Rates include:

- glycol pump
- glycol filter
- still column
- flame arrestor
- thermostats
- installation

Note: 1 Btu/hr = 0.293072 W

6.240.000 WATER DISPOSAL/INJECTION UNITS

6.240.100 WATER DISPOSAL/INJECTION UNITS

Size		Base Rate		Add for Building
127.2 m ³ /day	\$	65 250	\$	6 540
318.0 m ³ /day		151 320		10 900

Rates include:

- pump and motor
- chemical feed
- Biocide injector
- Oxygen scavenger
- skid
- installation

Note: These units are suitable for the disposal of produced water only.
Do not use these costs if fresh water is being injected.

1 cubic meter x 6.289 811 — barrel (42 U.S. gal)
1 barrel (42 U.S. gal) = 0.158 987 m³.

6.250.000 LACT UNITS

6.250.100 1896 kPa (150 ANSI)

<u>Size</u>	<u>Minimum</u>	<u>Flow Maximum</u>	<u>Base Rate</u>
51 mm	5.5 m ³ /h	28.6 m ³ /h	\$ 27 010
76 mm	19.0 m ³ /h	95.4 m ³ /h	30 680
102 mm	27.0 m ³ /h	135.1 m ³ /h	37 670
152 mm	49.5 m ³ /h	222.6 m ³ /h	51 440
203 mm	73.1 m ³ /h	365.7 m ³ /h	66 490

6.250.200 4964 kPa (300 ANSI)

<u>Size</u>	<u>Minimum</u>	<u>Flow Maximum</u>	<u>Base Rate</u>
51 mm	5.5 m ³ /h	28.6 m ³ /h	\$ 28 320
76 mm	19.0 m ³ /h	95.4 m ³ /h	33 470
102 mm	27.0 m ³ /h	135.1 m ³ /h	44 850
152 mm	49.5 m ³ /h	222.6 m ³ /h	60 690
203 mm	73.1 m ³ /h	365.7 m ³ /h	75 230

6.250.300 9928 kPa (600 ANSI)

<u>Size</u>	<u>Minimum</u>	<u>Flow Maximum</u>	<u>Base Rate</u>
51 mm	5.5 m ³ /h	28.6 m ³ /h	\$ 29 580
76 mm	19.0 m ³ /h	95.4 m ³ /h	36 170
102 mm	27.0 m ³ /h	135.1 m ³ /h	49 930
152 mm	49.5 m ³ /h	222.6 m ³ /h	70 080
203 mm	73.1 m ³ /h	365.7 m ³ /h	94 810

Rates include:
 meter c/w counter and ticket printer
 strainer
 BS & W monitor
 sampler
 pressure indicator
 temperature indicator
 valves, pipe and fittings
 installation

Add for skid

51.76 to 102 mm	EA	\$ 1 830
152 and 203 mm	EA	2 830

Note: Booster pump and shipping pump are not included in base rate for LACT unit.

See section 6.100.000 for costs.

1 cubic meter - 6.289 811 barrels (U.S. 42 gal)

6.260.000 POWER UNITS

6.260.100 ELECTRIC MOTORS

Size (kW)	Controller Size	Base Rate
7.5/5.6/3.7	1	\$ 990
11.2/7.5/5.6	2	1 490
14.9/11.2/7.5	2	1 700
18.6/14.9/11.2	2	2 460
22.4/18.6/11.2	3	2 870
29.8/22.4/14.9	3	3 760
37.3/29.8/22.4	3	4 520
44.8/37.3/29.8	4	5 540
56/44.8/37.3	4	7 240
74.6	4	5 950
93.3	5	7 190
111.9	5	8 440
149.2	5	12 150

Rates include:

totally enclosed for cooling
3-Phase, 60 hertz, 460 volt.

Note: Installation costs included with controllers.

1 HP = 0.7460 kW
1 kW = 1.340 483 HP

6.260.200 CONTROLLERS Starters and Capacitors

Size	Base Rate
CEMA 1	\$ 2 640
CEMA 2	3 260
CEMA 3	3 960
CEMA 4	4 890
CEMA 5	6 920

Rates include:

low voltage capacitor
weatherproof enclosure
A/200 Series magnetic non-reversing
3 overload heaters
lightning arrester, 3 phase, 600 volt
time clock with sequence re-start after power failure
low voltage switch hand-off-auto control transformer with secondary fuses
terminal blocks for remote switches and capacitor connections
installation costs for controller, capacitor and motor