



Schedule
of Unit Costs 1994



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The Toronto Real Estate Board

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in co-operation with the
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of
THE TORONTO REAL ESTATE BOARD
1994

IMPORTANT NOTE

The Board changed its source for data for the production of the Schedule of Unit Costs from Helyar & Associates to Hanscomb Consultants Inc. Due to differences in approach undertaken by the two firms, users may note variances in historical pricing from publications previous to 1987.

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The Toronto Real Estate Board is located in Don Mills. It is a principal source of real estate information to the community, and its Board of Directors and committees encourage members to participate in continuing education and community involvement and enforce a strict code of ethics to maintain good standards of business practice.

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A BRIEF EXPLANATION OF THE SCHEDULE

The purpose of this schedule is to give the real estate salesperson and others connected with the real estate profession a guide to current construction costs. It must be emphasized that **this is a guide only** and is not intended to be a definitive statement of the construction costs of individual buildings. The rates in this guide are not suitable for building appraisal purposes.

The unit costs given are applicable only to Toronto and district and represent the replacement cost of the buildings, not the market value. The figures represent the cost at which a building of reasonably economic design on a flat site may be constructed under favourable circumstances. They include the cost of general construction and equipment, plumbing, heating and air conditioning, elevators, etc. where applicable, contractors' overhead and profit and Provincial Sales Tax. They do not include the Goods and Services Tax. The cost of land, site development, hazardous materials removal (contaminated soil, asbestos, etc.), financing costs and architect's or other professional fees, are not included. The costs, therefore, bear no direct relation to what a purchaser might be prepared to pay for a building.

Costs are based on the use of commercial union labour throughout except where otherwise stated.

It should be noted that the costs given in this manual for multi-storey buildings should not be applied to buildings exceeding 30 storeys.

The unit costs for factories and warehouses are for owner occupied premises competitively tendered on drawings & specifications prepared by an independent design consultant. Factories and warehouses which are built under a design/build package are frequently constructed to varying standards and may have unit costs which differ significantly from those shown in the schedule.

COST COMMENTS

During 1993, the Toronto Construction Market recorded only a slight recovery of 0.8% per quarter (3.2% annually). With continuing intense competition in tendering, it is expected that Price level in 1994 will indicate a similar trend.

The unit costs contained herein exclude both the now defunct Federal Sales Tax and the Goods and Services Tax. Therefore, in order to achieve accurate costings, the G.S.T. at the applicable rate (certain categories of building are subject to partial refund of G.S.T.) should be added to all cost exercises based upon the unit costs and additional costs in this schedule.

CONSTRUCTION CATEGORY NOTES

1. Factories

Light Engineering and Warehousing. This type is a single storey of brick facing and backup block to three faces, and block to the expansion wall; (buildings over 22' high are generally faced in steel or precast panels); contains approximately 10% office space; (the office space is air conditioned with a suspended ceiling, vinyl flooring & painted drywall walls); standard plumbing fixtures for both male and female washrooms; standard lighting and electrical fixtures in plant; 400 amp, 600 volts 3-phase electric service and no air conditioning. Heating by gas fired suspended furnaces (ducted to office area). Building fully sprinklered. (No air conditioning to factory area.)

Heavy Engineering (Custom Designed). Similar to Light Engineering but with high bays and structurally heavier to take moving cranes and equipment but cranes and equipment are not included. This building type generally has much larger foundations, heavier electrical services, standard lighting and electrical fixtures, standard plumbing and no air conditioning, 10% finished office with vinyl composite tile floors, suspended T-bar ceiling with acoustic panels, recessed fluorescent fixtures, and drywall construction. Overhead doors would be electrically operated and at least 18' high.

The costs do not include any special features which a particular industry would require.

It should be noted that the costs of building over 50,000 square feet (4,645 m²) are liable to fluctuate widely since buildings of

this size would be occupied by a more specialized type of industry than those of a smaller area.

2. **Pre-Engineered Metal Buildings**

Buildings similar to Stransteel or Robertson type pre-engineered industrial buildings. Category descriptions similar to 1 and 2 above, but prefinished insulated siding in lieu of brick and block. It should be noted that pre-engineered metal buildings are no longer confined only to the industrial field and the prices in this category should not be applied to buildings other than those of the industrial type.

3. **Office Buildings**

Tenants in office buildings usually pay for their own interior office partitions and finishes, the developer paying for the shell of the building together with demising walls (main division, passage of structural walls, including toilet partitions & elevator walls), basic services and finishes. In this context, therefore, the costs given for the shell only are, in effect, the cost to the developer, and the costs given for the building partitioned for tenants, are for the completed building occupied by the tenant. The cost of partitioning and finishing space in an office building for a tenant can fluctuate widely and can add as much as \$30.00 per square foot (\$322.80 per m²) of the net rentable area for average office space. The figures given here assume one lineal foot (300 mm) of partitioning for every ten square feet (1 square metre) of rentable area.

In all cases air conditioning has been included in the costs.

4. **Stores**

Stores similar to those found in small neighbourhood shopping plaza. Typically single storey construction arranged in strips with exterior access, both front and rear.

Costs given for single storey stores without basement and for supermarkets with basement are the basic costs for these types of buildings. If a basement is provided, the area of the basement times the unit price given for basements must be added to the basic cost to determine the total cost. Similarly, if apartments or office space are provided above stores, the area of this accommodation times the unit price given should be added to the basic cost.

Costs of stores with or without a basement and with or without apartments or office space above are based on the use of residential union labour. Costs of supermarkets, department stores and chain or discount stores are based on the use of commercial union labour.

5. **Schools**

School costs are given as a guide to current trends.

6. **Banks**

The costs given for banks are for single storey branch banks, usually with a basement. The figures include for some built-in fittings, but not for special bank equipment such as vault doors and security grilles.

7. **Medical Centres**

The costs given for medical centres are for two or three storey neighbourhood centres containing about 24 suites.

8. **Hotels**

The three classifications given envisage small licensed premises (excluding indoor parking), average multi-storey hotels and prestige multi-storey hotels (including indoor parking). Costs do not include furnishings.

9. **Motels**

Costs for motels with less than 20 units allow for a small coffee bar. For over 20 units without convention facilities, a dining lounge is included. For over 20 units with convention facilities, such facilities as banqueting halls, convention rooms, bars, dining room and lounges are included. Swimming pools and similar exotic features are not included, nor are furnishings and landscaping.

10. **Parking Garages**

Costs given are for garages constructed solely for the purpose of parking. They should not be applied to garages built as an integral part of office buildings, apartment buildings, etc. The rate indicated for underground parking excludes such work as shoring, excavation, underpinning, adjacent structures, etc.

11. Apartments

Unit costs for apartments are for the gross liveable area. The unit rates include the cost of underground parking, but the area of underground parking should not be included when applying the unit costs.

The square foot (square metre) costs of apartments vary considerably depending on unit sizes and quality. The unit prices in this schedule are for standard rental units with one three-piece wash-room and no air conditioning. Condominiums fluctuate in cost from \$55.00 per sq. ft. and up per unit.

Note: For townhouses, the area of the basement should not be included when applying the unit costs.

12. Residences

Costs given are those which a builder using residential union labour and building not more than five houses at one time might expect. Costs of large developments in which many houses are being built at one time (with a consequent reduction in the cost per house) are not included.

Costs are given under three categories which may be defined as follows:

Speculative NHA - a six room house with one bathroom, a full unfinished basement, no fireplace, and about 1,200 SF (111 m²) in area.

Superior Quality - a six to eight room house with two bathrooms, a full unfinished basement, and one or two fireplaces.

Luxury - a high quality house, architecturally designed, using expensive materials, with three bedrooms, a den, a full unfinished basement (see section 15 for extra cost of finishing a basement) and two or three fireplaces.

Note: For residences, the area of the basement should not be included when applying the unit costs.

13. Unit in Place Prices

These units are given to enable extra costs to be added over and above the units given under the various building classifications.

The costs for garages are for unheated residential brick garages, the area of which should not be included with the area of the residence in section 12 above.

The costs for fireplaces are the extra cost to be added for fireplaces in addition to the number given in the basic specification under section 14.

The costs for bathrooms are also the extra costs to be added for bathrooms in excess of the number given under section 14.

The costs for finishing basements are the costs of actual finished basement space, done at the time the house is constructed. None of the costs under section 14 allow for any finished basement area.

The cost of a two piece basement washroom is an extra cost over and above the costs of finished basement space.

14. Additional Costs

Note: The gross area multiplied by the unit cost per square foot or metre shall include all the work usually included in the main building contract, briefly, all the architectural trades, structural, mechanical and electrical work contained within the building and all site services, soft landscaping, paving and all sidewalks within the property line.

To the above amount must be added:

- a. Special foundation requirements including piles, caissons, shoring, underpinning, rock blasting, hazardous materials removal, including contaminated soil, asbestos, etc.
- b. Architectural and engineering fees
- c. Site services, landscaping, roads and sidewalks outside the individual property line, other multi-residential and industrial developments
- d. Land
- e. Legal fees
- f. Land Surveyors' fees
- g. Developers' head office and administrative costs
- h. Land transfer taxes

- i. Assembly fees
- j. Land taxes during construction
- k. Sewer levies and other impost charges
- l. Soil tests
- m. Capital taxes
- n. Brokers' commissions
- o. Interim financing & stand-by fees
- p. Title insurance
- q. Completion appraisal
- r. Completion surveys
- s. Maintenance costs
- t. Leasing commissions
- u. Tenant inducements
- v. Special equipment
- w. Furnishings
- x. The Goods and Services Tax
- y. Development charges, site and/or construction levies

15. METHOD OF MEASUREMENT

The method of measuring square and cubic feet or metres in this manual is that adopted by the Canadian Institute of Quantity Surveyors and is as follows:

- 1) Measure each floor including the basement to the outer face of the external walls. No deductions are to be made for openings within the floor area, i.e. for stairs, elevators, ducts, etc. Include the area of all mezzanine floors, in the case of apartments, town-houses and residences the area of the basement or underground parking should not be included in the square foot (square metre) area.

Mezzanine (unfinished) floor areas in industrial buildings will not be included in the gross floor area.

- 2) Measure special floors, such as enclosures for mechanical equipment, crawl spaces having concrete floors, areaways, balconies, etc., separately.
- 3) Measure sloping and stepped floors as flat.
- 4) When the external walls are broken up with a large number of small projections (e.g. projecting columns) the measurement should be taken to the mean face of the external wall.
- 5) Exclude all external steps, paved areas and covered ways.

Note: The charts which follow are Construction Costs only. Any aforementioned Development Costs are specifically excluded.

1. Factories

Classification of Building	January 1994 Cost per SF per m ²		January 1993 Cost per SF per m ²		January 1992 Cost per SF per m ²		January 1991 Cost per SF per m ²		January 1990 Cost per SF per m ²		
	per SF	per m ²	per SF	per m ²	per SF	per m ²	per SF	per m ²	per SF	per m ²	
Light Engineering (16 LF Clear Height)	Under 10,000 SF	51.03	549.09	49.34	530.93	50.28	541.05	56.72	610.32	60.28	648.59
	10,000 - 20,000 SF	42.39	456.10	40.99	441.02	41.77	449.42	47.12	506.96	50.07	538.75
	20,000 - 50,000 SF	35.22	378.97	34.06	366.43	34.70	373.42	39.15	421.23	41.60	447.64
	50,000 - 150,000 SF	30.56	328.79	29.55	317.92	30.11	323.98	33.96	365.46	36.09	388.37
	Over 150,000 SF	28.78	309.70	27.83	299.45	28.36	305.16	31.99	344.23	34.00	365.81
(18 LF Clear Height)	Under 10,000 SF	52.85	568.62	51.10	549.82	52.07	560.29	58.74	632.03	62.42	671.66
	10,000 - 20,000 SF	43.72	470.38	42.27	454.83	43.08	463.50	48.59	522.84	51.64	555.62
	20,000 - 50,000 SF	36.10	388.43	34.91	375.59	35.57	382.75	40.13	431.75	42.64	458.82
	50,000 - 150,000 SF	31.11	334.73	30.08	323.66	30.65	329.82	34.58	372.05	36.75	395.38
	Over 150,000 SF	29.07	312.79	28.11	302.45	28.64	308.21	32.31	347.67	34.34	369.47
(22 LF Clear Height)	Under 10,000 SF	53.73	578.09	51.95	558.97	52.94	569.62	59.72	642.55	63.46	682.84
	10,000 - 20,000 SF	44.33	476.99	42.86	461.21	43.68	470.00	49.27	530.18	52.36	563.42
	20,000 - 50,000 SF	37.51	403.60	36.27	390.25	36.96	397.69	41.69	448.61	44.31	476.73
	50,000 - 150,000 SF	31.68	340.88	30.63	329.61	31.22	335.89	35.21	378.90	37.42	402.65
	Over 150,000 SF	30.28	325.83	29.28	315.06	29.84	321.06	33.66	362.17	35.77	384.88
(25 LF Clear Height)	Under 10,000 SF	54.24	583.59	52.44	564.30	53.44	575.05	60.29	648.67	64.07	689.35
	10,000 - 20,000 SF	45.67	491.39	44.16	475.14	45.00	484.19	50.76	546.18	53.94	580.43
	20,000 - 50,000 SF	37.79	406.64	36.54	393.19	37.24	400.69	42.01	451.99	44.64	480.33
	50,000 - 150,000 SF	31.70	341.04	30.65	329.77	31.23	336.05	35.23	379.08	37.44	402.84
	Over 150,000 SF	30.54	328.57	29.53	317.71	30.09	323.76	33.94	365.21	36.07	388.11
(30 LF Clear Height)	Under 10,000 SF	57.50	618.75	55.60	598.29	56.66	609.69	63.92	687.75	67.92	730.87
	10,000 - 20,000 SF	48.17	518.29	46.58	501.15	47.46	510.70	53.54	576.09	56.90	612.21
	20,000 - 50,000 SF	41.50	446.51	40.12	431.74	40.89	439.97	46.12	496.30	49.02	527.42
	50,000 - 150,000 SF	33.01	355.18	31.92	343.44	32.53	349.98	36.69	394.79	38.99	419.55
	Over 150,000 SF	31.10	334.66	30.07	323.59	30.65	329.76	34.57	371.98	36.74	395.30
Heavy Engineering (22 LF Clear Height)	10,000 - 20,000 SF	56.73	610.40	54.85	590.22	55.90	601.47	63.05	678.47	67.01	721.01
	20,000 - 50,000 SF	49.14	528.70	47.51	511.22	48.42	520.96	54.62	587.66	58.04	624.51
	50,000 - 150,000 SF	41.66	448.28	40.28	433.45	41.05	441.71	46.31	498.27	49.21	529.51
	Over 150,000 SF	39.34	423.33	38.04	409.34	38.77	417.14	43.73	470.54	46.47	500.04
Office Area Only (inside industrial building) (independent but attached)		43.72	470.45	42.28	454.89	43.08	463.56	48.60	522.91	51.64	555.69
		69.28	745.49	66.99	720.83	68.27	734.57	77.01	828.62	81.84	880.57

2. Pre-Engineered Metal Buildings

The Unit Rates for Factories and Warehouses above and can be applied to Pre-Engineered Metal Buildings

Classification of Building		January 1994		January 1993		January 1992		January 1991		January 1990	
		Cost	Cost	Cost	Cost	Cost	Cost	Cost	Cost	Cost	Cost
		Per SF	per m ²	Per SF	per m ²	Per SF	per m ²	Per SF	per m ²	Per SF	per m ²
3. Office Buildings											
Speculative	Two storeys — shell only	54.97	591.48	—	—	—	—	—	—	—	—
	— partitions for tenants	73.27	788.39	—	—	—	—	—	—	—	—
	Under 10 storeys — shell only	59.03	635.17	57.71	621.01	57.91	623.13	64.60	695.07	69.16	744.19
	— partitions for tenants	77.33	832.05	75.60	813.50	75.86	816.28	84.62	910.52	90.60	974.86
	10-20 storeys — shell only	64.80	697.28	63.36	681.74	63.57	684.06	70.91	763.04	75.93	816.96
	— partitions for tenants	83.86	902.37	81.99	882.25	82.27	885.26	91.77	987.46	98.26	1,057.24
	20 storeys and over —shell only	72.97	785.18	71.35	767.67	71.59	770.29	79.85	859.22	85.50	919.94
	— partitions for tenants	92.58	996.12	90.51	973.91	90.82	977.24	101.31	1,090.06	108.47	1,167.08
4. Stores											
Single Storey	without basement	48.77	524.75	47.77	514.00	48.25	519.19	53.93	580.24	57.61	619.91
	add for basement	23.56	253.53	23.08	248.34	23.31	250.85	26.05	280.34	27.84	299.51
	add for office space above	48.77	524.75	47.77	514.00	48.25	519.19	53.93	580.24	57.61	619.91
	add for apartment above	44.93	483.47	44.01	473.58	44.46	478.36	49.68	534.60	53.08	571.15
Supermarket	without basement	54.25	583.71	53.14	571.76	53.67	577.53	59.98	645.43	64.09	689.56
	add for basement	24.66	265.32	24.15	259.89	24.40	262.51	27.27	293.38	29.13	313.44
Department Store		72.33	778.27	70.85	762.34	71.57	770.04	79.98	860.57	85.45	919.42
Chain or Discount Store		48.77	524.75	47.77	514.00	48.25	519.19	53.93	580.24	57.61	619.91
5. Schools											
Public School		92.60	996.42	90.48	973.54	91.62	985.87	102.38	1,101.65	108.00	1,162.08
High School		101.18	1,088.68	98.86	1,063.69	100.11	1,077.15	111.86	1,203.66	118.00	1,269.68
Technical or Vocational Schools		102.89	1,107.14	100.53	1,081.72	101.80	1,095.41	113.76	1,224.06	120.00	1,291.20
Separate School		98.61	1,061.01	96.34	1,036.65	97.56	1,049.77	109.02	1,173.06	115.00	1,237.40
6. Banks and Trust Companies											
Single storey and basement		109.04	1,173.31	106.81	1,149.29	107.89	1,160.90	120.57	1,297.38	128.82	1,386.09
7. Medical Centre											
Medical Centres and Clinics		99.13	1,066.66	97.21	1,045.95	97.45	1,048.57	107.98	1,161.85	115.36	1,241.30
8. Hotels											
Two Storeys		67.68	728.22	66.66	717.25	67.87	730.25	76.20	819.95	81.59	877.89
Multi-storey	— ordinary	85.55	920.48	84.26	906.60	85.78	923.03	96.32	1,036.42	103.13	1,109.66
	— prestige	122.90	1,322.46	121.05	1,302.53	123.25	1,326.13	138.39	1,489.03	148.16	1,594.25
9. Motels											
Under 20 units		62.94	677.24	61.99	667.03	63.12	679.12	70.87	762.54	75.71	814.68
Over 20 units	— without convention facilities	48.29	519.61	47.56	511.78	48.42	521.05	54.37	585.06	58.09	625.06
	— with convention facilities	74.88	805.68	73.75	793.54	75.09	807.92	84.31	907.16	90.07	969.19

Classification of Building	January 1994 Cost Per SF per m ²		January 1993 Cost Per SF per m ²		January 1992 Cost Per SF per m ²		January 1991 Cost Per SF per m ²		January 1990 Cost Per SF per m ²		
10. Parking Garages											
With ramps	22.08	237.61	21.16	227.73	21.69	233.43	24.24	260.84	26.61	286.32	
Underground parking	35.54	382.46	34.07	366.55	34.92	375.72	39.02	419.84	42.83	460.86	
11. Apartments											
Under 2 storey (no garage)	44.45	478.34	43.14	464.18	43.14	464.18	48.37	520.44	51.90	558.41	
2-10 storeys (with underground garage)	56.68	609.88	55.00	591.83	55.00	591.83	61.67	663.56	66.17	711.97	
Over 10 storeys (with underground garage)	55.57	597.92	53.92	580.22	53.92	580.22	60.46	650.55	64.87	698.01	
Townhouse (with single car garage)	48.34	520.19	46.91	504.79	46.91	504.79	52.60	565.98	56.44	607.27	
12. Residences											
Single storey brick	— speculative NHA (no garage)	55.89	601.35	54.94	591.12	55.94	601.89	63.81	686.88	66.54	716.24
	— superior quality (with garage)	66.23	712.67	65.11	700.55	66.29	713.32	75.63	814.04	78.86	848.84
	— luxury (with garage)	89.31	961.03	87.80	944.69	89.40	961.90	101.98	1,097.72	106.34	1,144.65
						and up		and up		and up	
Two storey brick	— speculative NHA (no garage)	52.67	566.68	51.77	557.05	52.71	567.20	60.13	647.29	62.71	674.96
	— superior quality (with garage)	61.22	658.68	60.17	647.48	61.27	659.28	69.90	752.37	72.89	784.54
	— luxury (with garage)	85.40	918.92	83.95	903.29	85.48	919.75	97.51	1,049.62	101.68	1,094.49
						and up		and up		and up	
Split level brick	— speculative NHA (no garage)	57.64	620.24	56.66	609.69	57.70	620.81	65.82	708.46	68.63	738.75
	— superior quality (with garage)	67.99	731.57	66.83	719.13	68.05	732.24	77.63	835.62	80.95	871.35
	— luxury (with garage)	91.07	979.93	89.52	963.26	91.15	980.82	103.99	1,119.30	108.43	1,167.16
						and up		and up		and up	

**13. Unit in Place Prices
(Including General Contractors Overhead and Profit)**

	Unit Costs at January 1st, 1994	
Site Services (Site Area)	1.25 SF	13.45 m ²
Asphalt paving including granular sub-base	18.05 SY	21.58 m ²
Concrete sidewalks including granular base	4.25 SF	45.73 m ²
Concrete curbs including footing	11.40 LF	37.51 m
Sodding	4.65 SY	5.56 m ²
Residential garages - single	18.90 SF	203.36 m ²
- two car	18.27 SF	196.59 m ²
Fireplaces (each)	2,700.00 and up	2,700.00 and up
Bathrooms (each)	2,950.00 and up	2,950.00 and up
Two piece washrooms (each)	2,700.00 and up	2,700.00 and up
Extra for finishing residential basements - average	13.00 SF	139.88 m ²
- superior quality	19.00 SF	204.25 m ²
5" (125 mm) reinforced hardened concrete		
floor with 6" (150 mm) crushed stone base	3.29 SF	35.40 m ²
Suspended acoustic tile ceiling	2.90 SF	31.20 m ²
Facebrick with 8" (200 mm) block backup	18.95 SF	203.90 m ²
6" (150 mm) Block partition	6.35 SF	68.33 m ²
8" (200 mm) Block partition	6.60 SF	71.02 m ²
10" (250 mm) Block partition	7.15 SF	76.93 m ²
Insulated steel siding including steel girts	10.50 SF	112.98 m ²
Precast concrete panels	24.00 SF	258.24 m ²
Medium quality commercial broadloom	21.10 SY and up	25.23 m ² and up
080 (2 mm) g. vinyl composite flooring 12"x12" (300x300 mm)	1.55 SF	16.68 m ²
Drywall partition	3.25 SF	34.97 m ²
Painting	0.50 SF	5.38 m ²
Vinyl fabric	2.91 SF	31.31 m ²
Rubber base	1.65 LF	5.43 m
Prefinished partition	6.16 SF	66.28 m ²
1 3/4" (44 mm) Commercial hollow core door including hollow metal frames, painting, medium duty hardware and installation	490.00 E	490.00 E
Narrow line aluminum glazed entrance doors complete	52.65 SF	566.51 m ²
Automatic dock leveller	3,400.00 E	3,400.00 E
Door seals 10'x15'	1,650.00 E	1,650.00 E
Shipping door cushions	130.00 E	130.00 E
Fluorescent lighting - 100 f.c. (1000 lux)	3.25 SF	34.97 m ²
(Plant area) - 30 f.c. (325 lux)	2.80 SF	30.13 m ²
(T8 Lamp/electronic ballast) - 75 f.c. (800 lux)	1.40 SF	15.06 m ²
100 amp electrical service (factory)	1,250.00 and up	1,250.00 and up
400/300 amp electrical service (factory)	2,800.00 and up	2,800.00 and up
Sub-stations - 450 KVA (factory)	20,000.00 and up	20,000.00 and up
Industrial building sprinkler system	1.55 SF	16.68 m ²
Office air conditioning - summer cooling	6.85 SF	73.71 m ²
- year round	9.00 SF	96.84 m ²
Gas fired unit heater 48 MBTL/HR (14 KW)	1,400.00 E	1,400.00 E
Shipping door 8'x10' manual wood section	1,170.00 E	1,170.00 E
Rail spur on regular grade	68.00 LF	223.72 m
Extra for switch and bumper post	41,000.00 E	41,000.00 E
Chain link fencing 8' high	17.00 LF	55.93 m

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75 Eglinton Avenue East
Suite 300
Toronto, Ontario
M4P 2Z9
(416) 487-3811

NOTES

STANDARD METHOD OF ESTABLISHING RENTABLE FLOOR AREAS IN INDUSTRIAL BUILDINGS



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The following section is intended as a guide for Landlords and Tenants to follow when establishing rentable areas in industrial buildings.

METHOD

Single Occupancy Building

- 1) Ground and upper floors:
Exterior wall face to exterior wall face including the area of any projections.

Multiple Occupancy Building

- 1) Ground and upper floors:
Exterior wall face to exterior wall face to centre of demising walls between tenants to tenant wall face of common area walls including the area of any projections.

General Comments

The following areas/items are to be **included** in the floor area calculation:

- 1) Interior walls and partitions
- 2) Columns or pilasters
- 3) Trenches or pits
- 4) Transformer rooms - above or below grade (single occupancy building)
- 5) Unfinished areas that are structurally complete
- 6) Fully enclosed exterior staircases or fire escapes
- 7) Fully enclosed porches and projections beyond the exterior wall face that extend vertically for the full height of the floor
- 8) Floor openings for stairwells

The following areas/items are to be **excluded** from the floor area calculation:

- 1) Exterior balconies
- 2) Projections beyond the exterior wall face that do not extend vertically for the full floor height
- 3) Canopies
- 4) Unenclosed connecting links or area-ways
- 5) Covered walkways
- 6) Unenclosed exterior staircases or fire escapes
- 7) Unenclosed porches
- 8) Exterior steps and landings
- 9) Exterior paving, patios and terraces

- 10) Roof overhangs and projecting eaves
- 11) Enclosed areas which are not roofed over
- 12) Unenclosed areas roofed over
- 13) Sheds, lean-tos and unenclosed shipping/receiving platforms

Special Conditions

- a) The actual area of mezzanine floors and balconies are to be included in the calculation of floor areas if the mezzanine or balcony floors are a permanent structure, have a minimum clear standing headroom of eight feet (2.4384m) and form an integral part of the building.
- b) Where there is an interior atrium or other major vertical opening extending through upper floors then only the ground floor area of such opening shall be included in the rentable area calculation.
- c) In the case of multiple occupancy buildings where tenants' rentable area is to include a proportionate share of the common areas in the building then such common areas shall include:
 - 1) Corridors, interior atriums and enclosed walkways measured to the exterior wall face of such space.
 - 2) Electrical vaults, electrical meter, garbage, telephone service, fire sprinkler valve and storage-rooms and any other space used in common or for common benefit, measured to the exterior wall face of such rooms.

NOTES