

**From:** Woycheshin, John J EDUC:EX  
**Sent:** Monday, April 4, 2011 5:07 PM  
**To:** Chambers, Phillip R EDUC:EX; Stewart, Doug I EDUC:EX; Palmer, Joel EDUC:EX; Cavelti, John EDUC:EX  
**Subject:** FW: 2011 K-12 Base Unit Rates

For your review.

I've sent an e-mail to Chris to see his availability in the next 2 weeks to lead us in a discussion of the material.

John W.

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**From:** Chris Baker [<mailto:vmi.cb@shaw.ca>]  
**Sent:** Thursday, March 24, 2011 3:56 PM  
**To:** Woycheshin, John J EDUC:EX  
**Subject:** 2011 K-12 Base Unit Rates

Hi John.

I've now finished the 2011 K-12 budget unit rate updates and my recommendations are as follows:

In the event that the recommended revisions to the prototypical outline specifications contained in Appendix B of our March 12, 2010 report are adopted by MoE, we recommend that the following base unit rates (excluding HST) be adopted as of April 2011 (elemental analyses supporting the proposed unit rates are attached).

- o Elementary School (combustible, loadbearing wood frame): \$1,905/m<sup>2</sup>;
- o Elementary School (non-combustible, concrete and steel moment frame): \$2,060/m<sup>2</sup>;
- o Middle School (non-combustible construction): \$1,920/m<sup>2</sup>; \*\*
- o Secondary School (non-combustible construction): \$1,950/m<sup>2</sup>.

\*\* Note: the elemental analysis provided by Spiegel Associates is not that consistent with the percentage reductions identified for the elementary and secondary models. Accordingly I have adjusted it to be more consistent at 6%.

Also attached are the recommended April 2011 site development budget unit rates.

All other recommendations contained in my March 12, 2010 report remain valid for this update.

Generally speaking, it seems the 15% reduction proposed by Bush/Spiegel for the interim location factors update went too far, it should have been more like 6% or 7%.

I will send the proposed April 2011 location factors in the next couple of days. Call me when you have had chance to review this.

Regards,

**Chris Baker**, PQS (FELLOW), LEED AP

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**ROSEMARY HEIGHTS WEST ELEMENTARY SCHOOL**  
**NEW 80K/350 ELEMENTARY SCHOOL**  
**MINISTRY K-12 UNIT RATE UPDATE**

February 2, 2011

**BUILDING - ELEMENTAL COST SUMMARY**

**UPDATED to APRIL 2011**

Single Storey Wood Frame School, Metal Roof, Window Shutters. Not LEED Gold Certified.

Element	Element Cost			Rate per m2			
	Quantity	Unit Rate	Sub-total	Total Cost	Sub-total	Total	
<b>1. SUBSTRUCTURE</b>				<b>364,700</b>		121.15	6.2
(a) Normal foundations	3,010 m2	88.86	267,500		88.86		
(b) Basement excavations	3,010 m2	32.29	97,200		32.29		
(c) Special conditions	m2	0.00			0.00		
<b>2. STRUCTURE</b>				<b>699,200</b>		232.28	11.9
(a) Lowest floor construction	3,010 m2	71.46	215,100		71.46		
(b) Upper floor construction	85 m2	234.12	19,900		6.61		
(c) Roof construction	3,350 m2	138.55	464,200		154.21		
<b>3. EXTERIOR CLADDING</b>				<b>1,080,200</b>		328.78	18.4
(a) Roof finish	3,350 m2	176.28	590,600		196.20		
(b) Walls below ground floor	m2	0.00			0.00		
(c) Walls above ground floor	1,325 m2	176.00	233,200		77.47		
(d) Windows	163 m2	674.63	110,200		36.61		
(e) Exterior doors & screens	29 Lvs	1,803.45	52,300		17.37		
(f) Soffits	340 m2	9.99	3,400		1.13		
(g) Window Shutters	67 No.	1,350.75	90,500		30.06		
<b>4. INTERIOR PARTITIONS</b>				<b>447,200</b>		148.56	7.6
(a) Permanent partitions	2,897 m2	113.23	328,000		108.96		
(b) Movable partitions	8 m	3,050.00	24,400		8.11		
(c) Interior Doors	58 lvs	1,634.48	94,800		31.49		
<b>5. VERTICAL MOVEMENT</b>				<b>24,500</b>		8.14	0.4
(a) Stairs	1 Flt	6,500.00	6,500		2.16		
(b) Elevators	1 No.	18,000.00	18,000		5.98		
(c) Escalators					0.00		
<b>6. INTERIOR FINISHES</b>				<b>451,100</b>		149.86	7.7
(a) Floor finishes	3,010 m2	59.27	178,400		59.27		
(b) Ceiling finishes	3,010 m2	58.04	174,700		58.04		
(c) Wall finishes	4,034 m2	24.29	98,000		32.56		
<b>7. FITTINGS &amp; EQUIPMENT</b>				<b>322,400</b>		107.10	5.5
(a) Fittings & fixtures	3,010 m2	97.80	294,400		97.80		
(b) Equipment	3,010 m2	9.30	28,000		9.30		
<b>8. MECHANICAL</b>				<b>1,183,100</b>		393.03	20.1
(a) Plumbing & drainage	3,010 m2	60.16	181,100		60.16		
(b) Fire protection	3,010 m2	28.00	84,300		28.00		
(c) HVAC	3,010 m2	304.86	917,700		304.86		
<b>9. ELECTRICAL</b>	3,010 m2	196.76		<b>592,300</b>		196.76	10.1
<b>10a OVERHEADS &amp; PROFIT</b>				<b>472,600</b>		157.00	8.0
<b>10b CASH ALLOWANCES</b>				<b>100,000</b>		33.22	1.7
<b>11. DESIGN CONTINGENCY</b>				<b>0</b>		0.00	0.0
<b>TOTAL BUILDING COST (no TAX)</b>	3010.2 m2			<b>\$5,737,300</b>		<b>\$1,905.95</b>	97.5
<b>HST</b>				<b>144,158</b>		47.89	2.5
HST Payable on Invoice	12%	688,476					
Federal Rebate on HST (68% of 5/12)	-28.33%	-195,045					
Provincial Rebate on HST (87% of 7/12)	-50.75%	-349,273					
<b>TOTAL BUILDING COST (incl. HST)</b>	3010.2 m2			<b>\$5,881,458</b>		<b>\$1,953.84</b>	100.0
<b>GROSS FLOOR AREA:</b>						3,010 m2	



ELEMENTAL SUMMARY SHEET					GFA = 6,900.0 m2			
ELEMENT/SUB-ELEMENT	Ratio to GFA	Quantity	Unit Rate	Sub-Element	Element	\$/m2	\$/m2	%
<b>01 SUBSTRUCTURE</b>					<b>\$405,692</b>		<b>\$58.80</b>	<b>2.9%</b>
011 Normal Foundations	0.68	4,703 m2	\$86.26	\$405,692		\$58.80		
012 Basement Excavation		0 m2	\$0.00	\$0		\$0.00		
013 Special Conditions		0 m2	\$0.00	\$0		\$0.00		
<b>02 STRUCTURE</b>					<b>\$2,242,823</b>		<b>\$325.05</b>	<b>16.3%</b>
021 Lowest Floor Construction	0.68	4,703 m2	\$53.57	\$251,934		\$36.51		
022 Upper Floor Construction	0.32	2,197 m2	\$359.49	\$789,793		\$114.46		
023 Roof Construction	0.76	5,219 m2	\$230.14	\$1,201,095		\$174.07		
<b>03 EXTERIOR CLADDING</b>					<b>\$2,130,974</b>		<b>\$308.84</b>	<b>15.5%</b>
031 Roof Finish	0.76	5,219 m2	\$125.02	\$652,477		\$94.56		
032 Walls Below Ground Floor		0 m2	\$0.00	\$0		\$0.00		
033 Walls Above Ground Floor	0.55	3,827 m2	\$242.10	\$926,516		\$134.28		
034 Windows	0.08	557 m2	\$583.11	\$324,792		\$47.07		
035 Exterior Doors and Screens		20 No	\$1,749.81	\$34,996		\$5.07		
036 Balconies & Projections	0.09	601 m2	\$319.79	\$192,193		\$27.85		
<b>04 INTERIOR PARTITIONS</b>					<b>\$1,172,289</b>		<b>\$169.90</b>	<b>8.5%</b>
041 Permanent Partitions	1.12	7,734 m2	\$134.44	\$1,039,759		\$150.69		
042 Movable Partitions		1 l/s	\$701.68	\$702		\$0.10		
043 Doors		147 No	\$896.79	\$131,828		\$19.11		
<b>05 VERTICAL MOVEMENT</b>					<b>\$129,898</b>		<b>\$18.83</b>	<b>0.9%</b>
051 Stairs		8 Flts	\$7,049.69	\$56,398		\$8.17		
052 Elevators & Escalators		1 No	\$73,500.00	\$73,500		\$10.65		
<b>06 INTERIOR FINISHES</b>					<b>\$864,598</b>		<b>\$125.30</b>	<b>6.3%</b>
061 Floor Finishes	1.00	6,900 m2	\$60.06	\$414,447		\$60.06		
062 Ceiling Finishes	1.00	6,900 m2	\$25.79	\$177,936		\$25.79		
063 Wall Finishes	2.74	18,906 m2	\$14.40	\$272,215		\$39.45		
<b>07 FITTINGS AND EQUIPMENT</b>					<b>\$785,387</b>		<b>\$113.82</b>	<b>5.7%</b>
071 Fittings & Fixtures	1.00	6,900 m2	\$107.66	\$742,847		\$107.66		
072 Equipment	1.00	6,900 m2	\$6.17	\$42,539		\$6.17		
<b>08 ELECTRICAL</b>					<b>\$1,269,615</b>		<b>\$184.00</b>	<b>9.2%</b>
081 Service & Distribution	1.00	6,900 m2	\$36.43	\$251,370		\$36.43		
082 Lighting & Power	1.00	6,900 m2	\$93.77	\$647,045		\$93.77		
083 Systems	1.00	6,900 m2	\$53.80	\$371,200		\$53.80		
<b>09 MECHANICAL</b>					<b>\$2,998,346</b>		<b>\$434.54</b>	<b>21.8%</b>
091 Plumbing and Drainage	1.00	6,900 m2	\$102.81	\$709,376		\$102.81		
092 Fire Protection	1.00	6,900 m2	\$28.07	\$193,700		\$28.07		
093 HVAC	1.00	6,900 m2	\$303.66	\$2,095,270		\$303.66		
<b>10 OVERHEAD AND PROFIT</b>		<b>12.00%</b>			<b>\$1,439,954</b>		<b>\$208.69</b>	<b>10.5%</b>
<b>Sub-Total</b>					<b>\$13,439,575</b>		<b>\$1,947.76</b>	<b>97.6%</b>
Design Contingency (Schedule B)		0.00%			<b>EXCLUDED</b>		<b>\$0.00</b>	<b>0.0%</b>
Escalation Contingency(Schedule B)		0.00%			<b>EXCLUDED</b>		<b>\$0.00</b>	<b>0.0%</b>
Construction Contingency (Schedule B)		0.00%			<b>EXCLUDED</b>		<b>\$0.00</b>	<b>0.0%</b>
<b>Sub-Total</b>					<b>\$13,439,575</b>		<b>\$1,947.76</b>	<b>97.6%</b>
HST		12.00%			<b>\$1,612,749</b>		<b>\$233.73</b>	<b>11.7%</b>
Federal Rebate on HST (68% of 5/12)		28.33%			<b>(\$456,946)</b>		<b>(\$66.22)</b>	<b>-3.3%</b>
Provincial Rebate on HST (87% of 7/12)		50.75%			<b>(\$818,470)</b>		<b>(\$118.62)</b>	<b>-5.9%</b>
<b>ESTIMATED NET BUILDING COST</b>					<b>\$13,776,908</b>		<b>\$1,996.65</b>	<b>100.0%</b>

**BUILDING - ELEMENTAL COST SUMMARY**

**UPDATED to APRIL 2011**

Single Storey Concrete Tilt Panel - Steel Struct Freamed Roof School, Metal Roof, Window Shutters. Not LEED Gold Certified.

Element	Ratio to GFA	Element Cost			Total Cost	Rate per m2		%
		Quantity	Unit Rate	Sub-total		Sub-total	Total	
<b>1. SUBSTRUCTURE</b>					<b>233,500</b>		81.22	3.8
(a) Normal foundations	0.959	2,757 m2	79.14	218,200		75.90		
(b) Basement excavations	0.959	2,757 m2	5.55	15,300		5.32		
(c) Special conditions	0.000	m2	0.00			0.00		
<b>2. STRUCTURE</b>					<b>966,900</b>		282.96	15.9
(a) Lowest floor construction	0.959	2,757 m2	71.67	197,600		68.73		
(b) Upper floor construction	0.000	m2	0.00			0.00		
(c) Roof construction	1.158	3,330 m2	184.95	615,900		214.23		
(d) Structural Walls - TILT	0.489	1,405 m2	109.17	153,400		53.36		
<b>3. EXTERIOR CLADDING</b>					<b>1,161,700</b>		377.29	19.1
(a) Roof finish	1.158	3,330 m2	157.33	523,900		182.23		
(b) Walls below ground floor	0.000	m2	0.00			0.00		
©Exterior Wall - SIDING OVER TILT	0.458	1,317 m2	218.76	288,000		100.17		
(d) Windows	0.059	171 m2	637.43	109,000		37.91		
(e) Exterior doors & screens	0.010	29 No.	3,248.28	94,200		32.77		
(f) Balconies & projections	0.158	455 m2	152.97	69,600		24.21		
(g) Window Shutters	0.054	156 m2	495.18	77,000		26.78		
<b>4. INTERIOR PARTITIONS</b>					<b>485,900</b>		169.01	8.0
(a) Permanent partitions	0.870	2,502 m2	141.17	353,200		122.85		
(b) Movable partitions	0.003	8 m	3,050.00	24,400		8.49		
(c) Interior Doors	0.019	54 lvs	2,005.56	108,300		37.67		
<b>5. VERTICAL MOVEMENT</b>					<b>0</b>		0.00	0.0
(a) Stairs	0.000	Flt	0.00			0.00		
(b) Elevators	0.000	No.	0.00			0.00		
(c) Escalators	0.000	No	0.00			0.00		
<b>6. INTERIOR FINISHES</b>					<b>427,800</b>		148.80	7.0
(a) Floor finishes	1.000	2,875 m2	60.66	174,400		60.66		
(b) Ceiling finishes	1.000	2,875 m2	39.30	113,000		39.30		
(c) Wall finishes	2.182	6,274 m2	22.38	140,400		48.83		
<b>7. FITTINGS &amp; EQUIPMENT</b>					<b>319,000</b>		110.96	5.3
(a) Fittings & fixtures	1.000	2,875 m2	101.22	291,000		101.22		
(b) Equipment	1.000	2,875 m2	9.74	28,000		9.74		
<b>8. MECHANICAL</b>					<b>1,140,800</b>		396.80	18.8
(a) Plumbing & drainage	1.000	2,875 m2	56.83	163,400		56.83		
(b) Fire protection	1.000	2,875 m2	28.00	80,500		28.00		
(c) HVAC	1.000	2,875 m2	311.97	896,900		311.97		
<b>9. ELECTRICAL</b>		2875 m2	210.89		<b>606,300</b>		210.89	10.0
(a) Service & Distribution	1.000	2,875 m2	40.63	116,800		40.63		
(b) Lighting Fixtures	1.000	2,875 m2	53.91	155,000		53.91		
(c) Power Outlets, Switches, Wiring	1.000	2,875 m2	43.48	125,000		43.48		
(d) Fire Alarm	1.000	2,875 m2	12.17	35,000		12.17		
(e) DATA, Tel, PA, Clocks, CATV	1.000	2,875 m2	38.61	111,000		38.61		
(f) Security	1.000	2,875 m2	9.74	28,000		9.74		
(g) Job Expense, Commission, Spares	1.000	2,875 m2	12.35	35,500		12.35		
(h) Hydro / Tel Connection	1.000	2,875 m2	0.00 See CA			0.00		
<b>10 (a). OVERHEADS &amp; PROFIT</b>					<b>480,800</b>		167.23	7.9
<b>10 (b). CASH ALLOWANCES</b>					<b>100,000</b>		34.78	1.6
<b>11. DESIGN &amp; ESCALATION CONTINGENCY</b>					<b>0</b>		0.00	0.0
<b>TOTAL BUILDING COST (no TAX)</b>		2875 m2			<b>\$5,922,700</b>		\$2,060.07	97.5
<b>HST</b>				2.51%	<b>148,812</b>		51.76	2.5
HST Payable on Invoice			12%	710,724				
Federal Rebate on HST (68% of 5/12)			-28.33%	-201,348				
Provincial Rebate on HST (87% of 7/12)			-50.75%	-360,564				
<b>TOTAL BUILDING COST (incl. HST)</b>		2875 m2			<b>\$6,071,512</b>		\$2,111.83	100.0
<b>GROSS FLOOR AREA:</b>							2,875 m2	



**PANORAMA SECONDARY SCHOOL**  
132nd Street & 64th Avenue  
**MINISTRY K-12 UNIT RATE UPDATE**

02-Feb-11

**BUILDING - ELEMENTAL COST SUMMARY**

**UPDATED to APRIL 2011**

Two storey, Concrete slab and upper floor, Steel framed roofs, Metal/SBS roofing, Concrete/Metal Siding Exterior

Element	Ratio to GFA	Element Cost Quantity	Unit Rate	Sub-total	Total Cost	Rate per m2 Sub-total Total		%
<b>1. SUBSTRUCTURE</b>					<b>844,300</b>		68.63	3.4
(a) Normal foundations	0.613	7,544 m2	89.88	678,000		55.12		
(b) Basement excavations	0.613	7,544 m2	22.04	166,300		13.52		
(c) Special conditions	0.000	m2	0.00			0.00		
<b>2. STRUCTURE</b>					<b>4,221,200</b>		343.15	17.2
(a) Lowest floor construction	0.613	7,544 m2	57.17	431,300		35.06		
(b) Upper floor construction	0.387	4,758 m2	354.62	1,687,100		137.15		
(c) Roof construction	0.677	8,329 m2	252.47	2,102,800		170.94		
<b>3. EXTERIOR CLADDING</b>					<b>3,898,400</b>		316.91	15.8
(a) Roof finish	0.677	8,329 m2	195.83	1,631,100		132.60		
(b) Walls below ground floor	0.000			incl in 1(a)		0.00		
(c) Walls above ground floor	0.410	5,049 m2	292.28	1,475,700		119.96		
(d) Windows	0.062	757 m2	586.39	444,100		36.10		
(e) Exterior doors & screens	0.004	44 Lvs	5,931.82	261,000		21.22		
(f) Balconies & projections	0.064	785 m2	110.16	86,500		7.03		
<b>4. INTERIOR PARTITIONS</b>					<b>1,644,400</b>		133.68	6.7
(a) Permanent partitions	0.915	11,250 m2	111.61	1,255,600		102.07		
(b) Movable partitions	0.004	52 m	2,386.54	124,100		10.09		
(c) Interior Doors	0.017	207 lvs	1,278.74	264,700		21.52		
<b>5. VERTICAL MOVEMENT</b>					<b>179,100</b>		14.56	0.7
(a) Stairs	0.001	9 Flt	12,477.78	112,300		9.13		
(b) Elevators	0.000	1 No.	66,800.00	66,800		5.43		
(c) Escalators	0.000	No	0.00			0.00		
<b>6. INTERIOR FINISHES</b>					<b>1,552,700</b>		126.22	6.3
(a) Floor finishes	1.000	12,301 m2	61.27	753,700		61.27		
(b) Ceiling finishes	1.000	12,301 m2	37.04	455,600		37.04		
(c) Wall finishes	1.251	15,395 m2	22.31	343,400		27.92		
<b>7. FITTINGS &amp; EQUIPMENT</b>					<b>1,461,100</b>		118.78	5.9
(a) Fittings & fixtures	1.000	12,301 m2	107.72	1,325,100		107.72		
(b) Equipment	1.000	12,301 m2	11.06	136,000		11.06		
<b>8. ELECTRICAL</b>					<b>2,681,700</b>		218.00	10.9
(a) Service & distribution								
(b) Lighting & power	1.000	12,301 m2	218.00	2,681,700		218.00		
(c) Systems								
<b>9. MECHANICAL</b>					<b>5,252,600</b>		407.00	21.3
(a) Plumbing & drainage	1.000	12,301 m2	50.00	984,100		80.00		
(b) Fire protection	1.000	12,301 m2	18.00	356,700		29.00		
(c) HVAC	1.000	12,301 m2	192.00	3,665,800		298.00		
(d) Controls	1.000	12,301 m2	20.00	246,000		20.00		
<b>10. OVERHEADS &amp; PROFIT</b>					<b>2,119,200</b>		172.27	8.6
<b>11. CASH ALLOWANCES</b>					<b>150,000</b>		12.19	0.6
<b>11. DESIGN &amp; ESCALATION CONTINENCY</b>					<b>0</b>		0.00	0.0
<b>TOTAL: BUILDING COST (No TAX)</b>					<b>\$24,004,700</b>		1,951.39	97.5
<b>12. HST</b>				2.53%	<b>606,627</b>		49.31	2.5
HST Payable on Invoice			12%	2,880,564				
Federal Rebate on HST (68% of 5/12)			-28.33%	-816,064				
Provincial Rebate on HST (87% of 7/12)			-50.75%	-1,457,874				
<b>TOTAL: BUILDING COST (With Payable HST)</b>					<b>\$24,611,327</b>		2,000.70	100.0

GROSS FLOOR AREA:

12,301.4 m2

**NOTES:**

UPDATED PREVIOUS ESTIMATE/TAKE OFF TO APRIL 2011 PRICING  
IMPACT OF HST IS INCLUDED +2.51%  
NOT LEED GOLD CERTIFIED - Maybe design would be low LEED Certified level of design.  
EQUIPMENT INCLUDED - Bleachers, Gym Equip, Dust Collector

EQUIPMENT NOT INCLUDED - Kitchen Equipment, Fumehoods, Theatre Seats, Theatre Light/Sound Equip,

# MINISTRY SITE DEVELOPMENT UPDATE COSTS - UPDATED APRIL 2011

	ELEMENTARY SCHOOL			SECONDARY SCHOOL		
	NEW SITE	EXISTING SITE	ALLWEATHER	NEW SITE <1500	NEW SITE >1500	EXISTING SITE
	1 Gravel Field	Reuse Extg Field	All weather Grass	1 All weather Grass	2 All weather Grass	Reuse Extg Field
Site Prep - CUT/FILL, remove organics)	\$ 60,000	\$ 60,000	\$ 60,000	\$ 88,000	\$ 115,000	\$ 75,000
Playfield						
Base	\$ 210,000	Supplementary	\$ 365,000	\$ 365,000	\$ 740,000	Supplementary
Drainage - perimeter	\$ 44,000		\$ 76,800	\$ 76,800	\$ 132,000	
Gravel fines cap	\$ 63,510					
Grass & Growing Medium			\$ 180,000	\$ 180,000	\$ 360,000	
Irrigation (incl. water main)			\$ 52,000	\$ 52,000	\$ 81,000	
Goal Post/Equipment	\$ 15,000		\$ 15,000	\$ 15,000	\$ 30,000	
Concrete Paving						
Perimeter / Entrance	\$ 75,000	\$ 75,000	\$ 75,000	\$ 120,000	\$ 135,000	\$ 120,000
Play Area	\$ 21,000	\$ 21,000	\$ 21,000	\$ 40,000	\$ 48,000	\$ 40,000
Asphalt Paving		\$ -			\$ -	\$ -
Roads / Drop Off	\$ 75,000	\$ 75,000	\$ 75,000	\$ 135,000	\$ 135,000	\$ 135,000
Parking Area		\$ -			\$ -	\$ -
Fencing	\$ 35,000	\$ 35,000	\$ 35,000	\$ 55,000	\$ 80,000	\$ 55,000
Exterior Sign	\$ 10,000	\$ 10,000	\$ 10,000	\$ 25,000	\$ 25,000	\$ 25,000
Flag Pole (& base)	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000
Garbage Enclosure / Gas Meter Enc	\$ 30,000	\$ 30,000	\$ 30,000	\$ 40,000	\$ 40,000	\$ 40,000
Bike Racks	\$ 16,000	\$ 16,000	\$ 16,000	\$ 26,000	\$ 26,000	\$ 26,000
Road Crossing	\$ 15,000	\$ 15,000	\$ 15,000	\$ 21,000	\$ 21,000	\$ 21,000
Landscaping	\$ 110,000	\$ 110,000	\$ 110,000	\$ 160,000	\$ 175,000	\$ 160,000
Building Services		\$ -			\$ -	\$ -
Electrical (u/g duct - empty	\$ 12,000	\$ 12,000	\$ 12,000	\$ 18,000	\$ 18,000	\$ 18,000
Electrical site lighting	\$ 30,000	\$ 30,000	\$ 30,000	\$ 45,000	\$ 45,000	\$ 45,000
Hydro Fee	\$ 20,000	\$ 20,000	\$ 20,000	\$ 35,000	\$ 35,000	\$ 35,000
Civil - Water Main/Meter Chamber	\$ 35,000	\$ 35,000	\$ 35,000	\$ 42,000	\$ 42,000	\$ 42,000
Civil - Storm drain bldg	\$ 18,000	\$ 18,000	\$ 18,000	\$ 26,000	\$ 26,000	\$ 26,000
Civil - Storm drain site/paving (not parking)	\$ 35,000	\$ 35,000	\$ 35,000	\$ 75,000	\$ 75,000	\$ 75,000
Civil - Storm Detention	\$ 130,000	\$ 130,000	\$ 130,000	\$ 155,000	\$ 155,000	\$ 155,000
Civil - Sewer (connection)	\$ 13,000	\$ 13,000	\$ 13,000	\$ 21,000	\$ 21,000	\$ 21,000
Stub outs for Portables	\$ 20,000	\$ 20,000	\$ 20,000	\$ 30,000	\$ 30,000	\$ 30,000
Connection Charges - Civil	\$ 24,000	\$ 24,000	\$ 24,000	\$ 30,000	\$ 30,000	\$ 30,000
GC OH&P	\$ 95,923	\$ 67,660	\$ 126,208	\$ 160,463	\$ 223,720	\$ 100,810
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HST 2.50%	\$ 30,611	\$ 21,592	\$ 40,275	\$ 51,207	\$ 71,393	\$ 32,170
	\$ 1,255,044	\$ 885,252	\$ 1,651,283	\$ 2,099,470	\$ 2,927,113	\$ 1,318,980

NOT LEED

NO PARKING STALLS - PAVING/DRAINAGE/LIGHTING - USE \$4000/stall



Not Responsive

**From:** Cavelti, John EDUC:EX  
**Sent:** Monday, January 9, 2012 12:01 PM  
**To:** Stewart, Doug I EDUC:EX; Woycheshin, John J EDUC:EX; Chambers, Phillip R EDUC:EX; Palmer, Joel EDUC:EX  
**Subject:** Unit Rates

As you are aware, I have asked Chris Baker and Jim Bush to have one more look at the unit rates to ensure that they are current.

Attached for your information are Jim's suggested values for both Design-Bid-Build and Design-Build (final to columns on spreadsheet).

I am awaiting Chris' confirmation and some material from Tim prior to finalizing the note on this.

Please let me know if you need anything further,

**John Cavelti**  
Planning Officer  
Ministry of Education

Box 9151 Stn Prov Govt,  
Victoria, BC V8W 9H1  
(250) 356-5067  
**Cell:** (250) 415-9562  
**Fax:** (250) 953-4985  
E-mail [John.Cavelti@gov.bc.ca](mailto:John.Cavelti@gov.bc.ca)

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**From:** Jim Bush [<mailto:jim@jba.bc.ca>]  
**Sent:** Friday, January 6, 2012 3:54 PM  
**To:** Cavelti, John EDUC:EX; 'Chris Baker'  
**Cc:** 'Tim Spiegel'  
**Subject:** RE: Call

Here's my suggested unit rates & site for 2012. Also included a bit of a look at DB rates – might round overall to around 6% or 7%. This means same area funded as built, like no bonus area for free built it.

Regards  
JIM

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**From:** Cavelti, John EDUC:EX [<mailto:John.Cavelti@gov.bc.ca>]  
**Sent:** January-06-12 2:53 PM  
**To:** 'Chris Baker'; 'Jim Bush'  
**Subject:** Call

Thank you both for your time.

**John Cavelti**  
Planning Officer  
Ministry of Education

Box 9151 Stn Prov Govt,  
Victoria, BC V8W 9H1  
(250) 356-5067  
**Cell:** (250) 415-9562  
**Fax:** (250) 953-4985  
E-mail [John.Cavelti@gov.bc.ca](mailto:John.Cavelti@gov.bc.ca)

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No virus found in this message.

Checked by AVG - [www.avg.com](http://www.avg.com)

Version: 2012.0.1901 / Virus Database: 2109/4726 - Release Date: 01/06/12

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No virus found in this message.

Checked by AVG - [www.avg.com](http://www.avg.com)

Version: 2012.0.1901 / Virus Database: 2109/4726 - Release Date: 01/06/12

## Existing 2001 Unit Rates Compared to Proposed 2012 Unit Rates (Surrey)

	Existing 2001 Unit Rates Compared to Proposed 2012 Unit Rates (\$/sq/ft)											
	Base Rate	2nd Quarter 2009 (Location Factor 1.997) Less PST/GST (4.3%)		Proposed 2010	% Change	January 2011 (Location Factor 1.698) Less PST/GST (4.3%)		Proposed 2012	% Change	Adjusted 2012	JBA SUGGESTED JAN 2012	JBA DESIGN BUILD JAN 2012
Base Unit Rate for Buildings												
Elementary (Combustible)	1,035	2,067	1,982	2,075	4.7%	1,757	1,685	1,905	13.1%	1,764	1,810	1,720 (LESS 5%)
Middle	1,050	2,097	2,010	2,032	1.1%	1,783	1,709	1,910	11.7%	1,728	1,830	1,740
Secondary	1,065	2,127	2,039	2,095	2.7%	1,808	1,734	1,950	12.5%	1,781	1,855	1,760
Table 7(a) Elementary Site Development												
New Building - new Site	363,000	724,911	695,025	1,242,000	78.7%	616,374	590,963	1,650,000	179.2%	1,056,042	1,350,000	1,250,000 (LESS ~10%)
New Building - existing Site	259,000	517,223	495,899	864,000	74.2%	439,782	421,651	900,000	113.4%	734,638	800,000	750,000
500 m2 addition	16,000	31,952	30,635	45,000	46.9%	27,168	26,048	50,000	92.0%	38,262	45,000	45,000
1000 m2 addition	57,000	113,829	109,136	135,000	23.7%	96,786	92,796	150,000	61.6%	114,787	130,000	125,000
Table 7(b) Middle & Secondary School Site Development												
New Building - new Site under 1,500 cap	699,000	1,395,903	1,338,354	2,178,000	62.7%	1,186,902	1,137,969	2,100,000	84.5%	1,851,900	1,900,000	1,700,000
New Building - new Site over 1,500 cap	932,000	1,861,204	1,784,472	3,105,000	74.0%	1,582,536	1,517,292	2,900,000	91.1%	2,640,105	2,700,000	2,450,000
New Building - existing Site	466,000	930,602	892,236	1,305,000	46.3%	791,268	758,646	1,300,000	71.4%	1,109,609	1,200,000	1,080,000
500 m2 addition	16,000	31,952	30,635	36,000	17.5%	27,168	26,048	50,000	92.0%	30,610	45,000	45,000
1000 m2 addition	57,000	113,829	109,136	130,500	19.6%	96,786	92,796	150,000	61.6%	110,961	130,000	130,000
2000 m2 addition	181,000	361,457	346,555	405,000	16.9%	307,338	294,667	450,000	52.7%	344,362	350,000	335,000
Parking Stalls	1,800	3,595	3,446	4,600	33.5%	3,056	2,930	4,500	53.6%	3,911	4,500	4,250

