

No.	Description	Unit of Measure	Quantity	UNIT COSTS (IMPERIAL SF or LF)		UNIT COSTS (METRIC m2 or m)		Cost Variables
				Medium	High	Medium	High	
Average Cost by Functional Area (interior fit out only)								
	Interior Enclosed Office	area		\$61.32	\$81.75	\$660.00	\$880.00	
	Open Office Space	area		\$56.21	\$76.64	\$605.00	\$825.00	
	Call Center	area		\$357.67	\$459.87	\$3,850.00	\$4,950.00	
	Emergency Operations Center	area		\$357.67	\$459.87	\$3,850.00	\$4,950.00	
	Hotelling Office	area		\$61.32	\$81.75	\$660.00	\$880.00	
	Meeting Rooms	area		\$102.19	\$127.74	\$1,100.00	\$1,375.00	
	Conference Rooms	area		\$102.19	\$127.74	\$1,100.00	\$1,375.00	
	Project Rooms	area		\$56.21	\$71.53	\$605.00	\$770.00	
	War Rooms	area		\$56.21	\$71.53	\$605.00	\$770.00	
	Interaction Areas	area		\$51.10	\$66.43	\$550.00	\$715.00	
	Training Rooms	area		\$86.86	\$102.19	\$935.00	\$1,100.00	
	Servery (with sink)	area		\$204.38	\$255.48	\$2,200.00	\$2,750.00	
	Servery (without a sink)	area		\$122.63	\$153.29	\$1,320.00	\$1,650.00	
	Café (excluding the Food Service equipment)	area		\$153.29	\$178.84	\$1,650.00	\$1,925.00	
	Café Lounge	area		\$122.63	\$183.95	\$1,320.00	\$1,980.00	
	Copy Room	area		\$51.10	\$56.21	\$550.00	\$605.00	
	GIS Room	area		\$35.77	\$45.99	\$385.00	\$495.00	
	Supply Room	area		\$30.66	\$35.77	\$330.00	\$385.00	
	Equipment Storage Room	area		\$25.55	\$35.77	\$275.00	\$385.00	
	Storage Vaults/Archives	area		\$35.77	\$45.99	\$385.00	\$495.00	
	Mail Room	area		\$56.21	\$76.64	\$605.00	\$825.00	
	Service/Courier Delivery	area		\$40.88	\$51.10	\$440.00	\$550.00	
	Production/Assembly Area	area		\$40.88	\$51.10	\$440.00	\$550.00	
	Admin. Support Area	area		\$51.10	\$61.32	\$550.00	\$660.00	
	Reception Area	area		\$122.63	\$153.29	\$1,320.00	\$1,650.00	
	Reception Area with Security Screen	area		\$143.07	\$173.73	\$1,540.00	\$1,870.00	
	Telephone enclaves/booths	area		\$56.21	\$66.43	\$605.00	\$715.00	
	Coat Storage	area		\$56.21	\$66.43	\$605.00	\$715.00	
	Washrooms	area		\$255.48	\$281.03	\$2,750.00	\$3,025.00	
	Sick Bays	area		\$102.19	\$122.63	\$1,100.00	\$1,320.00	
	Circulation Space	area		\$61.32	\$81.75	\$660.00	\$880.00	
	Telecommunication Room	area		\$25.55	\$35.77	\$275.00	\$385.00	
Unit Rate Qualifications								
1	The unit rates have been developed for use as a guideline for the preparation of order of magnitude estimates for the hard construction components of typical interior fit out for various program functions (mainly office spaces).							
2	The unit rates have been divided into two categories; medium and high. The rates in each category can be defined as follows:							
2.2	"Medium" rates are based on the level of finishes specified or recommended in the guidelines and would represent the typical standard level of finish for the various functional areas included in the guidelines. Please refer to complete write up in the Guideline for further details.							
2.3	"High" rates represent a level of finish that would typically be higher than the standards specified in the guidelines, or would represent a level of finish at the upper end of a quality or performance specification. Please refer to complete write up in the Guideline for further details.							

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3	The unit rates include the following:							
3.1	Interior floor, ceiling, and wall finishes (not included in the Base Building)							
3.2	Custom (built-in) millwork (ie: reception desks, kitchenettes, vanities, etc).							
3.3	Specialty items such as washroom partitions, washroom accessories, lockers, tackboards, whiteboards, etc.							
3.4	Interior way finding signage, washroom signage, and interior door signage.							
3.5	Final distribution of the HVAC system including flex duct, diffusers, controls, etc.							
3.6	Empty conduit only for ancillary electrical systems such as communications, security, surveillance, and public address systems.							
3.7	The general requirements associated with the contractor's head office and site overheads and supervision.							
3.8	A reasonable allowance for the contractor's profit							
3.9	Standard bonding requirements for 50% performance and 50% labour and material bonding.							
4	Exclusions from the Unit Rates							
4.1	Goods and services tax							
4.2	Escalation							
4.3	Premiums associated with after hours or weekend working restrictions							
4.4	Premiums associated with extensive phasing of the work							
4.5	Premiums associated with extensive hoarding and protection of existing finishes							
4.6	Premiums associated with complex renovations in multi-storey building with restrictive working hours or stringent security requirements							
4.7	Premiums associated with the handling of large quantities of material via an elevator with operational time restrictions.							
4.8	The handling and abatement of asbestos contaminated materials							
4.9	Professional fees for consulting services ie: interior designers, architects, code consultants, etc.							
4.10	Project or Construction Management fees							
4.11	Financing costs							
4.12	Legal fees and expenses							
4.13	Major decommissioning or demolition work associated with a complete gut of an existing space for a new function							
4.14	Owner supplied fittings, furniture, and equipment (office furniture and equipment)							
4.15	Supply and installation of communications (data) and telephone cabling							
4.16	Telephone system and cabling							
4.17	Security system, equipment and cabling							
4.18	Food service equipment							
4.19	Vending machines							
4.20	Independent commissioning (from a 3 rd party)							
4.21	Independent testing and inspections							
4.22	Moving or relocation costs (including the costs associated with temporary swing space)							
4.23	Permit fees							

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Exceptions to the Unit Rates								
1	For areas that require major demolition for the conversion of functional program, add to the above unit rate	area		\$8.69	\$12.26	\$93.50	\$132.00	
2	For complex interior renovations that require phasing (as many as 3 phases) add to the above unit rates	%		10%	15%	10%	15%	
3	For projects where a percentage (less than 25%) of the work must be done on weekends or after hours, add to the above unit rates	%		3%	5.0%	3%	5.0%	
4	For projects where independent commissioning will be required for the mechanical and electrical systems, add to the above unit rates	%		5%	7.0%	5%	7.0%	
Unit Rates for Individual Items or Scopes of Work								
1	The following unit rates are based on the average cost of the individual item or scope of work included in the description. The unit rates include labour, material, equipment and normal contractor mark ups for overhead and profit. These rates are meant to be used individually or in groups to develop order of magnitude costing for a particular scope of work as part of an interior fit out project.							
Interior Partitions								
	Concrete block partitions, 100 mm	area		\$7.66	\$8.69	\$82.50	\$93.50	partition height > 3 m add 5%
	Concrete block partitions, 150 mm	area		\$12.26	\$14.31	\$132.00	\$154.00	partition height > 3 m add 5%
	Concrete block partitions, 200 mm	area		\$14.31	\$16.35	\$154.00	\$176.00	partition height > 3 m add 5%
	Concrete block partitions, 290 mm	area		\$16.35	\$18.39	\$176.00	\$198.00	partition height > 3 m add 5%
	Infill single door opening with gypsum board	No		\$275.00		\$275.00		
	92 mm metal stud with 13 mm drywall both sides	area		\$6.13	\$6.64	\$66.00	\$71.50	partition height > 3 m add 5%
	92 mm metal stud with 16 mm drywall both sides	area		\$6.64	\$7.15	\$71.50	\$77.00	partition height > 3 m add 5%
	92 mm metal stud with 16 mm fire rated Type X drywall both sides	area		\$7.15	\$7.66	\$77.00	\$82.50	partition height > 3 m add 5%
	Extra over for acoustical batt insulation, 100 mm th.	area		\$1.02	\$1.23	\$11.00	\$13.20	partition height > 3 m add 5%
	22 mm metal furring with 13 mm gypsum drywall one side	area		\$3.07	\$3.58	\$33.00	\$38.50	
	22 mm metal furring with 16 mm gypsum drywall one side	area		\$3.47	\$3.58	\$37.40	\$38.50	
	64 mm metal furring with 13 mm gypsum drywall one side	area		\$3.47	\$3.88	\$37.40	\$41.80	
	64 mm metal furring with 16 mm gypsum drywall one side	area		\$3.88	\$4.60	\$41.80	\$49.50	

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				Medium	High	Medium	High	
	Extra over for curved walls, single layer both sides	area		\$2.04	\$2.25	\$22.00	\$24.20	
	Extra over for cement bd/impact resistant in lieu of standard 1/2" G.B. (face area)	area		\$2.04	\$2.25	\$22.00	\$24.20	
	13 mm baffle above ceiling (3 - 6 m height) incl. scaffolding	area		\$7.66		\$82.50		
	16 mm baffle above ceiling (3 - 6 m height) incl. scaffolding	area		\$8.18		\$88.00		
	13 mm gypsum board bulkhead up to 1 m high - 1 side exposed	length		\$33.53		\$110.00		
	13 mm gypsum board bulkhead up to 1 m high - 2 sides exposed	length		\$50.29		\$165.00		
	Temporary 13 mm GB on 1 side only c/w removal	length		\$38.56		\$126.50		
	Glazed partitions in aluminum frames with vertical mullions	area		\$45.99	\$56.21	\$495.00	\$605.00	
	Glazed partitions in aluminum frames, mullionless, silicone joints	area		\$56.21	\$76.64	\$605.00	\$825.00	
	Glazed partitions in HM frames with vertical mullions, GWG, painted	area		\$35.77	\$45.99	\$385.00	\$495.00	
	Glazed partitions in wood frames, paint or stain grade	area		\$38.32	\$45.99	\$412.50	\$495.00	
	Plate Glass, 6 mm (including hollow metal frame)	area		\$25.55	\$30.66	\$275.00	\$330.00	
	Tempered Glass, 6 mm (including hollow metal frame)	area		\$35.77	\$40.88	\$385.00	\$440.00	
	Safety Laminated Glass, 6 mm (including hollow metal frame)	area		\$40.88	\$45.99	\$440.00	\$495.00	
	Solid Panel including hollow metal frame	area		\$12.26	\$15.33	\$132.00	\$165.00	
	Extra over hollow metal frame for Aluminum Frame	area		\$7.66	\$10.22	\$82.50	\$110.00	
	Window Film (standard application)	area		\$9.20	\$12.26	\$99.00	\$132.00	
	Window Blinds - Supply Only (Standard, Manual Operation)	area		\$2.55	\$3.58	\$27.50	\$38.50	
	Window Blinds - Install Only	area		\$2.04	\$2.55	\$22.00	\$27.50	
	Supply/install demountable partitions with vinyl finish (face area, one side) (excluding insulation)	area		\$6.64	\$7.66	\$71.50	\$82.50	
	Acoustical batt insulation, 100 mm	area		\$1.02	\$1.23	\$11.00	\$13.20	
	Acoustical batt insulation, 150 mm	area		\$1.23	\$1.53	\$13.20	\$16.50	

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				Medium	High	Medium	High	
	Interior Doors							
	Solid core wood door in aluminum frame (PC350) including installation and paint/stain finish to door (excluding hardware)							
	- Single, 900 mm x 2150 mm	No		\$825.00	\$935.00	\$825.00	\$935.00	
	- Single, 1000 mm x 2150 mm	No		\$880.00	\$990.00	\$880.00	\$990.00	
	Hollow metal door and frame including installation and paint finish (excluding hardware)							
	- Single, 900 mm x 2150 mm, solid HM door	No		\$715.00	\$770.00	\$715.00	\$770.00	
	- Single, 1000 mm x 2150 mm, solid HM door	No		\$825.00	\$935.00	\$825.00	\$935.00	
	- Single, 900 mm x 2150 mm, with full height GWG	No		\$1,210.00	\$1,320.00	\$1,210.00	\$1,320.00	
	- Double, 900 mm x 2150 mm, solid HM door	No		\$1,430.00	\$1,650.00	\$1,430.00	\$1,650.00	
	- Double, 1000 mm x 2150 mm, solid HM door	No		\$1,540.00	\$1,760.00	\$1,540.00	\$1,760.00	
	- Double, 900 mm x 2150 mm, with full GWG	No		\$2,200.00	\$2,420.00	\$2,200.00	\$2,420.00	
	Supply / Install (plastic laminate and frame)	No.		\$632.50	\$660.00	\$632.50	\$660.00	
	Supply / Install (hollow metal and frame)	No.		\$423.50	\$440.00	\$423.50	\$440.00	
	Extra over for aluminum door frame to above	No.		\$181.50	\$192.50	\$181.50	\$192.50	
	Supply / Install (aluminum door and frame - fully glazed inc. glazing)	No.		\$3,025.00	\$3,300.00	\$3,025.00	\$3,300.00	
	Extra over for Exterior Door	No.		\$121.00	\$132.00	\$121.00	\$132.00	
	Extra over for Octolam Doors	No.		\$440.00	\$467.50	\$440.00	\$467.50	
	Extra over for Fire Rated Door and Frame	No.		\$88.00	\$110.00	\$88.00	\$110.00	
	Re-use / Install Exist. Doors	No.		\$110.00	\$165.00	\$110.00	\$165.00	
	Re-use / Install Exist. Doors in New Frame	No.		\$264.00	\$330.00	\$264.00	\$330.00	
	Re-use / Install Exist. Clg. Ht. Doors in New Frame	No.		\$330.00	\$385.00	\$330.00	\$385.00	
	Glass view panels, 300 x 300 mm, clear glass	No		\$55.00	\$71.50	\$55.00	\$71.50	
	Glass view panels, 300 x 900 mm, clear glass	No		\$71.50	\$82.50	\$71.50	\$82.50	
	Glass view panels, 300 x 1800 mm, clear glass	No		\$132.00	\$165.00	\$132.00	\$165.00	
	Glass view panels, 750 x 900 mm, clear glass	No		\$165.00	\$192.50	\$165.00	\$192.50	
	Glass view panels, 300 x 300 mm, laminated safety glass	No		\$99.00	\$93.50	\$99.00	\$93.50	
	Glass view panels, 300 x 900 mm, laminated safety glass	No		\$93.50	\$110.00	\$93.50	\$110.00	

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				Medium	High	Medium	High	
	Glass view panels, 300 x 1800 mm, laminated safety glass	No		\$165.00	\$192.50	\$165.00	\$192.50	
	Glass view panels, 750 x 900 mm, laminated safety glass	No		\$198.00	\$247.50	\$198.00	\$247.50	
	Clear glass sidelights in aluminum frames, 300 mm H x 1000 mm H	No		\$137.50	\$165.00	\$137.50	\$165.00	
	Clear glass sidelights in aluminum frames, 300 mm H x 2150 mm H	No		\$302.50	\$330.00	\$302.50	\$330.00	
	Clear glass sidelights in aluminum frames, 600 mm H x 2150 mm H	No		\$550.00	\$605.00	\$550.00	\$605.00	
	Clear glass sidelights in aluminum frames, 900 mm H x 2150 mm H	No		\$880.00	\$935.00	\$880.00	\$935.00	
	Extra over for etched or sand blasted glass finish	area		\$7.66	\$10.22	\$82.50	\$110.00	
	Door Hardware							
	Laminate push plate	No	N/A	\$38.50	\$38.50	\$38.50	\$38.50	Size of the push plate
	Aluminum kick plate, 900 mm W x 200mm H	No	N/A	\$49.50	\$82.50	\$49.50	\$82.50	
	Stainless steel kick plate, 900 mm W x 200mm H	No		\$110.00	\$192.50	\$110.00	\$192.50	
	Door hinges, 75 mm	Pr		\$49.50	\$82.50	\$49.50	\$82.50	
	Latch set, keyed	each		\$165.00	\$275.00	\$165.00	\$275.00	
	Door closer, standard	each		\$275.00	\$385.00	\$275.00	\$385.00	
	Weatherstripping	each		\$60.50	\$82.50	\$60.50	\$82.50	
	Install Only (1 Item)	No		\$27.50		\$27.50		
	Install door hardware only (2 or more Items)	No		\$82.50		\$82.50		
	Automatic door operators, push button type	No		\$2,500.00		\$2,500.00		

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				Medium	High	Medium	High	
	Floor Finishes							
	Carpet, 28 oz, glue down application	area		\$4.29	\$5.62	\$46.20	\$60.50	
	Carpet tile, 900 mm x 900 mm	area		\$5.62	\$6.64	\$60.50	\$71.50	
	Epoxy floor finish, paint application	area		\$4.60	\$7.66	\$49.50	\$82.50	
	Epoxy floor finish, trowel application	area		\$5.62	\$7.66	\$60.50	\$82.50	
	Ceramic tile	area		\$8.18	\$12.26	\$88.00	\$132.00	
	Porcelain tile	area		\$7.66	\$10.22	\$82.50	\$110.00	
	Vinyl composite tile, 300 mm x 300 mm x 3.18 mm thick	area		\$3.58	\$4.60	\$38.50	\$49.50	
	Vinyl composite tile, 300 mm x 300 mm x 3.18 mm thick, antistatic	area		\$6.64	\$7.66	\$71.50	\$82.50	
	Resilient sheet vinyl	area		\$5.62	\$7.66	\$60.50	\$82.50	
	Linoleum	area		\$6.64	\$7.66	\$71.50	\$82.50	
	Concrete sealer, spray application	area		\$1.53	\$2.55	\$16.50	\$27.50	
	Concrete hardener, powder application	area		\$2.04	\$2.55	\$22.00	\$27.50	
	Install carpet incl. clean/patch	area		\$0.56		\$6.05		
	Install carpet tile incl. clean/patch	area		\$0.46		\$4.95		
	Extra Over for installation of carpet patterns/inlays (per m2 pattern/inlay)	area		\$1.33		\$14.30		
	Remove & recycle existing carpet / tile incl prep. floor	area		\$0.46		\$4.95		
	Shampoo/steam clean carpet/carpet tile	area		\$0.51		\$5.50		
	Remove & recycle existing resilient tile/sheet flooring incl. prep floor	area		\$2.04		\$22.00		
	Remove & dispose of ceramic tile Including floor prep	area		\$3.58		\$38.50		
	Extra Over for installation of resilient floor patterns (per m2 of pattern)	area		\$1.53		\$16.50		
	Installation only - ceramic floor tile	area		\$5.11		\$55.00		
	Installation only - ceramic wall tile	area		\$5.62		\$60.50		
	Rubber base, 100 mm H	length		\$2.68	\$3.35	\$8.80	\$11.00	
	Carpet baseboard, stitched serge edge, 100 mm H	length		\$2.51	\$2.85	\$8.25	\$9.35	

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	MDF baseboard, 100 mm H, paint grade	length		\$2.85	\$3.35	\$9.35	\$11.00	
	Wood baseboard, 100 mm H, stain grade, mahogany	length		\$4.02	\$5.03	\$13.20	\$16.50	
	Wood baseboard, 100 mm H, stain grade, cherry	length		\$6.03	\$8.38	\$19.80	\$27.50	
	Aluminum baseboard, 100 mm high, brushed finish	length		\$21.79	\$25.14	\$71.50	\$82.50	
	Ceiling Finishes							
	Suspended acoustic tile and prefinished metal grid	area		\$4.60	\$5.62	\$49.50	\$60.50	
	Suspended drywall ceiling on metal furring, painted	area		\$9.20	\$10.22	\$99.00	\$110.00	
	Suspended drywall ceiling on metal stud framing, painted	area		\$9.71	\$10.22	\$104.50	\$110.00	
	Suspended drywall bulkheads, less than 48" girth, painted	area		\$10.22	\$12.26	\$110.00	\$132.00	
	Suspended drywall bulkheads, greater than 48" girth, painted	area		\$12.26	\$15.33	\$132.00	\$165.00	
	Stucco finish to drywall, spray application (excludes drywall)	area		\$1.23	\$1.53	\$13.20	\$16.50	
	Paint to drywall ceilings, 2 coats (excludes drywall)	area		\$0.97	\$1.02	\$10.45	\$11.00	
	Fire retardant paint to ceilings	area		\$10.22	\$12.26	\$110.00	\$132.00	
	Extra over for installation of ceilings above 4 m height	area		\$0.51		\$5.50		
	Extra over for installation of coffered ceiling tiles (plan area)	area		\$0.51		\$5.50		
	Remove existing & supply/install new tile	area		\$2.55		\$27.50		
	Remove existing T- bar acoustic tile system	area		\$1.53		\$16.50		
	Re/re-install existing ceiling tiles	area		\$1.53		\$16.50		
	Install only ceiling tile (owner supplied)	area		\$1.53		\$16.50		

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	Wall Finishes							
	Paint finish, 2 coats	area		\$0.77	\$1.02	\$8.25	\$11.00	
	Vinyl wall covering, 450 g/m2, Class1 flamespread rating	area		\$2.04	\$2.55	\$22.00	\$27.50	
	Acoustic panels, framed with fabric wrap	area		\$10.22	\$12.77	\$110.00	\$137.50	
	Stucco finish, 2 coats	area		\$7.66	\$10.22	\$82.50	\$110.00	
	Ceramic wall tile, 1" x 1" mosaic	area		\$10.22	\$12.26	\$110.00	\$132.00	
	Ceramic wall tile, 4" x 4"	area		\$7.66	\$8.69	\$82.50	\$93.50	
	Ceramic wall tile, 8" x 8"	area		\$7.15	\$8.18	\$77.00	\$88.00	
	Ceramic wall tile, 12" x 12"	area		\$8.69	\$10.22	\$93.50	\$110.00	
	Stone tile, 6 mm th. 12" x 12"	area		\$15.33	\$25.55	\$165.00	\$275.00	
	Ceramic tile accent bands, 4" high	length		\$8.38	\$10.06	\$27.50	\$33.00	
	Ceramic tile accent bands, 8" high	length		\$10.06	\$11.73	\$33.00	\$38.50	
	Ceramic tile accent bands, 12" high	length		\$11.73	\$15.09	\$38.50	\$49.50	
	Ceramic tile, laid at 45% angle	area						add 20% to unit rate for cutting
	Specialties							
	Raised flooring, 350 mm pedestals (no finish)	area		\$12.26	\$15.33	\$132.00	\$165.00	
	Washroom partitions, prefinished metal, standard, including door	each		\$1,100.00	\$1,320.00	\$1,100.00	\$1,320.00	
	Washroom partitions, prefinished metal, handicapped, including door	each		\$1,320.00	\$1,540.00	\$1,320.00	\$1,540.00	
	Washroom partitions, phenolic, standard, including door	each		\$1,320.00	\$1,540.00	\$1,320.00	\$1,540.00	
	Washroom partitions, phenolic, handicapped, including door	each		\$1,540.00	\$1,760.00	\$1,540.00	\$1,760.00	
	Grab bars	set		\$350.00	\$450.00	\$350.00	\$450.00	
	Black out rolled shades	area		\$15.33	\$20.44	\$165.00	\$220.00	
	Whiteboard, 900 x 900 mm	each		\$60.50	\$82.50	\$60.50	\$82.50	
	Whiteboard, 1200 x 2400 mm	each		\$203.50	\$220.00	\$203.50	\$220.00	

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				Medium	High	Medium	High	
	Tackboards, 900 x 900 mm	each		\$55.00	\$82.50	\$55.00	\$82.50	
	Tack strip, 1200 mm	length		\$6.71	\$8.38	\$22.00	\$27.50	
	Millwork							
	Plywood backer boards to utility spaces	area		\$2.55	\$3.58	\$27.50	\$38.50	
	Reception desk, 2 level counter top, plastic laminate finish	length		\$217.92	\$284.97	\$715.00	\$935.00	
	Vanity counter top, 600 mm deep, plastic laminate finish	length		\$50.29	\$83.82	\$165.00	\$275.00	
	Vanity counter top, 600 mm deep, granite finish	length		\$83.82	\$150.87	\$275.00	\$495.00	
	Equipment							
	Hydraulic elevator, 1250 kg capacity	stop		\$27,500.00	\$38,500.00	\$27,500.00	\$38,500.00	
	MECHANICAL							
	MECHANICAL - DEMOLITION							
	Remove ductwork	kg		\$4.25		\$4.25		
	Remove diffusers	each		\$37.00		\$37.00		
	Cap ductwork	each		\$42.00		\$42.00		
	Remove water closet	each		\$110.00		\$110.00		
	Remove lavatory including faucet	each		\$83.00		\$83.00		
	Remove VAV box (250 mm dia or smaller)	each		\$83.00		\$83.00		
	Remove exhaust fans (1000 cfm or smaller)	each		\$92.00		\$92.00		
	Remove T-stat	each		\$61.00		\$61.00		
	Remove piping including fittings for:							
	PVC/Copper, Steel Pipe Systems - 1/2" x 1"	length		\$2.50		\$8.00		
	PVC/Copper, Steel Pipe Systems - 1 1/4" - 2"	length		\$6.60		\$22.00		
	PVC/Copper, Steel Pipe Systems - 2 1/2" - 3"	length		\$12.00		\$40.00		

No.	Description	Unit of Measure	Quantity	UNIT COSTS (IMPERIAL SF or LF)		UNIT COSTS (METRIC m2 or m)		Cost Variables
				Medium	High	Medium	High	
	MECHANICAL - HVAC							
	Supply / install diffusers - (layin square multicone diffuser)	each		\$135.00		\$135.00		
	Supply / install diffusers - (4' long 2 slot linear diffuser)	each		\$275.00		\$275.00		
	Supply / install diffusers - (light troffer)	each		\$215.00		\$215.00		
	Supply / install diffusers - (24"x24" eggcrate grille)	each		\$75.00		\$75.00		
	Supply / install diffusers - (24"x12" DD grille c/w damper)	each		\$165.00		\$165.00		
	Relocate diffusers	each		\$75.00		\$75.00		
	Supply / install air grilles	each		\$70.00		\$70.00		
	Supply / install crosstalks silencer (18" x 12")	each		\$275.00		\$275.00		
	Supply / install exhaust fans (1000 cfm and smaller)	each		\$1,075.00		\$1,075.00		
	Supply / install thermostat	each		\$275.00		\$275.00		
	Relocate thermostat	each		\$120.00		\$120.00		
	Supply / install galvanized ductwork	kg		\$17.00		\$17.00		
	Supply / install stainless steel ductwork	kg		\$32.00		\$32.00		
	Supply / install acoustical insulation	SF		\$3.60		\$39.00		
	Air balancing - per diffuser (Including TAB Report)	each		\$48.00		\$48.00		
	Supply / install VAV boxes	each		\$485.00		\$485.00		
	Supply / install transfer air duct c/w 2 grilles	each		\$210.00		\$210.00		
	Connect ductwork to existing	each		\$35.00		\$35.00		
	Supply / install duct heaters (hot water reheat coils c/w rough in to a max. size)	each		\$1,100.00		\$1,100.00		
	Supply / install fan powered boxes	each		\$1,000.00		\$1,000.00		
	Relocate VAV box	each		\$110.00		\$110.00		
	Relocate R/A grille	each		\$30.00		\$30.00		
	Relocate fan powered boxes	each		\$110.00		\$110.00		
	Recalibrate T-stats	each		\$30.00		\$30.00		
	Supply / install fire dampers - (12"x 6" to 18" x 12")	each		\$135.00		\$135.00		
	Supply / install fire dampers - (18"x 18" to 24" x 24")	each		\$215.00		\$215.00		
	MECHANICAL - FIRE PROTECTION							
	Supply / install sprinkler heads	each		\$165.00		\$165.00		
	Supply / install pendant sprinkler heads	each		\$165.00		\$165.00		
	S&I sprinkler heads under asbestos condition	each		\$350.00		\$350.00		
	S&I pendant sprinkler heads under asbestos condition	each		\$350.00		\$350.00		
	Sprinkler head relocation	each		\$85.00		\$85.00		
	Relocate sprinkler head under asbestos condition	each		\$200.00		\$185.00		
	Drain, fill and test sprinkler system - Gross Floor Area	SF		\$0.21		\$2.20		

No.	Description	Unit of Measure	Quantity	UNIT COSTS (IMPERIAL SF or LF)		UNIT COSTS (METRIC m2 or m)		Cost Variables
				Medium	High	Medium	High	
	MECHANICAL - PLUMBING							
	Supply / install DCW/DHW pipe including fittings for:							
	Copper pipe - 2"	length		\$25.91		\$85.00		
	Copper pipe - 1 1/4" -1 1/2"	length		\$16.46		\$54.00		
	Copper pipe - 1"	length		\$13.72		\$45.00		
	Copper pipe - 3/4"	length		\$11.28		\$37.00		
	Copper pipe - 1/2"	length		\$11.28		\$37.00		
	Supply / install below grade drainage, waste & vent pipe incl. fittings:							
	PVC pipe - 1 1/4" - 1 1/2"	length		\$6.10		\$20.00		
	PVC pipe - 2" -4"	length		\$20.42		\$67.00		
	PVC pipe - 6"	length		\$24.99		\$82.00		
	Supply / install above grade drainage, waste & vent pipe including fittings:							
	DWV copper - 2" and smaller	length		\$18.29		\$60.00		
	Cast iron MJ - 2 1/2" - 4"	length		\$30.48		\$100.00		
	Cast iron MJ - 6"	length		\$53.34		\$175.00		
	Supply / install piping for hydronic installation (ie: chilled/hot water)							
	Steel pipe - 2"	length		\$35.66		\$117.00		
	Steel pipe - 1 1/2"	length		\$24.69		\$81.00		
	Steel pipe - 3/4"	length		\$14.02		\$46.00		
	Steel pipe - 1/2"	length		\$14.02		\$46.00		
	Supply / install piping insulation including:(1" thick c/w canvas finish)							
	Pipe insulation - 1/2" - 1 1/2"	length		\$12.19		\$40.00		
	Pipe insulation - 2" - 3"	length		\$13.72		\$45.00		
	Pipe insulation - 3 1/2" - 4 1/2"	length		\$15.24		\$50.00		
	Pipe insulation - 6"	length		\$18.29		\$60.00		
	Supply water closet WH, manual flush valve	each		\$785.00		\$785.00		
	Install water closet	each		\$85.00		\$85.00		
	Supply lavatory C/W faucet and trim	each		\$700.00		\$700.00		
	Install lavatory C/W faucet and trim	each		\$570.00		\$570.00		
	Supply double compartment stainless steel sink c/w faucet and trim	each		\$580.00		\$580.00		
	Install double compartment stainless steel sink c/w faucet, trim and rough in	each		\$600.00		\$600.00		
	Supply urinal C/W electronic flush valve and trim	each		\$1,030.00		\$1,030.00		
	Install urinal C/W electronic flush valve and trim	each		\$560.00		\$560.00		
	Supply lavatory wall hung sink	each		\$600.00		\$600.00		
	Install lavatory wall hung sink	each		\$585.00		\$585.00		
	TYPE 2 ENCLOSURE							
	Type 2 Enclosure	each		\$1,375.00		\$1,375.00		
	Type 2 - SF Difference Above (9 x 9) 81 S.F.	area		\$11.00		\$110.00		
	Air Monitoring Test - include 3 test	each		\$605.00		\$605.00		

No.	Description	Unit of Measure	Quantity	UNIT COSTS (IMPERIAL SF or LF)		UNIT COSTS (METRIC m2 or m)		Cost Variables
				Medium	High	Medium	High	
	ELECTRICAL							
	COMMUNICATIONS CABLING							
	MULTI-CABLES - TELEPHONE TYPE							
	1. Remove existing cable	length		\$0.10		\$0.32		
	2. Quad Twisted Pairs	length		\$0.34		\$1.11		
	3. 4 Pair 24 AWG / FT4	length		\$0.38		\$1.25		
	4. 4 Pair 24 AWG / FT6	length		\$0.48		\$1.57		
	5. 4 Pair (Shielded) 24 AWG / FT4	length		\$0.53		\$1.75		
	6. 4 Pair (Shielded) 24 AWG / FT6	length		\$0.87		\$2.86		
	7. 25 Pair / FT4	length		\$0.87		\$2.86		
	8. 4 Pair 24 AWG "Category 4" (FT4)	length		\$0.98		\$3.22		
	9. 4 Pair 24 AWG "Category 4" (FT6)	length		\$1.36		\$4.47		
	10. 4 Pair 24 AWG "Category 5" (FT4)	length		\$1.14		\$3.76		
	11. 4 Pair 24 AWG "Category 5" (FT6)	length		\$1.64		\$5.36		
	12. 4 Pair 24 AWG "Category 5e" (FT4)	length		\$1.85		\$6.08		
	13. 4 Pair 24 AWG "Category 5e" (FT6)	length		\$2.02		\$6.62		
	14. 4 Pair 24 AWG "Category 6" (FT4)	length		\$2.83		\$9.30		
	15. 4 Pair 24 AWG "Category 6" (FT6)	length		\$3.32		\$10.91		
	COAXIAL							
	1. Remove	length		\$0.10		\$0.32		
	2. R.G. 62 AU / FT4	length		\$0.38		\$1.25		
	3. R.G. 62 AU / FT6	length		\$0.76		\$2.50		
	4. R.G. 58 AU / FT4	length		\$0.36		\$1.18		
	5. R.G. 58 AU / FT6	length		\$0.74		\$2.43		
	6. R.G. 6 / FT4	length		\$0.41		\$1.36		
	7. R.G. 6 / FT6	length		\$0.85		\$2.79		
	MULTI-CONDUCTOR AND PAIRED							
	1. Remove	length		\$0.10		\$0.32		
	2. Beldon 9540 / FT4	length		\$0.57		\$1.86		
	3. Beldon 9450 / FT6	length		\$1.04		\$3.40		
	4. Beldon 8723 / FT4	length		\$0.49		\$1.61		
	5. Beldon 8777 / FT4	length		\$0.60		\$1.97		
	6. Beldon 9892 / FT4 (Transceiver)	length		\$0.98		\$3.22		
	7. Beldon 89504 / FT6 (Transceiver)	length		\$1.72		\$5.65		
	8. 12 1/2 Pair Printer RS323 / FT4	length		\$0.89		\$2.93		
	TELEPHONE COMPUTER							
	1. Remove	length		\$0.22		\$0.72		
	2. IBM Type I FT4 c/w Surface Box & Data Connector.	length		\$0.98		\$3.22		
	3. IBM Type I FT6 c/w Surface Box & Data Connector.	length		\$1.36		\$4.47		
	4. IBM Type II FT4 c/w Surface Box & Telephone Jack	length		\$1.09		\$3.58		
	5. IBM Type II FT6 c/w Surface Box & Telephone Jack	length		\$1.53		\$5.01		

No.	Description	Unit of Measure	Quantity	UNIT COSTS (IMPERIAL SF or LF)		UNIT COSTS (METRIC m2 or m)		Cost Variables
				Medium	High	Medium	High	
	CERTIFICATION OF CABLES							
	1. Certification of Cables	No.		\$59.95		\$59.95		
	2. Supply Labour to Disconnect Phone / Data	No.		\$6.90		\$6.90		
	3. Supply Labour to Re-connect Phone / Data	No.		\$6.90		\$6.90		
	TYPE 2 ENCLOSURE							
	Type 2 Enclosure (9x9 or 81 S.F.)	each		\$1,375.00		\$1,375.00		
	Type 2 - SF Difference above (9x9) 81 S.F.	area		\$11.00		\$110.00		
	Air Monitoring Test - include 3 test	each		\$605.00		\$605.00		
	ELECTRICAL							
	Supply / Install (light fixture)	No.		\$236.90		\$236.90		
	Install a normal Power Light Fixture	No.		\$125.35		\$125.35		
	Install an Emergency Power Light Fixture	No.		\$178.25		\$178.25		
	Supply a 4' Recess Fluorescent Light Fixture	No.		\$97.75		\$97.75		
	Supply a Recess Downlight Fixture	No.		\$205.85		\$205.85		
	Supply an Exit Light	No.		\$158.70		\$158.70		
	Relocate Light Fixture	No.		\$43.70		\$43.70		
	Disconnect / Cap (light fixture)	No.		\$29.90		\$29.90		
	Disconnect / Cap (light switch)	No.		\$29.90		\$29.90		
	Removal and Disposal of Existing Light Fixture	No.		\$43.70		\$43.70		
	Removal and Disposal of Existing Security Device	No.		\$217.35		\$217.35		
	Supply / Install (light switch)	No.		\$86.25		\$86.25		
	Supply / Install a 3-Way Light Switch	No.		\$102.35		\$102.35		
	Relocate Light Switch	No.		\$106.95		\$106.95		
	Supply / Install (power outlet)	No.		\$102.35		\$102.35		
	Supply / Install Floor Mounted (power outlet)	No.		\$287.50		\$287.50		
	Relocate Power Outlet	No.		\$117.30		\$117.30		
	Supply / Install (sep. circuit / I.G)	No.		\$146.05		\$146.05		
	Supply / Install a GFI Outlet	No.		\$154.10		\$154.10		
	Supply / Install (phone/data outlet)	No.		\$74.75		\$74.75		
	Supply / Install floor mounted (phone/data outlet)	No.		\$259.90		\$259.90		
	Multi-task Box Removal	No.		\$59.80		\$59.80		
	Multi-task Box Relocation	No.		\$116.15		\$116.15		
	Install ORC Supplied Multi-task Box	No.		\$106.95		\$106.95		
	Supply / Install Multi-task Box	No.		\$336.95		\$336.95		
	Supply / Install (service pole)	No.		\$139.15		\$139.15		
	Remove (power outlet)	No.		\$26.45		\$26.45		
	Remove (telephone signal outlet)	No.		\$18.40		\$18.40		
	Hand dryer	No.		\$815.58		\$815.58		
	Power connection to automatic door operator (interior)	No.		\$186.57		\$186.57		
	Power connection to automatic door operator (exterior)	No.		\$237.43		\$237.43		

No.	Description	Unit of Measure	Quantity	UNIT COSTS (IMPERIAL SF or LF)		UNIT COSTS (METRIC m2 or m)		Cost Variables
				Medium	High	Medium	High	
	SUPPLY / INSTALL CONDUIT							
	t-1 1/2"	length		\$4.69		\$15.38		
	t-2 3/4"	length		\$5.45		\$17.88		
	t-3 1"	length		\$6.21		\$20.38		
	t-4 1 1/2"	length		\$9.70		\$31.83		
	t-5 2"	length		\$11.55		\$37.91		
	t-6 4"	length		\$31.61		\$103.71		
	u. T8 TECHNOLOGY							
	Supply / Install (T8 Fixture)	No.		\$258.75		\$258.75		
	Supply / Install (T5 Fixture)	No.		\$334.33		\$334.33		
	Supply / Install (T8 Surface Mounted)	No.		\$247.25		\$247.25		
	Supply / Install (T5 Surface Mounted)	No.		\$322.33		\$322.33		
	Convert Existing Fixture to T8	No.		\$97.75		\$97.75		
	Convert Existing Fixture Material Supplied	No.		\$25.30		\$25.30		
	LED Exit light	No.		\$614.13		\$614.13		
	POWER DISCONNECT/RECONNECT							
	Supply Labour to Disconnect Power to Workstation	No.		\$16.10		\$16.10		
	Supply Labour to Re-connect Power to Workstation	No.		\$16.10		\$16.10		
	TYPE 2 ENCLOSURE							
	Type 2 Enclosure (9x9 or 81 S.F.)	each		\$1,375.00		\$1,375.00		
	Type 2 - SF Difference above (9x9) 81 S.F.	area		\$11.00		\$110.00		
	Air Monitoring Test - include 3 test	each		\$605.00		\$605.00		
	SYSTEMS							
	Install a Fire Alarm Device	No.		\$204.70		\$204.70		
	Supply a Fire Alarm Pull station	No.		\$109.25		\$109.25		
	Supply a Fire Alarm Horn / Bell / Speaker	No.		\$133.40		\$133.40		
	Supply / Install a New Fire Alarm Zone	No.		\$3,737.50		\$3,737.50		
	Install a Security Detection Device (Door Contact, Motion Sensor, etc.)	No.		\$103.50		\$103.50		
	Install a Security Access Device (Card Reader, Keypad, etc.)	No.		\$782.00		\$782.00		
	Install a CCTV Device (PTZ Camera, etc.)	No.		\$563.50		\$563.50		
	Supply a Security Door Contact	No.		\$55.20		\$55.20		
	Supply an Electric Door Strike	No.		\$110.40		\$110.40		
	Supply a Card Reader	No.		\$1,840.00		\$1,840.00		
	Supply a PTZ, CCTV Interior Colour Camera and Wall mount Bracket	No.		\$2,875.00		\$2,875.00		
	Supply / Install New Occupancy Sensor	No.		\$121.90		\$121.90		

No.	Description	Unit of Measure	Quantity	UNIT COSTS (IMPERIAL SF or LF)		UNIT COSTS (METRIC m2 or m)		Cost Variables
				Medium	High	Medium	High	
	Demolition							
	Dismantle / Store on Site Gypsum Board Partition	length		\$6.03		\$19.80		
	Dismantle / Remove from Site Gypsum Board Partition	length		\$12.07		\$39.60		
	Extra over above for removal of glazing and frame	area		\$1.33		\$14.30		
	Extra over above for removal of door and frame	No.		\$90.20		\$90.20		
	Dismantle / Remove from Site - Above Feet	area		\$1.58		\$17.05		
	Re-use / Re-install Existing Gypsum Board Partition	length		\$12.07		\$39.60		
	Remove and dispose of concrete block partitions	area		\$4.91		\$52.80		
	Remove door and frame in wall to remain incl make good opening	No.		\$198.00		\$198.00		
	Form single door opening in GB partition, incl. make good	No.		\$330.00		\$330.00		
	Form single door opening in concrete block partition, incl. make good and lintel	No.		\$660.00		\$660.00		
	Remove and dispose of window blinds	length		\$6.03		\$19.80		
	Disposal Bins	No.		\$825.00		\$825.00		
	Final cleaning (Based on Gross Floor Area)	area		\$0.22		\$2.37		
	Moving Enclosed Office (Based on Office Area) - Remove and Replace	No.		\$165.00		\$165.00		
	Moving Workstation and Chair - Remove and Replace	No.		\$165.00		\$165.00		